

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Dickinson</u>	Surveyor/ Engineer:	<u>Brehm-Lebo Engineering, Inc.</u>	Owner/ Developer:	<u>Dale and Kim Hartzell</u>
Plat Title:	<u>Hartzell-Kings Gap Road</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>2</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>17.86</u>
				Total Tract Acreage:	<u>35.8792</u>
Zoning District:	<u>Conservation</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>9/14/2020</u>	County Review:	<u>9/30/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>EG</u>

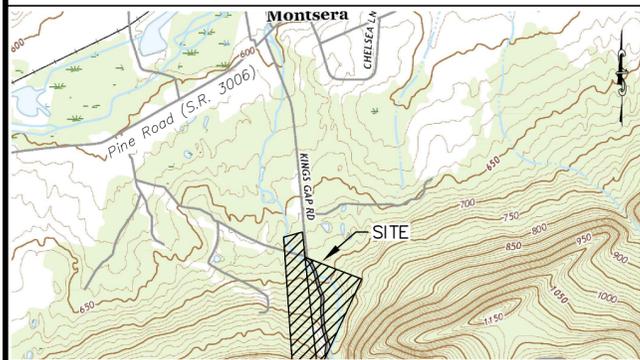
- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

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

1. The Agricultural Nuisance Disclaimer should be included on the plan (Zoning 200.G).
2. The Zoning Data Table should indicate the proposed lot widths (Zoning 200.J).
3. The wetlands described in General Note #10 should be shown on the plan and include a 50-foot buffer (SLDO 518.B). An easement should be provided that includes a metes and bounds description (SLDO 514.D).
4. The Applicant should address General Notes #10. The plan indicates that hydric soils are not located within the proposed area of disturbance. It appears that disturbance is not proposed.
5. The plan should include 3 zones of riparian buffer protection (SLDO 519.B).
6. An Easement should be provided for riparian buffer protection (SLDO 519.D.3). The Easement should include a metes and bounds description (SLDO 514.D).
7. The Township should determine whether an easement should be provided for steep slope protection. SLDO Section 521.A indicates that steep slopes shall be permanently protected from disturbance and/or development.
8. The plan should address a dedication of park and recreation land or a fee in lieu of dedication (SLDO 524).
9. The Township should determine whether the applicant should provide Carbonate Hazard Identification reports (SLDO 525).
10. A PNDI form should be included in the submission (SLDO 526).
11. The property is located within the Huntsdale Floodplain/Kings Gap Ponds Natural Areas Inventory Site. This feature should be included on the plan (SLDO 308).

12. 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.
13. 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 SUBDIVISION PLAN FOR HARTZELL - KINGS GAP ROAD DICKINSON TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP: 1" = 2000'

ZONING DATA TABLE

Dickinson Township Zoning Ordinance, Ordinance No. 2020-02, Enacted August 3, 2020.

Zoning: (C) Conservation District

	Required	Lot 1	Lot 2
Proposed Use		Single Family Detached Dwelling	Forestry
Minimum Lot Area:	80,000 Sq. Ft.	17.9396 acres	17.9396 acres
Minimum Lot Width:	200 Feet	> 200 Feet	> 200 Feet
Minimum Front Yard Setback:			
Single-Family Detached Dwelling	40 Feet	40 Feet	
Forestry and Other Principal Uses	50 Feet		50 Feet
Minimum Side Yard:			
Single-Family Detached Dwelling	25 Feet	25 Feet	
Forestry and Other Principal Uses	50 Feet		50 Feet
Minimum Rear Yard:			
Single-Family Detached Dwelling	40 Feet	40 feet	
Forestry and Other Principal Uses	50 Feet		50 Feet
Maximum Building Height:	35 Feet	< 35 feet	N/A
Maximum Impervious Lot Coverage:	20%	2.65%	N/A

OWNER

Dale O. and Kimberly M. Hartzell
44 Kings Gap Road
Carlisle, Pa 17015
(717)386-1959

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 subdivide Tax Parcels 08-12-0334-062 and 08-12-0334-063. The subdivision shall result in a reconfiguration of a common lot lines. One with an existing single-family detached dwelling (Lot 1) and one to remain in forestry use (Lot 2).
 - The intent of this subdivision plan is to create only two Lots. Proposed Lot 1 and Lot 2 are bisected by lands owned by The Commonwealth of Pennsylvania known as "Kings Gap Road". This creates two tracts for each Lot, one on the east side and one on the west of Kings Gap Road. Any future title transfer of either Lot 1 or Lot 2 shall include the Lot A and Lot B tracts for each lot and may not be sold separately without going through the Dickinson Township Subdivision and Land Development approval process.
 - Boundary Information Shown is derived from a Boundary Information Show derived from Deeds and Plats of Record obtained from the Recorder of Deeds Office. This boundary information was supplemented by a Boundary Survey conducted by Brehm-Lebo Engineering, Inc. on April 4, 2020.
 - The topographic survey data is based on a limited field survey performed by Brehm-Lebo Engineering, Inc. on April 4, 2020. The remainder of topographic information shown hereon is LiDAR elevation data derived from the Pennsylvania Spatial Data Access (PASDA) Pennsylvania Imagery Navigator application. North American Vertical Datum of 1988. The site Benchmark is an existing concrete monument on the west side of Kings gap Road, Elevation: 681.30.

Website: <http://maps.psiee.psu.edu/imageryNavigator/>

Publisher: PAMAP Program, PA Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey.

- All existing sawmill and associated driveway depicted on the plans were not field located; location taken from aerial photography.
- All Property Corners to be marked with survey markers unless already monumented.
- The adjoining Landowner Information shown Hereon is based upon records of The Cumberland County Courthouse and reflects the accuracy thereof.
- 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.
- This site does not lie within a designated Flood Plain Zone as shown on the F.E.M.A. Flood Insurance Rate Map 42041C0238E, effective March 16, 2009.
- The National Wetlands Inventory (NWI) Mapper depicts a Riverine wetland adjacent to the watercourse located on site. Hydric soils are not located within the proposed limits of disturbance.
- A scenic waterway is not located on or adjacent to the subject site.
- Lot 1 is served by existing On-Lot Water and On-lot Sewage.
- 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 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.
- 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.

WAIVERS

Dickinson Township, Cumberland County, Subdivision and Land Development Ordinance, Ordinance No. 2020-03. Adopted by the Board of Supervisors of the Township of Dickinson August 3, 2020.

The Dickinson Township Board of Supervisors approved waivers of the following sections on _____

- Article III, Section 302.B.1. Drawing Scale less than 100' to 1".

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: 20201222612

Dickinson Township
219 Mountain View Road
Mount Holly Springs, PA 17065
Contact: Glenn Keiso
zoning@dickinsontownship.org

Met Ed FirstEnergy
2800 Pottsville Pike
Reading, PA 19612
Contact: Amanda Houston
ahouston@firstenergycorp.com

Kuhn Communications Inc
301 W Main St
Walnut Bottom, PA 17266
Contact: Kuhn Personnel
ekuhn@kuhncm.net

UGI Utilities Inc
1301 AIP Drive
Middletown, PA 17057
Contact: Stephan Bateman
sbateman@ugi.com

SHEET INDEX

- 1 of 4 Cover Sheet
- 2 of 4 Existing Conditions
- 3 of 4 Proposed Subdivision - Lot 1
- 4 of 4 Proposed Subdivision - Lot 2

STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

On this, the ____ day of _____, 2020, before me, the undersigned officer, personally appeared Dale O. Hartzell Jr. and Kimberly M. Hartzell, being the owner of the property shown on this plan, that the plan is their act, that he/she desires the same to be recorded, and 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"). The application and the plan are submitted with the free will and consent of those who have signed.

Dale O. Hartzell Jr. Date 9-14-20
Owner/Developer
DALE O. HARTZELL, JR.

Kimberly M. Hartzell Date 9-14-20
Owner/Developer
KIMBERLY M. HARTZELL

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

**DICKINSON TOWNSHIP
BOARD OF SUPERVISORS FINAL PLAN APPROVAL STATEMENT**

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

Dickinson Township
Board of Supervisors

Chairman
Board of Supervisors

Member
Board of Supervisors

Attest _____
Township Secretary

Member
Board of Supervisors

**DICKINSON TOWNSHIP
PLANNING COMMISSION REVIEW STATEMENT**

At their regularly scheduled meeting of _____, 2020, the Dickinson Township Planning Commission reviewed this plan.

Attest _____
Township Secretary

Chairman Dickinson Township
Planning Commission

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

Reviewed on _____, 2020, by Cumberland County Planning Department.

Director of Planning

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for Recording of Deeds, in and for Cumberland County, Pennsylvania, Instrument Number _____, this ____ day of _____, 2020.

SURVEYOR'S CERTIFICATION

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 Dickinson Township Subdivision and Land Development Ordinance (error of closure no greater than 1:10,000).

Douglas S. Brehm Date 9/14/20
Douglas S. Brehm, P.L.S. #SU-032479-E



NO.	REVISION NOTES	DATE

BREHM-LEBO ENGINEERING, INC.
CIVIL ENGINEERS • PLANNERS • SURVEYORS • STRUCTURAL ENGINEERS
40 NORTH SECOND STREET
CHAMBERSBURG, PA 17201
PH: (717) 243-1404
FAX: (717) 243-3001

COVER SHEET
 PRELIMINARY / FINAL SUBDIVISION PLAN
 FOR
 HARTZELL - KINGS GAP ROAD
 DICKINSON TOWNSHIP
 CUMBERLAND COUNTY

Drawn By: SJT / TJP
 Designed By: SJT
 Checked By: GBL
 File: 19D1164
 Date: 09/14/20
 Scale: N/A
 Deed: 20202801366081
 Drawing No.

LEGEND:

- Existing Property Line
- Existing Building
- - - Existing Edge of Macadam
- - - Existing Gravel/Stone
- - - Existing Adjoiner
- - - Existing Soils Boundary
- - - Existing Stream
- - - Existing Wetlands
- - - 498 Existing Minor Contour Line, 2 Foot
- - - 500 Existing Major Contour Line, 10 Feet
- ▬ Steep Slopes, 15% or greater
- Existing Iron Pin/Mag. Nail
- Proposed Property Line
- Proposed Building
- - - Proposed Building Setback Line
- Proposed Iron Pin

AREA TABLE	
Tact/Lot	Gross Area
Existing Tax Parcel 08-12-0334-062	17.8775 acres
Existing Tax Parcel 08-12-0334-063 (east)	12.1074 acres
08-12-0334-063 (west)	5.8943 acres
08-12-0334-063 (total)	18.0017 acres
Parent Tracts (Total)	35.8792 acres
Lot 1A	7.0500 acres
Lot 1B	10.8896 acres
Lot 1 (1A + 1B)	17.9396 acres
Lot 2A	5.0574 acres
Lot 2B	12.8823 acres
Lot 2 (2A + 2B)	17.9396 acres

NON-BUILDING DECLARATION

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of **NON-BUILDING** use. No portion of Lot 2 of this property/subdivision are approved by **DICKINSON TOWNSHIP** (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision 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 **DICKINSON TOWNSHIP** (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

Line	Bearing	Length
L1	S06°12'40"E	50.68'
L2	S68°41'00"E	18.04'
L3	S05°52'40"E	41.55'
L4	S47°22'40"E	56.10'
L5	S26°07'40"E	181.50'
L6	S13°47'40"E	275.55'
L7	S21°07'40"E	165.00'
L14	N44°52'40"W	55.46'
L15	N25°52'40"W	191.40'
L16	N13°47'40"W	270.60'
L17	N20°07'40"W	186.45'
L22	N03°07'20"E	33.42'
L23	S03°07'20"W	43.74'

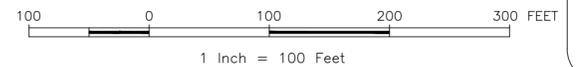
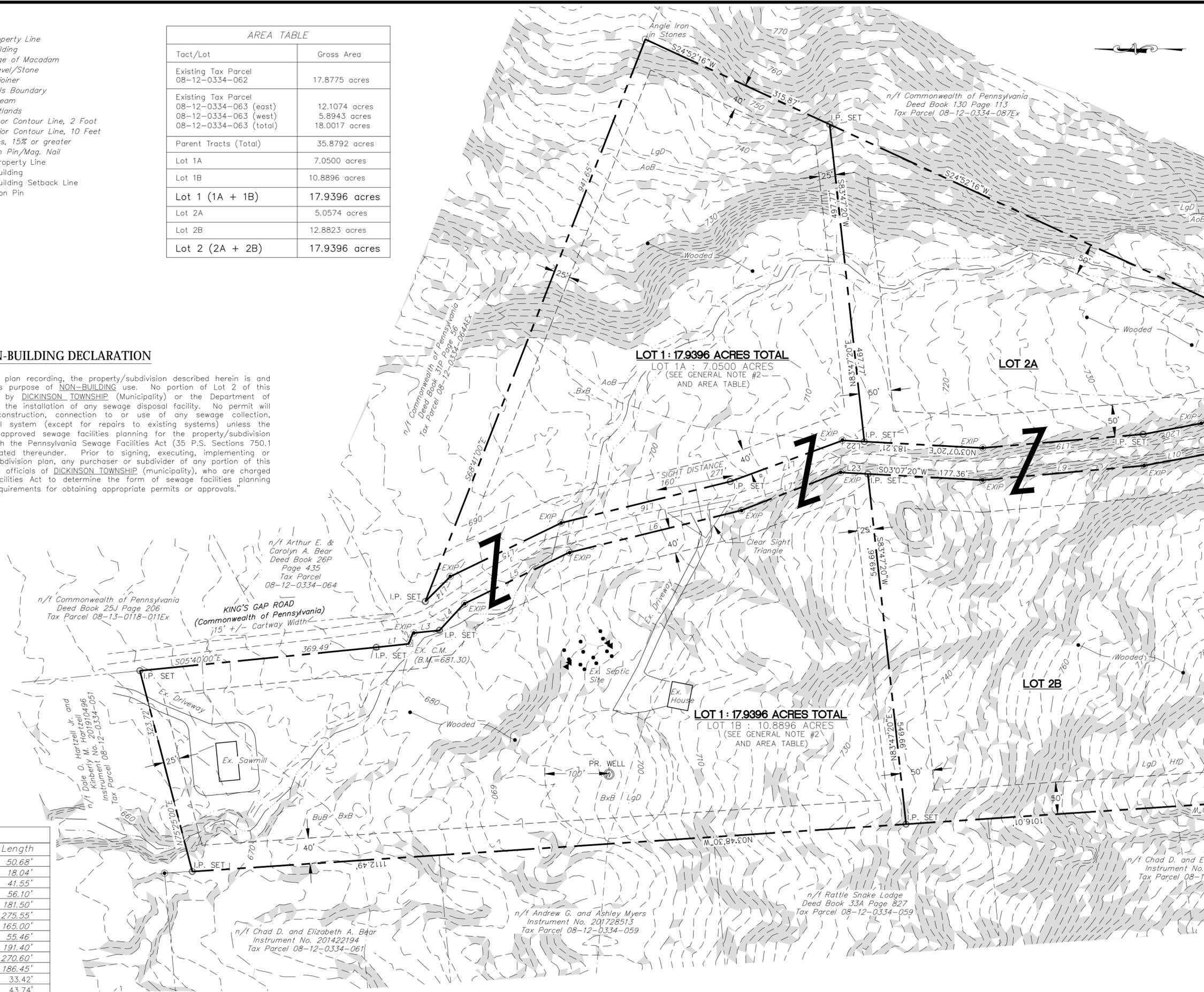
SOILS:

- AoB - Andover very stony loam, 0 to 8 percent slopes; Hydric Soil
- BuB - Buchanan gravelly loam, 3 to 8 percent slopes; Hydric Soil
- BxB - Buchanan very stony loam, 0 to 8 percent slopes; Hydric Soil
- HFD - Hazleton channery sandy loam, 8 to 25 percent slopes, rubbly
- HFF - Hazleton channery sandy loam, 25 to 60 percent slopes, rubbly
- LgD - Laidig very stony loam, 8 to 25 percent slopes

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 adoption 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.



L:\2014\04\HARTZELL\WORK\FINAL SUBDIVISION PLAN - HARTZELL.DWG



NO.	REVISION NOTES	DATE

BREHM-LEBO ENGINEERING, INC.
 CIVIL ENGINEERS • PLANNERS • SURVEYORS • STRUCTURAL ENGINEERS
 40 NORTH SECOND STREET
 CHAMBERSBURG, PA 17201
 PH: (717) 243-1404
 FAX: (717) 243-3001

PROPOSED SUBDIVISION
 PRELIMINARY / FINAL SUBDIVISION PLAN
 FOR
 HARTZELL - KING'S GAP ROAD
 DICKINSON TOWNSHIP
 CUMBERLAND COUNTY

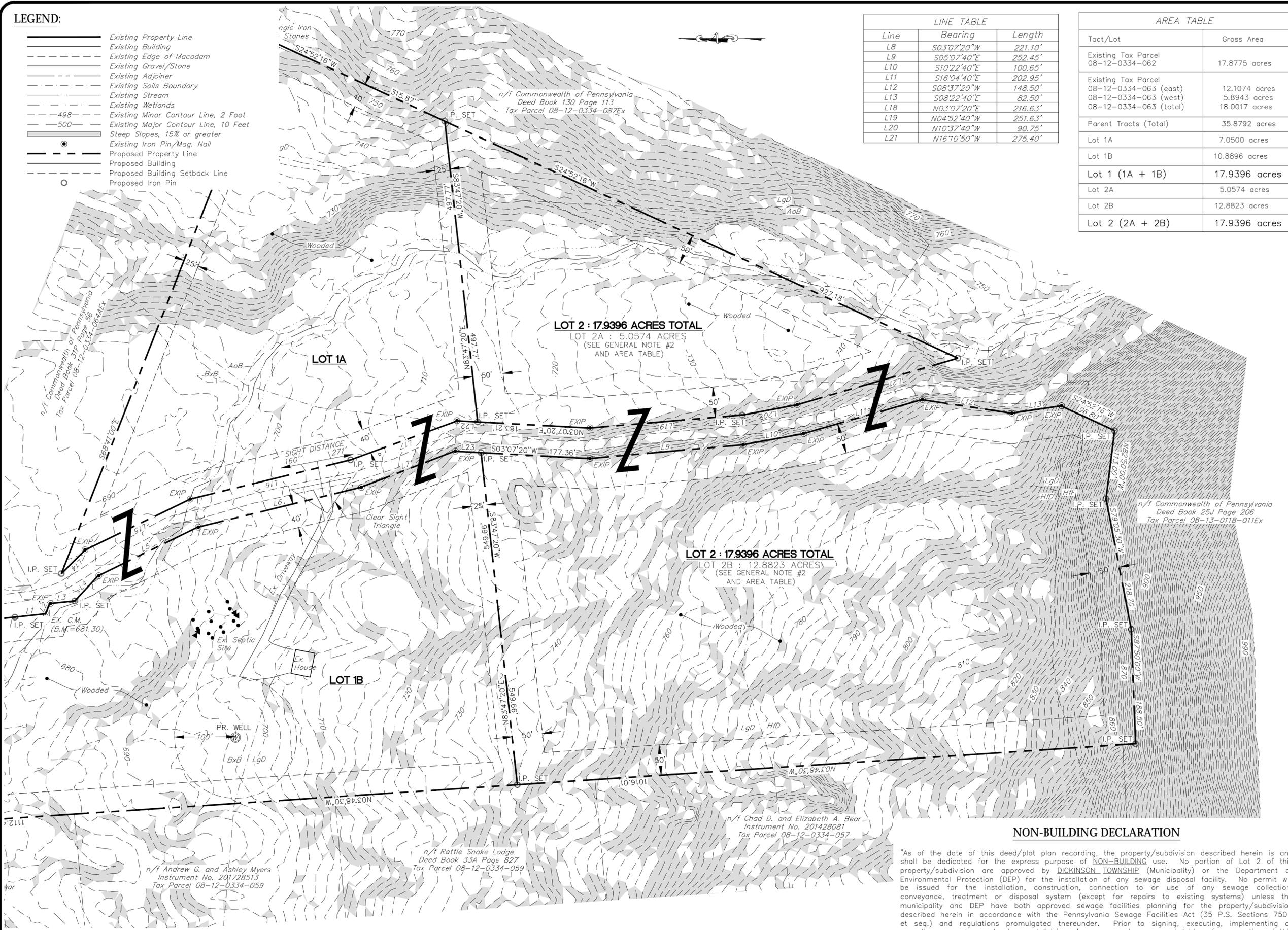
Drawn By: SJT / TJP
 Designed By: SJT
 Checked By: GBL
 File: 19DI169
 Date: 04/14/20
 Scale: 1" = 100'
 Deed: 20082601366081
 Drawing No.
3 of 4

LEGEND:

- Existing Property Line
- Existing Building
- - - Existing Edge of Macadam
- - - Existing Gravel/Stone
- - - Existing Adjoiner
- - - Existing Soils Boundary
- - - Existing Stream
- - - Existing Wetlands
- - - 498 Existing Minor Contour Line, 2 Foot
- - - 500 Existing Major Contour Line, 10 Feet
- - - Steep Slopes, 15% or greater
- Existing Iron Pin/Mag. Nail
- - - Proposed Property Line
- - - Proposed Building
- - - Proposed Building Setback Line
- Proposed Iron Pin

LINE TABLE		
Line	Bearing	Length
L8	S03°07'20"W	221.10'
L9	S05°07'40"E	252.45'
L10	S10°22'40"E	100.65'
L11	S16°04'40"E	202.95'
L12	S08°37'20"E	148.50'
L13	S08°22'40"E	82.50'
L18	N03°07'20"E	216.63'
L19	N04°52'40"W	251.63'
L20	N10°37'40"W	90.75'
L21	N16°10'50"W	275.40'

AREA TABLE	
Tact/Lot	Gross Area
Existing Tax Parcel 08-12-0334-062	17.8775 acres
Existing Tax Parcel 08-12-0334-063 (east)	12.1074 acres
08-12-0334-063 (west)	5.8943 acres
08-12-0334-063 (total)	18.0017 acres
Parent Tracts (Total)	35.8792 acres
Lot 1A	7.0500 acres
Lot 1B	10.8896 acres
Lot 1 (1A + 1B)	17.9396 acres
Lot 2A	5.0574 acres
Lot 2B	12.8823 acres
Lot 2 (2A + 2B)	17.9396 acres

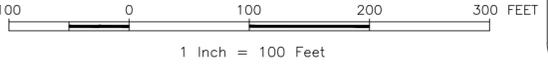


LOT 2 : 17.9396 ACRES TOTAL
 LOT 2A : 5.0574 ACRES
 (SEE GENERAL NOTE #2 AND AREA TABLE)

LOT 2 : 17.9396 ACRES TOTAL
 LOT 2B : 12.8823 ACRES
 (SEE GENERAL NOTE #2 AND AREA TABLE)

NON-BUILDING DECLARATION

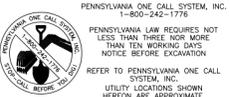
"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of NON-BUILDING use. No portion of Lot 2 of this property/subdivision are approved by DICKINSON TOWNSHIP (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision 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 DICKINSON TOWNSHIP (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."



SOILS:

- AoB - Andover very stony loam, 0 to 8 percent slopes; Hydric Soil
- BuB - Buchanan gravelly loam, 3 to 8 percent slopes; Hydric Soil
- BxB - Buchanan very stony loam, 0 to 8 percent slopes; Hydric Soil
- HfD - Hazleton channery sandy loam, 8 to 25 percent slopes, rubbly
- HfF - Hazleton channery sandy loam, 25 to 60 percent slopes, rubbly
- LgD - Laidig very stony loam, 8 to 25 percent slopes

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
 40 NORTH SECOND STREET
 CHAMBERSBURG, PA 17201
 PH: (717) 243-1404
 FAX: (717) 243-3001

PROPOSED SUBDIVISION - LOT 2
 PRELIMINARY / FINAL SUBDIVISION PLAN
 FOR
 HARTZELL - KINGS GAP ROAD
 DICKINSON TOWNSHIP
 CUMBERLAND COUNTY

Drawn By: SJT / TJP
 Designed By: SJT
 Checked By: GBL
 File: 19DI169
 Date: 04/14/20
 Scale: 1" = 100'
 Deed: 20202601366081
 Drawing No.
4 of 4