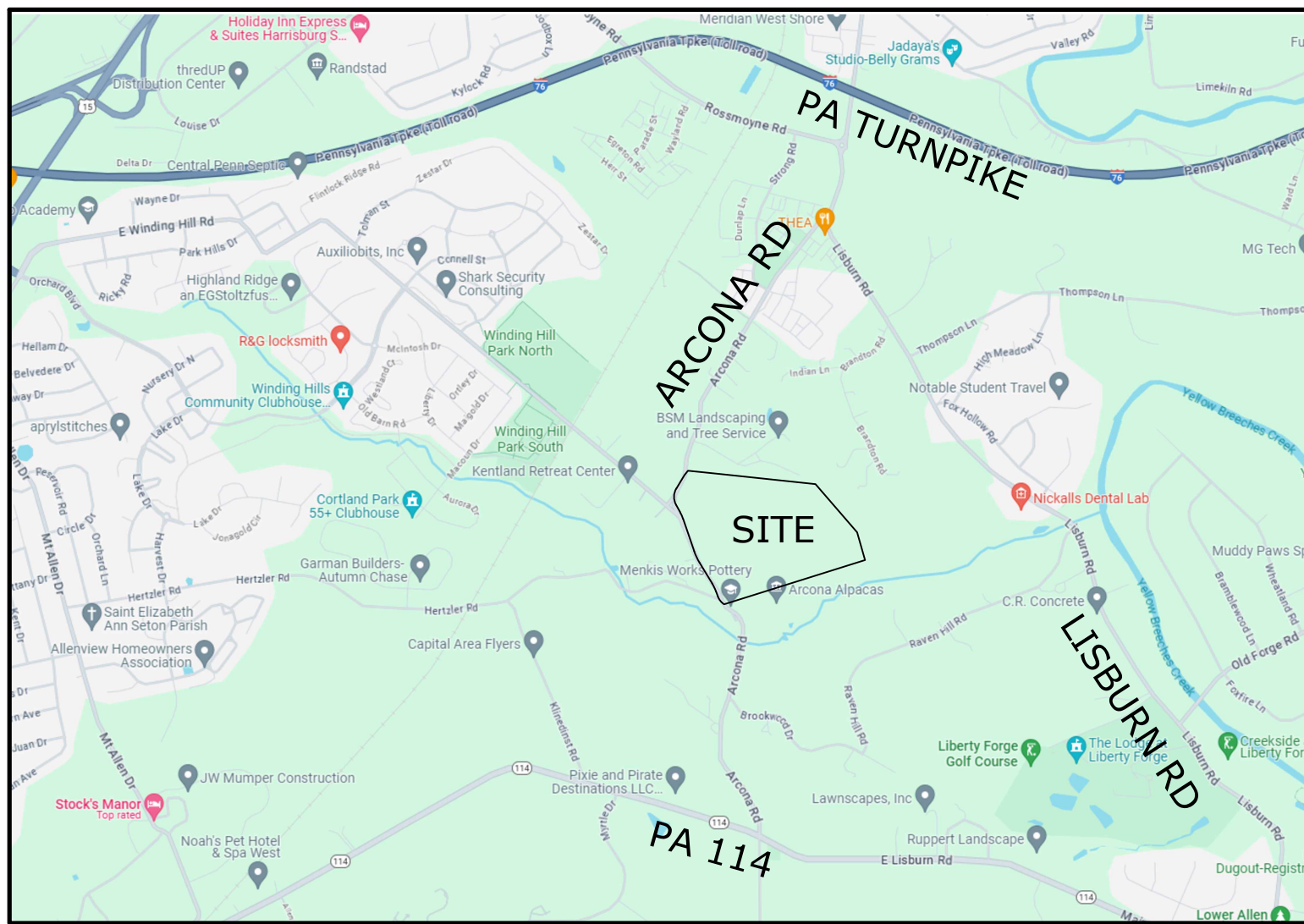


PRELIMINARY/FINAL SUBDIVISION PLAN FOR BRANDON S. MERRITTS
TAX PARCEL #42-10-0272-019
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

LOCATION MAP SCALE: 1"=2,000'



SHEET INDEX

- 1 OF 3 - COVER SHEET
2 OF 3 - EXISTING CONDITIONS PLAN
3 OF 3 - SUBDIVISION PLAN

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS TO DIVIDE TAX PARCEL #42-10-0272-019 INTO SEPARATE TAX PARCELS.

THE INTENT FOR PROPOSED LOT 1 IS TO CONSTRUCT A SINGLE FAMILY DWELLING, ALONG WITH DRIVEWAY. THE APPLICANT ACKNOWLEDGES THAT NO DEVELOPMENT, CONSTRUCTION OR EARTH DISTURBANCE IS TO OCCUR UNTIL THE TOWNSHIP HAS APPROVED THE SITE DESIGN AND THE REQUIRED PERMITS ARE ISSUED.

THE INTENT FOR PROPOSED LOT 2 IS FOR FUTURE RESIDENTIAL DEVELOPMENT. THE APPLICANT ACKNOWLEDGES THAT NO DEVELOPMENT, CONSTRUCTION OR EARTH DISTURBANCE IS TO OCCUR UNTIL THE TOWNSHIP HAS APPROVED THE SITE DESIGN AND THE REQUIRED PERMITS ARE ISSUED.

PROPOSED LOT 3 CONTAINS ONE EXISTING DWELLING AND THE INTENT IS FOR NO DEVELOPMENT TO OCCUR. THE APPLICANT ACKNOWLEDGES THAT NO DEVELOPMENT, CONSTRUCTION OR EARTH DISTURBANCE IS TO OCCUR UNTIL THE TOWNSHIP HAS APPROVED THE SITE DESIGN AND THE REQUIRED PERMITS ARE ISSUED.

STATEMENT OF ACKNOWLEDGEMENT AND OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

OWNER(S) NAME: SCOTT P. MERRITTS & LORI A. MERRITTS

OWNER(S) SIGNATURE: _____

WHO BEING DULY SWORN ACCORDING TO THE LAW, DIPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED..

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

STATEMENT OF DEDICATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL, EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF AND RIGHTS-OF-WAY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO THE PUBLIC USE.

OWNER(S) NAME: SCOTT P. MERRITTS & LORI A. MERRITTS

OWNER(S) SIGNATURE: _____

STATEMENT OF ACKNOWLEDGEMENT AND OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

OWNER(S) NAME: BRANDON S. MERRITTS

OWNER(S) SIGNATURE: _____

WHO BEING DULY SWORN ACCORDING TO THE LAW, DIPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED..

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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OWNER(S) NAME: BRANDON S. MERRITTS

OWNER(S) SIGNATURE: _____

WAIVERS/MODIFICATIONS/DEFERMENTS

1. APPLICANT REQUESTS A DEFERMENT OF THE REQUIREMENT TO INSTALL CURBING ON ARCONA ROAD AS PER SECTIONS 220-3.5.C(2)(jj) AND 220-3.6.B(3)(b) OF THE TOWNSHIP ORDINANCE.

| MEETING | DATE | ACTION |
|------------------------|-------|--------|
| PLANNING COMMISSION | _____ | _____ |
| BOARD OF COMMISSIONERS | _____ | _____ |

STATEMENT OF NON-CONFORMITIES

PROPOSED LOT 3 HAS AN EXISTING DWELLING, GARAGE AND SHED WITHIN THE FRONT BUILDING SETBACK. NO NEW NON-CONFORMITIES ARE CREATED BY THIS PLAN.

GENERAL NOTES

- APPLICANT: BRANDON S. MERRITTS
2141 ARCONA ROAD
MECHANICSBURG PA 17055
PHONE: (717)497-6508
- OWNERS: BRANDON S. MERRITTS SCOTT P. MERRITTS & LORI A. MERRITTS
2141 ARCONA ROAD 2137 ARCONA ROAD
MECHANICSBURG PA 17055 MECHANICSBURG PA 17055
PHONE: (717)497-6508
- NO OBSERVED WETLANDS WERE FOUND ON THE SITE. A CHECK OF THE NATIONAL WETLANDS INVENTORY MAPS HAS SHOWN NO KNOWN WETLANDS ON THE PROPERTIES.
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY ROMEO LAND SURVEYING, INC. IN OCTOBER AND NOVEMBER OF 2023
- BEARINGS BASED ON PENNSYLVANIA STATE PLAN COORDINATES (SOUTH ZONE) NAD-83.
- AS SHOWN ON THE CURRENT FEMA FIRM MAP #42041C0287F, WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2023, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
- AN ACCESS EASEMENT ACROSS PROPOSED LOT 2 GRANTS RIGHTS OF INGRESS AND EGRESS TO THE OWNER OF PROPOSED LOT 1 TO AND FROM ARCONA ROAD(SEE PLAN FOR LOCATION).
- APPLICANT ACKNOWLEDGES THAT A HIGHWAY OCCUPANCY PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A DRIVEWAY AND BEFORE THE ISSUANCE AND RECEIPT OF ANY BUILDING AND/OR ZONING PERMITS IN ACCORDANCE WITH SECTION 220-5.4 OF THE TOWNSHIP ORDINANCE.
- APPLICANT REQUESTS A DEFERMENT OF THE REQUIREMENT TO INSTALL CURBS ALONG ARCONA ROAD IN ACCORDANCE WITH SECTIONS 220-3.5.C(2)(jj) AND 220-3.6.B(3)(b) UNTIL SUCH TIME AS THE BOARD OF COMMISSIONERS DEEM THE IMPROVEMENT NECESSARY.
- A FEE IN LIEU OF LAND DEDICATION SHALL BE PAID TO THE TOWNSHIP PRIOR TO PLAN RECORDING IN ACCORDANCE WITH SECTION 220-5.15.D(4) OF THE TOWNSHIP ORDINANCE.
- APPLICANT ACKNOWLEDGES THAT PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMITS FOR THE LOTS PROPOSED BY THIS PLAN THAT THE TOWNSHIP MUST BE FURNISHED WITH THE REQUIRED EROSION AND SEDIMENTATION CONTROL PERMITS AND PLANS, AS WELL AS ANY REQUIRED NPDES PERMITS IN ACCORDANCE WITH SECTIONS 220-3.5.C(4)(h), 220-5.14 AND 214-19.C OF THE TOWNSHIP ORDINANCE.
- 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 PROJECT REPORT #PNDI-800079 ISSUED ON 11/2/2023 BY THE DCNR STATES NO KNOWN IMPACT AND NO FURTHER REVIEW REQUIRED.

UTILITIES LIST

THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED THROUGH THE PA ONE CALL SYSTEM, TICKET #2023332089

COMPANY: UPPER ALLEN TOWNSHIP PUBLIC WORKS DEPARTMENT
ADDRESS: 100 GETTYSBURG PIKE, MECHANICSBURG, PA 17055
CONTACT: COLLIN BARGE 717-756-9169; EMAIL: ccharge@uatwp.org

COMPANY: UPPER ALLEN TOWNSHIP
ADDRESS: 100 GETTYSBURG PIKE, MECHANICSBURG, PA 17055
CONTACT: KODI HOCKENBERRY 717-697-9548; EMAIL: khockenberry@uatwp.org

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1026 HAY STREET, PITTSBURGH, PA. 15221
CONTACT: DEBORAH BARUM 412-344-3901; EMAIL: deborah.d.delia@verizon.com

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH ROAD, PAXINOS, PA 17860
CONTACT: DOUG HAUPT 570-490-5684; EMAIL: dlhaupt@pplweb.com

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: 4601 SMITH STREET, HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD 717-298-6450 EMAIL: mike_sweigard@cable.comcast.com

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DRIVE, MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN 610-807-3174; EMAIL: sbateman@ugi.com

COMPANY: FIRSTENERGY CORPORATION
ADDRESS: 21 SOUTH MAIN STREET, AKRON OH 44308
CONTACT: MELLYSA ADAMS 330-604-4073; EMAIL: madams@firstenergycorp.com

COMPANY: WINDSTREAM ENTERPRISE WHOLESALE
ADDRESS: 4005 N. RODNEY PARHAM ROAD, LITTLE ROCK, AR 72212
CONTACT: CLEC LOCATE PERSONNEL 800-941-3430; EMAIL: wcl.clec.locate@windstream.com



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 UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

Mark G. Romeo, P.L.S. # SU-049366-E



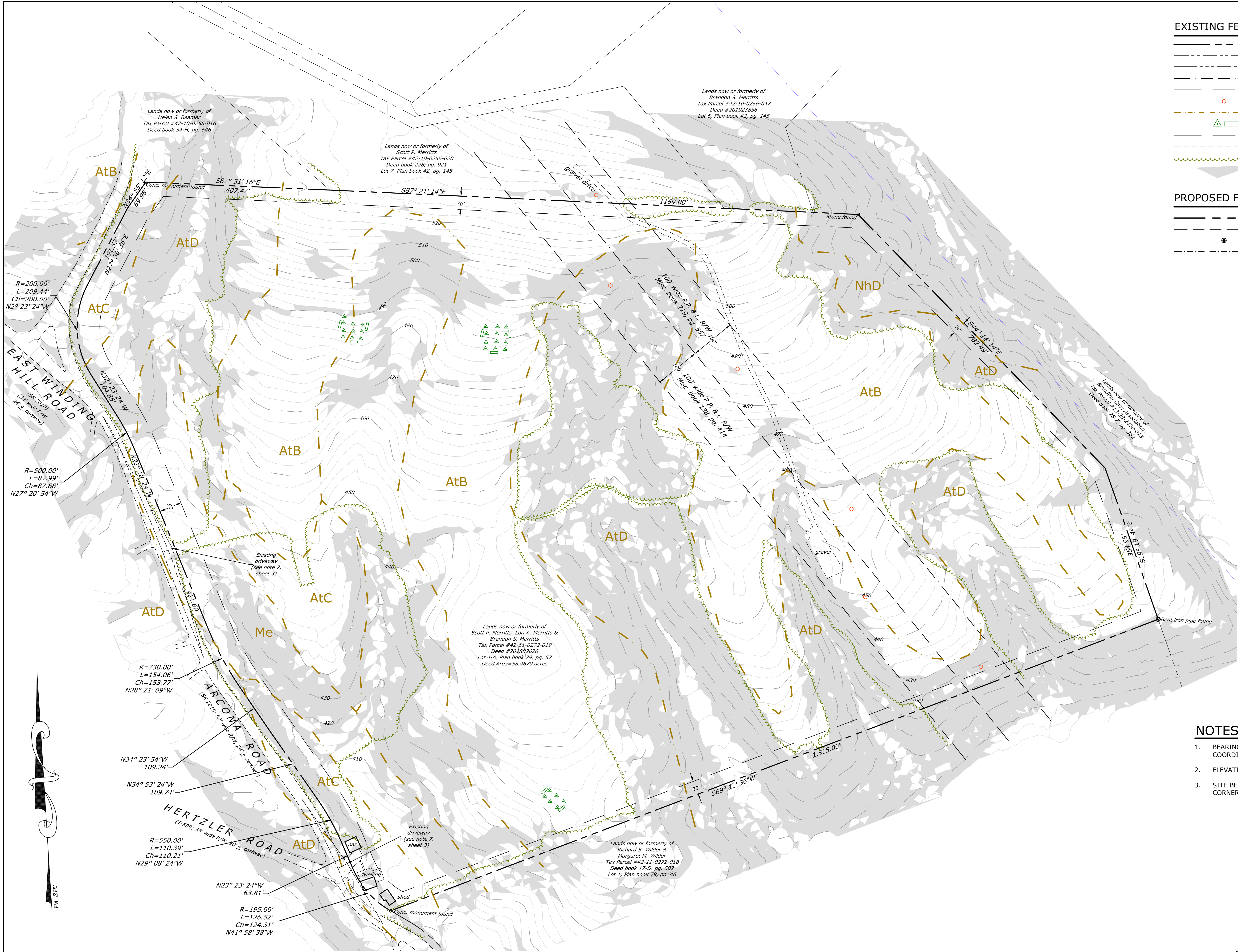
This plan has been prepared by:

Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.

700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

PROJECT #: 23030 DATE: 11/29/2023

SHEET # 1 of 3 REV: 1/05/2024



EXISTING FEATURES LEGEND

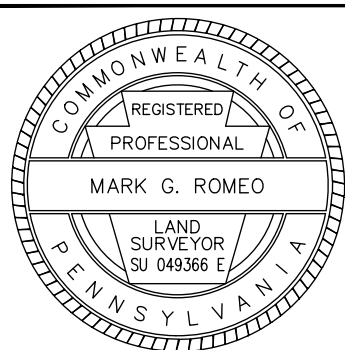
| | |
|--|-------------------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | PUBLIC ROAD RIGHT-OF-WAY LINE |
| | EASEMENT LINE |
| | SETBACK LINE |
| | UTILITY POLE |
| | SOILS BOUNDARY |
| | PERC TEST & SOILS PROBE |
| | 10' CONTOUR LINE |
| | 5' CONTOUR LINE |
| | WOODS LINE |
| | >15% SLOPE |

PROPOSED FEATURES LEGEND

| | |
|--|-----------------|
| | PROPERTY LINE |
| | SETBACK LINE |
| | PROPERTY CORNER |
| | EASEMENT |

NOTES

- BEARINGS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83)
- ELEVATIONS ARE BASED ON THE NGVD OF 1988.
- SITE BENCHMARK: TOP OF CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY: ELEVATION=516.56



I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

EXISTING CONDITIONS PLAN

This plan has been prepared by:

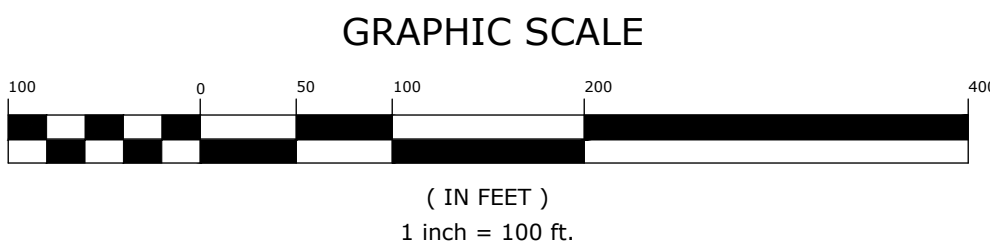
BRANDON S. MERRITTS
2401 ARCONA ROAD

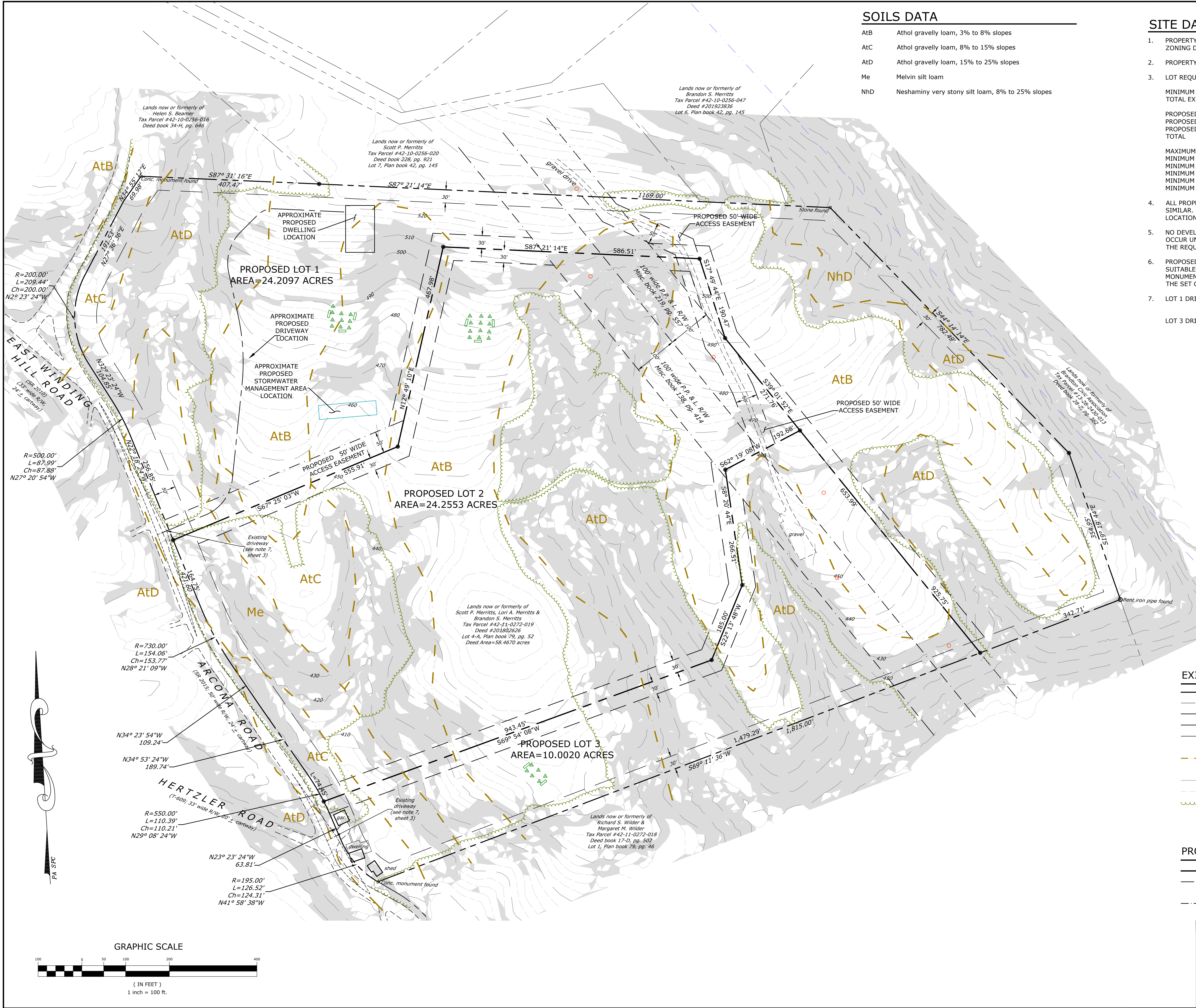
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.

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| | | | |
|------------|---------|-------------|------------|
| PROJECT #: | 23030 | DATE: | 11/29/2023 |
| SCALE: | 1"=100' | LAST REV: | 1/05/2024 |
| SHEET # | 2 OF 3 | CHECKED BY: | MGR |
| | | CAD FILE: | 23030.dwg |





SOILS DATA

| | |
|-----|--|
| AtB | Athol gravelly loam, 3% to 8% slopes |
| AtC | Athol gravelly loam, 8% to 15% slopes |
| AtD | Athol gravelly loam, 15% to 25% slopes |
| Me | Melvin silt loam |
| Nhd | Neshaminy very stony silt loam, 8% to 25% slopes |

SITE DATA/NOTES

- PROPERTY IS LOCATED IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT (OPTION 3).
- PROPERTY IS SERVICED BY PRIVATE, ON-LOT WELL AND SEPTIC.
- LOT REQUIREMENTS:

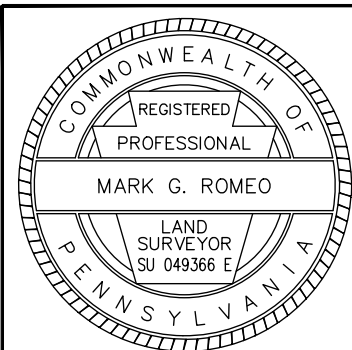
| | |
|-----------------------|---------------|
| MINIMUM LOT AREA | 5 ACRES |
| TOTAL EXISTING AREA | 58.47 ACRES |
| PROPOSED AREA (LOT 1) | 24.2097 ACRES |
| PROPOSED AREA (LOT 2) | 24.2553 ACRES |
| PROPOSED AREA (LOT 3) | 10.0020 ACRES |
| TOTAL | 58.4670 ACRES |
| MAXIMUM COVERAGE | 30% |
| MINIMUM LOT WIDTH | 125' |
| MINIMUM FRONT YARD | 50' |
| MINIMUM SIDE YARD | 30' |
| MINIMUM REAR YARD | 30' |
| MINIMUM DENSITY | 5 AC./ D.U. |
- ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PIN OR SIMILAR. CONCRETE MONUMENTS SHALL BE SET AT TWO CORNER LOCATIONS PRIOR TO PLAN RECORDING.
- NO DEVELOPMENT, CONSTRUCTION OR EARTH DISTURBANCE IS TO OCCUR UNTIL THE TOWNSHIP HAS APPROVED THE SITE DESIGN AND THE REQUIRED PERMITS ARE ISSUED.
- PROPOSED PROPERTY CORNER MARKERS WILL BE REBAR OR OTHER SUITABLE MATERIAL. TWO OF THE CORNERS SHALL BE CONCRETE MONUMENTS. PRIOR TO RECORDING, THE ACTUAL DESCRIPTION OF THE SET CORNERS WILL BE NOTED ON THE PLAN.
- LOT 1 DRIVEWAY SIGHT DISTANCES: NORTH 330'
SOUTH 249'
- LOT 3 DRIVEWAY SIGHT DISTANCES: NORTH 172'
SOUTH 160'

EXISTING FEATURES LEGEND

| | |
|--|-------------------------------|
| | PROPERTY LINE |
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I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

SUBDIVISION PLAN

BRANDON S. MERRITTS
2401 ARCONA ROAD

UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

| | | | |
|------------|---------|-------------|------------|
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| SCALE: | 1"=100' | LAST REV: | 1/05/2024 |
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