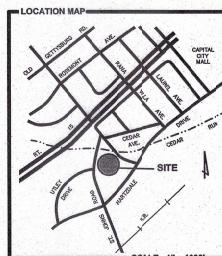


FINAL LAND DEVELOPMENT PLAN FOR 1201 SAINT JOHNS ROAD LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



DEVELOPER :
847A PINETOWN ROAD, LLC
C/O JEFFREY A. KOVIA, MANAGING PARTNER
718 10TH FLOOR COURTHOUSE
MECHANICSBURG, PA 17055
(717) 795-1226

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Cumberland

ON THIS THE 15th DAY OF August 2025 BEFORE ME, Jessica Soprano
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Jeffrey A. Kovia
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SH/HEY EXECUTED THE SAME
FOR THE PURPOSES THEREIN CONTAINED.

Jeffrey A. Kovia
JEFFREY A. KOVIA, MANAGING PARTNER

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

Jessica Soprano
(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
Jessica Soprano, Notary Public
Cumberland County
My Commission Expires 10/2026
Commission Number 1418389

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 23rd DAY OF May, 2025
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.
Kirk Shover (WS)
DIRECTOR OF PLANNING

BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN
TOWNSHIP, CUMBERLAND COUNTY, PA.
APPROVED THIS 11th DAY OF August, 2025
CONDITIONS OF APPROVAL COMPLETED THIS 21st DAY
OF August, 2025
PRESIDENT Jennifer M. Kovia
SECRETARY Patricia L. Davis

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS 27th DAY OF August, 2025
INSTRUMENT NO. 202517117

WAIVER BLOCK			
SECTION	DESCRIPTION	BOARD ACTION	DATE
192-57C(9)	PROVIDE SIDEWALKS ALONG SAINT JOHNS ROAD	APPROVED	8-11-25
192-57C(8)	PROVIDE CURB ALONG SAINT JOHNS ROAD	APPROVED	8-11-25
192-57C(1)	PROVIDE ROAD SIDING ALONG SAINT JOHNS ROAD	APPROVED	8-11-25
192-58C	PROVIDE STREET TREES	APPROVED	8-11-25
192-58.E.6	PROVIDE PARKING LOT PLANTING ISLAND	APPROVED	8-11-25

NOTE :
APPROVAL OF WAIVER OF THE REQUIREMENT CONTAINED IN SECTION 192-57C(9) TO PROVIDE SIDEWALKS ALONG SAINT JOHNS ROAD FROM THE CENTER LINE OF THE ROAD TO THE PROPERTY LINE HAS BEEN MADE NECESSARY BY THE TOWNSHIP FOR THE HEALTH, SAFETY OR WELFARE OF THE GENERAL PUBLIC. THESE IMPROVEMENTS SHALL BE MADE AT THE OWNER'S EXPENSE. THIS IS A COVENANT RUNNING WITH THE LAND, WHICH SHALL BIND THE OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS.

APPROVAL OF A MODIFICATION OF THE REQUIREMENT CONTAINED IN SECTION 192-57B(2) AND 192-57C(8) TO PROVIDE CURB ALONG SAINT JOHNS ROAD FROM THE CENTER LINE OF THE ROAD TO THE PROPERTY LINE HAS BEEN MADE NECESSARY BY THE TOWNSHIP FOR THE HEALTH, SAFETY OR WELFARE OF THE GENERAL PUBLIC. THESE IMPROVEMENTS SHALL BE MADE AT THE OWNER'S EXPENSE. THIS IS A COVENANT RUNNING WITH THE LAND, WHICH SHALL BIND THE OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS.



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE HAND
DRAWN ON THE PLANS AND EXISTING CONDITIONS ARE
NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY
TODAY'S STANDARDS. IT IS THE RESPONSIBILITY OF THE OWNER TO CONTACT
PA. ONE CALL SYSTEMS, INC. (1-800-242-7773) TO
DETERMINE THE PRESENCE OF ANY UNDERGROUND UTILITIES
WORKING DAYS PRIOR TO THE START OF ANY EARTHWORK
ACTIVITIES.

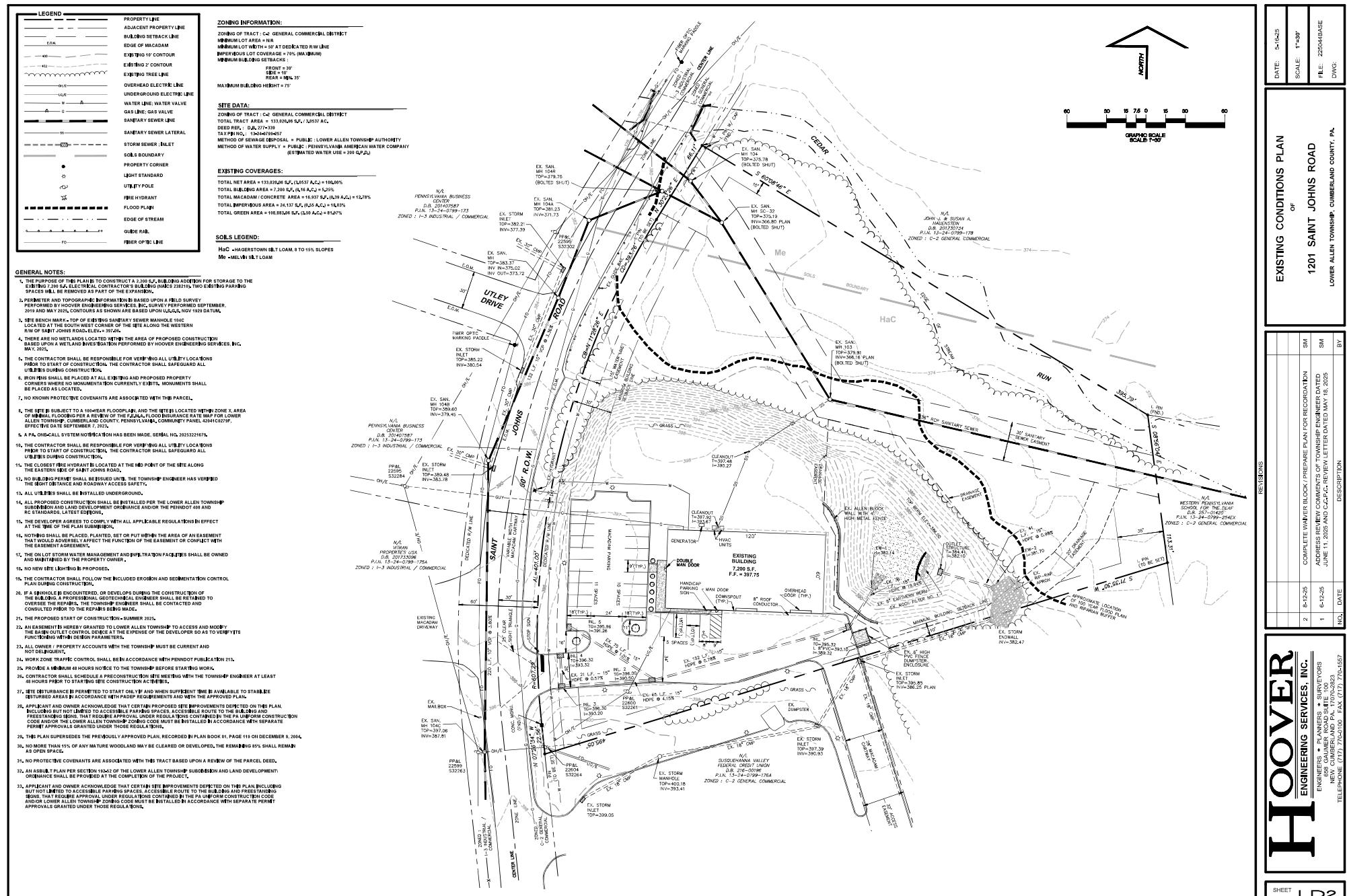


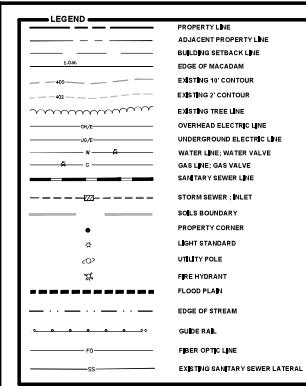
I, CHRIS A. HOOVER, ON THIS DATE
HEREBY CERTIFY THAT THE DRAINAGE
PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE
LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT
ORDINANCE.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.
Chris A. Hoover 8-13-2025
CHRIS A. HOOVER, P.E., P.L.S.

HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS • PLANNERS • SURVEYORS
668 GAUMET RD. • SUITE 109
NEW CUMBERLAND, PA 17071-3235
TELEPHONE (717) 775-0909 FAX (717) 778-8575

22004495E





PARKING SCHEDULE :

OFFICE USE
REQUIRED
1000 SF OR LESS
1 SPACE PER 100 SF. OF GROSS FLOOR AREA
3 AND 1/2' HIGH X 10' SPACES
WAREHOUSE USE
REQUIRED
1000 SF. OR LESS OF GROSS FLOOR AREA
1 SPACE PER 100 SF. OF GROSS FLOOR AREA
PLUS REQUIRED SPACES FOR ANY OFFICE OR SALES AREAS
6,400 SF. / 50 SF. = 128 = 2 SPACES
ACCESS
REQUIRED : PARKING LOTS FROM 1/2' SPACES
1 VAN ACCESSIBLE SPACE
PROVIDED : 1 VAN ACCESSIBLE SPACE
TOTAL SPACES REQUIRED = 17
TOTAL SPACES PROVIDED = 24
23 SPACES = 9' X 10'
1 VAN ACCESSIBLE SPACE

LOADING SPACE REQUIREMENT INFORMATION :

REQUIRED :
2 SPACES PER BUILDINGS OF 1,000 SF. TO 3,000 SF. G.F.A. OR LESS
COMPLETED BUILDING SIZE = 3,400 SF. + 2 SPACES REQUIRED
PROVIDED :
2 LOADING SPACES PROVIDED = 12' X 45'

PROPOSED COVERSAGES :

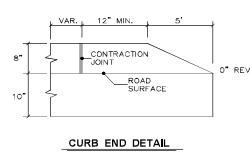
TOTAL GREEN AREA = 130,000 SF. (30% A.G.) = 16.0%
TOTAL IMPERVIOUS AREA = 400 SF. (60% A.G.) = 5.6%
TOTAL IMPERVIOUS AREA = 130,400 SF. (30% A.G.) = 14.1%
TOTAL IMPERVIOUS AREA = 26,100 SF. (60% A.G.) = 25.8%
TOTAL GREEN AREA = 104,897.00 SF. (60% A.G.) = 75.92%

PARKING AREA LANDSCAPING INFORMATION :

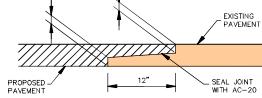
REQUIRED :
50% OF EXTERIOR PARKING AREA,
630 SF. X 3% = 18.9 SF.,
PROVIDED :
544 SF.

SIGHT DISTANCE INFORMATION :

SPEDDUM = 35 MPH
REQUIRED SIGHT DISTANCE LEFT = 230'
REQUIRED SIGHT DISTANCE RIGHT = 230'
AVAILABLE SITE DISTANCE LEFT = 350'
AVAILABLE SITE DISTANCE RIGHT = 260'

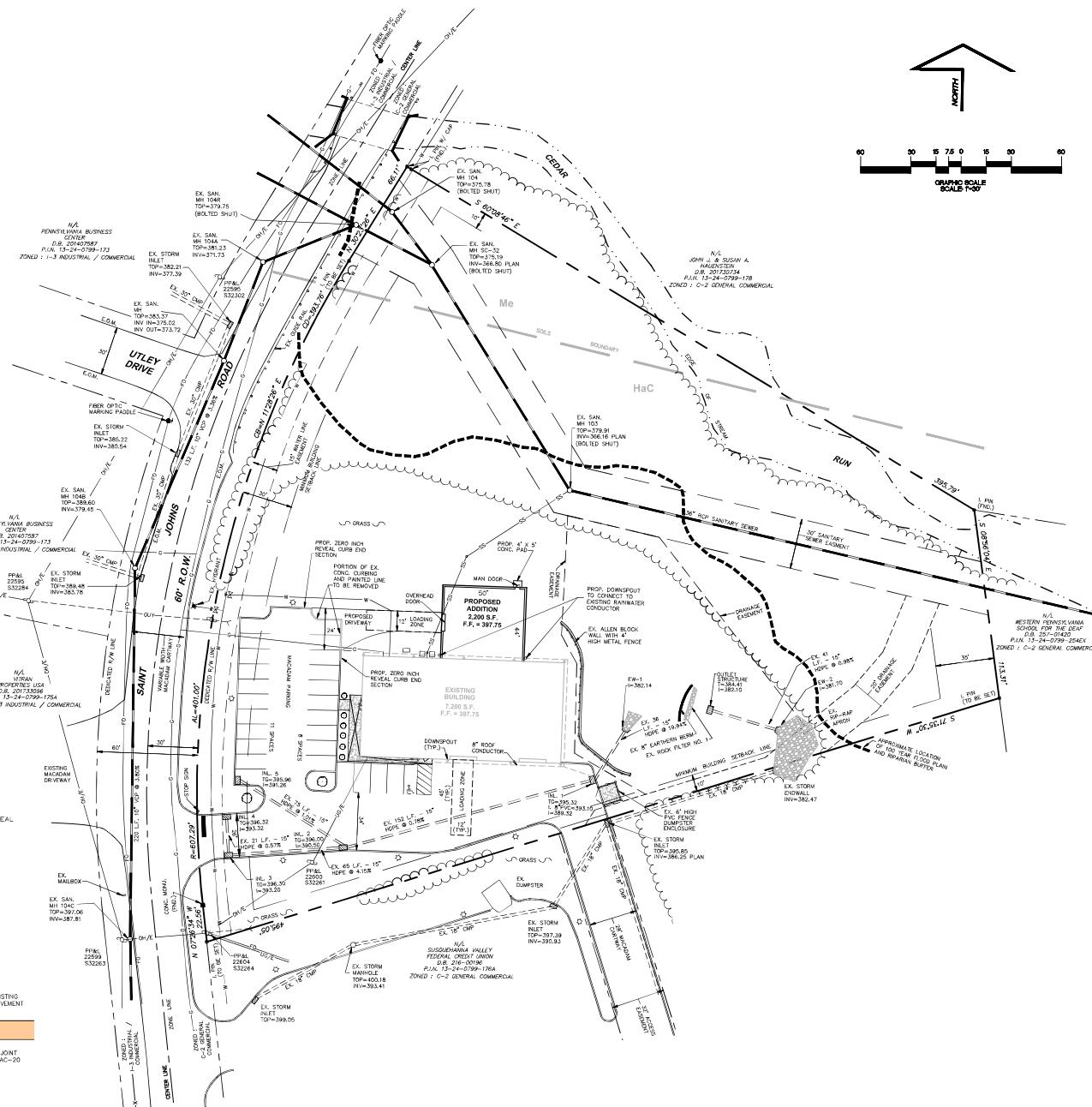


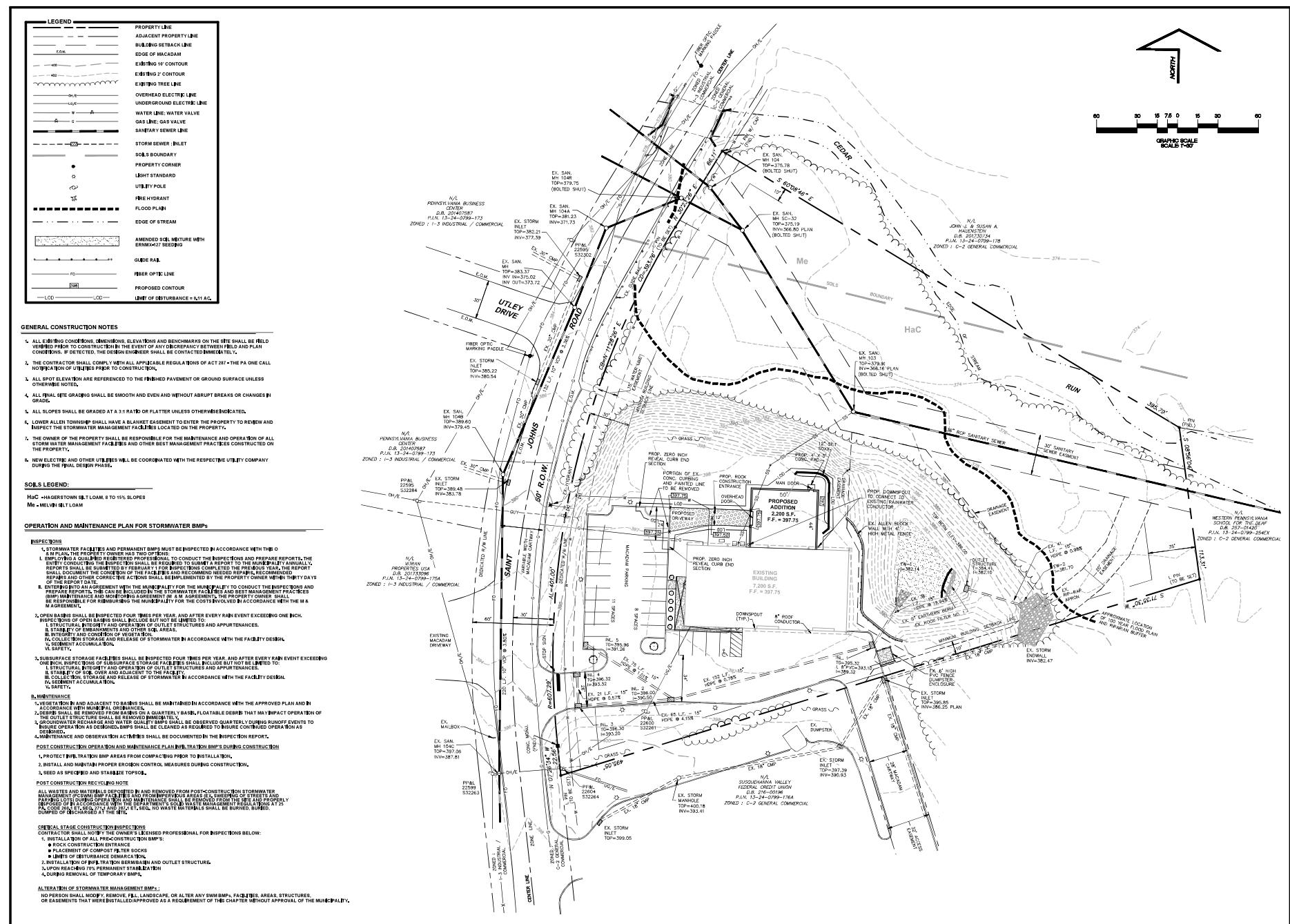
CURB END DETAIL
not to scale



TYPICAL PAVEMENT SECTION
not to scale

PAVEMENT NOTCH DETAIL
not to scale





DATE: 4-16-25
SCALE: 1"=30'
FILE: 22004HBASE.DWG

FINAL GRADING AND EROSION CONTROL PLAN
OF
1201 SAINT JOHNS ROAD
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

REVISIONS

2 6-12-20 COMPLETE WALK-BLOCK / PREPARE PLAN FOR RECORDATION
AUDITS REVIEW COMMENTS OF TOWNSHIP ENGINEER DATED JUNE 11, 2025 AND C-2 GENERAL COMMERCIAL

HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS • PLANNERS • SURVEYORS
NEW CUMBERLAND, PA. 17071-2023
TELEPHONE (717) 770-0100, FAX (717) 775-1557

SHEET **LDA4**

