

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Lemoyne</u>	Surveyor/ Engineer:	<u>Alpha Consulting Engineers, Inc.</u>	Owner/ Developer:	<u>Schoolhouse Holdings, LLC</u>
Plat Title:	<u>The Lofts at 701 Market St</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision & Land Development</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>35</u>	New Acreage Subdivided/Developed:	<u>0.54</u>
				Total Tract Acreage:	<u>3.48</u>
Zoning District:	<u>VMU</u>	Proposed Land Use:	<u>Multi Family Residential</u>		
Date Received:	<u>6/29/2020</u>	County Review:	<u>7/8/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>SW</u>

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The plan should include all of the Zoning Data found in Zoning Ordinance Part 3 and Part 11. In addition, the plan should show the proposed dimensional requirements for proof of compliance, or note an existing nonconformance.
 - a. Maximum impervious lot coverage (Zoning Table 3-4).
 - b. Vegetative coverage (Zoning Table 3-4).
 - c. Building height (Zoning Table 3-4).
 - d. Maximum of 8 dwelling units per acre in the UR District (Zoning 1102.B.1.A).
 - e. Lot width (Zoning 1102.B.2).
2. The Zoning Data should indicate that the development is located in the Development Compatibility Zoning District (DCO) (Zoning 604).
3. The plan should show the proposed buffer yards and screening between the proposed multi-family use and the existing single family residences along North Eight Street (Zoning Table 7-1).
4. The plan should indicate the location of a dumpster and include the appropriate screening (Zoning 706.H.7).
5. The Applicant and Borough should verify the Parking Data and calculation provided on the Cover Sheet. It appears that the requirement is 2 spaces per dwelling unit plus 0.5 spaces per unit in a common visitor compound (Zoning Table 9-2).
6. If applicable, the submission should include a Lighting (Photometric) Plan (SLDO 304.A.11.I).
7. The submission should include a Landscaping Plan (SLDO 305.B).

8. The applicant has requested a waiver of a Traffic Impact Study. The Borough may want to require the applicant to complete a Traffic Impact Study (SLDO 307.G).
9. The applicant has requested a waiver of the Historical Features Narrative. Due to the historic nature of the building, the Borough may want to require the applicant to complete the narrative (SLDO 307.J).
10. The applicant has requested a waiver of the Development Compatibility Report. The Borough may want to require the applicant to complete the Development Compatibility Report (SLDO 307.L).
11. The plan should indicate that monuments and/or markers will be placed at property corners (SLDO 406).
12. The plan should include clear sight triangles (SLDO 407.H.5.F).
13. The required and provided sight distances should be included on the plan (SLDO 407.H.5.G).
14. The plan should address the Pennsylvania DEP Sewage Planning requirements (SLDO 416.C).
15. The Borough may want to verify that a notification was sent to the school district (SLDO 429).
16. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN

FOR

THE LOFTS AT 701 MARKET STREET

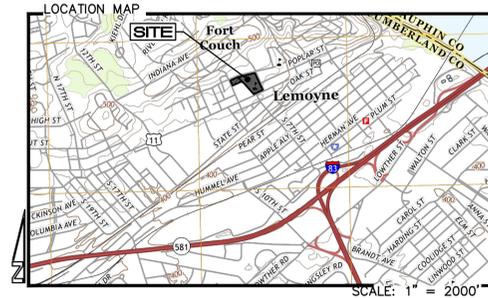
BOROUGH OF LEMOYNE, CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

- THE PURPOSE OF THIS PLAN IS THE LAND DEVELOPMENT REUSE OF THE 77,015 S.F. LEMOYNE MIDDLE SCHOOL BUILDING AND LOT CONSOLIDATION. PROPOSED REUSE IS TO CONVERT THE EXISTING BUILDING INTO MULTI-FAMILY DWELLINGS.
- THE BOUNDARY AND EXISTING FEATURES ARE DEPICTED PER FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. COMPLETED APRIL 7, 2020.
- ALL UTILITY LOCATIONS AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING EARTHWORK ACTIVITIES.
- 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.
- THE EXISTING BUILDING IS CURRENTLY BEING SERVED BY PUBLIC SEWER (LEMOYNE BOROUGH SEWER AUTHORITY) AND WATER (PA AMERICAN).
- NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, REFERENCED AS "ZONE X", AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 282 OF 480, MAP 42041C0282E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
- NO WETLANDS EXIST ON THE SUBJECT PARCEL.
- ALL PUBLIC IMPROVEMENTS WILL COMPLY WITH THE LATEST EDITION OF BOROUGH'S IMPROVEMENT SPECIFICATIONS MANUAL.
- ALL MATERIALS USED AND EMPLOYED SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS FOR THE LEMOYNE BOROUGH AUTHORITY.
- PROPOSED BUILDING ALTERATIONS SHALL MEET OR EXCEED THE PA UNIFORM CONSTRUCTION CODE (PA UCC).
- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE A PRE-CONSTRUCTION MEETING AND ALL REQUIRED INSPECTIONS WITH THE BOROUGH ENGINEER'S OFFICE.
- PARKING FACILITIES SHALL CONFORM WITH BOTH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND THE INTERNATIONAL BUILDING CODE REQUIREMENTS FOR ACCESSIBLE PARKING AND PASSENGER LOADING FACILITIES IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE AS ADOPTED BY THE BOROUGH.
- SIDEWALKS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, THE INTERNATIONAL BUILDING CODE AND THE AMERICAN NATIONAL STANDARD (ANSI) AND SHALL HAVE A MINIMUM CROSS-SLOPE OF 2%.
- ANY SIGNAGE WILL COMPLY WITH THE TOWNSHIP'S ZONING ORDINANCE, AND APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OUTDOOR SIGNS.
- VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLAN COORDINATION SYSTEM (NAD83), SOUTH ZONE 3702.
- SITE LANDSCAPING SHALL COMPLY WITH ZONING ORDINANCE SECTION 550, ARTICLE IX ABD SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 480-33.
- SITE LIGHTING SHALL COMPLY WITH ZONING ORDINANCE SECTION 550.49 AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 480-34.
- BUILDING FOOTPRINT AND ADJACENT SIDEWALK, UTILITIES, AND OR GRADES INDICATED ON THIS PLAN ARE APPROXIMATE. FINAL DIMENSIONS MUST BE COORDINATED WITH ARCHITECTURAL BUILDING PLANS.
- PARKING SCHEDULE IS FOR THE USES STATED ON THE PLAN.

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE LEMOYNE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

ORDINANCE SECTION	DESCRIPTION	DATE OF WAIVER REQUEST	DATE & ACTION BY LEMOYNE BOROUGH COUNCIL
480-9	REQUIREMENT TO SUBMIT A PRELIMINARY PLAN	6/1/2020	
480-12.B	HYDROGEOLOGIC/WATER FACILITIES STUDY	6/1/2020	
480-12.C	HYDROGEOLOGIC/SEWER FACILITIES STUDY	6/1/2020	
480-12.D	STORMWATER MANAGEMENT REPORT	6/1/2020	
480-12.E	EROSION AND SEDIMENTATION CONTROL	6/1/2020	
480-12.F	STEEP SLOPES	6/1/2020	
480-12.G	TRAFFIC IMPACT STUDY	6/1/2020	
480-12.H	PARK AND RECREATION REPORT	6/1/2020	
480-12.I	ENVIRONMENTAL IMPACT ASSESSMENT REPORT	6/1/2020	
480-12.J	HISTORICAL FEATURES NARRATIVE	6/1/2020	
480-12.K	IMPORTANT NATURAL FEATURES	6/1/2020	
480-12.L	DEVELOPMENT COMPATIBILITY REPORT	6/1/2020	



INDEX OF DRAWINGS :

- COVER SHEET
- EXISTING FEATURES/DEMO PLAN
- SITE/SUBDIVISION PLAN

DATE :
JUNE 1, 2020



PA ONE-CALL FOR THIS PROJECT:
SERIAL NUMBER: 20200481293

UTILITY LISTING FOR LEMOYNE BOROUGH

- CABLE** COMCAST CABLE COMMUNICATIONS, INC. 4601 SMITH STREET HARRISBURG, PA 17109 TEL: 651-1913
- ELECTRIC** P&L 503 NEW MARKET STREET WILKES BARRE, PA 18702 EMAIL: mcsantayana@plweb.com (MARK SANTAYANA)
- GAS** UGI UTIL LANCASTER 1301 AIP DRIVE MIDDLETOWN, PA 17057 EMAIL: sboteman@ugi.com (STEPHEN BATEMAN)
- MUNICIPAL** BOROUGH OF LEMOYNE 510 HERMAN DRIVE LEMOYNE, PA 17043 EMAIL: ckarlsen@lemoynepa.com (CLIFF KARLSEN)
- COMMUNICATION** FRONTIER COMMUNICATIONS OF PA INC 300 E. LAIRD STREET WILKES BARRE, PA 18702 EMAIL: Michael.Navich@FTR.com (Michael Navich)
- SANITARY SEWER** LEMOYNE BOROUGH MUNICIPAL AUTHORITY 3 LOWMYER STREET LEMOYNE, PA 17043 TEL: books@lemoynepa.com (ROBERT OAKS)
- TELEPHONE** VERIZON PENNSYLVANIA INC 11 TH FLOOR, STRAWBERRY SQUARE HARRISBURG, PA 17101 TEL: 800 621-9900
- WATER SERVICE** PENNSYLVANIA AMERICAN WATER CO. 852 WESLEY DRIVE MECHANICSBURG, PA 17055-4475 TEL: 717 550-1510 (JEFF HORTON)
- COMMUNICATION** WINDSTREAM 1450 CENTER POINT ROAD HIAWATHA, IA 52233 EMAIL: locote.desk@windstream.com
- COMMUNICATION** AT&T 7555 E. PLEASANT VALLEY ROAD-SUITE 140 INDEPENDENCE, OH 44131 EMAIL: md4145@att.com (MIKE DIEDERICH)

ZONING:

SITE IS ZONED: URBAN RESIDENTIAL (UR)
VILLAGE MIXED USE (VMU)

USE: MULTI-FAMILY DWELLING

NET LOT AREA: 2,000 S.F./PER DU

LOT WIDTH AT FRONT SETBACK LINE MIN.: 100 FEET
FRONT SETBACK, MIN.: 25 FEET
SIDE SETBACK, MIN.: 15 FEET

SITE DATA:

- EQUITABLE OWNER / APPLICANT: SCHOOLHOUSE HOLDINGS, LLC C/O DEREK DILKS 1701 N FRONT STREET HARRISBURG, PA 17102 PHONE: (717) 884-9401
- INSTRUMENT NUMBER: 201509996
- TOTAL SITE AREA: 3.48 ACRES
- SITE IS ZONED: VILLAGE MIXED USE (VMU) & URBAN RESIDENTIAL (UR)
- THIS SITE IS IDENTIFIED BY THE CUMBERLAND COUNTY TAX ASSESSMENT OFFICE AS PARCEL 12-21-0267-241
- CURRENT SITE ADDRESS IS 701 MARKET STREET, LEMOYNE, PA 17043
- IMPERVIOUS COVERAGE:
EXISTING: 102,920 SQ.FT./ 2.36 AC. - 67.8%
PROPOSED: 97,889 SQ.FT./2.25 AC. - 64.5%
- EXISTING PARKING:
TOTAL EXISTING SPACES: 87 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
- EXISTING WATER SUPPLY: PUBLIC (PA AMERICAN WATER)
- EXISTING SEWAGE DISPOSAL: PUBLIC (LEMOYNE BOROUGH MUNICIPAL AUTHORITY)

LOT COVERAGE

TOTAL LOT AREA:	151,649 S.F.	100.0%
EXISTING IMPERVIOUS COVERAGE:	102,920 S.F.	67.8%
PROPOSED IMPERVIOUS COVERAGE:	99,669 S.F.	65.7%
VEGETATIVE COVER /GREEN AREA:	51,980 S.F.	34.3%

PARKING DATA

PROPOSED USE:	MULTI-FAMILY DWELLING
EXISTING PARKING:	ON STREET-33 OFF STREET-54
REQUIRED PARKING:	2.05 SPACES PER UNIT/UNITS PROPOSED (35) 35 UNITS/2.05=33 SPACES REQUIRED
PROVIDED PARKING:	85 SPACES
1. ACCESSIBLE PARKING SPACES AND SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH LEMOYNE BOROUGH AND ADA REQUIREMENTS.	

EQUITABLE OWNER / APPLICANT :

SCHOOLHOUSE HOLDINGS, LLC
1701 N FRONT STREET
HARRISBURG, PA 17102
(717) 884-9401
CONTACT: DEREK DILKS



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____, BEING _____, THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE OWNER, THAT THE PLAN IS THE ACT AND DEED OF THE OWNER, THAT THE OWNER DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE OWNER FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

MY COMMISSION EXPIRES _____, 20____

SURVEY DATA

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LEMOYNE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

DATE JOHN K. MURPHY, P.E., PLS

GENERAL PLAN/REPORT DATA

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE INFORMATION SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LEMOYNE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE JOHN K. MURPHY, P.E., PLS.

PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING ON _____, 20____, THE LEMOYNE BOROUGH PLANNING COMMISSION REVIEWED THIS PLAN.

BOROUGH OF LEMOYNE PLANNING COMMISSION

ATTEST _____
LEMOYNE BOROUGH SECRETARY

BOROUGH ENGINEER REVIEW STATEMENT

REVIEWED ON _____, 20____ BY BOROUGH ENGINEER

BOROUGH ENGINEER

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

REVIEWED ON _____, 20____ CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

LEMOYNE BOROUGH REVIEW STATEMENT

APPROVED BY THE LEMOYNE BOROUGH COUNCIL AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL WERE COMPLETED ON THIS ____ DAY OF _____, 20____

BOROUGH OF LEMOYNE COUNCIL

ATTEST _____
LEMOYNE BOROUGH SECRETARY

PRESIDENT BOARD OF TOWNSHIP SUPERVISORS

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS ____ DAY OF _____, 20____



NO.	DATE	DESCRIPTION	BY

DESIGN :	MKS
DRAWN :	MKS
CHECKED :	JKM
DATE :	06-01-2020

SITE SOIL TYPE
 BeC--BERKS CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
 Ub--URBAN LAND AND UDIRTMENTS

STORM SEWER STRUCTURE TABULATION

INLET #	TC	TOP 6" STEEL STANDPIPE	INV. OUT	6" STEEL	INV. IN/OUT	6" TERRA COTTA	INV. BOX
INLET #1	428.02	427.47	426.62	424.69	424.32		
INLET #2	428.12	427.07	426.12	424.02	424.02		
INLET #3	429.24	427.64	426.74	424.47	424.47		
INLET #4	429.53	427.78	426.88	425.23	425.23		
INLET #5	438.03	436.28	435.43	433.60	433.60		
INLET #6	441.29	439.44	438.54	436.86	436.86		
INLET #7	440.15	438.32	437.42	435.67	435.67		
INLET #8	440.07	438.30	437.42	435.37	435.37		
INLET #9	440.35	438.55	437.70	435.75	435.75		
INLET #10	429.63	424.23	424.23	424.23	424.23		
INLET #11	430.80	426.35	426.35	426.35	426.35		
INLET #12	430.55	428.49	428.26	428.26	428.26		
INLET #13	430.46	429.55	429.50	429.50	429.50		
STORM MH#1	428.54	418.84	415.64	415.64	415.64		

INLETS #1-#9 FILLED WITH WATER AND DEBRIS

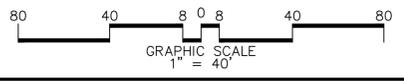
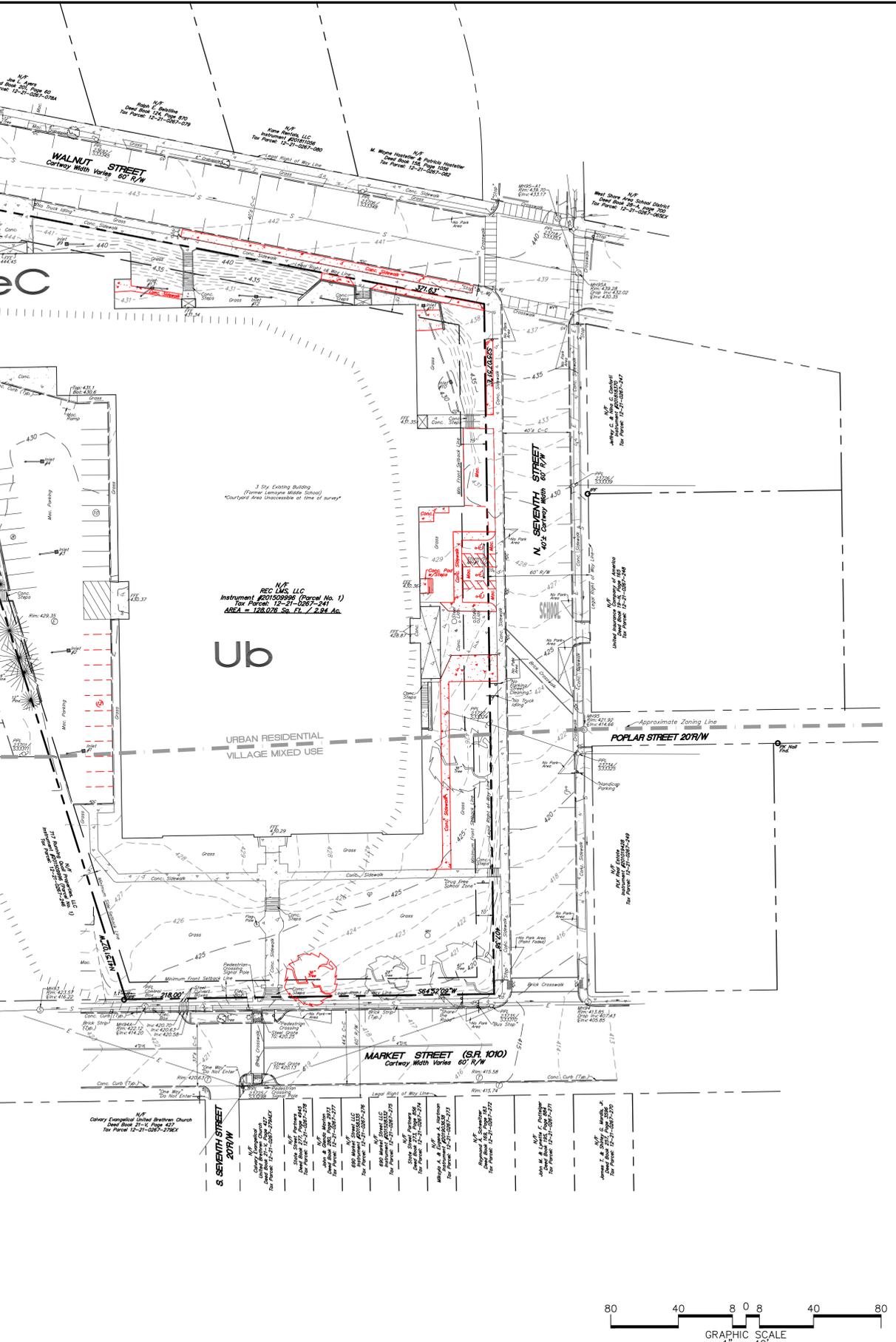
- DEMOLITION NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
 - THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
 - EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
 - ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
 - ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 - THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
 - UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET 1.
 - EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
 - ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
 - CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE (PENNDOT) STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
 - CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
 - DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE ASHCORBE MANSION CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

ITEMS RED IN COLOR ARE TO BE REMOVED, REPLACED OR RELOCATED

LEGEND

---	PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	MINIMUM BUILDING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CURB
---	EXISTING CONTOUR
---	EXISTING LIGHT POLE
---	EXISTING GAS VALVE
---	EXISTING WATER VALVE
---	EXISTING CURB STOP
---	EXISTING CLEANOUT
---	EXISTING UTILITY POLE & GUY WIRE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING ELECTRIC MANHOLE
---	EXISTING TELEPHONE MANHOLE
---	EXISTING STORM SEWER MANHOLE
---	EXISTING STREET SIGN
---	EXISTING HYDRANT
---	EXISTING HANDICAP PARKING SPACE
---	EXISTING STORM SEWER PIPE & INLET
---	EXISTING FENCE LINE
---	EXISTING SANITARY LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	FINISHED FLOOR ELEVATION
---	NUMBER OF PARKING SPACES
---	BENCHMARK
---	IRON PIN FOUND
---	DEPRESSED CURB
---	4" DOUBLE YELLOW PAINT LINE
---	CONCRETE (TYPICAL)
---	SOILS BOUNDARY

- GENERAL NOTES**
- EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED APRIL 7, 2020.
 - CURRENT ZONING: URBAN RESIDENTIAL (UR) & VILLAGE MIXED USE (VMU) PER LEMOYNE BOROUGH ZONING MAP.
 - PENNSYLVANIA ONE CALL NUMBERS: PRELIMINARY DESIGN, 20200481293.
 - GROSS LAND AREA: 151,589 SQUARE FEET / 3.48 ACRES.
 - VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
 - NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
 - NO EVIDENCE OF STREET CONSTRUCTION WAS OBSERVED DURING FIELD SURVEY.
 - NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON SITE WAS OBSERVED DURING FIELD SURVEY.
 - NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, REFERENCED AS "ZONE X", AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 282 OF 480, MAP NUMBER 42041C0282E, BEARING AN EFFECTIVE DATE OF MARCH 16, 2009.
 - THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
 - ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - 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.
 - NO EVIDENCE OF CONNECTION BETWEEN STORM SEWER INLETS UNLESS OTHERWISE SHOWN HEREON.



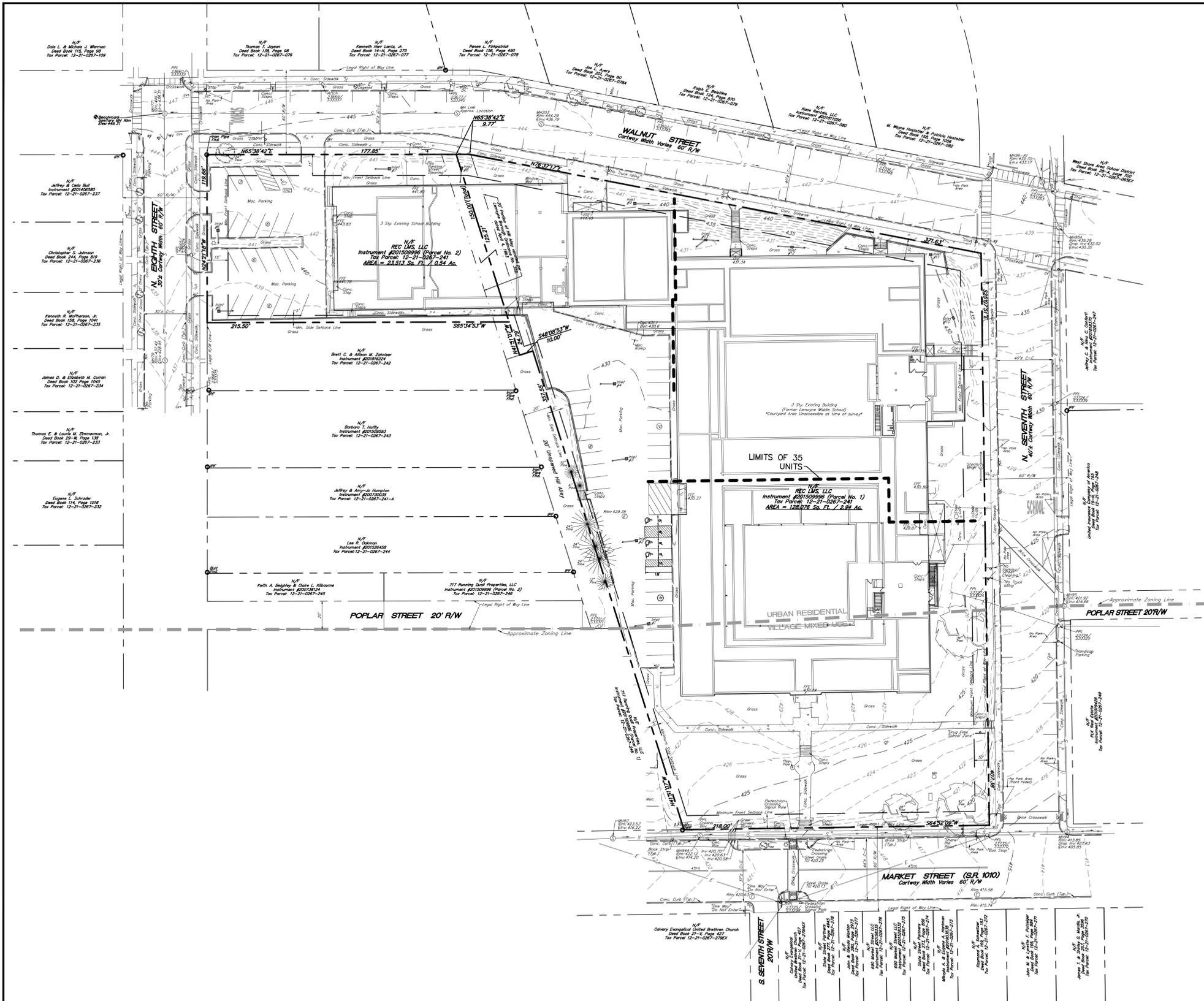
PLANNING ENGINEERING SURVEYING
 115 LIMEKILN RD., P.O. BOX 'G'
 NEW GUMBERLAND, PA 17070
 FAX: 717-770-9400
 WWW.ALPHACON.COM

ALPHA
 ALPHA CONSULTING ENGINEERS, INC.

BOROUGH OF LEMOYNE, CUMBERLAND COUNTY, PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN
 EXISTING CONDITIONS/DEMOLITION PLAN
 FOR
THE LOFTS AT 701 MARKET STREET
 BOROUGH OF LEMOYNE, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	320005
SURVEY BOOK :	2:\2020\320005.sur\320005.dwg
SCALE :	AS NOTED
DWG FILE :	1:\2020\320005.dwg\320005.dwg
SHEET	2 of 3



NO.	DATE	DESCRIPTION	BY

DESIGN :	MKS
DRAWN :	MKS
CHECKED :	JKM
DATE :	06-01-2020

ALPHA
 ALPHA CONSULTING ENGINEERS, INC.
 PLANNING • ENGINEERING • SURVEYING
 115 LIMEKILN RD., P.O. BOX "G"
 NEW CUMBERLAND, PA 17070
 FAX: 717-777-9400
 WWW.ALPHAI.COM

PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN
 SITE/SUBDIVISION PLAN
 FOR
THE LOFTS AT 701 MARKET STREET
 BOROUGH OF LEMOYNE, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	320005
SURVEY BOOK :	S:\2020\320005.sur\320005.dwg
SCALE :	AS NOTED
DWG FILE :	1: 2020\320005.dwg, 320005\
FILE :	1: Plans\Final\31.dwg
SHEET	3 of 3

