

**Cumberland County Subdivision and Land Development Review Report**

Municipality: South Middleton Surveyor/  
Engineer: Todd Lyons Owner/  
Developer: Jade & Holly Fertich

Plat Title: White Oak Highlands

Plat Status: P/Final Plat Type: S Subdivision

# of New Lots:	<u>3</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>0</u>	Total Tract Acreage:	<u>32.88</u>
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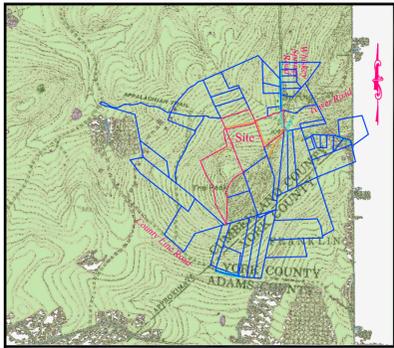
Zoning District: WC Woodland Conservation Proposed Land Use: Residential

Date Received: 5/26/2020 County Review: 5/29/20 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. SALDO 306.b.5.h – The information in the “general lot information” table should be shown for each lot.
2. SALDO 306.b.5.i – The existing and proposed impervious and building coverages should be shown on the plan.
3. SALDO 306.b.5.o – The location of wells and septic systems should be shown on the plan.
4. The signature block for the Cumberland County Planning Commission should be for the “Director of Planning”.
5. The applicant shall provide the Cumberland County Planning Department an electronic copy of the AutoCAD .dwg files at the time of recording.



**GENERAL LOT INFORMATION**

LOCATION: SOUTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA  
 ZONE: WOODLAND-CONSERVATION ZONE (W-C)

ITEM	REQUIRED	PROPOSED
MINIMUM FRONT SETBACK	50 FEET	50 FEET
MINIMUM SIDE SETBACK	30 FEET	30 FEET
MINIMUM REAR SETBACK	50 FEET	50 FEET
MINIMUM LOT SIZE	10 ACRE	10 ACRE +
MINIMUM LOT WIDTH	300 FEET	300 FEET
OFF STREET PARKING	2 SPACES	2 SPACES

MAXIMUM LOT COVERAGE: 20% IMPERVIOUS, 10% BUILDING  
 MAXIMUM BUILDING HEIGHT: (MAX. PERMITTED) 35 FEET

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN**

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF \_\_\_\_\_  
 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE OFFICER,  
 PERSONALLY APPEARED JADE L. FERTICH AND HOLLY F. FERTICH, WHO BEING DULY SWORN ACCORDING TO THE LAW DEPOSES AND SAYS THAT HE AND SHE ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS AND HER DIRECTION, THAT HE AND SHE ACKNOWLEDGE THE SAME TO BE HIS AND HER ACT AND PLAN MADE WITH HIS AND HER FREE CONSENT AND 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 THE PUBLIC USE.

JADE L. FERTICH \_\_\_\_\_  
 HOLLY F. FERTICH \_\_\_\_\_

NOTARY  
 MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_

**GENERAL NOTES**

- NORTH ARROW AND BEARINGS BASED ON STATE PLANE COORDINATES (NAD 83 DATUM).
- FLOOD INSURANCE RATE MAP CUMBERLAND COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) COMMUNITY - TOWNSHIP OF SOUTH MIDDLETON COUNTY NUMBER - 420371 PANEL 410 OF 480 PANEL NUMBER 42041C0410E EFFECTIVE DATE: MARCH 16, 2009 PROPERTY IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO HYDRIC SOILS ARE PRESENT AS PER THE USDA NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY. NATIONAL WETLANDS INVENTORY MAPPING DOES NOT INDICATE THE PRESENCE OF WETLANDS FOR THIS PROPERTY.
- ALL NATURAL DRAINAGE WAYS MUST BE PRESERVED AND PROTECTED.
- THERE ARE NO ZONING, CONDITIONAL USE OR SPECIAL EXCEPTION APPROVALS WITH THIS PLAN.
- PROPERTY CORNER MONUMENTATION SHALL BE PLACED PRIOR TO PLAN RECORDATION OR BE BONDED.
- THE FUTURE HOMEOWNER OR CONTRACTOR SHALL CONTACT THE CUMBERLAND COUNTY CONSERVATION DISTRICT PRIOR TO EARTH DISTURBANCE TO DISCUSS THE NEED FOR ANY TYPE OF PLAN APPROVAL OR NEED FOR OBTAINING A NPDES PERMIT.
- NO AREAS ON THIS PLAN ARE OFFERED FOR DEDICATION FOR PUBLIC USE.

**SITE DATA**

- OWNER/EQUITABLE OWNER: JADE L. AND HOLLY F. FERTICH 305 WHISKEY SPRINGS ROAD DILLSBURG, PENNSYLVANIA 17019 (717) 357-4073 jferlich@hotmail.com
- TAX REFERENCE: 40-14-0140-037 TAX REFERENCE: 40-14-0140-038 TAX REFERENCE: 40-14-0140-084
- DEED REFERENCE: INSTRUMENT NUMBER 201631379 DEED REFERENCE: INSTRUMENT NUMBER 202001791 DEED REFERENCE: INSTRUMENT NUMBER 201816812
- INSTRUMENT NUMBER 201631379 IS UNDER AND SUBJECT, NEVERTHELESS, TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS, ENCUMBRANCES, COVENANTS, CONDITIONS AND RIGHT-OF-WAY OF RECORD OR VISIBLE UPON VISUAL INSPECTION OF PREMISES. TOGETHER WITH, NEVERTHELESS, A VARIABLE WIDTH ACCESS EASEMENT THROUGH TAX PARCEL 40-14-0140-038. INSTRUMENT NUMBER 202001791 IS UNDER AND SUBJECT, NEVERTHELESS, TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS, ENCUMBRANCES, COVENANTS, CONDITIONS AND RIGHT-OF-WAY OF RECORD OR VISIBLE UPON VISUAL INSPECTION OF PREMISES. FURTHER UNDER AND SUBJECT, NEVERTHELESS, TO THE AREA THAT LIES WITHIN THE RIGHT-OF-WAY OF WHISKEY SPRINGS ROAD (1-518). TOGETHER WITH AND FURTHER UNDER AND SUBJECT, NEVERTHELESS, TO A DEED OF EASEMENT FOUND IN MISCELLANEOUS DEED BOOK 639, PAGE 622 AND AMENDED BY AGREEMENT AMENDING DEED OF EASEMENT FOUND IN MISCELLANEOUS DEED BOOK 733, PAGE 901. TOGETHER WITH AND FURTHER UNDER AND SUBJECT, NEVERTHELESS, TO A DEED OF EASEMENT FOUND IN MISCELLANEOUS DEED BOOK 633, PAGE 219. TOGETHER WITH AND FURTHER UNDER AND SUBJECT, NEVERTHELESS, TO AN EASEMENT AND RIGHT-OF-WAY MAINTENANCE AGREEMENT FOUND IN INSTRUMENT NUMBER 201708172. TOGETHER WITH AND FURTHER UNDER AND SUBJECT, NEVERTHELESS, TO A DECLARATION OF ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT FOUND IN INSTRUMENT NUMBER 202011432. INSTRUMENT NUMBER 201816812 IS UNDER AND SUBJECT, NEVERTHELESS, TO ALL RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, PROVISIONS, CONDITIONS AND COVENANTS OF PRIOR RECORD OR VISIBLE UPON VISUAL INSPECTION OF PREMISES. TOGETHER WITH, NEVERTHELESS, A VARIABLE WIDTH ACCESS EASEMENT THROUGH TAX PARCEL 40-14-0140-037 AND TAX PARCEL 40-14-0140-038. TOGETHER WITH AND FURTHER UNDER AND SUBJECT, NEVERTHELESS, TO AN EASEMENT AND RIGHT-OF-WAY AGREEMENT FOUND IN INSTRUMENT NUMBER 201711147.
- PURPOSE/TYPE OF DEVELOPMENT: RESIDENTIAL/LOT ALTERATION
- TOTAL AREA OF TRACTS: 1,432,459.49 SQUARE FEET OR 32.8847 ACRES
- PROPOSED NUMBER OF LOTS: 3
- DENSITY: 9.123% (NUMBER OF LOTS/TOTAL AREA IN ACRES)
- WATER SUPPLY: ON-LOT
- SEWAGE DISPOSAL: ON-LOT
- THE PURPOSE OF THE PLAN IS TO RE-SUBDIVIDE LANDS NOW OR FORMERLY OWNED BY JADE L. AND HOLLY F. FERTICH TO CREATE/CONSOLIDATE INTO THREE (3) TEN (10) ACRE MINIMUM RESIDENTIAL LOTS.
- NO PORTION OR TRACT OF ANY LOT CREATED BY THIS PLAN MAY BE USED AS A STAND-ALONE LOT. THE LEASE, CONVEYANCE, SALE OR TRANSFER OF ANY PARTIAL LOT CREATED BY THIS PLAN SHALL BE INCORPORATED INTO EXISTING LOTS BY RECORDED DEED. LOT NO. 2A IS TO BE ADDED INTO LANDS NOW OR FORMERLY OWNED BY JADE L. AND HOLLY F. FERTICH (TAX PARCEL 40-14-0140-038) (LOT NO. 1). (NEW TAX PARCEL 40-14-0140-038) A DEED OF CONSOLIDATION SHALL BE WRITTEN AND MUST BE RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE. LOT NO. 2 AND 3A ARE TO BE COMBINED TOGETHER TO FORM ONE (1) LOT. (NEW TAX PARCEL 40-14-0140-037). A DEED OF CONSOLIDATION SHALL BE WRITTEN AND MUST BE RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE. LOT NO. 3 WILL BE NEW TAX PARCEL 40-14-0140-084. A NEW DEED SHALL BE WRITTEN AND MUST BE RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE.
- THE ENTIRE SITE IS WOODED, WITH THE EXCEPTION OF THE EXISTING DRIVEWAYS AND STRUCTURES.

**SITE LEGEND**

- Deciduous Tree
- Coniferous Tree
- Well
- Proposed Rebar
- Easement Line
- Property Line
- Right-of-Way Line
- Adjainer Property Line
- Building Setback Line

**EXISTING TAX PARCEL AREA TABLE**

Tax Parcel No.	Gross Area	Right-of-Way Area	Net Area
40-14-0140-037	224,150.45 Square Feet or 5.1458 Acres		224,150.45 Square Feet or 5.1458 Acres
40-14-0140-038	361,265.62 Square Feet or 8.2935 Acres	13,530.77 Square Feet or 0.3106 Acres	347,734.85 Square Feet or 7.9829 Acres
40-14-0140-084	847,043.42 Square Feet or 19.4454 Acres		847,043.42 Square Feet or 19.4454 Acres

**LOT AREA TABLE**

Lot No.	Gross Area	Right-of-Way Area	Net Area
1	361,265.62 Square Feet or 8.2935 Acres	13,530.77 Square Feet or 0.3106 Acres	347,734.85 Square Feet or 7.9829 Acres
2	32,625.89 Square Feet or 0.7490 Acres		32,625.89 Square Feet or 0.7490 Acres
2A	191,524.56 Square Feet or 4.3968 Acres		191,524.56 Square Feet or 4.3968 Acres
3	439,821.48 Square Feet or 10.0969 Acres		439,821.48 Square Feet or 10.0969 Acres
3A	407,221.94 Square Feet or 9.3485 Acres		407,221.94 Square Feet or 9.3485 Acres

**NEW TAX PARCEL AREA TABLE**

Tax Parcel No.	Gross Area	Right-of-Way Area	Net Area
40-14-0140-037	439,847.83 Square Feet or 10.0975 Acres		439,847.83 Square Feet or 10.0975 Acres
40-14-0140-038	552,700.18 Square Feet or 12.6903 Acres	13,530.77 Square Feet or 0.3106 Acres	539,169.41 Square Feet or 12.3797 Acres
40-14-0140-084	439,821.48 Square Feet or 10.0969 Acres		439,821.48 Square Feet or 10.0969 Acres

# LOT ALTERATION - FINAL MINOR SUBDIVISION PLAN OF WHITE OAK HIGHLANDS

LOCATED AT  
 WHISKEY SPRINGS ROAD, DILLSBURG, PENNSYLVANIA 17019  
 SOUTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

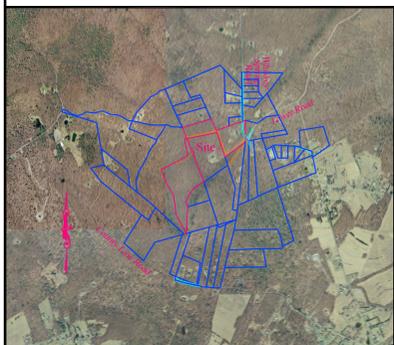


EXISTING PARCEL CONFIGURATION  
 SCALE: 1" = 500'

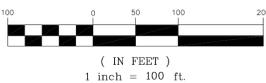


PROPOSED PARCEL CONFIGURATION  
 SCALE: 1" = 500'

**AERIAL MAP**  
 SCALE: 1" = 2000'



**GRAPHIC SCALE**



**MUNICIPAL APPROVALS**

**SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL STATEMENT**

AT A MEETING HELD ON \_\_\_\_\_, 2020, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH MIDDLETON APPROVED THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE SOUTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS WHICH ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR PUBLIC REVIEW.

SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS

**CUMBERLAND COUNTY PLANNING COMMISSION REVIEW STATEMENT**

THE CUMBERLAND COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON \_\_\_\_\_, 2020, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN CCPC FILE NO. \_\_\_\_\_

THIS STATEMENT DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE CUMBERLAND COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

**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 SOUTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000'). THE SURVEYOR HAS BEEN TO THE SITE AND OBSERVED THE PRESENT CONDITION AND THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE. IT IS TRUE AND CORRECT, AND THE TOWNSHIP MAY RELY UPON THE ACCURACY THEREOF.

April 15, 2020

Todd A. Lyons  
 REG. NO. SU-054342-E

**LOT ALTERATION - FINAL MINOR SUBDIVISION PLAN**

**OF WHITE OAK HIGHLANDS**

WHISKEY SPRINGS ROAD, DILLSBURG, PENNSYLVANIA 17019  
 SOUTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA



REVISIONS

No.	Date	Desc.
1.	N/A	AS

Drawn: M.L.P., D.C.L.  
 Checked & Approved: T.A.L.  
 Scale: 1"=100'  
 Project No.: 2020-5  
 Date: 04/15/20  
 CADD File: 2020-5  
 XREF File: N/A

