

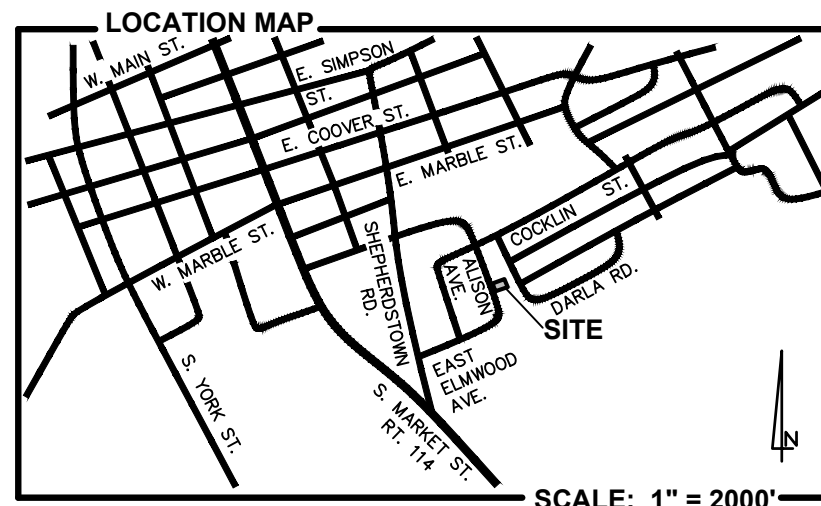
PRELIMINARY / FINAL RESUBDIVISION PLAN OF LOT 36A, GEORGETOWN SUBDIVISION UPPER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

Index

- 1 OF 3 - COVER SHEET
- 2 OF 3 - SUBDIVISION PLAN
- 3 OF 3 - CONSTRUCTION DETAILS / PROFILE

WAVIER BLOCK			
SECTION	ITEM	APPROVED / DENIED	DATE
220-9.A	SUBMISSION OF PRELIMINARY PLAN		

SCHEDULE OF PLAN APPROVALS		DATE
UPPER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW		
CUMBERLAND COUNTY PLANNING COMMISSION REVIEW		



OWNER :
 S. G. DIAMOND INC.
 C/O STEPHANIE DIAMOND
 1900 ROXBURY COURT
 MECHANICSBURG, PA 17055
 717-421-4570

Plan Date : JANUARY 19, 2024

STATEMENT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____
 ON THIS THE ____ DAY OF ____ 20__ BEFORE ME THE UNDERSIGNED
 PERSONALLY APPEARED

OWNER (S) _____
 OWNER (S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY
 THAT THEY ARE THE OWNER(S) OF THE PROPERTY SHOWN 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 LAW.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE
 EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND
 THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY
 DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC
 USE.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE
 ABOVE WRITTEN

 NOTARY PUBLIC MY COMMISSION EXPIRES _____

APPROVED BY THE PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP
 THIS _____ DAY OF, _____ 20__.

CHAIRMAN _____

ATTEST: SECRETARY _____

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP,
 THIS _____ DAY OF, _____ 20__.

CHAIRMAN _____

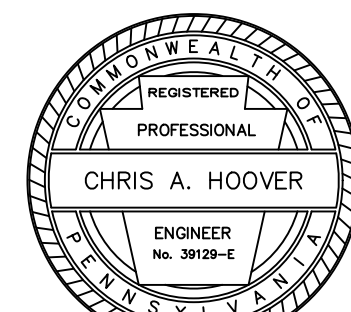
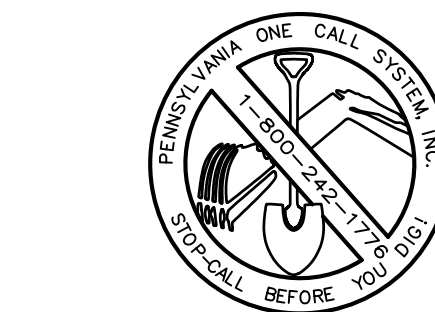
ATTEST: SECRETARY _____

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT
 THIS _____ DAY OF, _____ 20__.

 DIRECTOR OF PLANNING

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN
 TOWNSHIP THIS _____ DAY OF _____ 20__.

ENGINEER _____



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED
 UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE
 NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY
 HOOVER ENGINEERING SERVICES, INC. CONTRACTORS TO CONTACT
 PA. ONE CALL SYSTEMS, INC. (1-800-242-1776) TO
 ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3)
 WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING
 ACTIVITIES.

HOOVER
 ENGINEERING SERVICES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 658 GAUMER RD. - SUITE 100
 NEW CUMBERLAND PA. 17070-2823
 TELEPHONE (717) 770-0100 FAX (717) 770-1557

RECORDER OF DEEDS STATEMENT

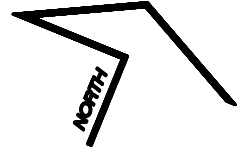
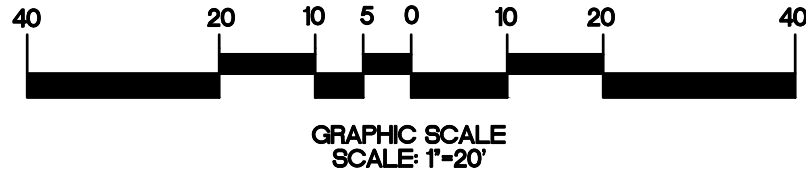
THIS PLAN RECORDED IN THE OFFICE OF THE
 RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY
 THIS _____ DAY OF _____ 20__
 PLAN BOOK _____ PAGE _____

I CERTIFY THAT THIS PLAN IS ACCURATE AND CORRECT
 AS SHOWN.

Chris A. Hoover

 CHRIS A. HOOVER, P.E., P.L.S.

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	STORM SEWER ; INLET
	EXISTING CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND ELECTRIC LINE
	SANITARY SEWER LATERAL
	FENCE LINE
	PROPERTY CORNER
	CONCRETE MONUMENT



SITE DATA:

ZONING OF TRACT : R-2 MEDIUM DENSITY RESIDENTIAL
 PARCEL : 42-24-0789-017
 DEED BOOK : D.B. 28-A PG. 237
 EXISTING METHOD OF SEWAGE DISPOSAL = PUBLIC
 METHOD OF WATER SUPPLY = PUBLIC
 NUMBER OF PROPOSED LOTS = 1
 MINIMUM LOT AREA PROPOSED = 11,091.42 S.F.
 PROPOSED LOT WIDTH = 85.98'

ZONING INFORMATION:

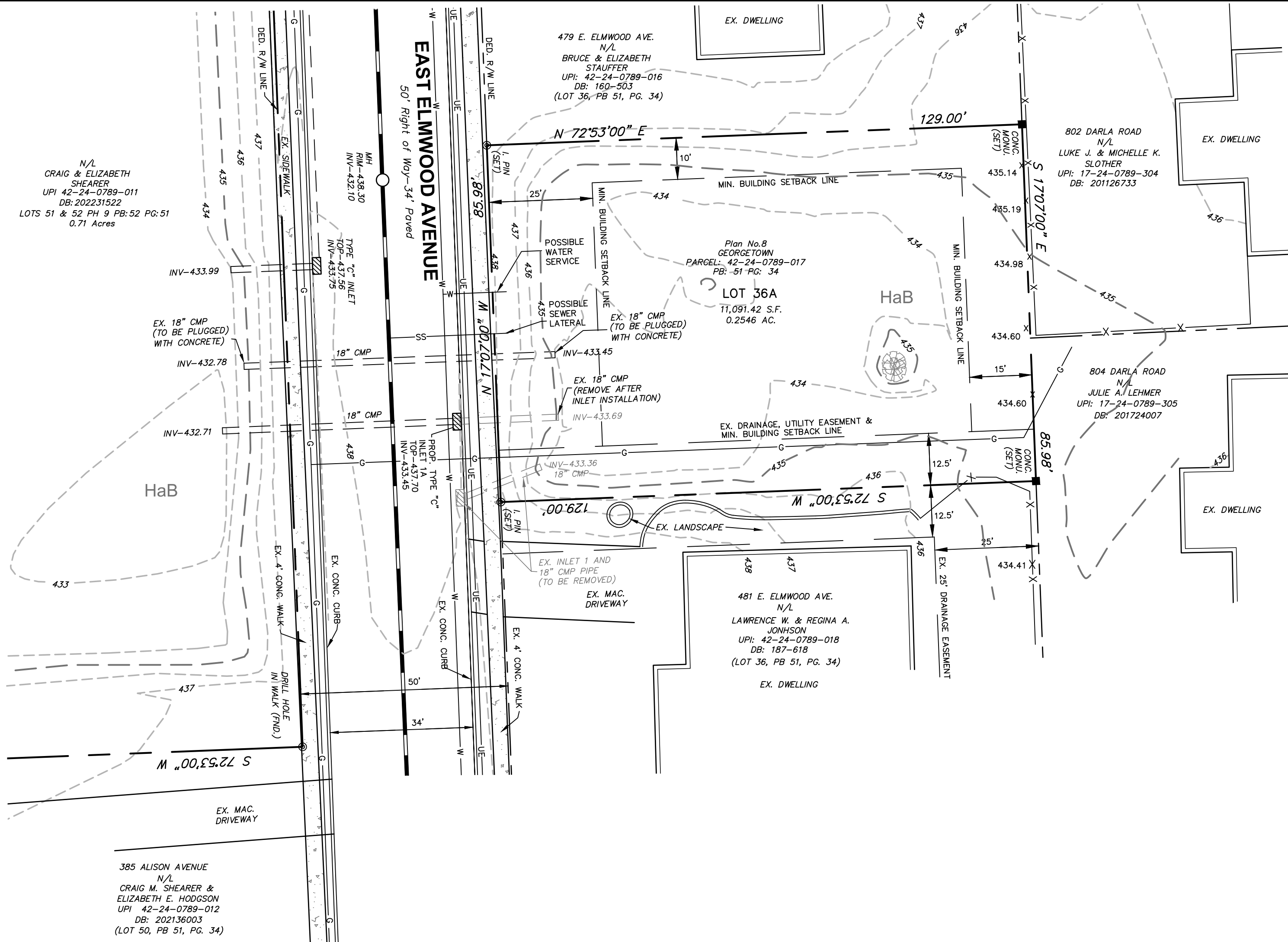
R-2 MEDIUM DENSITY RESIDENTIAL
 MINIMUM LOT AREA : 10,000 S.F.
 MINIMUM LOT WIDTH : 75 FEET
 MAXIMUM PERMITTED HEIGHT : 35 FEET
 MINIMUM FRONT SETBACK : 25 FEET
 MINIMUM SIDE SETBACK : 10 FEET
 MINIMUM REAR SETBACK : 15 FEET
 MAXIMUM IMPERVIOUS COVERAGE : 45%

SOILS LEGEND:

HaB - HAGERSTOWN SILT LOAM, 3 TO 8 % SLOPES

GENERAL NOTES :

- THE PURPOSE OF THIS PLAN IS TO RECLASSIFY LOT 36A FROM A "RETENTION BASIN LOT" TO A PROPOSED "BUILDING LOT" AND TO SATISFY THE CONDITION STIPULATED IN GENERAL NOTE 20 AS SHOWN ON THE RECORDED SUBDIVISION PLAN ENTITLED "FINAL SUBDIVISION PLAN OF GEORGETOWN, PHASE 9", RECORDED IN PLAN BOOK 88, PAGE 150B.
- PERIMETER INFORMATION AS SHOWN IS BASED UPON THE FOLLOWING:
 - A FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC. SURVEY PERFORMED NOVEMBER, 2023.
 - SITE DEED REFERENCES RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY:
 - DEED BOOK 23, VOLUME A, PAGE 237
 - RECORDED SUBDIVISION PLAN ENTITLED "FINAL SUBDIVISION PLAN NO. 8, GEORGETOWN", RECORDED IN PLAN BOOK 51, PAGE 34.
 - A SURVEY PLAT PREPARED BY MICHAEL C. D'ANGELO, PLS ENTITLED "BOUNDARY SURVEY, EXISTING CONDITIOINS PLAN", DATED MAY 20, 2013.
- TOPOGRAPHIC INFORMATION AS SHOWN IS BASED UPON A FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC, AND INFORMATION TAKEN FROM P.A.S.D.A. LIDAR MAPPING INFORMATION. CONTOUR INFORMATION BASED UPON 1986 NGV DATUM. FIELD SURVEY PERFORMED NOVEMBER, 2023.
- NO EXISTING NON-CONFORMING STRUCTURES ARE LOCATED ON THIS LOT. THE TRACT IS CURRENTLY VACANT YARD AREA.
- NO WETLANDS ARE LOCATED ON THIS SITE BASED UPON A FIELD VIEW PERFORMED BY HOOVER ENGINEERING SERVICES, INC. DATE OF PERFORMED INVESTIGATION JANUARY, 2024.
- UTILITIES AS SHOWN ARE BASED UPON FIELD SURVEYED INFORMATION, RECORDED SUBDIVISION AND LAND DELOPEMNT PLANS, AND INFORMATION PROVIDED BY OTHERS. HOOVER ENGINEERING SERVICES, INC., DOES NOT WARRANT OR GUARNTTEE THE ACCURACY OF SAID LOCATIONS.
- IRON PINS, OR OTHER APPROPRIATE MONUMENTATION, SHALL BE PLACED AT ALL PROPOSED PROPERTY CORNERS WHERE NO MONUMENTATION CURRENTLY EXISTS. MARKERS AND MONUMENTS SHALL BE PER THE REQUIREMENTS OF THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- NO KNOWN PROTECTIVE COVENANTS OR DEED RESTRICTIONS ASSOCIATED WITH THIS PROPERTY WERE LISTED IN THE SUBJECT DEED RECORDED IN DEED BOOK 23, VOLUME A, PAGE 237.
- NO 100 YEAR FLOOD PLAIN OR FLOOD HAZARD AREAS ARE LOCATED ON THIS TRACT BASED UPON A REVIEW OF F.E.M.A. MAPPING FOR UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMUNITY NUMBER 42041C, PANEL 0278F, EFFECTIVE DATE SEPTEMBER 7, 2023.
- THERE ARE NO SIGNIFICANT STEEP SLOPE AREAS (15% OR GREATER) ON THIS LOT.
- NO SPECIAL EXCEPTIONS OR CONDITIONAL USES ARE ASSOCIATED WITH THIS PROJECT.
- THE DEVELOPER AGREES TO COMPLY WITH ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE PLAN SUBMISSION.
- 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.
- PRIOR TO ANY DEVELOPMENT, THE OWNER/DEVELOPER SHALL SUBMIT A STORMWATER MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY UPPER ALLEN TOWNSHIP PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FEES RELATIVE TO THE REVIEW AND APPROVAL SHALL BE BORNE BY THE OWNER/DEVELOPER.
- AN EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PREPARED AND IMPLEMENTED PRIOR TO ANY EARTH-MOVING ACTIVITIES BEING UNDERTAKEN.
- THE PROJECT SITE IS UNDERLAIN WITH CARBONATE ROCKS (LIMESTONE AND DOLOMITES) AND THERE IS A POTENTIAL FOR THE DEVELOPMENT OF SINKHOLES. SPECIAL CONSTRUCTION PROCEDURES MAY BE WARRANTED DURING THE CONSTRUCTION PROCESS.
- APPLICABLE RECREATION FEE SHALL BE PAID BY THE DEVELOPER AT THE TIME OF PLAN RECORDATION.



DATE:	1-19-24
SCALE:	1" = 20'
DWG. FILE:	223045Sub

SUBDIVISION PLAN

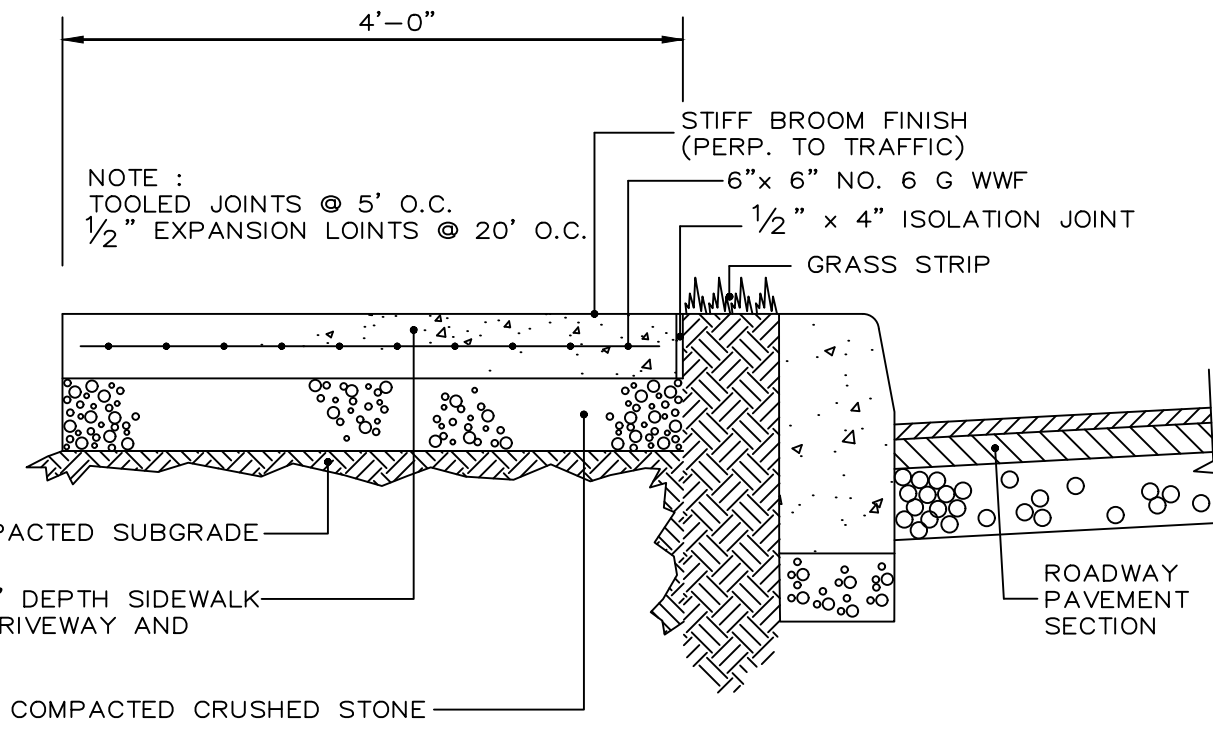
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

NO.	DATE	DESCRIPTION	BY

HOOVER ENGINEERING SERVICES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 658 GAUMER RD., SUITE 100
 NEW CUMBERLAND PA, 17070-2823
 TELEPHONE (717) 770-0100 FAX (717) 770-1557

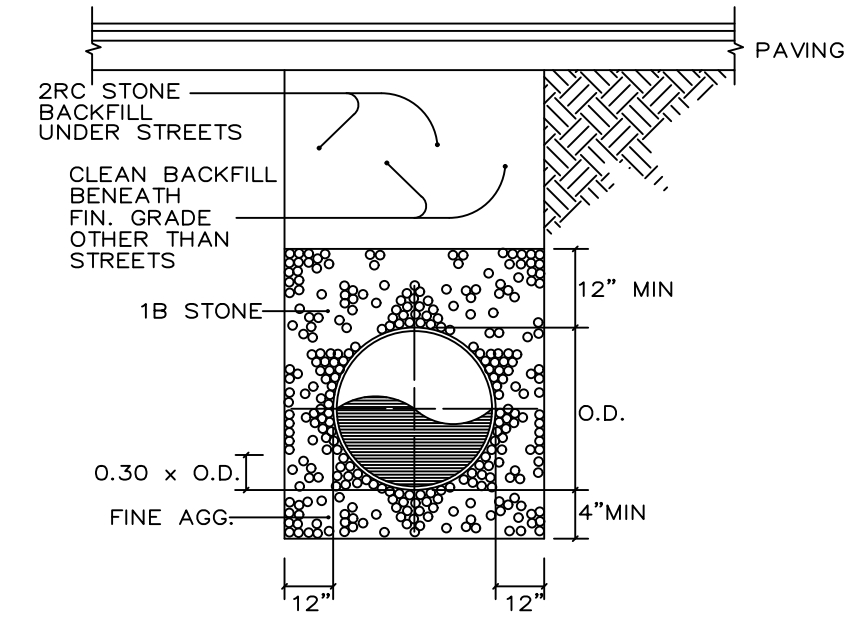
CONSTRUCTION GENERAL NOTES

- THE FOLLOWING CONSTRUCTION TASKS SHALL BE PERFORMED AS PART OF THIS PROPOSAL:
 - THE EXISTING INLET #1 AND 18-INCH CMP PIPE SHALL BE REMOVED. AFTER REMOVAL OF THE EXISTING PIPE AND INLET, REPAIR THAT SECTION OF CURBING NECESSARY DUE TO INLET REMOVAL. REPAIR THE DAMAGE TO EAST ELMWOOD STREET BY PLACING STONE BACKFILL, COMPACTING AREA TO REQUIRED DENSITY, AND PAVING PER THE INCLUDED PAVING SPECIFICATION. ANY DAMAGE TO THE EXISTING CONCRETE SIDEWALK SHALL BE REPAIRED OR REPLACED PER THE INCLUDED SIDEWALK SPECIFICATION.
 - CAP THE EXISTING 18-INCH CMP PIPE CROSSING EAST ELMWOOD AVENUE BY INSTALLING A WOODEN BULKHEAD 5 FEET FROM EACH END OF PIPE. POUR FLOWABLE CONCRETE FILL INTO PIPE FROM BULKHEAD TO END OF PIPE TO SEAL SAID PIPE.
 - INSTALL INLET #1A AFTER REMOVAL OF A PORTION OF THE PIPE. REPAIR ANY DAMAGE TO EAST ELMWOOD AVENUE BY USING THE INCLUDED PAVING SPECIFICATION. ANY DAMAGE TO THE EXISTING CONCRETE SIDEWALK SHALL BE REPAIRED OR REPLACED PER THE INCLUDED SIDEWALK SPECIFICATION.
- ALL DIMENSIONS SHALL BE TO THE FACE OF CURB/EDGE OF MACADAM UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL SAW CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL PROPOSED CONSTRUCTION SHALL BE INSTALLED PER THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND/OR THE PENNDOT 408 AND RC STANDARDS, LATEST EDITIONS.
- THE DEVELOPER AGREES TO COMPLY WITH ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE PLAN SUBMISSION.
- WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 213.
- NOTICE SHALL BE PROVIDED TO UPPER TOWNSHIP A MINIMUM OF FORTY-EIGHT(48) HOURS PRIOR TO ANY REQUIRED INSPECTION.



SIDEWALK SECTION

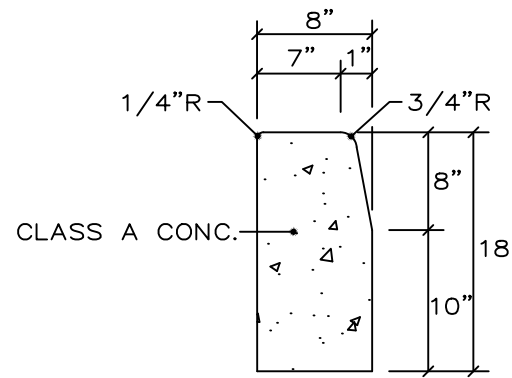
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TRENCH DETAIL RC - 30

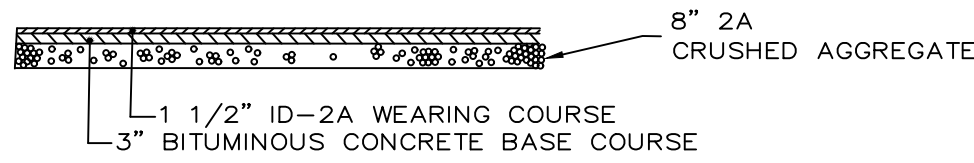
STORM DRAIN

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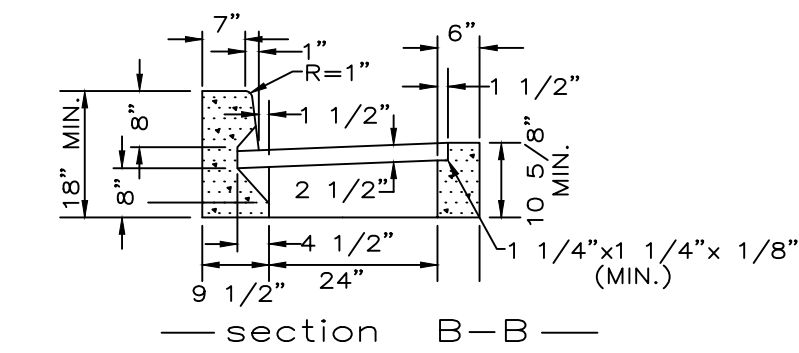
TYPICAL CURB CROSS SECTION

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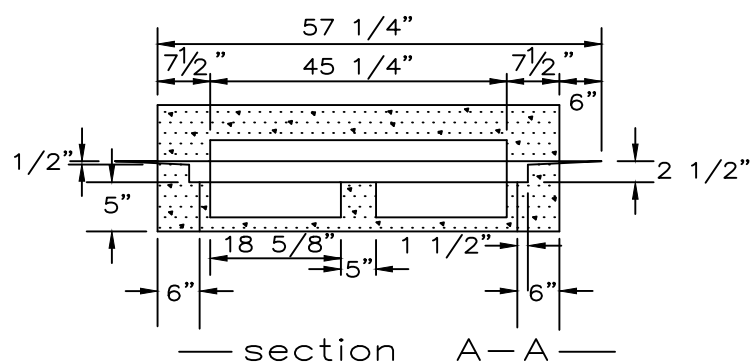


TYPICAL PAVEMENT SECTION

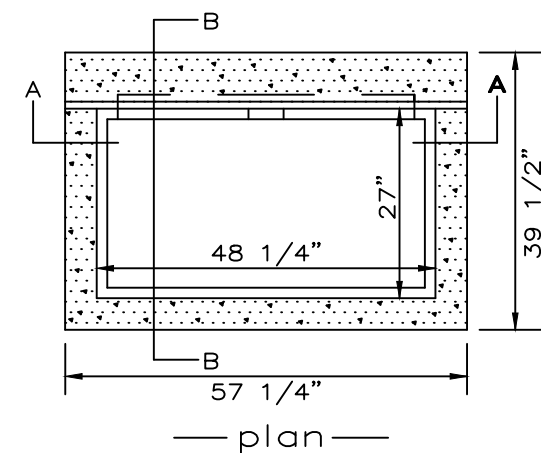
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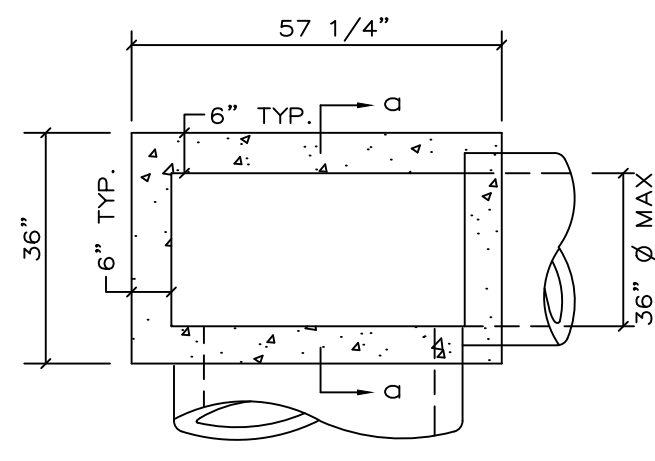


— section A-A —

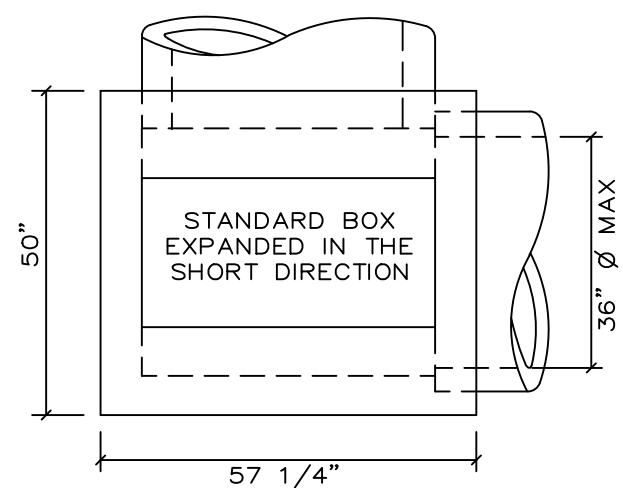
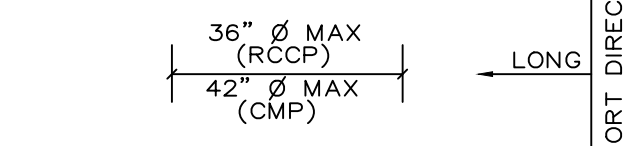


TYPE 'C' INLET

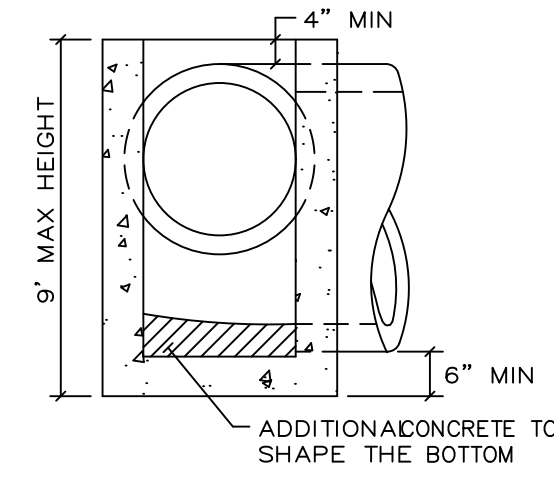
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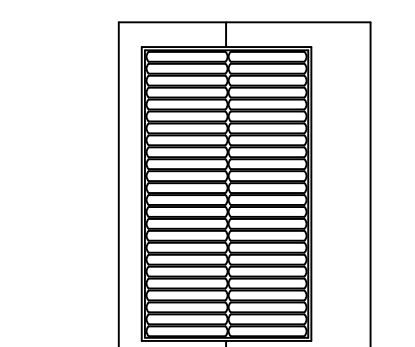
— standard box —



— type 1 —



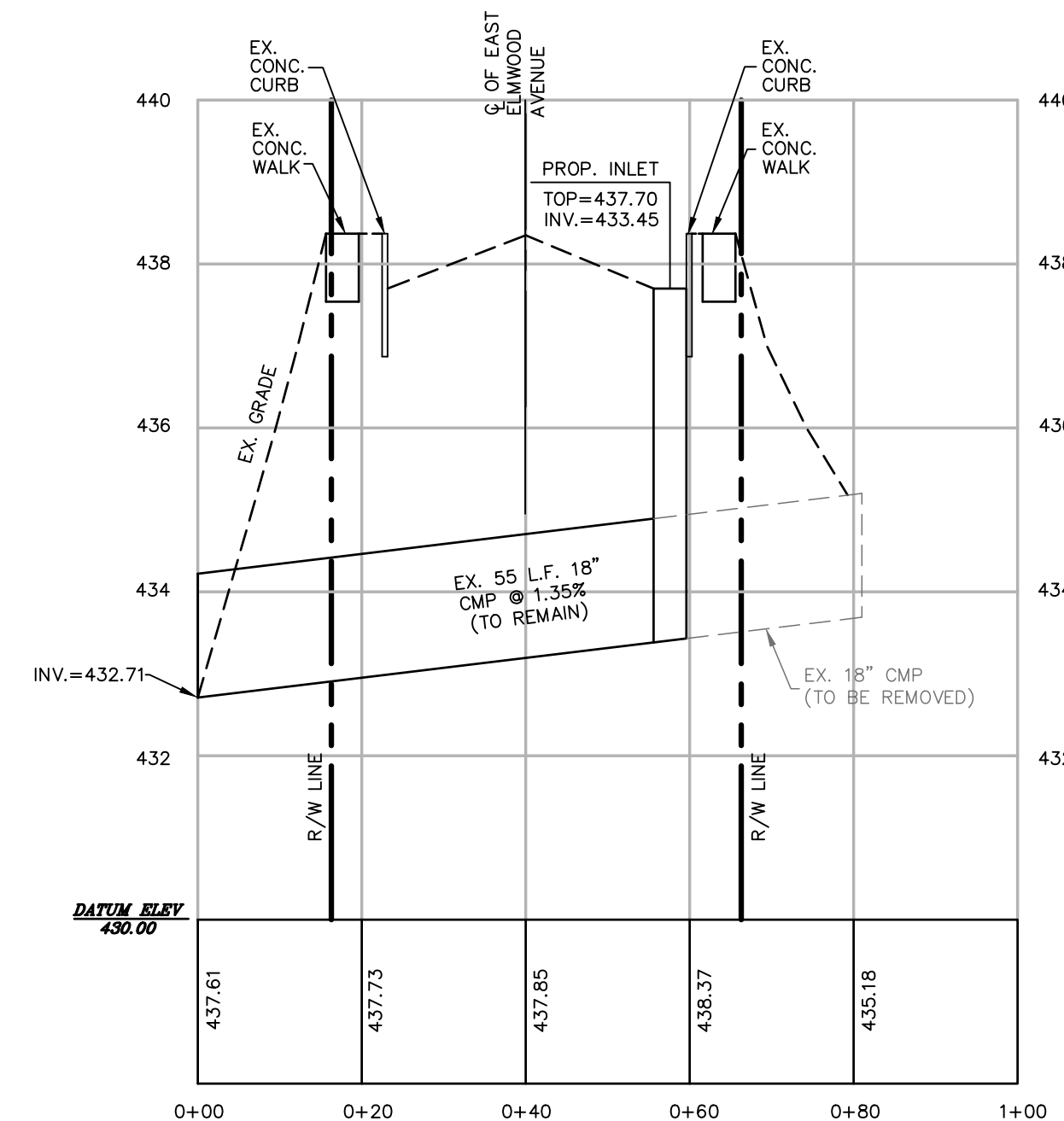
— section a-a —



— plan of inlet grate —

INLET DETAILS

— not to scale —



PROFILE OF EXISTING PIPE AND PROPOSED INLET

SCALE: HORZ. 1" = 20'
VERT. 1" = 2'

DATE: 1-19-24
SCALE: AS NOTED
DWG. FILE: 223045Sub

CONSTRUCTION DETAILS AND PROFILE

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

NO.	DATE	DESCRIPTION	BY

HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS • PLANNERS • SURVEYORS
688 GAUMER RD., SUITE 100
NEW CUMBERLAND PA. 17070-2823
TELEPHONE (717) 770-0100 FAX (717) 770-1587