

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

|                   |                              |                             |                               |                                      |                             |
|-------------------|------------------------------|-----------------------------|-------------------------------|--------------------------------------|-----------------------------|
| Municipality:     | <u>South Middleton</u>       | Surveyor/<br>Engineer:      | <u>Diffenbaugh Wadel, Inc</u> | Owner/<br>Developer:                 | <u>David Adams</u>          |
| Plat Title:       | <u>David and Carol Adams</u> |                             |                               |                                      |                             |
| Plat Status:      | <u>Final</u>                 | Plat Type:                  | <u>Subdivision</u>            |                                      |                             |
| # of New Lots:    | <u>1</u>                     | # of New<br>Dwelling Units: | <u>                    </u>   | New Acreage<br>Subdivided/Developed: | <u>0.69</u>                 |
|                   |                              |                             |                               | Total Tract<br>Acreage:              | <u>1.6</u>                  |
| Zoning District:  | <u>RH</u>                    | Proposed Land Use:          | <u>Residential</u>            |                                      |                             |
| Date<br>Received: | <u>8/26/2020</u>             | County<br>Review:           | <u>9/4/2020</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 Zoning District requirements on the plan should be verified. It appears that the rear yard should be 20 feet and the side yard should be 10 feet (Zoning 903.1.a).
2. The address provided in the owner information block should be verified. Based upon Cumberland County Tax Parcel information, 61 Fairfield Street may not be a valid address (SLDO 501.B.4).
3. The plan should provide proof of compliance (proposed dimensions) with all applicable zoning requirements (SLDO 501.B.12).
4. The plan should address the Pennsylvania DEP sewage planning requirements (SLDO 502.B).
5. Sidewalks, curbs and gutters should be provided (SLDO 707-708).
6. Street Trees should be provided (SLDO 711.B.2.G).
7. It appears that the existing wood fence will occupy both lots. The Township may want to recommend relocation of the fence or reconfiguration of the proposed lot line.
8. The existing macadam driveway appears to be shared with the adjacent property. The plan should reference a recorded joint use and maintenance agreement.
9. 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>.



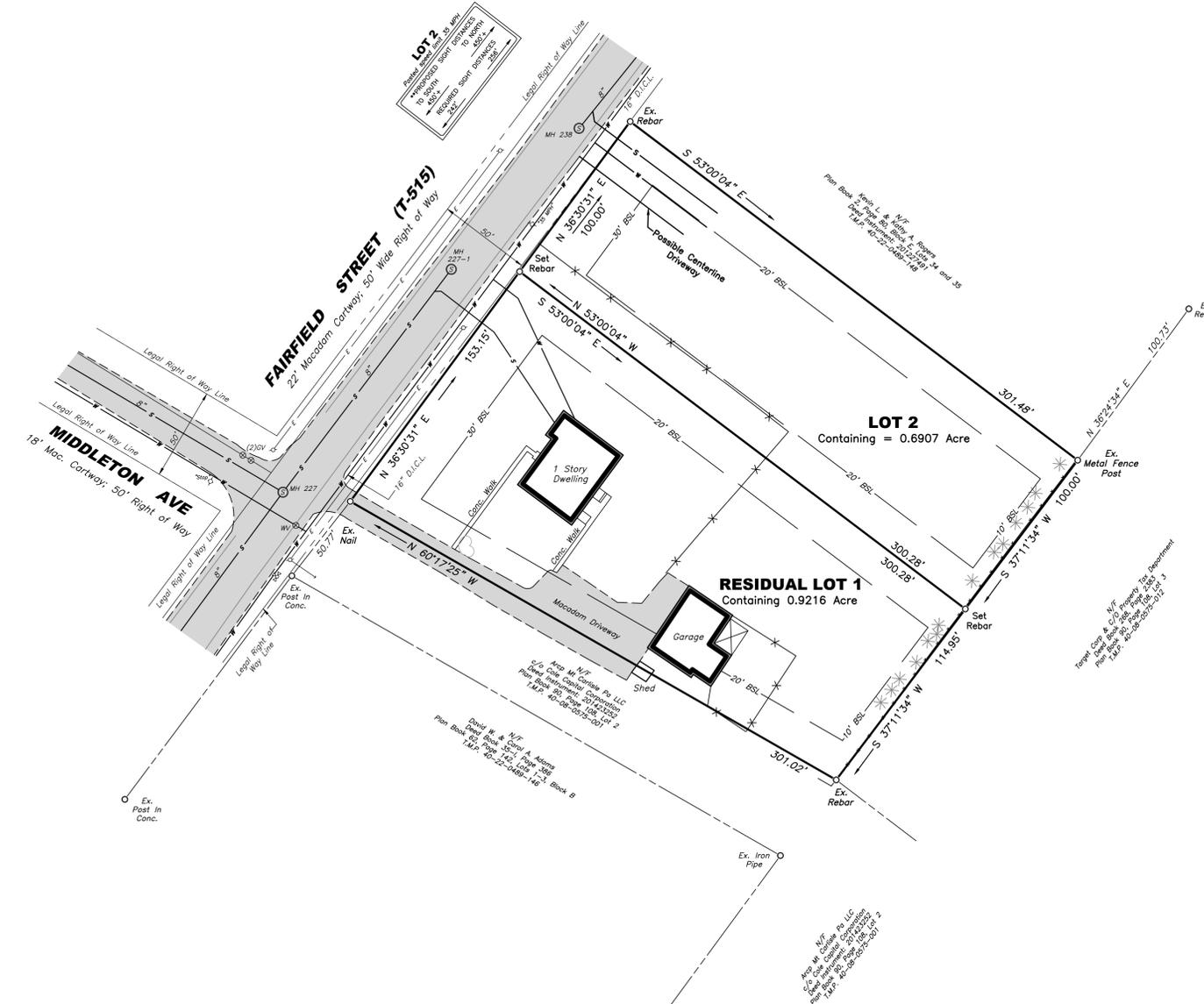
**GENERAL PLAN NOTES**

1. PAMAP Program LAS Files (Lidar Data Of Pennsylvania) were used to determine the contours depicted on Sheet SD1. (NAVD 88)
2. According to National Flood Insurance Program Maps 42041C0233E having an effective date of March 16, 2009, the subject property is not located within the 100-year flood zone.
3. The National Wetland Inventory Maps do not indicate the presence of any wetlands on the subject properties. A review of information found on the USDA Web Soil Survey shows that the soil type located within the subject property is Hagerstown silt loam with 3 to 8 percent slopes. This soil type is a non-hydric soil. A detailed wetland delineation was not completed at this time. It is noted that no earthmoving, disturbance or improvements are being proposed as part of this plan.
4. Subdivision and Land Development Ordinance, No. 1 of 2001, Updated April 6, 2017 and the Zoning Ordinance, No. 3 of 2007, Updated April 6, 2017 are the current versions of said ordinances for South Middleton Township at the time of this plan submittal.
5. The locations of underground utilities as shown hereon are based on aboveground structures and record drawings 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. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.
6. The existing Garage on Lot 1 is non-conforming in respect to the side setback line. The garage was constructed prior to the current Zoning Ordinance.
7. Proposed property corners shown on this plan will be set upon final approval from the Township.
8. There are no improvements proposed as a result of this plan. Any future improvements proposed on Lot 2 will require approval from South Middleton Township. Prior to the issuance of a building permit application on Lot 2, the lot owner must submit a stormwater management/site plan indicating the size and locations of the proposed impervious surfaces, and address all stormwater management for the proposed improvements.
9. Public water and sewer are South Middleton Authority facilities.

**LEGEND**

- EX. Existing
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- Contour Line
- Edge Of Woods/Brush
- Adjoiner Line
- Utility Pole
- Guy Wire
- Overhead Electric
- Overhead Telephone
- Stormwater Pipe
- Stormwater Manhole
- Stormwater Inlet
- Water Line
- Water Valve
- Fire Hydrant
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- Gas Valve
- Gas Line
- Cleanout
- Fence Line
- Sign
- Property Corner
- Proposed Water Lateral
- Proposed Sewer Lateral

| No. | REVISIONS | DATE |
|-----|-----------|------|
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**SOUTH MIDDLETON TOWNSHIP  
(RH) - RESIDENTIAL HIGH DENSITY ZONING DISTRICT  
SINGLE FAMILY DETACHED DWELLING**

1. Minimum Lot Area: 10,500 Square Feet
2. Minimum Lot Frontage/Width: 75 Ft
3. Maximum Building Coverage: 40 Percent
4. Maximum Impervious Coverage: 50 Percent
5. Minimum Building Setbacks: Front-30 Ft Side-20 Ft Rear-10 Ft
6. Maximum Building Height: 40 Feet

Off street parking shall be in accordance with Article XVIII of the South Middleton Township Zoning Ordinance.

**FINAL SUBDIVISION PLAN FOR  
DAVID W. &  
CAROL A. ADAMS**

SOUTH MIDDLETON TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



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|              |                 |
|--------------|-----------------|
| Date         | AUGUST 25, 2020 |
| Scale        | 1" = 40'        |
| File No.     | 2020-036        |
| Drawing Name | 2020-036 SD-2   |
| Drawn By     | A.J.K.          |
| Checked By   | E.L.D.          |
| Sheet No.    | SD - 2          |