

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>South Middleton</u>	Surveyor/ Engineer:	<u>Brehm-Lebo Engineering, Inc.</u>	Owner/ Developer:	<u>Welubhi Housing Group</u>
Plat Title:	<u>Welubhi Housing Group, LLC</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u> </u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>0.37</u>
				Total Tract Acreage:	<u>0.37</u>
Zoning District:	<u>C-2</u>	Proposed Land Use:	<u>Storage Building</u>		
Date Received:	<u>8/25/2020</u>	County Review:	<u>9/3/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u> </u>

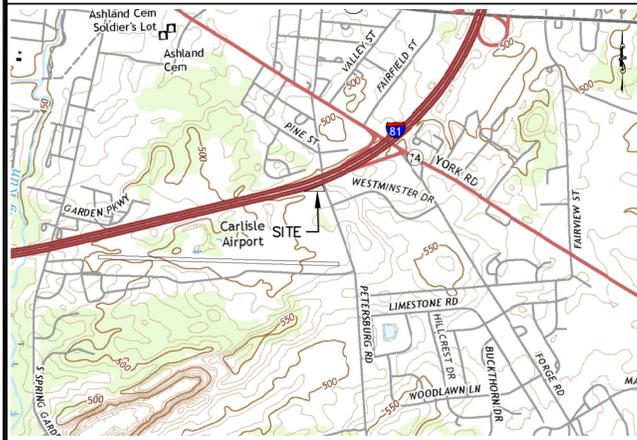
- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

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

1. The parcel does not meet the minimum lot area requirement of 25,000 square feet. The plan should indicate that this is a non-conforming lot (Zoning 1202.3.A.i).
2. The Zoning Data Table should include proposed figures for building coverage and impervious coverage (Zoning 1202.4.A-B)
3. Parking lot lighting is required in all parking areas. The submission should include details and show the location of proposed lighting (Zoning 1202.5.C).
4. The plan should indicate how the required parking spaces were calculated. The Township staff should verify compliance (Zoning 1801.3).
5. The sight distances provided on the plan should be accompanied by the required sight distance (Zoning 1807.5).
6. The Easement for the stormwater drainage from Interstate 81 should be shown on the plan (SLDO 705). The Township Engineer should verify that the proposed grading will not interfere with the drainage (SLDO 705.B).
7. The parking lot should be located 10 feet away from the building (SLDO 706.D).
8. Sidewalks and curbing should be provided for all land developments in a commercial zoning district. The Applicant may apply for a waiver of this requirement (SLDO 707-708).
9. Street trees should be provided (SLDO 711.B.2.G).
10. One tree is required for every 2,000 square feet of building area (SLDO 711.B.2.J.i).
11. If applicable, 10% of any parking lot facility over 2,000 square feet should be landscaped (SLDO 711.B.2.K.ii).

12. The Signature Block for the Cumberland County Planning Department should be reviewed. The term “Director of Planning” should be located under the signature line (SLDO 601.B.6).
13. The plan should include the Cumberland County Tax PIN and the Instrument / Deed Book and Page Number.
14. 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>.

FINAL MINOR LAND DEVELOPMENT PLAN FOR WELUBHI HOUSING GROUP, LLC SOUTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP: 1" = 2000'

ZONING DATA TABLE

South Middleton Township Zoning Ordinance, Ordinance No. 3 of 2007.	
Zoning: C-2 Commercial - General District	
Existing Lot Area:	0.365 Acres
Minimum Lot Area:	25,000 Square Feet
Minimum Lot Width:	100 Feet
Minimum Front Yard Setback:	50 Feet
Minimum Side Yard:	
Abutting any non-Residential Use or District	15 Feet
Abutting any Residential Use or District	30 Feet
Minimum Rear Yard:	
Abutting any non-Residential Use or District	20 Feet
Abutting any Residential Use or District	50 Feet
Maximum Building Coverage:	40%
Maximum Impervious Coverage:	60%
Maximum Building Height:	40 Feet
Proposed Building Height:	not to exceed 40 ft
Airport Hazard Overlay District	

OWNER/DEVELOPER

Welubhi Housing Group, LLC
2123 Ritner Highway
Carlisle, PA 17015
(717) 440-4374

All documents prepared by Brehm-Lebo Engineering, Inc., are instruments of service with respect to this project. They are not intended or represented to be suitable for reuse by owners, contractors or others on extensions of this Project or on any other project. Any reuse without written verification or adaptation by Brehm-Lebo Engineering, Inc., will be at owners sole risk and without liability or legal exposure to Brehm-Lebo Engineering, Inc., and Owner shall indemnify, and hold harmless, Brehm-Lebo Engineering, Inc., from all claims, damages, losses and expenses arising out of or resulting therefrom.



GENERAL NOTES

- The purpose of this plan is to depict a land development for the construction of an Indoor Storage Facility at Tax Parcel 40-22-0487-101. Proposed improvements shall include construction of an access drive, parking and approximately 2,420 square foot building.
- Boundary information shown is derived from Deeds and Plats of Record obtained from the Recorder of Deeds Office and was supplemented by a Boundary Survey conducted by Brehm-Lebo Engineering, Inc. during March of 2020.
- Topographic information and elevations shown hereon are derived from a field survey conducted by Brehm-Lebo Engineering, Inc. during March 2020. Elevations based on NAVD 1988.
- All Utilities shown have been plotted from existing maps, field located when visible, or locations provided by the various companies, and are approximate in location. The actual locations and conditions shall be verified with Representatives of the Utility in Question. The Surveyor does not assume any responsibility for accuracy or sufficiency of the data provided on existing utilities. Furthermore, the Surveyor will assume no responsibility for any cost or condition resulting from any inaccuracy or insufficiency in this regard. The Utilities shown herein shall be contacted for the actual location of their facilities.
- The adjoining Landowner Information shown Hereon is based upon records of The Cumberland County Courthouse and reflects the accuracy thereof.
- All Property Corners to be marked with survey markers unless already monumented.
- This plan has been prepared without the benefit of a title report and may be subject to various easements and other documents, recorded and unrecorded.
- The preparation of this Plan by Brehm-Lebo Engineering, Inc. does not warrant the types of surface and subsurface soils that may be encountered on this site. Further, Brehm-Lebo Engineering, Inc. does not warrant the existence, or nonexistence, of subsurface sinkholes, springs, trash or rock, nor the presence of active or abandoned foundations, cesspools, wells, cisterns, buried tanks, or buried utilities, etc. that may encumber construction or use of this site. It is the responsibility of the Owner/ Developer and Contractor to verify all subsurface conditions as part of the development of this property.
- No portion of this Site is located within a wetland as shown on the National Wetlands Inventory (NWI) Mapper web site and based on a visual site inspection.
- The property surveyed is located in an area designated as an area of minimal flood hazard (Zone X) by the Federal Emergency Management Agency according to Community Panel Number 42041C0233E of the Flood Insurance Rate Map of the Township of South Middleton, Cumberland County, Pennsylvania, effective date March 16, 2009.
- The soil boundaries and types have been interpolated from Web Soil Survey, a Natural Resources Conservation Service Website <http://websoilsurvey.nrcs.usda.gov>
- The site may be underlain with carbonate rocks (Limestone and Dolomites). There is potential for sinkholes, therefore special construction procedures should be used. A geotechnical engineer shall be consulted prior to beginning any restoration or repair of a sinkhole.
- The owners of these lots, upon notification by South Middleton Township, shall be responsible for the construction of Curbs and Gutters, to Township specifications within six (6) months of the date of such notification. The cost of this installation shall be at the Owner's expense. The Township shall not be responsible for any costs.
- The site is not proposed to be served with water or sewer.
- Any building or obstruction higher than thirty (30) inches above the grade of the center line of the streets within sight lines of the driver of a vehicle using the intersection is prohibited.
- All public improvements shall conform to PENNDOT Publication 408 and Construction Standards Publication 72, current edition and with municipal construction requirements and ordinances.

CONDITIONAL USE

Conditional Use Application No. 2020-0014 requesting the construction of an indoor storage facility in the Commercial - General District (C2) as permitted under Article XII, Section 1202.(2)(m.) of the South Middleton Township Zoning Ordinance, Ordinance No. 3 of 2007.

Approved by the South Middleton Township Board of Supervisors at a public hearing held on July 9, 2020, subject to the following conditions:

- FAA approval for the proposed building height

UNDERGROUND UTILITIES

The contractor shall contact the "One Call System" three (3) working days (unless otherwise noted) prior to start of construction.

PENNSYLVANIA ONE CALL 1-800-242-1776
ONE CALL SYSTEM SERIAL NUMBER: 20201960965

Comcast Cable Communications Inc c/o USIC Locating Services Inc 13085 Hamilton Crossing Blvd Ste 200 Carmel, IN 46032 USIC Office Personnel	South Middleton Township Municipal Authority 345 Lear Lane, P.O.Box 8 Boiling Springs, PA 17007 Robert Kissinger rkissinger@smtma.net
MetEd 501 Parkway Blvd York, PA 17404 Steve Ward sward@firstenergycorp.com	UGI Utilities Inc. 1301 A I P Dr Middletown, PA 17057 Geoffrey Ferguson GFerguson@ugi.com
PPL Electric Utilities 503 New Market St Wilkes Barre, PA 18702 Mark Santayana mcsantayana@pplweb.com	

SHEET INDEX

- 1 of 4 Coversheet
- 2 of 4 Existing Features Plan
- 3 of 4 Proposed Site Layout Plan
- 4 of 4 Proposed Grading and Drainage Plan

Erosion and Sediment Control Plan
 ES1 of 5 Erosion and Sediment Control Coversheet
 ES2 of 5 Erosion and Sediment Control Plan
 ES3 of 5 Erosion and Sediment Control Details
 ES4 of 5 Erosion and Sediment Control Details and Notes
 ES5 of 5 Erosion and Sediment Control Notes

STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

On this, the ____ day of August, 2020 before me, the undersigned officer, personally appeared _____, being _____ of Welubhi Housing Group, Inc, owner of the property shown on this plan, that he/she is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges, that all streets and other property identified as proposed public property are hereby dedicated to the public use - (excepting those areas labeled "NOT FOR DEDICATION").

Date _____
Owner/Developer
WELUBHI HOUSING GROUP, INC.

Notary Public
My Commission Expires _____ 20____ (NOTARIAL STAMP)

WAIVERS

The South Middleton Township Board of Supervisors approved waivers of the following sections on _____.

South Middleton Township, Cumberland County, Subdivision and Land Development Ordinance, Ordinance No. 2014-02.

- Article V, Section 501. Preliminary Plan Submittal
- Article VI, Section 602.g.(6) Landscaping Plan by a Professional Landscape Architect
- Article VII, Section 711.b.(2)(g) Street Trees
- Article VII, Section 711.b.(2)(j) Building Area Trees

SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATION

Approved by the South Middleton Township Board of Supervisors and all conditions imposed on such approval were completed on this ____ day of _____, 2020.

South Middleton Township
Board of Supervisors

Chairman Board of Supervisors

Member Board of Supervisors

Member Board of Supervisors

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

Reviewed on _____, 2020 by Cumberland County Planning Department.

Director of Planning _____

WETLANDS CERTIFICATION

I hereby certify that based on a visual site inspection and available mapping data no known wetlands exist on the property.

Gregory S. Lebo, P.E. #PE-49870-E

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for Recording of Deeds, in and for Cumberland County, Pennsylvania, in Instrument No. _____ this ____ day of _____, 2020.

SURVEYOR'S CERTIFICATE



I hereby certify that, I have been to the site and observed the present condition and that the plan indicates the actual condition of the site. To the best of my knowledge, the survey and plan shown and described hereon is true and correct, to the accuracy required by the South Middleton Township Subdivision and Land Development Ordinance (error of closure no greater than 1:5,000) and the Township may rely upon the accuracy thereof.

Douglas S. Brehm, P.L.S. #SU-032479-E
(Email: dbrehm@brehm-lebo.com)

NO.	REVISION NOTES	DATE

BREHM-LEBO ENGINEERING, INC.

16 NORTH SECOND STREET
CHAMBERSBURG, PA 17201
PH: (717) 248-4404
FAX: (717) 248-3901



17 STATE AVENUE
CARLISLE, PA 17015
PH: (717) 248-4404
FAX: (717) 248-3901

COVER SHEET

FINAL MINOR LAND DEVELOPMENT PLAN FOR WELUBHI HOUSING GROUP, LLC

CUMBERLAND COUNTY

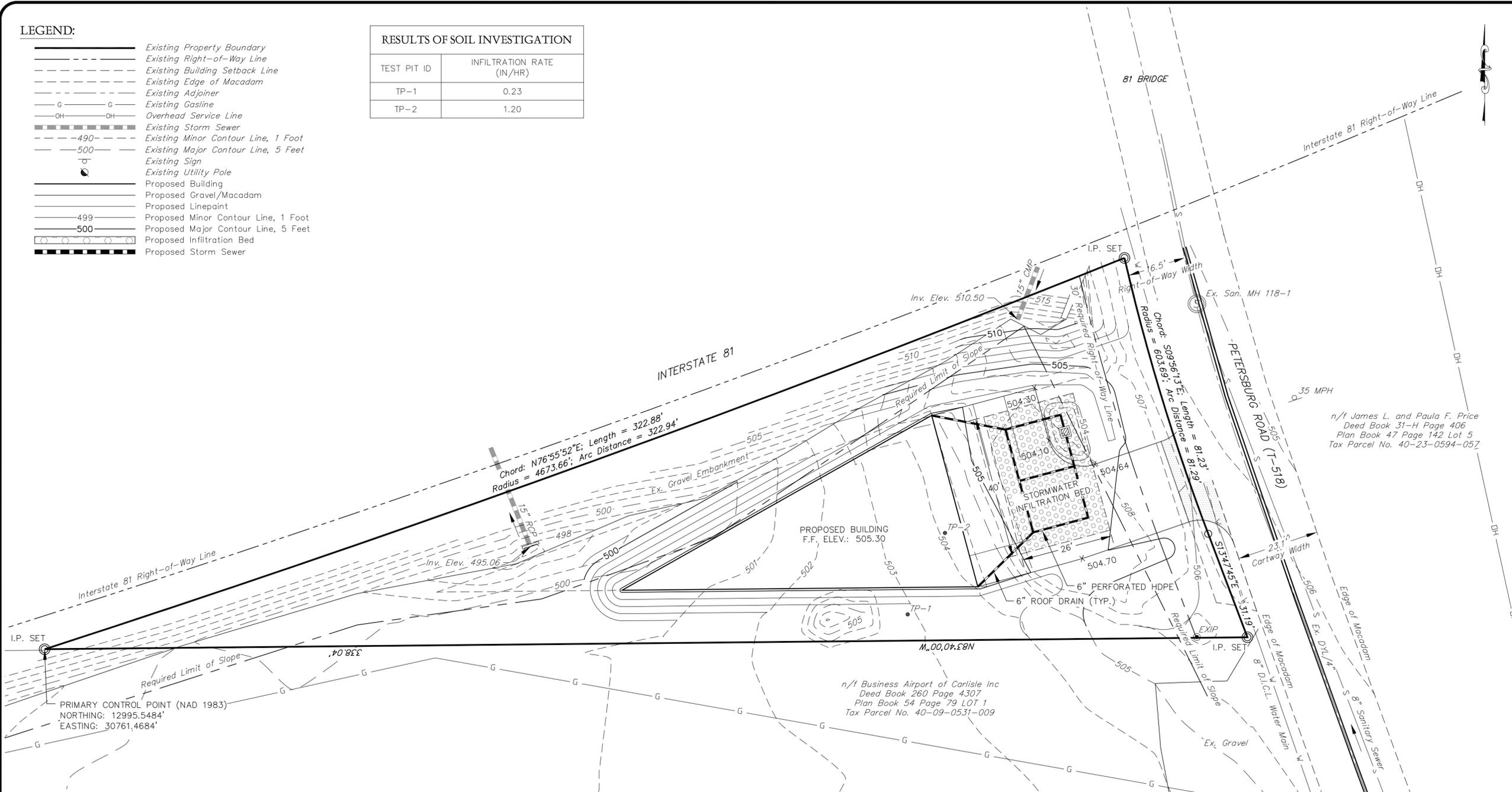
SOUTH MIDDLETON TOWNSHIP

Drawn By: TM/SJT
Designed By: SJT
Checked By: DSB
File: 20SM047
Date: 08/05/20
Scale: N/A
Deed: 275/1820
Drawing No.

LEGEND:

- Existing Property Boundary
- Existing Right-of-Way Line
- Existing Building Setback Line
- Existing Edge of Macadam
- Existing Adjoiner
- Existing Gasline
- Overhead Service Line
- Existing Storm Sewer
- Existing Minor Contour Line, 1 Foot
- Existing Major Contour Line, 5 Feet
- Existing Sign
- Existing Utility Pole
- Proposed Building
- Proposed Gravel/Macadam
- Proposed Linepoint
- Proposed Minor Contour Line, 1 Foot
- Proposed Major Contour Line, 5 Feet
- Proposed Infiltration Bed
- Proposed Storm Sewer

RESULTS OF SOIL INVESTIGATION	
TEST PIT ID	INFILTRATION RATE (IN/HR)
TP-1	0.23
TP-2	1.20

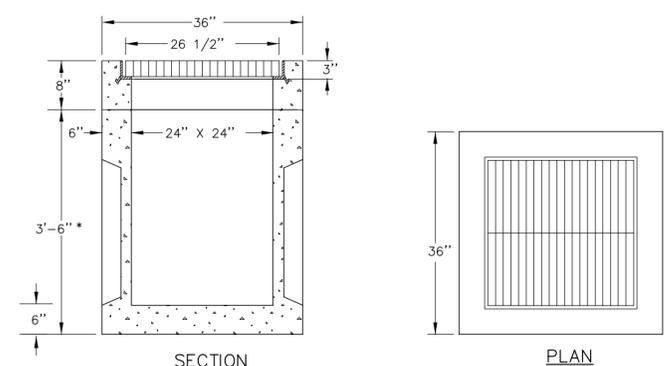


GENERAL NOTES:

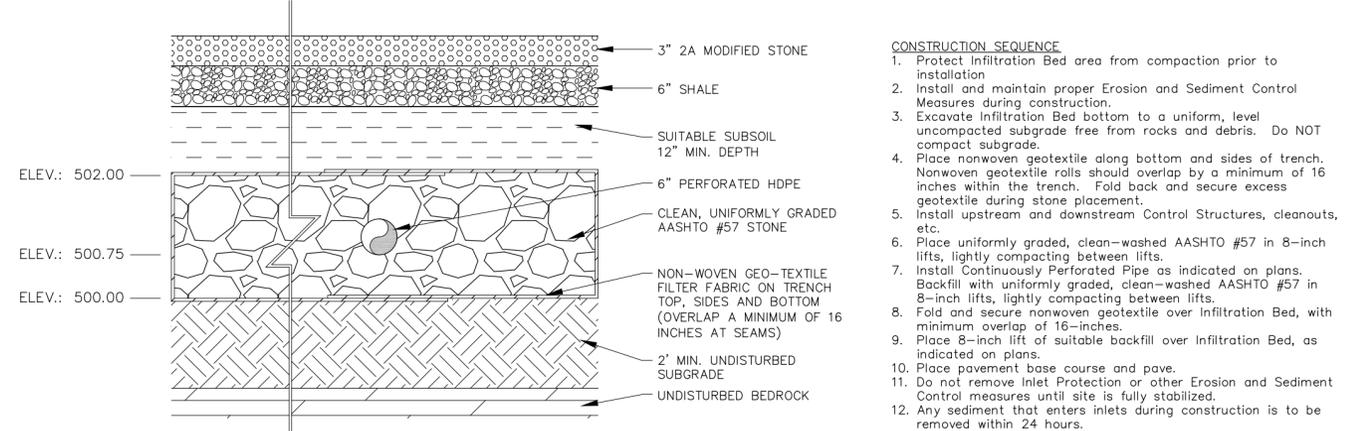
- All roof downspouts shall be directed to the infiltration bed.

SOILS

All soils are:
DuB: Duffield silt loam, 3 to 8 percent slopes



1 24" x 24" CATCH BASIN



2 INFILTRATION BED DETAIL

CONSTRUCTION SEQUENCE

- Protect Infiltration Bed area from compaction prior to installation.
- Install and maintain proper Erosion and Sediment Control Measures during construction.
- Excavate Infiltration Bed bottom to a uniform, level uncompacted subgrade free from rocks and debris. Do NOT compact subgrade.
- Place nonwoven geotextile along bottom and sides of trench. Nonwoven geotextile rolls should overlap by a minimum of 16 inches within the trench. Fold back and secure excess geotextile during stone placement.
- Install upstream and downstream Control Structures, cleanouts, etc.
- Place uniformly graded, clean-washed AASHTO #57 in 8-inch lifts, lightly compacting between lifts.
- Install Continuously Perforated Pipe as indicated on plans. Backfill with uniformly graded, clean-washed AASHTO #57 in 8-inch lifts, lightly compacting between lifts.
- Fold and secure nonwoven geotextile over Infiltration Bed, with minimum overlap of 16-inches.
- Place 6-inch lift of suitable backfill over Infiltration Bed, as indicated on plans.
- Place pavement base course and pave.
- Do not remove Inlet Protection or other Erosion and Sediment Control measures until site is fully stabilized.
- Any sediment that enters inlets during construction is to be removed within 24 hours.

FILE: 2025050417 PETERSBURG ROAD SITE DEVELOPMENT PETERSBURG ROAD FINAL MINOR LAND DEVELOPMENT PLANNING

PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776
 PENNSYLVANIA LAW REQUIRES NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS NOTICE BEFORE EXCAVATION REFER TO PENNSYLVANIA ONE CALL SYSTEM, INC. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE.

All documents prepared by Brehm-Lebo Engineering, Inc., are instruments of service with respect to this project. They are not intended or represented to be suitable for reuse by owners, contractors or others on extensions of this Project or on any other project. Any reuse without written verification or adaptation by Brehm-Lebo Engineering, Inc., will be at owners sole risk and without liability or legal exposure to Brehm-Lebo Engineering, Inc., and Owner shall indemnify, and hold harmless, Brehm-Lebo Engineering, Inc., from all claims, damages, losses and expenses arising out of or resulting therefrom.

NO.	REVISION NOTES	DATE

BREHM-LEBO ENGINEERING, INC.
 CIVIL ENGINEERS • PLANNERS • SURVEYORS • STRUCTURAL ENGINEERS
 16 NORTH SECOND STREET
 CHAMBERSBURG, PA 17201
 PH: (717) 248-4144
 FAX: (717) 248-3901

PROPOSED GRADING AND DRAINAGE PLAN
FINAL MINOR LAND DEVELOPMENT PLAN
 FOR
WELUBHI HOUSING GROUP, LLC
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY

Drawn By: TM/SJT
 Designed By: SJT
 Checked By: DSB
 File: 2025M047
 Date: 08/05/20
 Scale: 1"=20'
 Deed: 275/1820
 Drawing No.
4 of 4