

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Upper Allen</u>	Surveyor/ Engineer:	<u>Hoover Engineering Services, Inc.</u>	Owner/ Developer:	<u>Antonio Purpura</u>
Plat Title:	<u>2210 Aspen Drive - Lots 4A and 4B</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>1.25</u>
				Total Tract Acreage:	<u>2.28</u>
Zoning District:	<u>Commercial Highway</u>		Proposed Land Use:	<u>Commercial</u>	
Date Received:	<u>7/8/2021</u>	County Review:	<u>7/23/2021</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. General Note #20 indicates that drainage easements shall not be dedicated to Upper Allen Township. The Township should verify that this meets the intent of the Subdivision and Land Development Ordinance (SLDO 220-5.10.C).
2. 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. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

PRELIMINARY / FINAL SUBDIVISION OF LOTS 4A AND 4B 2210 ASPEN DRIVE UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

OWNER : LOT 4A, PARCEL 42-29-2454-365
GREEN RIDGE LEASING, L.L.C.
C/O SHARON PELLMAN
6375 BESHORE ROAD, SUITE 8
MECHANICSBURG, PA. 17050
PH. 717-796-6630

CERTIFICATION AND DEDICATORY BLOCK
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

OWNER _____
SHARON PELLMAN

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

OWNER : LOT 4B, PARCEL 42-29-2454-366
ANTONINO PURPURA
107 WEST MAIN STREET
MECHANICSBURG, PA. 17055
PH. 717-525-3145

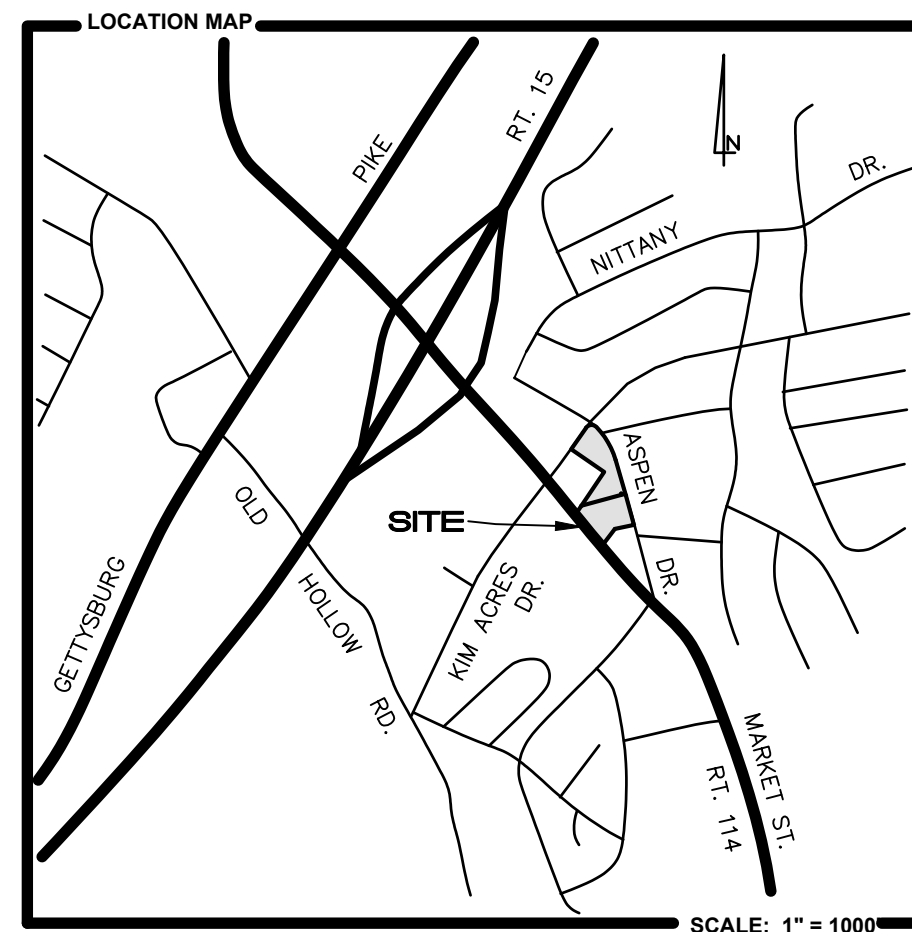
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OWNER _____
ANTONINO PURPURA

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____



Index

- 1 of 2 - COVER SHEET
- 2 of 2 - SUBDIVISION PLAN

Plan Date : JUNE 30, 2021

SCHEDULE OF PLAN APPROVALS

	DATE
PLANNING COMMISSION REVIEW	
CUMBERLAND COUNTY PLANNING COMMISSION REVIEW	
FINAL PLAN APPROVAL	



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.

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY THIS _____ DAY OF _____, 20____.

INSTRUMENT No. _____

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 _____

HOOVER

ENGINEERING SERVICES, INC.

ENGINEERS • PLANNERS • SURVEYORS
688 GAUMER RD., SUITE 100
NEW CUMBERLAND PA. 17070-2923
TELEPHONE (717) 770-0100 FAX (717) 770-1557

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, OR REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON _____ THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

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

LEGEND			
	UNDERGROUND ELECTRIC LINE		WATER LINE
	OVERHEAD ELECTRIC LINE		GAS LINE
	SANITARY SEWER		ZONE LINE
	PROPERTY LINE		RIP-RAP
	MINIMUM BUILDING SETBACK LINE		DOWNSPOUT
	WATER VALVE		FIRE HYDRANT

ZONING INFORMATION:

ZONE : HIGHWAY COMMERCIAL DISTRICT (C-2)
 MAXIMUM COVERAGE = BUILDING = 50%
 IMPERVIOUS AREA = 70%
 MINIMUM STREET FRONTAGE = 150'
 MINIMUM BUILDING SETBACKS :
 FRONT = 30'
 SIDE = 15'
 REAR = 15'
 MAXIMUM BUILDING HEIGHT = 35'
 LOT AREA - AS REQUIRED PER DIMENSIONAL REQUIREMENTS

SITE DATA:

SOURCE OF TITLE :
 LOT 4A : D.B. 200802873
 P.I.N. 42-29-2454-365
 P.B. 84 PG. 93
 LOT 4B : D.B. 201524286
 P.I.N. 42-29-2454-366
 P.B. 84 PG. 93

LOT AREA :
 LOT 4A : GROSS NET
 54,246.33 S.F. 44,862.08 S.F.
 1.2453 AC. 1.0299 AC.
 LOT 4B : NET
 45,256.76 S.F.
 1.0390 AC.

EXISTING NUMBER OF LOTS: 2
 PROPOSED NUMBER OF LOTS: 1
 WATER SUPPLY: PUBLIC
 SANITARY SEWER: PUBLIC
 EXISTING USE - LOT 4A : VACANT
 LOT 4B : COMMERCIAL USE
 PROPOSED USE - LOT 4A : VACANT
 LOT 4B : COMMERCIAL USE

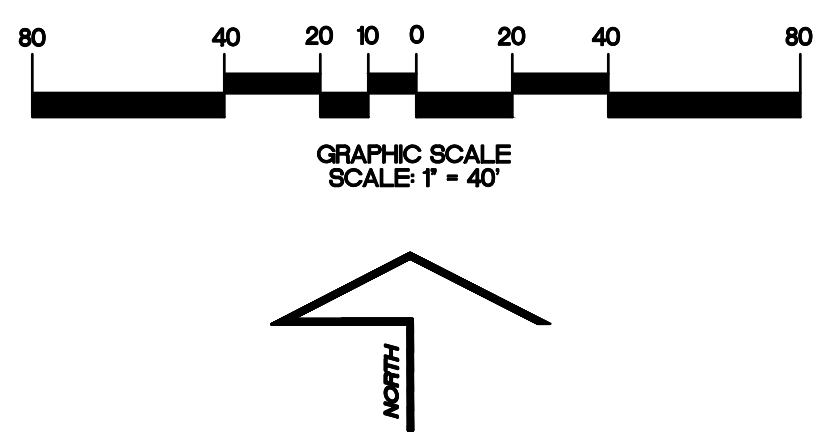
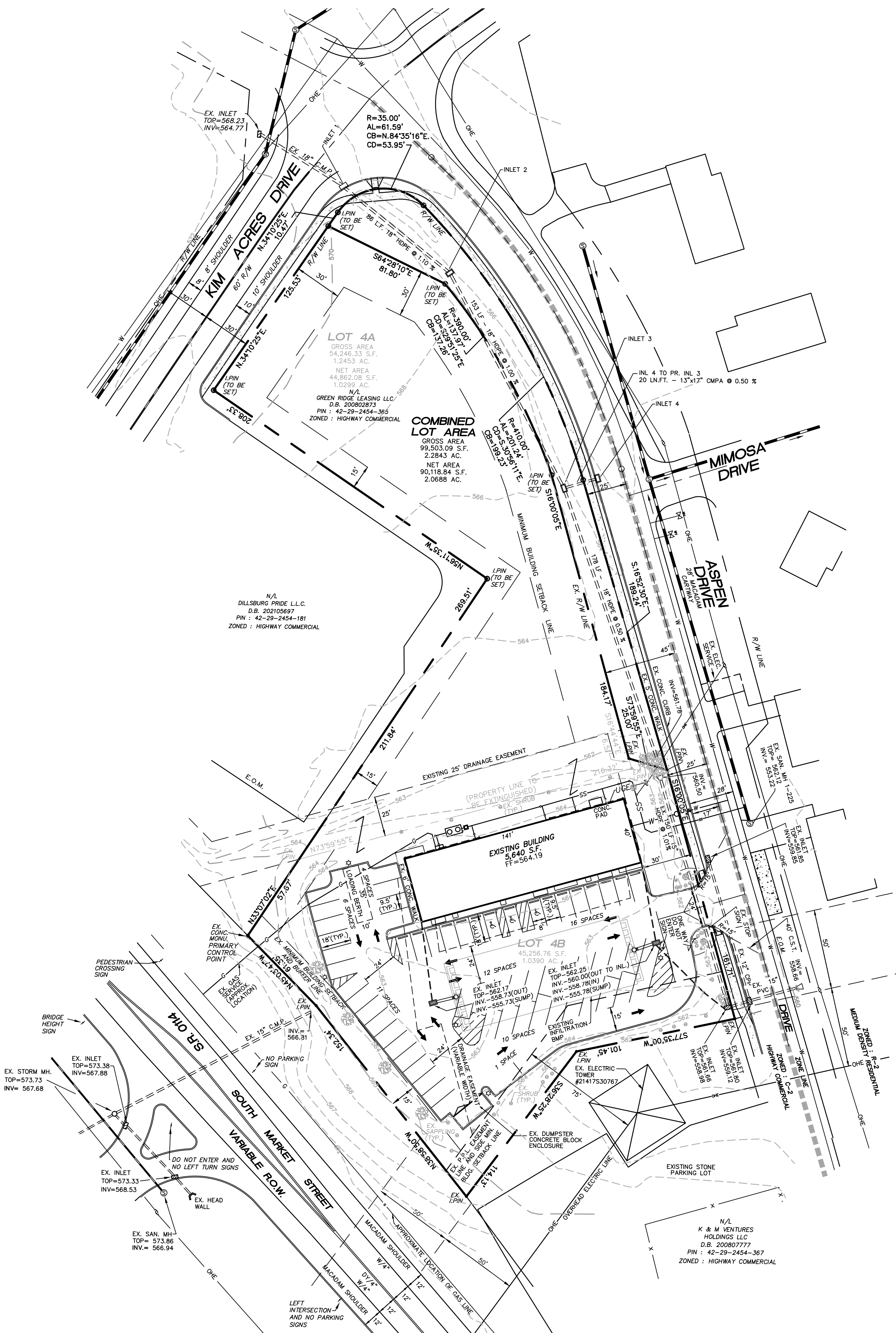
SOILS LEGEND :

BdB : BEDINGTON SHALY SILT LOAM, 3 TO 8% SLOPES

LOT COVERAGE INFORMATION :

TOTAL LOT AREA = 90,118.84 S.F. / 2.07 AC. = 100.00%
 BUILDING AREA = 5,640 S.F. / 0.13 AC. = 6.28%
 MACADAM / CONCRETE AREA = 24,919 S.F. / 0.57 AC. = 27.53%
 TOTAL IMPERVIOUS AREA = 30,569 S.F. / 0.70 AC. = 33.81%
 GREEN AREA = 59,593.94 S.F. / 1.37 AC. = 66.19%

- GENERAL NOTES :**
- THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 4A AND 4B AS SHOWN ON THE FINAL SUBDIVISION PLAN FOR "PNC TRACT" RECORDED IN PLAN BOOK 84, PAGE 93 ON JANUARY 9, 2002.
 - PERIMETER INFORMATION BASED UPON FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC. SURVEY PERFORMED JUNE, 2001.
 - TOPOGRAPHIC INFORMATION BASED UPON A FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC. SURVEY PERFORMED JUNE, 2001. CONTOUR DATUM IS BASED ON U.S.G.S. ELEVATIONS. SURVEY UPDATED JUNE, 2014.
 - BENCHMARK - RIM OF EXISTING SANITARY SEWER MANHOLE LOCATED IN NORTHWEST CORNER OF THE INTERSECTION OF BUMBLE BEE HOLLOW ROAD AND MARKET STREET. RIM ELEVATION= 571.65.
 - NO JURISDICTIONAL WETLANDS ARE LOCATED ON THE SITE BASED UPON A FIELD INVESTIGATION COMPLETED BY HOOVER ENGINEERING SERVICES, INC.
 - NO 100 YEAR FLOOD PLAIN IS LOCATED ON THE SITE BASED UPON REVIEW OF F.E.M.A. MAPPING, PANEL 42041C0286E, EFFECTIVE DATE MARCH 16, 2009.
 - IRON PINS SHALL BE PLACED AT ALL EXISTING AND PROPOSED PROPERTY CORNERS WHERE NO MONUMENTATION CURRENTLY EXISTS. CONCRETE MONUMENTS SHALL BE PLACED AS INDICATED. MONUMENTS AND MARKERS SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATION CONTAINED WITHIN THE UPPER ALLEN TOWNSHIP S.L.D. ORDINANCE.
 - THE CONTRACTOR AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - NO KNOWN PROTECTIVE COVENANTS OR DEED RESTRICTIONS ARE ASSOCIATED WITH THIS PROPERTY.
 - SANITARY SEWER SERVICE SHALL BE PROVIDED BY UPPER ALLEN TOWNSHIP.
 - PUBLIC WATER SERVICE SHALL BE PROVIDED BY PENNSYLVANIA AMERICAN WATER COMPANY.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATION, PUBLICATION 408, CURRENT EDITION, OR UPPER ALLEN TOWNSHIP SPECIFICATIONS.
 - THE PROJECT SITE IS UNDERLAIN BY CARBONATE OR DOLOMITE GEOLOGY, AND THE AREA IS SUBJECT TO SINKHOLES. SPECIAL CONSTRUCTION REQUIREMENTS MAY BE NECESSARY TO MITIGATE THE EFFECTS OF THE POTENTIAL FOR SINKHOLES.
 - ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF THE UPPER ALLEN TOWNSHIP SEWER AUTHORITY, AND SHALL BE SUBJECT TO APPROVAL BY THE AUTHORITY'S ENGINEER.
 - THERE ARE NO SIGNIFICANT STEEP SLOPE AREAS (15% OR GREATER) LOCATED ON THE PROPERTY.
 - NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT OR PLANTING STRIP THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR PLANTING STRIP OR CONFLICT WITH AN EASEMENT AGREEMENT. NO STRUCTURES SHALL BE PLACED IN ANY EASEMENT OR PLANTING STRIP UNLESS OTHERWISE NOTED IN AN AGREEMENT.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.
 - NO SIGNIFICANT NATURAL OR HISTORIC FEATURES ARE LOCATED ON THIS TRACT.
 - DRAINAGE EASEMENTS AS SHOWN SHALL NOT BE DEDICATED TO UPPER ALLEN TOWNSHIP.
 - A VARIANCE WAS GRANTED BY THE ZONING HEARING BOARD OF UPPER ALLEN TOWNSHIP ON JUNE 9, 2005, DOCKET 05-12, FOR THE FOLLOWING:
 - SECTION 1102.C.1 - REDUCE THE REQUIRED FIFTY (50) FOOT BUILDING SETBACK ALONG ASPEN DRIVE TO THIRTY (30) FEET.
 - SECTION 2003.B - REDUCE THE REQUIRED BUFFER YARD OF FIFTY (50) FEET TO THIRTY (30) FEET ALONG ASPEN DRIVE AND FROM FIFTY (50) FEET TO FIFTEEN (15) FEET ALONG SOUTH MARKET STREET
 - SECTION 2151 - SHOPPING CENTERS UP TO 50,000 S.F. GROSS FLOOR AREA SHALL HAVE A LOT WIDTH OF 290 FEET
 - SECTION 2151.H - ALL SHOPPING MALLS SHALL FRONT AND HAVE A FULL ACCESS ONTO A MINOR ARTERIAL ROADWAY.
 A VARIANCE WAS GRANTED BY THE ZONING HEARING BOARD OF UPPER ALLEN TOWNSHIP ON SEPTEMBER 8, 2005, DOCKET 05-17, FOR THE FOLLOWING:
 - SECTION 2404.C.3 - REDUCE THE REQUIRED 125 FOOT CLEAR SIGHT TRIANGLE FOR THE PROPOSED ACCESS DRIVE FOR THE PROPERTY
 - SECTION 2003.G.1 AND 3 - TO ALLOW THE ACCESS DRIVE FOR THE PARKING AREAS TO BE LOCATED WITHIN THE BUFFER YARD AREA.



DESIGN: CH
DRAWN: SM
DATE: 6/30/21
SCALE: 1" = 40'
FILE: 221052SUB
DWG:

SUBDIVISION PLAN
 OF
LOTS 4A AND 4B
2210 ASPEN DRIVE

NO.	DATE	DESCRIPTION	BY

HOOVER
 ENGINEERING SERVICES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 688 GAUMER ROAD SUITE 1000
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