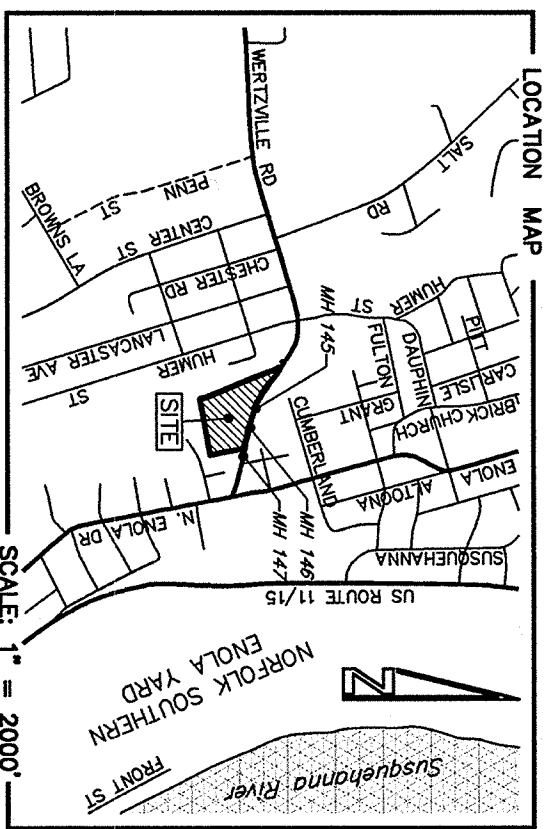


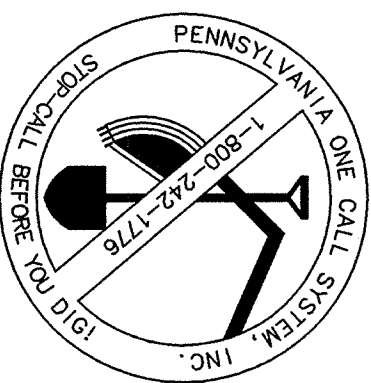
# FINAL MINOR SUBDIVISION PLAN FOR 120 WERTZVILLE ROAD EAST PENNSBORO TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA TAX PARCEL #09-15-1291-087

**GENERAL NOTES :**

1. THE PURPOSE OF THIS PLAN IS FOR A MINOR SUBDIVISION. PROPOSED LOT 1 WILL CONTAIN THE EXISTING SINGLE FAMILY DETACHED DWELLING. PROPOSED LOT 2 WILL REMAIN IN ITS NATURAL CONSERVATION STATE AND NO BUILDING OR IMPROVEMENTS ARE PROPOSED.
2. ALPHA CONSULTING ENGINEERS CONDUCTED A BOUNDARY AND TOPOGRAPHICAL SURVEY OF THE PARCEL, WHICH REFLECTS CONDITIONS AS OF OCTOBER 2008. BENCHMARK UTILIZED ON SEWER DATUM, PROVIDED BY EAST PENNSBORO TOWNSHIP.
3. EXISTING RIGHT-OF-WAY FOR WERTZVILLE ROAD (S.R. 0944) TAKEN FROM DEPARTMENT OF TRANSPORTATION DRAWINGS AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY FOR LEGISLATIVE ROUTE 569 SECTION 208, DATED JANUARY 30, 1981 (LAST REVISED JUNE 30, 1981).
4. LOT 1 (EXISTING LOT) WILL BE SERVED BY EXISTING PRIVATE WELL AND EXISTING SANITARY SEWER LATERAL. LOT 2 WHICH IS A NON-BUILDABLE LOT, WILL NOT REQUIRE WATER AND SANITARY SEWER SERVICES.



- INDEX OF DRAWINGS :**
- 1 OF 3 ● COVER SHEET
  - 2 OF 3 ● ORIGINAL PROPERTY DESCRIPTION
  - 3 OF 3 ● SUBDIVISION PLAN



PA ONE-CALL SERIAL NUMBER:  
277-9840

**DATE :**  
JANUARY 14, 2010  
FEBRUARY 4, 2010  
PER TWP. COMMENTS

**OWNER :**  
**GEORGE J. MILLER, JR.**  
119 WERTZVILLE ROAD  
ENOLA, PA 17025

**LOT 1 - EQUITABLE OWNER :**  
**JOHN E. CLINTON, PRESIDENT AND CEO**  
SHIPPENSBURG UNIVERSITY FOUNDATION  
1871 OLD MAIN DRIVE  
SHIPPENSBURG, PA 17257  
(717) 477-1877

**LOT 2 - EQUITABLE OWNER :**  
**HISTORICAL SOCIETY OF EAST PENNSBORO**  
410 CHERRY STREET  
WEST FAIRVIEW, PA 17025  
(717) 732-5801

**ALPHA**

ALPHA CONSULTING ENGINEERS, INC.  
PLANNING • ENGINEERING • SURVEYING  
115 LIMEKILN RD., P.O. BOX G  
NEW CUMBERLAND, PA 17020  
PHONE: (717) 770-2400  
FAX: (717) 770-2400  
WWW.ALPHACEI.COM

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_, BEFORE ME THE  
UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_

**OWNER(S)** JOHN E. CLINTON, PRESIDENT & CEO SHIPPENSBURG UNIV. FOUNDATION

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS 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.

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

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

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

**OWNER(S)** JOHN E. CLINTON, PRESIDENT & CEO SHIPPENSBURG UNIV. FOUNDATION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND  
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UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_

**OWNER(S)** HISTORICAL SOCIETY OF EAST PENNSBORO

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**OWNER(S)** HISTORICAL SOCIETY OF EAST PENNSBORO

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF EAST PENNSBORO TOWNSHIP

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

DIRECTOR OF PLANNING \_\_\_\_\_

THIS PLAN RECOMMENDED FOR APPROVAL BY THE EAST PENNSBORO TOWNSHIP PLANNING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**NON-BUILDING DECLARATION:**

AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE PROPERTY DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF CONSERVATION / OPEN SPACE USE. NO PORTION BE LOT #2 OF THIS SUBDIVISION IS APPROVED BY EAST PENNSBORO TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION OF SUCH A FACILITY UNLESS THE USE OF ANY SEWAGE COLLECTION TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEPRAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR LOT #2 SECTIONS 7501 et seq) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF EAST PENNSBORO TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

**SITE AND ZONING DATA**

ZONE	MULTI-FAMILY (R-2)	PROPOSED - LOT 1	PROPOSED - LOT 2
TAX PARCEL NO	09-15-1291-087		
DEED BOOK & PAGE	DEB 17-1-56, 233 & 17-1-56, 233		
PROPOSED USE	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	NATURAL/ CONSERVATION
TOTAL AREA	365,899 SQ. FT. / 8.40 ACRES		
MIN. LOT AREA W/ PUBLIC WATER AND SEWER	7,500 SQ. FT.	102,385 SQ. FT.	263,484 SQ. FT.
MIN. LOT WIDTH	75 FEET @ MINIMUM SETBACK LINE	± 310 FEET	± 440 FEET
MAX. BLDG HEIGHT	40% 35 FEET	3% 33 FEET	0% N/A
MIN. BUILDING SETBACK	FRONT : 25 FEET		
	SIDE : 8 FEET EACH		
	REAR : 25 FEET		
SANITARY SERVICE	PUBLIC-EAST PENNSBORO TOWNSHIP		
WATER SERVICE	PUBLIC-PA AMERICAN WATER		

**REQUIRED PARKING** 2 PARKING SPACES FOR EACH DWELLING UNIT. FOR THE PURPOSES OF THIS ORDINANCE, IN RESIDENTIAL DISTRICTS, WHEN ONE OR TWO PARKING SPACES ARE REQUIRED FOR DWELLINGS, AN ATTACHED OR UNATTACHED GARAGE OR CARPORT ON THE PREMISES SHALL BE CONSIDERED AS PARKING SPACE. 1 ADDITIONAL EXTERNAL PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED.

**WAIVER REQUESTS:**

1. S.L.D.O. SEC. 506.E.5.f.(1) - REQUIREMENT TO INSTALL CURB IN ALL SUBDIVISIONS  
ACTION BY PLANNING COMMISSION DATE: \_\_\_\_\_
2. S.L.D.O. SEC. 507 - REQUIREMENT TO INSTALL SIDEWALK IN ALL SUBDIVISIONS  
ACTION BY PLANNING COMMISSION DATE: \_\_\_\_\_
3. S.L.D.O. SEC. 520 - REQUIREMENT FOR CONTRIBUTION FOR RECREATION PURPOSES  
ACTION BY BOARD OF COMMISSIONERS DATE: \_\_\_\_\_
4. S.L.D.O. SEC. 520 - REQUIREMENT FOR CONTRIBUTION FOR RECREATION PURPOSES  
ACTION BY BOARD OF COMMISSIONERS DATE: \_\_\_\_\_

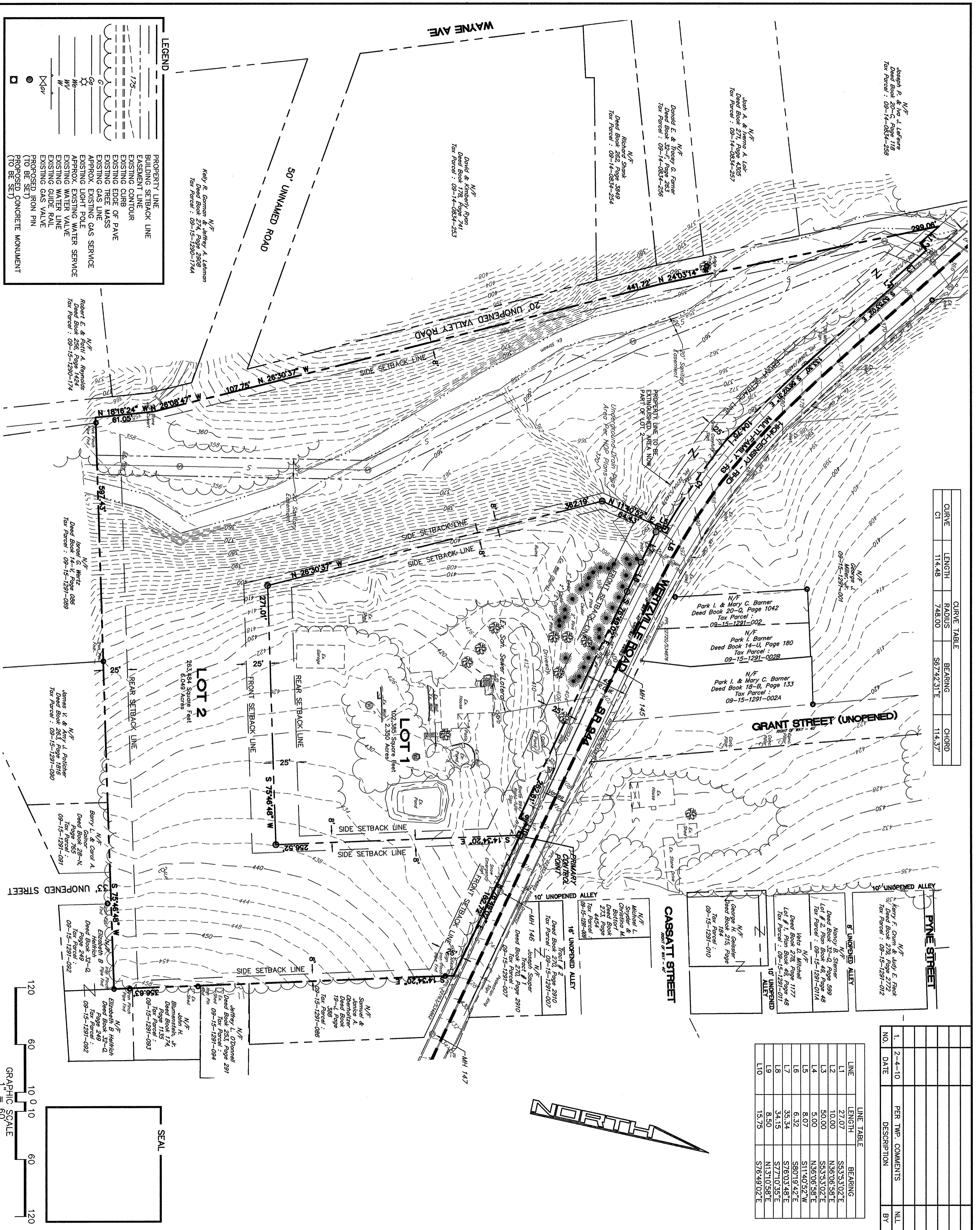
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

RORY L. CHAPMAN, PLS.



**LEGEND**

	PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING TREE MASS
	EXISTING GAS LINE
	APPROX. EXISTING GAS SERVICE
	EXISTING LIGHT POLE
	APPROX. EXISTING WATER SERVICE
	EXISTING WATER VALVE
	EXISTING GUIDE RAIL
	EXISTING GAS VALVE
	PROPOSED IRON PIN (TO BE SET)
	PROPOSED CONCRETE MONUMENT (TO BE SET)



**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	114.48	748.00	S67°42'31"E	114.37

**LINE TABLE**

LINE	LENGTH	BEARING
L1	27.07	S53°53'02"E
L2	10.00	N36°06'58"E
L3	50.00	S53°53'02"E
L4	5.00	N36°06'58"E
L5	8.07	S11°40'52"W
L6	6.32	S80°19'42"E
L7	35.34	S76°03'48"E
L8	34.15	S77°10'35"E
L9	8.50	N131°05'81"E
L10	15.75	S76°49'02"E

**NO. DATE PER TWP. COMMENTS DESCRIPTION**

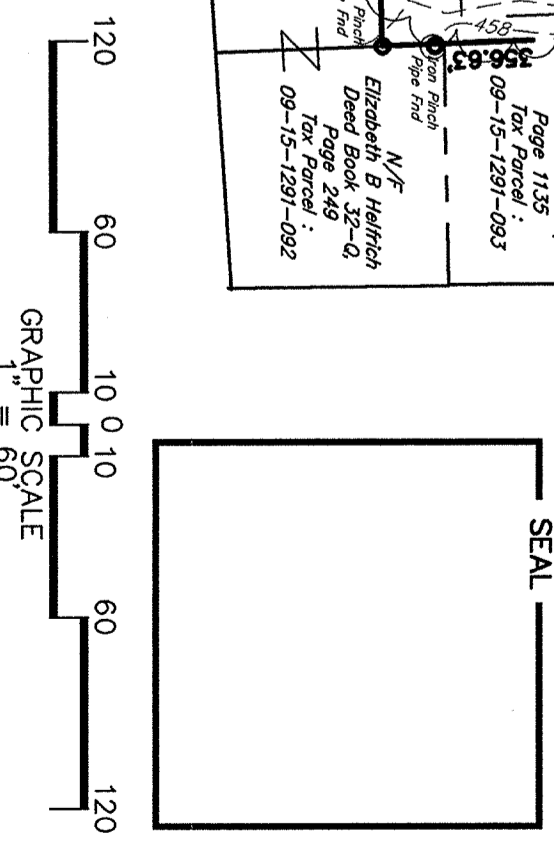
NO.	DATE	PER TWP.	COMMENTS	DESCRIPTION
1.	2-4-10			

**DESIGN : RAC**

**DRAWN : HAW**

**CHECKED : RAC**

**DATE : 01-14-10**



**PROJECT NO. 280098**

**SURVEY BOOK : 2**

**SCALE : 1" = 60'**

**DWG FILE : 280098.dwg**

**SHEET 3 of 3**

**FINAL MINOR SUBDIVISION PLAN**

**SUBDIVISION PLAN**

**120 WERTZVILLE ROAD**

**EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA**

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