

09/29/2023 2:17 PM 10007680 Banzhoff Tract V1000C-1.dwg

APPROVALS

THIS PLAN APPROVED BY THE UPPER ALLEN TWP. ENGINEER

THIS _____ DAY OF _____, 20____

TOWNSHIP ENGINEER _____

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP

THIS _____ DAY OF _____, 20____

PRESIDENT _____

SECRETARY _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN SUBDIVISION

PLAN BOOK _____ VOLUME _____ PAGE _____

WITNESS MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____

RECORDER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE UPPER ALLEN TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20____

CHAIRMAN _____

SECRETARY _____

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS _____ DAY OF _____, 20____

DIRECTOR OF PLANNING _____

RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN SUBDIVISION

PLAN BOOK _____ VOLUME _____ PAGE _____

WITNESS MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____

RECORDER _____

CERTIFICATIONS

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

ANTHONY STACKPOLE TROST DATE
PLS #: 055509-E

OWNER SIGNATURES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE AREAS SHOWN FOR DEDICATION ALONG PUBLIC STREETS OR PARTS THEREOF, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

EQUITABLE OWNER
Hany F. Mawaad, President
SAINTS & MARY, Inc.
5227 East Trindle Road
Mechanicsburg, PA 17050-3725
(717) 645-1300
chswdiner@aol.com

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS THE _____ DAY OF _____, 2021

BEFORE ME UNDERSIGNED PERSONALLY APPEARED

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES
THE _____ DAY OF _____, 20____

Banzhoff Tract Lots 2A, 5C, 5E, 6D

Tax Parcel ID 42-11-0276-030

Preliminary / Final Subdivision Plan

September 29, 2023

Submitted to:
Upper Allen Township
100 Gettysburg Pike
Mechanicsburg, PA 17055
(717) 766-0756

Submitted by:
SAINTS & MARY, Inc.
Hany F. Mawaad, President
5227 East Trindle Road
Mechanicsburg, PA 17050-3725
(717) 645-1300
chswdiner@aol.com

No.	Title
C-1.0	Cover Sheet and Signatures
C-1.1	Overall Lot Layout and Site Data
C-1.2	Approved Phasing Plan
C-2.0	Overall Site Plat and Tables
C-3.1	Existing Conditions
C-3.2	Plat and Plan
C-3.3	Aerial Photograph

Sheet Index

UTILITY CONTACTS

NATURAL GAS UGI UTILITIES, INC. 15TH AND PAXTON STREETS HARRISBURG, PA 17104 (717) 234-5851 CONTACT: JOHN MURRAY	TELEPHONE VERIZON 11TH FLOOR STRAWBERRY SQUARE HARRISBURG, PA 17101 (717) 777-5162 CONTACT: BILL SHEPLER SPRINT/NEXTEL 4464 LINCOLN HIGHWAY YORK, PA 17406-8151 (856) 577-3950 CONTACT: STEVE GARNETT
ELECTRICITY PPL UTILITIES 100 COMMERCE DRIVE MECHANICSBURG, PA 17050-2675 (717) 691-2935 CONTACT: ERIC KLEIN METROPOLITAN EDISON CO./FIRSTENERGY 100 COMMERCE DRIVE MECHANICSBURG, PA 17050-2675 (717) 691-2935 CONTACT: ERIC KLEIN	WATER UNITED WATER PA 317 NORTH MARKET STREET MECHANICSBURG, PA 17055 (717) 564-3662 CONTACT: DENNIS RUDISILL
CABLE COMCAST CABLE 4601 SMITH STREET HARRISBURG, PA 17109 (717) 651-1913 CONTACT: DAVID MCLUCKIE	SEWER UPPER ALLEN TOWNSHIP 100 GETTYSBURG PIKE MECHANICSBURG, PA 17055 (717) 766-0756 CONTACT: BARRY CUPP

NOTE: ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACTUAL FIELD SURVEYS AND DATA FURNISHED BY OTHERS. MELHAM ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITY AS SHOWN ON THIS DRAWING. THE CONTRACTOR SHOULD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. FOR INFORMATION CONCERNING UNDERGROUND UTILITIES CALL 811

ONE CALL SERIAL NUMBER: 20112701937

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ASSOCIATES, PC

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Harrisburg, PA 17110

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HANY F. MAWAAD, PRESIDENT
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MECHANICSBURG, PA 17050-3725
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PROJECT

Banzhoff Tract
Lots
2A, 5C, 5E, 6D
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

COVER SHEET

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SCALE

AS SHOWN

JOB #

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DATE

9/29/23

SHEET

C-1.0

EXISTING LOT INFORMATION

LOT#	SQUARE FOOTAGE±	ACREAGE±	EXISTING LOT USE	OWNERSHIP	TRACT	DEED BOOK	DATE
2	348,712 SF	8.0053 AC	RESIDENCE	BANZHOFF	42-11--0276-030	DEED BOOK Q PAGE 994	6-9-1970
TOTAL		348,712 SF	8.0053 AC				

PROPOSED LOT INFORMATION

LOT#	SQUARE FOOTAGE±	ACREAGE±	TYPE	OWNERSHIP
2A	47,860 SF	1.0987 AC	EXISTING RESIDENCE	RETAINED BY OWNER
5C	99,045 SF	2.2737 AC	NON-BUILDING LOT	RETAINED BY OWNER
5E	148,508 SF	3.4093 AC	NON-BUILDING LOT	RETAINED BY OWNER
6D	8,634 SF	0.1982 AC	PROPOSED ROAD R.O.W.	DEDICATED TO TOWNSHIP
	44,665 SF	1.0254 AC	GETTYSBURG PIKE R.O.W.	EXISTING LEGAL R.O.W.
TOTAL	348,712 SF	8.0053 AC		

OWNERS / APPLICANTS / DEVELOPERS

EQUITABLE OWNER/APPLICANT: SAINTS & MARY, Inc.
5227 EAST TRINDLE ROAD
MECHANICSBURG, PA 17050-3725
(717) 645-1300
chswdiner@aol.com

TOTAL SITE AREA: 348,712 SF± (8.0053 AC±)

EXISTING UNITS: 1 EXISTING HOME
PROPOSED UNITS: 1 EXISTING HOME TO REMAIN (LOT 2A)

EXISTING DENSITY: 1 UNIT / 8.005 ACRES = 0.12 UNITS/ACRE
PROPOSED DENSITY: 1 UNIT / 8.005 ACRES = 0.12 UNITS/ACRE

EXISTING SEWAGE DISPOSAL: LOT 2 - PRIVATE, ALL OTHER LOTS - N/A
PROPOSED SEWAGE DISPOSAL: LOT 2A - PRIVATE, ALL OTHER LOTS - N/A

EXISTING WATER SUPPLY: LOT 2 - PRIVATE
PROPOSED WATER SUPPLY: LOT 2A - PRIVATE

ZONING DISTRICTS: R-1 (LOW-DENSITY RESIDENTIAL DISTRICT)
R-2 (MEDIUM-DENSITY RESIDENTIAL DISTRICT)

ZONING DATA

BUILDING LOT DESIGN REQUIREMENTS:	R-1	R-2
MAX. BUILDING HEIGHT:	35 FEET	35 FEET
SINGLE FAMILY DETACHED MIN. LOT AREA (PRIVATE SEWER & WATER):	1 ACRE	1 ACRE
SINGLE FAMILY DETACHED MIN. LOT WIDTH (PRIVATE SEWER & WATER):	100 FEET	100 FEET
SINGLE FAMILY DETACHED MIN. LOT AREA (PUBLIC SEWER & WATER):	20,000 SQ. FT.	10,000 SQ. FT.
SINGLE FAMILY DETACHED MIN. LOT WIDTH (PUBLIC SEWER & WATER):	75 FEET	75 FEET
SINGLE FAMILY ATTACHED MIN. LOT AREA (PUBLIC SEWER & WATER):	N/A	2,000 SQ. FT.
SINGLE FAMILY ATTACHED MIN. LOT WIDTH (PUBLIC SEWER & WATER):	N/A	20' INTERIOR, 35' END
MIN. FRONT SETBACK:	30 FEET	25 FEET
MIN. SIDE SETBACK:	15 FEET	10 FEET
MIN. REAR SETBACK:	15 FEET	15 FEET
EXTERNAL ROAD ULTIMATE RIGHT-OF-WAY:	N/A	N/A
TRACT BOUNDARIES:	N/A	N/A
SINGLE FAMILY DETACHED MIN. GREENWAY SETBACK:	30 FEET	30 FEET
MAXIMUM LOT COVERAGE (BUILDING):	25%	30%
MAXIMUM LOT COVERAGE (IMPERVIOUS):	40%	45%
MINIMUM GREENWAY AREA (OPTION 1):	N/A	N/A

DEFERRALS (APPROVED MAY 6, 2015)

- SALDO SECTION 220-16.A(2) CURBS ALONG EXISTING ROADS - A DEFERRAL OF THIS SECTION IS REQUESTED TO GRANT RELIEF FROM CONSTRUCTION OF CURBS ALONG OLD GETTYSBURG PIKE AND GRANTHAM ROAD.
- SALDO SECTION 220-16.B(3) SIDEWALKS ALONG EXISTING ROADS - A DEFERRAL OF THIS SECTION IS REQUESTED TO GRANT RELIEF FROM CONSTRUCTION OF SIDEWALKS ALONG OLD GETTYSBURG PIKE AND GRANTHAM ROAD.

WAIVERS REQUESTED

- SALDO SECTION 220-3.5 PRELIMINARY PLAN - A WAIVER OF THIS SECTION IS REQUESTED TO ALLOW FOR THE PLAN TO BE SUBMITTED AS A PRELIMINARY/FINAL PLAN.
- SALDO SECTION 220-3.7(1) WETLANDS - A WAIVER OF THIS SECTION IS REQUESTED AS NO CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE LOTS WEST OF U.S. ROUTE 15 CONSISTENT WITH THE CONDITIONALLY APPROVED PRELIMINARY PLANS FOR THE BANZHOFF TRACT, A 63-UNIT CONSERVATION SUBDIVISION LOCATED EAST OF U.S. ROUTE 15 AND HELD IN COMMON OWNERSHIP. REFER TO PRELIMINARY PLANS BY MELHAM ASSOCIATES, PC, DATED 7/27/21 AND CONDITIONALLY APPROVED BY THE UPPER ALLEN TOWNSHIP BOARD OF COMMISSIONERS ON 8/18/21.
- NO CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.
- MELHAM ASSOCIATES, PC DOES NOT GUARANTEE THE LOCATION OR DEPTH OF ANY PUBLIC OR PRIVATE UNDERGROUND UTILITY OR STRUCTURE WHICH MAY OR MAY NOT BE SHOWN ON THESE PLANS.
- ALL UTILITY COMPANIES MUST BE CONTACTED BY THE CONTRACTOR TO VERIFY LOCATIONS, PRIOR TO ANY FUTURE CONSTRUCTION. CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF PA ACT 38 UNDERGROUND LINE LOCATING SERVICE. PHONE: 811
- 100-YEAR FLOOD PLAIN EXISTS ON THE TRACT ACCORDING TO AVAILABLE FEMA MAPPING (#P42041C0269E DATED 3/16/09) AND IS SHOWN ON THESE PLANS.
- WETLAND DELINEATION PERFORMED BY AQUA-NICHE AND SURVEYED BY MELHAM ASSOCIATES.
- MONUMENTATION SHALL BE SET AT ALL PROPOSED LOT CORNERS PER TOWNSHIP REQUIREMENTS.
- RIGHTS-OF-WAY OF STREETS ARE TO BE DEDICATED AS DETAILED ON THE 'PLAT AND PLAN' SHEETS.
- THE APPLICANT AGREES TO COMPLY WITH ALL APPLICABLE ORDINANCES IN THE DEVELOPMENT OF THIS PLAN.
- LOT 2A HAS AN EXISTING RESIDENCE SERVED BY AN ON-LOT SYSTEM TO REMAIN.
- LINEAL FEET OF NEW STREET: 0
- EACH BUILDING LOT SHALL CONTAIN A MINIMUM OF TWO OFF-STREET PARKING SPACES.
- DRAINAGE EASEMENTS HAVE BEEN PROVIDED FOR THE PROPOSED STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN BUILDING LOTS. THE TOWNSHIP SHALL BE GRANTED ACCESS TO ALL OPEN SPACE AREAS FOR PURPOSES OF STORMWATER MANAGEMENT FACILITY INSPECTION AND/OR MAINTENANCE AS NECESSARY.
- THE MUNICIPAL ENGINEER OR HIS DESIGNEE SHALL BE PERMITTED TO INSPECT ALL PHASES OF THE SITE DEVELOPMENT WORK IN PROGRESS, TO ENSURE COMPLIANCE W/THE APPROVED PLANS AND STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE 'STATE HIGHWAY LAW'.
- MONUMENTS AND MARKERS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 220-24 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP.
- THE APPLICANT SHALL ALSO COMPLY WITH ALL FEES, TAXES, UTILITY RENTALS, BUILDING, POLICE OR FIRE CODES, ORDINANCES, RESOLUTIONS AND REGULATIONS AS MAY BE IN EFFECT FROM TIME TO TIME CONCERNING THE PROPOSED DEVELOPMENT.
- THE APPLICANT SHALL PAY SUCH FEES AS ARE CHARGED FROM TIME TO TIME BY UPPER ALLEN TOWNSHIP FOR OTHER FURTHER REVIEWS OR PERMITS AS MAY BE REQUIRED CONCERNING THE PROPOSED DEVELOPMENT.
- ALL PROPOSED STREETS ARE TO BE PUBLIC AND ARE OFFERED FOR DEDICATION TO THE TOWNSHIP.
- THE EXISTING RESIDENCE HAS AN EXISTING NON-COMFORMITY WITH RESPECT TO THE SETBACK ALONG OLD GETTYSBURG ROAD. THE RESIDENCE HAS AN EXISTING SETBACK OF 19.3' FROM THE RIGHT-OF-WAY.

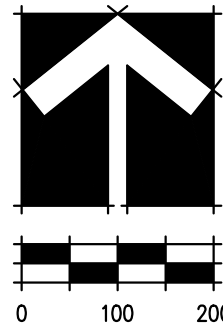
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PROJECT

**Banzhoff Tract
Lots
2A, 5C, 5E, 6D**

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

**OVERALL LOT LAYOUT
AND SITE DATA**

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SCALE

1" = 200'

JOB #

7680

CADD

7680C-1.dwg

DATE

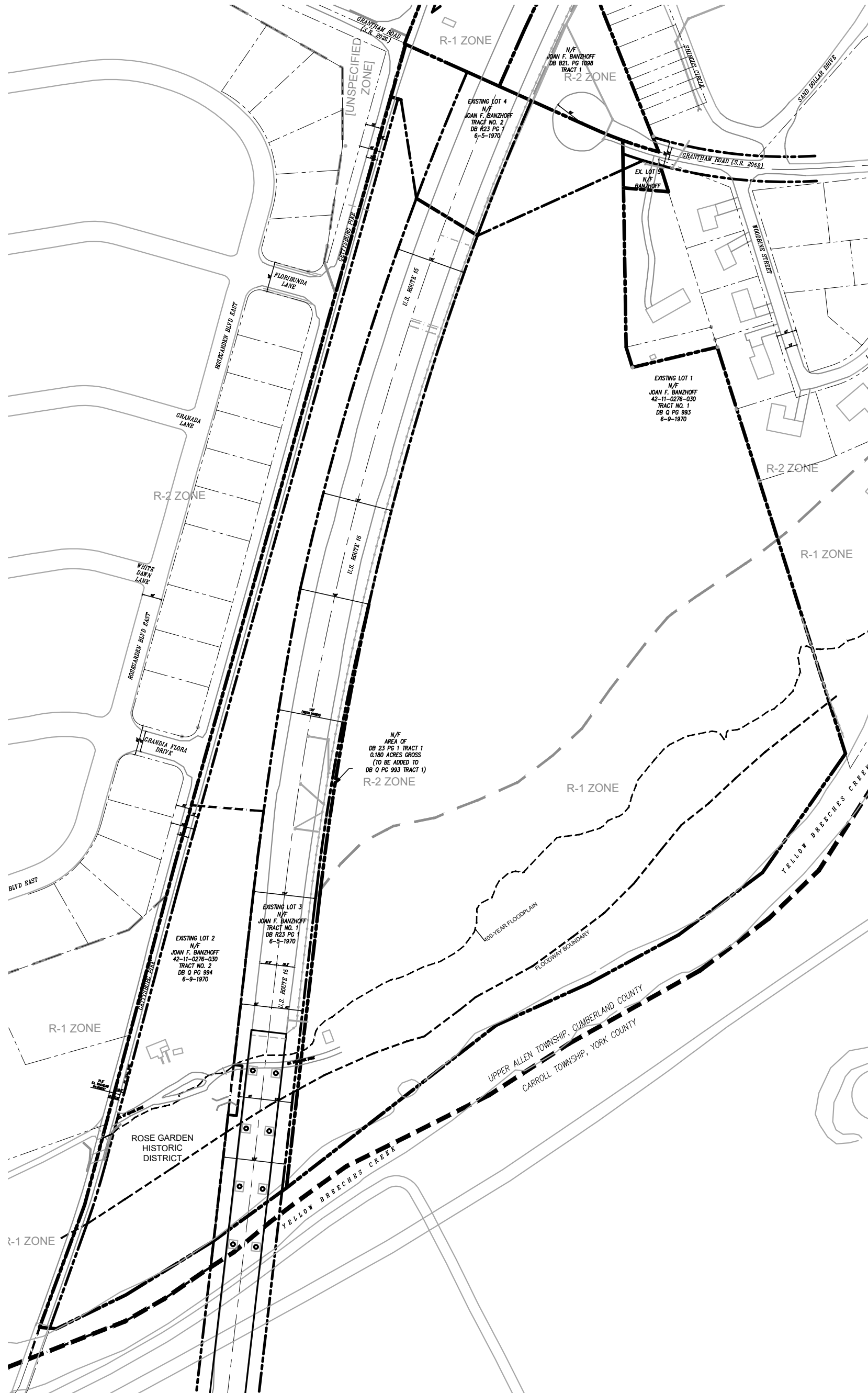
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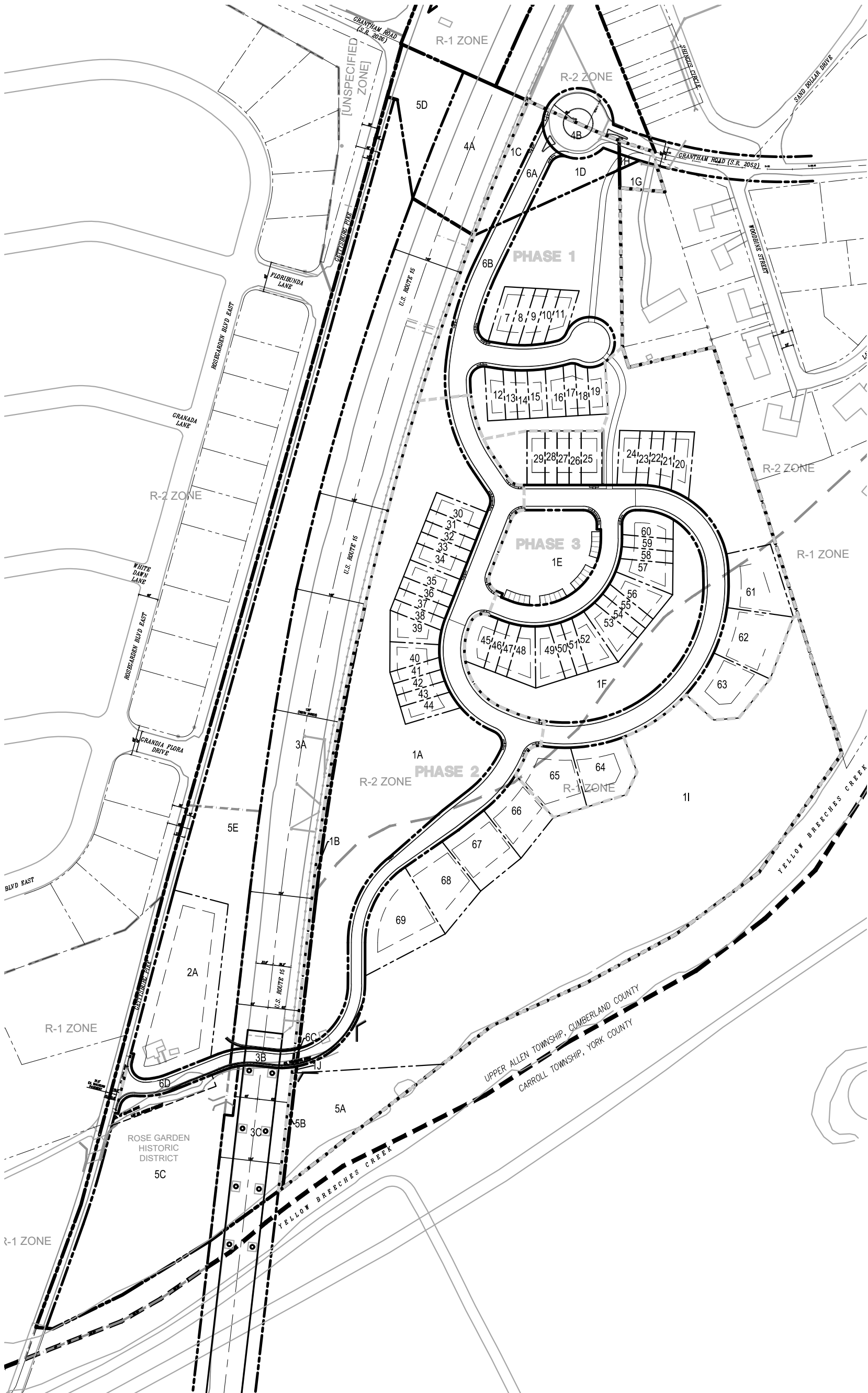
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SOIL CHART

Map Unit Symbol	Map Unit Name
BdB	Bedington shaly silt loam, 3 to 8 percent slopes
BdC	Bedington shaly silt loam, 8 to 15 percent slopes
BdD	Bedington shaly silt loam, 15 to 25 percent slopes
HdF	Hagerstown-Rock outcrop complex, 25 to 60 percent slopes
Me	Melvin silt loam
MnB	Monongahela silt loam, 3 to 8 percent slopes
MuB	Murrill channery loam, 3 to 8 percent slopes
MuC	Murrill channery loam, 8 to 15 percent slopes
W	Water
Wa	Warners silt loam



EXISTING LOTS



PROPOSED LOT AREAS

UTILITY EASEMENT NOTES

- § 220-23. Utility easements.**
- A. Utilities.**
- Easements shall be provided for poles, wires, conduits, storm and sanitary sewer lines, gas, water and heat mains, and other utilities intended to serve the abutting lots and for access to facilities. Whenever possible such easements shall be centered on the side or rear lot lines or along the front lot lines. The minimum width of utility easements shall be as follows:
 - Sanitary sewer and storm drainage facilities: 30 feet.
 - Underground and overhead public utilities: 20 feet.
 - 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. This requirement shall be noted on the final plan.
 - Where any natural gas, petroleum or high-tension electric transmission line traverses a subdivision or land development, the applicant shall confer with the applicable transmission or distribution company to determine the minimum easement requirements for the transmission line. Additionally, the Township will require, with the final plan application, a statement from the owner of the transmission line stating any conditions on the use of the tract which shall contain the above.
 - The applicant shall provide the Township with copies of easement agreements or statements from public utility providers, as applicable, to confirm the adequacy of proposed easements.
- B. Stormwater, sanitary sewer and clear water collection systems.** Where a subdivision and/or land development are traversed by stormwater, sanitary sewer or clear water collection system facilities, a utility easement shall be provided. In no case shall the easement be less than 30 feet in width. Additional width may be required by the Board of Commissioners depending on the purpose and use of the easements.
- C. Stream, watercourse, drainage channel, pond or lake.**
- Where a subdivision and/or land development is traversed by a watercourse, drainage way, channel or stream, there shall be provided a drainage easement conforming sustainability with its location for the purpose of widening, deepening, relocating, improving or protecting such watercourses, providing proper maintenance, or for the purpose of installing a stormwater or clear water system. The following standards shall apply:
 - Perennial streams: 15 feet from the stream bank.
 - Intermittent stream, drainage way, channel or swale: 15 feet from the center line of the watercourse.
 - An access easement shall be provided to the drainage easement. The width of such access points shall not be less than 30 feet.
 - In no case shall any drainage easement be less than 30 feet in width.
- D. Conservation.**
- Where environmental protection and floodplain overlay zones exist, a conservation easement shall be depicted on the plan within the overlay area.
 - In all subdivisions and land developments, a fifteen-foot conservation easement shall be provided around all delineated wetland areas to ensure minimal disturbance and encroachment in these areas.
- E. Pedestrian.**
- Where necessary for access to public or common lands, a pedestrian easement shall be provided with a width of no less than 10 feet. Additional width, fencing and/or planting may be required by the Board of Commissioners, depending on the purpose and use of the easement.
 - When a subdivision process multifamily attached dwellings, such as townhouses, the plans shall include an access easement for the purposes of property maintenance along the front and rear property lines of all units and side property lines of the end units, to allow all lot owners within the unit access to front and rear yards. The access easement shall have a minimum width of 10 feet. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain the easement. This easement is intended only for pedestrian access or for small and nonlicensed motorized maintenance equipment.

PHASE	TOWNHOMES	S.F. DETACHED	SCHEDULE	% DEVELOPMENT
PHASE 1:	13	0	2022-2024	20.6%
PHASE 2:	15	4	2024-2026	30.2%
PHASE 3:	26	5	2026-2028	49.2%
TOTAL UNITS:	54	9	2021-2028	100%

PHASE	NUMBER OF BUILDING LOTS	LOT NUMBERS
PHASE 1:	13 TOWNHOME LOTS	LOTS #7-19

PHASE 2:	15 TOWNHOME LOTS	LOTS #30-44
PHASE 2:	4 SINGLE FAMILY LOTS	LOTS #66-69

PHASE 3:	26 TOWNHOME LOTS	LOTS #20-29, #45-60
PHASE 3:	5 SINGLE FAMILY LOTS	LOTS #61-65

CURRENT SUBDIVISION PLAN:		
	1 EXISTING RESIDENCE	LOT #2A
	2 NON-BUILDING LOTS	LOTS #5C, #5E
	1 RIGHT-OF-WAY DEDICATION	LOT #6D

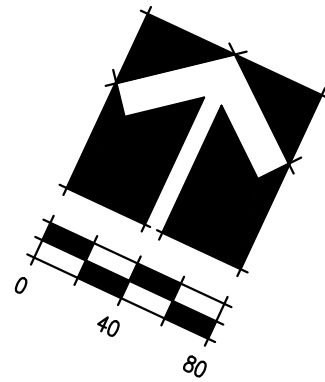
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Banzhoff Tract
Lots
2A, 5C, 5E, 6D

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

APPROVED PHASING PLAN

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SCALE

1" = 100'

JOB #

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7680C-1.dwg

DATE

9/29/23

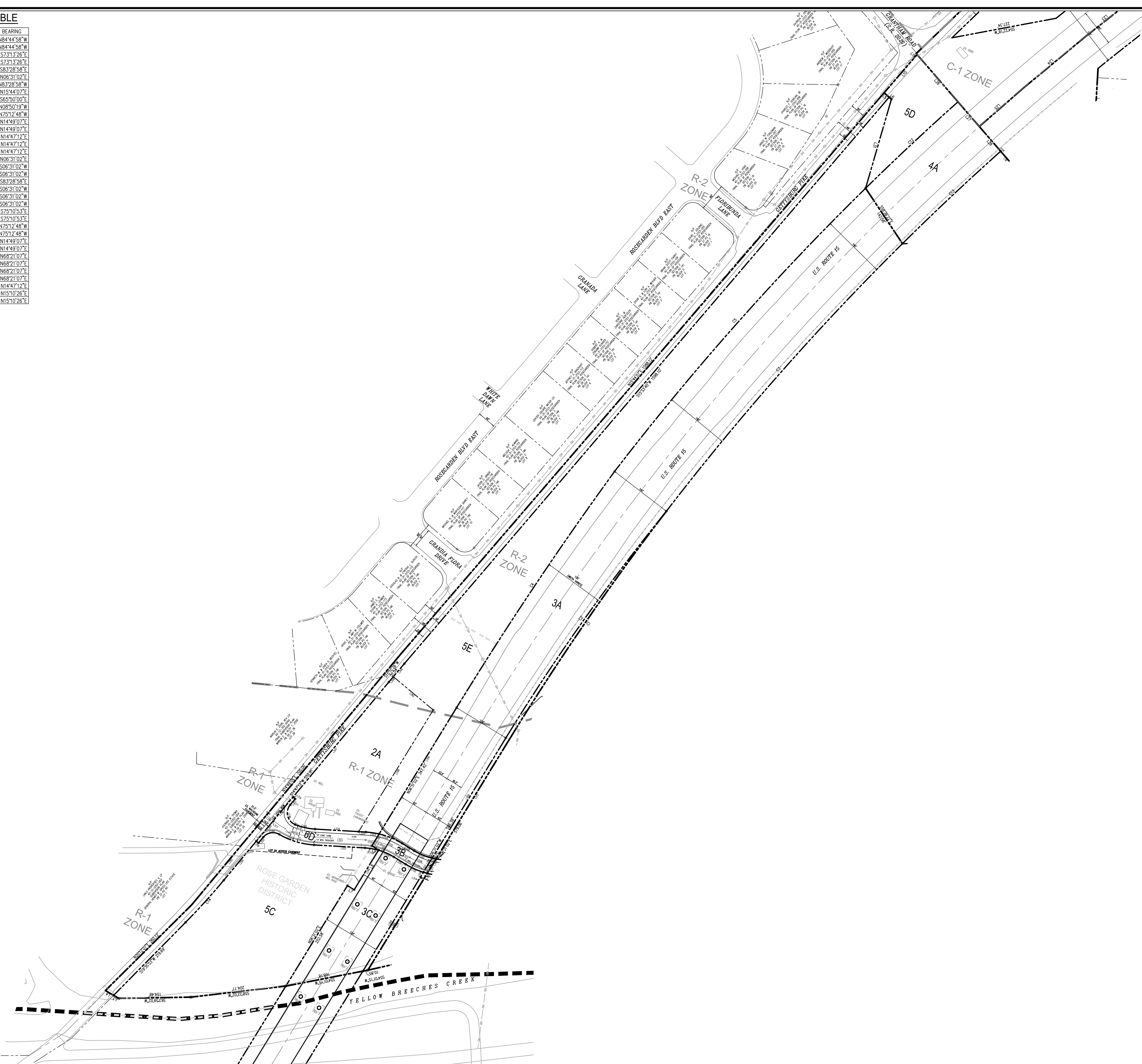
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NOTE: THIS PLAN INCLUDED TO
SHOW RELATIONSHIP TO PHASING
OF FUTURE DEVELOPMENT ON
ADJACENT TRACT.

CURVE TABLE						
CURVE	RAD	LEN	DELTA	TAN	CHORD	BEARING
C4	7720.22	609.45	4°31'23"	304.88	S08°46'44"W	609.29
C5	5799.65	811.80	8°01'12"	406.56	S16°33'11"W	811.14
C12	5799.65	271.13	2°40'43"	135.59	S21°54'08"W	271.11
C14	1450.40	121.80	4°48'41"	60.93	N17°11'32"E	121.76
C144	27.00	37.94	80°30'21"	22.86	S55°04'17"W	34.89
C145	150.00	95.47	36°28'00"	49.41	N86°35'07"E	93.87
C146	27.00	50.89	07°34'15"	36.87	S38°58'01"E	43.57
C147	167.00	78.62	28°58'21"	40.05	N81°50'17"E	77.89
C148	133.00	43.86	18°53'45"	22.13	N77°47'59"E	43.66
C149	133.00	29.28	12°36'44"	14.70	S74°39'29"W	29.22
C151	150.00	19.93	7°36'44"	9.98	S72°09'29"W	19.91
C153	167.00	28.52	9°47'03"	14.29	S73°14'38"W	28.48

LINE TABLE		
LINE	LENGTH	BEARING
L3	13.04	N84°44'58"W
L4	20.43	N84°44'58"W
L5	14.41	S73°13'26"E
L6	6.47	S73°13'26"E
L7	17.00	S83°28'58"E
L8	100.00	N06°31'02"E
L9	17.00	N83°28'58"W
L10	108.26	N15°44'07"E
L26	134.01	S65°50'00"E
L31	198.53	N08°50'19"W
L282	111.40	N75°12'48"W
L292	251.51	N14°49'07"E
L293	448.49	N14°49'07"E
L294	109.04	N14°47'12"E
L295	57.45	N14°47'12"E
L296	65.37	N14°47'12"E
L298	305.92	N06°31'02"E
L299	99.57	S06°31'02"W
L300	0.43	S06°31'02"W
L301	17.00	S83°28'58"E
L302	11.90	S06°31'02"W
L303	18.03	S06°31'02"W
L304	317.50	S06°31'02"W
L316	19.00	S75°10'53"E
L317	1.00	S75°10'53"E
L318	5.97	N75°12'48"W
L319	6.04	N75°12'48"W
L320	16.11	N14°49'07"E
L321	16.43	N14°49'07"E
L322	109.45	N68°21'07"E
L323	109.45	N68°21'07"E
L324	93.76	N68°21'07"E
L325	15.69	N68°21'07"E
L347	321.04	N14°47'12"E
L348	15.01	N15°10'26"E
L349	36.53	N15°10'26"E



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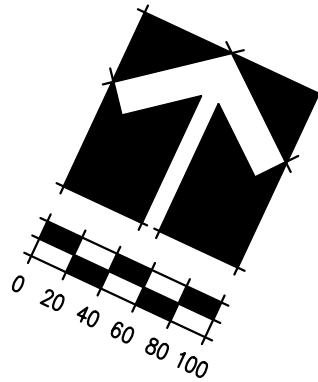
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PROJECT

**Banzhoff Tract
Lots
2A, 5C, 5E, 6D**

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

**OVERALL SITE PLAT
AND TABLES**

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SCALE

1" = 100'

JOB #

7680

CADD

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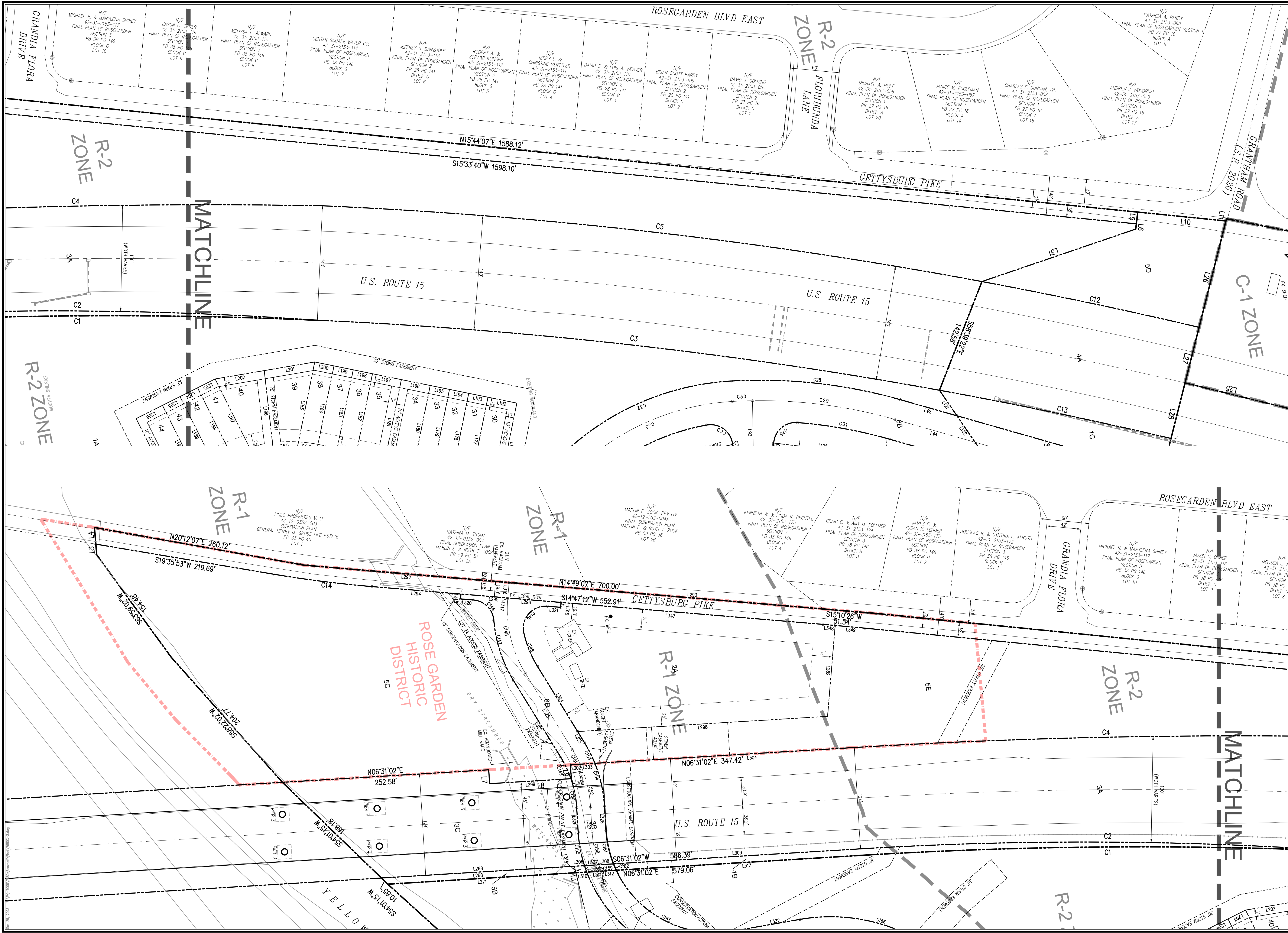
9/29/23

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C-3.1



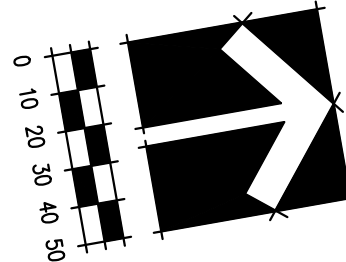
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chswdner@aol.com

PROJECT

Banzhoff Tract
Lots
2A, 5C, 5E, 6D

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

PLAT AND PLAN

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SCALE

1" = 50'

JOB #

7680

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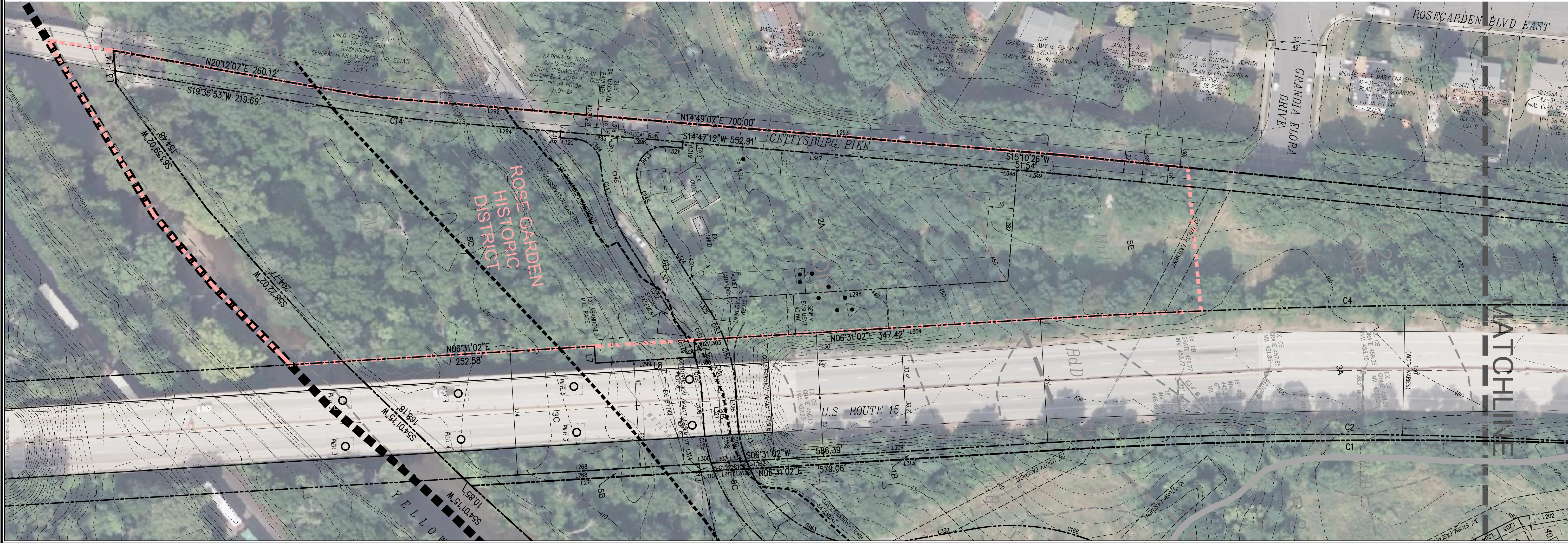
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DATE

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SHEET

C-3.2



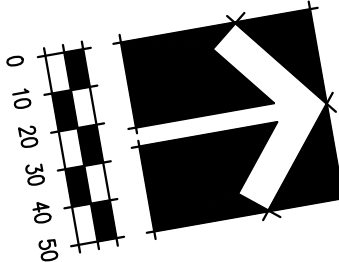
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UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

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AERIAL PHOTOGRAPH

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SCALE

1" = 50'

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SHEET

C-3.3