

Banzhoff Tract Lots 2A, 5C, 6D

Tax Parcel ID 42-11-0276-030
Preliminary / Final Subdivision Plan

September 29, 2023
Revised November 16, 2023
Revised January 3, 2024

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

Submitted by:
Hany Mawaad
1135 Newbold Lane
Mechanicsburg, PA 17050
(717) 645-1300
chswdiner@aol.com

Sheet Index

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, Easements, and Tables
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C-3.2	Plat and Plan
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APPROVALS

THIS PLAN APPROVED BY THE UPPER ALLEN TWP. ENGINEER
THIS _____ DAY OF _____, 20____

TOWNSHIP ENGINEER

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

THIS _____ DAY OF _____, 20____

THE CONDITIONS OF APPROVAL WERE SATISFIED

THIS _____ DAY OF _____, 20____

PRESIDENT

SECRETARY

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
PLS #: 055509-E

DATE

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 Mawaad
1135 Newbold Lane
Mechanicsburg, PA 17050
(717) 645-1300
chswdiner@aol.com

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS THE _____ DAY OF _____, 2023

BEFORE ME UNDERSIGNED PERSONALLY APPEARED

OWNER(S) _____

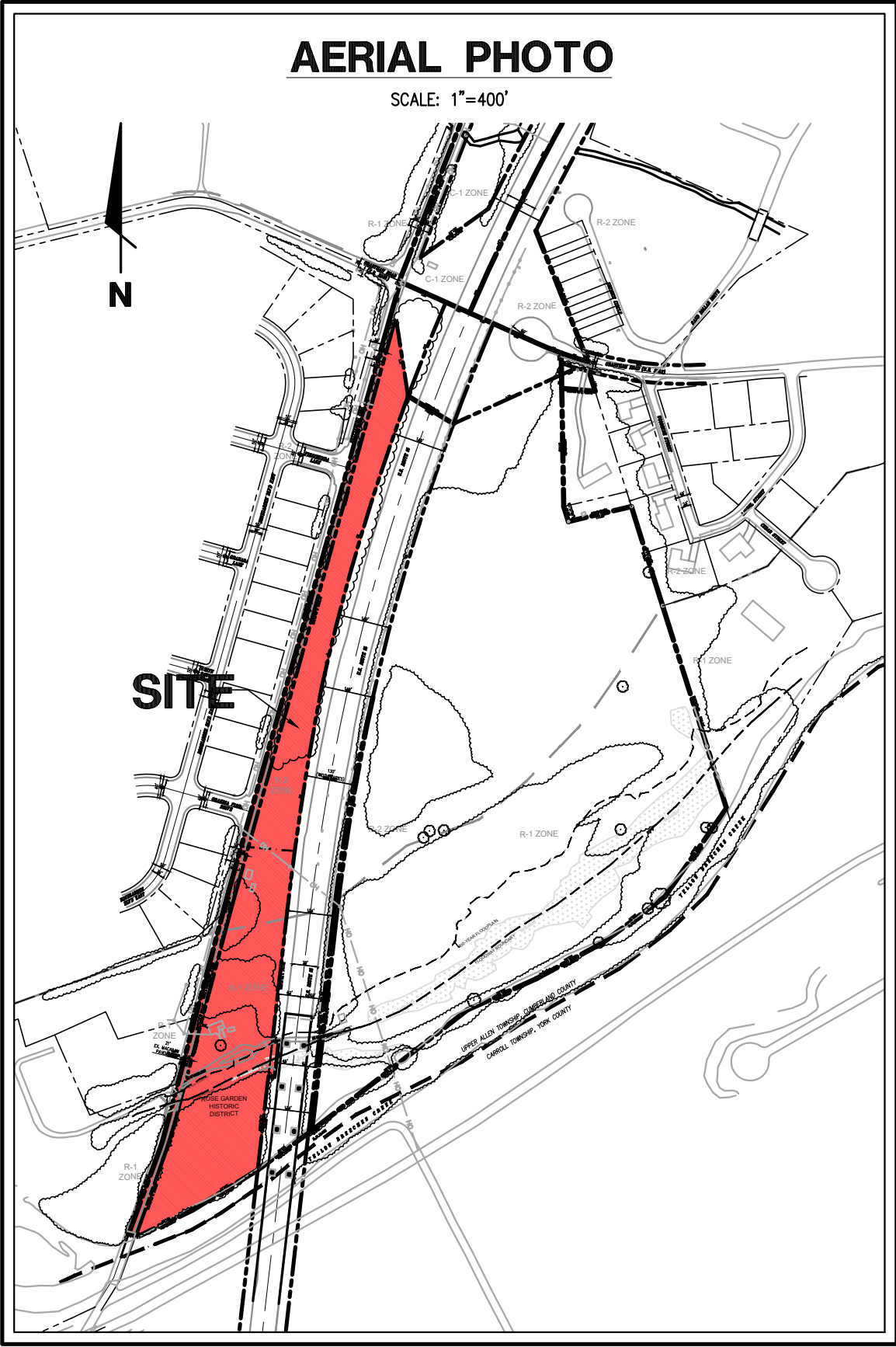
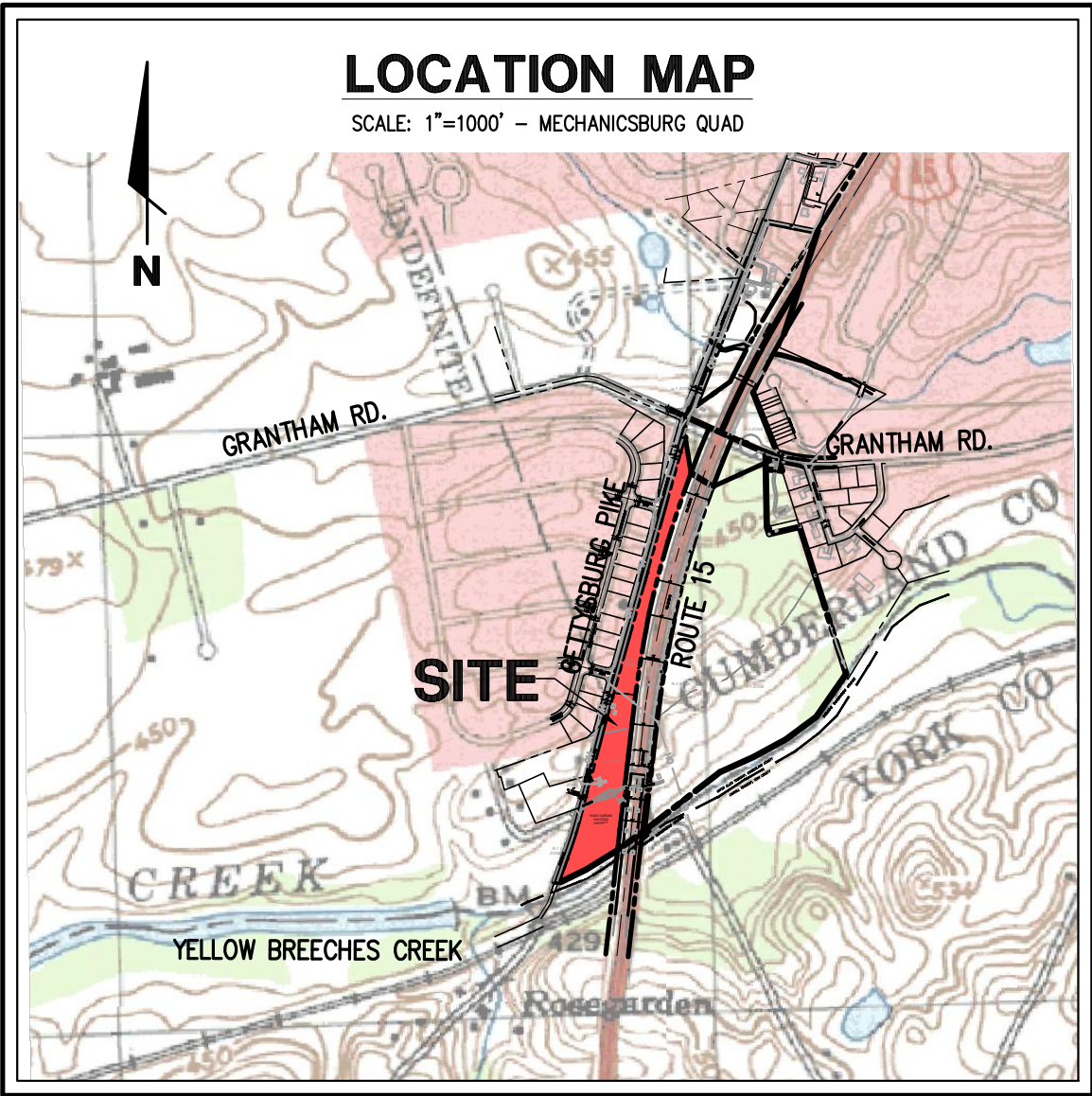
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

THE _____ DAY OF _____, 20____



UTILITY CONTACTS

NATURAL GAS
UGI UTILITIES, INC.
15TH AND PAXTON STREETS
HARRISBURG, PA 17104
(717) 234-5851
CONTACT: JOHN MURRAY

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

CABLE
COMCAST CABLE
4601 SMITH STREET
HARRISBURG, PA 17109
(717) 651-1913
CONTACT: DAVID McLUCKIE

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

WATER
UNITED WATER PA
317 NORTH MARKET STREET
MECHANICSBURG, PA 17055
(717) 564-3662
CONTACT: DENNIS RUDISILL

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



architecture
engineering
landscape architecture
planning
surveying

melham
ASSOCIATES, PC

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PROJECT

Banzhoff Tract
Lots
2A, 5C, 6D

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

COVER SHEET

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SCALE

AS SHOWN

JOB #

7680

CADD

7680C-1.dwg

DATE

1/3/24

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
TOTAL	2A	196,368 SF	4.508 AC	EXISTING RESIDENCE	RETAINED BY OWNER
	5C	99,045 SF	2.2737 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.
		348,712 SF	8.0053 AC		

OWNERS / APPLICANTS / DEVELOPERS

EQUITABLE OWNER/APPLICANT:	HANY MAWAAD 1135 NEWBOLD LANE MECHANICSBURG, PA 17050 (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
PROPOSED SEWAGE DISPOSAL:	LOT 2A - PRIVATE LOT 5C - N/A; NON-BUILDING LOT LOT 6D - N/A; RIGHT-OF-WAY DEDICATION
EXISTING WATER SUPPLY:	LOT 2 - PRIVATE
PROPOSED WATER SUPPLY:	LOT 2A - PRIVATE LOT 5C - N/A; NON-BUILDING LOT LOT 6D - N/A; RIGHT-OF-WAY DEDICATION
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%	30%
MINIMUM GREENWAY AREA (OPTION 1):	N/A	N/A

DEFERRALS (APPROVED MAY 6, 2015)

THE FOLLOWING DEFERRALS WERE APPROVED BY THE UPPER ALLEN TOWNSHIP BOARD OF COMMISSIONERS ON MAY 6, 2015. ALL DEFERRALS ARE GRANTED UNTIL SUCH TIME AS THE BOARD OF COMMISSIONERS DEEM THE IMPROVEMENT NECESSARY.

- 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 220-9.A(1)(a) PRELIMINARY PLAN** - A WAIVER OF THIS SECTION IS REQUESTED TO ALLOW FOR THE PLAN TO BE SUBMITTED AS A PRELIMINARY/FINAL PLAN.
- SALDO SECTION 220-9.11.(1) WETLANDS** - A WAIVER OF THIS SECTION IS REQUESTED AS NO CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.
- SALDO SECTION 220-9.C.(2)(i) LOCATION OF SEWAGE DISPOSAL FACILITIES** - A WAIVER OF THIS SECTION IS REQUESTED AS THE EXISTING SEPTIC SYSTEM'S LOCATION CANNOT BE VISUALLY DETERMINED.

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 4.5-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 (#42041C0269F DATED 9/7/23) 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. ALL PROPERTY CORNERS NOT NOTED AS BEING CONCRETE MONUMENTS SHALL BE SET WITH 5/8" REBAR AS SHOWN.
- 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-CONFORMITY WITH RESPECT TO THE SETBACK ALONG OLD GETTYSBURG PIKE. THE RESIDENCE HAS AN EXISTING SETBACK OF 19.3' FROM THE RIGHT-OF-WAY.
- LOT 5C IS NOT A DEVELOPABLE LOT. THE ENTIRETY OF LOT 5C SHALL BE A CONSERVATION EASEMENT, WITH THE EXCEPTION OF GRADING REQUIRED TO CONSTRUCT THE FUTURE ROADWAY ON LOT 6D.
- 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.
- ANY DEVELOPMENT OF THE LOTS SHALL RESULT IN COMPLIANCE WITH STORM DRAINAGE AND STORMWATER MANAGEMENT IN ACCORDANCE WITH CHAPTER 214.
- THE OWNER OF PROPOSED LOT 2A SHALL RETAIN RIGHTS OF ACCESS THROUGH PROPOSED LOTS 5C AND 6D UNTIL CONSTRUCTION OF THE FUTURE ROADWAY ON LOT 6D.
- ANYTHING DONE WITHIN THE ROSE GARDEN HISTORIC DISTRICT BOUNDARY AREA MUST COMPLY WITH REQUIREMENTS IN CHAPTER 155 OF THE CODIFIED ORDINANCES.
- THE EXISTING SEPTIC TANK ON LOT 2A, LAST PUMPED IN JULY 2023, IS SCHEDULED FOR ITS NEXT PUMPING CYCLE IN 2026. THE SEPTIC SYSTEM WILL BE INSPECTED BY THE TOWNSHIP SED AT THIS TIME. THE TANK IS PUMPED. AT ANY TIME, IF THE SEWAGE DISPOSAL SYSTEM IS FOUND TO BE DEFECTIVE OR INOPERATIVE BY THE SED, IT WILL HAVE TO BE REPAIRED OR REPLACED.

RECREATION LAND ACQUISITION AND IMPROVEMENT FUND

In the event the Board of Commissioners determines not to accept land offered for recreation use, a contribution to the Township Recreation Land Acquisition and Improvement Fund in lieu of dedication shall be required.

(a) Fees for residential development. Every subdivision or land development for residential purposes shall contribute to the Township Recreation Land Acquisition and Improvement Fund (the "fund") on amount of \$2,300 per dwelling unit. This fee may be revised, from time to time, by resolution of the Board of Commissioners.

(b) Fees for nonresidential development. Every subdivision or land development for any new business or professional, commercial or industrial purposes shall contribute to the fund an amount of \$200 per employee. This fee may be revised, from time to time, by resolution of the Board of Commissioners. The fee for nonresidential development shall be based on the following:

- Business and professional office use. One employee per 300 square feet of floor area for office space.
- Industrial use. One employee per 1,500 square feet of floor area for industrial purposes.
- Commercial use. One employee per 500 square feet of floor area for commercial use.
- Institutional use. One employee per 500 square feet of floor area for institutional use. Public uses and facilities owned and operated by political subdivisions, public libraries, and public school districts or entities are excluded from the requires of this provision.

(c) The fees paid and contributed to the fund shall be paid upon approval of the subdivision or land development plan or any phase or section thereof. Payment of the required contribution shall be included as a condition of approval of such subdivision and land development plans.

UTILITY EASEMENT NOTES

§ 220-23. Utility easements.

A. Utilities.

(1) 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.

(2) 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.

(3) 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.

(4) 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.

(1) Where a subdivision and/or land development is traversed by a watercourse, drainageway, 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, drainageway, 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.

(2) 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.

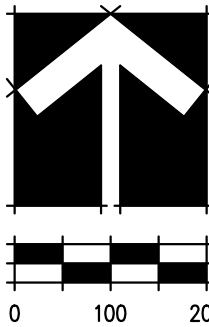
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PROJECT

Banzhoff Tract
Lots
2A, 5C, 6D

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

OVERALL LOT LAYOUT
AND SITE DATA

© 2024 MELHAM ASSOCIATES PC

SCALE

1" = 200'

JOB #

7680

CADD

7680C-1.dwg

DATE

1/3/24

SHEET

C-1.1

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
1 NON-BUILDING LOT	LOT #5C
1 RIGHT-OF-WAY DEDICATION	LOT #6D

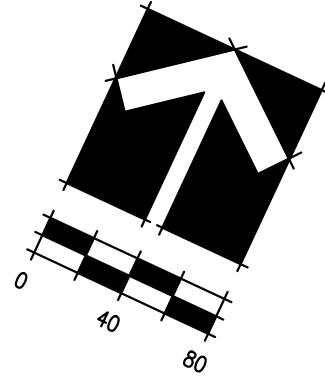
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Banzhoff Tract
Lots
2A, 5C, 6D

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

APPROVED PHASING PLAN

© 2024 MELHAM ASSOCIATES PC

SCALE

1" = 100'

JOB #

7680

CADD

7680C-1.dwg

DATE

1/3/24

SHEET

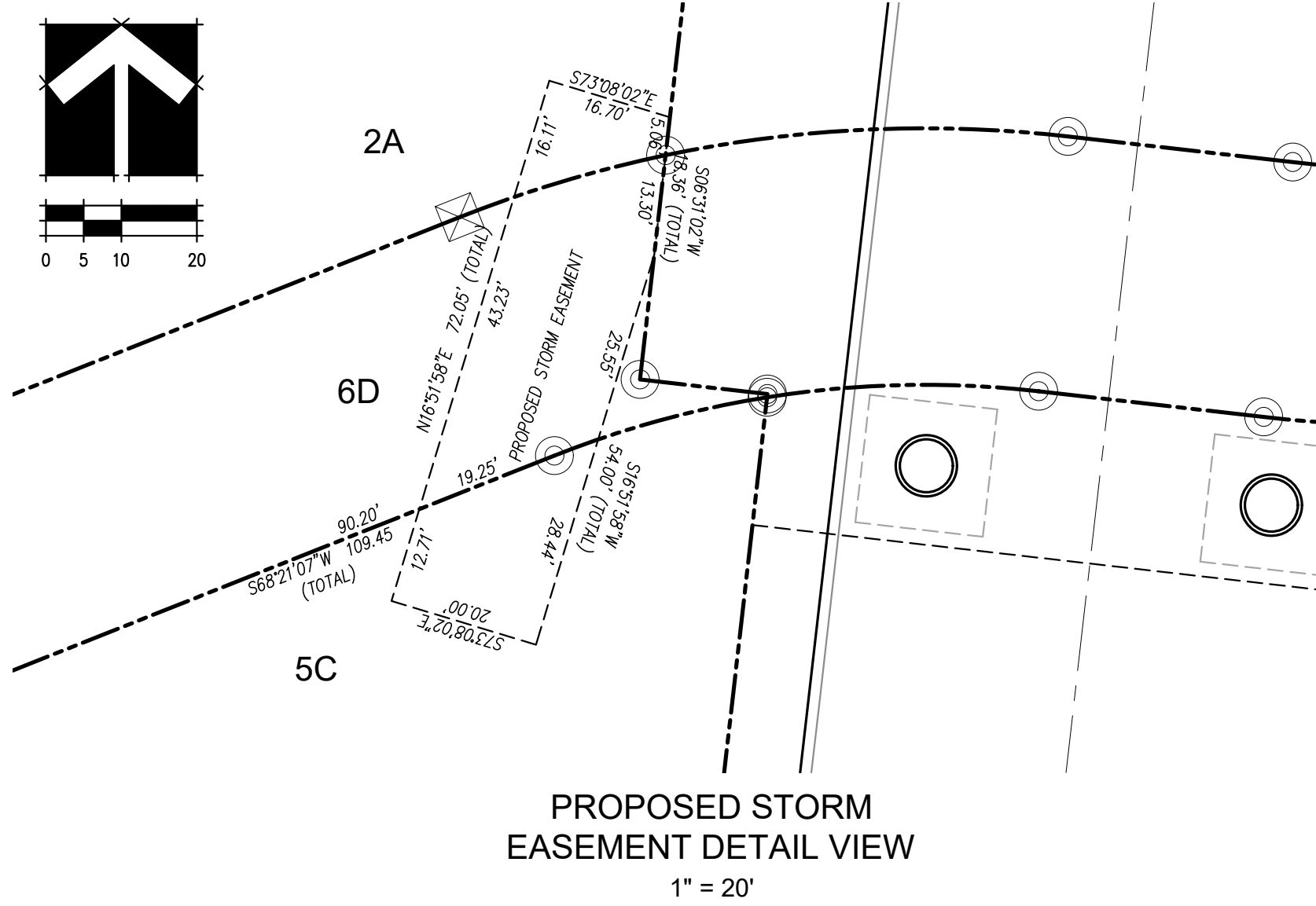
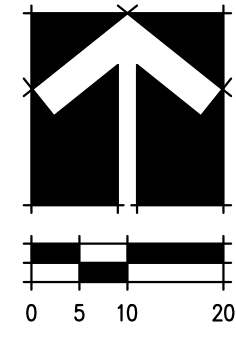
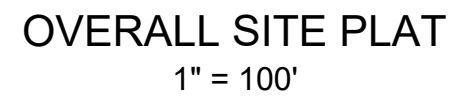
C-1.2

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

LEGEND

	RIGHT-OF-WAY LINE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING ROAD CENTER LINE
	PROPOSED ROAD CENTER LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	TOWNSHIP/BORO/COUNTY LINE
	SOIL BOUNDARY LINE
	PHASE LINE
	EXISTING SANITARY SEWER/MANHOLE
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC WITH UTILITY POLE
	EXISTING CONCRETE CURB
	PROPOSED CONCRETE CURB
	EXISTING TREE LINE
	EXISTING TREE
	EXISTING PROPERTY CORNER
	PROPOSED PROPERTY CORNER
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE MONUMENT
	EXISTING STRUCTURES OR FEATURES
	EXISTING FENCE LINE

LINE TABLE			
LINE	LENGTH	BEARING	
L3	13.04	N44°48'58"W	
L4	20.43	N44°48'58"W	
L5	16.47	S73°13'22"E	
L6	6.47	S73°13'22"E	
L7	17.00	S82°31'02"E	
L8	100.00	N06°38'08"E	
L9	17.00	S82°31'02"E	
L10	108.26	N15°44'07"E	
L11	13.57	N15°44'07"E	
L13	198.53	N08°50'19"E	
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	13.57	N14°47'12"E	
L297	99.57	S36°31'02"E	
L300	4.43	S06°31'02"E	
L301	17.00	S82°31'02"E	
L302	11.90	S06°31'02"E	
L303	18.03	S06°31'02"E	
L304	371.50	S06°31'02"E	
L316	190.00	S75°03'52"E	
L317	1.00	N15°50'53"E	
L318	5.97	N75°12'48"W	
L319	6.04	N75°12'48"W	
L320	16.11	N14°49'07"E	
L321	16.13	N14°49'07"E	
L322	109.45	N68°21'07"E	
L323	109.45	N68°21'07"E	
L324	109.45	N68°21'07"E	
L324	321.04	N14°47'12"E	
L348	51.54	N15°20'26"E	



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DRAWING

SCALE

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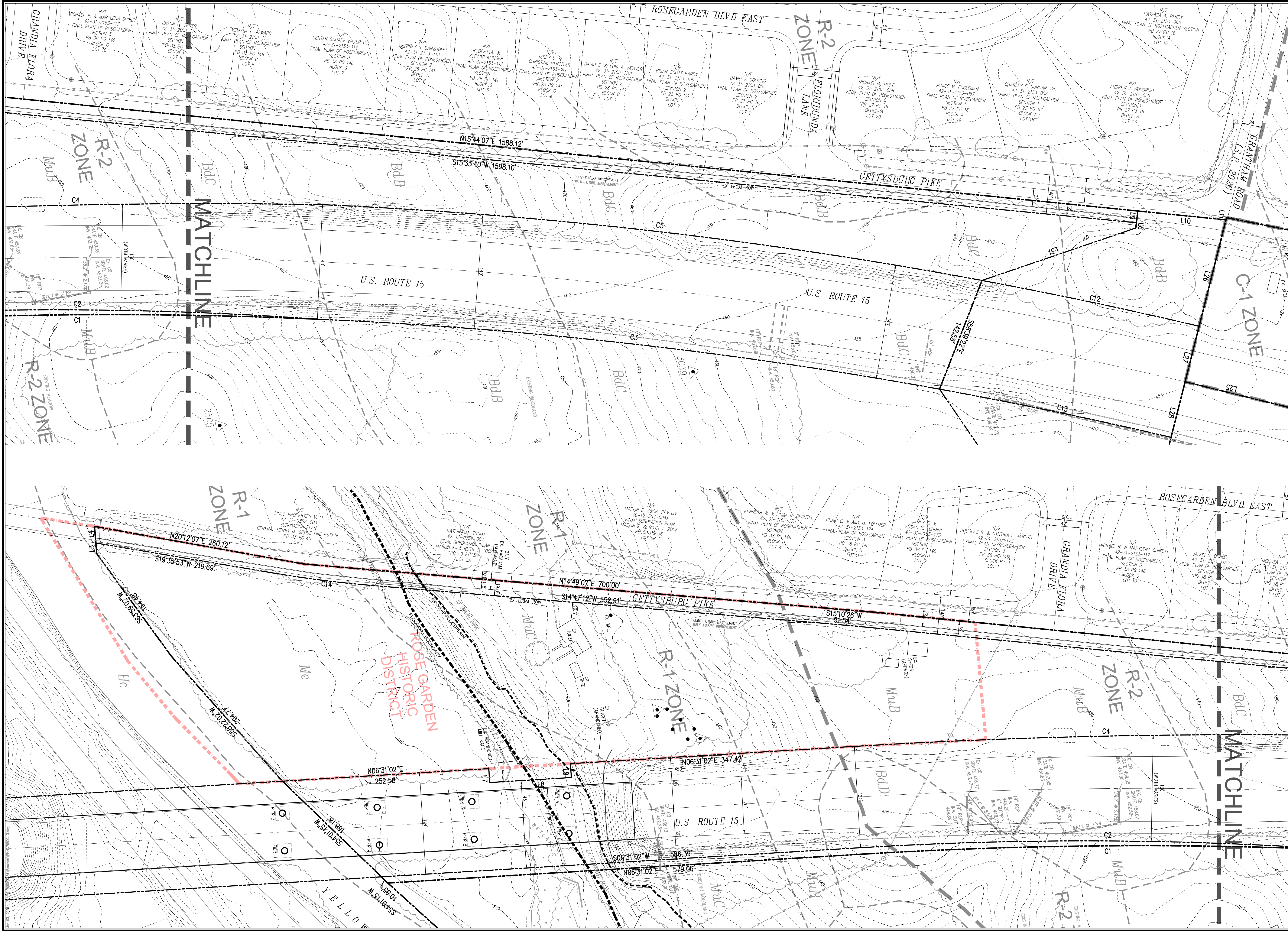
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DATE _____

1/3/24

SHEET

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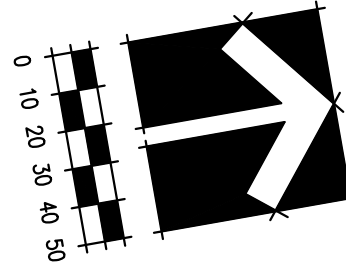
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PROJECT

Banzhoff Tract
Lots
2A, 5C, 6D

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

PHASE

PRELIMINARY / FINAL

DRAWING

EXISTING CONDITIONS

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SCALE

1" = 50'

JOB #

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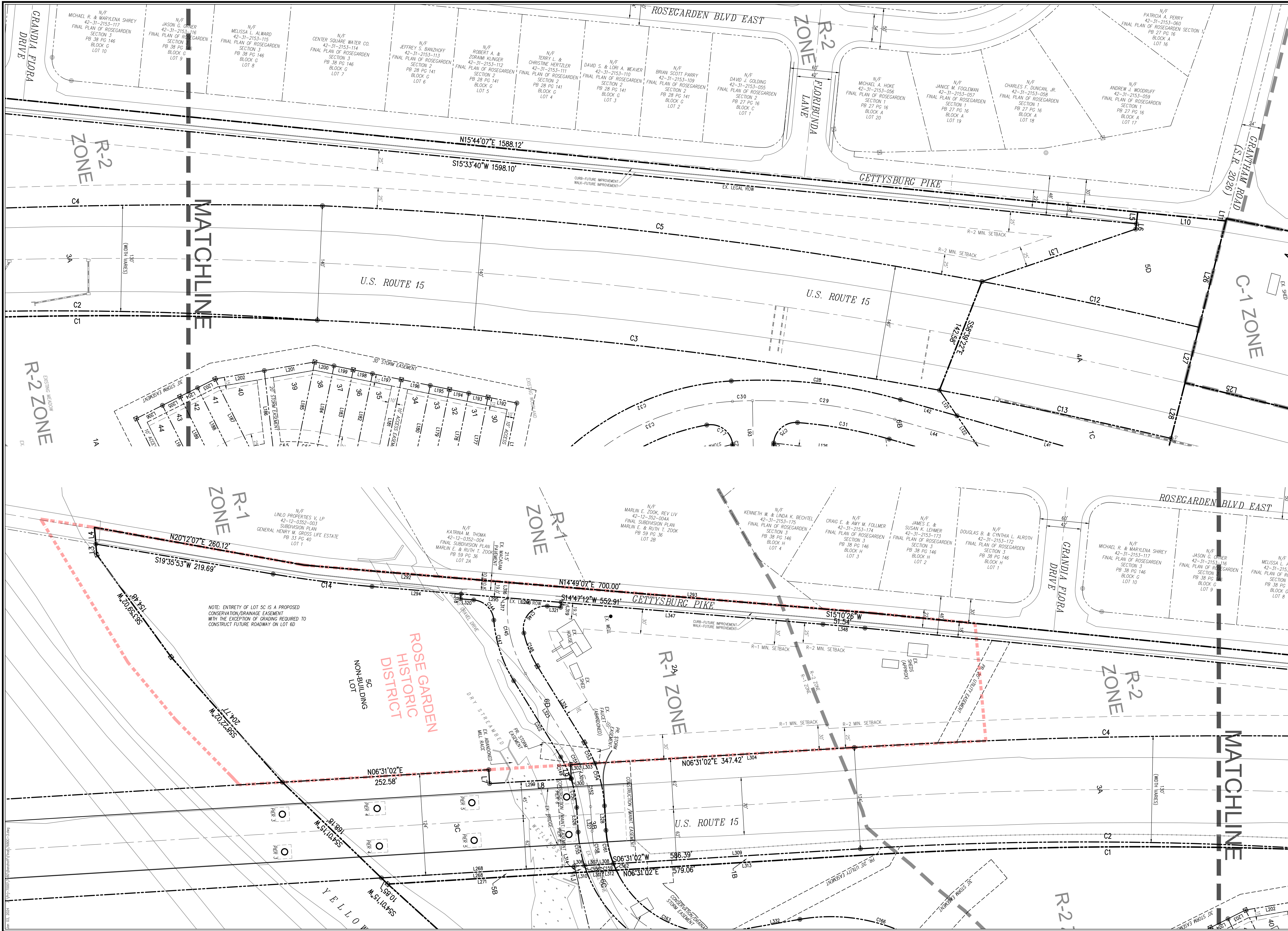
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SHEET

C-3.1



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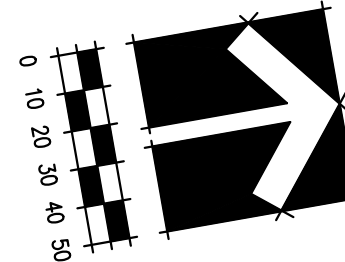
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PLAT AND PLAN

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SCALE

1" = 50'

JOB #

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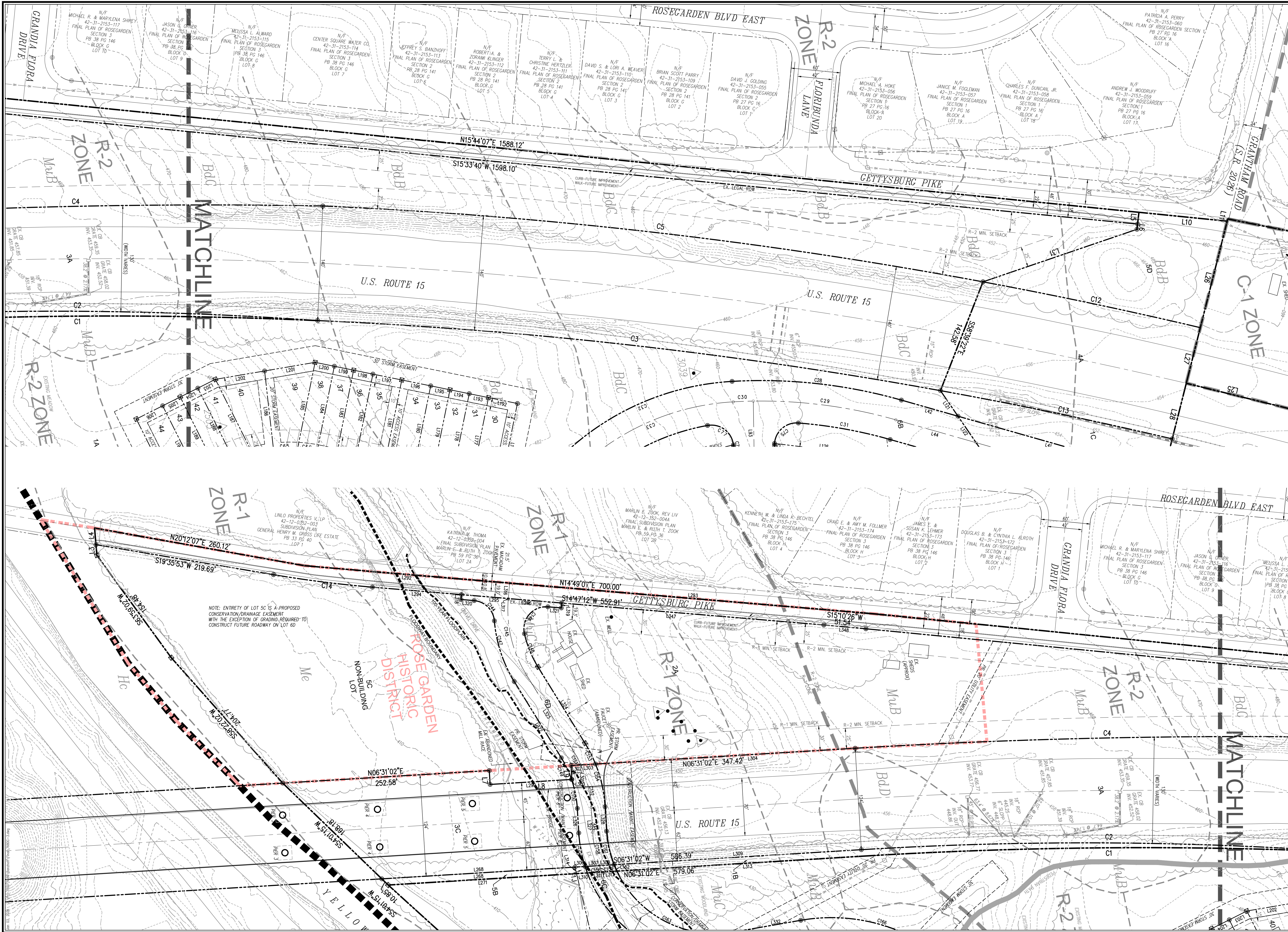
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DATE

1/3/24

SHEET

C-3.2



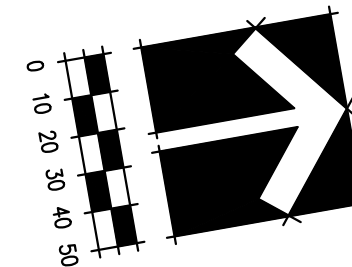
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PROPOSED SUBDIVISION
PLAN

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SHEET

C-3.3