

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Monroe</u>	Surveyor/ Engineer:	<u>Diffenbaugh Wadel, Inc</u>	Owner/ Developer:	<u>Donald and Brenda Waardenburg</u>
Plat Title:	<u>880 Eppley Road</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>3</u>	# of New Dwelling Units:	<u>3</u>	New Acreage Subdivided/Developed:	<u>31.55</u>
				Total Tract Acreage:	<u>41.64</u>
Zoning District:	<u>Agricultural</u>		Proposed Land Use:	<u>Residential</u>	
Date Received:	<u>7/24/2020</u>	County Review:	<u>7/27/2020</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 side and rear setback for a residential accessory building and structure should be 10 feet (Zoning 201.5).
2. Shared driveways may be used to provide access between 2 single-family detached dwellings and a street (Zoning 308.1.9).
3. The clear-sight triangle should be shown at the driveway intersection (Zoning 308.1.10).
4. Will the combined disturbance (including the shared driveway) exceed the 5,000 square foot requirement for an Erosion and Sedimentation Control Plan? Township may want to determine if coordination with the Cumberland County Conservation District will be required (SLDO 402.6.8).
5. The plan should address the dedication of recreation land or a fee in lieu of dedication (SLDO 623).
6. The General Plan Notes should include a purpose statement.
7. 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.
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>.

CERTIFICATIONS & APPROVALS

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 Donald & Brenda E. Waardenburg, who being duly sworn according to law depose and say that they are the owners of the property 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.

Donald Waardenburg Brenda E. Waardenburg

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

FINAL PLAN APPROVAL STATEMENT

At a meeting on ___, 2020, the Board of Supervisors of the Township of Monroe approved this project, based upon its conformity with the standards of the Monroe 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.

Monroe Township Board Of Supervisors

Attest: Monroe Township Secretary Chairperson or Designee

MONROE TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

At a meeting on ___, 2020, the Monroe Township Planning Commission reviewed this plan.

Monroe Township Planning Commission

Chairperson or Designee

MONROE TOWNSHIP ENGINEER REVIEW STATEMENT

This plan reviewed by the Monroe Township Engineer this ___ day of ___, 2020.

Monroe Township Engineer

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

Reviewed by the Cumberland County Planning Department this ___ day of ___, 2020.

Cumberland County Planning Department

Director Of Planning

RECORDER OF DEEDS CERTIFICATE

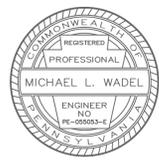
Recorded in the Office for Recording of Deeds, in and for Cumberland County, Pennsylvania, by Instrument Number



LAND SURVEYOR'S CERTIFICATION

Eric L. Diffenbaugh, PLS Date

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 Monroe Township Subdivision And Land Development Ordinance. The error of closure is no greater than 1 foot in 10,000 feet.



ENGINEER'S CERTIFICATION

Michael L. Wadel, P.E. Date

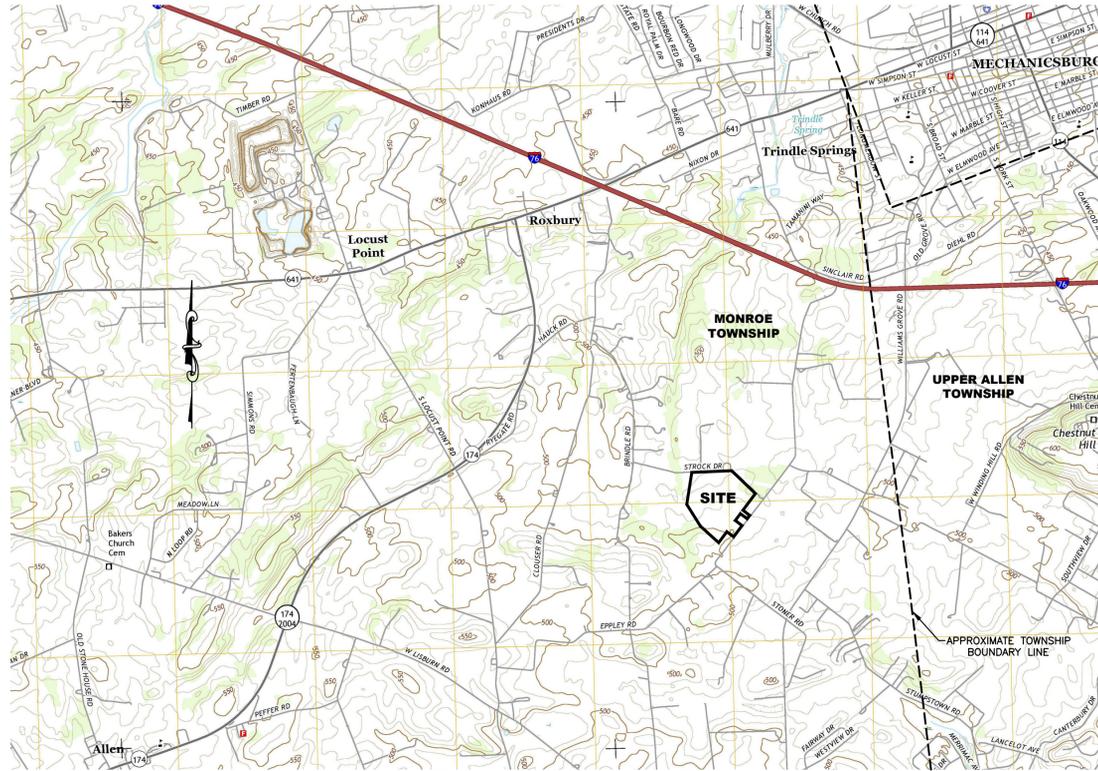
I hereby certify that, to the best of my knowledge, the stormwater management facilities shown and described hereon were designed in accordance with the Monroe Township Stormwater Ordinance.

WAIVER REQUEST/APPROVAL BLOCK

Table with 3 columns: REQUESTED WAIVER, APPROVED, DISAPPROVED. Row 1: S4LDO Section 303.1 (Preliminary Plan Submission)

SOURCE OF TITLE

Donald & Brenda E. Waardenburg Deed Instrument 201918648 Plan Book 47, Page 117 Tax Map 22-10-0644, Parcel 022 Contains 41.638 Acres



LOCATION MAP 1" = 2000'



ZONING INFORMATION

SECTION 201 AGRICULTURAL ZONE (A)

- Section 201.5. Single Family Detached Dwellings & Other Principal Uses: Minimum Lot Area: 80,000 Square Feet - 1,837 Acres; Minimum Lot Width: 200 Feet @ Bldg Setback Line 150 Feet @ Lot Frontage; Maximum Lot Coverage: 30 Percent; Minimum Building Setbacks: Front - 75 Ft. Side - 40 Ft. Rear - 75 Ft.; Maximum Building Height: 35 Feet; Section 201.5. Residential accessory buildings and structures: Minimum Building Setbacks: Front - Not Permitted In Required Front Yard Side - 40 Feet Rear - 75 Feet; Maximum Building Height: 20 Feet

- Section 201.5. Agricultural, horticultural and forestry-related uses: Minimum Lot Area: 10,000 Acres For Existing Use 20,000 Acres For Proposed Use; Minimum Lot Width: 200 Feet @ Bldg Setback Line; Maximum Lot Coverage: 10 Percent; Minimum Building Setbacks: Front - 60 Ft. Side - 25 Ft. Rear - 50 Ft.; Maximum Building Height: 150 Feet*

Section 201.2.12.B. Beekeeping, subject to the following:

- 1. It shall be the duty of the beekeeper to maintain each colony so as to not create a public nuisance; 2. In no case shall hives be located within twenty-five feet (25') of any residential property line; 3. Hives shall not be oriented to children's play areas or neighboring properties.

Section 201.6. Agricultural Nuisance Disclaimer:

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.

SECTION 423 FLAG-LOT RESIDENCES

- Section 423.1.4. Requirements for the Pole: A. The pole shall maintain a minimum width of twenty-five feet (25'); B. The pole shall not exceed six hundred feet (600') in length, unless additional length is needed to avoid the disturbance of productive farmlands or some other significant natural or cultural feature; C. No part of the pole shall be used for any portion of an on-lot sewage disposal system, nor any other improvement except a driveway and other permitted improvements, such as landscaping, fencing, utility connections to off-site facilities, mailboxes, and signs; D. The cartway contained on the pole shall be located at least six feet (6') from any adjoining property line, and twenty feet (20') from any existing structures on the site or any adjoining property; E. No pole shall be located within two hundred feet (200') of another on the same side of the street, unless an adjoining pole utilizes a joint-use driveway, regulated as follows:

Section 423.2. Joint-Use Driveways:

- 1. When one or more flag lots are proposed, such lots may rely upon a joint-use driveway for vehicular access; 2. A joint-use driveway must serve at least one flag-lot, but may also serve conventional lots, up to a maximum of four total lots; 3. All joint-use driveways shall have a minimum cartway width of sixteen feet (16')

OWNER INFORMATION

Donald & Brenda E. Waardenburg 880 Eppley Road Mechanicsburg, PA. 17055 Phone: (717) 516-1849

PLAN INFORMATION

- 1. Number Of Lots: 4 Lots - Including Residual Lot 1; 2. Units of occupancy: Residual Lot 1 - 1 Residential Use Proposed Lot 2 - 1 Residential Use Proposed Lot 3 - 1 Residential Use Proposed Lot 4 - 1 Residential Use; 3. Density: Residual Lot 1 - 1 Per 10.086 Acres Proposed Lot 2 - 1 Per 10.519 Acres Proposed Lot 3 - 1 Per 10.514 Acres Proposed Lot 4 - 1 Per 10.519 Acres; 4. Lot Size: Residual Lot 1 - 10.086 Acres Proposed Lot 2 - 10.519 Acres Proposed Lot 3 - 10.075 Acres* Proposed Lot 4 - 10.519 Acres; 5. Lot Coverage: Residual Lot 1 - 3.3 Percent Proposed Lot 2 - 1.6 Percent** Proposed Lot 3 - 3.1 Percent** Proposed Lot 4 - 1.2 Percent**; 6. Building Coverage: Residual Lot 1 - 2.6 Percent Proposed Lot 2 - <1 Percent** Proposed Lot 3 - <1 Percent** Proposed Lot 4 - <1 Percent**; 7. Type Of Sanitary Sewer: All Lots Will Be On-Lot Sewer; 8. Type Of Water Supply: All Lots Will Have On-Lot Wells; 9. Proposed Land Use: Proposed Lot 2 - Residential Proposed Lot 3 - Residential Proposed Lot 4 - Residential Residual Lot 1 - Will Continue To Be Used For Residential & Agricultural

* This acreage of Proposed Lot 3 excludes the joint use driveway easement. ** These percentages are based on the future houses and driveways as shown on sheet 5 of this plan.

D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION 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 residential & agricultural use. No portion of this tract of the 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.

GENERAL PLAN NOTES

- 1. A topographical survey from the office of Diffenbaugh Wadel Inc. and the PAMAP Program LAS Files (Lidar Data Of Pennsylvania) were used to determine contours for the project site. (Vertical Datum: NAVD 86) 2. Bearings shown hereon are grid bearings based on GPS field observations. 3. The National Wetland Inventory Maps do not indicate the presence of any wetlands on the subject property. The soils types on the site are non-hydric, with the exception of Penlaw silt loam and Huntington silt loam, each having up to 5 percent hydric inclusions. A review of information found on the USDA Web Soil Survey shows that Penlaw silt loam and Huntington silt loam have hydric inclusions associated with flood plains. As noted below, there are no floodplains on the subject property. A detailed wetland delineation was not completed at this time. 4. The subject property is not located within the 100-year flood zone according to National Flood Insurance Program Maps #42041C0266E and #42041C0267E. 5. The Pennsylvania Department of Environmental Protection eMapPA website does not indicate the presence of any surface waters on the subject properties. 6. Lot 1 appears to be enrolled in the Cumberland County Clean & Green Program. (Per Instrument 201920951) 7. The locations of underground utilities as shown hereon are based on aboveground structures and records 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. 8. Unless shown, none of the items listed in Section 402.3.4 are known to be located within 200 feet of this property or known to affect this property if located beyond 200 feet from the subject property. The ability to ensure that all required features are completely and accurately shown may have been limited by the lack of physical evidence and/or the inability to access adjoining properties. Some of the existing improvements not located on the subject property are approximate in location and are based on GIS mapping & previous subdivision plans and reflect the accuracy and/or inaccuracy of these sources. 9. All known individual on-lot sanitary sewer disposal facilities and water supply facilities located within 50 feet of the property are shown. These are approximate locations based on previous subdivision plans. 10. No temporary or permanent improvements of any character, other than shallow rooted plant material shall be constructed on the areas designated by this plan as sewage disposal system areas. No equipment or vehicles are permitted on the sewage disposal system areas other than normal agricultural uses. 11. The subject property and all adjoining shown hereon are located within the Agricultural Zoning District of Monroe Township. 12. All lot line markers and monumentation to be set upon approval of subdivision plan. 13. Some land in Monroe Township is subject to conditions which may not permit the full utilization a property owner may want. These conditions may include the following: Periodic flooding, wet soils, sinkholes and closed depressions, noise and/or odor from agricultural uses, nitrates in the ground water, aircraft noise, and noise from auto racing. Data is available in the Monroe Township offices which can be used by potential residents to identify their proximity to these conditions. 14. The existing barn located on Residual Lot 1 encroaches into the front setback line. This non-conformity existed prior to the adoption of current Zoning Ordinance. This plan does not increase or expand on this existing non-conformity. 15. On any separate non-farm parcel, any shrub or tree within ten (10') and twenty (20') feet, respectively from the property lines, must be nonpoisonous, and shall not include any of the following trees or plants listed in the Monroe Township Zoning Ordinance in Sec. 201.7.

CONDITIONAL USE INFORMATION

Conditional Use approval was obtained from the Monroe Township Board Of Supervisors on March 30, 2020. Approval was conditioned upon the following:

- 1. Provide location of proposed hives for beekeeping and orientation. They must be located at least twenty-five feet (25') of any residential property line; any hives located within seventy five feet (75') of any adjoining property line or street shall be separated using a minimum six foot (6') high solid fence or vegetative obstruction. (§201.2.12.B) 2. Structures to be used to house noncommercial livestock shall be shown on plan with setbacks dimensioned. (§201.2.12.E) 3. A note acknowledging that no portion of the pole shall be used for a proposed sanitary sewerage disposal system shall be added to the plan. (§423.1.4.C) 4. Joint-use driveway shall have a minimum cartway width of sixteen feet (16') and paved for emergency access. (§423.2) 5. The joint-use driveway, or pole area, shall not exceed six hundred feet (600') in length and should be shown dimensioned on plan. (§423.1.4) 6. Applicant must provide a driveway maintenance agreement which must be acceptable to the Township and recorded at the Recorder of Deeds office. 7. The applicant shall be required to install stormwater management facilities to mitigate any increase in post-development run-off to the satisfaction of the Township Engineer and in accordance with the Monroe Township Stormwater Management Ordinance.

PLAN INDEX

Table with 2 columns: Sheet number and Description. Sheet 1 Of 6: Coversheet And Plan Approvals; Sheet 2 Of 6: Existing Site Conditions; Sheet 3 Of 6: Proposed Lot Plan; Sheet 4 Of 6: Proposed Lot Plan; Sheet 5 Of 6: Proposed Improvements & Grading; Sheet 6 Of 6: Stormwater Details & Notes

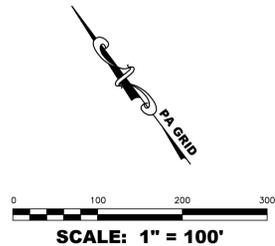
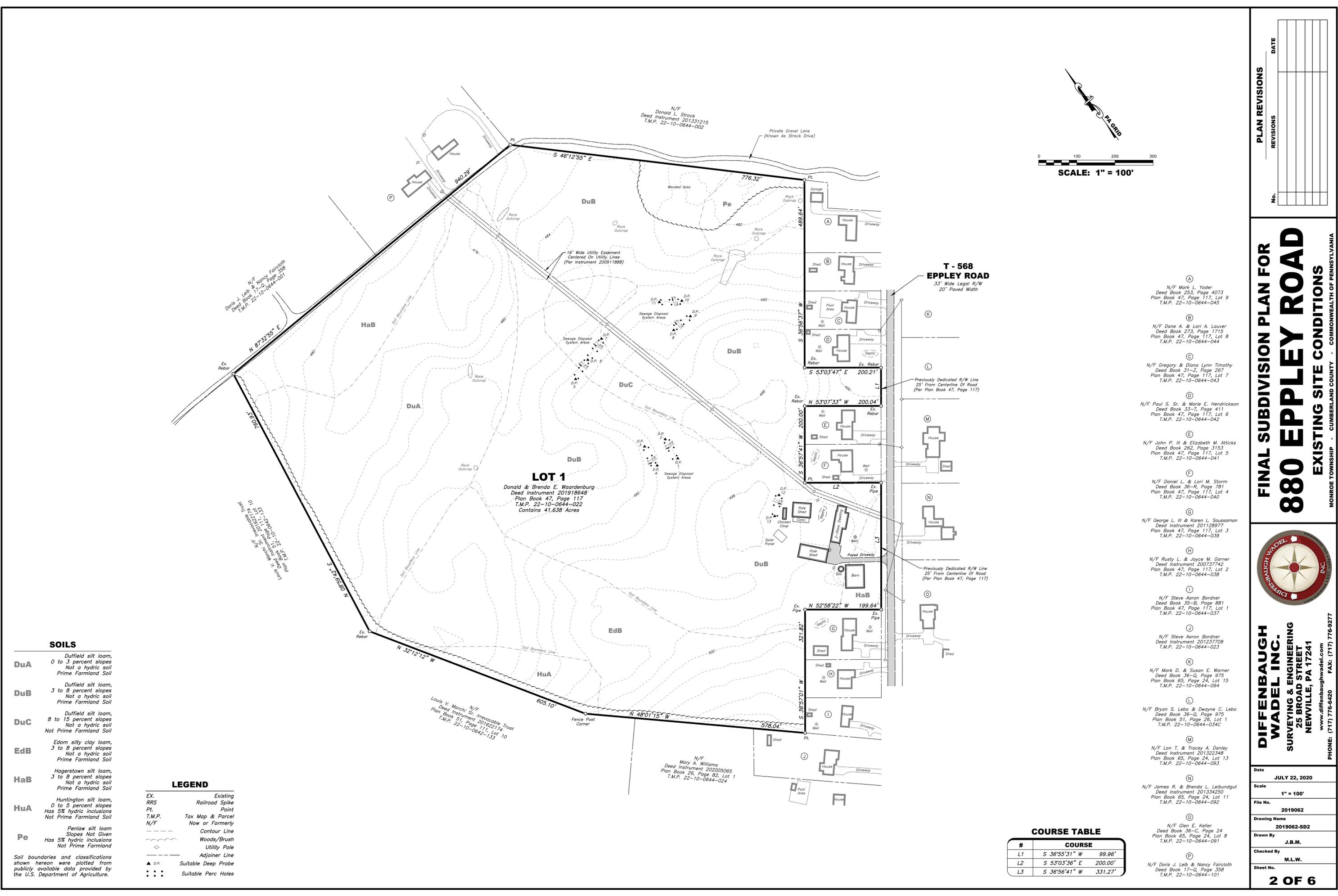
PLAN REVISIONS table with columns: No., REVISIONS, DATE

FINAL SUBDIVISION PLAN FOR 880 EPPLEY ROAD MONROE TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



DIFFENBAUGH WADEL INC. SURVEYING & ENGINEERING 25 BROAD STREET NEWVILLE, PA 17241

Table with 2 columns: Field and Value. Date: JULY 22, 2020; Scale: 1" = 100'; File No.: 2019062; Drawing Name: 2019062-SD1; Drawn By: J.B.M.; Checked By: M.L.W.; Sheet No.: 1 OF 6



COURSE TABLE

#	COURSE	Length
L1	S 36°55'31" W	99.96'
L2	S 53°03'36" E	200.00'
L3	S 36°56'41" W	331.27'

- SOILS**
- DuA** Duffield silt loam, 0 to 3 percent slopes, Not a hydric soil, Prime Farmland Soil
 - DuB** Duffield silt loam, 3 to 8 percent slopes, Not a hydric soil, Prime Farmland Soil
 - DuC** Duffield silt loam, 8 to 15 percent slopes, Not a hydric soil, Not Prime Farmland Soil
 - EdB** Edom silty clay loam, 3 to 8 percent slopes, Not a hydric soil, Prime Farmland Soil
 - HaB** Hagerstown silt loam, 3 to 8 percent slopes, Not a hydric soil, Prime Farmland Soil
 - HuA** Huntington silt loam, 0 to 5 percent slopes, Has 5% hydric inclusions, Not Prime Farmland Soil
 - Pe** Penlaw silt loam, Slopes Not Given, Has 5% hydric inclusions, Not Prime Farmland

- LEGEND**
- EX. Existing
 - RRS Railroad Spike
 - Pt. Point
 - T.M.P. Tax Map & Parcel
 - N/F Now or Formerly
 - Contour Line
 - Woods/Brush
 - Utility Pole
 - Adjoiner Line
 - ▲ D.P. Suitable Deep Probe
 - Suitable Perc Holes

PLAN REVISIONS

No.	REVISIONS	DATE

**FINAL SUBDIVISION PLAN FOR
880 EPPLEY ROAD
EXISTING SITE CONDITIONS**

MONROE TOWNSHIP · CUMBERLAND COUNTY · COMMONWEALTH OF PENNSYLVANIA



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

Date	JULY 22, 2020
Scale	1" = 100'
File No.	2019062
Drawing Name	2019062-SD2
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	2 OF 6

- (A) N/F Mark L. Yoder, Deed Book 253, Page 4073, Plan Book 47, Page 117, Lot 9, T.M.P. 22-10-0644-045
- (B) N/F Dane A. & Lori A. Lauer, Deed Book 273, Page 1715, Plan Book 47, Page 117, Lot 8, T.M.P. 22-10-0644-044
- (C) N/F Gregory & Diana Lynn Timothy, Deed Book 31-2, Page 267, Plan Book 47, Page 117, Lot 7, T.M.P. 22-10-0644-043
- (D) N/F Paul S. Sr. & Marie E. Hendrickson, Deed Book 33-T, Page 411, Plan Book 47, Page 117, Lot 6, T.M.P. 22-10-0644-042
- (E) N/F John P. III & Elizabeth M. Atticks, Deed Book 262, Page 3153, Plan Book 47, Page 117, Lot 5, T.M.P. 22-10-0644-041
- (F) N/F Daniel L. & Lori M. Storm, Deed Book 36-R, Page 781, Plan Book 47, Page 117, Lot 4, T.M.P. 22-10-0644-040
- (G) N/F George L. III & Karen L. Saussaman, Deed Instrument 201128977, Plan Book 47, Page 117, Lot 3, T.M.P. 22-10-0644-039
- (H) N/F Rusty L. & Joyce M. Garner, Deed Instrument 200737742, Plan Book 47, Page 117, Lot 2, T.M.P. 22-10-0644-038
- (I) N/F Steve Aaron Bardner, Deed Book 35-B, Page 881, Plan Book 47, Page 117, Lot 1, T.M.P. 22-10-0644-037
- (J) N/F Steve Aaron Bardner, Deed Instrument 201237708, T.M.P. 22-10-0644-023
- (K) N/F Mark D. & Susan E. Warner, Deed Book 36-Q, Page 975, Plan Book 65, Page 24, Lot 15, T.M.P. 22-10-0644-094
- (L) N/F Bryan S. Lebo & Dwayne C. Lebo, Deed Book 36-Q, Page 975, Plan Book 51, Page 26, Lot 1, T.M.P. 22-10-0644-034C
- (M) N/F Lon T. & Tracey A. Danley, Deed Instrument 201322348, Plan Book 65, Page 24, Lot 13, T.M.P. 22-10-0644-093
- (N) N/F James R. & Brenda L. Leibundgut, Deed Instrument 201334250, Plan Book 65, Page 24, Lot 11, T.M.P. 22-10-0644-092
- (O) N/F Glen E. Keller, Deed Book 36-C, Page 24, Plan Book 65, Page 24, Lot 8, T.M.P. 22-10-0644-091
- (P) N/F Doris J. Leib & Nancy Faircloth, Deed Book 17-Q, Page 358, T.M.P. 22-10-0644-101

N/F George L. III & Karen L. Saussaman
Deed Instrument 201128977
Plan Book 47, Page 117, Lot 3
T.M.P. 22-10-0644-039

N/F Gregory & Diana Lynn Timothy
Deed Book 31-2, Page 267
Plan Book 47, Page 117, Lot 7
T.M.P. 22-10-0644-043

N/F Paul S. Sr. & Marie E. Hendrickson
Deed Book 33-T, Page 411
Plan Book 47, Page 117, Lot 6
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0 to 3 percent slopes
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Prime Farmland Soil
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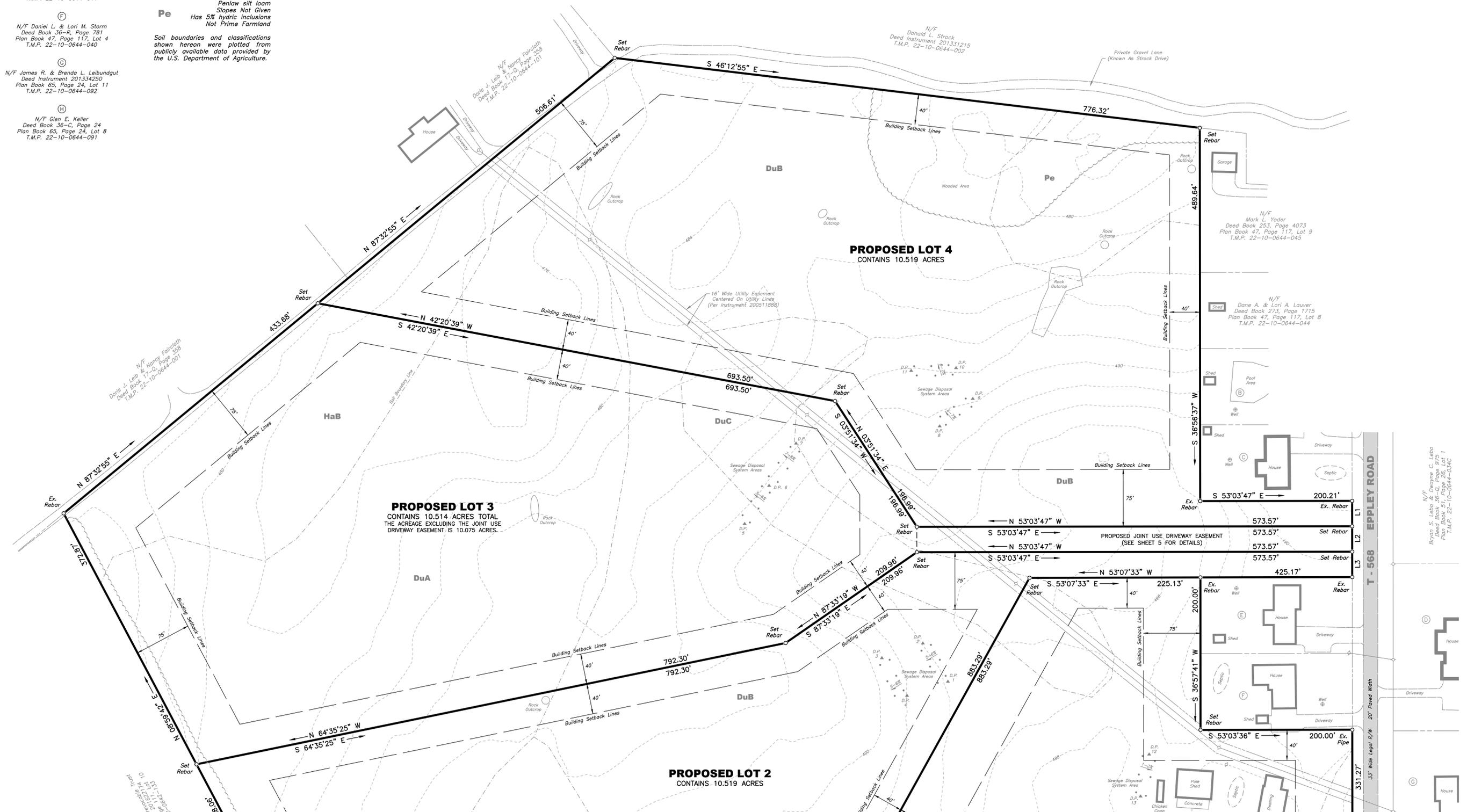
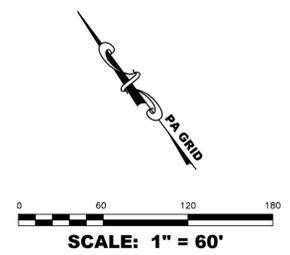
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PLAN REVISIONS

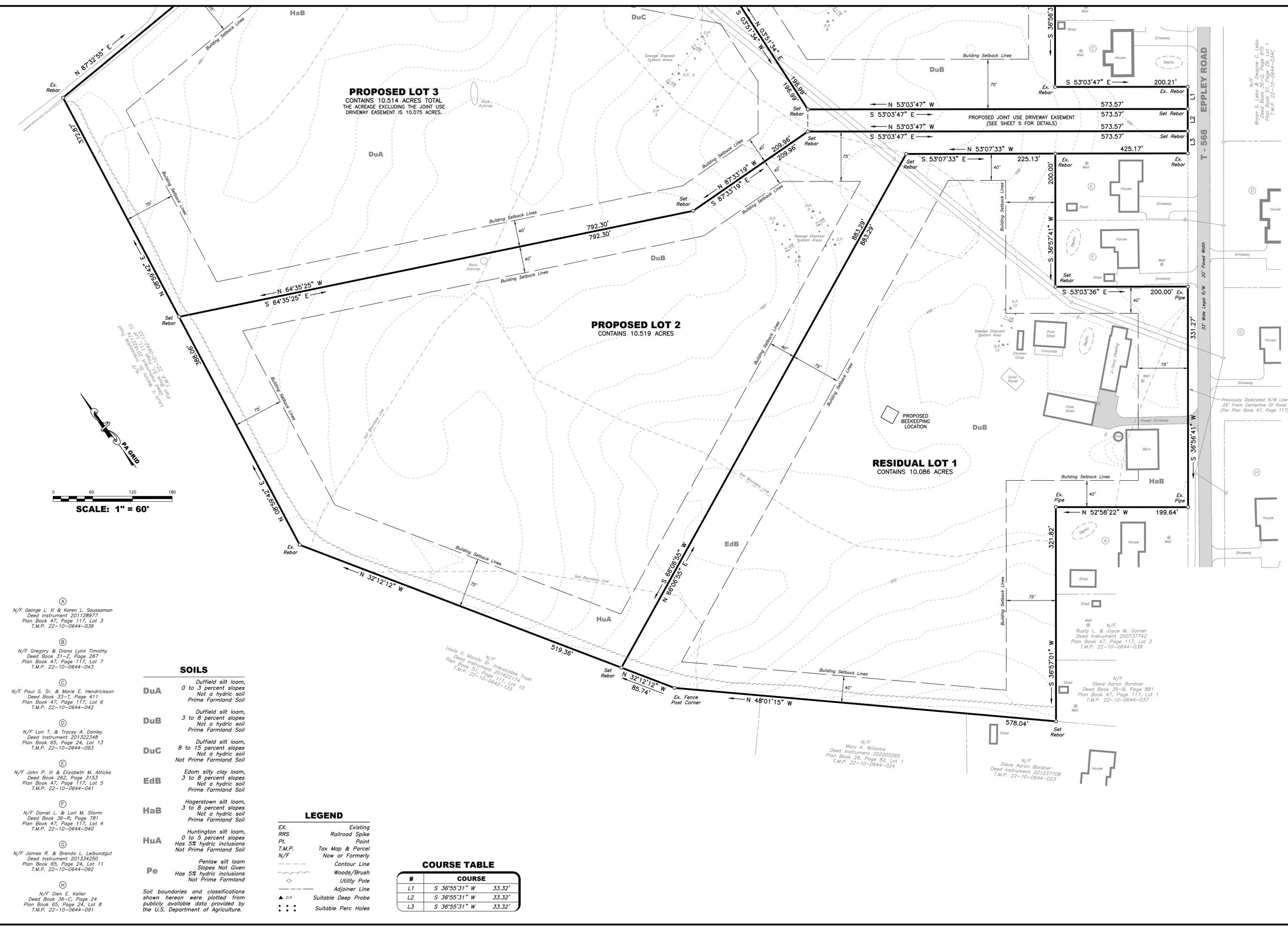
NO.	REVISIONS	DATE

**FINAL SUBDIVISION PLAN FOR
880 EPPLEY ROAD
PROPOSED LOT PLAN**



**DIFFENBAUGH
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Date	JULY 22, 2020
Scale	1" = 60'
File No.	2019062
Drawing Name	2019062-SD3
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	3 OF 6



PROPOSED LOT 3
CONTAINS 10.514 ACRES TOTAL
THE ACREAGE EXCLUDING THE JOINT USE
DRIVEWAY EASEMENT IS 10.075 ACRES.

PROPOSED LOT 2
CONTAINS 10.519 ACRES

RESIDUAL LOT 1
CONTAINS 10.086 ACRES

SCALE: 1" = 60'

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- DuA** Duffield silt loam, 0 to 3 percent slopes Not a hydric soil Prime Farmland Soil
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PLAN REVISIONS

No.	REVISIONS	DATE

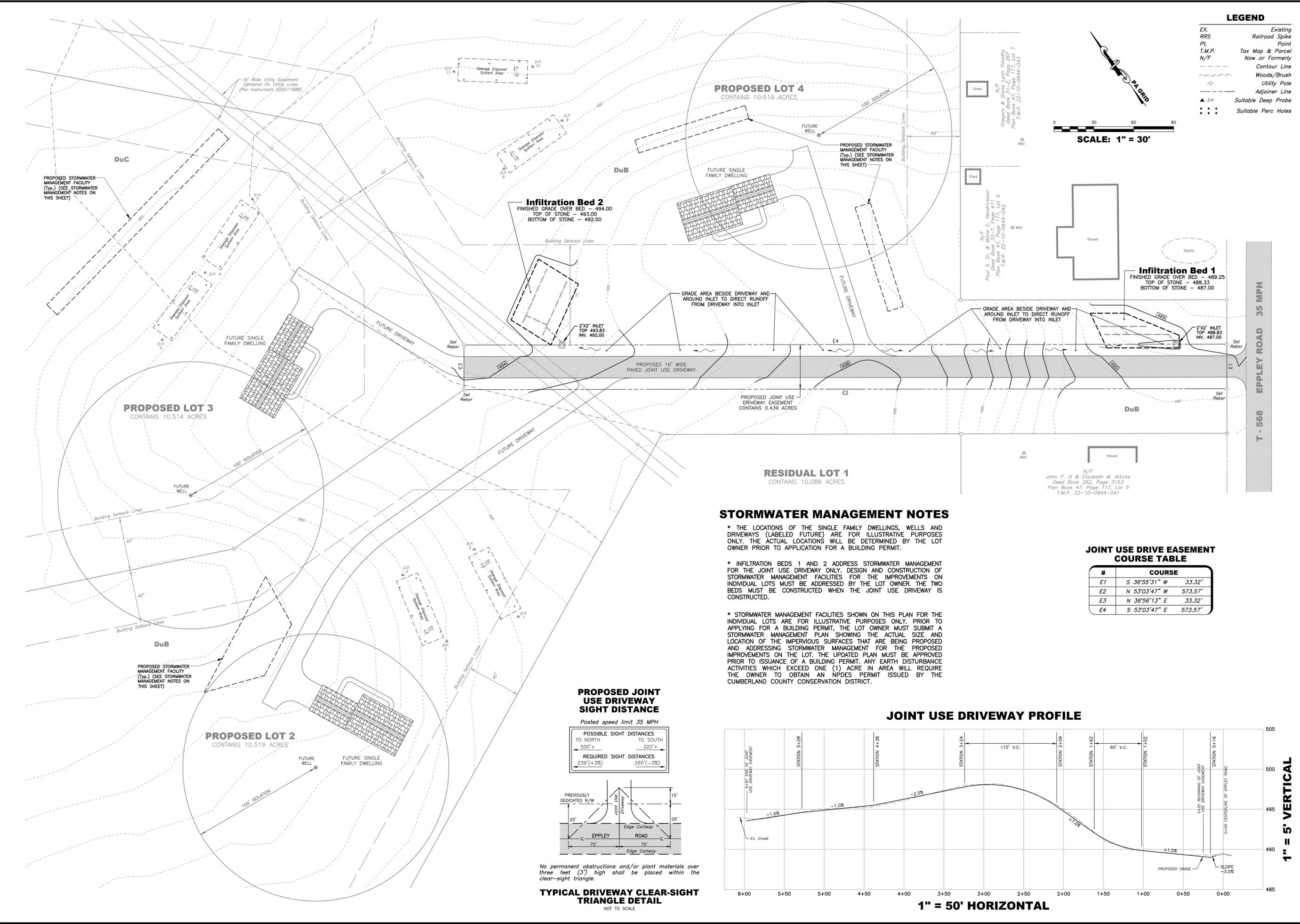
FINAL SUBDIVISION PLAN FOR
880 EPPLEY ROAD
PROPOSED LOT PLAN

MONROE TOWNSHIP · CUMBERLAND COUNTY · COMMONWEALTH OF PENNSYLVANIA



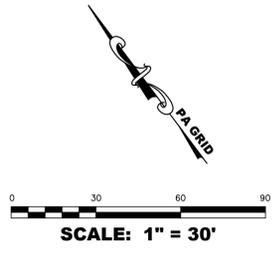
DIFFENBAUGH WADEL INC.
SURVEYING & ENGINEERING
25 BROAD STREET
NEWVILLE, PA 17241
www.diffenbaughwadel.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	JULY 22, 2020
Scale	1" = 60'
File No.	2019062
Drawing Name	2019062-SD4
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	4 OF 6



LEGEND

EX.	Existing
RRS	Railroad Spike
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
---	Contour Line
---	Woods/Brush
○	Utility Pole
---	Adjoinder Line
▲ D.P.	Suitable Deep Probe
•••	Suitable Perc Holes



PLAN REVISIONS

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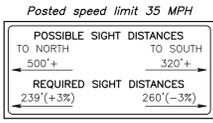
STORMWATER MANAGEMENT NOTES

- * THE LOCATIONS OF THE SINGLE FAMILY DWELLINGS, WELLS AND DRIVEWAYS (LABELED FUTURE) ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL LOCATIONS WILL BE DETERMINED BY THE LOT OWNER PRIOR TO APPLICATION FOR A BUILDING PERMIT.
- * INFILTRATION BEDS 1 AND 2 ADDRESS STORMWATER MANAGEMENT FOR THE JOINT USE DRIVEWAY ONLY. DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES FOR THE IMPROVEMENTS ON INDIVIDUAL LOTS MUST BE ADDRESSED BY THE LOT OWNER. THE TWO BEDS MUST BE CONSTRUCTED WHEN THE JOINT USE DRIVEWAY IS CONSTRUCTED.
- * STORMWATER MANAGEMENT SHOWN ON THIS PLAN FOR THE INDIVIDUAL LOTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO APPLYING FOR A BUILDING PERMIT, THE LOT OWNER MUST SUBMIT A STORMWATER MANAGEMENT PLAN SHOWING THE ACTUAL SIZE AND LOCATION OF THE IMPERVIOUS SURFACES THAT ARE BEING PROPOSED AND ADDRESSING STORMWATER MANAGEMENT FOR THE PROPOSED IMPROVEMENTS ON THE LOT. THE UPDATED PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. ANY EARTH DISTURBANCE ACTIVITIES WHICH EXCEED ONE (1) ACRE IN AREA WILL REQUIRE THE OWNER TO OBTAIN AN NPDES PERMIT ISSUED BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT.

JOINT USE DRIVE EASEMENT COURSE TABLE

#	COURSE
E1	S 36°55'31" W 33.32'
E2	N 53°03'47" W 573.57'
E3	N 36°56'13" E 33.32'
E4	S 53°03'47" E 573.57'

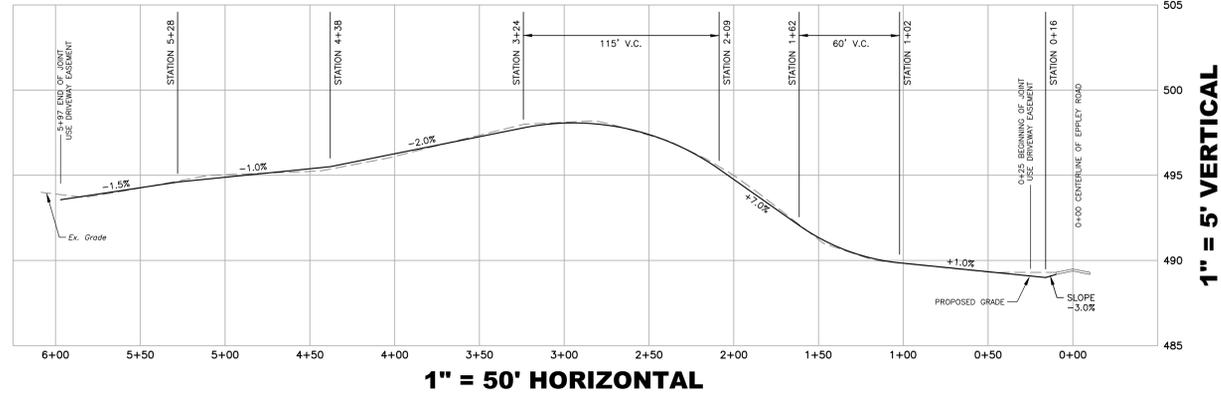
PROPOSED JOINT USE DRIVEWAY SIGHT DISTANCE



No permanent obstructions and/or plant materials over three feet (3') high shall be placed within the clear-sight triangle.

TYPICAL DRIVEWAY CLEAR-SIGHT TRIANGLE DETAIL
NOT TO SCALE

JOINT USE DRIVEWAY PROFILE



**FINAL SUBDIVISION PLAN FOR
880 EPPLEY ROAD
PROPOSED IMPROVEMENTS & GRADING**



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Date	JULY 22, 2020
Scale	1" = 30'
File No.	2019062
Drawing Name	2019062-SD5
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	5 OF 6