

MEADOWVIEW ESTATES
SECTION II PHASE LEGEND

- PHASE I
- PHASE II
- PHASE III
- PHASE IV
- PHASE V
- PHASE VI

PLAN
SCALE: 1" = 200'

SITE DATA

- TOTAL TRACT AREA SECTION II 103.865 ACRES
- TOTAL NUMBER OF RESIDENTIAL LOTS SECTION II 115 LOTS
- TOTAL TRACT AREA PHASE VI 40.58 ACRES
- TOTAL NUMBER OF RESIDENTIAL LOTS PHASE VI 36 LOTS
- TOTAL NUMBER OF RESIDENTIAL LOTS PHASE VI-A 8 LOTS
- ZONING: LOW DENSITY - RESIDENTIAL (R-1) 36 LOTS
- PUBLIC WATER AND SEWER: EXTENDED FROM SECTION II PHASE V
- MINIMUM RESIDENTIAL LOT AREA REQUIRED: LOW DENSITY - RESIDENTIAL (R-1) 20,000 S.F.
- MINIMUM RESIDENTIAL LOT AREA PROVIDED PHASE VI 24,198 S.F.
- MINIMUM RESIDENTIAL LOT WIDTH REQUIRED: LOW DENSITY - RESIDENTIAL (R-1) 75 FEET
- MINIMUM RESIDENTIAL LOT WIDTH PROVIDED PHASE VI 140 FEET
- SETBACK REQUIREMENTS: LOW DENSITY - RESIDENTIAL (R-1) F-30 S-15 R-15
- MAXIMUM BUILDING COVERAGE LOT 25% / LOT
- MAXIMUM IMPERVIOUS SURFACE 40% / LOT
- NO PRINCIPAL BUILDING SHALL EXCEED 35 FEET
- ACCESSORY BUILDING ZONING SECTION 245-153

SECTION II - PHASE VI-A

- LOT 79 - 25,200 S.F. = 0.578 ACRES
LOT 80 - 25,200 S.F. = 0.578 ACRES
LOT 81 - 25,200 S.F. = 0.578 ACRES
LOT 82 - 24,198 S.F. = 0.555 ACRES
LOT 83 - 160,331.8 S.F. = 3.681 ACRES
LOT 112 - 30,998.0 S.F. = 0.712 ACRES
LOT 113 - 28,000 S.F. = 0.643 ACRES
LOT 114 - 28,000 S.F. = 0.643 ACRES
LOT 115 - 28,000 S.F. = 0.643 ACRES

WAIVER REQUESTS

ITEM	ACTION STATUS	
	PLANNING COMMISSION APPROVAL	BOARD OF COMMISSIONERS APPROVAL
1. 220-9C(2)(i) - 1' CONTOURS	12-17-07	1-07-08
2. 220-11B - HYDROGEOLOGIC STUDY	12-17-07	1-07-08
3. 220-11D - STEEP SLOPE REPORT	12-17-07	1-07-08
4. 220-11F - TRAFFIC IMPACT REPORT	12-17-07	1-07-08
5. 220-11G - PARK AND RECREATION REPORT	12-17-07	1-07-08
6. 217-17 - GROUNDWATER RECHARGE	12-17-07	1-07-08

I, RICHARD D. JONES P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ROBERT D. RWIN P.E. (DECEASED) AND THAT THE UNDERSIGNED HEREWITH HAS REVIEWED THE PLAN AND AGREES THAT THE PLACEMENT OF MONUMENTS AND MARKERS AS SHOWN ARE PROPER AND WILL BE PLACED.

I, RICHARD D. JONES ON JANUARY 30, 2008, HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER ALLEN TOWNSHIP ACT 187 STORM WATER MANAGEMENT ORDINANCE.

JOHN R. WILLIAMS, P.L.S.
RICHARD D. JONES P.E.

DRAWING INDEX

SHEET NO.	SHEET TITLE
1	GENERAL SITE PLAN
2 - 3	PLAN OF PROPOSED LOTS
4 - 5	SITE CONTOUR & UTILITY PLAN
6	STREET AND UTILITY PROFILES
7	CONSTRUCTION DETAILS
8 - 9	SEWAGE PUMPING STATION
ES1 - ES3	EROSION AND SEDIMENTATION PLANS

SPECIAL NOTES

- THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE OFF EIGHT (8) SINGLE FAMILY BUILDING LOTS AND ONE LOT FOR UTILITY USE FROM PHASE VI, SECTION II OF MEADOWVIEW ESTATES.
- THIS PHASE OF MEADOWVIEW ESTATES IS COVERED BY NPDES PERMIT PA02-0021-03-033, WHICH IS VALID UNTIL SEPTEMBER 15, 2008.
- THERE ARE NO STRUCTURES NOR ADJACENT LANDS LISTED ON NATIONAL REGISTER OF HISTORICAL PLACES ON THIS SITE.
- THERE ARE NO NATURAL HABITATS, SUCH AS WETLANDS, PLANT OR ANIMAL SPECIES ON THIS PREVIOUSLY AGRICULTURAL USED SITE.
- THERE IS NO EVIDENCE OF ANY WETLANDS WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- THERE ARE NO AREAS WITHIN THE BOUNDARY OF THIS SUBDIVISION SUBJECT TO FLOODPLAIN INFRINGEMENT.
- PROPOSED SANITARY SEWERS ARE SHOWN ON THE STREET AND EASEMENT PROFILES.
- WATER SERVICE TO THE SITE WILL BE VIA EXTENSION OF LINES FROM THE UNITED WATER OF PENNSYLVANIA THAT WERE CONSTRUCTED DURING THE SECTION II PHASE V DEVELOPMENT IN SOUTH VIEW DRIVE AND SECTION II PHASE V, NORTH MEADOW DRIVE.
- THIS SITE MAY BE UNDERLAIN WITH CARBONATE ROCK AND THERE MAY BE A POTENTIAL FOR SINKHOLES. SPECIAL CONSTRUCTION PROCEDURES MAY BE NECESSARY AND DESIRABLE TO MITIGATE THESE GEOLOGIC CONDITIONS.

GENERAL NOTES

- ALL PROPOSED LOTS ARE LOCATED IN THE LOW DENSITY - RESIDENTIAL (R-1) ZONING DISTRICT.
- ALL STREET RIGHTS OF WAY ARE TO BE DEDICATED TO UPPER ALLEN TOWNSHIP.
- IRON PINS WILL BE PLACED AT ALL PROPERTY CORNERS AND MONUMENTS AT ALL P.C.'S AND P.T.'S OF STREET CURVES. ADDITIONALLY TWO (2) PERMANENT CONTROL MONUMENTS WILL BE PLACED IN THIS PHASE TO BE USED ALONG WITH FUTURE PHASES TO PROVIDE CONTINUITY OF BOUNDARY ESTABLISHMENT.
- UTILITIES IN RIGHTS OF WAY AND EASEMENTS AS WELL AS LOT 83 WILL BE DEDICATED TO UPPER ALLEN TOWNSHIP WITH RIGHTS OF ENTRY, AS REQUIRED.
- ALL STREETS OR ROADS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR PUBLIC USE.
- TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.
- DATUM IS A CARRYOVER FROM PREVIOUS PHASES THAT WERE ESTABLISHED FROM KNOWN ELEVATIONS OF THE EXISTING SANITARY SEWER SYSTEM WHICH IS A USCG SURVEY DATUM.
- THE OWNERS /CONTRACTOR MUST NOTIFY UPPER ALLEN TOWNSHIP AT LEAST (1) WEEK PRIOR TO CONSTRUCTION OF PUBLIC IMPROVEMENTS.

MAP CODE: 42-10-0646-031 DEED BOOK 141, PAGE 644

WE, _____, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLOTTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAN AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MEADOWVIEW ESTATES, SECTION II, PHASE VI-A. AN ADDITION TO SECTION II OF MEADOWVIEW ESTATES. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAN BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND 15 TO 30 FEET IN WIDTH AS SHOWN ON THIS PLAN AND MARKED "UTILITY EASEMENTS" WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED NO BUILDINGS OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITIES.

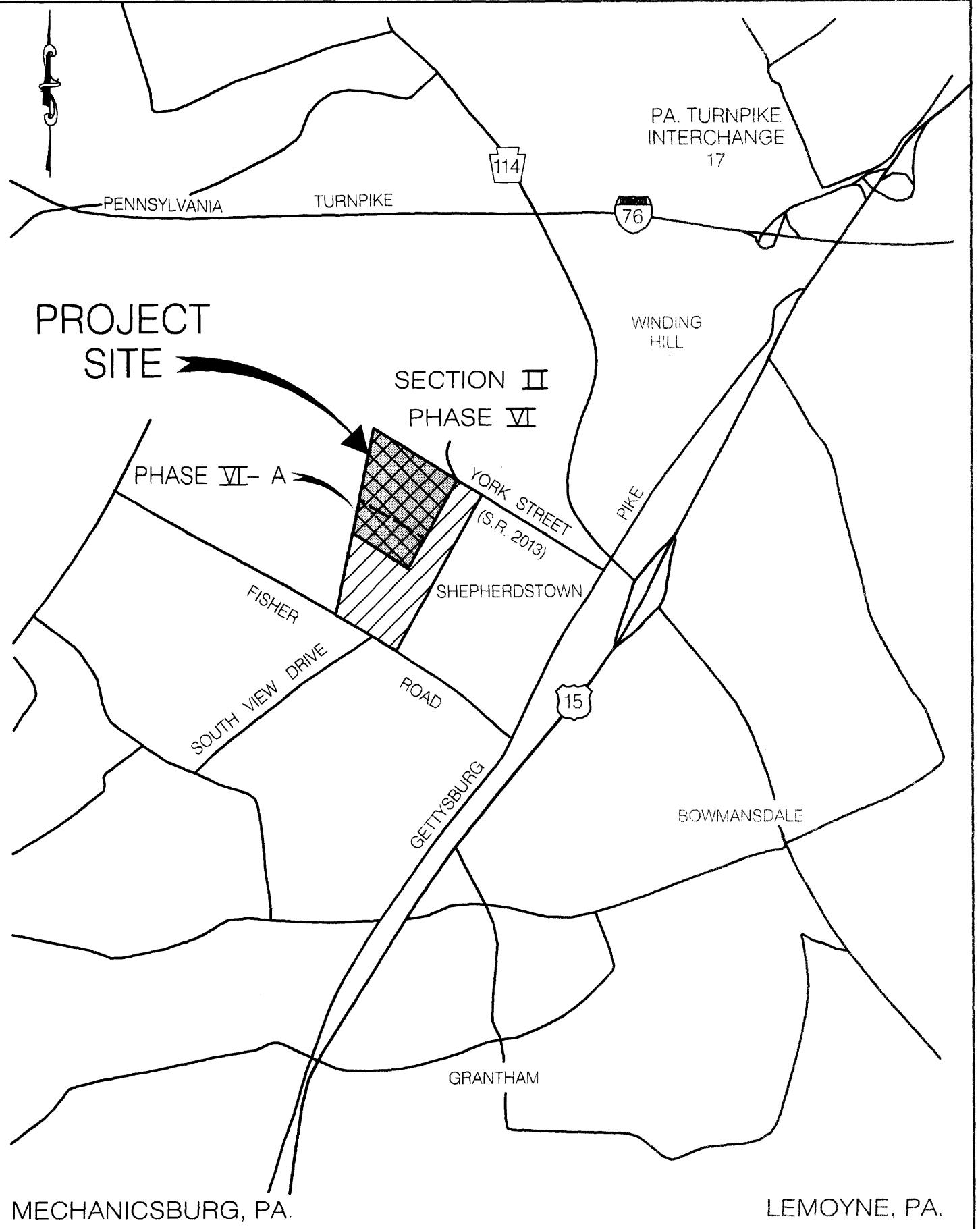
THE STORM WATER MANAGEMENT FACILITIES AND BMP'S TO BE PERMANENT FIXTURES CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY.

CINDY L. ARNOLD - STEELE
1929 FISHER ROAD
MECHANICSBURG, PENNSYLVANIA 17055

OWNER AND DEVELOPERS
CINDY L. ARNOLD AND MARK A. KNAUB PARTNERS
1929 FISHER ROAD
MECHANICSBURG, PENNSYLVANIA 17055
717-790-9140

MARK A. KNAUB
353 WHISKEY SPRING ROAD
DILLSBURG, PA 17019

JANUARY 30, 2008



VICINITY MAP

SCALE: 1" = 2000'

REVIEWED BY THE ENGINEER OF UPPER ALLEN TOWNSHIP THIS _____ DAY OF _____, 2008.

TOWNSHIP ENGINEER

REVIEWED BY THE PLANNING COMMISSION OF CUMBERLAND COUNTY THIS _____ DAY OF _____, 2008.

ATTEST: _____ SECRETARY _____ CHAIRMAN

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP THIS _____ DAY OF _____, 2008.

ATTEST: _____ SECRETARY _____ CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP THIS _____ DAY OF _____, 2008.

ATTEST: _____ SECRETARY _____ CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND) S.S.

ON THIS THE _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY CAME _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RECORDED IN PLAN BOOK _____ VOLUME _____ PAGE _____ DATE FEB 1 2008

FINAL SUBDIVISION PLAN

DRAWN B.R.J.	GENERAL SITE PLAN AND NOTES SECTION II - PHASE VI-A MEADOWVIEW ESTATES UPPER ALLEN TOWNSHIP CUMBERLAND CO., PA	SHEET NO. 1 of 9 PROJECT NO. 2008-1-1 SCALE AS SHOWN DATE: JANUARY 2008
CHECKED R.D.J.		
APPROVED R.D.J.		
DEVERN ASSOCIATES MECHANICSBURG, PA 17055		