

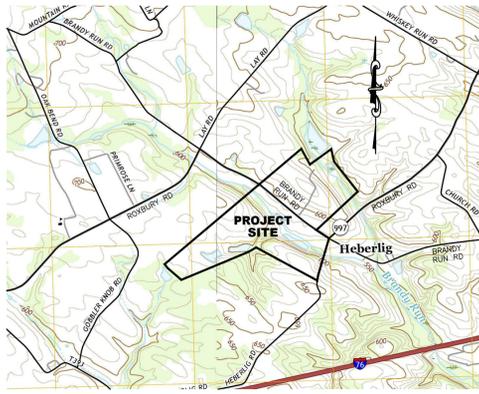
Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Upper Mifflin</u>	Surveyor/ Engineer:	<u>Diffenbaugh Wadel</u>	Owner/ Developer:	<u>Richard Eyer</u>
Plat Title:	<u>Ketterer Estate</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>54.57</u>
				Total Tract Acreage:	<u>149.05</u>
Zoning District:	<u>N/A</u>	Proposed Land Use:	<u>Agricultural</u>		
Date Received:	<u>6/16/2020</u>	County Review:	<u>6/25/2020</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. The proposed drainage easements for Brandy Run and the tributary to Brandy Run should be shown on the plan (SLDO 1004).
2. The Grassland Reserve Program Conservation Easement (ROD Instrument Number 200926214) indicates that the property may be subdivided with prior written approval by the Grantee (page 5). The Township should request written approval from the USDA Natural Resources Conservation Service prior to the approval of the subdivision plan.
3. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
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>.



LOCATION MAP 1" = 2000'

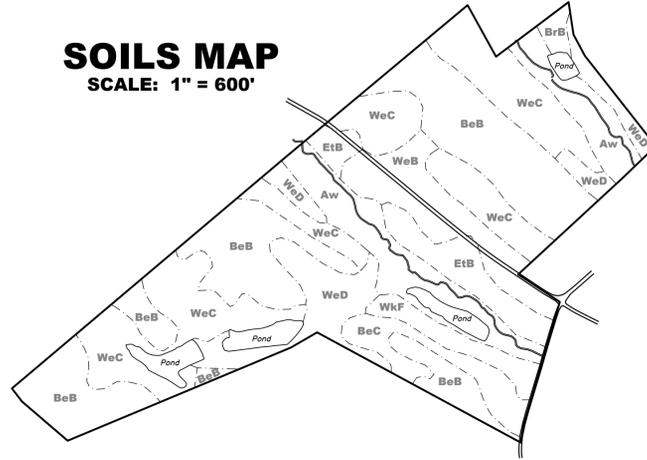
SOILS INFORMATION

- Aw** Atkins silt loam, No slopes given. Considered a hydric soil. Not a prime farmland soil.
- BeB** Berks channery silt loam, 5 to 8 percent slopes. 5 percent of hydric inclusions. Not a prime farmland soil.
- BeC** Berks channery silt loam, 8 to 15 percent slopes. Not a hydric soil. Not a prime farmland soil.
- BrB** Brinkerton silt loam, 3 to 8 percent slopes. Considered a hydric soil. Not a prime farmland soil.
- EtB** Ernest silt loam, 7 percent of hydric inclusions. Not a prime farmland soil.
- WeC** Weikert very channery silt loam, 8 to 15 percent slopes. 3 percent of hydric inclusions. Not a prime farmland soil.
- WeD** Weikert very channery silt loam, 15 to 25 percent slopes. Not a hydric soil. Not a prime farmland soil.
- WkF** Weikert and Klinesville very shaly silt loams, 25 to 75 percent slopes. Not a hydric soil. Not a prime farmland soil.

Soil boundaries and classifications shown hereon were plotted from publicly available data provided by the U.S. Department of Agriculture.

SOILS MAP

SCALE: 1" = 600'



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 Richard C. Eyer who being duly sworn according to law deposes and says that he is the Executor for the estate of Kenneth C. & JoAnn B. Ketterer, the owner of the property shown on this plan and that he acknowledges the same to be his plan and desires 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.

Richard C. Eyer, Executor

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

UPPER MIFFLIN TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

Upper Mifflin Township Board Of Supervisors

Attest: Upper Mifflin Township Secretary Chairperson

UPPER MIFFLIN TOWNSHIP PLANNING COMMISSION RECOMMENDED APPROVAL

Recommended for approval by the Upper Mifflin Township Planning Commission this _____ day of _____, 2020.

Upper Mifflin Township Planning Commission

Upper Mifflin 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

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED
Upper Mifflin S.A.L.D.O. - In Accordance With Section 504, Submittal as a Preliminary/Final Plan		

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

OWNER/DEVELOPER INFORMATION

c/o Richard C. Eyer, Executor
4340 Roxbury Road Shippensburg, PA 17257
Phone: (717) 860-5265

Site Address
530 Brandy Run Road Newville, PA 17241

LOT 1

Kenneth C. & JoAnn B. Ketterer
(c/o Richard C. Eyer, Executor)
Deed Book 23-0, Page 409
T.M.P. 44-06-0039-021
Containing 149.053 Acres

EXISTING SITE CONDITIONS

SCALE: 1" = 200'

GENERAL PLAN NOTES

- PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
- The wetland areas shown hereon were plotted from the National Wetland Inventory Maps. A detailed wetland delineation was not completed at this time. No construction or earthmoving is being proposed as part of this plan. All necessary permits shall be obtained from PA DEP and/or the United States Army Corps of Engineers for any future activities that involve the discharge of dredge or fill material, excavation or encroachment of wetlands.
- The 100-year flood zone shown hereon was plotted from National Flood Insurance Program Map #42041C0180E, effective date March 15 2009.
- Lot 1 is currently enrolled in the Cumberland County Clean & Green Program according to Instrument 199511853.
- 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.
- The locations of underground utilities as shown hereon 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. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.
- The lands depicted on this plan may be located adjacent to or be involved in a normal agricultural operation as defined by Pennsylvania Act 133 of 1982, as amended, "The Right To Farm Law". If you purchase land that is depicted on this plan and said lands are located or involved as described above, you may be prohibited from filing a nuisance action against the operators of a normal agricultural operation. In addition you may be subjected to inconvenience, discomfort and possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, dust, odor, the operation of machinery of any kind including aircraft, the storage and disposal of manure, and application of fertilizers, soil amendments, herbicides and pesticides.
- A portion of Lot 1 is located within a Grassland Reserve Program Conservation Easement (recorded as Instrument 200926214). This area is subject to any requirements and/or restrictions noted in the recorded easement.

PURPOSE OF PLAN

The purpose of this plan is to subdivide the subject property into two lots which will be divided at Brandy Run Road. Both lots will continue to be used for agricultural use. No construction or earthmoving is being proposed for either lot as a result of this plan.

LEGEND

- EX. Existing
- PL. Point
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- Soil Boundary Line
- Edge Of Woods/Brush
- Adjoiner Line
- Area Within 100 Year Flood Zone
- Wetland Area

PLAN REVISIONS

REVISIONS	DATE
No.	

PRELIMINARY / FINAL SUBDIVISION PLAN FOR KETTERER ESTATE

UPPER MIFFLIN TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



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

Date	JUNE 15, 2020
Scale	1" = 200'
File No.	20032
Drawing Name	20032-SD1
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	SD1

D.E.P. PLANNING WAIVER & NON-BUILDING FOR RESIDUAL LOT 1

As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has 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 tract 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.

D.E.P. PLANNING WAIVER & NON-BUILDING WAIVER FOR PROPOSED LOT 2

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of agricultural use. No portion of Lot 2 of this property/subdivision is approved by Upper Merion 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 Upper Merion 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.

LOT REQUIREMENTS

*Minimum Lot Area: 2,000 Acres
 Minimum Lot Width: 200 Feet At Setback Line
 Minimum Lot Depth: 200 Feet
 Minimum Building Setbacks: Front: 35 Feet
 Side: 25 Feet
 Rear: 25 Feet

* The following shall constitute minimum lot dimensions and no existing or dedicated public or private right-of-way shall be included as part of the lot area.

* Unless otherwise noted, all property corners located within the public road shall be set mag nails.

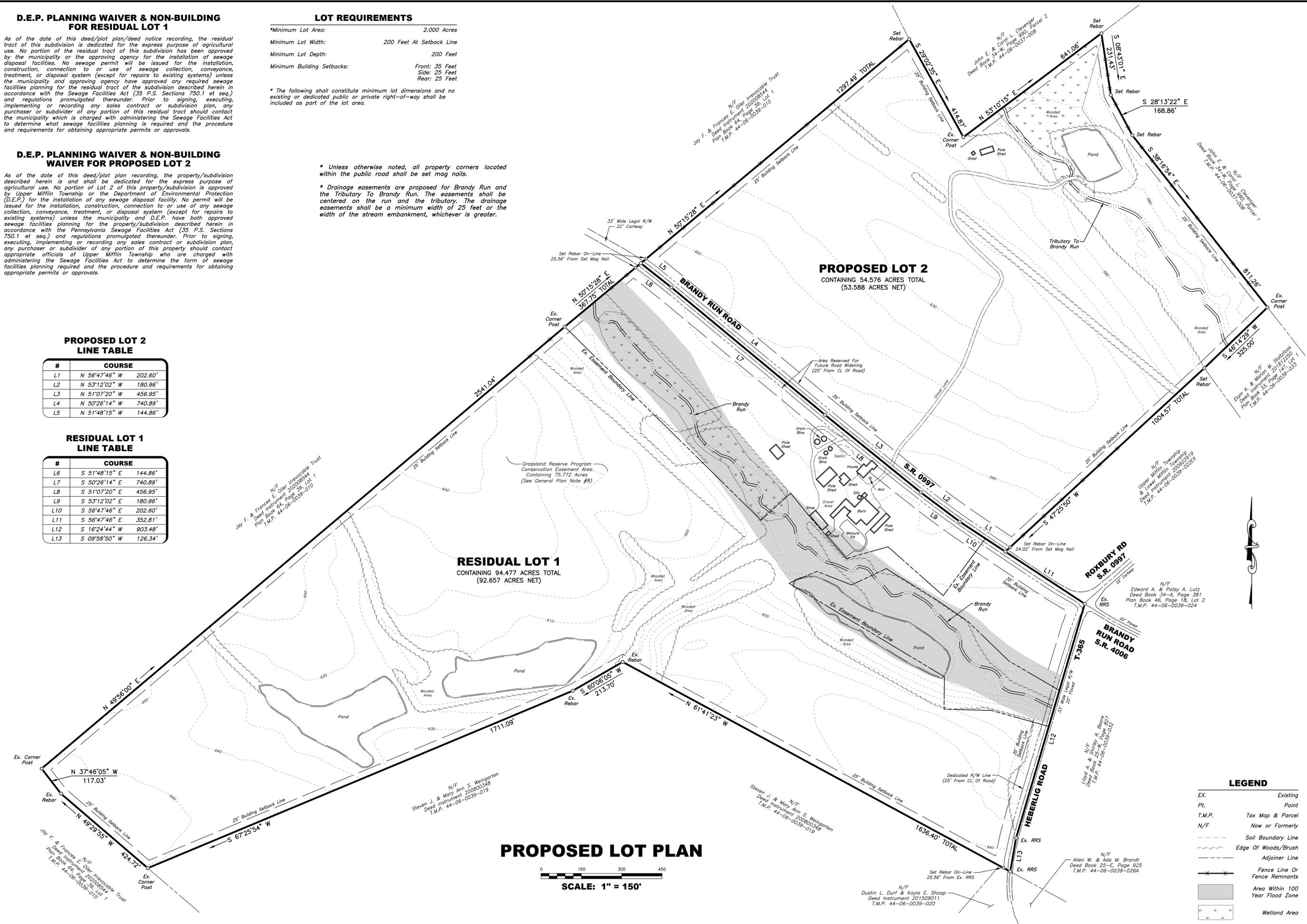
* Drainage easements are proposed for Brandy Run and the Tributary to Brandy Run. The easements shall be centered on the run and the tributary. The drainage easements shall be a minimum width of 25 feet or the width of the stream embankment, whichever is greater.

PROPOSED LOT 2 LINE TABLE

#	COURSE
L1	N 56°47'46" W 202.60'
L2	N 53°12'02" W 180.96'
L3	N 51°07'20" W 456.95'
L4	N 50°26'14" W 740.89'
L5	N 51°48'15" W 144.86'

RESIDUAL LOT 1 LINE TABLE

#	COURSE
L6	S 51°48'15" E 144.86'
L7	S 50°26'14" E 740.89'
L8	S 51°07'20" E 456.95'
L9	S 53°12'02" E 180.96'
L10	S 56°47'46" E 202.60'
L11	S 56°47'46" E 352.81'
L12	S 16°24'44" W 903.48'
L13	S 09°58'50" W 126.34'



PROPOSED LOT PLAN



LEGEND

EX.	Existing
PL.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
---	Soil Boundary Line
---	Edge Of Woods/Brush
---	Adjoiner Line
---	Fence Line Or Fence Remnants
---	Area Within 100 Year Flood Zone
---	Wetland Area

PLAN REVISIONS

NO.	REVISIONS	DATE

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