

Cumberland County Subdivision and Land Development Review Report

Municipality:	East Pennsboro	Surveyor/ Engineer:	C2C Desighn Group	Owner/ Developer:	200 First Street Associates		
Plat Title:	CAIU Summerdale						
Plat Status:	Final	Plat Type:	Subdivision				
# of New Lots:	2	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	1.06	Total Tract Acreage:	17.33
Zoning District:	CPL	Proposed Land Use:					
Date Received:	3/13/2020	County Review:	3/20/2020	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 plan status (Preliminary or Final) should be shown on the plan (SLDO 22-307.1.A.1).
2. Adjoining property owner information should be provided for all lots (SLDO 22-307.1.B.2).
3. The purpose statement should clearly define the purpose of the plan. What subdivision is proposed? What is the purpose of the hatched area (SLDO 22-309.1.F.1)?
4. The Township should determine if Pennsylvania DEP Sewage Planning will be required for the proposed lot (SLDO 22-309.1.F.2).
5. The plan should address the proposed location of the CAIU sign that is located adjacent to First Street. If the sign will remain on the proposed lot, an easement/agreement may be necessary.
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>.

SUBDIVISION PLAN FOR THE CAPITAL AREA INTERMEDIATE UNIT SUMMERDALE EAST PENNSBORO TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

ZONING DATA

THE SITE IS LOCATED WITHIN THE (CPL) COMMERCIAL PARK LIMITED DISTRICT. THE MINIMUM AND MAXIMUM REQUIREMENTS ARE AS FOLLOWS:

MINIMUM REQUIREMENTS

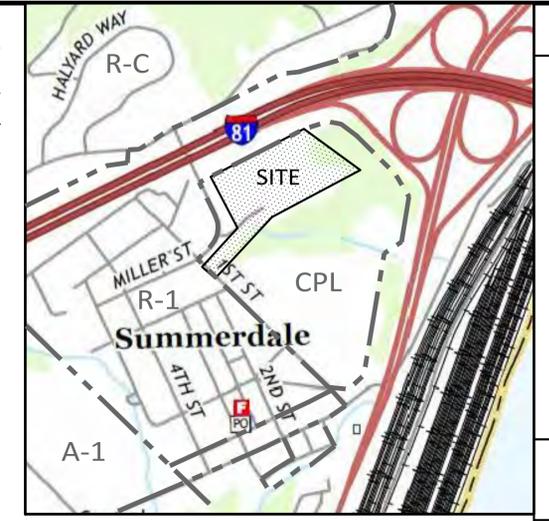
LOT AREA N/A
LOT WIDTH N/A
FRONT SETBACK 50 FEET
SIDE SETBACK 15 FEET
REAR SETBACK 30 FEET

MAXIMUM REGULATIONS

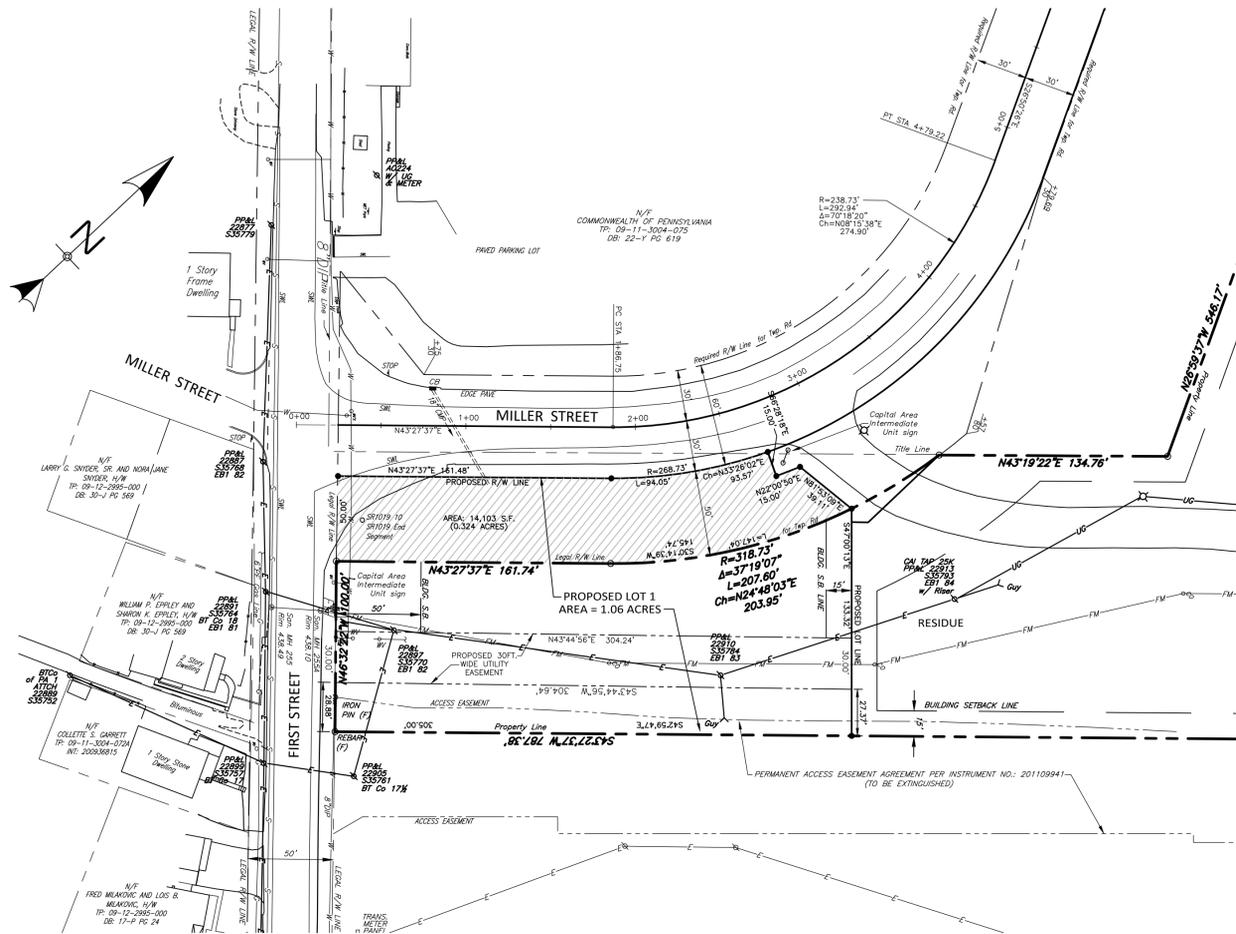
BUILDING HEIGHT: 40 FEET
MAXIMUM IMPERVIOUS COVERAGE = 70%
LOT = 11%
RESIDUE = 37%

GENERAL NOTES:

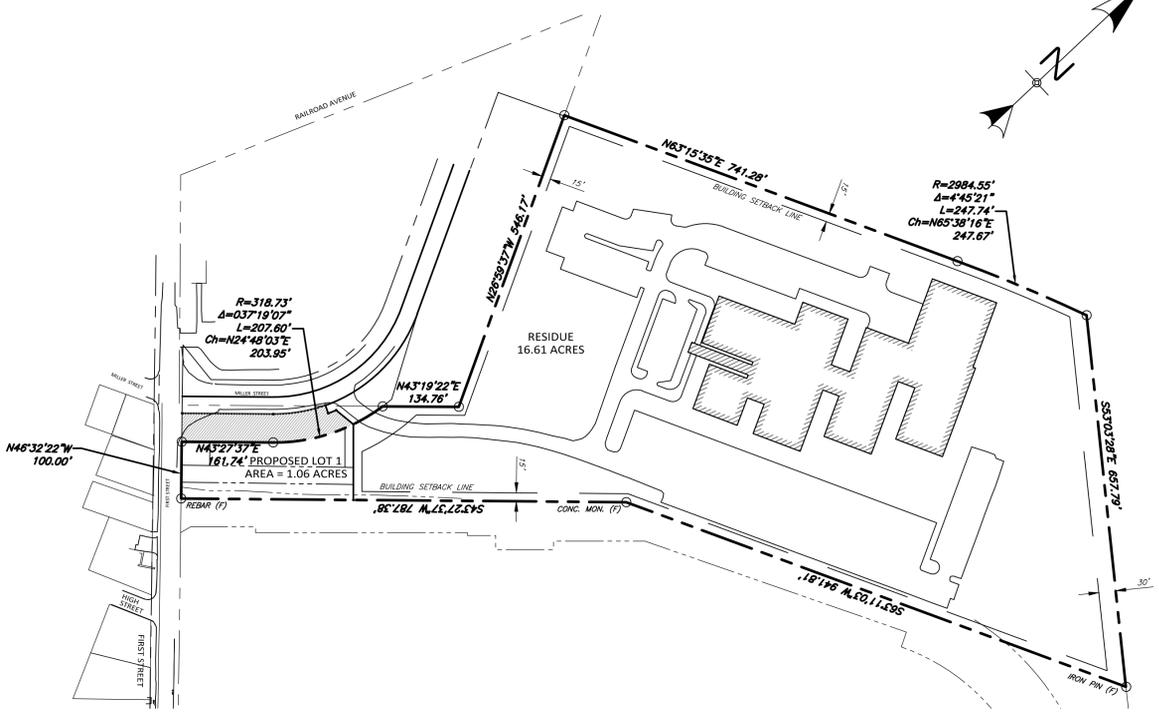
- OWNER:**
CAPITAL AREA INTERMEDIATE UNIT
55 MILLER STREET
SUMMERDALE, PA 17093
PIN: 09-11-3004-077
DEED BOOK AND PAGE: 00337-01037
- SURVEY:**
THE PURPOSE OF THIS PLAN IS TO DEPICT THE BOUNDARY LINES, SURVEY EVIDENCE, AND TOPOGRAPHIC FEATURES FOR SITE KNOWN AS "CAIU" AS RECORDED IN PLAN BOOK VOLUME 57 PAGE 113, CUMBERLAND COUNTY RECORDS.
SOURCE OF TITLE: BEING THE SAME PROPERTY THAT THE COMMONWEALTH OF PENNSYLVANIA GRANTED AND CONVEYED INTO THE CAPITAL AREA INTERMEDIATE UNIT, BY DEED DATED OCTOBER 10, 1988, IN DEED BOOK 33-T, PAGE 1037, CUMBERLAND COUNTY RECORDS.
DATE OF COMPLETED FIELD SURVEY: MARCH 10, 2020.
BASIS OF BEARINGS: DEED REFERENCE AND STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE, NAD 83.
DATUM: NORTH AMERICAN VERTICAL DATUM, NAVD 88.
NOT ALL PHYSICAL FEATURES MAY HAVE BEEN DEPICTED ON THIS PLAN.
THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT WHICH COULD REVEAL EASEMENTS, RIGHT-OF-WAY, LIENS, AGREEMENTS OR OTHER FACTORS AFFECTING TITLE.
- WETLANDS:**
THERE ARE NO WETLANDS PRESENT ON SITE. WETLAND DETERMINATION DONE BY NOVA CONSULTANTS IN JUNE 2019.
- FLOODPLAIN:**
NO FLOODPLAIN ON SITE PER FEMA MAP NO. 42041C0108E & 42041C0116E, LAST REVISED MARCH 16, 2009.
- HYDRIC SOILS:**
THERE ARE NO HYDRIC SOILS WITHIN THE LIMITS OF DISTURBANCE.
- KARST GEOLOGY:**
SITE IS NOT UNDERLAIN BY KARST GEOLOGY.
- SANITARY SEWER:**
LOT TO BE SERVED BY PUBLIC SEWER.
- WATER SERVICE:**
LOT TO BE SERVED BY PUBLIC WATER.



LOCATION MAP
SCALE: 1"=800'
USGS MAP: HARRISBURG WEST - 2016



SUBDIVISION PLAN
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FT.



OVERALL TRACT PLAN
GRAPHIC SCALE
(IN FEET)
1 INCH = 150 FT.

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CUMBERLAND COUNTY RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY THIS ____ DAY OF _____, 20__.

PLAN BOOK _____ VOLUME _____ PAGE _____

CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

DIRECTOR OF PLANNING _____

EAST PENNSBORO TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE EAST PENNSBORO TOWNSHIP ENGINEER THIS ____ DAY OF _____, 20__.

TOWNSHIP ENGINEER _____

EAST PENNSBORO TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE EAST PENNSBORO TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIRMAN _____

SECRETARY _____

EAST PENNSBORO TOWNSHIP BOARD OF COMMISSIONERS

THIS PLAN RECOMMENDED FOR APPROVAL BY THE BOARD OF COMMISSIONERS OF EAST PENNSBORO TOWNSHIP THIS ____ DAY OF _____, 20__.

PRESIDENT _____

SECRETARY _____

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

ON THIS THE ____ DAY OF _____, 20__, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO BEING DULY SWORN AND SAYS 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 AND THAT ALL STREET OR PARTS THEREOF AND RIGHTS-OF-WAY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

REGISTERED SURVEYOR _____

PROJECT #:	MET-EPT-01
SCALE:	AS SHOWN
DRAWN BY:	CAD
CHECKED BY:	BSF
DATE:	2/6/2020
DWG. NO.:	1 OF 1
SHEET NO.:	SU-1
DESIGN GROUP:	C2C DESIGN GROUP 37 East Penn Avenue Wernersville, PA 19685 610.860.6050 www.c2cdg.com
SUBDIVISION PLAN:	CAPITAL AREA INTERMEDIATE UNIT SUBDIVISION
LOCATION:	EAST PENNSBORO TOWNSHIP CUMBERLAND COUNTY, PA