

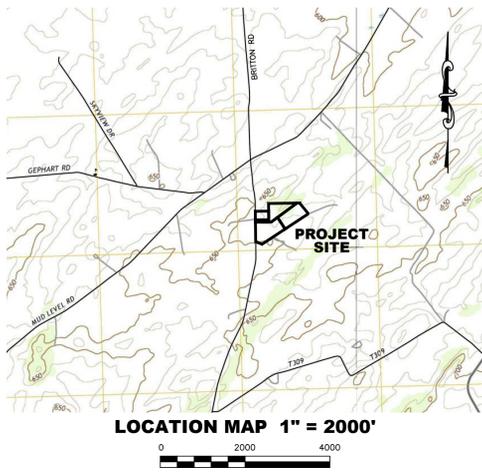
Cumberland County Subdivision and Land Development Review Report

Municipality:	Southampton	Surveyor/ Engineer:	Diffenbaugh Wadel	Owner/ Developer:	Kevin & Julie Martin
Plat Title:	Kevin & Julie Martin				
Plat Status:	Final	Plat Type:	S Subdivision		
# of New Lots:	3	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	16.54
				Total Tract Acreage:	16.54
Zoning District:	Agricultural Conservation		Proposed Land Use:	Same as existing	
Date Received:	4/28/2020	County Review:	5/5/20	Reviewed by:	KS
				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 status of the second 25' private right of way on the southern border of lots 2 and 12 should be confirmed including ownership and maintenance responsibilities.
2. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide an electronic .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>.



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 Kevin R. Martin & Julie L. Martin, who being duly sworn according to law depose and say that they are the owners and/or equitable owners of the properties shown on this plan and that they acknowledge the same to be their 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.

Kevin R. Martin Julie L. Martin

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

SOUTHAMPTON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

Southampton Township Board Of Supervisors

Attest: Southampton Township Secretary Chairperson

SOUTHAMPTON TOWNSHIP PLANNING COMMITTEE RECOMMENDED APPROVAL

Recommended for approval by the Southampton Township Planning Committee this _____ day of _____, 2020.

Southampton Township Planning Committee

Southampton Township 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

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

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED
S.A.L.D.O. Section 304 - Preliminary Plan Submission		
S.A.L.D.O. Section 307. - Sheet Size		

PLAN INDEX

Sheet SD1	Coversheet - Existing Site Conditions
Sheet SD2	Proposed Lot Additions
Sheet SD3	Final Lot Configuration Plan

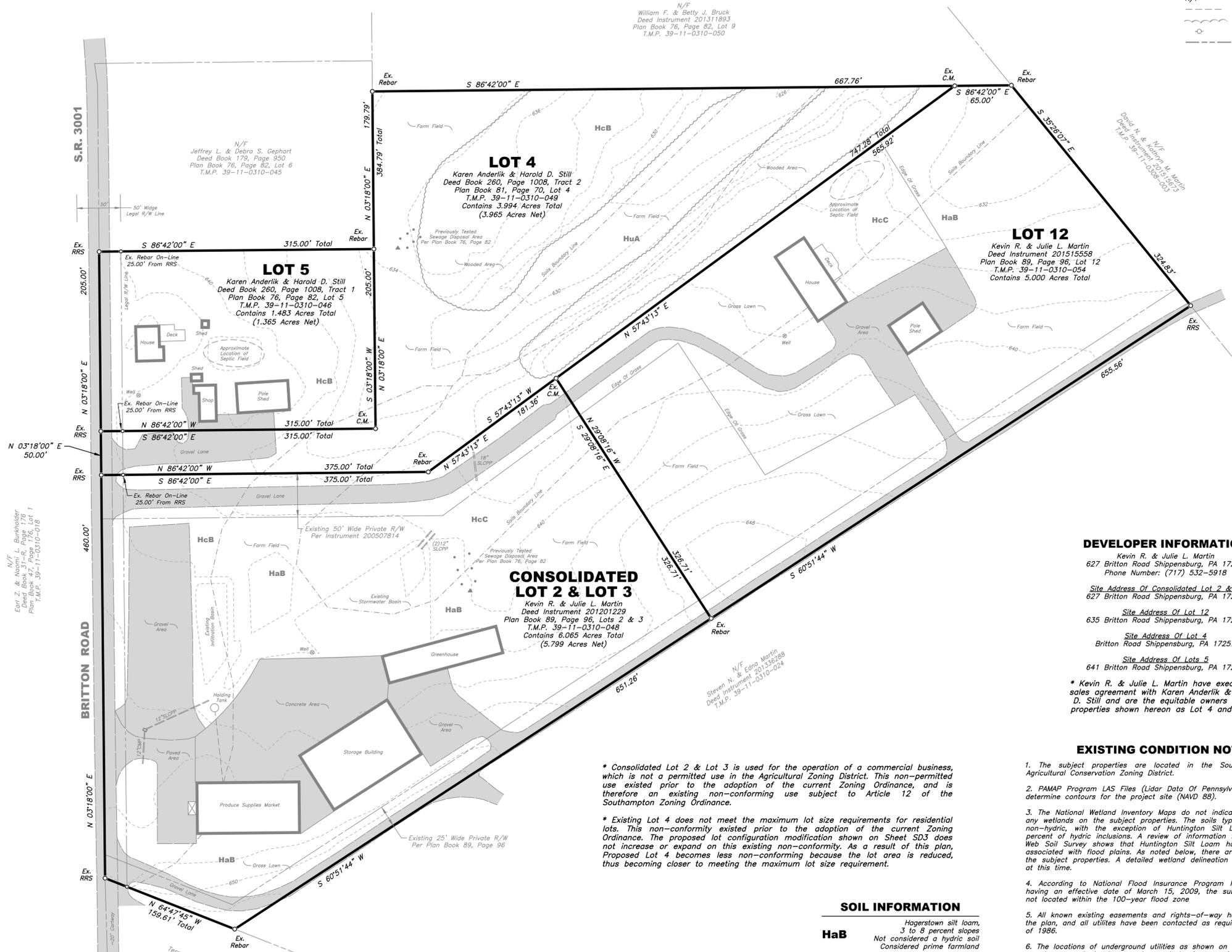
N/F
Eprit Z. & Naomi L. Burkholder
Deed Book 31 - R, Page 176
Plan Book 39-11-0310-018
T.M.P. 39-11-0310-018

N/F
Terry E. & Tina L. Thompson
Deed Book 35 - R, Page 038
Plan Book 82, Page 100, Lot 2
T.M.P. 39-11-0310-020A



LEGEND

Ex. RRS	Existing Railroad Spike
C.M.	Concrete Monument
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
- - - - -	Contour Line
- - - - -	Woods/Brush
- - - - -	Utility Pole
- - - - -	Adjoinder Line



* Consolidated Lot 2 & Lot 3 is used for the operation of a commercial business, which is not a permitted use in the Agricultural Zoning District. This non-permitted use existed prior to the adoption of the current Zoning Ordinance, and is therefore an existing non-conforming use subject to Article 12 of the Southampton Zoning Ordinance.

* Existing Lot 4 does not meet the maximum lot size requirements for residential lots. This non-conformity existed prior to the adoption of the current Zoning Ordinance. The proposed lot configuration modification shown on Sheet SD3 does not increase or expand on this existing non-conformity. As a result of this plan, Proposed Lot 4 becomes less non-conforming because the lot area is reduced, thus becoming closer to meeting the maximum lot size requirement.

SOIL INFORMATION

HaB	Hagerstown silt loam, 3 to 8 percent slopes Not considered a hydric soil Considered prime farmland
HcB	Hagerstown silt loam, rocky, 3 to 8 percent slopes Not considered a hydric soil Not considered prime farmland
HcC	Hagerstown silt loam, rocky, 8 to 15 percent slopes Not considered a hydric soil Not considered prime farmland
HuA	Huntington silt loam, 0 to 5 percent slopes Has 5% Hydric Inclusions Considered prime farmland

NOTICE TO NON-AGRICULTURAL USES

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. Owner, 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.

All farming operations which are in compliance with applicable manure management regulations shall not be subject to further restriction on account of odor except as provided under Article 13, Section 13.02, of this ordinance, where odors emitted are determined not to be the result of normal agricultural operations.

DEVELOPER INFORMATION

Kevin R. & Julie L. Martin
627 Britton Road Shippensburg, PA 17257
Phone Number: (717) 532-5918
Site Address Of Consolidated Lot 2 & 3
627 Britton Road Shippensburg, PA 17257
Site Address Of Lot 12
635 Britton Road Shippensburg, PA 17257
Site Address Of Lot 4
Britton Road Shippensburg, PA 17257
Site Address Of Lots 5
641 Britton Road Shippensburg, PA 17257

* Kevin R. & Julie L. Martin have executed a sales agreement with Karen Anderlik & Harold D. Still and are the equitable owners of the properties shown hereon as Lot 4 and Lot 5.

EXISTING CONDITION NOTES

- The subject properties are located in the Southampton Township Agricultural Conservation Zoning District.
- PAMAP Program LAS Files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
- 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 Huntington Silt Loam which has 5 percent of hydric inclusions. A review of information found on the USDA Web Soil Survey shows that Huntington Silt Loam has hydric inclusions associated with flood plains. As noted below, there are no floodplains on the subject properties. A detailed wetland delineation was not completed at this time.
- According to National Flood Insurance Program Map #42041C0334E having an effective date of March 15, 2009, the subject properties are not located within the 100-year flood zone.
- All known existing easements and rights-of-way have been shown on the plan, and all utilities have been contacted as required by Pa. Act 172 of 1986.
- The locations of underground utilities as shown on this plan 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.
- The location of existing wooded areas and improvements not located in or near the proposed lot additions are approximate in location and are based on G.I.S. mapping and reflect the accuracy and/or inaccuracy of this source.
- The Pennsylvania Department of Environmental Protection eMapPA website does not indicate the presence of any surface waters on the subject properties.
- A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, P.L. 1242, No. 428, known as the "State Highway Law", before driveway access to a State Highway is permitted. Access to the State Highway shall be only as authorized by a Highway Occupancy Permit.

PLAN REVISIONS

NO.	REVISIONS	DATE

FINAL SUBDIVISION PLAN FOR KEVIN R. & JULIE L. MARTIN (COVERSHEET - EXISTING SITE CONDITIONS)



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

Date	April 24, 2020
Scale	1" = 60'
File No.	20025
Drawing Name	20025-SD1
Drawn By	J.B.M.
Project Manager	Michael L. Wadel, PE
Sheet No.	SD1

S.R. 3001

BRITTON ROAD

N/F
Jeffrey L. & Debra S. Gephart
Deed Book 179, Page 950
Plan Book 76, Page 82, Lot 6
T.M.P. 39-11-0310-045

RESIDUAL LOT 5
1.150 Acres Remaining
(1.032 Acres Net)

PROPOSED LOT 4A
CONTAINS 0.333 ACRES
TO BE CONVEYED AS A LOT
ADDITION TO RESIDUAL LOT 4

RESIDUAL LOT 4
2.873 Acres Remaining
(2.844 Acres Net)

PROPOSED LOT 12A
CONTAINS 1.121 ACRES
TO BE CONVEYED AS
A LOT ADDITION TO
RESIDUAL LOT 12

RESIDUAL LOT 12
3.879 Acres Remaining

CONSOLIDATED LOT 2 & LOT 3
Kevin R. & Julie L. Martin
Deed Instrument 201201229
Plan Book 89, Page 96, Lots 2 & 3
T.M.P. 39-11-0310-048
Contains 6.065 Acres Total
(5.799 Acres Net)

PROPOSED LOT 2A
TO BE CONVEYED AS A LOT
ADDITION TO CONSOLIDATED LOT 2 & LOT 3

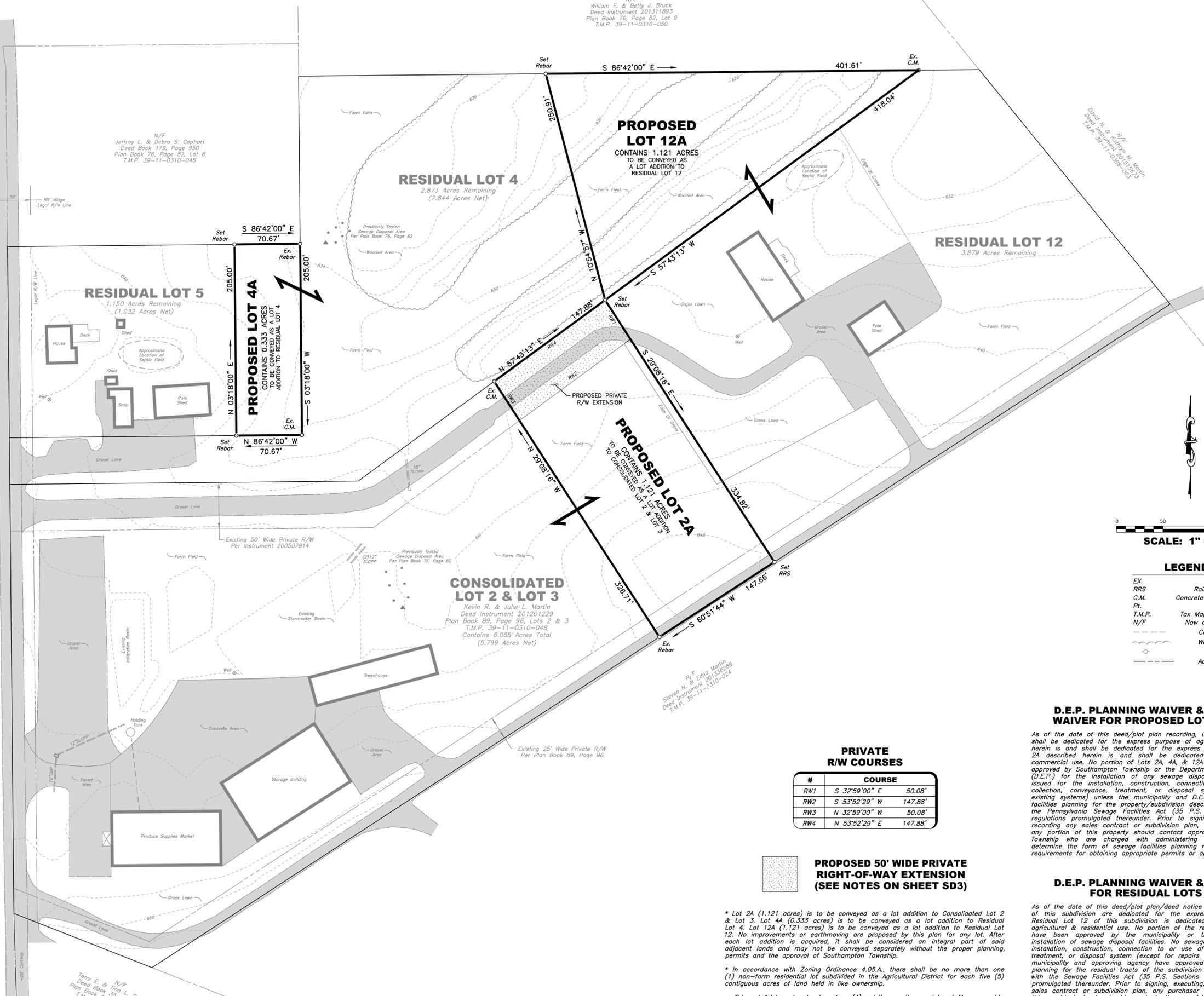
N/F
William F. & Betty J. Bruck
Deed Instrument 201311893
Plan Book 76, Page 82, Lot 9
T.M.P. 39-11-0310-050

N/F
David N. & Joann M. Martin
Deed Instrument 201515192
T.M.P. 39-11-0310-022

N/F
Steven N. & Edna Martin
Deed Instrument 201336289
T.M.P. 39-11-0310-024

N/F
Earl Z. & Nancy L. Burkholder
Deed Book 31-6, Page 176
Plan Book 47, Page 176, Lot 1
T.M.P. 39-11-0310-018

N/F
Terry E. & Tina L. Thompson
Deed Book 35-D, Page 059
Plan Book 62, Page 100, Lot 2
T.M.P. 39-11-0310-025A



LEGEND

EX.	Existing
RRS	Railroad Spike
C.M.	Concrete Monument
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
---	Contour Line
---	Woods/Brush
○	Utility Pole
---	Adjoiner Line

PRIVATE R/W COURSES

#	COURSE	WIDTH
RW1	S 32°59'00" E	50.08'
RW2	S 53°52'29" W	147.88'
RW3	N 32°59'00" W	50.08'
RW4	N 53°52'29" E	147.88'

PROPOSED 50' WIDE PRIVATE RIGHT-OF-WAY EXTENSION (SEE NOTES ON SHEET SD3)

D.E.P. PLANNING WAIVER & NON-BUILDING WAIVER FOR PROPOSED LOTS 2A, 4A & 12A

As of the date of this deed/plot plan recording, Lot 12A described herein is and shall be dedicated for the express purpose of agricultural use, Lot 4A described herein is and shall be dedicated for the express purpose of residential use, Lot 2A described herein is and shall be dedicated for the express purpose of commercial use. No portion of Lots 2A, 4A, & 12A of this property/subdivision are approved by Southampton 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 Southampton 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 FOR RESIDUAL LOTS 4, 5 & 12

As of the date of this deed/plot plan/deed notice recording, Residual Lots 4 & 5 of this subdivision are dedicated for the express purpose of residential use. Residual Lot 12 of this subdivision is dedicated for the express purpose of agricultural & residential use. No portion of the residual tracts of this subdivision have 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 tracts 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.

* Lot 2A (1.121 acres) is to be conveyed as a lot addition to Consolidated Lot 2 & Lot 3. Lot 4A (0.333 acres) is to be conveyed as a lot addition to Residual Lot 4. Lot 12A (1.121 acres) is to be conveyed as a lot addition to Residual Lot 12. No improvements or earthmoving are proposed by this plan for any lot. After each lot addition is acquired, it shall be considered an integral part of said adjacent lands and may not be conveyed separately without the proper planning, permits and the approval of Southampton Township.

* In accordance with Zoning Ordinance 4.05A, there shall be no more than one (1) non-farm residential lot subdivided in the Agricultural District for each five (5) contiguous acres of land held in like ownership.

- This subdivision plan involves four (4) existing contiguous lots of like ownership. The plan proposes only to reconfigure the property lines of these four (4) lots and doesn't create any additional lots or new uses.

PLAN REVISIONS

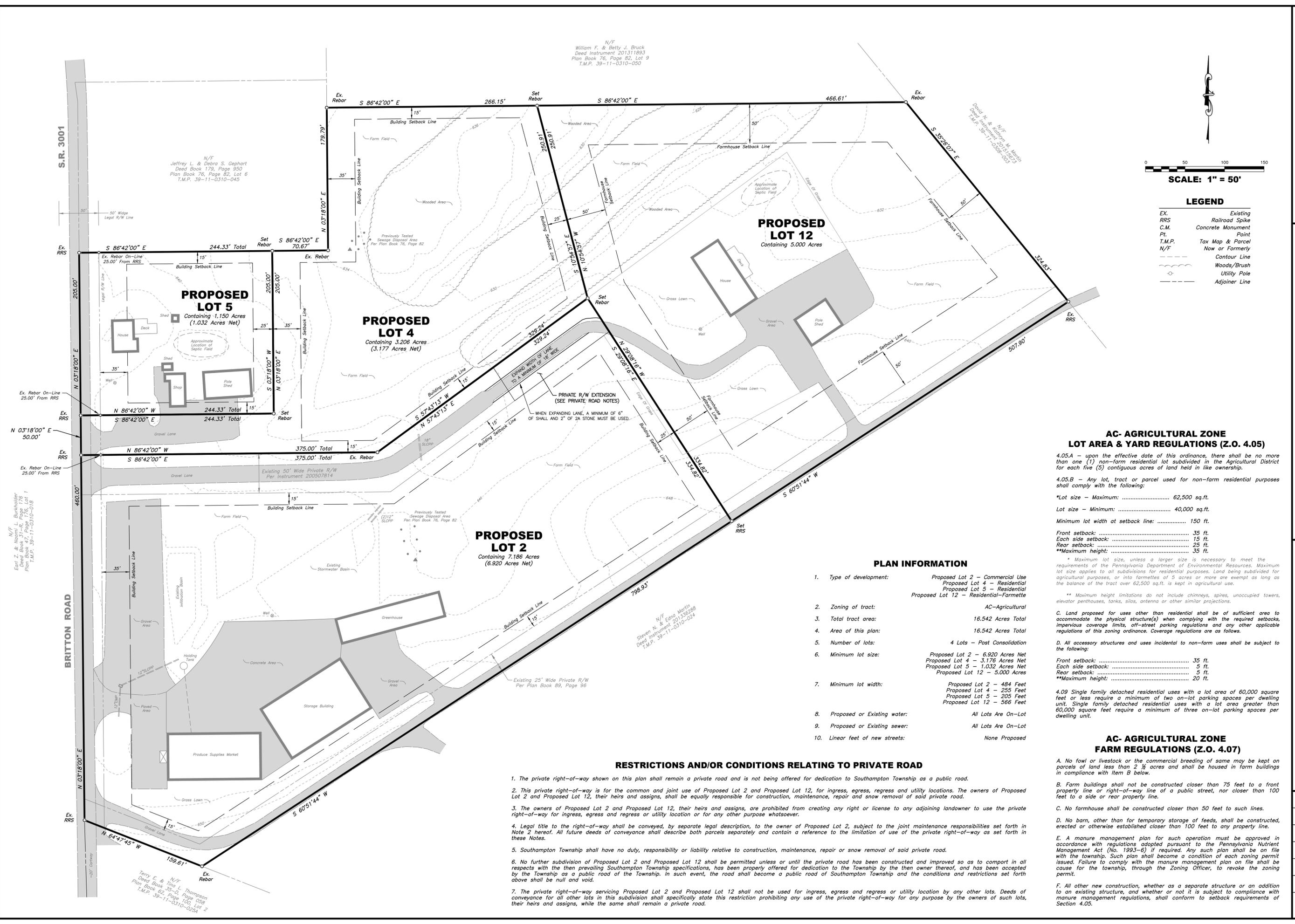
No.	REVISIONS	DATE

FINAL SUBDIVISION PLAN FOR KEVIN R. & JULIE L. MARTIN (PROPOSED LOT ADDITIONS)



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

Date	April 24, 2020
Scale	1" = 50'
File No.	20025
Drawing Name	20025-SD2
Drawn By	J.B.M.
Project Manager	Michael L. Wadel, PE
Sheet No.	SD2



N/F
William F. & Betty J. Bruck
Deed Instrument 201311893
Plan Book 76, Page 82, Lot 9
T.M.P. 39-11-0310-050

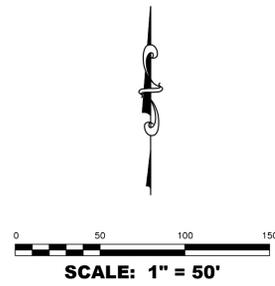
N/F
Jeffrey L. & Debra S. Gephart
Deed Book 179, Page 950
Plan Book 76, Page 82, Lot 6
T.M.P. 39-11-0310-045

N/F
David N. & Katrina M. Martin
Deed Instrument 2012015525
T.M.P. 39-11-0310-002

N/F
Earl Z. & Nancy L. Burkholder
Deed Book 31-R, Page 176
Plan Book 47, Page 176, Lot 1
T.M.P. 39-11-0310-018

N/F
Steven W. & Edna Martin
Deed Instrument 201336288
T.M.P. 39-11-0310-024

N/F
Terry E. & Tina L. Thompson
Deed Book 35-D, Page 006
Plan Book 62, Page 100, Lot 2
T.M.P. 39-11-0310-025A



LEGEND

EX.	Existing
RRS	Railroad Spike
C.M.	Concrete Monument
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
- - -	Contour Line
- - -	Woods/Brush
- - -	Utility Pole
- - -	Adjoiner Line

**AC- AGRICULTURAL ZONE
LOT AREA & YARD REGULATIONS (Z.O. 4.05)**

4.05.A - upon the effective date of this ordinance, there shall be no more than one (1) non-farm residential lot subdivided in the Agricultural District for each five (5) contiguous acres of land held in like ownership.

4.05.B - Any lot, tract or parcel used for non-farm residential purposes shall comply with the following:

- *Lot size - Maximum: 62,500 sq.ft.
- Lot size - Minimum: 40,000 sq.ft.
- Minimum lot width at setback line: 150 ft.
- Front setback: 35 ft.
- Each side setback: 15 ft.
- Rear setback: 25 ft.
- **Maximum height: 35 ft.

* Maximum lot size, unless a larger size is necessary to meet the requirements of the Pennsylvania Department of Environmental Resources. Maximum lot size applies to all subdivisions for residential purposes. Land being subdivided for agricultural purposes, or into farmettes of 5 acres or more are exempt as long as the balance of the tract over 62,500 sq.ft. is kept in agricultural use.

** Maximum height limitations do not include chimneys, spires, unoccupied towers, elevator penthouses, tanks, silos, antenna or other similar projections.

C. Land proposed for uses other than residential shall be of sufficient area to accommodate the physical structure(s) when complying with the required setbacks, impervious coverage limits, off-street parking regulations and any other applicable regulations of this zoning ordinance. Coverage regulations are as follows.

D. All accessory structures and uses incidental to non-farm uses shall be subject to the following:

- Front setback: 35 ft.
- Each side setback: 5 ft.
- Rear setback: 5 ft.
- **Maximum height: 20 ft.

4.09 Single family detached residential uses with a lot area of 60,000 square feet or less require a minimum of two on-lot parking spaces per dwelling unit. Single family detached residential uses with a lot area greater than 60,000 square feet require a minimum of three on-lot parking spaces per dwelling unit.

**AC- AGRICULTURAL ZONE
FARM REGULATIONS (Z.O. 4.07)**

A. No fowl or livestock or the commercial breeding of same may be kept on parcels of land less than 2 1/2 acres and shall be housed in farm buildings in compliance with Item B below.

B. Farm buildings shall not be constructed closer than 75 feet to a front property line or right-of-way line of a public street, nor closer than 100 feet to a side or rear property line.

C. No farmhouse shall be constructed closer than 50 feet to such lines.

D. No barn, other than for temporary storage of feeds, shall be constructed, erected or otherwise established closer than 100 feet to any property line.

E. A manure management plan for such operation must be approved in accordance with regulations adopted pursuant to the Pennsylvania Nutrient Management Act (No. 1993-6) if required. Any such plan shall be on file with the township. Such plan shall become a condition of each zoning permit issued. Failure to comply with the manure management plan on file shall be cause for the township, through the Zoning Officer, to revoke the zoning permit.

F. All other new construction, whether as a separate structure or an addition to an existing structure, and whether or not it is subject to compliance with manure management regulations, shall conform to setback requirements of Section 4.05.

PLAN INFORMATION

- | | |
|---------------------------------|---|
| 1. Type of development: | Proposed Lot 2 - Commercial Use
Proposed Lot 4 - Residential
Proposed Lot 5 - Residential
Proposed Lot 12 - Residential-Farmette |
| 2. Zoning of tract: | AC-Agricultural |
| 3. Total tract area: | 16.542 Acres Total |
| 4. Area of this plan: | 16.542 Acres Total |
| 5. Number of lots: | 4 Lots - Post Consolidation |
| 6. Minimum lot size: | Proposed Lot 2 - 6,920 Acres Net
Proposed Lot 4 - 3,176 Acres Net
Proposed Lot 5 - 1,032 Acres Net
Proposed Lot 12 - 5,000 Acres |
| 7. Minimum lot width: | Proposed Lot 2 - 484 Feet
Proposed Lot 4 - 255 Feet
Proposed Lot 5 - 205 Feet
Proposed Lot 12 - 566 Feet |
| 8. Proposed or Existing water: | All Lots Are On-Lot |
| 9. Proposed or Existing sewer: | All Lots Are On-Lot |
| 10. Linear feet of new streets: | None Proposed |

RESTRICTIONS AND/OR CONDITIONS RELATING TO PRIVATE ROAD

1. The private right-of-way shown on this plan shall remain a private road and is not being offered for dedication to Southampton Township as a public road.
2. This private right-of-way is for the common and joint use of Proposed Lot 2 and Proposed Lot 12, for ingress, egress, regress and utility locations. The owners of Proposed Lot 2 and Proposed Lot 12, their heirs and assigns, shall be equally responsible for construction, maintenance, repair and snow removal of said private road.
3. The owners of Proposed Lot 2 and Proposed Lot 12, their heirs and assigns, are prohibited from creating any right or license to any adjoining landowner to use the private right-of-way for ingress, egress and regress or utility location or for any other purpose whatsoever.
4. Legal title to the right-of-way shall be conveyed, by separate legal description, to the owner of Proposed Lot 2, subject to the joint maintenance responsibilities set forth in Note 2 hereof. All future deeds of conveyance shall describe both parcels separately and contain a reference to the limitation of use of the private right-of-way as set forth in these Notes.
5. Southampton Township shall have no duty, responsibility or liability relative to construction, maintenance, repair or snow removal of said private road.
6. No further subdivision of Proposed Lot 2 and Proposed Lot 12 shall be permitted unless or until the private road has been constructed and improved so as to comport in all respects with the then prevailing Southampton Township specifications, has been properly offered for dedication to the Township by the then owner thereof, and has been accepted by the Township as a public road of the Township. In such event, the road shall become a public road of Southampton Township and the conditions and restrictions set forth above shall be null and void.
7. The private right-of-way servicing Proposed Lot 2 and Proposed Lot 12 shall not be used for ingress, egress and regress or utility location by any other lots. Deeds of conveyance for all other lots in this subdivision shall specifically state this restriction prohibiting any use of the private right-of-way for any purpose by the owners of such lots, their heirs and assigns, while the same shall remain a private road.

PLAN REVISIONS

No.	REVISIONS	DATE

**FINAL SUBDIVISION PLAN FOR
KEVIN R. & JULIE L. MARTIN
(FINAL LOT CONFIGURATION PLAN)**

SOUTHAMPTON TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



**DIFFENBAUGH
WADEL INC.**
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PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	April 24, 2020
Scale	1" = 50'
File No.	20025
Drawing Name	20025-SD3
Drawn By	J.B.M.
Project Manager	Michael L. Wadel, PE
Sheet No.	SD3