Plat Num: 20-085

Cumberland County Subdivision and Land Development Review Report

Municipality:	Lower Mifflin	Surveyor/ Engineer:	Burget & Associates, Inc.	Owner/ Developer:	Lee, Patricia, Galen & Wanda Clouse
Plat Title:	Clouse				
Plat Status:	Final			Plat Type:	Subdivision
# of New Lots:	1	# of New Dwelling Units:		New Acreage Subdivided/Developed:	21.44
				Total Tract Acreage:	92
Zoning District:	LDR			Proposed Land Use:	Residential and agriculture
Date Received:	6/24/2020	County Review:	6/29/2020	Reviewed by:	SH
				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.

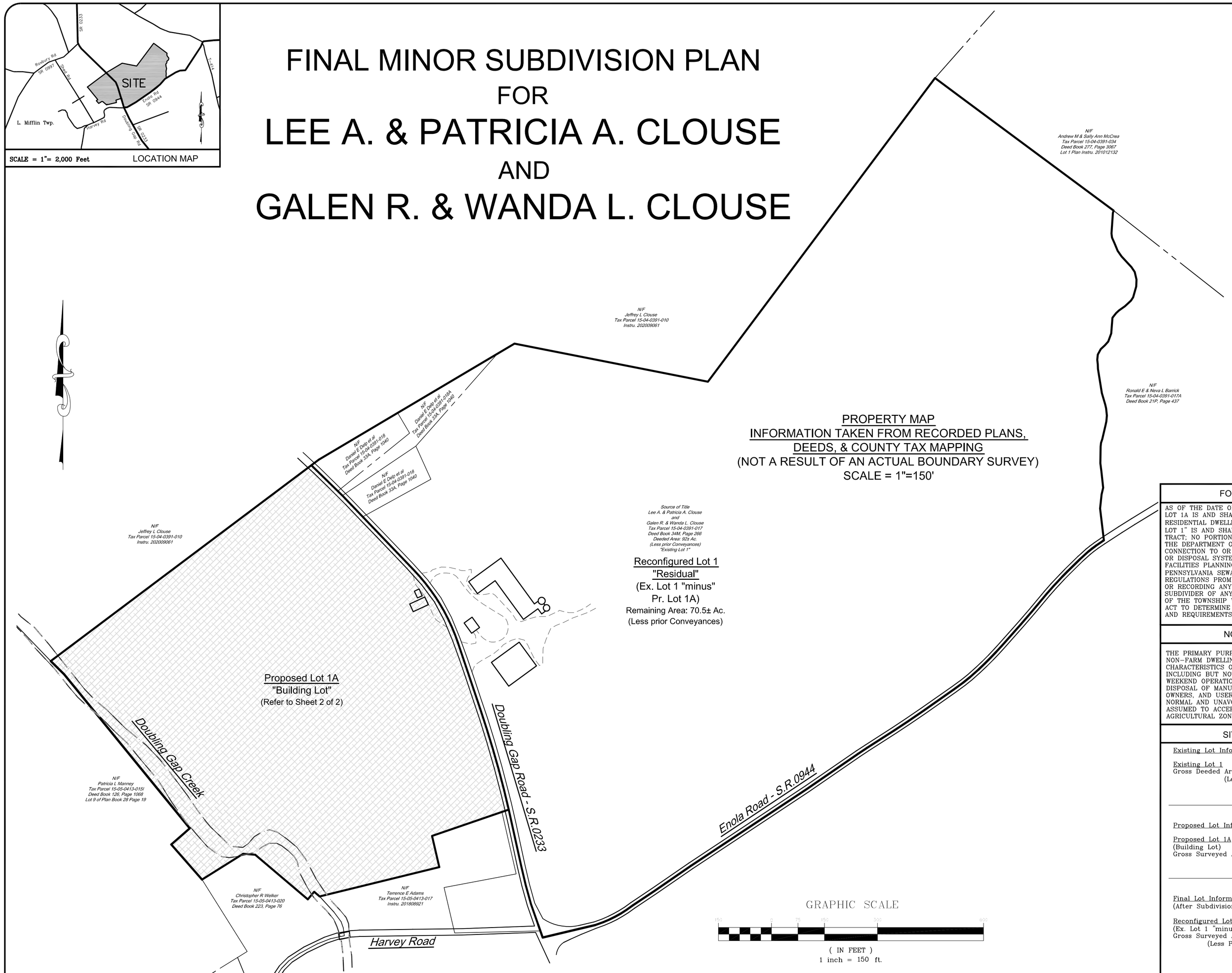
Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The Zoning Data should reference the Floodplain Zone (Zoning Article 9).
2. The metes and bounds description of Lot 1 should be included on the plan (SLDO 600.A.8).
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.

SCALE = 1"= 2,000 Feet

LOCATION MAP

FINAL MINOR SUBDIVISION PLAN
FOR
LEE A. & PATRICIA A. CLOUSE
AND
GALEN R. & WANDA L. CLOUSE



PROPERTY MAP
INFORMATION TAKEN FROM RECORDED PLANS,
DEEDS, & COUNTY TAX MAPPING
(NOT A RESULT OF AN ACTUAL BOUNDARY SURVEY)
SCALE = 1"=150'

RECORDER OF DEEDS CERTIFICATE

Recorded in the office of the Recorder of Deeds of the County of Cumberland, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____.
Given under my hand and seal this day of _____, 20__.

(Seal)
Recorder of Deeds

SOILS LEGEND

*Aw–Atkins silt loam (hydric)
BhB–Berks channery silt loams, 3–8% slopes, very stony
BrA–Brinkerton silt loam, 0–3% slopes (hydric)
BrB–Brinkerton silt loam, 3–8% slopes (hydric)
*ElB–Ernest silt loam, 3–8% slopes (hydric)
WeC–Weikert very channery silt loam, 8–15% slopes
WeD–Weikert very shaly silt loam, 15–25% slopes
*: Prime Famrland Soil

SUBDIVISIONS WITHIN 1,000 FEET

P.B. 28, Pg. 19 – Bear – 5/28/1976
Plan Instru. 201012132 – McCrea – 5/12/2010

WAIVER REQUEST(S)

WAIVER AND SECTION REQUESTING WAIVER FROM	DATE APPROVED
1. Section 600 – Preliminary Plans	_____
2. Section 700.a – Sheet Size (11"x17" Sheet Required)	_____

STATEMENT OF OWNERSHIP

COUNTY OF CUMBERLAND
COMMONWEALTH OF PENNSYLVANIA

On this, _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____ who being duly sworn according to law, disposes and says they are the owner of the property shown on this plan, that the plan thereof was made at their direction, they they acknowledge the same to be their act and plan, that they desire 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.

Owner _____ Owner _____
Lee A. Clouse Patricia A. Clouse

My Commission Expires _____, 20___.

STATEMENT OF OWNERSHIP

COUNTY OF CUMBERLAND
COMMONWEALTH OF PENNSYLVANIA

On this, _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____ who being duly sworn according to law, disposes and says they are the owner of the property shown on this plan, that the plan thereof was made at their direction, they they acknowledge the same to be their act and plan, that they desire 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.

Owner _____ Owner _____
Galen R. Clouse Wanda L. Clouse

My Commission Expires _____, 20___.

FORM B - REQUEST FOR NON-BUILDING WAIVER

AS OF THE DATE OF THIS PLOT PLAN, THE SUBDIVISION DESCRIBED HEREIN AS PROPOSED LOT 1A IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A LOT WITH EXISTING RESIDENTIAL DWELLING. THE SUBDIVISION AREA DESCRIBED HEREIN AS "RECONFIGURED LOT 1" IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A NON–BUILDABLE TRACT; NO PORTION OF THIS LOT HAS BEEN APPROVED AT THIS TIME BY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY ADDITIONAL SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY 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 THE TOWNSHIP WHICH ARE IN CHARGE 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.

NON-FARM DWELLING NOTICE (Section 4.04.00)

THE PRIMARY PURPOSE OF THIS DISTRICT IS TO ACCOMMODATE COMMERCIAL AGRICULTURE. NON–FARM DWELLINGS OR USES IN THIS DISTRICT MAY BE SUBJECT TO SOME COMMON CHARACTERISTICS OF AGRICULTURE WHICH ARE SOMETIMES REGARDED AS OBJECTIONABLE, INCLUDING BUT NOT LIMITED TO ODOR, DUST, NIGHT, HOLIDAY, EARLY MORNING AND WEEKEND OPERATIONS, NOISE, HEAVY VEHICLE USE OF ROADS, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, HERBICIDES, ETC. RESIDENTS, OWNERS, AND USERS OF PROPERTY IN THIS DISTRICT SHOULD ACCEPT THESE FACTORS AS NORMAL AND UNAVOIDABLE CHARACTERISTICS OF AN AGRICULTURAL AREA AND ARE ASSUMED TO ACCEPT THESE CHARACTERISTICS BY WILLINGLY CHOOSING TO RESIDE IN THE AGRICULTURAL ZONE.

SITE DATA

Existing Lot Information

Existing Lot 1
Gross Deeded Area: 92± Acres
(Less prior conveyances)

Proposed Lot Information

Proposed Lot 1A
(Building Lot)
Gross Surveyed Area: 21.437 Acres

Final Lot Information
(After Subdivision)

Reconfigured Lot 1 "Residual"
(Ex. Lot 1 "minus" Lot 1A)
Gross Surveyed Area: 70.5 Acres
(Less Prior Conveyances)

ZONING DATA

DISTRICT: (LD) – Low Density Residential
(Article 5)

Use: Single–Family Detached Dwelling
(as per Section 5.01.00.02)

Min. Lot Area: 2 Ac. Maximum
Min. Lot Width: 150 Feet (@ Setback)
Min. Lot Depth: 175 Feet
Max. Lot Coverage by buildings: 20%

Building Setbacks: (Principal)
Max. Building Height: 35 Feet (Principal)
Front: 50 Feet (from ROW)
Side: 40 Feet per side (each lot)
Rear: 50 Ft

Building Setbacks: (Accessory)
Max. Building Height: 35 Feet (Principal)
Front: Equal to Min. front setback for principal building plus 15' (50 Feet + 15 Feet=65 Feet)
Side: 20 Feet per side (each lot)
Rear: 10 Ft
Max. Floor Area: 1,200 Square Feet

Note: Additional requirements may apply depending on specific use(s).

PLAN REVIEW AND APPROVAL CERTIFICATES

Recommended for approval by the Lower Mifflin Township Planning Commission on _____, 20_____.

LOWER MIFFLIN TOWNSHIP PLANNING COMMISSION

_____
Chairman
_____
Secretary

Approved by the Lower Mifflin Township Supervisors and all conditions imposed with respect to such approval were completed on _____, 20___.

LOWER MIFFLIN TOWNSHIP BOARD OF SUPERVISORS

_____
Chairman
_____
Secretary

Reviewed this _____ day of _____ 20__ by the Cumberland Co. Planning Dept.
CUMBERLAND COUNTY PLANNING DEPARTMENT

_____
Director of Planning

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING TRACT (EX. LOT 1) TO CREATE A NEW BUILDING LOT (LOT 1A) WITH AN EXISTING DWELLING WITH THE RESIDUAL TO REMAIN AS AN AGRICULTURAL LOT WITH BARNS AND OUT–BUILDINGS.
2. EXISTING LOT 1 CONTAINS AN EXISTING DWELLING, ON–LOT SEWAGE DISPOSAL, AND EXISTING WELL GAINING ACCESS TO SR 0233 VIA AN EXISTING DRIVEWAY.
3. ALL INFORMATION ON SHEET 2 OF 2 (EXCEPT CONTOURS) OF THESE PLANS ARE A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES IN 2020.
4. ALL CONTOUR LINES ON THIS PLAN ARE FROM LIDAR DATA.
5. THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. THE PROPOSED SUBDIVISION DOES NOT PROPOSE ANY EARTHMOVING ACTIVITIES.
7. AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING, RIVERINE WETLANDS (R5UBH) EXIST ALONG AND WITHIN DOUBLING GAP CREEK ALONG THE WESTERN SIDE OF EXISTING LOT 1. NO DISTURBANCE IS PROPOSED WITHIN ANY KNOWN WETLANDS. ANY FUTURE DISTURBANCE (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
8. ACCORDING TO THE FEMA MAPPING, A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN ZONE "A" (AREAS WITHOUT BASE FLOOD ELEVATION).
9. NO KNOWN SINKHOLES EXIST WITHIN THE SITE.
10. SITE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (STATE PLANE COORDINATE SYSTEM).
11. NO OTHER KNOWN COVENANTS EXIST NOR ARE PROPOSED OTHER THAN WHAT IS SHOWN ON THIS PLAN.
12. ALL WATERCOURSES (I.E. STREAM, DRAINAGEWAY, CHANNEL, OR SWALE) SHALL CONTAIN A MINIMUM 30' WIDE DRAINAGE EASEMENT CENTERED ABOUT THE WATERCOURSE. NO PROPERTY OWNER SHALL OBSTRUCT OR ALTER ANY DRAINAGE SWALE OR PERENNIAL STREAM IDENTIFIED, IF SUCH ACTION WOULD ALTER THE RATIONAL COURSE OF RUNOFF, WITHOUT THE APPROVAL OF THE TOWNSHIP.
13. ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT CENTERED ABOUT THE EXISTING LINES.
14. AS PER SECTION 4.03.02.A, PROPOSED LOT 1A IS THE FIRST OF A POSSIBLE NINE (9) (BASED ON THE APPROXIMATE 92 DEEDED ACRES).
15. EXISTING LOT 1 DOES CONTAIN PRIME FARMLAND SOILS AS INDICATED BY THE SOIL SURVEY OF CUMBERLAND AND PERRY COUNTIES OF PENNSYLVANIA. REFER TO THE SOILS LEGEND ON THIS SHEET.
16. A HIGHWAY OCCUPANCY PERMIT FROM THE DEPARTMENT OF TRANSPORTATION IS REQUIRED FOR ANY PROPOSED DRIVEWAY PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 KNOWN AS THE "STATE HIGHWAY ACT".

REVISIONS

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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 Lower Mifflin Township Subdivision and Land Development Ordinance. The error of closure is no greater than one foot (1') in ten thousand feet (10,000').

Professional Surveyor _____
Joe Allen Burget, Jr. P.L.S.
_____, 20__.

SOURCE OF TITLE

Deed Book 34M, Page 266

SHEET NUMBER

1 OF 2

TAX MAP NUMBER

Tax Parcel 15–04–0391–017

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road
New Bloomfield Pennsylvania 17068
Phone: 717-582-7011
Fax: 717-582-3557

Joe Allen Burget, Jr. P.L.S.

LAND OWNERS / DEVELOPERS

Owners: Lee A. & Patricia A. Clouse and Galen R. & Wanda L. Clouse — 925 Doubling Gap Road, Newville, PA 17241

Site Address: 925 Doubling Gap Road, Newville, PA 17241

FINAL MINOR SUBDIVISION PLAN
FOR
LEE A. & PATRICIA A. CLOUSE
AND
GALEN R. & WANDA L. CLOUSE

LOWER MIFFLIN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA
JOB NUMBER: 20078
DRAWING NUMBER: 20078–001

Scale: 1"=150' Date: June 11th, 2020

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
	Deed Book 34M, Page 266	2 OF 2
	TAX MAP NUMBER	
	Tax Parcel 15-04-0391-017	

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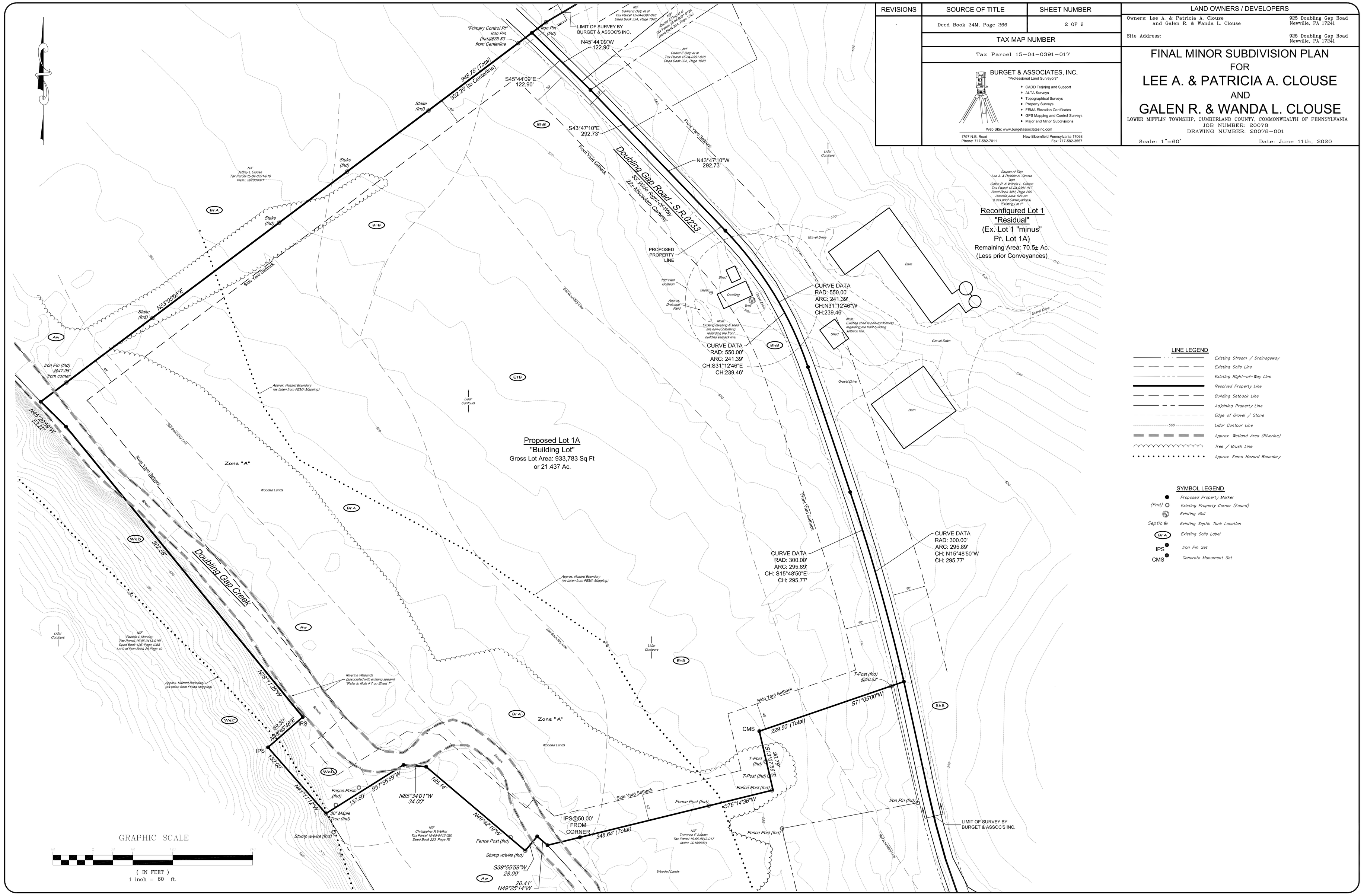
FINAL MINOR SUBDIVISION PLAN FOR LEE A. & PATRICIA A. CLOUSE AND GALEN R. & WANDA L. CLOUSE

LOWER MIFFLIN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA

JOB NUMBER: 20078
DRAWING NUMBER: 20078-001

Scale: 1"=60' Date: June 11th, 2020



LINE LEGEND

- Existing Stream / Drainageway
- Existing Soils Line
- Existing Right-of-Way Line
- Resolved Property Line
- Building Setback Line
- Adjoining Property Line
- Edge of Gravel / Stone
- Lidar Contour Line
- Approx. Wetland Area (Riverine)
- Tree / Brush Line
- Approx. Fema Hazard Boundary

SYMBOL LEGEND

- Proposed Property Marker
- (fnd) Existing Property Corner (Found)
- Existing Well
- Septic Existing Septic Tank Location
- Br-A Existing Soils Label
- IPS Iron Pin Set
- CMS Concrete Monument Set