

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>South Middleton</u>	Surveyor/ Engineer:	<u>Scott Akens</u>	Owner/ Developer:	<u>B and P Land Company</u>
Plat Title:	<u>Warren and Ruth Lupfer and BP Land Company</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>1.995</u>
				Total Tract Acreage:	<u>60.516</u>
Zoning District:	<u>Woodland Cons</u>	Proposed Land Use:	<u>Residential/Woodland</u>		
Date Received:	<u>9/23/2020</u>	County Review:	<u>10/6/2020</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. General Note #8 indicates that monuments will be placed prior to plan recording or be bonded. The Township may want to consider requiring placement of monuments/markers as a condition of plan approval.
2. A portion of the Subdivision is located in Franklin Township, York County. The plan should include signature blocks for Franklin Township as well as the York County Planning Commission (YCPC).

If the review process has been waived by Franklin Township and YCPC, the plan should indicate the waiver in the General Notes. Further, a written waiver of the submission and review process should be provided by Franklin Township and submitted with the plan to South Middleton Township.

3. 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.
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>.

GENERAL NOTES

- THE PURPOSE OF THIS LOT ALTERATION - FINAL SUBDIVISION PLAN IS FOR WARREN B. & RUTH E. LUPFER TAX PARCEL: 40-14-0138-021 TO RECEIVE 86,907.25 sq.ft. (1.995 Ac.) FROM B & P LAND COMPANY TAX PARCEL: 40-14-0140-085.
- EXISTING FEATURES SHOWN ON THE SUBJECT PROPERTY WERE LOCATED BY AKENS ENGINEERING ASSOCIATES, INC. BY FIELD SURVEY TECHNIQUES ON JUNE 2, 2020. EXISTING FEATURES SHOWN ON ADJOINING PROPERTIES WERE LOCATED BY AERIAL PHOTOGRAPHY.
- NORTH ARROW AND BEARINGS BASED ON STATE PLANE COORDINATES (NAD 83 DATUM).
- NO FLOODPLAINS EXIST ON THE PROPERTIES AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY DATA FLOOD INSURANCE RATE MAP FOR CUMBERLAND COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) COMMUNITY - TOWNSHIP OF SOUTH MIDDLETON - COMMUNITY NUMBER - 420371, PANEL NUMBER 42041C0430E, EFFECTIVE DATE: MARCH 16, 2009.
- NO HYDRIC SOILS ARE PRESENT AS PER THE USDA NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY. NATIONAL WETLANDS INVENTORY MAPPING DOES NOT INDICATE THE PRESENCE OF WETLANDS FOR THIS PROPERTY.
- ALL NATURAL DRAINAGE WAYS MUST BE PRESERVED AND PROTECTED.
- THERE ARE NO ZONING, CONDITIONAL USE OR SPECIAL EXCEPTION APPROVALS WITH THIS PLAN.
- PROPERTY CORNER MONUMENTATION SHALL BE PLACED PRIOR TO PLAN RECORDATION OR BE BONDED.
- NO AREAS ON THIS PLAN ARE OFFERED FOR DEDICATION FOR PUBLIC USE.
- NO LAND DISTURBANCE IS PROPOSED BY THIS PLAN. THE PROPERTY OWNERS ARE RESPONSIBLE FOR CONTACTING THE CUMBERLAND COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTH DISTURBANCE TO DISCUSS THE REQUIRED APPROVALS.
- THE ENTIRE SITE IS WOODED EXCEPT FOR THE EXISTING ROAD, DRIVEWAY AND STRUCTURES.
- NO PORTION OR TRACT OF ANY LOT CREATED BY THIS PLAN MAY BE USED AS A STAND-ALONE LOT. THE LEASE, CONVEYANCE, SALE OR TRANSFER OF ANY PARTIAL LOT CREATED BY THIS PLAN SHALL BE INCORPORATED INTO THE EXISTING LOTS BY RECORDED DEED.

LOT ALTERATION - FINAL MINOR SUBDIVISION PLAN

FOR WARREN B. & RUTH E. LUPFER AND B & P LAND COMPANY

TOWER ROAD, DILLSBURG, PA 17019

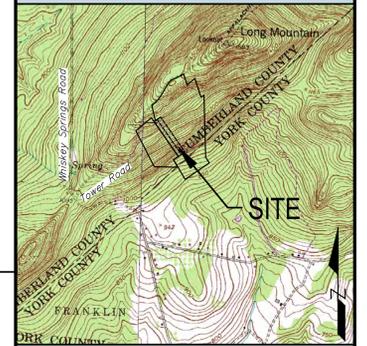
SOUTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PA

PROPERTY OWNER LOT #1
WARREN B. & RUTH E. LUPFER
55 TOWER ROAD
DILLSBURG, PA 17019
PHONE: 717-226-3196
EMAIL: ruthie0602@gmail.com
PROPERTY ADDRESS: 55 TOWER ROAD
PROPERTY ID: 40-14-0138-021

PROPERTY OWNER LOT #2
B & P LAND COMPANY
3 NORTH BALTIMORE STREET
DILLSBURG, PA 17019
PHONE: 717-432-2089
EMAIL: psal@swlawyers.com
PROPERTY ADDRESS: TOWER ROAD
PROPERTY ID: 40-14-0140-085

Akens Engineering Associates, Inc.
219 E. Main St. Shiremanstown, Pa. 17011
(P) 717-975-9933 (F) 717-975-5507
www.akensengineering.com
"Providing Quality Engineering & Surveying Services since 1983."

LOCATION MAP



SCALE: 1" = 2000'

ZONING/SITE DATA:
ZONING: (W-C) WOODLAND-CONSERVATION DISTRICT

USE:
EXISTING/PROPOSED:
LOT #1 - SINGLE FAMILY DWELLING
LOT #2 - VACANT WOODED LOT

MINIMUM LOT AREA:
REQUIRED: THE MINIMUM LOT SIZE FOR NEW SUBDIVISIONS AFTER SEPTEMBER 21, 1999 SHALL BE 10 ACRES.
EXISTING LOT #1: 14.074 ACRES (GROSS)
EXISTING LOT #2: 46.442 ACRES (GROSS)
NEW LOT #1: 16.069 ACRES (GROSS)
NEW LOT #2: 44.447 ACRES (GROSS)

LOT FRONTAGE / LOT WIDTH:
REQUIRED: 300 FEET.

SETBACKS:
FRONT YARD SETBACK:
REQUIRED: 50 FEET

EACH SIDE YARD SETBACK:
REQUIRED: 30 FEET (ALSO SEE SECTION 1602)

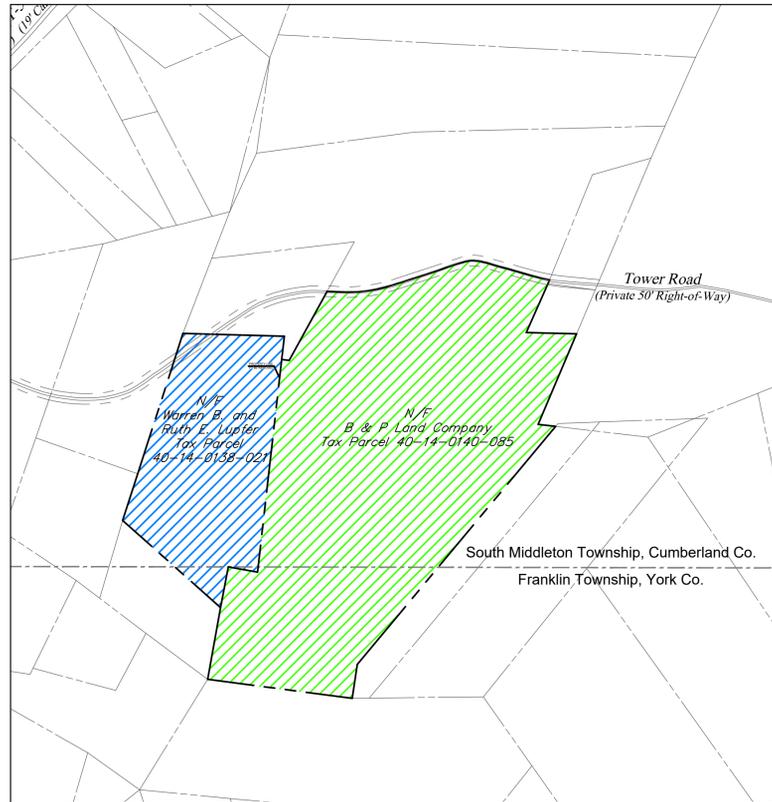
REAR YARD SETBACK:
REQUIRED: 50 FEET

BUILDING HEIGHT:
REQUIRED: MAX. 35 FEET.

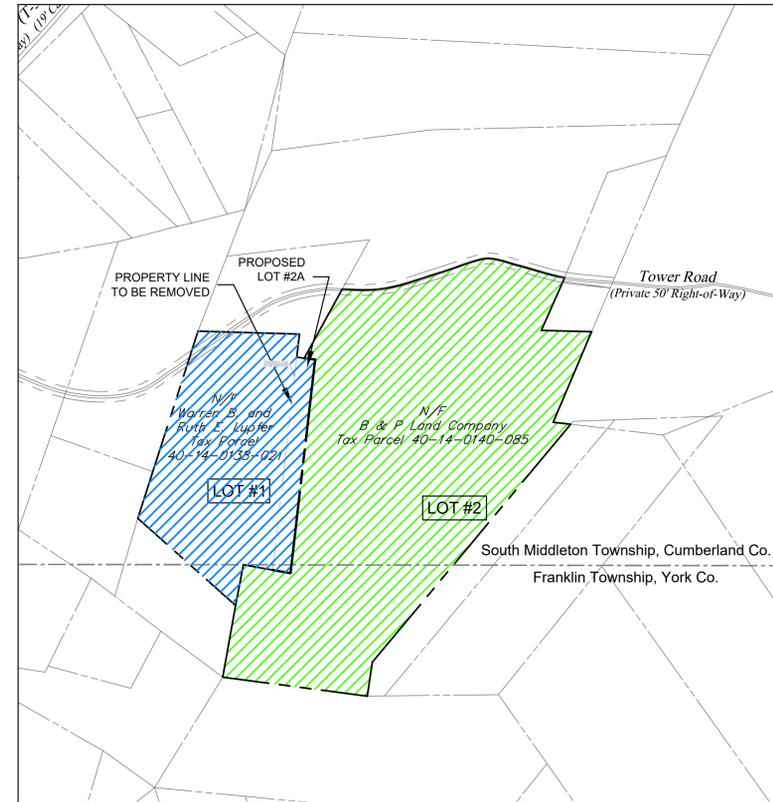
BUILDING COVERAGE:
REQUIRED: MAX. PERMITTED 10%
EXISTING LOT #1: 2,615 SQ.FT. = 0.43%
EXISTING LOT #2: 0.00 SQ.FT. = 0.00%
NEW LOT #1: 2,615 SQ.FT. = 0.36%
NEW LOT #2: 0.00 SQ.FT. = 0.00%

IMPERVIOUS AREA:
REQUIRED: INCLUDING BUILDINGS 20%
EXISTING LOT #1: 10,755 SQ.FT. = 1.75%
EXISTING LOT #2: 0.00%
NEW LOT #1: 10,755 SQ.FT. = 1.48%
NEW LOT #2: 0.00%

OFF STREET PARKING:
REQUIRED: 2 SPACES



EXISTING PARCEL CONFIGURATION
SCALE: 1" = 400'



PROPOSED PARCEL CONFIGURATION
SCALE: 1" = 400'

SOUTH MIDDLETON TOWNSHIP

STEEP SLOPE CONSERVATION DISTRICT NOTES:

PERMITTED USES IN THE STEEP SLOPE CONSERVATION DISTRICT

(A.) STANDARDS APPLICABLE TO ALL USES WITHIN STEEP SLOPE CONSERVATION DISTRICTS.

- ALL GRADING SHALL BE MINIMIZED.
- FINISHED SLOPES OF ALL CUTS AND FILLS SHALL NOT EXCEED 33%, UNLESS THE APPLICANT CAN DEMONSTRATE THAT STEEPER SLOPES CAN BE STABILIZED AND MAINTAINED ADEQUATELY.
- USES PERMITTED IN AREAS OF PROHIBITIVE SLOPE: THE FOLLOWING ARE THE ONLY USES PERMITTED AS OF RIGHT IN AREAS OF PROHIBITIVE SLOPE. SUCH USES ALSO SHALL COMPLY WITH THE BASE-ZONING DISTRICT, AND SHALL NOT INVOLVE THE ERECTION OF BUILDINGS, CONSTRUCTION OF STREETS, INSTALLATION OF SEWAGE DISPOSAL SYSTEMS, OR PERMANENT REMOVAL OF TOPSOIL.
 - PARKS AND OUTDOOR RECREATIONAL USES, CONSISTENT WITH THE GOALS OF WATERSHED PROTECTION.
 - LOGGING AND WOODCUTTING, WHERE SUCH ACTIVITY IS LIMITED TO HIGHLY SELECTIVE REMOVAL OF TREES. MAXIMUM PRECAUTIONS SHALL BE TAKEN TO AVOID DESTRUCTION OF OR INJURY TO UNDER-STORY BRUSH AND TREES.
 - GRADING FOR THE MINIMUM PORTION OF A DRIVEWAY NECESSARY TO ACCESS A SINGLE-FAMILY DWELLING WHEN IT CAN BE DEMONSTRATED THAT NO OTHER ROUTING WHICH AVOIDS SLOPES EXCEEDING 25 PERCENT IS FEASIBLE.
 - YARD AREAS OF A BUILDING NOT WITHIN THE STEEP SLOPE CONSERVATION DISTRICT, SO LONG AS NO BUILDING IS WITHIN THE PROHIBITIVE SLOPE AREA.
 - GREENWAYS AND TRAILS.
- USES PERMITTED IN AREAS OF PRECAUTIONARY SLOPE: THE FOLLOWING ARE THE ONLY USES PERMITTED AS OF RIGHT IN AREAS OF PRECAUTIONARY SLOPE, PROVIDED THEY ALSO ARE IN COMPLIANCE WITH THE BASE ZONING DISTRICT AND ALL OTHER PROVISIONS OF THIS ORDINANCE:
 - ANY USE PERMITTED IN THE AREA OF PROHIBITIVE SLOPE.
 - TREE FARMING, FORESTRY, AND OTHER AGRICULTURAL USES WHEN CONDUCTED IN CONFORMITY WITH CONSERVATION PRACTICES, INCLUDING MINIMUM TILLAGE METHODS, APPROVED BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT, OR THE U.S. DEPARTMENT OF AGRICULTURE.
 - SINGLE-FAMILY DETACHED DWELLINGS.
 - YARD AREAS OF A BUILDING NOT WITHIN THE STEEP SLOPE CONSERVATION DISTRICT, SO LONG AS NO BUILDING OTHER THAN THAT PERMITTED IN SECTION 403 (4) IS PERMITTED WITHIN THE PRECAUTIONARY SLOPE AREA.
 - GREENWAYS AND TRAILS.

ZONING ORDINANCE SECTION 505 - LAND CONSERVATION REQUIREMENTS

IN ORDER TO PROMOTE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE, THE SUCCESS TO WHICH AN APPLICANT FOR A BUILDING PERMIT HAS PRESERVED THE EXISTING SALIENT NATURAL FEATURES AND LANDFORMS INTRINSIC TO THE SITE SHALL BE ASSESSED. TERMS OF THE GRANTING OF A BUILDING PERMIT MAY BE SUBJECT TO THE MANNER IN WHICH THE LAYOUT OR DESIGN OF THE PLAN HAS PRESERVED EXISTING NATURAL FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, WOODED AREAS AND WATER COURSES. THE FOLLOWING CONSERVATION REQUIREMENTS SHALL BE APPLIED TO EACH LOT WITHIN THIS DISTRICT AT SUCH TIME IMPROVEMENTS ARE TO BE MADE:

- A PLAN SHOWING THE "LIMIT OF WORK" SHALL BE SUBMITTED WHICH WILL CONFINE EXCAVATION, EARTH-MOVING PROCEDURES AND OTHER CHANGES TO THE LANDSCAPE.
- ALL TREES SIX (6) INCHES OR MORE IN CALIPER AT A POINT FOUR (4) FEET IN HEIGHT ABOVE THE GROUND SHALL NOT BE REMOVED UNLESS THEY ARE WITHIN THE RIGHT-OF-WAY LINES OF A STREET OR DRIVE, WITHIN PROPOSED BUILDING LINES, OR WITHIN UTILITY LOCATIONS OR MANDATORY ACCESS FOR EQUIPMENT. RETENTION OF NOTEWORTHY PLANT MATERIAL SHALL BE ENCOURAGED WHERE RETENTION IS PRACTICAL.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MUST BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. UPON COMPLETION OF CONSTRUCTION AND/OR SITE IMPROVEMENTS, THE TOPSOIL MUST BE REDISTRIBUTED ON THE SITE UNIFORMLY. ALL DISTURBED AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING.

A SOIL EROSION AND SEDIMENTATION PLAN MUST BE PREPARED AND SUBMITTED FOR THE IMPROVEMENT OF ANY LOT WITHIN THIS DISTRICT. IN THOSE AREAS INVOLVING RESIDENTIAL DEVELOPMENT WHERE THERE ARE NO NEW IMPROVEMENTS BEING PROPOSED (I.E. NO NEW STREETS, DRAINAGE WAYS, DETENTION PONDS, ETC.) AND/OR OTHER STORM WATER MANAGEMENT FACILITIES, A TYPICAL INDIVIDUAL LOT EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUFFICIENT. IN ALL OTHER INSTANCES, THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY CONSERVATION DISTRICT FOR THEIR REVIEW AND APPROVAL. IN THOSE CASES INVOLVING MAJOR LAND DISTURBANCES, SAID APPROVAL MUST BE OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.



AERIAL VIEW
SCALE: 1" = 700'

LINE LEGEND

- — — — — EXISTING PROPERTY LINE
- — — — — EXISTING TRACT LINE
- — — — — EXISTING ADJOINING PROPERTY
- — — — — EXISTING RIGHT OF WAY LINE
- — — — — PROPOSED PROPERTY LINE
- — — — — PROPOSED SETBACK LINE

PROJECT ENGINEER/SURVEYOR

Akens Engineering Associates, Inc.
SCOTT W. AKENS, P.E. PLS
219 EAST MAIN STREET
SHIREMANSTOWN, PA. 17011
(717) 975-9933 TELEPHONE
(717) 975-5507 FAX
SCOTT@AKENSENGINEERING.COM

SURVEYOR 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 SOUTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT (1') IN FIVE THOUSAND FEET (5,000'). THE SURVEYOR HAS BEEN TO THE SITE AND OBSERVED THE PRESENT CONDITION AND THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE. IT IS TRUE AND CORRECT, AND THE TOWNSHIP MAY RELY UPON THE ACCURACY THEREOF.

Scott W. Akens
SCOTT W. AKENS, P.L.S.



OWNERS ACKNOWLEDGMENT & OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND
ON THIS, _____ OF _____, 2020
BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

WARREN B. & RUTH E. LUPFER

WHO BEING DULY SWORN ACCORDING TO THE LAW DEPOSES AND SAYS THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN MADE WITH THEIR FREE CONSENT AND THEY DESIRES 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

WARREN B. LUPFER

RUTH E. LUPFER

NOTARY PUBLIC

OWNERS ACKNOWLEDGMENT & OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND
ON THIS, _____ OF _____, 2020
BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

BEING PARTNER OF B & P LAND COMPANY, SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION AND THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

FOR B&P LAND COMPANY

NOTARY PUBLIC

REVISIONS:

MONTH, DAY, YEAR: REVISION

SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS

FINAL PLAN APPROVAL STATEMENT

THIS PLAN APPROVED BY THE SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 2020.

**LOT ALTERATION - FINAL
MINOR SUBDIVISION PLAN
FOR WARREN B. & RUTH E.
LUPFER
AND B & P LAND COMPANY**

**TOWER ROAD
DILLSBURG, PA 17019**

**SOUTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PA**

EXISTING PROPERTY PLAN

SCALE: 1" = 400'

PLAN DATE: JULY 12, 2020

FILE NAME: X:\1734-1 Tower Road\Drawings\1734-1 - Tower Road - Base.dwg

SHEET NUMBER: 1 of 2

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, ON THIS _____ DAY OF _____, 20____.

INSTRUMENT NUMBER _____

DIRECTOR OF PLANNING _____

LINE LEGEND

- EXISTING PROPERTY LINE
- EXISTING TRACT LINE
- EXISTING ADJOINING PROPERTY
- EXISTING RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- AREAS OF LESS THAN 15% SLOPE

ZONING/SITE DATA:

ZONING: (W-C) WOODLAND-CONSERVATION DISTRICT

USE:

- EXISTING/PROPOSED:
- LOT #1 - SINGLE FAMILY DWELLING
- LOT #2 - VACANT WOODED LOT

MINIMUM LOT AREA:

- REQUIRED: THE MINIMUM LOT SIZE FOR NEW SUBDIVISIONS AFTER SEPTEMBER 21, 1999 SHALL BE 10 ACRES.
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- NEW LOT #1: 16.069 ACRES (GROSS)
- NEW LOT #2: 44.447 ACRES (GROSS)

LOT FRONTAGE / LOT WIDTH:

REQUIRED: 300 FEET.

SETBACKS:

FRONT YARD SETBACK:
REQUIRED: 50 FEET

EACH SIDE YARD SETBACK:
REQUIRED: 30 FEET (ALSO SEE SECTION 1602)

REAR YARD SETBACK:
REQUIRED: 50 FEET

BUILDING HEIGHT:
REQUIRED: MAX. 35 FEET.

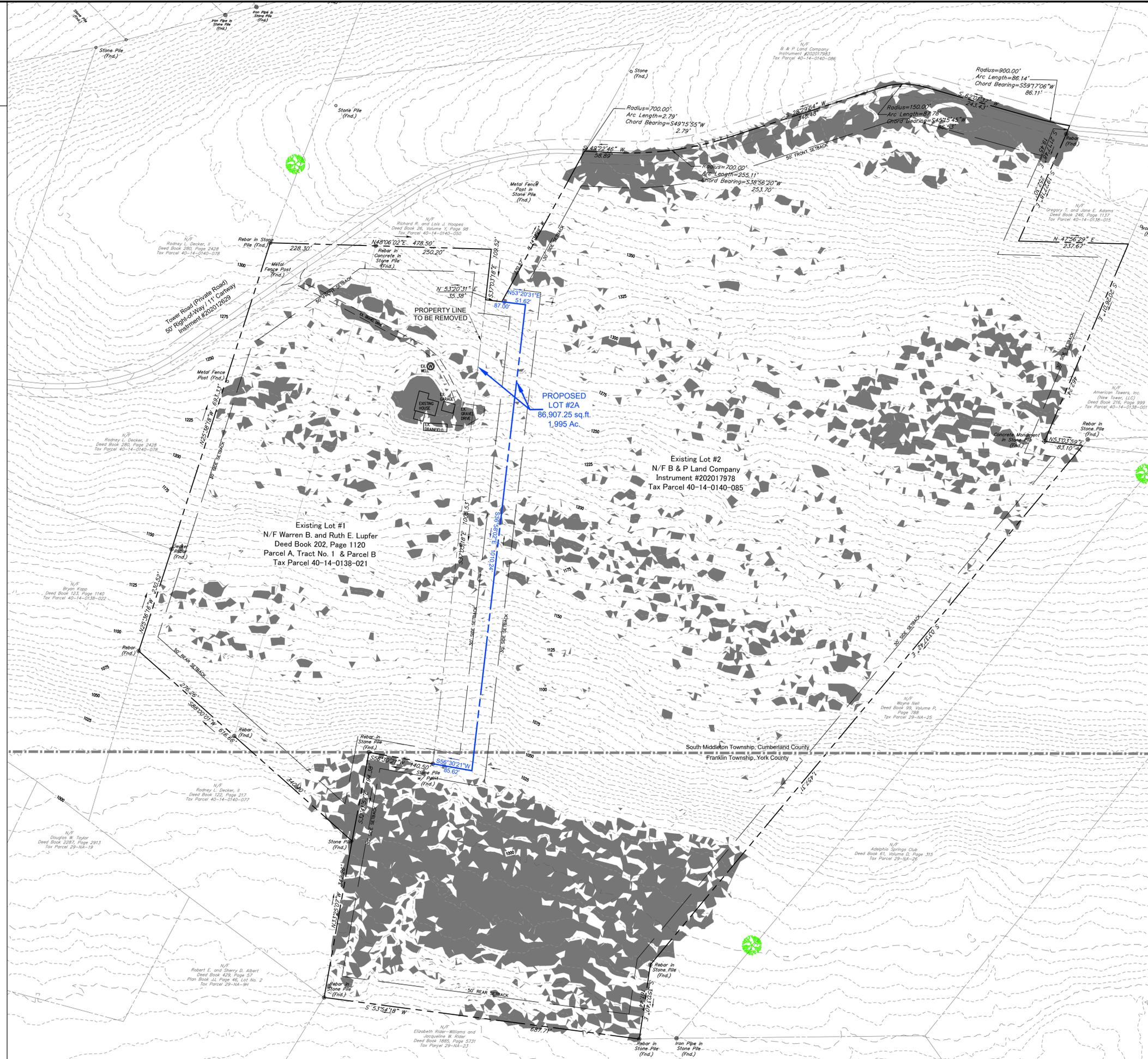
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- EXISTING LOT #2: 0.00 SQ.FT. = 0.00%
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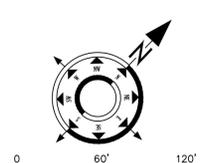
IMPERVIOUS AREA:

- REQUIRED: INCLUDING BUILDINGS 20%.
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- EXISTING LOT #2: 0.00%
- NEW LOT #1: 10,755 SQ.FT. = 1.48%
- NEW LOT #2: 0.00%

OFF STREET PARKING:
REQUIRED: 2 SPACES



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REVISIONS:

REVISIONS:	MONTH, DAY, YEAR: REVISION

**LOT ALTERATION - FINAL
 MINOR SUBDIVISION PLAN
 FOR WARREN B. & RUTH E.
 LUPFER
 AND B & P LAND COMPANY**

**TOWER ROAD
 DILLSBURG, PA 17019**

**SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY, PA**

PROPOSED PROPERTY PLAN

SCALE:	SHEET NUMBER:
1" = 60'	2 of 2
PLAN DATE:	
JULY 12, 2020	
FILE NAME:	
X:\734-1 Tower Road\Drawings\734-1 - Tower Road - Base.dwg	