

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>New Cumberland</u>	Surveyor/ Engineer:	<u>Michael C. D'Angelo P.L.S.</u>	Owner/ Developer:	<u>Harry and Suzy Grossman</u>
Plat Title:	<u>Harry and Suzy Grossman</u>				
Plat Status:	<u>P/Final</u>	Plat Type:	<u>S Subdivision</u>		
# of New Lots:	<u>2</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>1.17</u>
				Total Tract Acreage:	<u>1.17</u>
Zoning District:	<u>R-1</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>3/26/2020</u>	County Review:	<u>4/15/2020</u>	Reviewed by:	<u>EG</u>
				Checked by:	<u></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.

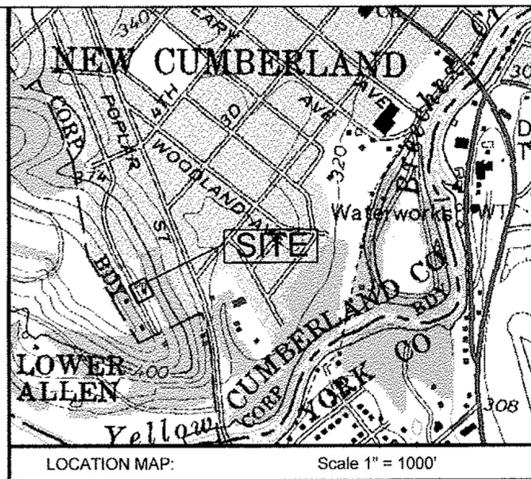
Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The plan should describe how the proposed lot coverage for AA is calculated to be 40%.
2. Will the impervious surfaces described in Lot A be demolished as a part of this plan? If the location of the driveway access to Lot A is to be changed, it should be detailed in the plan. (Zoning 1002, SLDO 502.6)
3. The Borough should verify that proposed Lots AA and BB no longer meet the definition and required setbacks for through or double frontage lots with respect to the unopened status of Hillside Road. (Zoning 1010.02, SLDO 505.2)
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>.

SITE & ZONING DATA	
EXISTING CONDITIONS	
SOURCE OF TITLE - 30°0'13"	
TAX PARCEL NUMBER - UPI# 25-250008-091	
AREA ZONED - R-1 RESIDENTIAL DISTRICT	
LOT AREA - 1.17 ACRES.	
NUMBER OF LOTS - 2	
LAND USE - SINGLE FAMILY DWELLINGS	
PUBLIC SEWER AND WATER	
LOT DESIGN REQUIREMENTS	
MAXIMUM BUILDING HEIGHT-35'	
MAXIMUM IMPERVIOUS COVERAGE 40%	
MINIMUM LOT AREA 5,000 SQ.FT.	
MINIMUM LOT WIDTH 50'	
MINIMUM FRONT SETBACK 25'	
MINIMUM SIDE SETBACK 5'	
MINIMUM REAR SETBACK 5'	

EXISTING LOT COVERAGE		
House Number	"A"	275
Lot Number	"A"	"B"
Total Lot Area-SF	18,295.66	24,830.45
Total Lot Area-AC	0.42	0.57
Building Cover	0	4,080.0
Patios & Walks	55	2,258.0
Total Impervious	55	6,338.0
% Impervious	0.30	25.53

PROPOSED LOT COVERAGE		
House Number	2xx	275
Lot Number	"AA"	"BB"
Total Lot Area-SF	25,571.10	25,331.29
Total Lot Area-AC	0.59	0.58
Building Cover	0	4,080.0
Patios & Walks	0	2,258.0
Total Impervious	0	6,338.0
% Impervious	40/MAX	25.02



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND, PA. S.S.
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID.

HARRY L. GROSSMAN
SUZY A. GROSSMAN
WHO ACKNOWLEDGES THIS PLAN TO BE HIS/THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____.

ALL STREETS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ACCEPTANCE OF THE STREETS SHOWN HEREON. IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS/HAVE LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN.

OWNER
OWNER

OWNER
HARRY L. & SUZY A. GROSSMAN
275 HILLSIDE DRIVE
NEW CUMBERLAND, PA. 17070
717-774-0943

SOURCE OF TITLE: DB. 30°0'13" UPI# 25-25-0008-091
Land Description LOTS 15 THRU 17 SEC B PB 9 PG XXX
TOTAL AREA: 43,126.11 SQ. FT.
AREA ZONED: R-1 RESIDENTIAL DISTRICT
MINIMUM YARD REQUIREMENTS:
FRONT: 25' REAR: 5' SIDE: 5'

PLANNING COMMISSION
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ 2020.
BY THE PLANNING COMMISSION OF NEW CUMBERLAND BOROUGH.

CHAIRMAN
SECRETARY
BOROUGH COUNCIL
APPROVED THIS _____ DAY OF _____ 2020.
BY THE BOROUGH COUNCIL OF NEW CUMBERLAND.
PRESIDENT
SECRETARY

ENGINEER
REVIEWED THIS _____ DAY OF _____ 2020.
BY THE ENGINEER OF NEW CUMBERLAND BOROUGH.
ENGINEER

COUNTY PLANNING DEPARTMENT
THIS PLAT WAS REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT ON THE _____ DAY OF _____ 2020.

DIRECTOR

THIS PLAN RECORDED _____ IN PLANBOOK _____
VOLUME _____ PAGE _____

FINAL TWO LOT SUBDIVISION PLAN
EXISTING CONDITIONS

HARRY L. & SUZY A.
GROSSMAN

BOROUGH OF NEW CUMBERLAND
COUNTY OF CUMBERLAND
COMMONWEALTH OF PENNSYLVANIA

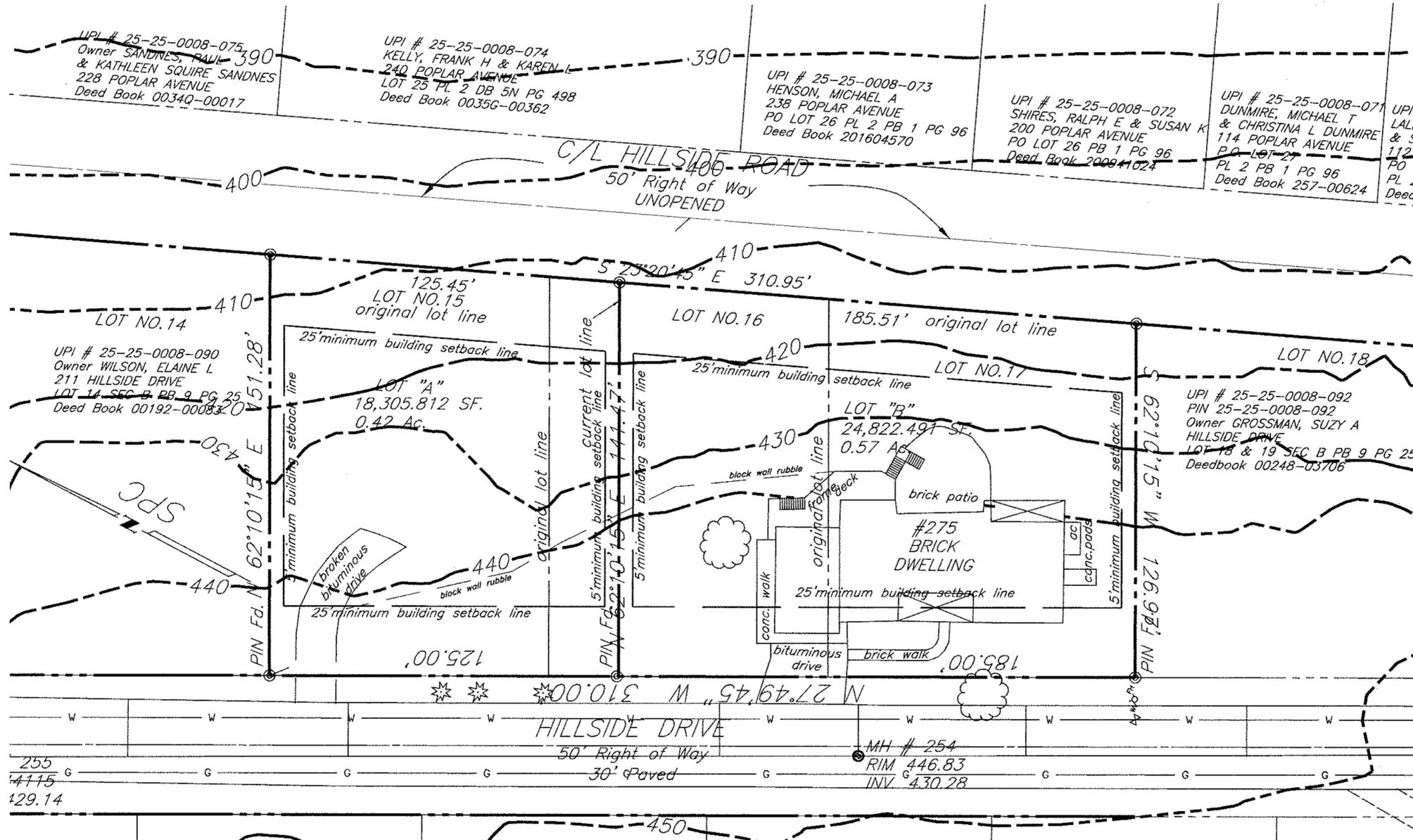
SCALE: 1" = 30' DATE: 26 MARCH 2020
DRAWN BY: MCD REV:

MICHAEL C. D'ANGELO, P.L.S.

CONSULTING LAND SURVEYOR
725 ELKWOOD DRIVE
NEW CUMBERLAND, PA. 17070
TELEPHONE: 717-774-0489



I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS INDICATED.
SHEET: 1 OF 2 DRG. NO.: SD 100-42



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE EXISTING LOT LINES.
2. THE ORIGINAL LOT LINES, LOTS 15, 16, 17, 18 AS RECORDED IN PB 9, PG 25.
3. THE CURRENT LOT LINE, LOTS "A" & "B" AS RECORDED IN PB 76, PG 52.
4. THIS PLAN SUPERSEDES THE PRIOR PLAN RECORDED IN PB 76, PG 52.
5. THIS PLAN CREATES 2 LOTS, LOT "AA" & LOT "BB" & EXTENDS THE BOUNDARY TO THE C/L OF THE UNOPENED HILLSIDE ROAD.
6. THERE IS NO EARTH DISTURBANCE OR CONSTRUCTION PROPOSED.
7. ALL EXISTING BUILDINGS AND USES ARE TO REMAIN.
8. ALL EXISTING UTILITIES SHALL BE PROTECTED.
9. SITE IS NOT ENCUMBERED BY THE 100 YEAR FLOOD PLANE.
10. SITE IS NOT ENCUMBERED BY WETLANDS.
11. MANHOLE INVERTS COMPUTED FROM AS BUILT PLAN DEPTHS.
12. SWM WILL BE ADDRESSED WITH ANY BUILDING PERMIT APPLICATION.

WAIVER REQUEST

PURSUANT TO SUBDIVISION LAND DEVELOPMENT ORDINANCE SECTION 403 I FORMALLY REQUEST A WAIVER OF THE REQUIREMENT TO FILE A PRELIMINARY PLAN FOR THIS PROJECT.

WAIVER GRANTED _____ DATE.

SHEET INDEX

1. COVER SHEET - EXISTING CONDITIONS
2. PROPOSED CONDITIONS



SURVEY DATUM NOTES

1. THE CONTROL STATION USED IS LEICA SMART NET RTCM-0395 PA HBG.
2. THE HORIZONTAL CONTROL IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NA2011), SOUTH ZONE.
3. THE VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88).
4. CONTOURS FROM PASDA LIDAR IMAGE.

REVISIONS

