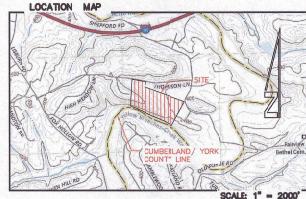


FINAL MINOR SUBDIVISION PLAN FOR ROBERT AND CATHERINE SANFORD LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

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) PZR 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 LOCAL, STATE, AND FEDERAL REGULATIONS.
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 ZINFE-X AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER A204/C02837, 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 SLDQ, THE BOUNDARY OF ANY RESIDENTIAL TRACT GREATER THAN 10 ACRES MAY BE DETERMINED BY DEED. THE BOUNDARY OF ALL OTHER TRACTS WILL BE DETERMINED BY ACCURATE FIELD SURVEY AND CLOSED WITH AN ERROR NOT TO EXCEED 10,000 FEET.
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. FORECRAIN/GRINDER DESIGN WILL BE PROVIDED WITH BUILDING PERMIT APPLICATION
18. A TOWNSHIP ROADWAY OCCUPANCY PERMIT IS REQUIRED FOR THE FORECRAIN.



INDEX OF DRAWINGS :

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

DATE :

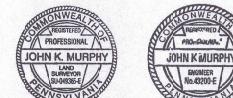
FEBRUARY 7, 2025

REVISED:

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

MODIFICATIONS REQUESTED WITH THIS PLAN

1. SECTION 192-57.B.1.c. AND SECTION 92-57.C.13.c. - ROADWAY WIDENING
2. SECTION 192-57.C.3 - CURBS
3. SECTION 195-57.C.1 - SIDEWALK



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 8th 2025
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 8:00 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: *5/29/25*

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW
REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS *28* DAY OF *July* 2025.

ATTEST: *Mark Stoner*
DIRECTOR OF PLANNING
MICK STONER, AICP



OWNER

ROBERT G. SANFORD &
CATHERINE A. SANFORD
(717) 774-0681
114 VALLEYVIEW 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

COMMONWEALTH OF PENNSYLVANIA	
COUNTY OF <i>York</i>	
ON THIS, THE <u>21</u> DAY OF <u>May</u> 2025 BEFORE ME, THE UNDERSIGNED, PERSONALLY KNOWN TO ME, TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OF THE PROPERTY ON THIS PLAN AND THAT THEY DO SO DEPOSE AND SWORN TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.	
<i>Robert G. Sanford</i> ROBERT G. SANFORD <i>Catherine A. Sanford</i> CATHERINE A. SANFORD	
IN WITNESS WHEREOF, I HEREBUTO SET MY HAND AND OFFICIAL SEAL	
<i>Annville M. Haun</i> ANNVILLE M. HAUN NOTARY PUBLIC	
SEPTERMBER 23, 2025 MY COMMISSION EXPIRES	
Commonwealth of Pennsylvania - Notary Seal District of York County My commission expires September 23, 2028 Commissioner 130/002	

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS	
APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.	
APPROVED THIS <u>14th</u> DAY OF <u>April</u> , 2025.	
<i>Jennifer M. Haun</i> CHAIRPERSON <i>Robert G. Sanford</i> SECRETARY <i>Patricia L. Davis</i>	
LOWER ALLEN TOWNSHIP PLANNING COMMISSION	
THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION, THIS <u>14th</u> DAY OF <u>June</u> , 2025.	
CHAIRPERSON <i>Robert G. Sanford</i> SECRETARY <i>Patricia L. Davis</i>	
RECORDER OF DEEDS	
THIS PLAN RECORDED IN THE OFFICE FOR RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, THIS <u>14th</u> DAY OF <u>June</u> , 2025.	
INSTRUMENT NO. <u>302513221</u>	

LEGEND

—	ADJOINER 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 27-5 AND PAGE 828
AND DOES NOT CLOSE.

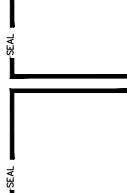
DESIGN :	
DRAWN :	E.A.C.
CHECKED :	
DATE :	2-7-2025
NO. DATE	DESCRIPTION

5/21/25	SET LOT 2 PROPERTY CORNERS	EAC
5/21/25	PER TWP. COUNTY COMMENTS	EAC



PLANNING & ENGINEERING SERVICES
THE LARGEST IN THE STATE
PHONE: 800-337-7720
FAX: 814-337-7720
E-MAIL: info@alfa.com
WWW.ALFA-CONSULTING.COM

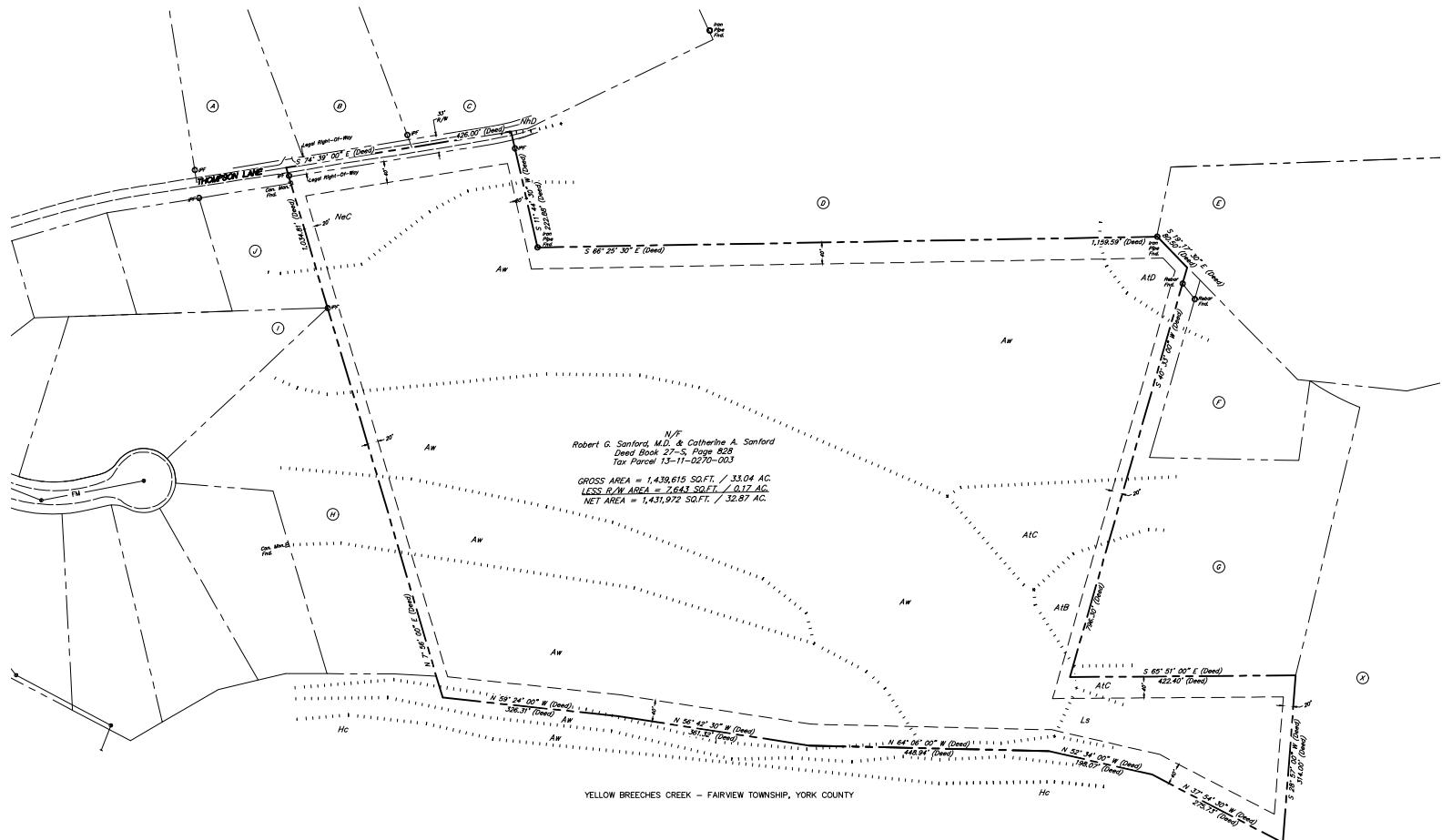
ALFA
ALFA CONSULTING ENGINEERS INC.



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

①	Cody M. Gorski Premises B, in the tract 0232207018 Tax Parcel 13-10-0270-004	Floyd L. & Helen L. Harley Deed Book 27-5, Page 828 Tax Parcel 13-11-0270-006	Martin L. & Darla J. Keller Deed Book 27-5, Page 828 Tax Parcel 13-11-0270-010
②	Cody M. Gorski Premises A, in the tract 0232207018 Tax Parcel 13-10-0270-004	Terry L. & Joann M. Lenker Deed Book 27-5, Page 828 Tax Parcel 13-11-0270-014	
③	Michael Levers Glaettner Instrument #0232207018 Tax Parcel 13-10-0270-004A	Richard A. & Ann D. Sobic Deed Book 27-5, Page 828 Lot 13, Plan Book 92, Page 136 Tax Parcel 13-11-0270-106	
④	Tract #2, instrument #0232207019 Tax Parcel 13-11-0270-009	James G. & Margaret J. Ferraro Deed Book 27-5, Page 828 Lot 11, Plan Book 92, Page 136 Tax Parcel 13-11-0270-107	
⑤	Tract #1, instrument #0232207019 Tax Parcel 13-11-0270-004	Kenneth J. & Terra A. Oyler Deed Book 27-5, Page 828 Lot 16, Plan Book 92, Page 136 Tax Parcel 13-11-0270-112	

ADJOINER LIST



0 100' 200' GRAPHIC SCALE

PROJECT NO.
322068
SURVEY BOOK :
20250688
SCALE : 1" = 100'
DRAFT : SURVEYOR/ENGINEER
FILE : SURVEYOR/ENGINEER

SHEET 2 4

