

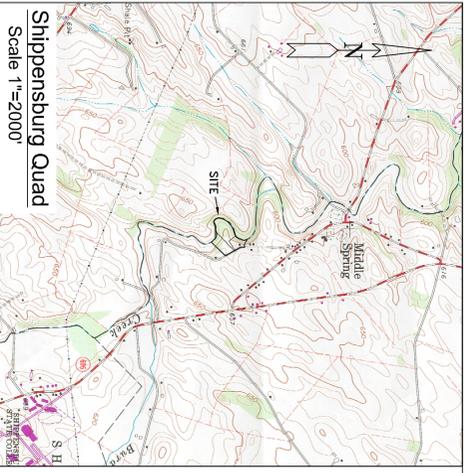
**Cumberland County Subdivision and Land Development Review Report**

Municipality:	<u>Southampton</u>	Surveyor/ Engineer:	<u>Curfman &amp; Zullinger Surveying, Inc.</u>	Owner/ Developer:	<u>Joyce Bender</u>
Plat Title:	<u>Joyce Bender</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>4.36</u>
				Total Tract Acreage:	<u>5.83</u>
Zoning District:	<u>Village</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>6/8/2020</u>	County Review:	<u>6/19/2020</u>	Reviewed by:	<u>SH</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. It appears that the lots involved in this subdivision are located in the Agricultural/Conservation District. The Township and the Applicant should verify the Zoning District prior to approval of the plan (Zoning Article 4).
2. The applicant should submit a written request to waive the preliminary plan requirements. The plan should include waiver information including a decision and date of the decision (SLDO 301.3.A).
3. The Zoning Data should include proposed figures to verify compliance (SLDO 305.1.F).
4. If applicable, the secondary / backup septic area for parcel #1 should be indicated on the plan. The Township should verify that the secondary septic area remains with parcel #1 (SLDO 305.1.G)
5. The boundary line with Franklin County and the adjacent municipality should be labeled on the plan (SLDO 305.1.J).
6. The presence or absence of wetlands should be noted on the plan (SLDO 305.2.G).
7. The plan should differentiate between existing and proposed lot lines, or provide a strike-out for lot lines being removed (SLDO 307.8).
8. 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

Shippensburg Quad  
Scale 1"=2000'

**Legend**

- Centerline
- Right of Way
- N/F — Now or Formerly
- Ex — Existing
- IP — Iron Pih
- N/W — Nail & Washer
- SPK — Railroad Spike
- POU — Pin on Line
- PO — Pin on Line
- CI — Curve Data Reference
- LI — Line Data Reference
- BM — Benchmark
- TS — Temporary Benchmark
- SS — Sanitary Sewer Main
 — Sewer Service Line
 

**SOIL LEGEND**

H/B Hagerstown silt loam, rocky,  
3 to 8 percent slopes  
H/D Hagerstown-Rock outcrop complex,  
8 to 25 percent slopes  
H/D Hagerstown-Rock outcrop complex,  
8 to 35 percent slopes

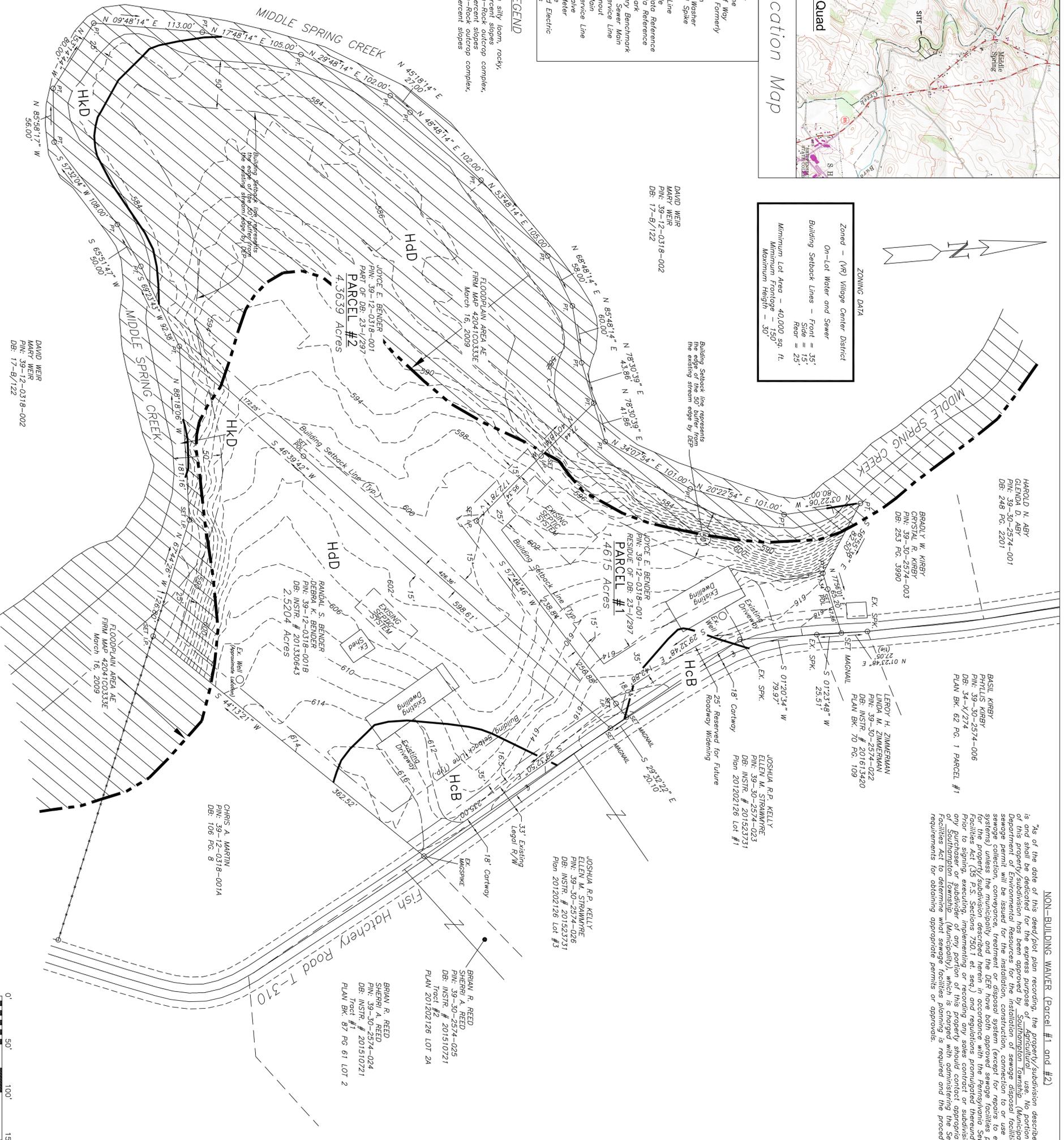
**ZONING DATA**

Zoned — (VR) Village Center District

On-Lot Water and Sewer

Building Setback Lines — Front = 35'  
Rear = 25'

Minimum Lot Area — 40,000 sq. ft.  
Minimum Frontage — 150'  
Maximum Height — 30'



**NON-BUILDING WAIVER (Parcel #1 and #2)**

As of the date of this deed/pilot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of Agricultural use. No portion of this property/subdivision has been approved by the Southampton Township (Municipality) or the Department of Environmental Resources for the installation of sewage disposal facilities. No sewerage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP 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 Eminent Domain or subdivision of any portion of this property should contact appropriate officials of the Department of Environmental Resources for the purpose of determining what sewage disposal requirements for obtaining appropriate permits or approvals.

**JOYCE E. BENDER**  
PIN: 39-12-0318-001  
RESOLVE OF DB: 23-1/297

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**GENERAL NOTES:**

1. The purpose of this submission is to subdivide Parcel #2 from lands of Joyce E. Bender and add as a land addition to adjoining lands of Ronald S. and Debra K. Bender.
2. No construction, development, or earth moving activity is proposed by this submission. Any future development must comply with all applicable federal, state, and local zoning ordinances including, but not limited to, Township and development approval.
3. Parcel #2 contains no improvements and shall be conveyed as a land addition to lands of Ronald S. and Debra K. Bender as shown hereon. Parcel #2 cannot be sold as a separate independent parcel unless all applicable requirements are satisfied.
4. Land of Ronald S. and Debra K. Bender, which is receiving the land addition, is improved with a dwelling, on-lot sewage system, and well.
5. The residue, Parcel #1, is being retained by Joyce E. Bender, and is improved with a dwelling, on-lot sewage system, and well.
6. The topography shown hereon was taken from PASDA.
7. The 100-Year Flood Plain is taken from FEMA FIRM (Flood Insurance Rate Map), Community — Panels 42041C0333E (March 16, 2009).
8. 25' from the center of the township road is reserved for future roadway widening.
9. Owners: Joyce E. Bender  
114 Fish Hatchery Road  
Shippensburg, PA 17257
- Ronald S. Bender  
110 Fish Hatchery Road  
Shippensburg, PA 17257  
717-262-3608

**STOP — CALL BEFORE YOU DIG:**

PENNSYLVANIA LAW REQUIRES  
THREE WORKING DAYS NOTICE  
Pennsylvania One Call System, Inc.  
1-800-242-1176

**NOTE:** IN ACCORDANCE WITH ACT 287 OF 1974 AS AMENDED BY PA ACT 12 OF 2008, 73 P.S. 116, ETC., SEEN TO BE MORE THAN TEN WORKING DAYS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION WORK.

**SUBRECY DATUM:**  
VERTICAL DATUM — NAVD 88  
HORIZONTAL DATUM — PA SOUTH HAD 83

**CUMBERLAND COUNTY TAX MAP PIN: 39-12-0318-001**  
**CUMBERLAND COUNTY DEED BOOK VOLUME 23-1, PAGE 297**

1. Joyce E. Bender, being duly affirmed, according to law, deposes that I am the owner of record of the lands shown on this map and that I am the owner of record of the same and acknowledge the same to be my own and hereby dedicate all right-of-ways as shown to be dedicated.

**AFFIDAVIT:**  
County of Franklin }  
Commonwealth of Pennsylvania } SS: Joyce E. Bender

Sworn and subscribed to me this 20 day of April, 2020.

Reviewed by the Cumberland Co. Planning Department  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Director of Planning \_\_\_\_\_

**TOWNSHIP PLANNING COMMITTEE APPROVAL**  
Recommended for approval by the Southampton Township Planning Committee and all conditions imposed with respect to such approval were completed on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairperson \_\_\_\_\_  
Secretary \_\_\_\_\_

**TOWNSHIP APPROVAL**  
Approved by the Southampton Township Supervisors and all conditions imposed with respect to such approval were completed on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairperson \_\_\_\_\_  
Secretary \_\_\_\_\_

**STATEMENT OF ACCURACY**  
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 feet/Closure is no greater than one foot in ten thousand feet.

May 27, 2020  
Delvin R. Zullinger  
Surveyor

**Curfman & Zullinger**  
Surveying & Subdivision & Stake out

566 Lincoln Way East  
Chambersburg, PA 17201  
Phone (717-261-0749)  
Fax (717-261-1705)

Scale 1"=50'  
Date 04/03/20  
Drawn BLB  
Computed DRZ  
Checked DRZ  
File No. 2875

**DELVIN R. ZULLINGER**  
PA 5  
Delvin R. Zullinger

PRELIMINARY / FINAL  
SUBDIVISION OF LAND

SITUATE IN  
SOUTHAMPTON TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA

**JOYCE E. BENDER**  
(OWNER)