

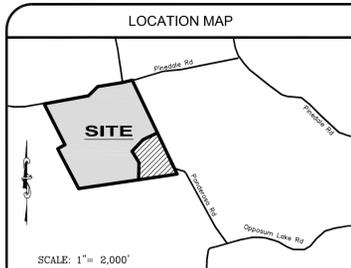
**Cumberland County Subdivision and Land Development Review Report**

Municipality:	<u>Lower Frankford</u>	Surveyor/ Engineer:	<u>Burget &amp; Associates, Inc.</u>	Owner/ Developer:	<u>Daniel and Lillie Foster</u>
Plat Title:	<u>Daniel and Lillie Foster</u>				
Plat Status:	<u>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>15.974</u>
				Total Tract Acreage:	<u>116.169</u>
Zoning District:	<u>Agricultural</u>		Proposed Land Use:	<u>Residential</u>	
Date Received:	<u>8/10/2020</u>	County Review:	<u>8/19/2020</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. The Township should verify the Zoning Data provided. It appears that the parcel is located in the Agricultural District (Zoning Map).
2. The maximum land area that can be subdivided for non-farm parcels is 30% of the gross area of the parent parcel (Zoning 4.05). The plan should address this comment and provide figures for future subdivisions.
3. The front yard setback line should be shown (Zoning 4.05.D).
4. The owners telephone number should be included (SLDO 700.A.1.D).
5. Upon approval, the General Notes should indicate whether the 10 acre exemption was approved for the proposed on-lot system. Any conditions or requirements should be shown on the plan (SLDO 700.E).
6. The surrounding Zoning district boundaries should be shown on the plan.
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>.



SCALE: 1" = 2,000'

**SOILS LEGEND**

BeB-Berks channery silt loam, 3-8% slopes  
 BeC-Berks channery silt loam, 8-15% slopes  
 WeC-Weikert very channery silt loam, 8-15% slopes  
 WeD-Weikert very channery silt loam, 15-25% slopes  
 WkF-Weikert & Klinesville very shaly silt loams, 25-75% slopes  
 \* indicates hydric soil type

**SUBDIVISIONS WITHIN 1,000 FEET**

PB 31, Pg 35 - Rudy - 8/1/1977  
 PB 67, Pg 5 - Rudy - 6/15/1985  
 PB 79, Pg 30 - Deihl - 4/19/1999

**ZONING DATA**

DISTRICT: AR - Agricultural/Residential

Max. Building Height: 35 Ft.

Min. Lot Area/Dwelling Unit: 2.0 acres

Min. Lot Width: at Building Setback: 200 Ft.

Building Setbacks:  
 Front: 50 Ft. From Street Line  
 Side: 35 Ft. per side (each lot)  
 Rear: 50 Ft.

Accessory Building Setbacks:  
 Front: 50 Ft.  
 Side: 15 Ft.  
 Rear: 10 Ft.

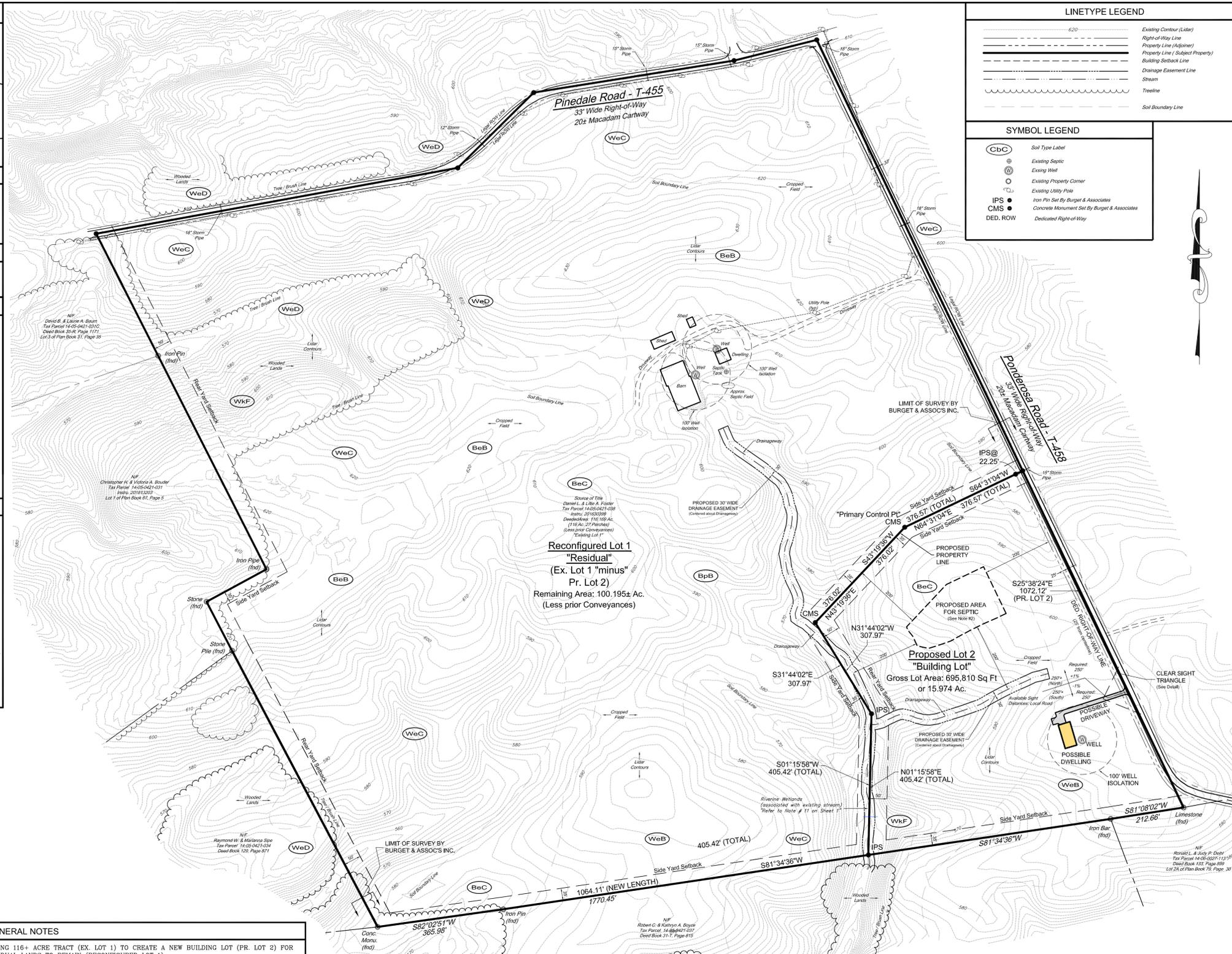
Max. Impervious Coverage: 20%  
 Max. Building Coverage: 10%

Required Off-Street Parking:  
 Two (2) spaces per Dwelling Unit

**NOTICE TO NON-AGRICULTURAL USES**

THE PRIMARY PURPOSE OF THIS ZONING DISTRICT IS TO ACCOMMODATE COMMERCIAL, AGRICULTURAL OPERATIONS, NON-FARM DWELLINGS OR USES LOCATED WITHIN THIS DISTRICT MAY BE SUBJECT TO SOME COMMON CHARACTERISTICS OF AGRICULTURE WHICH ARE SOMETIMES REGARDED AS OBJECTIONABLE, INCLUDING BUT NOT LIMITED TO: ODOR, DUST, NOISE, NIGHT, HOLIDAY, EARLY MORNING AND WEEKEND OPERATIONS; HEAVY VEHICLE USE OF ROADS; THE STORAGE AND DISPOSAL OF MANURE; THE APPLICATION OF FERTILIZERS, HERBICIDES, ETC. RESIDENTS, PROPERTY 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 ACQUIRE BY FREELY AND WILLINGLY CHOOSING TO LIVE, WORK OR PLAY NEAR AGRICULTURAL USES. ALL FARMING OPERATIONS WHICH ARE IN COMPLIANCE WITH MANURE MANAGEMENT REGULATIONS AS IMPOSED BY STATE, FEDERAL OR TOWNSHIP AUTHORITY SHALL NOT BE SUBJECT TO FURTHER RESTRICTION ON ACCOUNT OF ODOR EXCEPT AS PROVIDED UNDER ARTICLE 11, SECTION 11.02 B.4, OF THIS ORDINANCE, WHERE ODORS EMITTED ARE NOT THE RESULT OF NORMAL AGRICULTURAL OPERATIONS.

(AS PER ZONING SECTION 4.08)



**LINETYPE LEGEND**

Existing Contour (Lidar)  
 Right-of-Way Line  
 Property Line (Adjacency)  
 Property Line (Subject Property)  
 Building Setback Line  
 Drainage Easement Line  
 Stream  
 Tree  
 Soil Boundary Line

**SYMBOL LEGEND**

CbC Soil Type Label  
 Existing Septic  
 Existing Well  
 Existing Property Corner  
 Existing Utility Pole  
 Iron Pin Set By Burget & Associates  
 CMS Concrete Monument Set By Burget & Associates  
 DED, ROW Dedicated Right-of-Way

**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 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 Daniel L. Foster      Owner Lillie A. Foster

My Commission Expires \_\_\_\_\_, 20\_\_\_\_.

**PLAN REVIEW AND APPROVAL CERTIFICATES**

At the meeting on \_\_\_\_\_, 20\_\_\_\_, the Lower Frankford Township Planning Commission reviewed the plan.

LOWER FRANKFORD TOWNSHIP PLANNING COMMISSION

Chairman \_\_\_\_\_

At the meeting on \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisors of the Township of Lower Frankford approved this project, based upon its conformity with the standards of the Lower Frankford 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.

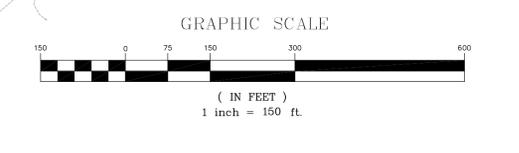
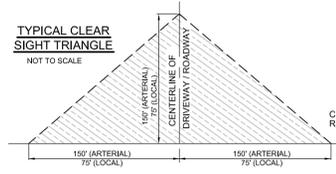
LOWER FRANKFORD TOWNSHIP BOARD OF SUPERVISORS

Chairman \_\_\_\_\_

Reviewed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Cumberland Co. Planning Dept.  
 CUMBERLAND COUNTY PLANNING DEPARTMENT  
 Director of Planning \_\_\_\_\_

**FORM B - REQUEST FOR NON-BUILDING WAIVER**

AS OF THE DATE OF THIS PLOT PLAN, THE SUBDIVISION AREA DESCRIBED HEREIN AS "RECONFIGURED LOT 1" IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A NON-BUILDABLE LOT. NO PORTION OF THIS LOT HAS BEEN APPROVED BY THE 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 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.



**SUBDIVISION PLAN GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 116+ ACRE TRACT (EX. LOT 1) TO CREATE A NEW BUILDING LOT (PR. LOT 2) FOR A SINGLE-FAMILY RESIDENTIAL DWELLING, WITH THE RESIDUAL LANDS TO REMAIN (RECONFIGURED LOT 1).
- NO SEPTIC TESTING WAS PERFORMED ON ANY PORTION OF THE SITE. A "TEN-ACRE EXEMPTION" REQUEST IS PROPOSED FOR THE NEW BUILDING LOT (PR. LOT 2). NON-BUILDING WAIVER HAS BEEN REQUESTED FOR THE RESIDUAL LANDS (RECONFIGURED LOT 1).
- EXISTING LOT 1 IS A WORKING FARM CONTAINING A DWELLING, BARN, & OUT-BUILDINGS WITH ON-LOT WATER AND SEPTIC FACILITIES, CURRENTLY UTILIZED AS AGRICULTURAL LANDS.
- THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- ALL INFORMATION ON THIS PLAN (EXCEPT CONTOURS) IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES IN 2015 & 2019.
- CONTOUR DATA TAKEN FROM LIDAR DATA.
- THE SITE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) FOR LOWER FRANKFORD TOWNSHIP, CUMBERLAND COUNTY, PA IS WITHIN ZONE "X"; NO SHADING (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING, RIVERINE WETLANDS (RSUBH) EXIST ALONG AND WITHIN AN UN-NAMED TRIBUTARY WITHIN THE SOUTHERN PORTION OF EXISTING LOT. REFER TO PLAN VIEW FOR LOCATION.
- TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED PER DWELLING UNIT.
- THIS PLAN PROPOSES NO NEW PUBLIC STREET CONSTRUCTION OR LOT IMPROVEMENTS.
- ANY FUTURE DRIVEWAY(S) SHALL REQUIRE A PERMIT FROM LOWER FRANKFORD TOWNSHIP PRIOR TO AN DRIVEWAY CONSTRUCTION.
- PRIOR TO ANY FUTURE CONSTRUCTION OF IMPROVEMENTS ON ANY LOT(S) REVIEW/APPROVAL MAY BE REQUIRED BY THE TOWNSHIP.
- AN APPROVED EROSION & SEDIMENTATION CONTROL PLAN SHALL BE REQUIRED PRIOR TO ANY FUTURE CONSTRUCTION ON ANY LOT. IN THE EVENT ANY FUTURE EARTHMOVING ACTIVITIES WILL CREATE ONE (1) OR MORE ACRES OF DISTURBANCE, AN NPDES PERMIT SHALL BE REQUIRED BY THE COUNTY CONSERVATION DISTRICT.
- ANY FUTURE STORMWATER MANAGEMENT FACILITIES (I.E. SWALES, BERMS, BASINS, ETC.) AND ANY TEMPORARY EROSION & SEDIMENTATION CONTROL BMP'S SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO CONSTRUCT & MAINTAIN & NOT THE RESPONSIBILITY OF THE TOWNSHIP.
- ALL KNOWN EASEMENTS AND OR RIGHT OF WAYS ARE SHOWN ON THE PLAN.
- PA ONE CALL MUST BE CONTACTED (1-800-242-1776) THREE WORKING DAYS PRIOR TO ANY FUTURE EXCAVATION.
- ANY FUTURE STREAM CROSSING(S) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP, STATE, AND FEDERAL REQUIREMENTS TO THE SATISFACTION OF LOWER FRANKFORD TOWNSHIP.

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

**SITE DATA**

Existing Lot Information  
 Ex. Lot 1  
 (Instru. 201630399)  
 Gross Deeded Area: 116.169 Acres

Pr. Lot Information  
 Reconfigured Lot 1  
 (Ex. Lot 1 minus Pr. Lot 2)  
 Gross Remaining Area: 100.195 Acres

Pr. Lot 2  
 (Building)  
 Gross Surveyed Area: 15.974 Acres

**"AOR's / WAIVERS" REQUESTED**

AOR APPROVED ON SUBDIVISION PLAN. DATE APPROVED \_\_\_\_\_  
 NONE

**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 Frankford 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\_\_\_\_.

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
	Instru. 201630399	1 OF 1
<b>TAX MAP NUMBER</b>		
Tax Parcel 14-05-0421-038		
<b>BURGET &amp; ASSOCIATES, INC.</b> Professional Land Surveyors		
<ul style="list-style-type: none"> <li>CADD Training and Support</li> <li>ALTA Surveys</li> <li>Topographical Surveys</li> <li>Property Surveys</li> <li>FEMA Elevation Certificates</li> <li>GPS Mapping and Control Surveys</li> <li>Major and Minor Subdivisions</li> </ul>		
Web Site: www.burgetassociatesinc.com 1707 N.B. Road, New Bloomfield Pennsylvania 17068 Phone: 717-582-7011 Fax: 717-582-3557		

**LAND OWNERS / DEVELOPERS**

Owners: Daniel L. & Lillie A. Foster      180 Ponderosa Road  
 Carlisle, PA 17013 (717)

**FINAL MINOR SUBDIVISION PLAN**  
 FOR  
**DANIEL L. & LILLIE A. FOSTER**

LOWER FRANKFORD TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA  
 JOB NUMBER: 20129  
 DRAWING NUMBER: 20129-001

Scale: 1"=100'      Date: August 6th, 2019