

**Cumberland County Subdivision and Land Development Review Report**

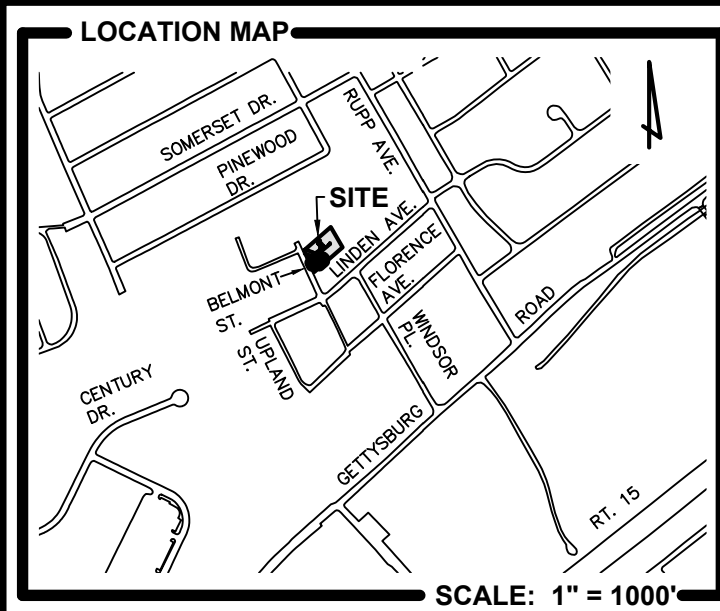
Municipality:	<u>Lower Allen</u>	Surveyor/ Engineer:	<u>Hoover Engineering Services, Inc.</u>	Owner/ Developer:	<u>MKPH Holdings LLC</u>
Plat Title:	<u>701 Belmont Street</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>2</u>	# of New Dwelling Units:	<u>2</u>	New Acreage Subdivided/Developed:	<u>0.23</u>
				Total Tract Acreage:	<u>0.45</u>
Zoning District:	<u>R1</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>4/30/2021</u>	County Review:	<u>5/17/2021</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></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.*

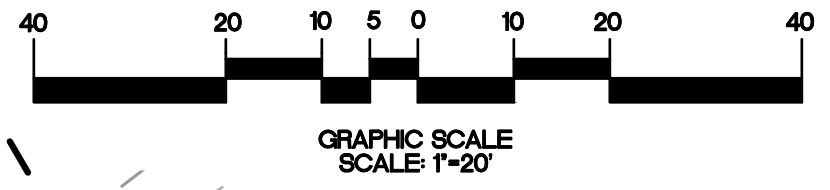
1. The Site Data on Sheet 1 should indicate the proposed building height (Zoning 220-12) and the proposed impervious lot coverage (Zoning 220-14).
2. Sheet 2 indicates that vegetation removal is required to achieve the listed sight distances. The Township should verify that this vegetation is removed prior to plan approval or building permits (Zoning 220-214).
3. Is the submission considered a Minor Plan? The title should indicate the classification of the plan (SLDO 192 Attachment 3-C.1).
4. If applicable, the plan should address the Pennsylvania DEP Sewage Planning requirements (SLDO 192 Attachment 3-H.2).
5. The Township should determine whether an Erosion and Sedimentation Control Plan is required. If applicable, the E&S plan should be reviewed and approved by the Cumberland County Conservation District (SLDO 192 Attachment 3-H.4).
6. The plan should address the dedication of recreation land or a fee in lieu of dedication (SLDO 192-60).
7. The Applicant has requested a waiver of sidewalks and curbing along Belmont Avenue. Prior to approval of this waiver request the Township should consider that the site is located in a single-family residential district and in close proximity to a multi-family residential district. Sidewalks should be encouraged in this area for the safety of pedestrians and motorists.
8. Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.

This information may be provided to the Planning Department at the time of recording via email to [planningreviews@ccpa.net](mailto:planningreviews@ccpa.net). For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EDGE OF MACADAM
	EXISTING 1' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING TREE LINE
	OVERHEAD ELECTRIC LINE
	WATER LINE
	SANITARY SEWER LINE
	PROPERTY CORNER
	UTILITY POLE
	ZONE LINE

**SOILS LEGEND : (ENTIRE SITE)**  
 HdB - HAGERSTOWN ROCK OUTCROP COMPLEX,  
 0 TO 8% SLOPES



**ZONING INFORMATION:**

ZONING OF TRACT : R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL  
 MINIMUM LOT AREA = 7,200 S.F.  
 MINIMUM LOT WIDTH = 50' AT DEDICATED R/W LINE  
 IMPERVIOUS LOT COVERAGE = 50% (MAXIMUM)  
 MINIMUM BUILDING SETBACKS :  
 FRONT = 30'  
 SIDE = 15'  
 REAR = 25'  
 MAXIMUM BUILDING HEIGHT = 35'

**SITE DATA:**

ZONING OF TRACT : R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL  
 LOT 7 - PARCEL 88  
 TOTAL TRACT AREA = 20,291.92 S.F. / 0.4658 AC.  
 DEED REF. : D.B. 202110716  
 TAX PIN NO. : 13-24-0795-088  
 METHOD OF SEWAGE DISPOSAL = PUBLIC : LOWER ALLEN TOWNSHIP AUTHORITY  
 METHOD OF WATER SUPPLY = PUBLIC : PENNSYLVANIA AMERICAN WATER COMPANY

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 7 - PARCEL 88, INTO TWO LOTS TO BE USED FOR RESIDENTIAL PURPOSES.
2. THE PERIMETER AND TOPOGRAPHIC SURVEY DATA ARE BASED ON A FIELD SURVEY COMPLETED BY HOOVER ENGINEERING SERVICES, INC. IN MARCH 2021. TOPOGRAPHIC DATUM IS BASED UPON 1929 NGV DATUM. PERIMETER INFORMATION BASED UPON THE FOLLOWING:
  - TRACT DEED INFORMATION FOR PARCELS 183 AND 88 RECORDED IN DEED BOOK 201224238 AND DEED BOOK 201531466
  - RECORDED SUBDIVISION PLAN OF WINDSOR PLACE RECORDED IN PLAN BOOK 2, VOLUME 50.
3. THERE ARE NO WETLANDS LOCATED ON EITHER LOT 7A OR 7B BASED UPON A WETLAND INVESTIGATION PERFORMED BY HOOVER ENGINEERING SERVICES, APRIL 2021.
4. THE SUBJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY/PANEL NUMBER 42041C0277E, EFFECTIVE 3/16/2009.
5. SANITARY SEWER INSTALLATION SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWER ALLEN TOWNSHIP AUTHORITY.
6. ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
7. A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
8. INDIVIDUAL LOT GRADING AND STORMWATER PLANS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RESPECTIVE LOT.
9. LOT OWNERS SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF SOIL EROSION CONTROL MEASURES.
10. UTILITY LOCATIONS ARE BASED UPON A FIELD SURVEY OF VISIBLE INFORMATION AND PLANS BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION.

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MKPH HOLDINGS, LLC, RICHARD HART, MANAGING PARTNER

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

(NOTARY SEAL)

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

**BOARD OF COMMISSIONERS**

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CONDITIONS OF APPROVAL COMPLETED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

**RECORDER OF DEEDS CERTIFICATE**

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

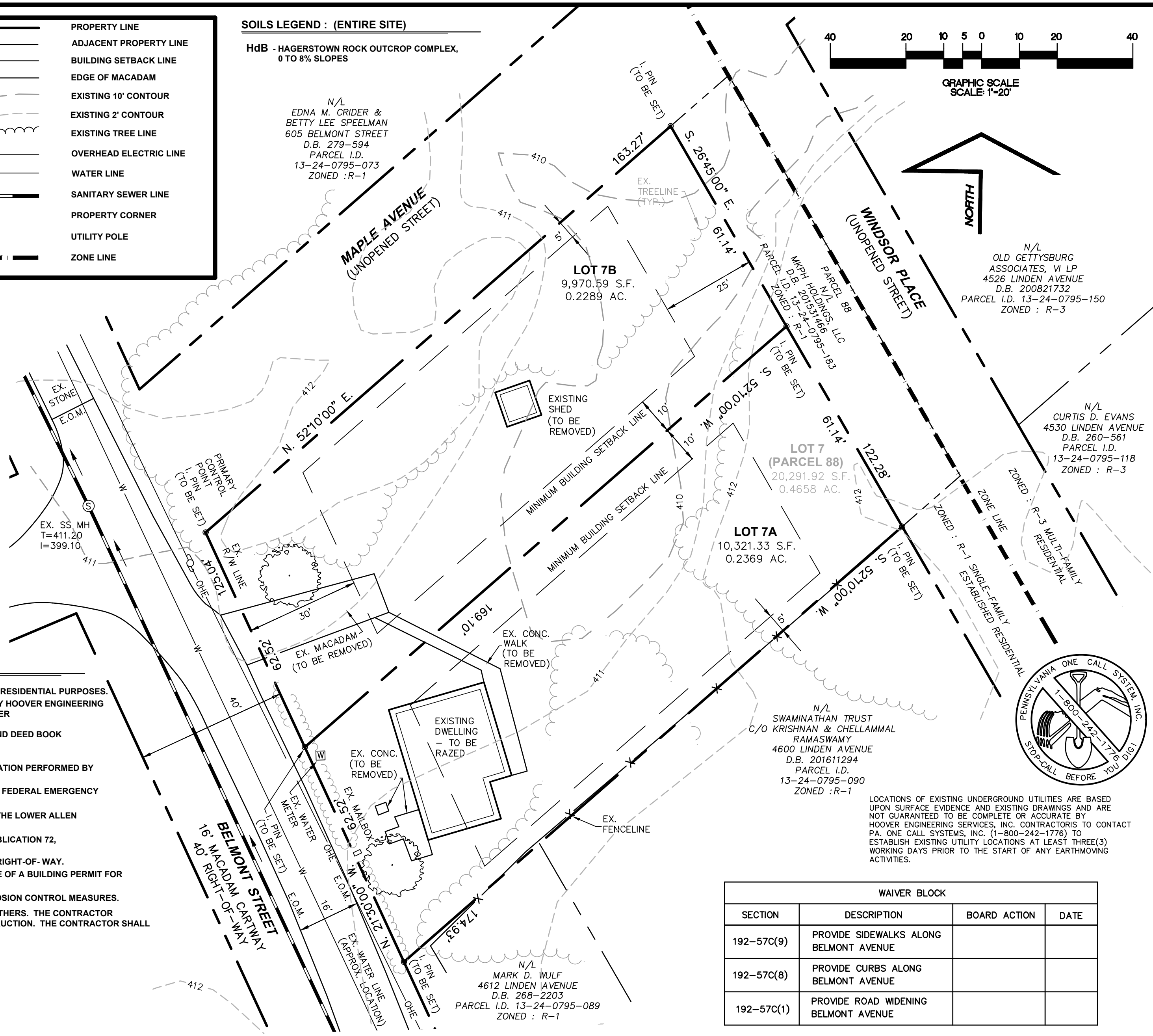
**PROPERTY OWNER :**

MKPH HOLDINGS, LLC  
 C/O RICHARD HART, MANAGING PARTNER  
 121 WEST WINDING HILL ROAD  
 MECHANICSBURG, PA. 17055  
 (717) 385-9588

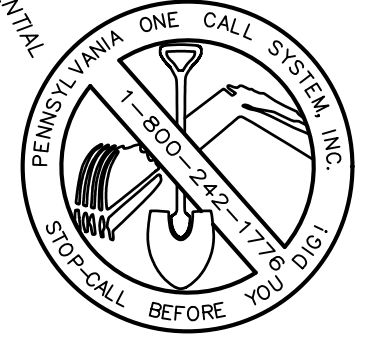
I CHRIS A. HOOVER, ON THIS DATE \_\_\_\_\_ HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

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



WAIVER BLOCK			
SECTION	DESCRIPTION	BOARD ACTION	DATE
192-57C(9)	PROVIDE SIDEWALKS ALONG BELMONT AVENUE		
192-57C(8)	PROVIDE CURBS ALONG BELMONT AVENUE		
192-57C(1)	PROVIDE ROAD WIDENING BELMONT AVENUE		



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.

DATE: 4/8/21  
 SCALE: 1"=20'  
 FILE: 221020  
 DWG: SUB\_BASE

FINAL SUBDIVISION PLAN  
 OF  
 701 BELMONT STREET  
 LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

NO.	DATE	DESCRIPTION	BY

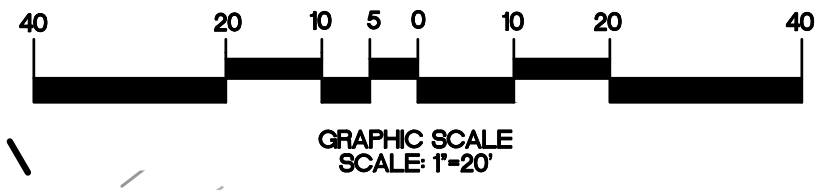
**HOOVER**  
 ENGINEERING SERVICES, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 688 GAUMER RD., SUITE 100  
 NEW CUMBERLAND PA. 17070-2823  
 TELEPHONE (717) 770-0100 FAX (717) 770-1587

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EDGE OF MACADAM
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING TREE LINE
	PROPOSED TREE LINE
	OVERHEAD ELECTRIC LINE
	WATER LINE
	SANITARY SEWER LATERAL
	SANITARY SEWER LINE
	PROPERTY CORNER
	UTILITY POLE
	ZONE LINE

**EXISTING DRIVEWAY SIGHT DISTANCES**  
EX. SPEED LIMIT BELMONT STREET (NOT POSTED ASSUMED 25 M.P.H.)

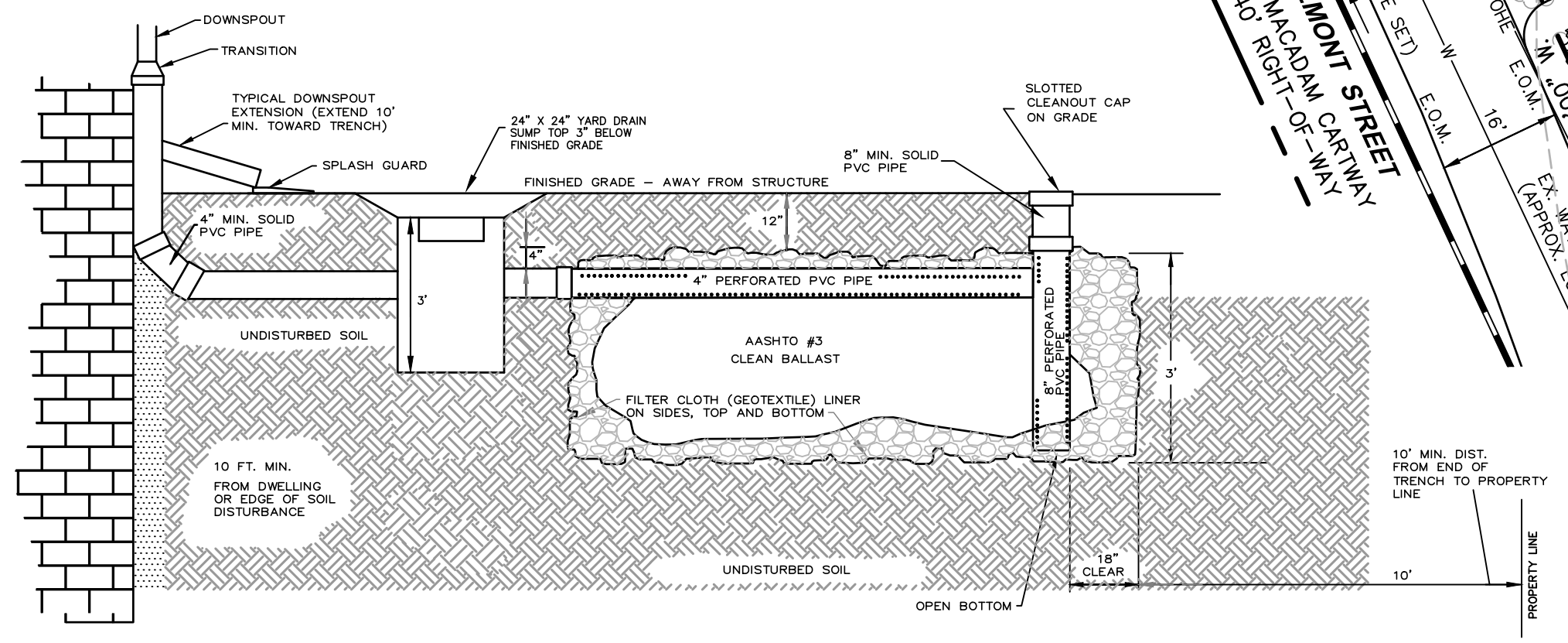
	REQUIRED		AVAILABLE	
	RIGHT	LEFT	RIGHT	LEFT
LOT 7A	148'	148'	250'	350'
LOT 7B	148'	148'	300'	400'

NOTE: VEGETATION REMOVAL REQUIRED TO ACHIEVE LISTED SIGHT DISTANCE.

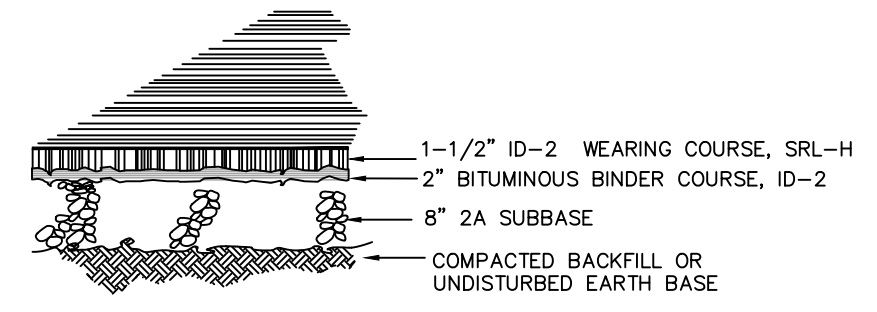


**OWNERSHIP AND MAINTENANCE OF INFILTRATION BMP**

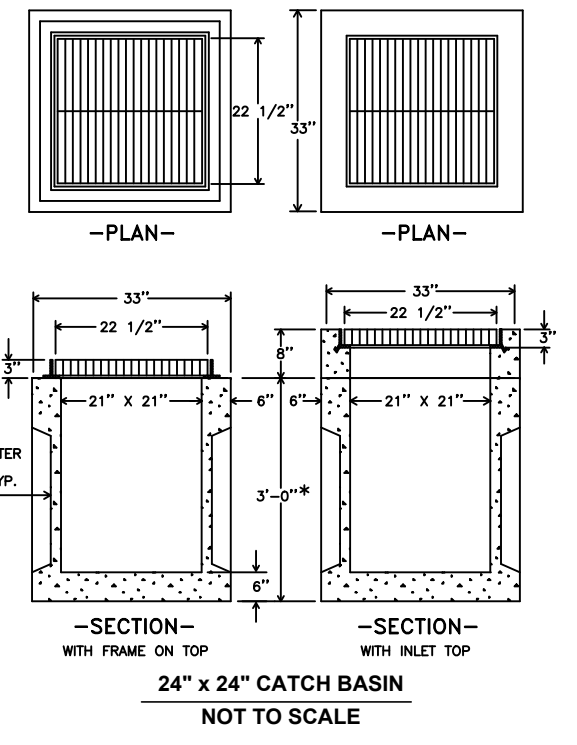
- CONSTRUCTION OF FACILITY
  - PROTECT THE INFILTRATION BMP AREA FROM COMPACTION PRIOR TO CONSTRUCTION. AVOID CONSTRUCTION EQUIPMENT FROM DRIVING ON THE PROPOSED BMP AREA.
  - INSTALL AND MAINTAIN PROPER EROSION CONTROLS DURING CONSTRUCTION.
  - ANY SEDIMENT THAT WASHES INTO THE STORMWATER BMP SHALL BE REMOVED IMMEDIATELY.
- INSPECTIONS AND MAINTENANCE
  - THE STORMWATER INFILTRATION BMP SHALL BE INSPECTED ON A QUARTERLY BASIS, AND AFTER RAINFALL EVENTS OF 2 INCHES OR GREATER. THE INSPECTIONS SHALL CONSIST OF THE FOLLOWING:
    - THE VEGETATION LOCATED ALONG THE TOP OF THE STORMWATER BMP SHALL BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
    - VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON THE INFILTRATION BMP, AND CARE SHOULD BE TAKEN TO AVOID ANY TYPES OF COMPACTION.



INFILTRATION PIT CROSS SECTION  
not to scale

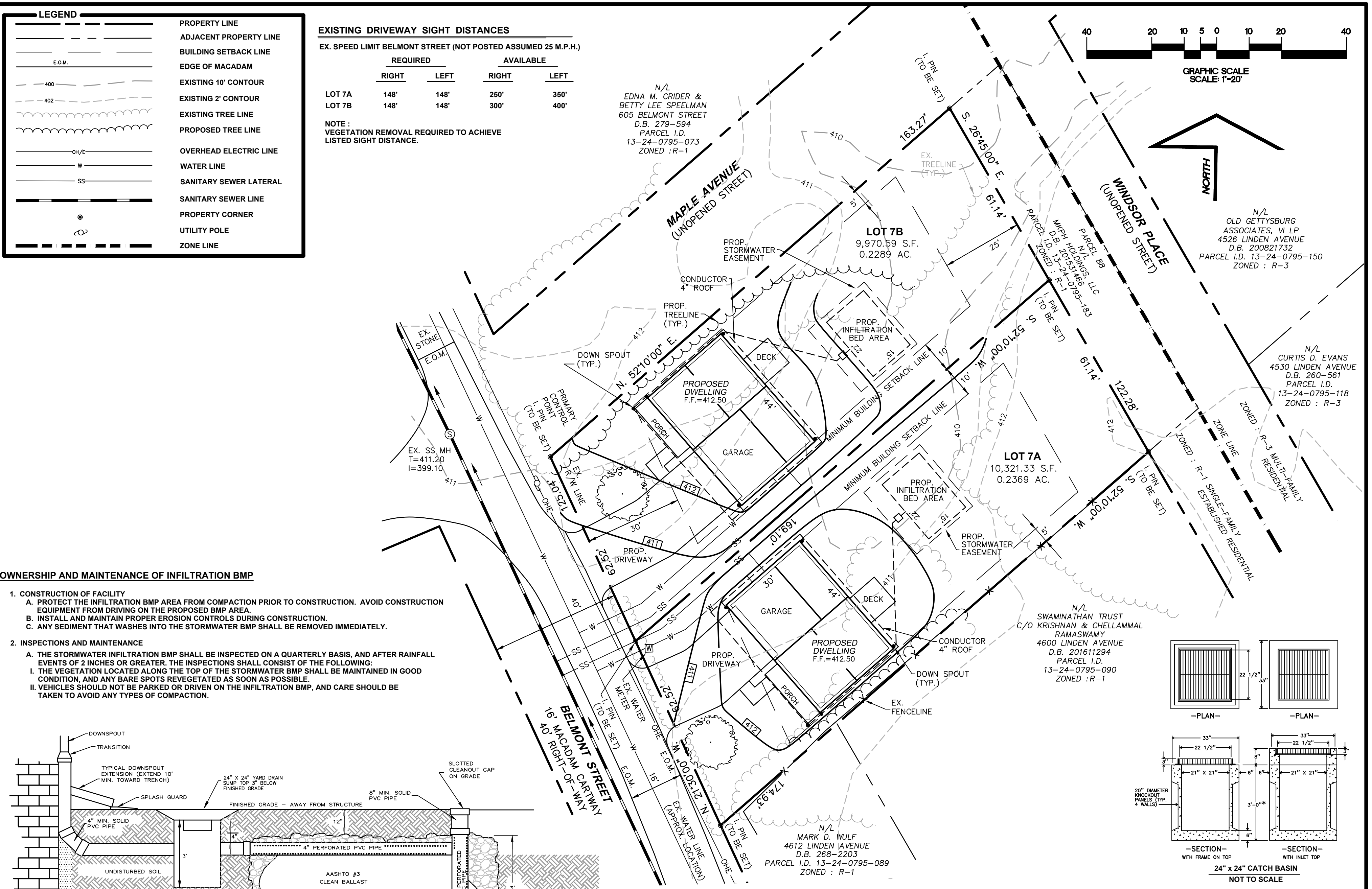


PROPOSED DRIVEWAY CROSS-SECTION  
not to scale



**PROPOSED LOT COVERAGE:**

<b>LOT 7A</b>	TOTAL LOT AREA = 10,321.33 S.F. / 0.2369 AC. = 100.00%
	BUILDING AREA = 1,520 S.F. / 0.03 AC. = 12.6%
	MACADAM / CONCRETE = 732 S.F. / 0.02 AC. = 8.4%
	TOTAL IMPERVIOUS = 2,252 S.F. / 0.05 AC. = 21%
	TOTAL OPEN SPACE = 8,069.33 S.F. / 0.18 AC. = 79%
<b>LOT 7B</b>	TOTAL LOT AREA = 9,970.59 S.F. / 0.2289 AC. = 100.00%
	BUILDING AREA = 1,520 S.F. / 0.03 AC. = 13.1%
	MACADAM / CONCRETE = 852 S.F. / 0.02 AC. = 8.7%
	TOTAL IMPERVIOUS = 2,372 S.F. / 0.05 AC. = 21%
	TOTAL OPEN SPACE = 7,598.59 S.F. / 0.18 AC. = 78%



DATE: 4/8/21  
SCALE: 1"=20'  
FILE: 221020  
DWG: SUB\_BASE

**FINAL GRADING AND STORMWATER MANAGEMENT PLAN**  
OF  
**701 BELMONT STREET**  
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

NO.	DATE	DESCRIPTION	BY

**HOOVER**  
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