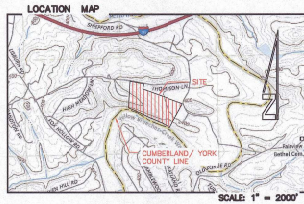


FINAL MINOR SUBDIVISION PLAN FOR ROBERT AND CATHERINE SANFORD LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TRACT 13-11-0270-003, INTO 2 LOTS, ONE SINGLE FAMILY RESIDENTIAL LOT (LOT #2) AND RESIDUAL LAND TO REMAIN UNDEVELOPED (LOT #1).
2. CURRENT ZONING: SINGLE-FAMILY RURAL RESIDENTIAL (R-2) PER LOWER ALLEN TOWNSHIP ZONING MAP.
3. 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.
4. DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN AND ALL APPLICABLE ORDINANCES.
5. A STORMWATER PERMIT WILL BE REQUIRED FOR DEVELOPMENT OF LOT 1 OR LOT 2. THIS WILL BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
6. ALL PUBLIC IMPROVEMENTS WILL COMPLY WITH THE LATEST EDITION OF THE TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL.
7. EXISTING FEATURES ON PROPOSED LOT 2 DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED NOVEMBER 11, 2024.
8. PORTION OF THE SITE LIES WITHIN ZONE-X AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 253 OF 480, MAP NUMBER 42041C0283F, 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. PURSUANT TO LOWER ALLEN TOWNSHIP S.D.O. THE BOUNDARY OF ANY RESIDENTIAL TRACT GREATER THAN 10 ACRES MAY BE DETERMINED BY DEED. THE BOUNDARY OF ALL OTHER LOTS SHALL BE DETERMINED BY ACCURATE FIELD SURVEY AND CLOSED WITH AN ERROR NOT TO EXCEED 1 IN 10,000.
11. EXISTING GRAVEL DRIVEWAY WILL BE A SHARED ACCESS FOR LOT 1 / LOT 2. A 30' ACCESS EASEMENT WITH A MAINTENANCE AGREEMENT WILL BE RECORDED.
12. PROJECT IS LOCATED IN THE VICINITY OF NORTHERN LONG-EARED BAT SPRING STAGING / FALL SWARMING HABITAT. AS SUCH NO TREE REMOVAL SHOULD BE CONDUCTED BETWEEN MAY 15 TO AUGUST 15.
13. NO PROTECTIVE COVENANTS EXIST OR ARE PROPOSED.
14. DEP PLANNING IS REQUIRED FOR LOT #2.
15. A NON BUILDING WAIVER FOR DEP PLANNING FOR LOT #1 IS REQUIRED. (SEE NOTE ON SHEET 3).
16. A FEE IN LIEU OF RECREATION SPACE MUST BE PAID FOR LOT #2.
17. FOREMAN/GRINDER DESIGN WILL BE PROVIDED WITH BUILDING PERMIT APPLICATION.
18. A TOWNSHIP ROADWAY OCCUPANCY PERMIT IS REQUIRED FOR THE FOREMAN.



INDEX OF DRAWINGS:

- 1 • COVER SHEET
- 2 • OVERALL BOUNDARY (DEED)
- 3 • OVERALL SITE PLAN
- 4 • LOT 2 SUBDIVISION PLAN

DATE:

FEBRUARY 7, 2025

REVISED:

MARCH 21, 2025
MAY 21, 2025 - SET LOT 2 PROPERTY CORNERS

MODIFICATIONS REQUESTED WITH THIS PLAN

1. SECTION 192-57.8.1.2. AND SECTION 92-57.13.1.1 - ROADWAY WIDENING
2. SECTION 192-57.1.1 - CURBS
3. SECTION 192-57.1.1 - SIDEWALK

SITE DATA:

LOWER ALLEN TOWNSHIP	
ZONE:	SINGLE FAMILY RURAL RESIDENTIAL (R-2)
PROPOSED USE:	SINGLE FAMILY DETACHED DWELLINGS
MAXIMUM DENSITY:	THE MAXIMUM PERMITTED RESIDENTIAL DENSITY SHALL BE ONE DWELLING UNIT PER GROSS ACRE, EXCLUDING EXISTING DEDICATED RIGHTS-OF-WAY. THERE SHALL BE NO MINIMUM LOT AREA. LOT AREA SHALL BE BASED UPON REQUIRED SETBACKS, IMPERVIOUS COVERAGE, PARKING AND LOADING/UNLOADING, ON-LOT WELL AND SEPTIC SYSTEM REQUIREMENTS, FLOODPLAINS/WETLANDS STEEP SLOPE REQUIREMENTS, WOODLAND PRESERVATION AND OTHER APPLICABLE CRITERIA AS SET FORTH IN THIS CHAPTER.
MINIMUM LOT AREA:	
PROPOSED LOT AREAS:	
LOT 1 AREA =	1,382,052 SQ.FT. / 31.72 ACRES
LOT 2 AREA =	57,553 SQ.FT. / 1.32 ACRES
TOTAL LOT AREA =	1,439,615 SQ.FT. / 33.04 ACRES
TAX PARCEL:	13-11-0270-003
MIN. LOT WIDTH:	THE MINIMUM LOT WIDTH SHALL BE NOT LESS THAN 50 FEET AT THE DEDICATED RIGHT-OF-WAY LINE AND NOT LESS THAN 100 FEET AT THE BUILDING LINE.
MAX. IMPERVIOUS COVERAGE:	30%
MAX. BLDG HEIGHT:	35 FEET (PRINCIPAL) 25 FEET (ACCESSORY)
MIN. YARD DEPTHS:	FRONT: MINIMUM FRONT YARD DEPTH: 40 FEET. ON MULTIPLE FRONTAGE LOTS, A FRONT YARD SHALL BE PROVIDED ABUTTING EACH STREET FRONTAGE. IF THE ABUTTING STREET RIGHT-OF-WAY WIDTH IS LESS THAN 53 FEET, FRONT YARD SETBACK IS MEASURED IN ACCORDANCE WITH § 220-212A.
SIDE:	MINIMUM SIDE YARDS SHALL TOTAL NO LESS THAN 20 FEET, WITH NO ONE SIDE YARD LESS THAN FIVE 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 43 FEET. ON A CORNER LOT, A REAR YARD SHALL NOT BE REQUIRED.
WATER SERVICE	PRIVATE - ON LOT WELL (LOT 2)
SANITARY SERVICE	PUBLIC - LOWER ALLEN TOWNSHIP AUTHORITY (LOT 2)
REQUIRED PARKING:	2 SPACES PER DWELLING UNIT FOR RESIDENTIAL USE
PROPOSED DENSITY:	1 RESIDENTIAL UNIT = 1 UNIT PER 33 ACRES +/-

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF York

ON THIS, 21 DAY OF MAY, 2025 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ROBERT G. AND CATHERINE A. SANFORD, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OF THE PROPERTY ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

ROBERT G. SANFORD

CATHERINE A. SANFORD

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

Shirley M. Hansen
NOTARY PUBLIC

SEPTEMBER 23, 2028
MY COMMISSION EXPIRES

Commonwealth of Pennsylvania - Notary Seal
Shirley M. Hansen, Notary Public
York County
My commission expires September 23, 2028
Commission number 130-002

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

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

APPROVED THIS 14th DAY OF April, 2025.

Jennifer L. Carson
CHAIRPERSON

R. G. Sanford
SECRETARY

LOWER ALLEN TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION, THIS 14th DAY OF April, 2025.

CHAIRPERSON

SECRETARY

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE FOR RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, THIS 14th DAY OF June, 2025.

INSTRUMENT NO. 202501287

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.

May 21
DATE

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

I HEREBY AUTHORIZE THE PLANNING COMMISSIONERS, BOARD OF COMMISSIONERS, TOWNSHIP ENGINEER/TOWNSHIP STAFF AND ANY TOWNSHIP CONSULTANT TO ENTER THE EXTERIOR PREMISES OF THIS PROPERTY, BETWEEN 9:00 A.M. AND 8:00 P.M., AT THEIR OWN RISK, WHILE THIS PLAN IS BEING CONSIDERED FOR APPROVAL, AS NEEDED TO DETERMINE COMPLIANCE WITH TOWNSHIP ORDINANCES.

APPLICANTS/OWNER'S SIGNATURE Robert G. Sanford DATE 5/21/25

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS 28 DAY OF February, 2025.

ATTEST: Mark Stoner
DIRECTOR OF PLANNING
MARK STONER, AICP



PA ONE-CALL SERIAL NUMBER FOR THIS PROJECT:
LOWER ALLEN: 2124342959

OWNER

ROBERT G. SANFORD &
CATHERINE A. SANFORD
(717) 774-0681
14 VALL EYVIEW ROAD
NEW CUMBERLAND, PA 17070
RGSANFORD@COMCAST.NET

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
JMURPHY@ALPHACEI.COM

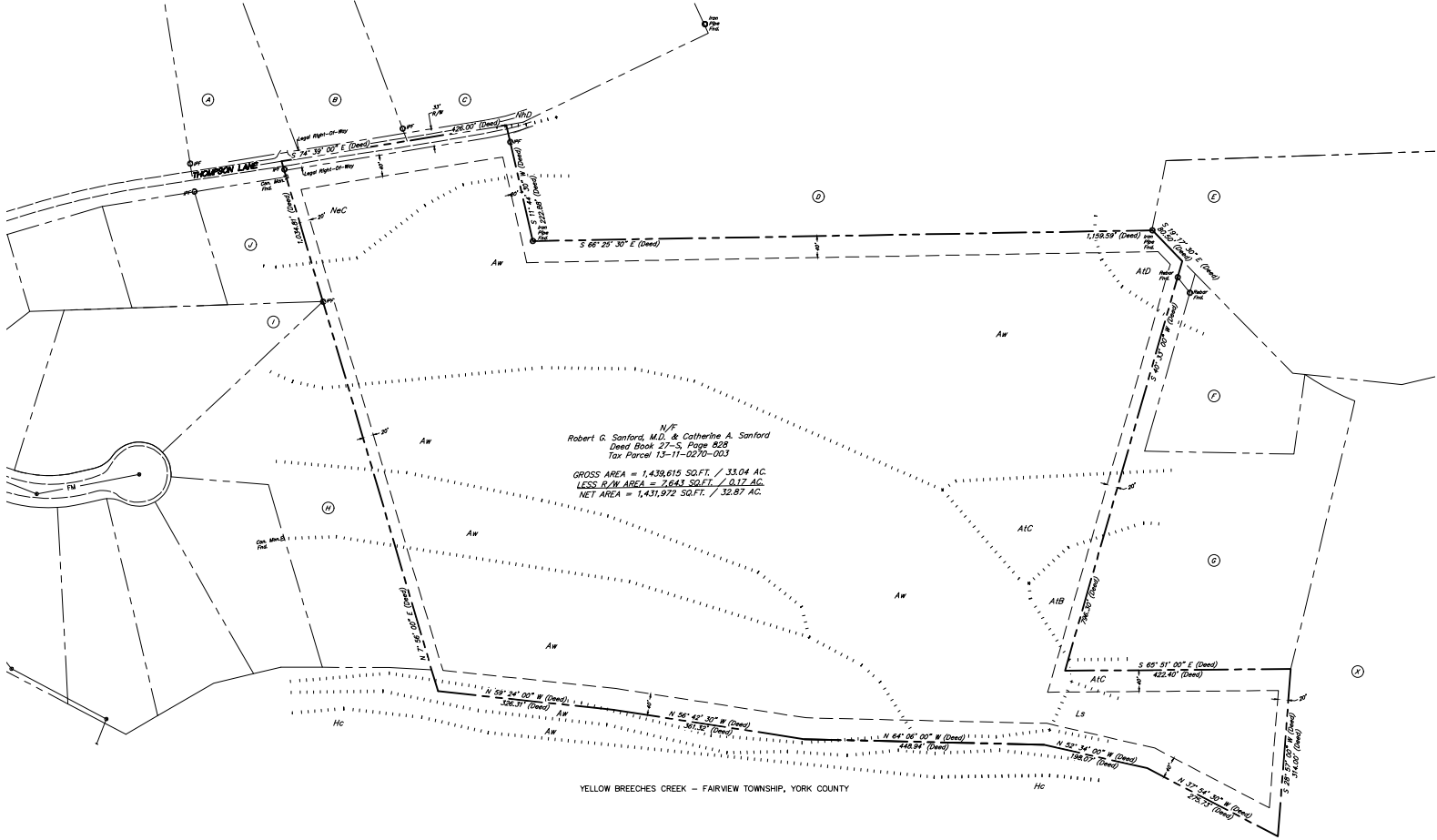
LEGEND

- ADJONER PROPERTY LINE
- EXISTING LEGAL RIGHT-OF-WAY
- EXISTING EDGE OF PAVE
- EXISTING PROPERTY CORNER FOUND
- EXISTING CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- EXISTING SOILS

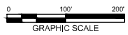
NOTE: THE DEED PLOT SHOWN HEREON IS BASED ON DEED BOOK 27-S AND PAGE 828 AND DOES NOT CLOSE.



<p>N/F Cody M. Garsick Premises B, Instrument #202207918 Tax Parcel 13-10-0258-044</p> <p>N/F Cody M. Garsick Premises A, Instrument #202207918 Tax Parcel 13-10-0258-045</p> <p>N/F Michael Lewis Gaultner Instrument #202209439 Tax Parcel 13-10-0258-046A</p> <p>N/F Gary Carey Tract #2, Instrument #201108019 Tax Parcel 13-11-0270-004</p> <p>N/F Gary Carey Tract #1, Instrument #201108019 Tax Parcel 13-11-0270-004</p>	<p>N/F Floyd L. & Helen L. Hartley Deed Book 22-2, Page 886 Tax Parcel 13-11-0270-018C</p> <p>N/F Terry L. & Joan M. Lenker Deed Book 31-1, Page 534 Tax Parcel 13-11-0270-018E</p> <p>N/F Richard A. & Ann D. Sykes Instrument #200244604 Lot 13, Plan Book 94, Page 130 Tax Parcel 13-11-0270-106</p> <p>N/F James G. & Margaret J. Ferraro Instrument #201272783 Lot 15, Plan Book 94, Page 130 Tax Parcel 13-11-0270-107</p> <p>N/F Kenneth J. & Terra A. Oyler Instrument #201600025 Lot 16, Plan Book 94, Page 130 Tax Parcel 13-11-0270-110</p>	<p>N/F Marlin L. & Doris J. Keller Lot S, Plan Book 49, Page 10 Tax Parcel 13-11-0270-018D</p>
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ADJONER LIST



YELLOW BREECHES CREEK - FAIRVIEW TOWNSHIP, YORK COUNTY



					DESIGN :
					DRAWN : E.A.C.
					CHECKED :
					DATE : 2-7-2025
	5/21/25	SET LOT 2 PROPERTY CORNERS		EAC	
	3/21/25	PER TWP\COUNTY COMMENTS		EAC	
NO.	DATE	DESCRIPTION		BY	



PLANNING ENGINEERING SURVEYING
1615 LEBANON RD. BOX 107
FAIRVIEW TOWNSHIP, PA 17015
PHONE (717) 774-3800
FAX (717) 774-3800
WWW.ALPHACONCEPTS.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.

SEAL

FINAL MINOR SUBDIVISION PLAN
OVERALL TRACT DEED PLOT
FOR
ROBERT AND CATHERINE SANFORD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
324058
SURVEY BOOK :
2 VOLUME 13-11-0270-004
SCALE : 1" = 100'
DWG : 13-11-0270-004
FILE : 13-11-0270-004
SHEET 2 of 4

RESIDUAL LOT 1
GROSS = 1,382,052 SQ.FT. / 31.72 ACRES
LESS R/W = 5,445 SQ.FT. / 0.12 ACRES
NET AREA = 1,376,607 SQ.FT. / 31.6 ACRES

LOT 2
GROSS = 57,563 SQ.FT. / 1.32 ACRES
LESS R/W = 5,841 SQ.FT. / 0.13 ACRES
NET AREA = 51,722 SQ.FT. / 1.19 ACRES

ADJOINER LIST

Diagram illustrating the location of the seals on the container. The top seal is labeled "SEAL" and the bottom seal is labeled "SEAL".

FINAL MINOR SUBDIVISION PLAN
OVERALL SITE PLAN
FOR
ROBERT AND CATHERINE SANFORD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

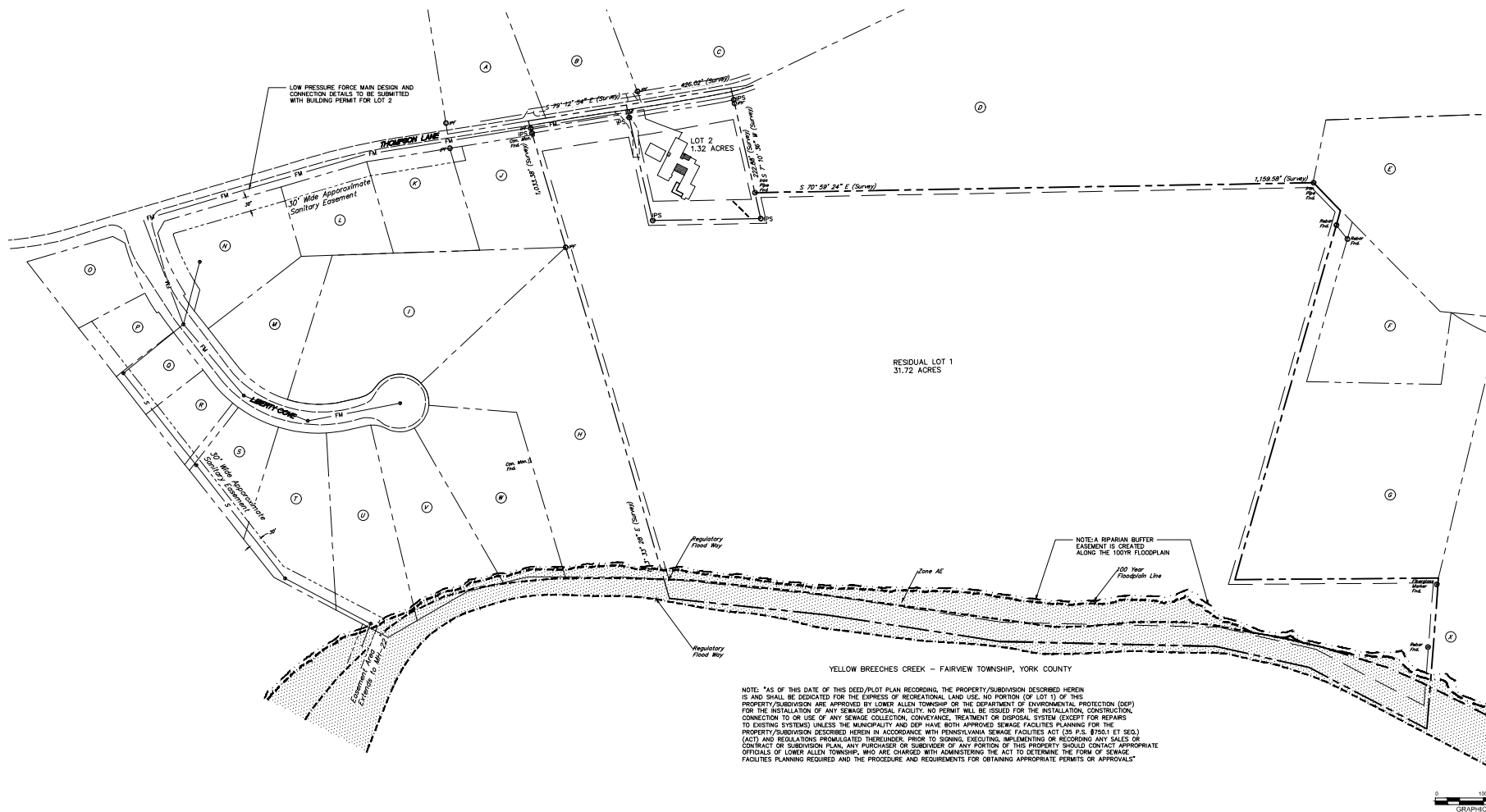
PROJECT NO.
324058

SURVEY BOOK :
Z:\2024\324058\sur\324058.sur\5.fld

SCALE : 1" = 100'

DWG
FILE : D:\Project\eph\Project
: eph\Plans\Phase 1 Plan
: 53-260P0150.dwg

SHEET 3 of 4



[illegible]

ALPHA
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PLANNING ENGINEERING & SURVEYING
181 LEBLANC RD., P.O. BOX 6
NEW ORLEANS, LA 70170
NEW ORLEANS, LA 70170
TEL: (504) 777-9400
FAX: (504) 777-9400
WWW.ALPHACOE.COM

