

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Upper Mifflin</u>	Surveyor/ Engineer:	<u>Pecora Engineering and Land Surveying</u>	Owner/ Developer:	<u>Kenneth S Brandt</u>
Plat Title:	<u>Kenneth S Brandt</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>1</u>	New Acreage Subdivided/Developed:	<u>4.31</u>
				Total Tract Acreage:	<u>13.85</u>
Zoning District:	<u>N/A</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>8/4/2020</u>	County Review:	<u>8/7/2020</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 monuments / markers for the flag portion of Lot 3 should be described on the plan (SLDO 700.A.10).
2. The plan should address the Pennsylvania Sewage Planning requirements (SLDO 700.E).
3. The Erosion and Sedimentation Control Plan should be reviewed and approved by the Cumberland County Conservation District (SLDO 700.F).
4. The Applicant has request an exemption from stormwater management. The plan should include the total amount of impervious surface including existing and proposed structures and the gravel driveway (SLDO 1005.D).
5. 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>.

PRELIMINARY / FINAL MINOR SUBDIVISION PLAN

FOR KENNETH S. BRANDT, ET AL.

AT 56 ETTER ROAD

UPPER MIFFLIN TOWNSHIP, CUMBERLAND COUNTY, PA

RECORDER OF DEEDS CERTIFICATION

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____ DAY OF _____, 20____.



TOWNSHIP ENGINEER'S REVIEW STATEMENT

REVIEWED BY THE UPPER MIFFLIN TOWNSHIP ENGINEER.

ENGINEER FOR MARTIN AND MARTIN, INC. DATE

S.E.O. REVIEW STATEMENT

REVIEWED BY THE UPPER MIFFLIN TOWNSHIP SEWAGE ENFORCEMENT OFFICER.

VINCENT ELBEL, S.E.O. DATE

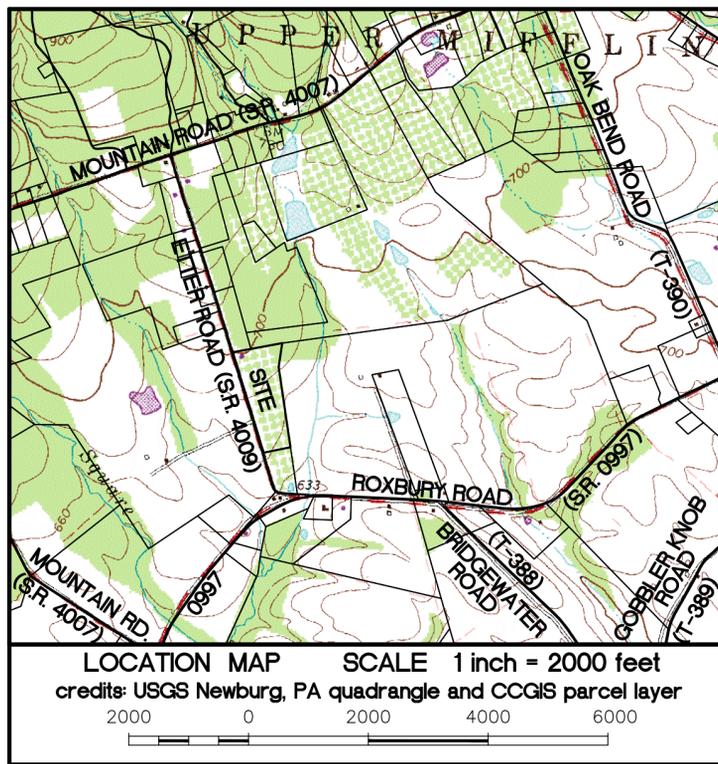
CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY, PLAN AND REPORTS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT, TO THE ACCURACY WHICH IS REQUIRED BY THE UPPER MIFFLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN 1:10,000).

CHRISTOPHER S. PECORA, P.E., P.L.S.

_____, 20____

NOTATIONS
EXISTING INFORMATION IS OBLIQUE STYLE LETTERING.
PROPOSED INFORMATION IS UPRIGHT STYLE LETTERING.



FINAL PLAN APPROVAL STATEMENT

AT A PUBLIC MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MIFFLIN APPROVED THIS PROJECT, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP, BASED UPON CONFORMITY WITH THE STANDARDS OF THE UPPER MIFFLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CHAIR

VICE CHAIR

SUPERVISOR



PLANNING COMMISSION REVIEW STATEMENT

AT A PUBLIC MEETING HELD ON _____, 20____, THE UPPER MIFFLIN TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE MEETING MINUTES IS ON FILE IN THE TOWNSHIP OFFICE.

CHAIR

MEMBER

MEMBER

CUMBERLAND COUNTY PLANNING COMMISSION REVIEW STATEMENT

THE CUMBERLAND COUNTY PLANNING COMMISSION REVIEWED THIS PLAN ON _____, 20____.

DIRECTOR

SUBDIVIDER AND CURRENT OWNER

KENNETH S. BRANDT
56 ETTER ROAD
NEWBURG, PA 17240
(717) 503-8947
kenbrandt13@gmail.com

SHEET INDEX

- 1 of 5 TITLE AND SIGNATURE SHEET *
 - 2 of 5 BOUNDARY AND TOPOGRAPHIC SURVEYS
 - 3 of 5 SUBDIVISION PLAN CONFIGURATION *
 - 4 of 5 NOTES AND DETAILS
 - 5 of 5 NOTES AND DETAILS
- * SHEETS 1 AND 3 OF 5 ARE INTENDED TO BE RECORDED.

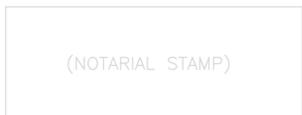
STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION - INDIVIDUALS

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF CUMBERLAND }

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KENNETH S. BRANDT, MICHAEL J. BRANDT, AND WILLIAM A. BRANDT, brothers, WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, 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.

KENNETH S. BRANDT /SIGNATURE/ MICHAEL J. BRANDT /SIGNATURE/

WILLIAM A. BRANDT /SIGNATURE/



SWORN TO AND SUBSCRIBED BEFORE ME,
A NOTARY PUBLIC, THIS _____ DAY OF _____, 20____.

SIGNATURE (NOTARY PUBLIC)

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE MODIFICATION REQUESTS

AT A PUBLIC MEETING HELD ON _____, 20____, THE UPPER MIFFLIN TOWNSHIP BOARD OF SUPERVISORS _____ THE FOLLOWING MODIFICATIONS TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
§ 504 - CONSIDERATION AS A PRELIMINARY/ FINAL PLAN (< 3 LOTS)
§ 1003.G.(3.) - CONCURRENCE WITH PANHANDLE LOT CONFIGURATION
§ 1005.D. - STORMWATER MANAGEMENT EXEMPTION

REVISIONS			DESCRIPTION	NAME	DATE
No.	DATE	TYPE	TITLE AND SIGNATURE SHEET PRELIMINARY / FINAL MINOR SUBDIVISION PLAN FOR KENNETH S. BRANDT, ET AL. P.I.N. 44-06-0041-050 56 ETTER ROAD UPPER MIFFLIN TOWNSHIP, CUMBERLAND CO., PA	BRANDT	08/03/20
				SHEET	DRAWN
				1 of 5	C.S.P.
				FILE	SCALE
				PE20PA04	AS NOTED

INVALID UNLESS ORIGINAL SIGNATURE AND SEAL

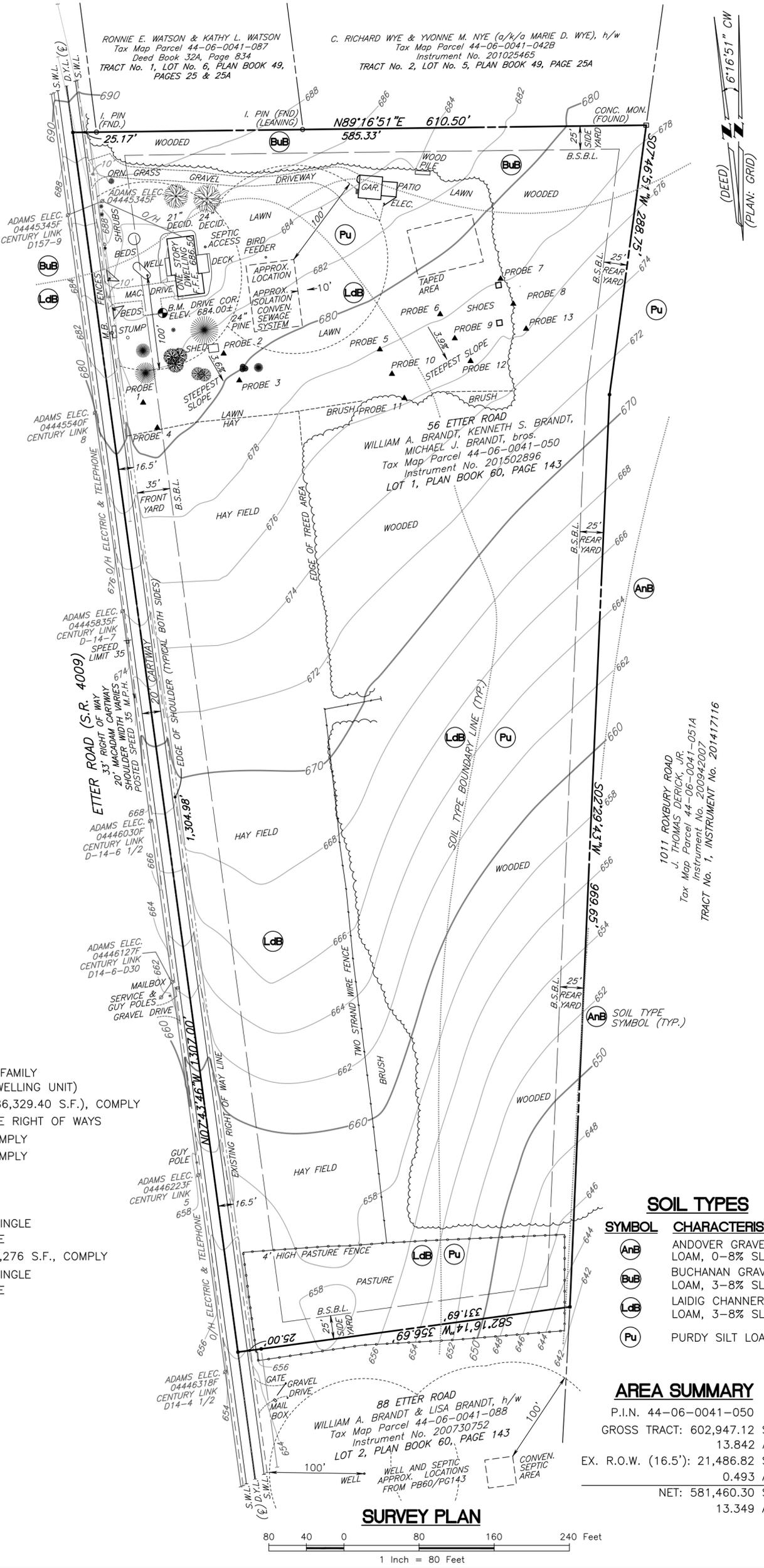
PECORA ENGINEERING AND LAND SURVEYING

34 East Broad Street ▲ West Hazleton, Pennsylvania 18202
717.578.4354 phone ▲ csp3436@ptd.net email



GENERAL NOTES

- BEARING BASE IS PER DEED AND DIRECTION OF A PRIOR SUBDIVISION PLAN BY JOHN R. KISSINGER DATED 03/19/90 WHICH REFERENCES AN UNKNOWN NORTH DIRECTION. THE CURRENT PLAN REFERENCES PA GRID NORTH AS ESTIMATED FROM CURRENT AERIAL TOPOGRAPHY. HORIZONTAL COORDINATES HAVE BEEN ASSUMED.
- THE PLAN VIEW HAS BEEN ROTATED 06°16'51" CLOCKWISE FROM THE PARENT DEED AND PRIOR PLAN DIRECTIONS. THE BEARINGS SHOWN HEREON HAVE BEEN ADJUSTED TO THE PLAN NORTH POINT AND WILL NOT MATCH THE BEARING BASE ON THE PARENT DEED OR PRIOR PLAN.
- THE TOTAL TRACT AREA FOR P.I.N. 44-06-0041-050 IS 602,947.12 SQUARE FEET OR 13.842 ACRES TO THE TITLE LINE IN THE CENTER OF ETTER ROAD. THE NET TRACT AREA IS 581,460.30 SQUARE FEET OR 13.349 ACRES TO THE EXISTING RIGHT OF WAY LINE. REFER TO THE AREA SUMMARY BELOW.
- EXISTING FEATURE LOCATIONS SHOWN HAVE BEEN DEVELOPED FROM FIELD SURVEYS CONDUCTED ON FEBRUARY 20 AND 23, 2020.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY BE SUBJECT TO EASEMENTS AND OTHER DOCUMENTS OF RECORD. UNRECORDED INSTRUMENTS MAY ALSO AFFECT THE PROPERTY.
- UPPER MIFFLIN TOWNSHIP IS NOT A ZONED MUNICIPALITY. AREA AND BULK REGULATIONS INDICATED HAVE BEEN TAKEN FROM SECTION 1002 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) ENACTED 08/21/07.
- AGRICULTURAL NUISANCE DISCLAIMER: 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 THE 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 THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.
- CONTOURS SHOWN ON THIS PLAN HAVE BEEN OBTAINED BY FIELD SURVEY IN THE OPEN AREAS. WOODED AREAS HAVE BEEN INTERPOLATED FROM PASDA LIDAR MAPPING SUPPLEMENTED WITH FIELD DATA. BENCHMARK IS THE SOUTHEAST CORNER OF THE EXISTING MACADAM TURN AROUND AREA AS SHOWN. ELEV. 684.00 HAS BEEN ESTABLISHED FROM LIDAR MAPPING WITHIN THE PUBLISHED TOLERANCES.
- THE PARENT TRACT BOUNDARY WAS OBTAINED FROM A "FINAL PLAN OF SUBDIVISION FOR WILLIAM H. BRANDT", DEED PLOTTINGS, FIELD SURVEY, AND BOUNDARY RECTIFICATION. THE PLANS AND DEEDS FOR THE SUBJECT PROPERTY AND ADJOINERS REFERENCED ARE SHOWN ON THE PLAT.
- ACCORDING TO A SOILS INVESTIGATION REPORT PREPARED BY SOIL RESOURCES, LIMITED, THE SOIL WHICH EXISTS IN THE AREA OF THE SUBDIVIDED LOT IS BUCHANAN, WHICH IS CONSIDERED A PRIME FARMLAND SOIL, CAPABILITY CLASS 2e (NON-IRRIGATED), HYDROLOGIC SOIL GROUP (HSG) 'D' AND NON-HYDRIC.
- A REVIEW OF THE NATIONAL WETLAND INVENTORY MAPPING AND ON-SITE INSPECTION INDICATES NO WETLANDS ARE PRESENT ON THE SUBDIVIDED PARCEL. UPPER MIFFLIN TOWNSHIP ASSUMES NO RESPONSIBILITY WITH REGARD TO WETLANDS ANALYSES AND DELINEATIONS.
- PANEL No. 42041C0160E OF THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP EFFECTIVE 03/16/09 INDICATES THE SUBDIVIDED PARCEL IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.



SITE DATA TABLE

ITEM	REQUIREMENT	PROPOSAL
ZONING DISTRICT	NONE	N/A
USE	NOT PROVIDED FOR	ONE (1) SINGLE FAMILY RESIDENCE (1 DWELLING UNIT)
LOT AREA (MIN.)	2 ACRES (87,120 S.F.)	4.278 ACRES (186,329.40 S.F.), COMPLY
LOT AREA SHALL NOT INCLUDE EXISTING OR DEDICATED PUBLIC OR PRIVATE RIGHT OF WAYS		
LOT WIDTH (MIN.)	200 FEET	574.02 FEET, COMPLY
LOT DEPTH (MIN.)	200 FEET	258.91 FEET, COMPLY
FRONT YARD (MIN.)	35 FEET	COMPLY
SIDE YARD (MIN.)	25 FEET (EACH)	COMPLY
REAR YARD (MIN.)	25 FEET	COMPLY
BLDG. HEIGHT (MAX.)	NOT PROVIDED FOR	TYPICAL FOR A SINGLE FAMILY RESIDENCE
IMPERVIOUS (MAX.)	15,000 S.F. (>2-5 AC.)	PER FIG. B-1, 9,276 S.F., COMPLY
PARKING	NOT PROVIDED FOR	TYPICAL FOR A SINGLE FAMILY RESIDENCE
WATER SUPPLY	MUST PROVIDE	WELL
SEWAGE DISPOSAL	MUST PROVIDE	ON LOT SYSTEM

LEGEND

- TWIN OR TRIPLE DECIDUOUS TREES
- S.W.L. SINGLE WHITE LINE
- D.Y.L. DOUBLE YELLOW LINE
- (C) CENTERLINE
- (FND.) FOUND
- 10' CONTOUR 690
- 2' CONTOUR 642
- 1. PIN (FND) (C)
- CONC. MON. (□)
- POINT (•)
- PADOT M-950S DRIVEWAY SIGHT DISTANCE FOR 35 M.P.H. POSTED SPEED AND +3% GRADE (239', LEFT, UPHILL) AND -3% GRADE (260', RIGHT, DOWNHILL) AT 10' FROM EDGE OF TRAVEL LANE

NOTATIONS

EXISTING INFORMATION IS OBLIQUE STYLE LETTERING.
PROPOSED INFORMATION IS UPRIGHT STYLE LETTERING.

SOIL TYPES

SYMBOL	CHARACTERISTIC
AnB	ANDOVER GRAVELLY LOAM, 0-8% SLOPES
BuB	BUCHANAN GRAVELLY LOAM, 3-8% SLOPES
LdB	LADIG CHANNERY LOAM, 3-8% SLOPES
Pu	PURDY SILT LOAM

AREA SUMMARY

P.I.N. 44-06-0041-050
GROSS TRACT: 602,947.12 SF
13.842 AC
EX. R.O.W. (16.5'): 21,486.82 SF
0.493 AC
NET: 581,460.30 SF
13.349 AC

REVISIONS			DESCRIPTION		NAME	DATE
No.	DATE	TYPE			BRANDT	08/03/20
			BOUNDARY AND TOPOGRAPHIC SURVEYS PRELIMINARY / FINAL MINOR SUBDIVISION PLAN FOR KENNETH S. BRANDT, ET AL. P.I.N. 44-06-0041-050 56 ETTER ROAD UPPER MIFFLIN TOWNSHIP, CUMBERLAND CO., PA		SHEET	DRAWN
					2 of 5	C.S.P.
					FILE	SCALE
					PE20PA04	AS NOTED

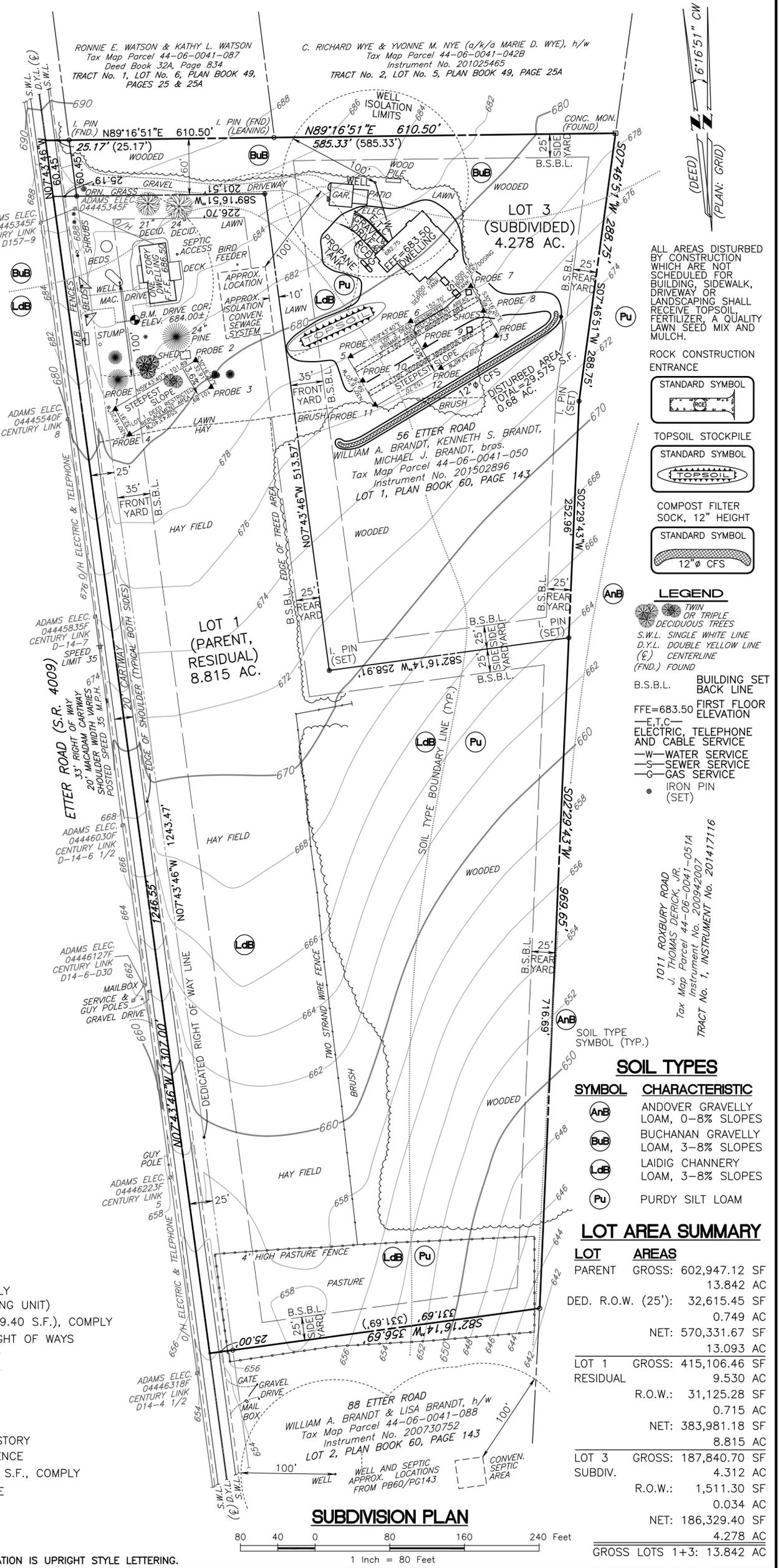
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THE ART OF SCIENCE

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- THE LOT AREA FOR THE SUBDIVIDED PARCEL IS 186,329.40 SQUARE FEET OR 4.278 ACRES TO THE DEDICATED RIGHT OF WAY LINE. REFER TO THE LOT AREA SUMMARY BELOW.
- EXISTING FEATURE LOCATIONS SHOWN HAVE BEEN DEVELOPED FROM FIELD SURVEYS CONDUCTED ON FEBRUARY 20 AND 23, 2020.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY BE SUBJECT TO EASEMENTS AND OTHER DOCUMENTS OF RECORD. UNRECORDED INSTRUMENTS MAY ALSO AFFECT THE PROPERTY.
- UPPER MIFFLIN TOWNSHIP IS NOT A ZONED MUNICIPALITY. AREA AND BULK REGULATIONS INDICATED HAVE BEEN TAKEN FROM SECTION 1002 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) ENACTED 08/21/07.
- AGRICULTURAL NUISANCE DISCLAIMER: 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 SUBJECT 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, DUST, ODOR, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.
- CONTOURS SHOWN ON THIS PLAN HAVE BEEN OBTAINED BY FIELD SURVEY IN THE OPEN AREAS. WOODED AREAS HAVE BEEN INTERPOLATED FROM PASDA LIDAR MAPPING SUPPLEMENTED WITH FIELD DATA.
- THE PARENT TRACT BOUNDARY WAS OBTAINED FROM A "FINAL PLAN OF SUBDIVISION FOR WILLIAM H. BRANDT", DEED PLOTTINGS, FIELD SURVEY, AND BOUNDARY RECTIFICATION. THE PLANS AND DEEDS FOR THE SUBJECT PROPERTY AND ADJOINERS REFERENCED ARE SHOWN ON THE PLAT.
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A MINOR SUBDIVISION OF NOT MORE THAN THREE LOTS INCLUDING THE RESIDUAL. AS SUCH, PER SALDO SECTION 504, THIS MAY BE CONSIDERED AS A PRELIMINARY/FINAL PLAN UPON RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVAL BY THE BOARD OF SUPERVISORS.
- SECTION 1003.G.(3.) ALLOWS FOR PANHANDLE LOTS, LIMITED TO ONE DWELLING UNIT PER EACH PROPERTY. THE TOPOGRAPHY OF THE SUBDIVIDED LOT ACCOMMODATES THE EXISTING GRAVEL DRIVEWAY ACCESS AND NO OTHER PANHANDLE LOTS ARE PRESENT WITHIN 600 FEET. A MODIFICATION OF THE SALDO REQUIREMENTS IN THIS REGARD IS REQUESTED.
- ACCORDING TO A SOILS INVESTIGATION REPORT PREPARED BY SOIL RESOURCES, LIMITED, THE SOIL WHICH EXISTS IN THE AREA OF THE SUBDIVIDED LOT IS BUCHANAN, WHICH IS CONSIDERED A PRIME FARMLAND SOIL, CAPABILITY CLASS 2e (NON-IRRIGATED), HYDROLOGIC SOIL GROUP (HSG) 'D' AND NON-HYDRIC.
- THERE ARE NO DEED RESTRICTIONS OR PROTECTIVE COVENANTS PROPOSED FOR THIS SUBDIVISION AND NO PUBLIC IMPROVEMENTS ARE REQUIRED. AN 11,128.63 SF (0.256 AC) 8.5 FOOT WIDE STRIP OF LAND OFFSET 25 FEET EAST FROM THE EXISTING CENTERLINE OF ETTER ROAD IS PROPOSED FOR DEDICATION TO PENNDOT AND/OR THE TOWNSHIP, WHICHEVER CLAIMS RESPONSIBILITY.
- ACCORDING TO SECTION 1005.D.(1.) OF THE SALDO, THE PROPOSED IMPROVEMENTS ARE EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS. THE HSG 'D' SOIL REDUCTION FACTOR IS 0.89.
- ACCORDING TO SECTION 1006 OF THE SALDO, A TRAFFIC IMPACT STUDY IS NOT REQUIRED.
- ACCORDING TO SECTION 1007 OF THE SALDO, A WATER IMPACT STUDY IS NOT REQUIRED.
- A REVIEW OF THE NATIONAL WETLAND INVENTORY MAPPING AND ON-SITE INSPECTION INDICATES NO WETLANDS ARE PRESENT ON THE SUBDIVIDED PARCEL. UPPER MIFFLIN TOWNSHIP ASSUMES NO RESPONSIBILITY WITH REGARD TO WETLANDS ANALYSES AND DELINEATIONS.
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ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE NOT SCHEDULED FOR BUILDING, SIDEWALK, DRIVEWAY OR LANDSCAPING SHALL RECEIVE TOPSOIL FERTILIZER, A QUALITY LAWN SEED MIX AND MULCH.

ROCK CONSTRUCTION ENTRANCE

STANDARD SYMBOL

TOPSOIL STOCKPILE

STANDARD SYMBOL

COMPOST FILTER SOCK, 12" HEIGHT

STANDARD SYMBOL

12" Ø CFS

LEGEND

TWIN OR TRIPLE DECIDUOUS TREES

S.W.L. SINGLE WHITE LINE

D.Y.L. DOUBLE YELLOW LINE

(E) CENTERLINE

(FND.) FOUND

B.S.B.L. BUILDING SET BACK LINE

FFE=683.50 FIRST FLOOR ELEVATION

E.T.C. ELECTRIC, TELEPHONE AND CABLE SERVICE

W-WATER SERVICE

S-SEWER SERVICE

G-GAS SERVICE

● IRON PIN (SET)

1011 ROXBURY ROAD
J. THOMAS DERRICK, JR.
Tax Map Parcel 44-06-0041-051A
Instrument No. 200942007
TRACT No. 1, INSTRUMENT No. 201417116

SOIL TYPES

SYMBOL	CHARACTERISTIC
AnB	ANDOVER GRAVELLY LOAM, 0-8% SLOPES
BuB	BUCHANAN GRAVELLY LOAM, 3-8% SLOPES
LdB	LADIG CHANNERY LOAM, 3-8% SLOPES
Pu	PURDY SILT LOAM

LOT AREA SUMMARY

LOT	AREAS
PARENT	GROSS: 602,947.12 SF 13.842 AC
DED. R.O.W. (25')	32,615.45 SF 0.749 AC
	NET: 570,331.67 SF 13.093 AC
LOT 1	GROSS: 415,106.46 SF 9.530 AC
RESIDUAL	R.O.W.: 31,125.28 SF 0.715 AC
	NET: 383,981.18 SF 8.815 AC
LOT 3	GROSS: 187,840.70 SF 4.312 AC
SUBDIV.	R.O.W.: 1,511.30 SF 0.034 AC
	NET: 186,329.40 SF 4.278 AC
	GROSS LOTS 1+3: 13.842 AC

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SIDE YARD (MIN.)	25 FEET (EACH)	COMPLY
REAR YARD (MIN.)	25 FEET	COMPLY
BLDG. HEIGHT (MAX.)	NOT PROVIDED FOR	TYPICAL FOR A TWO STORY SINGLE FAMILY RESIDENCE
IMPERVIOUS (MAX.)	15,000 S.F. (>2-5 AC.)	PER FIG. B-1, 9,276 S.F., COMPLY
PARKING	NOT PROVIDED FOR	TYPICAL FOR A SINGLE FAMILY RESIDENCE
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NOTATIONS EXISTING INFORMATION IS OBLIQUE STYLE LETTERING. PROPOSED INFORMATION IS UPRIGHT STYLE LETTERING.

REVISIONS

No.	DATE	TYPE

SUBDIVISION PLAN CONFIGURATION
PRELIMINARY / FINAL MINOR SUBDIVISION PLAN
FOR
KENNETH S. BRANDT, ET AL.
P.I.N. 44-06-0041-050
56 ETTER ROAD
UPPER MIFFLIN TOWNSHIP, CUMBERLAND CO., PA

NAME	DATE
BRANDT	08/03/20
SHEET	DRAWN
3 of 5	C.S.P.
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PE20PA04	AS NOTED

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