

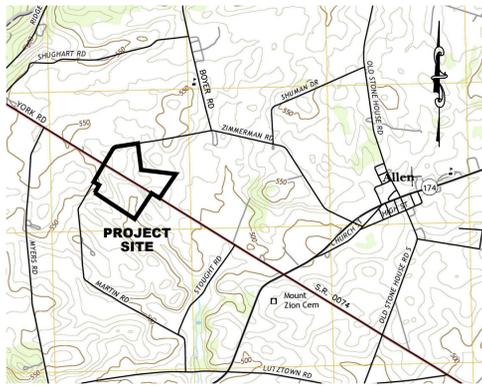
Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Monroe</u>	Surveyor/ Engineer:	<u>Diffenbaugh Wadel</u>	Owner/ Developer:	<u>David Reese</u>
Plat Title:	<u>David Reese</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>0.12</u>
				Total Tract Acreage:	<u>40.5</u>
Zoning District:	<u>A</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>2/21/2020</u>	County Review:	<u>3/3/2020</u>	Reviewed by:	<u>EG</u>
				Checked by:	<u>KS</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 Lot Addition Certification should include a line for the date signed, as a date is referred to in the Notary Public signature line.
2. Is there an existing access easement for the driveway across Proposed Lot B that will be abandoned upon recording of this plan? If so, it should be indicated on the plan.
3. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
4. 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>.



LOCATION MAP 1" = 2000'

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

Commonwealth Of Pennsylvania:
County Of Cumberland:

On this, the _____ day of _____, 2020 before me, the undersigned officer, personally appeared David J. Reese, who being duly sworn according to law deposes and says that he is the owner of the property shown on this plan and that he acknowledges the same to be his plan and desires the same to be recorded as such according to law, and all roads or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

David J. Reese

Notary Public
Witness my hand and seal the above day and date written.

LOT ADDITION CERTIFICATION

Commonwealth Of Pennsylvania:
County Of Cumberland:

We hereby certify that, as the owners of adjacent land (shown hereon as Lot A) to the parcel shown as Lot B on this plan, it is our intention to acquire said parcel upon approval of this plan. We hereby agree to incorporate Lot B with our adjacent land holdings into one (1) tract of land with one encompassing description within ninety (90) days of transfer to our ownership. We further agree to provide a copy of the recorded deed to Monroe Township.

Richard L. Kreitzer Date

Sally S. Kreitzer Date

Notary Public
Witness my hand and seal the above day and date written.

FINAL PLAN APPROVAL STATEMENT

At a meeting on _____, 2020, the Board of Supervisors of the Township of Monroe approved this project, based upon its conformity with the standards of the Monroe Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the Township and available for public review.

Monroe Township
Board Of Supervisors

Attest: Monroe Township Secretary Chairperson or Designee

MONROE TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

At a meeting on _____, 2020, the Monroe Township Planning Commission reviewed this plan.

Monroe Township
Planning Commission

Chairperson or Designee

MONROE TOWNSHIP ENGINEER REVIEW STATEMENT

This plan reviewed by the Monroe Township Engineer this _____ day of _____, 2020.

Monroe Township Engineer

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

Reviewed by the Cumberland County Planning Department this _____ day of _____, 2020.

Cumberland County
Planning Department

Director Of Planning

GENERAL PLAN NOTES

1. Some land in Monroe Township is subject to conditions which may not permit the full utilization a property owner may want. These conditions may include the following: Periodic flooding; wet soils, sinkholes and closed depressions; noise and/or odor from agricultural uses, nitrates in the ground water, aircraft noise, and noise from auto racing. Data is available in the Monroe Township offices which can be used by potential residents to identify their proximity to these conditions.
2. All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law," may bar them from obtaining a legal judgment against such normal agricultural operations. From the effective date of this Ordinance, all subsequent subdivision plans submitted with this Zone shall require a note which duplicates this section and which must be transferred to the purchaser by the seller.
3. A Highway Occupancy Permit from the Department Of Transportation is required for any proposed driveway pursuant to Section 420 of the Act of June 1, 1945 known as the "State Highway Act". Access to York Road shall be only as authorized by the Highway Occupancy Permits.
4. The contours as depicted on this plan are based on PAMAP Program LAS Files (Lidar Data Of Pennsylvania).
5. The National Wetland Inventory Maps do not indicate the presence of any wetlands on the subject properties. The soils types on the site are non-hydric, with the exception of Penlaw silt loam and Huntington silt loam, each having up to 5 percent hydric inclusions. A review of information found on the USDA Web Soil Survey shows that Penlaw silt loam and Huntington silt loam have hydric inclusions associated with flood plains. As noted below, there are no floodplains on the subject property. A detailed wetland delineation was not completed at this time. It is noted that no earthmoving, disturbance or improvements are being proposed as part of this plan.
6. The subject properties are not located within the 100-year flood zone according to National Flood Insurance Program Maps #42041C0265E.
7. The Pennsylvania Department of Environmental Protection eMapPA website does not indicate the presence of any surface waters on the subject properties.
8. The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities.
9. Lot 1 appears to be enrolled in the Cumberland County Clean & Green Program. (Per Instrument 201712100)
10. The subject properties and all adjoiners shown hereon are located within the Agricultural Zoning District of Monroe Township.
11. Unless shown, none of the items listed in Section 402.3.4 are known to be located within 200 feet of this property or known to affect this property if located beyond 200 feet from the subject property. The ability to ensure that all required features are completely and accurately shown may have been limited by the lack of physical evidence and/or the inability to access adjoining properties. Some of the existing improvements not located on the subject property are approximate in location and are based on GIS mapping & previous subdivision plans and reflect the accuracy and/or inaccuracy of these sources.
12. Bearings shown hereon are grid bearings based on GPS field observations.
13. Existing Lot A does not have the required minimum lot depth or minimum lot area. The single family dwelling and garage encroach into the front, side and rear setbacks. These non-conformities existed prior to the adoption of current Zoning Ordinance. The proposed consolidation of Lot A and B do not increase or expand on these existing non-conformities. As a result of this consolidation the lot area will be closer to the minimum area required and the single family dwelling will come into compliance with the side yard setback requirements.

SOILS

DuA	Duffield silt loam, 0 to 3 percent slopes Not a hydric soil Prime Farmland Soil
DuB	Duffield silt loam, 3 to 8 percent slopes Not a hydric soil Prime Farmland Soil
DuC	Duffield silt loam, 8 to 15 percent slopes Not a hydric soil Not Prime Farmland Soil
HaC	Hagerstown silt loam, 8 to 15 percent slopes Not a hydric soil Not Prime Farmland Soil
HaC	Huntington silt loam, 0 to 5 percent slopes Has 5% hydric inclusions Not Prime Farmland Soil
Pe	Penlaw silt loam Slopes Not Given Has 5% hydric inclusions Not Prime Farmland

Soil boundaries and classifications shown hereon were plotted from publicly available data provided by the U.S. Department of Agriculture.

LAND SURVEYOR'S CERTIFICATION

Eric L. Diffenbaugh, PLS Date

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 Monroe Township Subdivision And Land Development Ordinance. The error of closure is no greater than 1 foot in 10,000 feet.

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for Recording of Deeds, in and for Cumberland County, Pennsylvania, by Instrument Number _____



PROPOSED LOT B (SEE SHEET 2)

LOT A COURSES

#	COURSE
L1	N 57°07'43" W 154.98'
L2	N 29°43'31" E 199.34'
L3	S 60°26'19" E 153.86'
L4	S 29°28'50" W 208.29'

PURPOSE OF PLAN

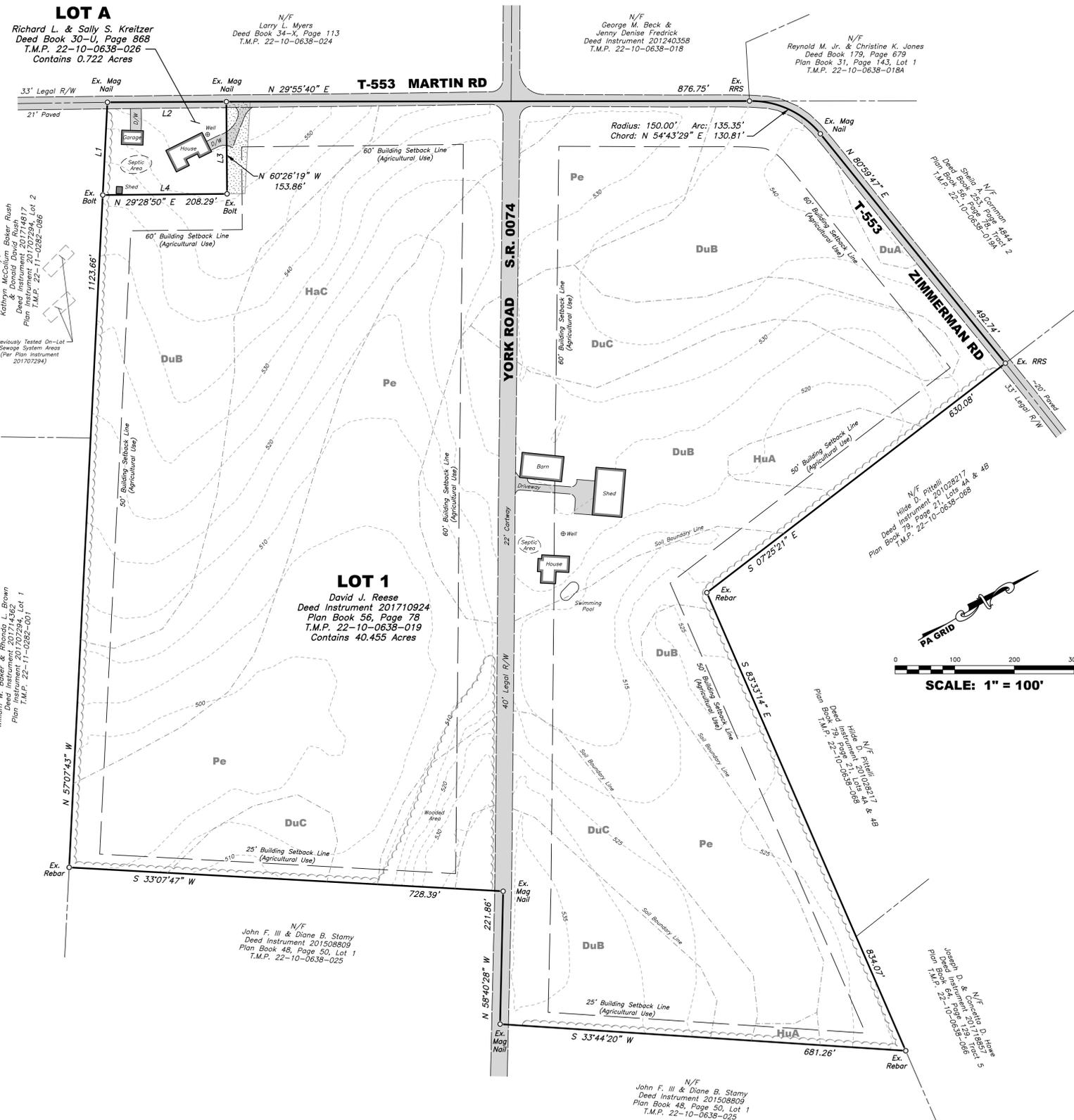
The purpose of this plan is to subdivide Lot B from Lot 1. Lot B will be conveyed as a lot addition to lands shown hereon as Lot A. Consolidated Lots A and B will be used for residential use. Residual Lot 1 will continue to be used for residential and agricultural use. No earthmoving, disturbance or improvements are being proposed as part of this plan.

LEGEND

EX.	Existing
C.M.	Concrete Monument
D/W	Driveway
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
R/W	Right-Of-Way
R	Property Line
- - -	Contour Line
- - -	Soil Line
- - -	Woods/Brush

PLAN REVISIONS

No.	REVISIONS	DATE
1.	Per Township & County Comments	3-6-2020



LOT 1 OWNER INFORMATION
David J. Reese
1566 York Road Carlisle, PA 17015
Phone: (717) 448-2943

LOT A OWNER INFORMATION
Richard L. & Sally S. Kreitzer
275 Martin Road Carlisle, PA 17015
Phone: (717) 258-3303

SHEET INDEX
Sheet 1 Index Map/Coversheet
Sheet 2 Proposed Lot Plan

FINAL SUBDIVISION PLAN FOR DAVID J. REESE INDEX MAP/COVERSHEET



DIFFENBAUGH WADEL INC.
SURVEYING & ENGINEERING
25 NEWBELL STREET
NEWVILLE, PA 17241
www.diffenbaughwadel.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

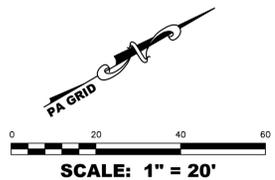
Date	FEBRUARY 13, 2020
Scale	1" = 100'
File No.	2019061
Drawing Name	2019061-SD1
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	1 OF 2

N/F
 Larry L. Myers
 Deed Book 34-X, Page 113
 T.M.P. 22-10-0638-024

DEDICATED R/W COURSES

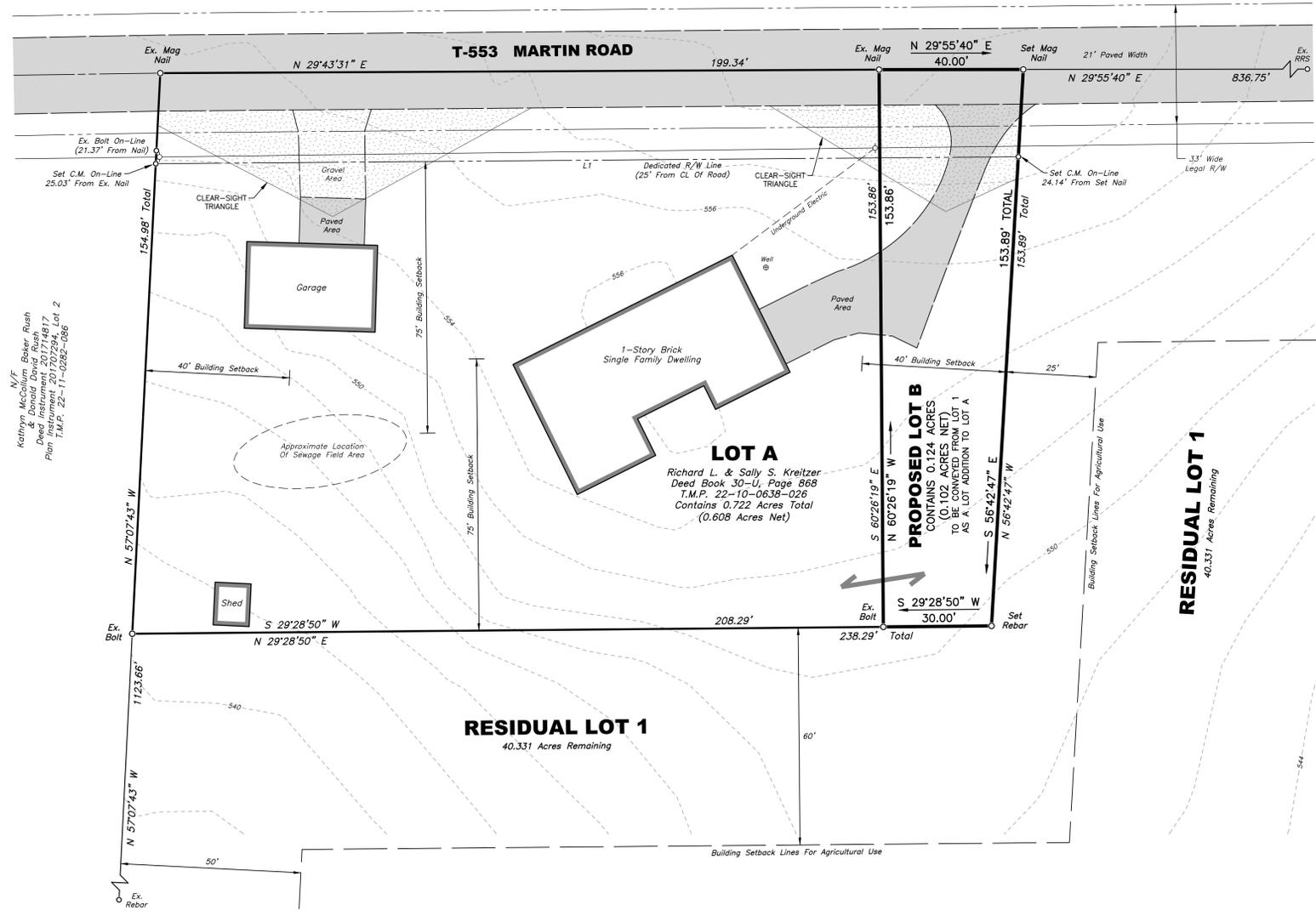
#	COURSE	LENGTH
L1	N 29°32'30" E	239.22'

* The Dedicated R/W Line is 25 feet from the centerline of the road.



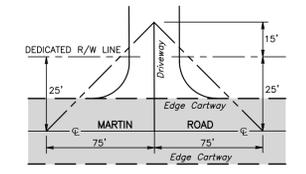
LEGEND

- EX. Existing
- C.M. Concrete Monument
- D/W Driveway
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- R/W Right-Of-Way
- Property Line
- - - Contour Line
- Woods/Brush
- Utility Pole



CONSOLIDATED ACREAGE OF LOT A AND LOT B

LOT A TOTAL	0.722 ACRES
LOT B TOTAL	0.124 ACRES
CONSOLIDATED TOTAL	0.846 ACRES
LOT A NET	0.608 ACRES
LOT B NET	0.102 ACRES
CONSOLIDATED NET	0.710 ACRES



TYPICAL DRIVEWAY CLEAR-SIGHT TRIANGLE DETAIL
 NOT TO SCALE

D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION FOR PROPOSED LOT B

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of residential use for Lot B. No portion of Lot B of this property/subdivision is approved by Monroe Township or the Department of Environmental Protection (D.E.P.) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system (except for repairs to existing systems) unless the municipality and D.E.P. have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 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 Monroe 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.

D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION FOR RESIDUAL LOT 1 AND LOT A

As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of residential & agricultural use. Lot A is dedicated for the express purpose residential use. No portion of these tracts of this subdivision has been approved by the municipality or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of sewage collection, conveyance, treatment, or disposal system (except for repairs to existing systems) unless the municipality and approving agency have approved any required sewage facilities planning for the residual tract or Lot A of the subdivision described herein in accordance with the Sewage Facilities Act (35 P.S. Sections 750.1 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 residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

"A" AGRICULTURAL DISTRICT

- Single Family Detached Dwellings & Other Principal Uses:
- Minimum Lot Area: 80,000 Square Feet - 1.837 Acres
 - Minimum Lot Width: 200 Feet @ Bldg Setback Line / 150 Feet @ Lot Frontage
 - Maximum Lot Coverage: 30 Percent
 - Minimum Building Setbacks: Front - 75 Feet / Side - 40 Feet / Rear - 75 Feet
 - Maximum Building Height: Principal Structures - 35 Feet

- Agricultural, horticultural and forestry-related uses:
- Minimum Lot Area: 10,000 Acres
 - Minimum Lot Width: 200 Feet @ Bldg Setback Line
 - Maximum Lot Coverage: 10 Percent
 - Minimum Building Setbacks: Front - 60 Feet / Side - 25 Feet / Rear - 50 Feet
 - Maximum Building Height: 150 Feet*

* Provided each structure is setback a distance atleast equal to its height from each property line.

PROPOSED LOT PLAN NOTES

1. All lot line markers and monumentation to be set upon approval of subdivision plan.
2. Existing Lot A does not have the required minimum lot depth or minimum lot area. The single family dwelling and garage encroach into the front, side and rear setbacks. These non-conformities existed prior to the adoption of current Zoning Ordinance. The proposed consolidation of Lot A and B do not increase or expand on these existing non-conformities. As a result of this consolidation the lot area will be closer to the minimum area required and the single family dwelling will come into compliance with the side yard setback requirements.

PLAN INFORMATION

1. Number Of Lots: 2 Lots - Including Residual Lot 1
2. Units of occupancy: Residual Lot 1 - 1 Residential Use / Consolidated Lots A & B - 1 Residential Use
3. Density: Residual Lot 1 - 1 Per 40.331 Acres / Consolidated Lots A & B - 1 Per 0.846 Acres
4. Lot Size: Residual Lot 1 - 40.331 Acres / Consolidated Lots A & B - 0.846 Acres
5. Lot Coverage: Residual Lot 1 - ~1.0 Percent / Consolidated Lots A & B - 16.5 Percent
6. Building Coverage: Residual Lot 1 - <1.0 Percent / Consolidated Lots A & B - 10.9 Percent
7. Type Of Sanitary Sewer: Residual Lot 1 - Existing On-Lot / Consolidated Lots A & B - Existing On-Lot
8. Type Of Water Supply: Residual Lot 1 - Existing On-Lot Well / Consolidated Lots A & B - Existing On-Lot Well
9. Proposed Land Use: Residual Lot 1 - Residential & Agricultural / Consolidated Lots A & B - Residential

PLAN REVISIONS

No.	REVISIONS	DATE
1.	Per Township & County Comments	3-6-2020

FINAL SUBDIVISION PLAN FOR
DAVID J. REESE
PROPOSED LOT PLAN

MONROE TOWNSHIP · CUMBERLAND COUNTY · COMMONWEALTH OF PENNSYLVANIA



DIFFENBAUGH WADEL INC.
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 25 BROAD STREET
 NEWVILLE, PA 17241
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Date	FEBRUARY 13, 2020
Scale	1" = 20'
File No.	2019061
Drawing Name	2019061-SD2
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	2 OF 2