

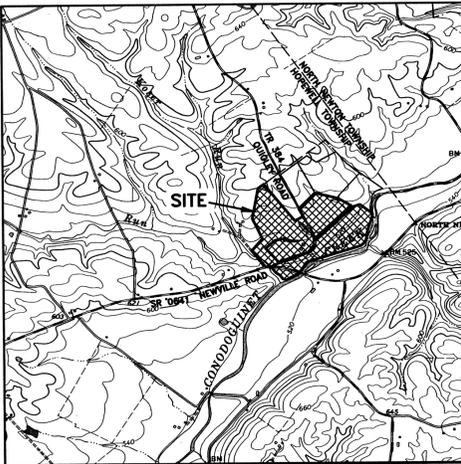
## Cumberland County Subdivision and Land Development Review Report

Municipality:	Hopewell	Surveyor/ Engineer:	Curfman & Zullinger Surveying, Inc.	Owner/ Developer:	Emmanuel and Barbara Kauffman		
Plat Title:	Emanuel and Barbara Kauffman						
Plat Status:	Preliminary/Final	Plat Type:	Subdivision				
# of New Lots:	1	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	13.7	Total Tract Acreage:	84.6
Zoning District:	Agricultural	Proposed Land Use:	Same as existing				
Date Received:	2/6/2020	County Review:	2/12/2020	Reviewed by:	SH	Checked by:	

- 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 Zoning Data should include proposed dimensions to verify compliance with lot coverage, building coverage etc. (Zoning 5.05.A).
2. It appears that a portion of the parking lot will be included on the residual tract. The township may want to determine if the required parking spaces for the grocery store are still provided (Zoning 10.39.A.2).
3. The proposed property line will traverse a parking lot. Township may want to verify compliance with Zoning Section 11.10.A.3 & 11.10.C.1 and SLDO 507.5 with regard to parking setbacks.
4. The plan should address the presence or absence of wetlands (SLDO 302.5.6).
5. Proposed Parcel A and the residual lot will share an existing well. General Note #8 indicates that the maintenance of the water line is included in an easement agreement. Applicant should consider an agreement for the existing well. Who will be responsible for the water supply if the existing well would fail?
6. 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  
SCALE: 1" = 2000'

Legend

C	Centerline
R/W	Right of Way
N/F	Now or Formerly
Ex.	Existing
IP	Iron Pin
N/W	Nail & Washer
Spk.	Railroad Spike
PL	Point
POL	Pin on Line
DH	Drill Hole
C1	Curve Data Reference
L1	Line Data Reference
BM	Benchmark
TBM	Temporary Benchmark
SS	Sanitary Sewer Main
ss	Sewer Service Line
CO	SS Cleanout
W	Water Main
ws	Water Service Line
WV	Water Valve
WM	Water Meter
G	Gas Line
OHE	Overhead Electric
↓	Wetlands

**AGRICULTURAL NUISANCE DISCLAIMER**

THE LANDS DEPICTED ON THIS PLAN MAY BE LOCATED ADJACENT TO OR BE INVOLVED IN A NORMAL AGRICULTURAL OPERATION AS DEFINED BY PENNSYLVANIA ACT 133 OF 1982, AS AMENDED, "THE RIGHT TO FARM LAW". IF YOU PURCHASE LAND THAT IS DEPICTED ON THIS PLAN AND SAID LANDS ARE LOCATED OR INVOLVED AS DESCRIBED ABOVE, YOU MAY BE PROHIBITED FROM FILING A NUISANCE ACTION AGAINST THE OPERATORS OF A NORMAL AGRICULTURAL OPERATION. IN ADDITION, YOU MAY BE SUBJECT 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, DUST, ODOR, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.

**NON-BUILDING WAIVER (PARCEL "A" and RESIDUE)**

"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 Agricultural/Commercial use. No portion of this property/subdivision has been approved by Hopewell Twp. (Municipality) or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage 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 DEP have both approved sewage facilities planning systems 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 Hopewell Twp. Municipality, which is charged with administering the Sewage Facilities Act to determine what sewage facility planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

**ZONING DATA**

Zoned - (A-1) - Agricultural District  
On-Lot Water and On-Lot Sewer  
Minimum Lot Size - 62,500 Sq. Ft.  
Minimum Lot Frontage at Minimum Setback Line - 200'  
Building Setback Lines - Front = 50', Side = 35', Rear = 50' (for Farm Buildings and Structures other than Dwellings)  
Maximum Building Height - 40'  
Maximum Building Coverage - 15%  
Maximum Impervious Coverage - 25%

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Hopewell Township Planning Commission reviewed this plan.

HOPEWELL TOWNSHIP PLANNING COMMISSION

Chairman or Designee

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisors of Hopewell Township granted FINAL PLAN APPROVAL of this project, based upon its conformity with the standards of the Hopewell Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports that are filed with the Township and available for public review.

ATTEST: HOPEWELL TOWNSHIP BOARD OF SUPERVISORS

Hopewell Township Secretary

Chairman or Designee

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 Hopewell Township Subdivision and Land Development Ordinance. The error of closure is no greater than one foot in ten thousand feet.

**CUMBERLAND COUNTY REVIEW**

Reviewed by the Cumberland Co. Planning Department  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Director of Planning \_\_\_\_\_

Commonwealth of Pennsylvania  
County of Cumberland Individual

On this, the 20<sup>th</sup> day of January, 2020, before me, the undersigned officer, personally appeared Emanuel M. Kauffman, who being duly sworn according to law, disposes and says that he/she is the owner of the property shown on this plan, that the plan thereof was made by his/her act and plan, that he/she acknowledges the same to be his/her act and plan, that he/she desires 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 public use.

Notary Seal  
MARTIN C. STAFFA, Notary Public  
CHAMBERSBURG, PENNSYLVANIA  
My Commission Expires: 10/21/22

Emanuel M. Kauffman

Commonwealth of Pennsylvania  
County of Cumberland Individual

On this, the 20<sup>th</sup> day of January, 2020, before me, the undersigned officer, personally appeared Barbara A. Kauffman, who being duly sworn according to law, disposes and says that he/she is the owner of the property shown on this plan, that the plan thereof was made by his/her act and plan, that he/she acknowledges the same to be his/her act and plan, that he/she desires 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 public use.

Notary Seal  
MARTIN C. STAFFA, Notary Public  
CHAMBERSBURG, PENNSYLVANIA  
My Commission Expires: 10/21/22

Barbara A. Kauffman

**CERTIFICATION OF ACCURACY**  
I hereby certify that, to the best of my knowledge, the topography shown on the plan was prepared under my direction and for which I accept full responsibility.

WAIVER REQUEST	APPROVED	DISAPPROVED	DATE
PRELIMINARY PLAN SECTION 203			

**GENERAL NOTES:**

- The purpose of this submission is to subdivide Parcel "A" from lands of Emanuel M. Kauffman and Barbara A. Kauffman.
- No construction, development, or earth moving activity is proposed by this submission. Any future development must comply with all applicable federal, state, and local requirements including, but not limited to, township land development approval.
- Parcel "A" is improved with an existing grocery store, paved parking lot, and on-lot sewage system.
- On Parcel "A", soil probes have been done for a sewage system back up site.
- Residue is improved with a dwelling, and on-lot sewage system.
- Residue is improved with a barn and several farm related buildings, and is used for agricultural purposes.
- For the Residue, soil testing has been done for a new sewage system and a backup site for the existing dwelling and existing building "B".
- The existing grocery store on Parcel "A" is served by water from an existing well on the residue. An easement for maintenance is proposed for the water line connecting the well and the store property.
- The portion of the parking lot next to building "B" and shaded on this plan will be a parking and driving easement for Parcel "A". Parcel "A" will be responsible for the maintenance and snow removal for the area in the easement.
- 25' from the center of Quigley Road is reserved for future roadway widening.
- The Floodplain as shown hereon was taken from FIRM Map 42041C0170E, March 16, 2009.
- A drainage easement along all named or unnamed streams is proposed on the tracts being subdivided as well as the Residual tract. The easement shall have a minimum width of 20 feet, or the width of the stream embankment, whichever is greater.
- Owners: Emanuel M. and Barbara A. Kauffman  
20 Quigley Road  
Newburg, PA 17240  
717-423-0105

SHEET 1 - SUBDIVISION PLAN (Index Map)  
SHEET 2 - SUBDIVISION PLAN

**OWNERSHIP REFERENCE:**

CUMBERLAND COUNTY TAX MAP PIN:11-08-0599-006  
CUMBERLAND COUNTY DEED BOOK VOLUME 271, PAGE 3171



**Curfman & Zullinger Surveying Inc.**  
Surveying & Subdivision & Stake out  
566 Lincoln Way East  
Chambersburg, PA 17201  
Phone (717-861-0749)  
Fax (717-861-1706)

Scale	Date	Drawn	BLB	Computed	Checked	DRZ	DRZ	File No.	By
1"=200'	01/10/20							2692-1	

Sheet 1 of 2 Sheets (Index Map)  
PRELIMINARY / FINAL SUBDIVISION PLAN  
SITING IN HOPEWELL TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA

EMANUEL M. KAUFFMAN & BARBARA A. KAUFFMAN (OWNERS)  
20 QUIGLEY ROAD, NEWBURG, PA 17240 (717) 423-0105

Legend	
—	Centerline
—	Right of Way
—	Now or Formerly
—	Existing
—	Proposed
—	Soil & Washers
—	Railroad Spike
—	Point
—	Pin on Line
—	Drill Hole
—	Curve Data Reference
—	Line Data Reference
—	Benchmark
—	Temporary Benchmark
—	Sanitary Sewer Man
—	Sanitary Service Line
—	SS Cleanout
—	Water Main
—	Water Service Line
—	Water Valve
—	Water Meter
—	Gas Line
—	Electric
—	Wellheads

PARCEL	AREA
PARCEL "A"	(Includes R/W) 13.7034 Acres
RESIDUE	(Includes R/W) 13.2435 Acres
	376844.15 Sq.Ft. 356809.22 Sq.Ft.
	70.9± Acres

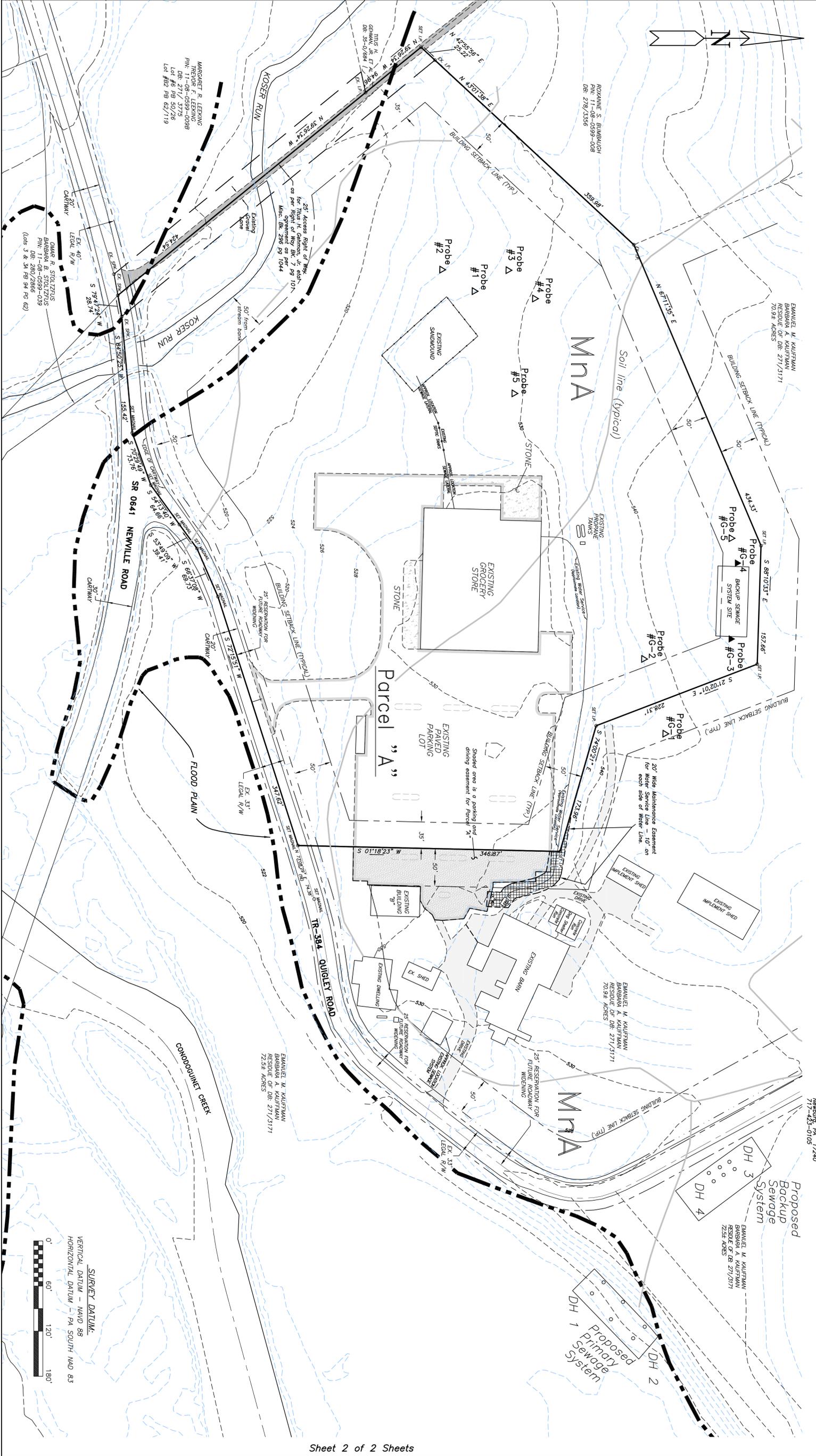
Zoning Data	
Zoned — (A-1) — Agricultural District	
—	Minimum Lot Area — 2.50 Acres
—	Minimum Lot Frontage of Minimum Setback Line — 200' Ft.
—	Building Setback Lines
—	Front = 50'
—	Side = 50'
—	Rear = 50'
—	Maximum Building Height — 40'
—	Maximum Building Coverage — 15%
—	Maximum Impervious Coverage — 25%

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**GENERAL NOTES:**

1. Purpose of this submission is to subdivide Parcel "A" from lands of Emanuel M. Kauffman and Barbara A. Kauffman.
2. No construction, development, or earth moving activity is proposed by this submission. Any future development must comply with all applicable federal, state, and local requirements including, but not limited to, township land development approval.
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4. On Parcel "A", soil probes have been done for a sewage system back up site.
5. Residue is improved with a dwelling, and on-lot sewage system.
6. Residue is improved with a barn and several farm related buildings, and is used for agricultural purposes.
7. For the existing grocery store and existing building "B", a new sewage system and a backup site for the existing grocery store on Parcel "A" is served by water from an existing well on the residue. An easement for maintenance is proposed for the water line connecting the well to the residue. An easement for maintenance is proposed for the water line connecting the well to the residue. Parcel "A" will be responsible for the maintenance and snow removal for the area in the easement.
8. The Floodplain as shown hereon was taken from FEMA Map 4204(CO)170E, March 16, 2009, and is shown as a Flood Hazard Area. The Flood Hazard Area is shown as a Flood Hazard Area, and is shown as a Flood Hazard Area. The Flood Hazard Area is shown as a Flood Hazard Area, and is shown as a Flood Hazard Area.
9. A drainage easement along all named or unnamed streams is proposed on the tracts being subdivided as well as the residual tract. The easement shall have a minimum width of 20 feet, or the width of the stream embankment, whichever is greater.
10. Owners: Emanuel M. and Barbara A. Kauffman
11. Newburg, PA 17240
12. 717-423-0105



Sheet 2 of 2 Sheets

**EMANUEL M. KAUFFMAN**  
 &  
**BARBARA A. KAUFFMAN**  
 (OWNERS)

**PRILIMINARY / FINAL**  
**SUBDIVISION PLAN**  
 SITUATE IN  
 HOPEWELL TOWNSHIP  
 CUMBERLAND COUNTY, PENNSYLVANIA

No.	Date	Revision	By

**Curfman & Zullinger**  
**Surveying Inc.**  
 Surveying & Subdivision & Stake out  
 556 Lincoln Way East  
 Chambersburg, PA 17201  
 Phone (717-261-0749)  
 Fax (717-261-1705)



20 QUIGLEY ROAD  
 NEWBURG, PA 17240  
 (717)-423-0198