

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Upper Mifflin</u>	Surveyor/ Engineer:	<u>Byers & Runyon Surveying</u>	Owner/ Developer:	<u>Martin L Weller</u>
Plat Title:	<u>Martin L Weller</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>2.12</u>
				Total Tract Acreage:	<u>8.14</u>
Zoning District:	<u>N/A</u>	Proposed Land Use:	<u>Residential/Agricultural</u>		
Date Received:	<u>8/21/2020</u>	County Review:	<u>8/31/2020</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 signature space for the Cumberland County Planning Department should indicate a signature by the Director of Planning. The line for a Chairman should be removed. In addition, the Cumberland County Planning Department will review the plan. The county will not provide approval (SLDO 700.A.18).
2. The purpose of the plan should be clarified. The current purpose of the plan as noted on Sheet 1 is to subdivide lot 22. The lots shown on Sheet 1 should be the same as Sheet 2 with the exception of the proposed subdivision to lot 22. It appears that subdivisions that were already approved or pending are not updated on the Sheet 1. The plan should include notes clarifying these discrepancies.
 - a. The plan indicates that lots 10 and 12 will be consolidated into lot 12C.
 - b. Lots 10A and 12B shown on the Sheet 1 are not shown on the Sheet 2.
 - c. The "Lot 22" block on Sheet 2 should include lot 22. Currently, this section of the plan indicates that lot 12C will be a lot addition to previously approved Lot 12A.
3. The Notes block should include proposed dimensional figures to verify compliance with the regulations noted.
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>.

N. MIDDLE ROAD

T-402

Ex. 25' Reserved R/W Ex. ±20' Cartway

LINE	BEARING	DISTANCE
L1	N 69°17'39" W	30.00'
L2	N 69°17'39" W	43.52'



LEGEND

- E.I.P. = Existing Iron Pin
- I.P. = Iron pin (set)
- E.R.R.S. = Existing Railroad Spike
- R.R.S. = Railroad Spike (set)
- E.P.K. = Existing Parker Kalon Nail
- P.K. = Parker Kalon Nail (set)
- R/W = Right-of-Way
- CL = Centerline
- PL = Property Line
- n/f = Now or Formerly
- PL = Point
- - - = Existing contours taken from PA Spatial Datum, NAVD 88 datum, 2' contour interval
- - - = Soil Division Line (typ.)
- ▲ = Deep Probe & Number (typ.)
- = Percolation Hole (typ.)

REFERENCES:

- Deed Book 34-Y, Page 45
- Plan Book 62, Page 4 - (Lots #1-#9)
- Plan Book 63, Page 146 - (Lots #10-#21)
- Plan Book 67, Page 18 - (Lots #19A & #20A)
- Plan Book 74, Page 150 - (Lots #12A & #17A-B)
- Instrument #201337856 - (Lot #12B)
- Instrument #201622527 - (Lots #10-#11, #20-1A & #20-2A)
- Instrument #201912243 - (Lots #11A-#11C)
- Instrument #201922232 - (Lots #10A, #14A & #17C)

NOTES:

- Minimum Lot Regulations:
Lot Size - 2 acres
Lot Width - 200'
Lot Depth - 200'
- Building Setback Lines:
Front - 35'
Side - 25'
Rear - 25'
- No 100yr flood plain is located on the property according to FEMA Firm Map #42041C0180E, with an effective date of March 16, 2009.
- No wetlands are located on the property according to the National Wetlands Inventory Map and by a field inspection by Byers & Runyon Surveying, LLC. No hydric soils are located within the subdivision area, however some soils contain hydric components.

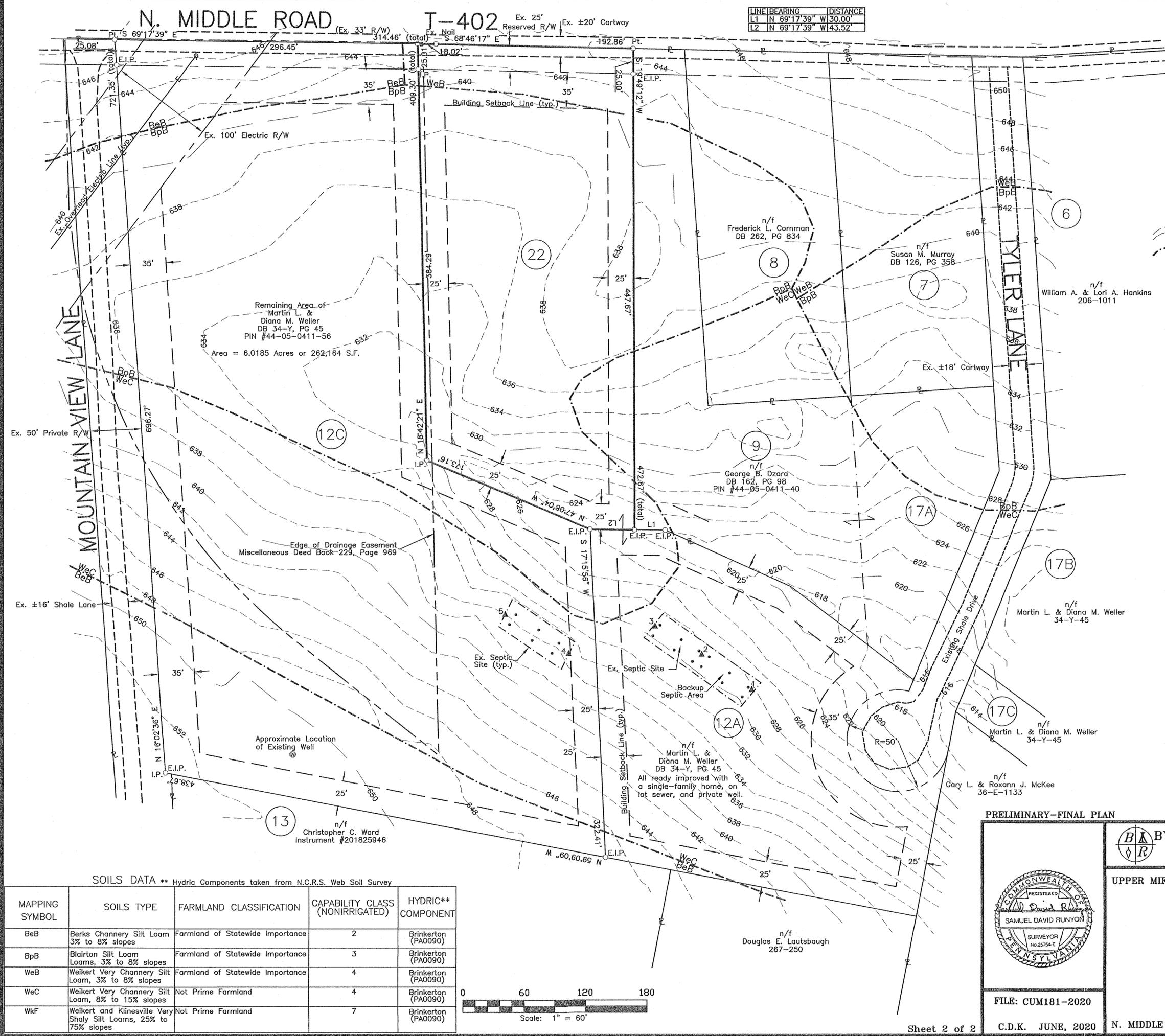
LOT 22

Lands n/f of Martin L. & Diana M. Weller and being part of Deed Book 34-Y, Page 45 and Lot #12C. To be a lot addition to previously approved Lot #12A. No construction is contemplated at this time.

Total Area = 2.1234 acres or 92,496 S.F.
R/W Area = 0.1209 acres or 5,266 S.F.
Net Area = 2.0025 acres or 87,230 S.F.

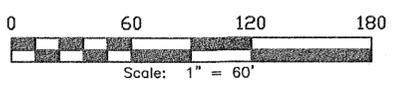
NOTE:

This plan is for subdivision/lot addition purposes only. No construction, development or earthmoving activity is proposed at this time. Any such future activity shall require all applicable Federal, State and local reviews and approvals including, but not limited to, Township Land Development approval.



SOILS DATA ** Hydric Components taken from N.C.R.S. Web Soil Survey

MAPPING SYMBOL	SOILS TYPE	FARMLAND CLASSIFICATION	CAPABILITY CLASS (NONIRRIGATED)	HYDRIC** COMPONENT
BeB	Berks Channery Silt Loam 3% to 8% slopes	Farmland of Statewide Importance	2	Brinkerton (PA0090)
BpB	Blairton Silt Loam Loams, 3% to 8% slopes	Farmland of Statewide Importance	3	Brinkerton (PA0090)
WeB	Weikert Very Channery Silt Loam, 3% to 8% slopes	Farmland of Statewide Importance	4	Brinkerton (PA0090)
WeC	Weikert Very Channery Silt Loam, 8% to 15% slopes	Not Prime Farmland	4	Brinkerton (PA0090)
WkF	Weikert and Klinesville Very Shaly Silt Loams, 25% to 75% slopes	Not Prime Farmland	7	Brinkerton (PA0090)

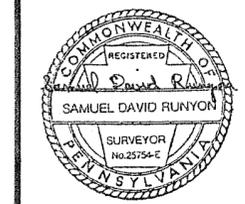


PRELIMINARY-FINAL PLAN

AUGUST 6, 2020

BYERS & RUNYON SURVEYING, LLC
479 Lincoln Way East, Chambersburg, PA 17201
Phone: (717)264-3384

UPPER MIFFLIN TOWNSHIP CUMBERLAND COUNTY



LAND SUBDIVISION

FOR

MARTIN L. WELLER

FILE: CUM181-2020

Sheet 2 of 2

C.D.K. JUNE, 2020

N. MIDDLE ROAD

NEWVILLE, PA 17241