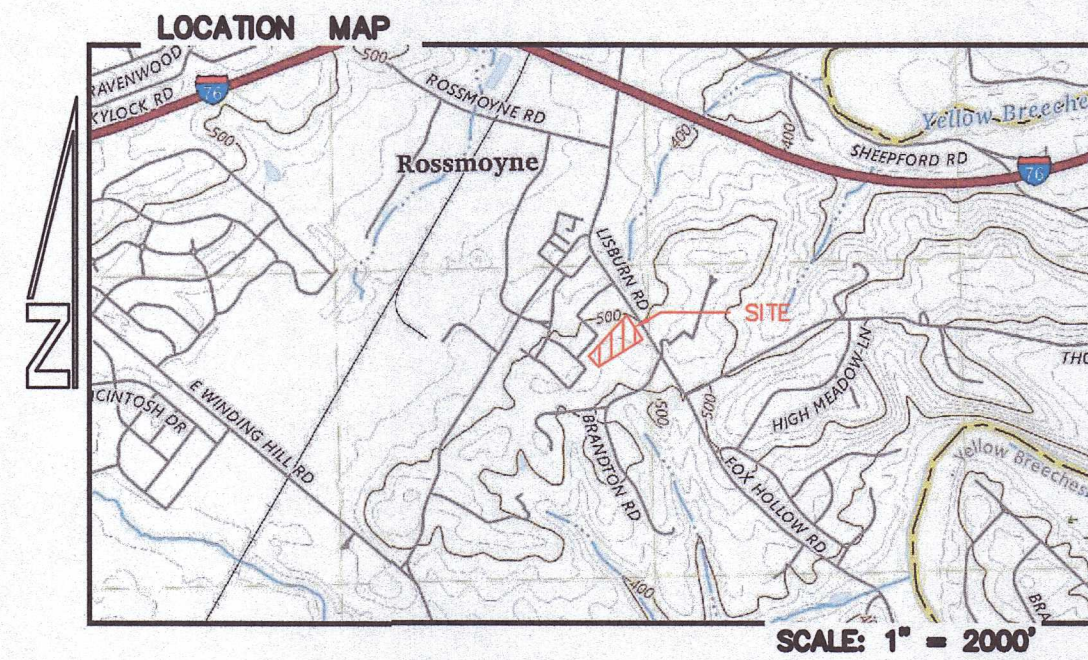


PRELIMINARY / FINAL SUBDIVISION PLAN FOR 3240 LISBURN ROAD LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TRACT 13-28-2430-001, INTO FOUR SINGLE FAMILY RESIDENTIAL LOTS.
2. CURRENT ZONING: SINGLE-FAMILY RURAL RESIDENTIAL (R-2) PER LOWER ALLEN TOWNSHIP ZONING MAP.
3. THE SANITARY EXTENSION IS TO BE DEDICATED TO THE AUTHORITY. NO OTHER AREAS 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 WILL REQUIRE A STORMWATER MANAGEMENT PERMIT.
7. THE EXISTING POND ON THE PARCEL HAS WETLAND PLANT SPECIES LOCATED ALONG THE BANK. NO DISTURBANCE OR ALTERATIONS ARE PROPOSED TO THESE AREAS.
8. ALL PUBLIC IMPROVEMENTS WILL COMPLY WITH THE LATEST EDITION OF THE TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL.
9. EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED SEPTEMBER 30, 2024.
10. 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.
11. 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.
12. ALL SANITARY SEWERS AND APPURTENANCES TO BE BUILT IN ACCORDANCE WITH LOWER ALLEN TOWNSHIP AUTHORITY SPECIFICATIONS.
13. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR THE RESIDENTIAL DRIVEWAYS AND UTILITY EXTENSIONS WITHIN THE STATE ROAD RIGHT-OF-WAY.
14. NO PROTECTIVE COVENANTS EXIST OR ARE PROPOSED.
15. DEP PLANNING IS REQUIRED FOR THIS PROJECT.
16. A SHARED ACCESS AGREEMENT WILL BE REQUIRED FOR THE SHARED DRIVEWAYS.
17. A FEE IN LIEU OF RECREATION SPACE MUST BE PAID.
18. PROPOSED FRONT PROPERTY LINE IS THE SR 2017 LEGAL RIGHT-OF-WAY, NO ADDITIONAL RIGHT-OF-WAY IS TO BE DEDICATED FOR THE PUBLIC USE.
19. THE EXISTING WELL ON THE SITE WILL BE ABANDONED PER PA DEP REQUIREMENTS. NEW LOTS WILL BE REQUIRED TO OBTAIN ANY NECESSARY PERMIT TO PROVIDE ON LOT WELL.
20. STREET TREES SHALL BE PLANTED WITH EACH LOT AT TIME OF HOUSE CONSTRUCTION PER SLDO 192-58.C.



INDEX OF DRAWINGS :

- 1 • COVER SHEET
- 2 • EXISTING FEATURES PLAN
- 3 • SUBDIVISION PLAN
- 4 • SANITARY SEWER EXTENSION PLAN
- 5 • SEWER DETAILS

DATE :

APRIL 14, 2025

REVISED :

MAY 22, 2025
JULY 22, 2025
AUGUST 15, 2025 - PER CONDITIONS OF APPROVAL

WAIVERS: (BOC GRANTED APPROVAL AT THIER AUGUST 11, 2025 MEETING)

1. 192-30 - SUBMISSION AND REVIEW PROCEDURE
2. 192-57.C.(9) - SIDEWALKS. SIDEWALKS BUILT TO TOWNSHIP SPECIFICATIONS SHALL BE REQUIRED ALONG ALL STREET FRONTAGES.
3. 192-57.C.(8) - CURBS. CURBS BUILT TO TOWNSHIP SPECIFICATIONS SHALL BE REQUIRED ON EACH SIDE OF ALL STREETS. PROPOSED CURBS SHALL BE EXTENDED TO CONNECT TO EXISTING SIDEALKS IF EXISTING CURBS ARE WITHIN 150 FEET OF THE PROPOSED DEVELOPMENT.
4. 192-57.C.(1) - RIGHT OF WAY. CARTWAY WIDTH AND OTHER STANDARDS. MINIMUM STREET DESIGN STANDARDS SHALL BE SHOWN IN TABLE 192.1, UNLESS PENNDOT ESTABLISHES A MORE RESTRICTIVE REQUIREMENT ALONG A STATE ROAD.
5. 192-57.B.(2)(h)[2] - WIDENING. WHERE A SUBDIVISION OR LAND DEVELOPMENT ABUTS OR CONTAINS AN EXISTING STREET, ADDITIONAL RIGHT-OF-WAY AND PAVEMENT WIDTH AND CURB CONSTRUCTION SHALL BE REQUIRED CONFORMING WITH TABLE 192.1, DESIGN STANDARDS FOR STREETS.
6. 184-12 - REQUIREMENT FOR STORMWATER DESIGN. A WAIVER IS REQUESTED UNTIL BUILDING APPLICATION/CONSTRUCTION OF EACH HOUSE.

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.
MINIMUM LOT AREA: 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.

PROPOSED LOT AREAS:

LOT 1 AREA = 57,008 SF / 1.31 ACRES

LOT 2 AREA = 33,322 SF / 0.76 ACRES

LOT 3 AREA = 46,569 SF / 1.07 ACRES

LOT 4 AREA = 57,125 SF / 1.31 ACRES

TOTAL SITE AREA = 202,673 SF / 4.65 ACRES

PERMITTED DENSITY: 1 UNIT PER 1 ACRE = 4 UNITS (4 UNITS PROPOSED)

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 50 FEET, FRONT YARD SETBACK IS MEASURED IN ACCORDANCE WITH § 220-212A. *SINCE LISBURN ROAD RIGHT-OF-WAY IS 40FT ALONG THE FRONTAGE THE FRONT SETBACK SHALL BE MEASURED FROM A LINE PARALLEL TO 25 FEET FROM THE CENTERLINE OF THE STREET.

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 40 FEET. ON A CORNER LOT, A REAR YARD SHALL NOT BE REQUIRED.

WATER SERVICE PRIVATE - ON LOT WELL
SANITARY SERVICE PUBLIC - LOWER ALLEN TOWNSHIP AUTHORITY
REQUIRED PARKING: 2 SPACES PER DWELLING UNIT FOR RESIDENTIAL USE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE 29th DAY OF AUGUST, 2025 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED AZIZ SAHOVIC AND VILDANA MUMINOVIC, 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.

Aziz Sahovic
AZIZ SAHOVIC

Vildana Muminovic
VILDANA MUMINOVIC

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

Danielle M. Haines
NOTARY PUBLIC

SEPTEMBER 23, 2025
MY COMMISSION EXPIRES

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

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

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

APPROVED THIS 11th DAY OF August, 2025.

Jennifer M. Caron
CHAIRPERSON
President, Jennifer M. Caron

Rebecca Davy
SECRETARY
Rebecca Davy

LOWER ALLEN TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER ALLEN TOWNSHIP PLANNING

COMMISSION, THIS ____ DAY OF _____, 2025.

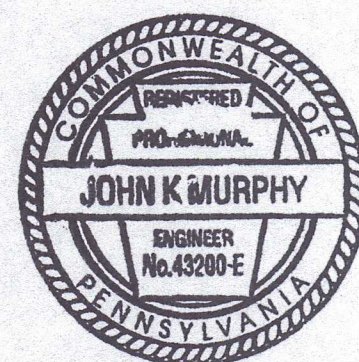
CHAIRPERSON

SECRETARY

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE FOR RECORDER OF DEEDS IN AND FOR Cumberland COUNTY, PENNSYLVANIA, THIS 10th DAY OF September, 2025.

INSTRUMENT NO. 202518931



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.

DATE _____, 20____ John K. Murphy, P.E., P.L.S.

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS 30 DAY OF March, 2025.

ATTEST: Kirk Stoner (SH)
DIRECTOR OF PLANNING
KIRK STONER, AICP



OWNER / APPLICANT :

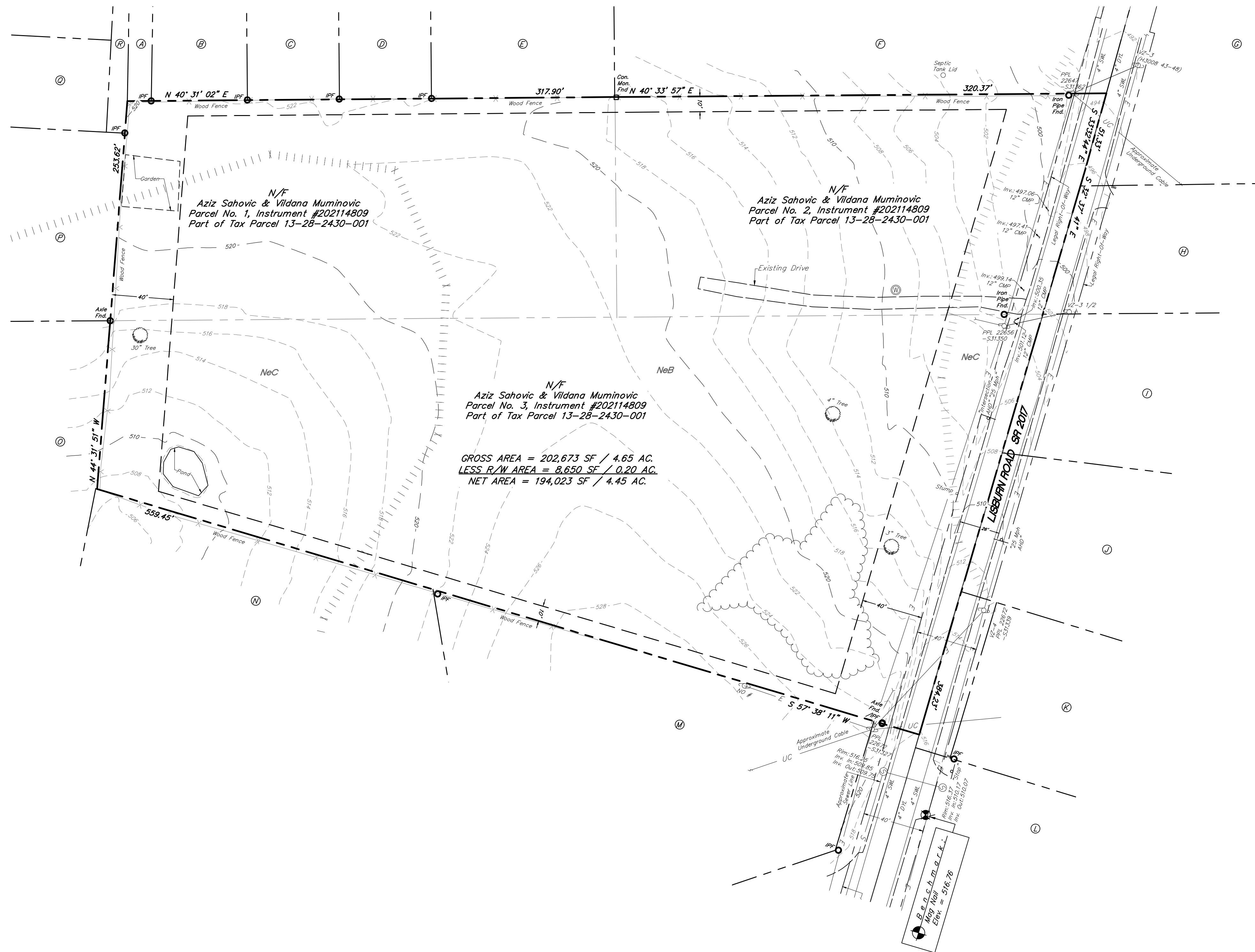
AZIZ SAHOVIC &
VILDANA MUMINOVIC
3240 LISBURN ROAD
MECHANICSBURG, PA 17055
NSVILDANA@GMAIL.COM

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
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115 LIMEKILN RD. P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
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JMURPHY@ALPHACEI.COM

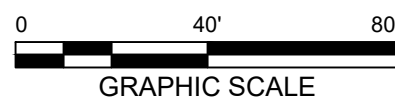
— — — — —	PROPERTY LINE
— — — — —	ADJOINER PROPERTY LINE
— — — — —	EXISTING LEGAL RIGHT-OF-WAY
— — — — —	MINIMUM BUILDING SETBACK LINE
— — — — —	EXISTING EDGE OF PAVEMENT
- - - - - 175' - - - - -	EXISTING CONTOUR
	EXISTING SOILS BOUNDARY
○ ————	EXISTING UTILITY POLE & GUY WIRE
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING WELL
⊙	EXISTING TREE
— — — — —	EXISTING STREET SIGN
X ————	EXISTING FENCE LINE
S ————	EXISTING SANITARY SEWER LINE
E ————	EXISTING OVERHEAD ELECTRIC LINE
UC ————	EXISTING UNDERGROUND CABLE LINE
~~~~~	EXISTING WOODS, TREE/BRUSH LINE
⬢	BENCHMARK
IPF	IRON PIN FOUND
⊙	EXISTING PROPERTY CORNER
□	EXISTING CONCRETE MONUMENT
4" SWL	4" SOLID WHITE PAINT LINE
4" DYL	4" DOUBLE YELLOW PAINT LINE

(A)	N/F Highpoint Neighborhood Association, Inc. Instrument #202033784 05-15a, Plan Instrument #201708055 Tax Parcel 13-10-0256-207	(F)	N/F John G. & Brenala K. Weritz Deed Book 116, Page 52 Lot No. 1, Plan Book 15, Page 143 Tax Parcel 13-10-0256-060	(K)	N/F Sarah K. & Thomas Ezzi Instrument #201916220 Tax Parcel 13-27-1879-023	(P)	N/F Harold W. Valentine Instrument #201820573 Lot 12, Plan Instrument #201618758 Tax Parcel 13-10-0256-147
(B)	N/F Todd J. & Joan E. Dickinson Instrument #20200836 Lot 9C, Plan Instrument #201708055 Tax Parcel 13-10-0256-203	(G)	N/F Ruth D. Leshar Deed Book 184, Page 353 Tract #2, Plan Instrument #201807345 Tax Parcel 13-10-0256-011	(L)	N/F Kenneth A. Millage & Janet E. Bex Instrument #201925089 Tax Parcel 13-27-1879-025A	(Q)	N/F Christian C. Merritt, III Instrument #202031545 Lot 11, Plan Instrument #201618758 Tax Parcel 13-10-0256-165
(C)	N/F Olamide (Olamiji) & Adebayo (Olawatosi) Adeniji Instrument #2020406159 Lot 9b, Plan Instrument #201708055 Tax Parcel 13-10-0256-202	(H)	N/F Kenneth W. Berger, Sr. & Hope A. Berger Deed Book 29-E, Page 586 Tax Parcel 13-27-1879-022	(M)	N/F Lester G. & Kathryn C. Hollinger Deed Book 253, Page 4286 Lot 7, Plan Book 9, Page 14 Tax Parcel 13-28-2430-002	(R)	N/F Highpoint Neighborhood Association, Inc. Instrument #202033784 05-15, Plan Instrument #201418803 Tax Parcel 13-10-0256-182
(D)	N/F Breanna Leiby & Alistar Lockhart Instrument #202120383 Lot 9A, Plan Instrument #201708055 Tax Parcel 13-10-0256-201	(I)	N/F Richard E. & Leah R. Hart Deed Book 25-H, Page 276 Tax Parcel 13-27-1879-025	(N)	N/F Allan M. Moyer Instrument #201801883 Lot 6, Plan Book 9, Page 14 Tax Parcel 13-28-2430-003		
(E)	N/F Kellyann & Patrick C. Curtin Instrument #201914941 Lot 9, Plan Instrument #201708055 Tax Parcel 13-10-0256-200	(J)	N/F Kerrie A. & Steven M. Herman Deed Book 270, Page 2730 Lot 2, Plan Book 90, Page 77 Tax Parcel 13-27-1879-035	(O)	N/F Helen M. Titze Instrument #201812206 Lot 5, Plan Book 9, Page 14 Tax Parcel 13-28-2430-004		

ADJOINER LIST



MAP UNIT SYMBOL	MAP UNIT NAME	TYPE	SLOPE (%)	HSG	DEPTH TO WATER TABLE	DEPTH TO BEDROCK	HYDRIC
N4B	NESHAMINY GRAVELLY SILT LOAM	NESHAMINY	3-8	C	60"-72"	48"-72"	NO
N4C	NESHAMINY GRAVELLY SILT LOAM	NESHAMINY	8-15	C	60"-72"	48"-72"	NO



DESIGN :	R.A.C.
DRAWN :	E.A.C.
CHECKED :	
DATE :	04-14-2025

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115 LIMEKILN RD, P.O. BOX 'G'  
NEW CUMBERLAND, PA 17070  
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**ALPHA**  
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

**PRELIMINARY / FINAL SUBDIVISION  
EXISTING FEATURES PLAN  
FOR  
3240 LISBURN ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA**

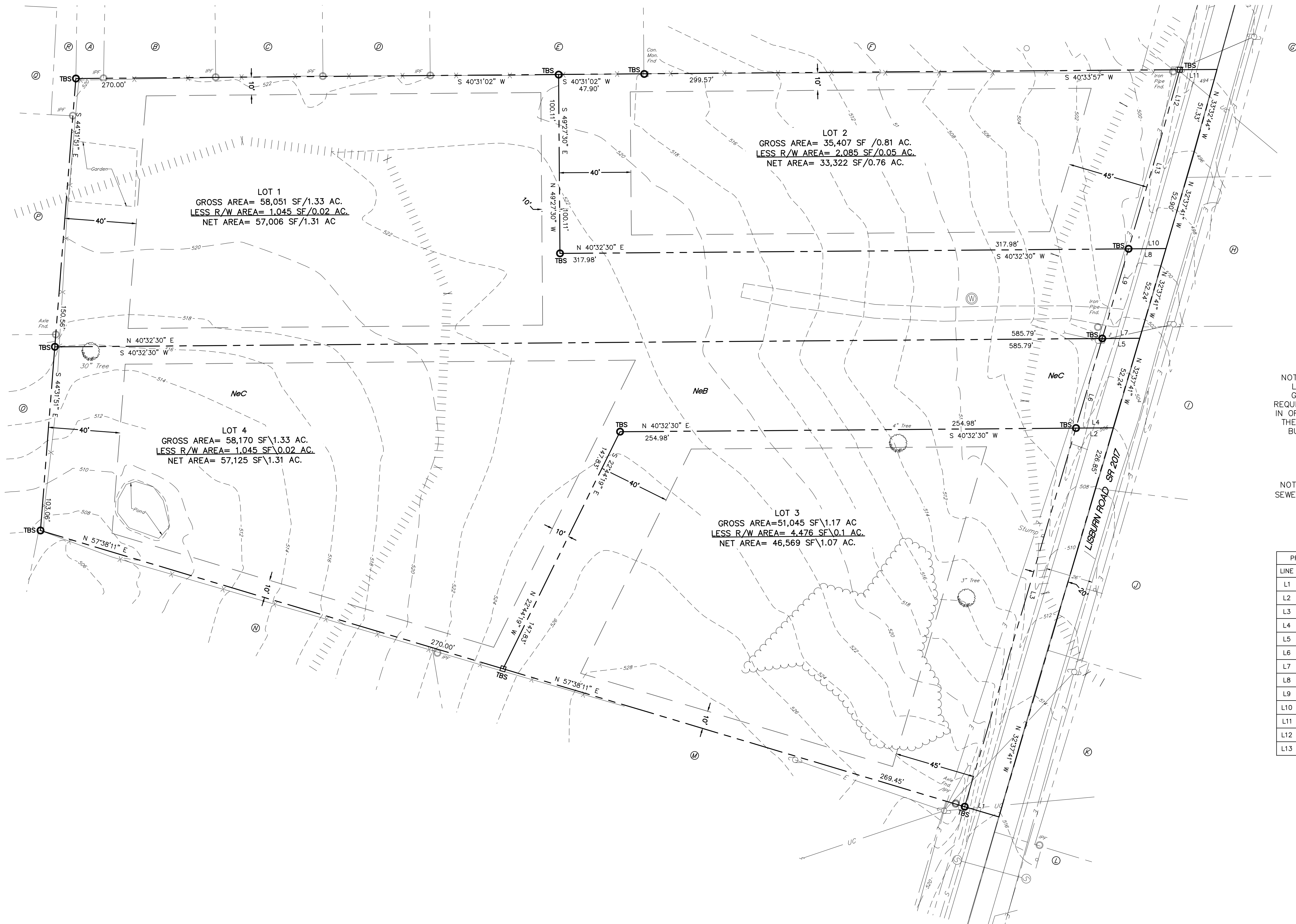
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SHEET 2 of 5	

## LEGEND

ADJOINER PROPERTY LINE	
IRON PIN FOUND	
EXISTING PROPERTY CORNER	
EXISTING CONCRETE MONUMENT	
PROPOSED RIGHT-OF-WAY	
PROPOSED BUILDING SETBACK LINE	
PROPOSED PROPERTY LINE	
PROPOSED IRON PIN (TBS) TO BE SET	
PROPOSED CONCRETE MONUMENT (TBS) TO BE SET	
EXISTING SOILS BOUNDARY	
EXISTING UNDERGROUND CABLE LINE	
EXISTING WOODS/TREE/BRUSH LINE	
EXISTING WELL	
EXISTING FENCE LINE	

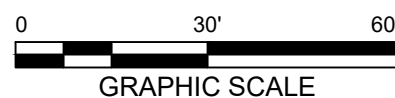
① N/F Highpoint Neighborhood Association, Inc. Instrument #202303784 05-15A, Plan Instrument #201708055 Tax Parcel 13-10-0256-207	② N/F John C. & Brenda K. Wertz Deed Book 116, Page 15 Lot No. 1, Plan Book 52, Page 143 Tax Parcel 13-10-0256-080	③ N/F Sarah K. & Thomas Ezzi Instrument #201916220 Tax Parcel 13-27-1879-023	④ N/F Harold W. Valentine Instrument #201820573 Lot 12, Plan Instrument #201618758 Tax Parcel 13-10-0256-147
⑤ N/F Todd J. & Joan E. Dickison Instrument #201810836 Lot 9C, Plan Instrument #201708055 Tax Parcel 13-10-0256-203	⑥ N/F Ruth D. Lasher Deed Book 184, Page 353 Tract #2, Plan Instrument #201807345 Tax Parcel 13-10-0256-011	⑦ N/F Kenneth A. Millage & Janet E. Bex Instrument #201205908 Tax Parcel 13-27-1879-025A	⑧ N/F Christian C. Merritt, III Instrument #202131345 Lot 11, Plan Instrument #201618758 Tax Parcel 13-10-0256-165
⑨ N/F Olamide Olabamiji & Adebajo Oluwatobi Adeniji Instrument #2023406159 Lot 9b, Plan Instrument #201708055 Tax Parcel 13-10-0256-202	⑩ N/F Kenneth W. Berger, Sr. & Hope A. Berger Deed Book 29-E, Page 586 Tax Parcel 13-27-1879-022	⑪ N/F Lester G. & Kathryn C. Hollinger Deed Book 253, Page 4288 Lot 7, Plan Book 8, Page 14 Tax Parcel 13-28-2430-002	⑫ N/F Highpoint Neighborhood Association, Inc. Instrument #202303784 05-15, Plan Instrument #201418803 Tax Parcel 13-10-0256-182
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⑯ N/F Kellyann & Patrick G. Curtin Instrument #201914941 Lot 9, Plan Instrument #201708055 Tax Parcel 13-10-0256-200	⑰ N/F Kerrie A. & Steven M. Herman Deed Book 270, Page 2730 Lot 2, Plan Book 90, Page 77 Tax Parcel 13-27-1879-035	⑱ N/F Helen M. Titzel Instrument #201812206 Lot 5, Plan Book 9, Page 14 Tax Parcel 13-28-2430-004	

## ADJOINER LIST



NOTE: FRONT YARDS OF  
LOTS 1 AND 4 ARE  
GREATER THAN THE  
REQUIRED MINIMUM 40 FEET  
IN ORDER TO COMPLY WITH  
THE REQUIRED 100 FEET  
BUILDING LINE WIDTH.

NOTE: SEE SHEET 4 FOR  
SEWER/ACCESS EASEMENTS



DESIGN :	R.A.C.
DRAWN :	E.A.C.
CHECKED :	
DATE :	04-14-2025

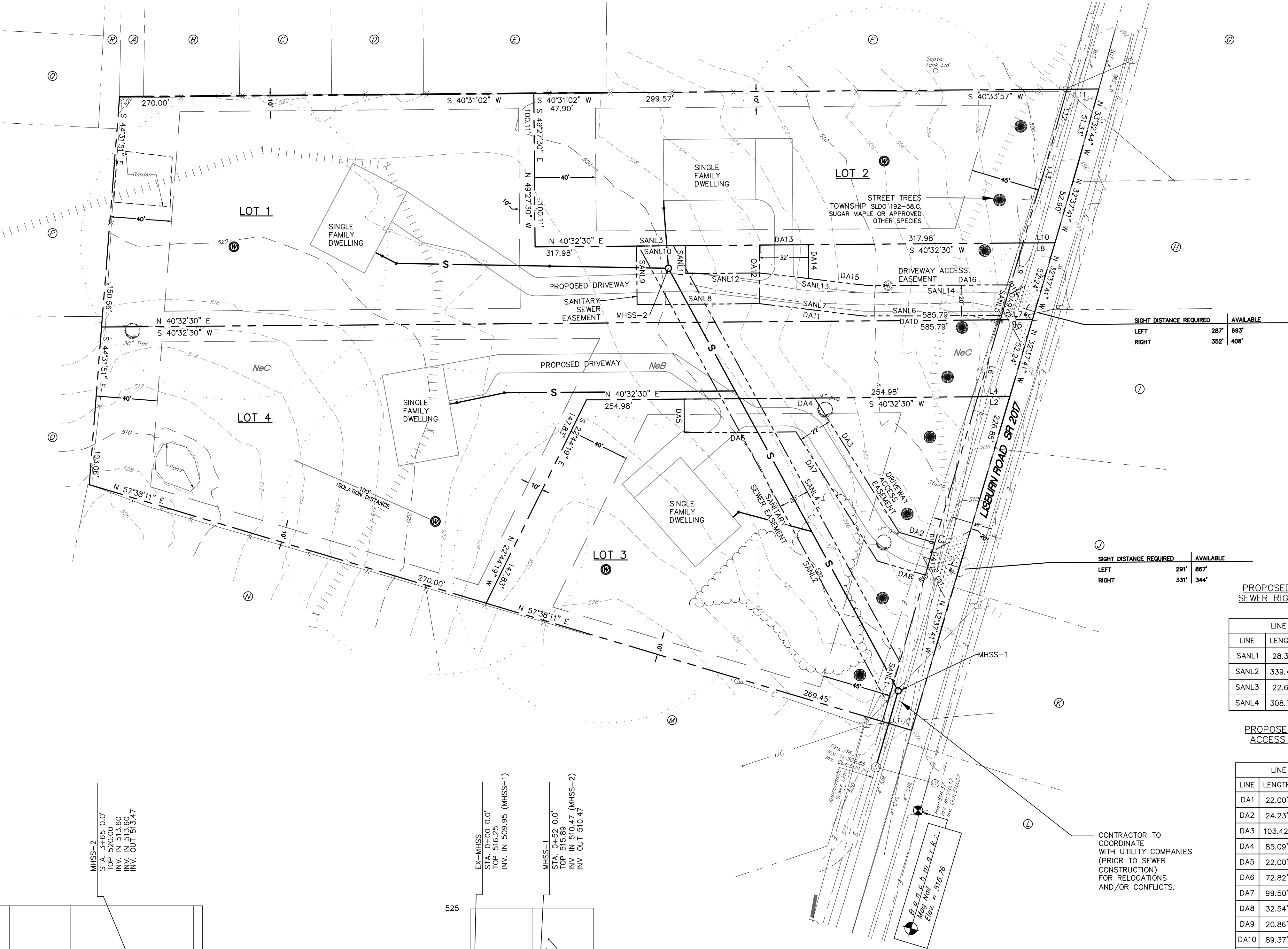
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PRELIMINARY / FINAL SUBDIVISION  
SUBDIVISION PLAN  
FOR  
3240 LISBURN ROAD  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	324053
SURVEY BOOK :	
SCALE :	1" = 30'
DWG FILE :	T:\2024\324053\dwg\324053.dwg
SHEET	3 of 5

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING LEGAL RIGHT-OF-WAY
	MINIMUM BUILDING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR
	EXISTING SOILS DELINEATION
	EXISTING UTILITY POLE & GUY WIRE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WELL
	EXISTING TREE
	EXISTING STREET SIGN
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND CABLE LINE
	EXISTING WOODS/TREE/BRUSH LINE
	BENCHMARK
	IRON PIN FOUND
	EXISTING PROPERTY CORNER
	EXISTING CONCRETE MONUMENT
	4" SOLID WHITE PAINT LINE
	4" DOUBLE YELLOW PAINT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK LINE
	PROPOSED PROPERTY LINE
	PROPOSED PROPERTY CORNER (TBS) TO BE SET
	PROPOSED EASEMENT LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WELL (APPROXIMATE LOCATION)



PROPOSED SANITARY SEWER RIGHT-OF-WAY

LINE	LENGTH	BEARING
SANL1	28.32'	S32°37'41"E
SANL2	339.48'	N77°33'12"W
SANL3	22.67'	N40°32'30"E
SANL4	308.75'	S77°33'12"E

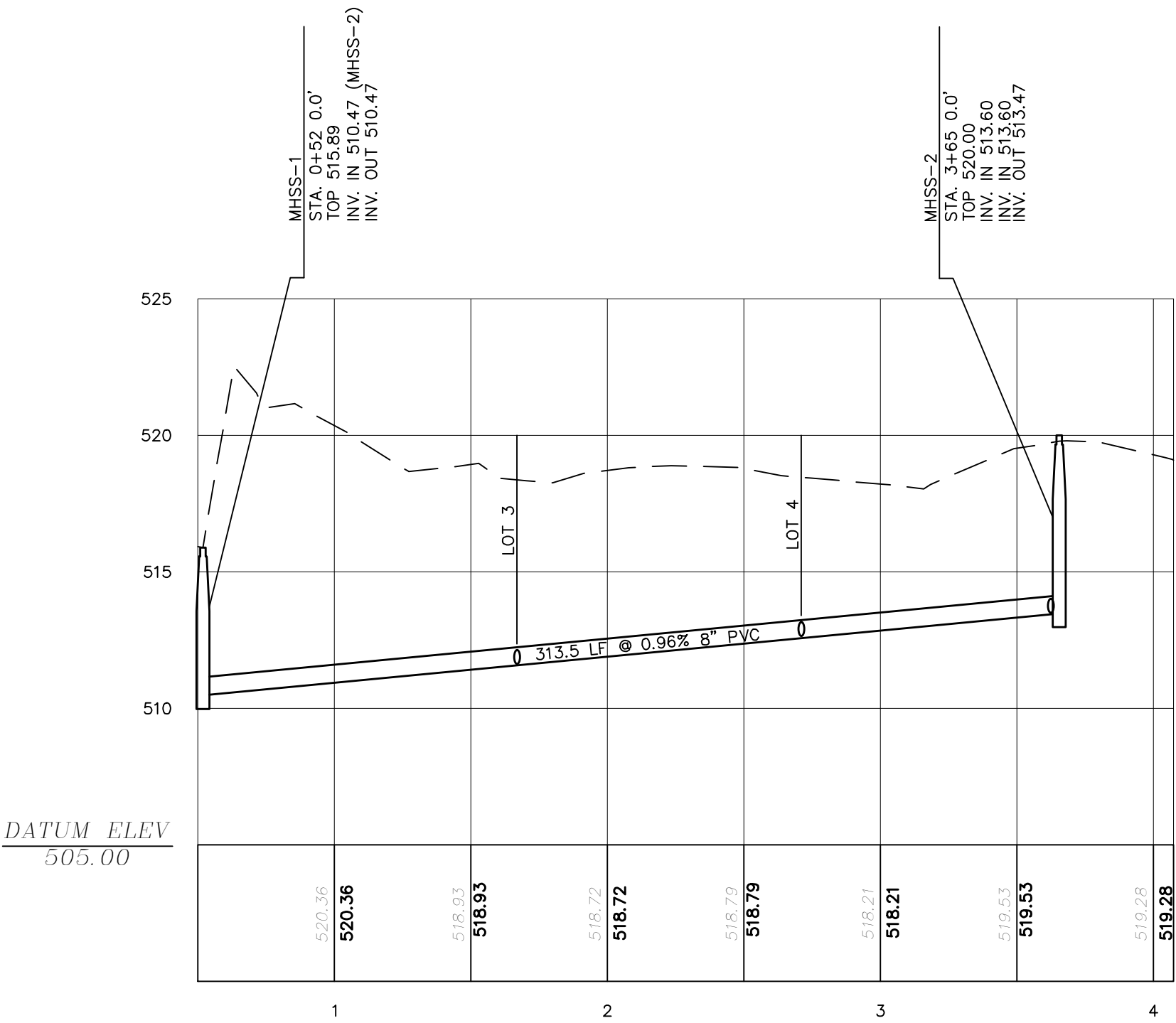
PROPOSED DRIVEWAY ACCESS EASEMENT

LINE	LENGTH	BEARING
DA1	22.00'	N32°56'15"W
DA2	24.23'	S57°16'39"W
DA3	103.42'	N81°10'43"W
DA4	85.09'	S40°32'30"W
DA5	22.00'	S49°27'30"E
DA6	72.82'	N40°32'30"E
DA7	99.50'	S81°10'43"E
DA8	32.54'	N57°16'39"E
DA9	20.86'	S31°55'39"E
DA10	89.37'	S40°50'22"W
DA11	68.66'	S47°44'15"W
DA12	38.20'	N49°27'30"W
DA13	32.00'	N40°32'30"E
DA14	22.08'	S49°27'30"E
DA15	37.73'	N47°44'15"E
DA16	94.10'	N40°50'22"E

PROPOSED SANITARY SEWER RIGHT-OF-WAY

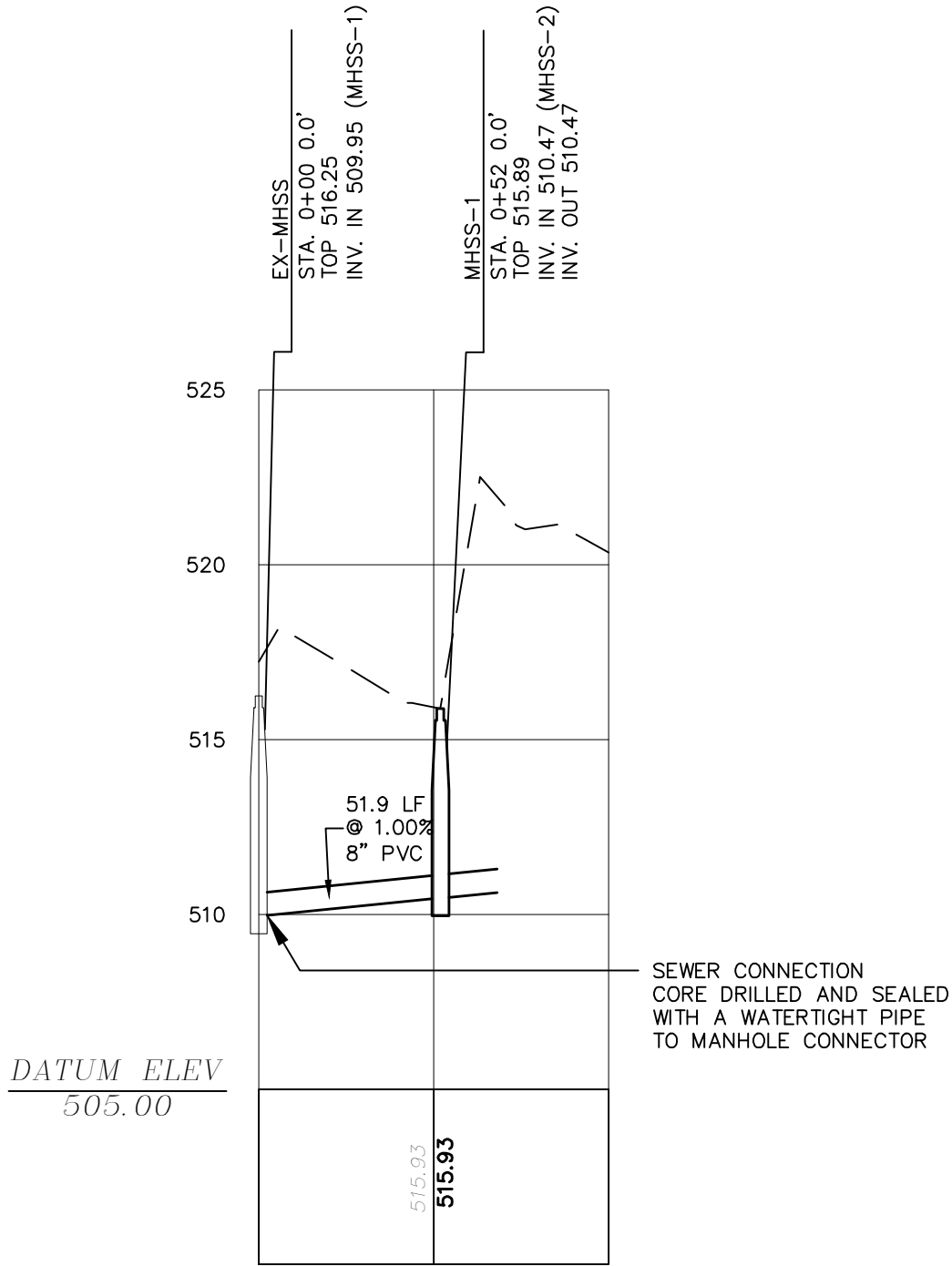
LINE	LENGTH	BEARING
SANL5	20.86'	S32°37'41"E
SANL6	89.38'	S40°50'22"W
SANL7	68.66'	S47°44'15"W
SANL8	80.00'	S40°32'30"W
SANL9	38.20'	N49°27'30"W
SANL10	32.00'	N40°32'30"E
SANL11	18.20'	S49°27'30"E
SANL12	48.00'	N40°32'30"E
SANL13	69.96'	N47°36'30"E
SANL14	94.11'	N40°50'22"E

- NOTE:
- LOT IMPROVEMENTS (HOUSE, WATER WELL, SEWER LATERALS, DRIVEWAY LOCATIONS) ARE APPROXIMATE. THESE PROPOSED LOCATIONS WILL BE INDICATED ON BUILDING PERMIT / STORMWATER PERMIT APPLICATIONS FOR EACH INDIVIDUAL LOT.
  - PER SECTION 192-57.B.3.1.3, ALL DRIVEWAYS MUST BE LOCATED 5 FEET FROM PROPERTY LINE AT THE PUBLIC RIGHT OF WAY.
  - PRIVATE WELLS MUST MEET ALL ISOLATION DISTANCE REQUIREMENTS PER PA DEP.
  - PRIOR TO SANITARY SEWER CONSTRUCTION THE OWNER WILL PROVIDE
    - RIGHT OF WAY PLAT, LEGAL DESCRIPTION AND AGREEMENTS FOR RECORDING.
    - SEWER EXTENSION AGREEMENT WITH ESCROW
    - BOND FOR SEWER IMPROVEMENTS TO THE LOWER ALLEN TOWNSHIP AUTHORITY
  - PENNDOT H.O.P. FOR SEWER EXTENSION IS REQUIRED PRIOR TO CONSTRUCTION.
  - LOWER ALLEN TOWNSHIP AUTHORITY HAS THE RIGHT TO ENTER THE DRIVEWAY ON LOTS 1 AND 2 TO ACCESS MHSS-2, THIS IS ACCOMPLISHED PER THE DRIVEWAY ACCESS EASEMENT/SANITARY SEWER ACCESS EASEMENT.



**SANITARY SEWER PROFILE MHSS-1 TO MHSS-2**

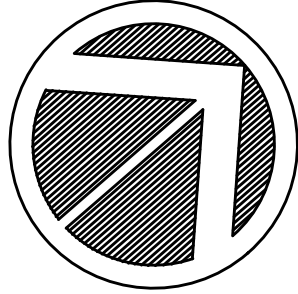
SCALE 1"=5'V  
SCALE 1"=50'H



**SANITARY SEWER PROFILE EX. TO MHSS-1**

SCALE 1"=5'V  
SCALE 1"=50'H

	7-22-25	REV. PER TWP COMMENTS	EAC
	5-22-25	REV. PER TWP COMMENTS	EAC
NO.	DATE	DESCRIPTION	BY



PLANNING•ENGINEERING•SURVEYING  
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PRELIMINARY / FINAL SUBDIVISION  
SANITARY EXTENSION PLAN  
FOR

**3240 LISBURN ROAD**

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	324053
SURVEY BOOK :	
DATE :	2/1/2024 13:24:53
SCALE :	1" = 40'
DWG. FILE :	13-000001-324053.dwg
FILE :	13-000001-324053.dwg
SHEET	4 of 5



**Contact**  
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5 & 5