

Cumberland County Subdivision and Land Development Review Report

Municipality: Dickinson Surveyor/ Engineer: Diffenbaugh Wadel Owner/ Developer: Group & Group

Plat Title: Woods of Barnitz Lots 7 & 8 and 48-52

Plat Status: Final Plat Type: Subdivision

# of New Lots:	<u>5</u>	# of New Dwelling Units:	<u>5</u>	New Acreage Subdivided/Developed:	<u>13.09</u>	Total Tract Acreage:	<u>13.09</u>
----------------	----------	--------------------------	----------	-----------------------------------	--------------	----------------------	--------------

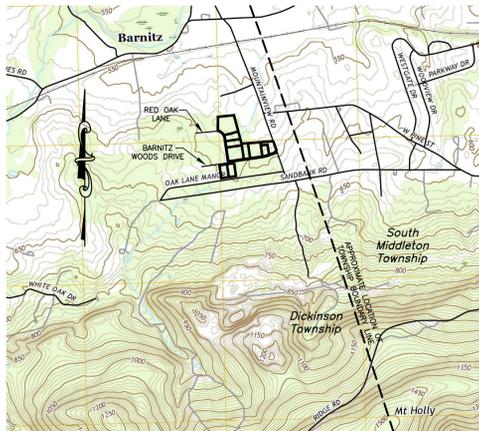
Zoning District: Low Density Residential Proposed Land Use: Residential

Date Received: 3/19/2020 County Review: 4/6/2020 Reviewed by: EG 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 location of the reserve drainfield for Proposed Lot 48 appears to be the reserve drainfield location for Proposed Lot 49. This drainfield appears to cross the property line. The township should determine whether another location is needed to provide a backup site for each lot.
2. Provisions for reserve drainfield locations for Proposed Lot 7 and Proposed Lot 8 should also be addressed in the plan.
3. The plan should address DEP Sewage Facilities Planning Module requirements.
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 Donald A. Group, who being duly sworn, according to law deposes and says that he is a representative of Group & Group, which is the owner of the property shown on this plan and that he acknowledges the same to be his plan and desire 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.

Donald A. Group, President

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

DICKINSON TOWNSHIP SUPERVISOR APPROVAL

Approved by the Dickinson Township Supervisors and all conditions imposed with respect to such approval were completed on this _____ day of _____, 2020.

Secretary _____ Chairperson _____

DICKINSON TOWNSHIP PLANNING COMMISSION RECOMMENDED APPROVAL

Recommended for approval by the Dickinson Township Planning Commission this _____ day of _____, 2020.

Secretary _____ Chairperson _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

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

Cumberland County Planning Department

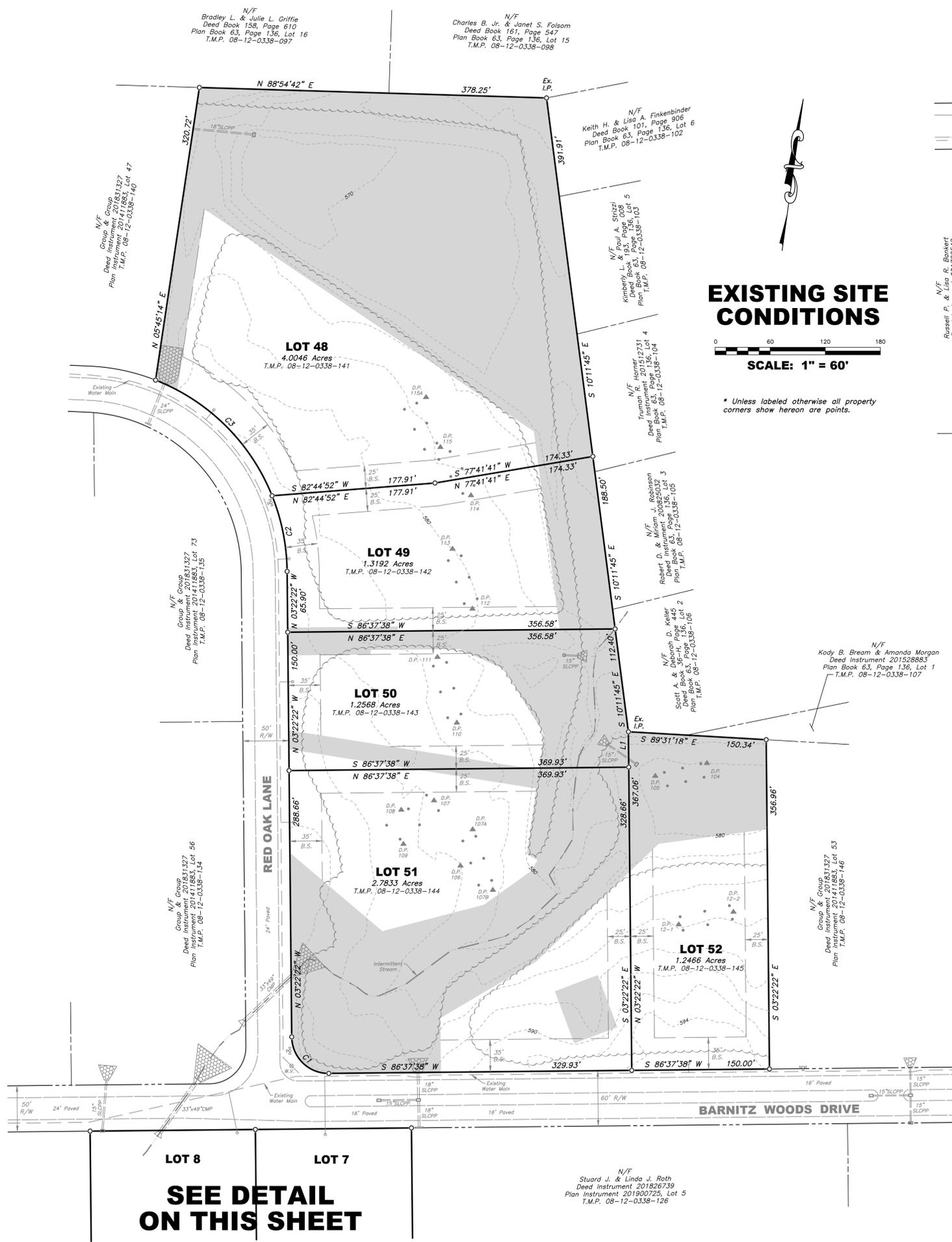
Director Of Planning _____

WAIVER REQUEST/APPROVAL BLOCK

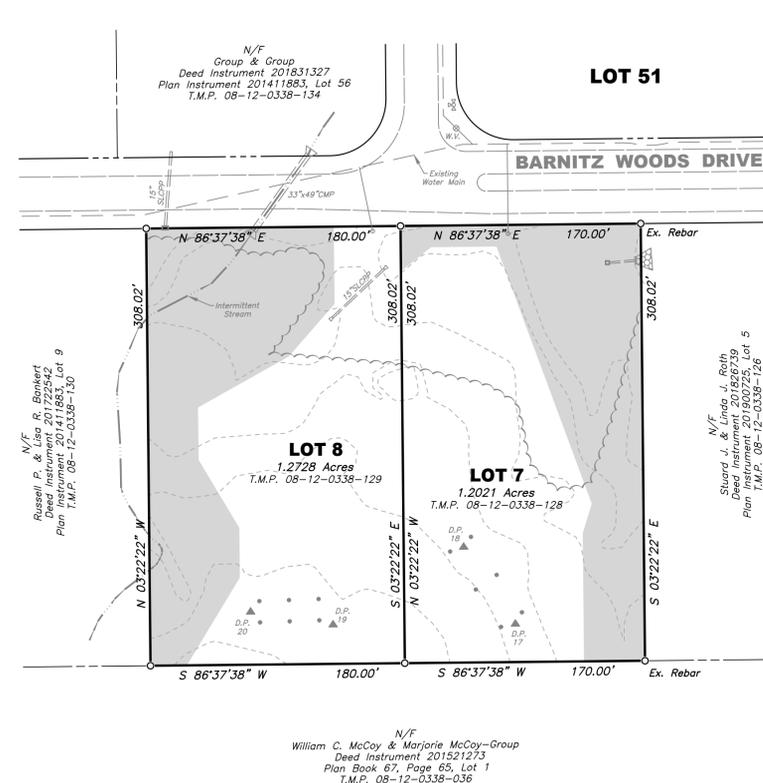
REQUESTED WAIVER	APPROVED	DISAPPROVED
Modification of S.A.L.D.O. Section 17B-13 In accordance with S.A.L.D.O. Section 17B-16 (Submittal of Preliminary Plan)		
Modification of S.A.L.D.O. Section 17B-24A (Allow Sheet Size Exceeding 18" x 24")		

LAND SURVEYOR'S CERTIFICATION

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 Dickinson Township Subdivision And Land Development Ordinance. The error of closure is no greater than one (1) foot in 10,000 feet for all surveyed property lines.



SEE DETAIL ON THIS SHEET



EXISTING SITE CONDITIONS

SCALE: 1" = 60'

* Unless labeled otherwise all property corners show hereon are points.

PURPOSE OF PLAN:

The lots shown hereon were previously approved as residential lots on the "Final Subdivision Plan For Woods Of Barnitz, Phase 1" which is recorded as Plan Instrument 201411883. The subject lots are currently vacant and unimproved. The purpose of this plan is to reconfigure the subject lots to the layout shown on Sheet SD2. As a result of this subdivision the seven (7) previously approved lots will be reduced to five (5) total lots. The reconfigured lots will be used for residential purposes, as was approved by the previous subdivision plan. No improvements or earth disturbance are being proposed by this plan.

- GENERAL PLAN NOTES**
- The PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
 - According to National Flood Insurance Program Maps #42041C0402E, effective date of March 15, 2009, the subject lots are not located in the 100-year flood zone.
 - The National Wetland Inventory Maps indicate the only wetland located on the subject lots is the intermittent stream shown hereon. The intermittent stream is located on Lots 5, 50 and 51. A detailed wetland delineation was conducted for the previously approved subdivision plan. That delineation showed that no other wetlands are present on the subject lots.
 - The subject lots are currently located within the Low Density Residential Zoning District of Dickinson Township.
 - The percs and probes shown hereon are the previously tested sewage system disposal areas, performed inconjunction with Plan Instrument 201411883.
 - 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. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.

OWNER INFORMATION

Group & Group
C/O Donald A. Group
1545 Holly Pike Carlisle, PA 17015
Phone: (717) 258-9000

SOURCE OF TITLE FOR LOTS 7, 8, & 48 THRU 52

Group & Group
C/O Donald A. Group
Deed Instrument 201831327
Plan Instrument 201411883

LEGEND

- B.S. Building Setback
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- W.V. Water Valve
- Fire Hydrant
- Contour Line
- Woods/Brush
- Utility Pole
- Adjancer Line
- Suitable Deep Probe
- Suitable Perc Holes

LINE TABLE

#	COURSE	LENGTH
L1	S 03°22'22" E	38.40'

CURVE TABLE

#	DATA
C1	CHORD: N 48°22'22" W 56.5' RADIUS: 40.00' ARC: 62.83'
C2	CHORD: N 14°04'52" W 83.61' RADIUS: 225.00' ARC: 84.10'
C3	CHORD: N 48°08'52" W 178.42' RADIUS: 225.00' ARC: 183.46'

Existing Stormwater Easement Areas (Per Plan Instrument 201411883)

PLAN REVISIONS

NO.	REVISIONS	DATE

FINAL SUBDIVISION PLAN FOR WOODS OF BARNITZ (LOTS 7, 8 & 48 THRU 52)

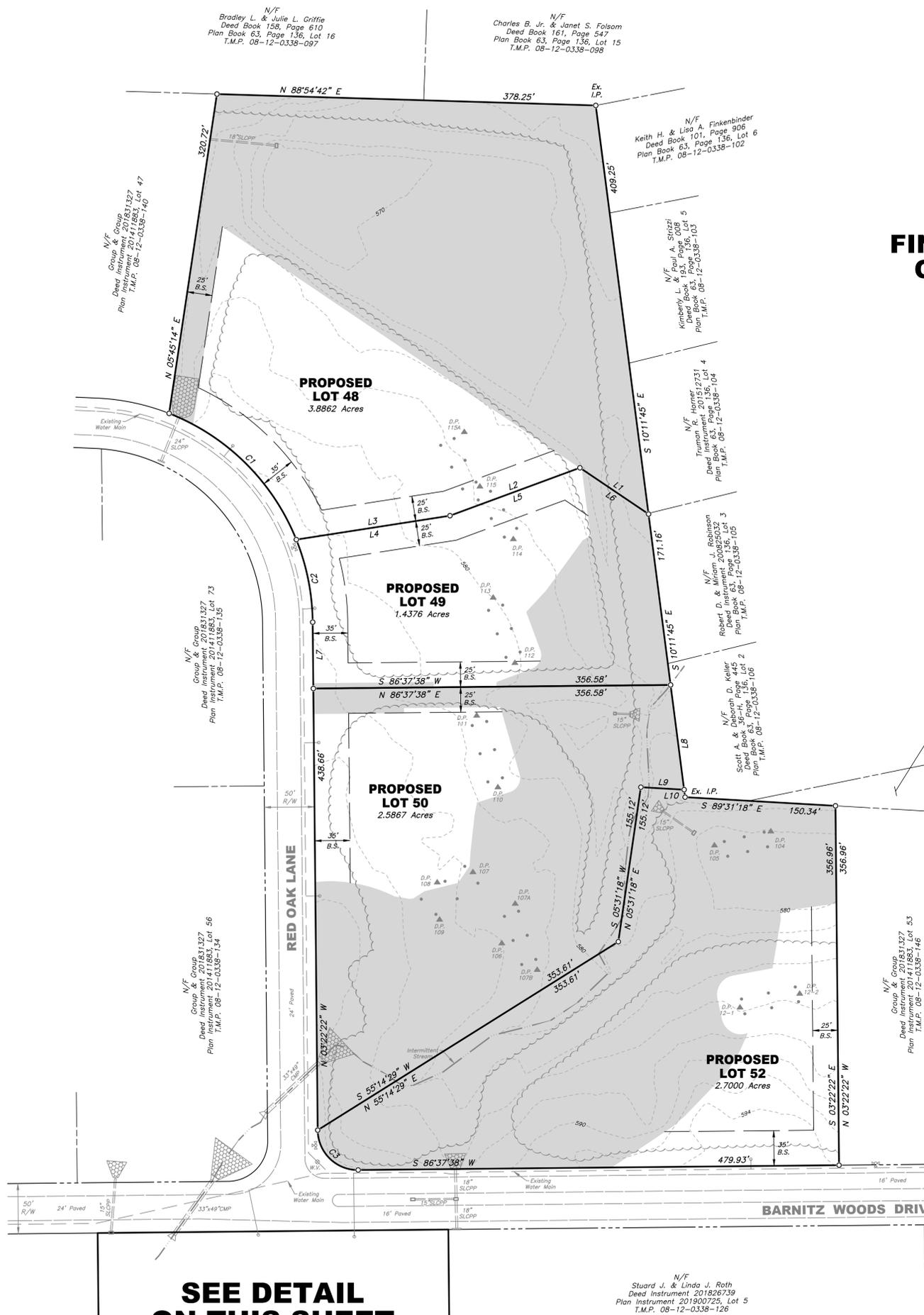
DICKINSON TOWNSHIP · CUMBERLAND COUNTY · COMMONWEALTH OF PENNSYLVANIA



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

SD1

Date	MARCH 19, 2020
Scale	1" = 60'
File No.	06038
Drawing Name	06038B-SD1
Drawn By	J.B.M.
Project Manager	Michael L. Wadel, PE
Sheet No.	SD1



FINAL CONFIGURATION OF PROPOSED LOTS



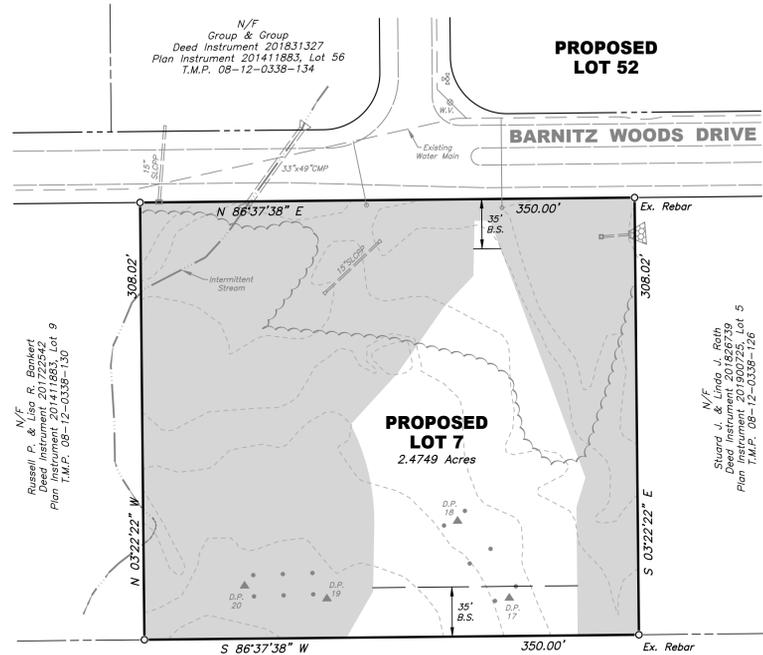
SCALE: 1" = 60'

LINE TABLE

#	COURSE	LENGTH
L1	N 58°55'01" W	82.46'
L2	S 67°02'18" W	138.17'
L3	S 78°23'41" W	155.21'
L4	N 78°23'41" E	155.21'
L5	N 67°02'18" E	138.17'
L6	S 58°55'01" E	82.46'
L7	N 03°22'22" W	65.90'
L8	S 10°11'45" E	104.90'
L9	N 89°31'18" W	43.29'
L10	S 10°11'45" E	7.50'

CURVE TABLE

#	DATA
C1	CHORD: N 48°08'52" W 178.42' RADIUS: 225.00' ARC: 183.46'
C2	CHORD: N 14°04'52" W 83.61' RADIUS: 225.00' ARC: 84.10'
C3	CHORD: N 48°22'22" W 56.57' RADIUS: 40.00' ARC: 62.83'



ZONING DISTRICT REGULATIONS

LDR - Low Density Residential Zoning District

- a. Minimum lot size: 40,000 Sq. Ft - 0.9183 Acres
- b. Minimum lot width: 150 Feet
- c. Minimum lot depth: 175 Feet
- d. Minimum front building setback: 35 Feet
- e. Minimum Each side yard setback: 25 Feet
- f. Minimum Rear yard setback: 35 Feet
- g. Minimum off street parking: 2 Spaces Per Unit
- h. Minimum open space: 75 Percent
- i. Minimum habitable floor area: 700 Square Feet
- j. Maximum building height: 35 Feet
- k. Maximum lot coverage: 25 Percent

PLAN INFORMATION

- Proposed Lot 7**
 - a. Lot size: 2,474.9 Acres
 - b. Lot width: 350 Feet
 - c. Lot depth: 308.02 Feet
- Proposed Lot 48**
 - a. Lot size: 3,886.2 Acres
 - b. Lot width: 183.46 Feet
 - c. Lot depth: >320 Feet
- Proposed Lot 49**
 - a. Lot size: 1,437.6 Acres
 - b. Lot width: 150.00 Feet
 - c. Lot depth: >345 Feet
- Proposed Lot 50**
 - a. Lot size: 2,586.7 Acres
 - b. Lot width: 438.66 Feet
 - c. Lot depth: >300 Feet
- Proposed Lot 52**
 - a. Lot size: 2,700.0 Acres
 - b. Lot width: 542.76 Feet
 - c. Lot depth: >350 Feet

* Each proposed lot shall have a minimum of two parking spaces and not exceed 25 percent of impervious coverage.
* The proposed lots are intended for residential use with on-lot sewer and public water.

LEGEND

- B.S. Building Setback
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- W.V. Water Valve
- Fire Hydrant
- Contour Line
- Utility Pole
- Adjoiner Line
- Suitable Deep Probe
- Suitable Perc Holes

Proposed Stormwater Easement Areas

NO.	REVISIONS	DATE

FINAL SUBDIVISION PLAN FOR WOODS OF BARNITZ (LOTS 7, 8 & 48 THRU 52)



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

Date	MARCH 19, 2020
Scale	1" = 60'
File No.	06038
Drawing Name	06038B-SD2
Drawn By	J.B.M.
Project Manager	Michael L. Waadel, PE
Sheet No.	SD2

SEE DETAIL ON THIS SHEET