

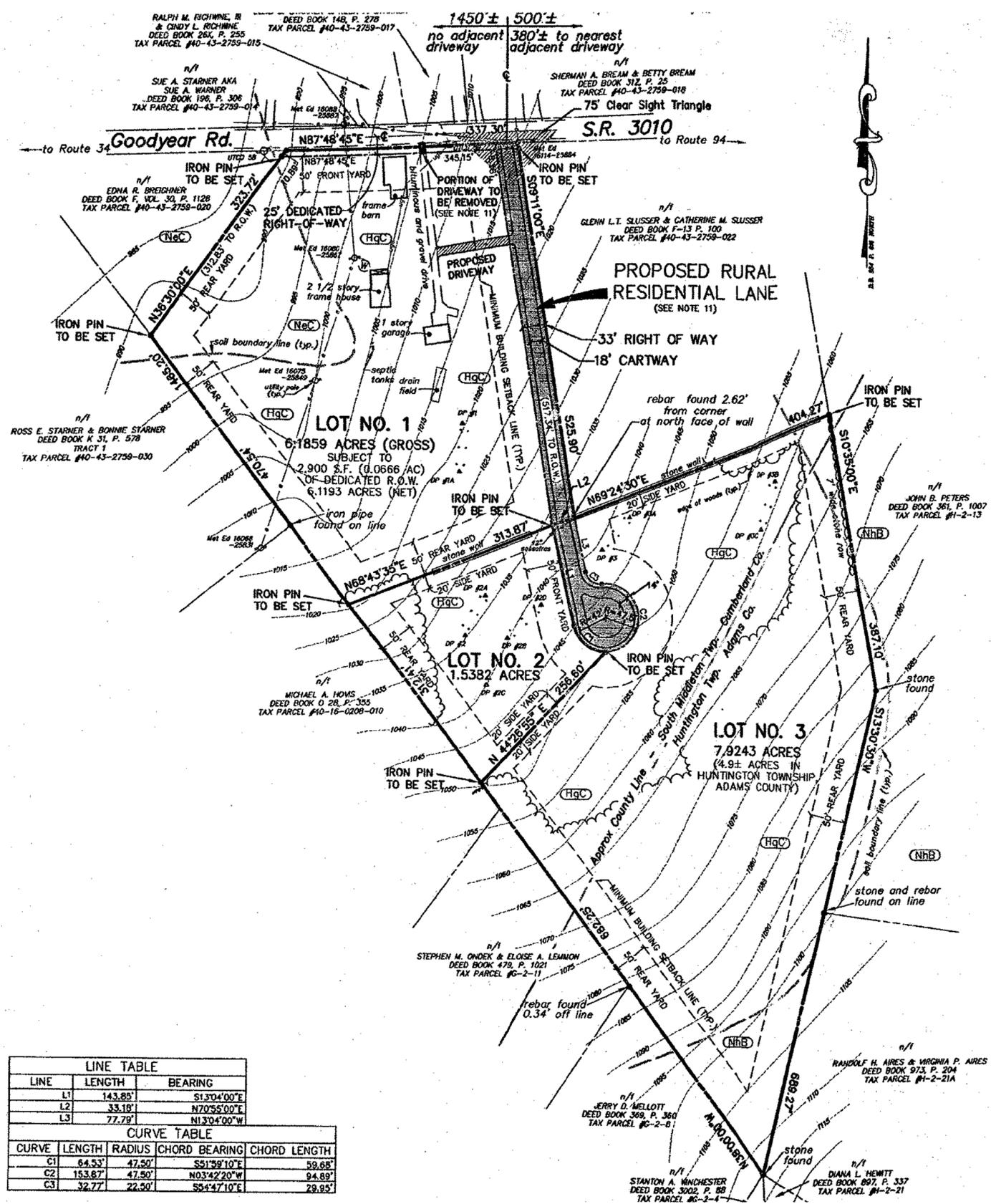
Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>South Middleton</u>	Surveyor/ Engineer:	<u>Michael C. D'Angelo P.L.S.</u>	Owner/ Developer:	<u>David and Jody Boore</u>
Plat Title:	<u>David and Jody Boore</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u> </u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>1.5</u>
				Total Tract Acreage:	<u>9.21</u>
Zoning District:	<u>AC</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>9/24/2020</u>	County Review:	<u>10/9/2020</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 purpose of the location map is to locate the property being subdivided. Recommend a larger map, or a smaller scale, that identifies the location of the property (SLDO 501.B.8).
2. The South Middleton Township Zoning Ordinance limits the number of dwellings upon each parcel as it existed on 9/21/1999. It appears that all of the dwellings permitted on the two lots will be conveyed to the owner of new Lot #2. The plan should include a note to clarify (Zoning 601.6.B).
3. The plan should include all lot and area regulations found in the South Middleton Township Zoning Ordinance (Zoning 601.6.D). The plan should include proposed dimensions to verify compliance.
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>.



Legend:

- Text existing text
- TEXT proposed text
- - - - - existing contour
- - - - - proposed contour
- - - - - overhead utility line
- - - - - underground utility line
- perc test location
- DP #1 deep probe id number
- ▲ deed probe location
- ⊕ utility pole
- (HqC) soil identifier
- - - - - 10/2' proposed contour
- ⊗ existing well (approx. location)

Soil Types

- (HqC) Highfield channery silt loam, 8 to 15 percent slopes
 - (N6C) Neshaminy gravelly silt loam, 8 to 15 percent slopes
 - (N8B) Neshaminy very stony silt loam, 0 to 8 percent slopes
- Note: All soils information hereon was plotted from the SCS soils maps for Cumberland and Adams Counties and was not verified by field inspections.

LINE TABLE		
LINE	LENGTH	BEARING
L1	143.83'	S13°04'00"E
L2	33.18'	N70°55'00"E
L3	77.79'	N13°04'00"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	64.53'	47.50'	S51°39'10"E	59.68'
C2	153.87'	47.50'	N03°42'20"W	94.89'
C3	32.77'	22.50'	S54°47'10"E	29.95'



No.	BY	DATE	SUMMARY

LEGEND

DAVID D. & JODY L. BOORE
 TOWNSHIP OF SOUTH MIDDLETON
 COUNTY OF CUMBERLAND
 &
 TOWNSHIP OF HUNTINGTON
 COUNTY OF ADAMS
 COMMONWEALTH OF PENNSYLVANIA

**LOT ADDITION
 FINAL SUBDIVISION PLAN
 EXISTING CONDITIONS
 PER SHEET 2 OF 3
 PAN BOOK 91 PAGE 76**

I HEREBY CERTIFY THIS PLAN
 TO BE CORRECT AS INDICATED.

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 TO BE CORRECT AS INDICATED.

MICHAEL C. D'ANGELO, P.L.S.
 CONSULTING LAND SURVEYOR
 725 ELKWOOD DRIVE
 NEW CUMBERLAND, PA. 17070
 TELEPHONE: 717-774-0489

SCALE: 1" = 120' DATE: 24 SEPTEMBER 2020
 DRAWN BY: MCD REV: .
 SHEET: 2 OF 2 DRG. NO.: OD-SD 2020-07-23

