

Cumberland County Subdivision and Land Development Review Report

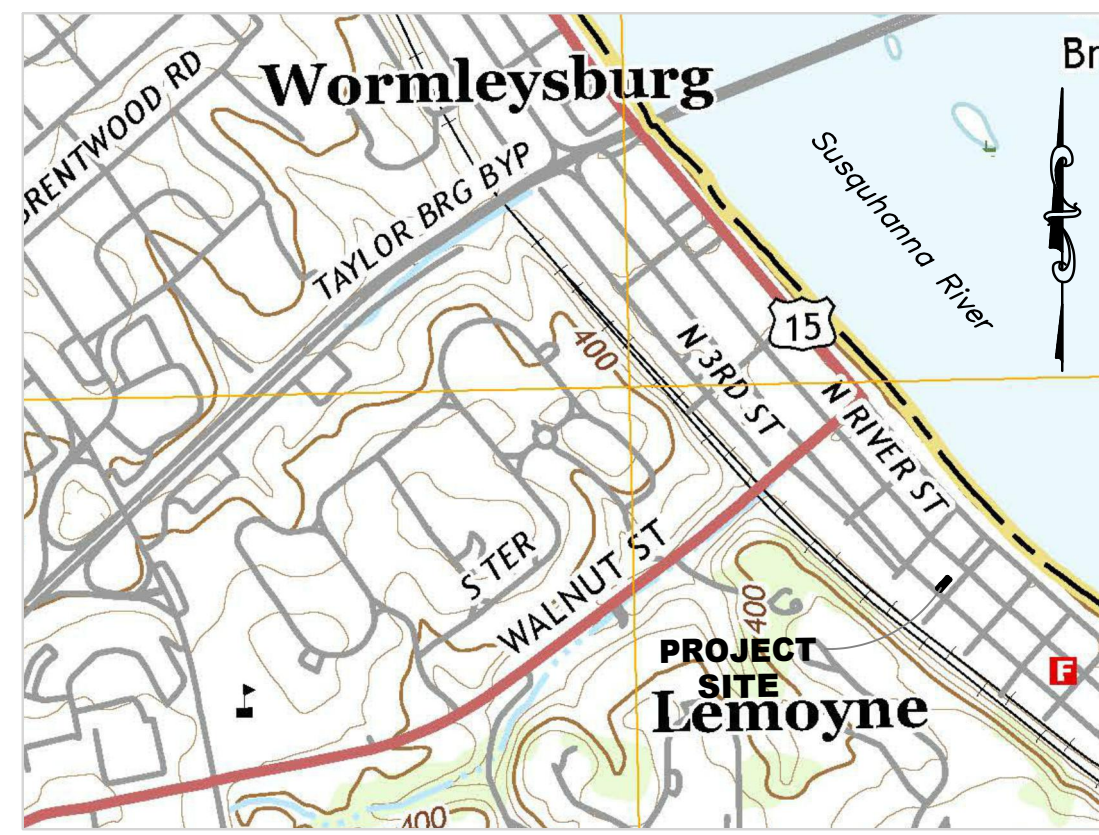
Municipality:	<u>Wormleysburg</u>	Surveyor/ Engineer:	<u>Diffenbaugh Wadel</u>	Owner/ Developer:	<u>Ronald Robinson</u>
Plat Title:	<u>Ronald Robinson</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>0.06</u>
				Total Tract Acreage:	<u>0.12</u>
Zoning District:	<u>VMU-2</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>3/8/2021</u>	County Review:	<u>3/24/2021</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 Requirements block (Sheet 2) should include the 20 ft. front setback requirement (Zoning Table 4-4).
2. The setback lines should be shown on Sheet 2 (Zoning Table 4-4).
3. It appears that the maximum impervious lot coverage is 55% in the VMU-2 Zone. The Applicant and the Borough should verify the requirement (Zoning Table 4-4).
4. The dimensions for the proposed lots should be included on the plan to verify compliance (Zoning Table 4-4).
5. The Cumberland County Tax Parcel Identification Number (PIN) should be provided on Sheet 1.
6. Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.

This information may be provided to the Planning Department at the time of recording via email to planningreviews@ccpa.net. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.



STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

Commonwealth Of Pennsylvania:
County Of Cumberland:

On this, the _____ day of _____, 2021 before me, the undersigned officer, personally appeared Ronald Robinson, who being duly sworn, according to law deposes and says that he is the owner of the property shown on this plan and that he acknowledges the same to be his plan and desires the same to be recorded as such according to law; and all roads or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

Ronald Robinson

Notary Public
Witness my hand and seal the above day and date written.

BOROUGH OF WORMLEYSBURG PLANNING COMMISSION

This plan recommended for approval by the Borough of Wormleysburg Planning Commission this _____ day of _____, 2021.

Borough of Wormleysburg
Planning Commission

Chairperson Secretary

WORMLEYSBURG BOROUGH COUNCIL

This plan approved by the Borough of Wormleysburg Borough Council this _____ day of _____, 2021.

Wormleysburg Borough Council

President Secretary

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

Reviewed by the Cumberland County Planning Department this _____ day of _____, 2021.

Cumberland County
Planning Department

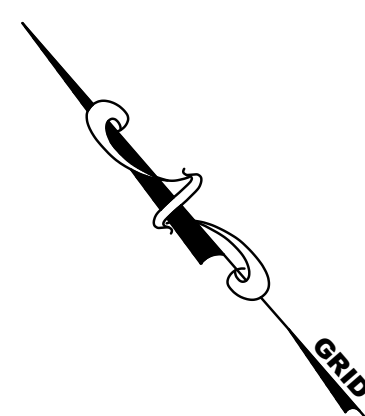
Director Of Planning

CALL BEFORE YOU DIG!

PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE - STOP CALL
PA ONE CALL SERIAL #20210330768
PENNSYLVANIA ONE CALL SYSTEM, INC. PH. 1-800-242-1776

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED
Section 404 (Preliminary Plan)		



GENERAL PLAN NOTES

- The purpose of this plan is to subdivide Lot 1 in to 2 Lots.
- The National Wetland Inventory Maps do not indicate any wetland areas on the subject properties nor were there visible signs of wetlands at the site. A detailed wetland delineation was not completed at this time.
- The subject property is NOT located within the 100-year flood zone according to the National Flood Insurance Program Maps #42041C0119E, effective March 16, 2009. It is shown in Zone X "shaded", the 500 Year Flood Plain.
- 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.
- The existing dwelling and surrounding dwellings are served by public sewer and water.
- Bearings shown hereon are based upon grid bearings NAD 83 (PA South Zone).
- There are existing non-conformities with building setback lines and impervious area. These non-conformities existed prior to the current Zoning Ordinance.

LEGEND

Ex.	Existing
M.N.	Mag-Nail
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
- - - - -	Contour Line
- - - - -	Adjoiner Line
○	Utility Pole
☆	Light Pole/ Lamp
—E—	Overhead Electric
□EM	Electric Meter
—W—	Water Line
⊗W	Water Valve
—S—	Sanitary Sewer Line
⊗S	Sanitary Sewer Manhole
⊗G	Gas Valve
—G—	Gas Line
—X—	Fence Line
○	Property Corner

SOURCE OF TITLE

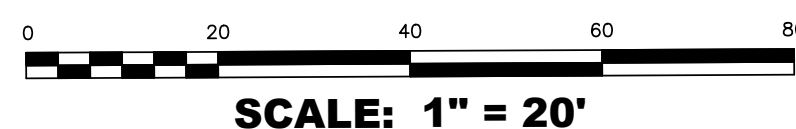
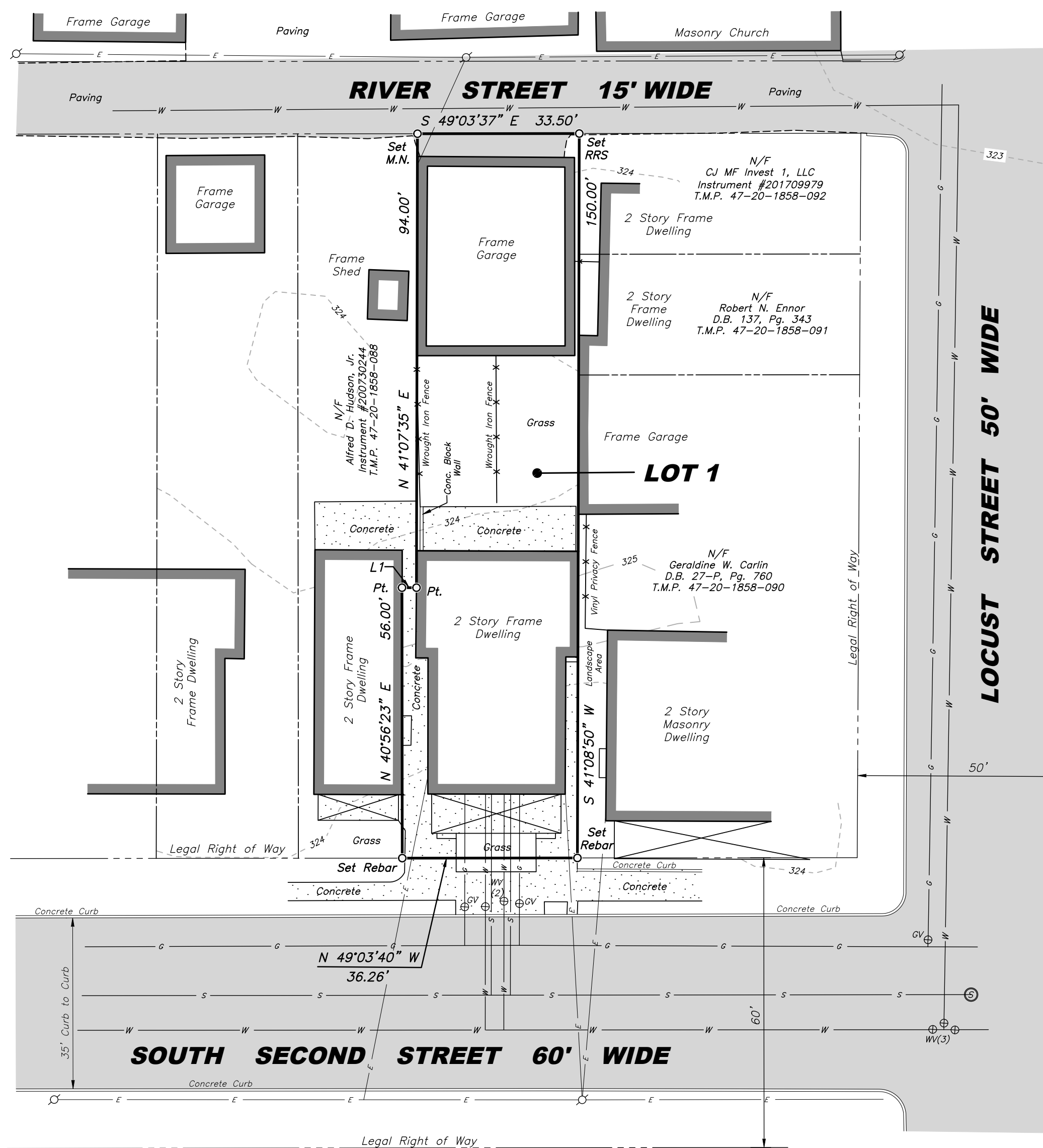
Ronald Robinson
Instrument #201515704

OWNER INFORMATION

Ronald Robinson
P.O. Box 908
Carlisle, PA 17013
Phone: 717-379-3275

LINE TABLE

#	COURSE
L1	S 49°03'37" E 3.00'

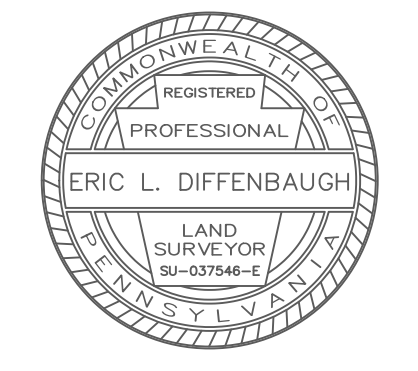


No.	REVISIONS	DATE

FINAL/MINOR SUBDIVISION PLAN FOR
RONALD ROBINSON
(27/29 S. SECOND STREET)
BOROUGH OF WORMLEYSBURG - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



DIFFENBAUGH WADEL INC.
SURVEYING & ENGINEERING
550 COVENTRY DRIVE
MECHANICSBURG, PA 17055
www.diffenbaughwadel.com
PHONE: (717) 897-8489 FAX: (717) 697-2434



LAND 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 Wormleysburg Borough Subdivision And Land Development Ordinance. The error of closure is no greater than 1 foot in 10,000 feet for all surveyed property lines.

Date	MARCH 1, 2021
Scale	1" = 20'
File No.	2020-050
Drawing Name	2019-050 INDEX MAP
Drawn By	A.J.K.
Checked By	E.L.D.
Sheet No.	1 OF 2

BOROUGH OF WORMLEYSBURG ZONING REQUIREMENTS FOR SINGLE FAMILY SEMI-DETACHED (VMU-2) VILLAGE MIXED USE 2

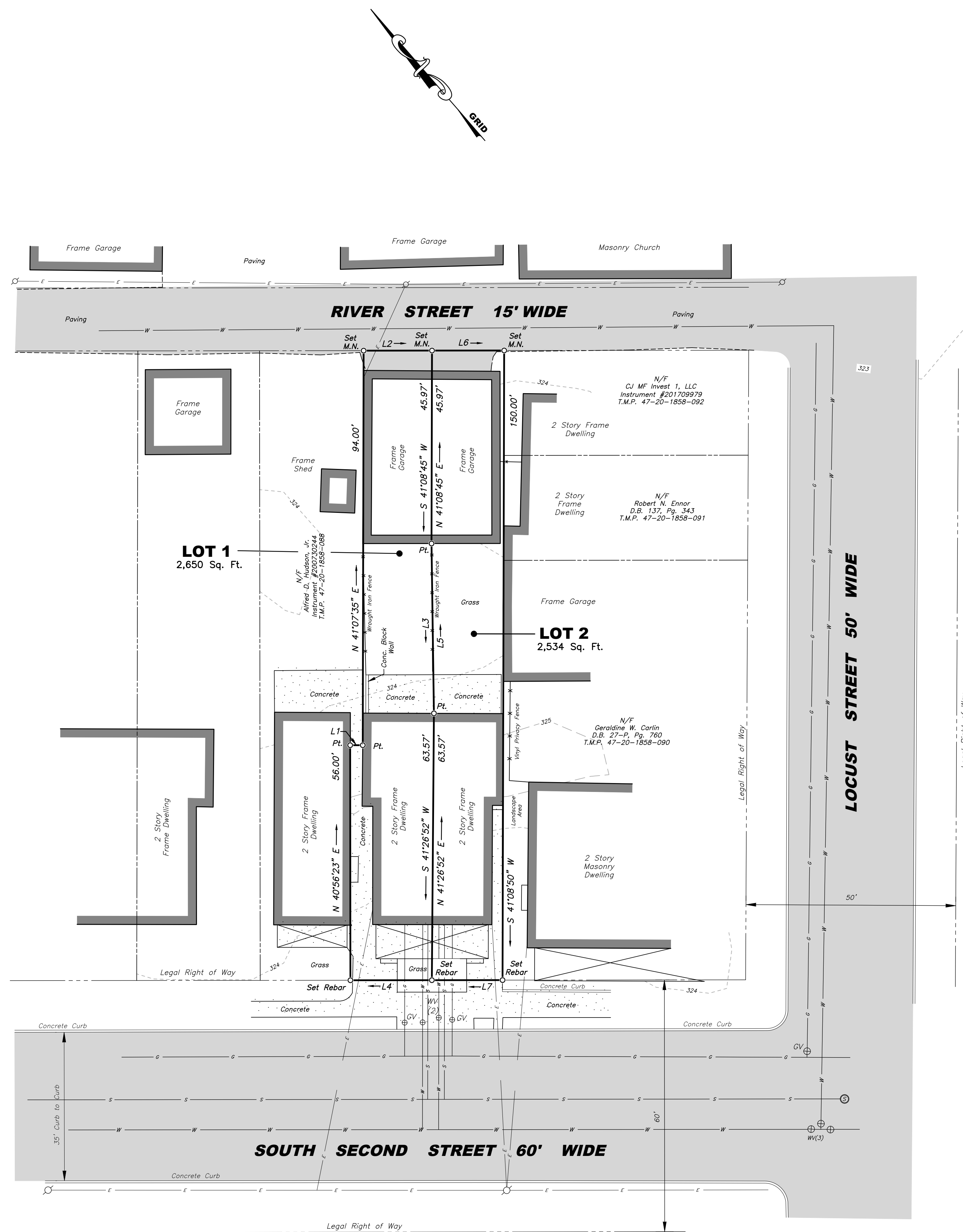
1. Minimum required lot area: 2,500 Sq. Ft.
2. Minimum required lot width: 25 Feet*
3. Maximum building height: 40 Feet
4. Max impervious lot coverage: 70 Percent
5. Minimum building setbacks: ** Side-5' Rear-15'
6. Max permitted building height: 35 Feet

* Zoning Variance (See General Note 2)
 ** Side - Except, 0 feet at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.

LEGEND

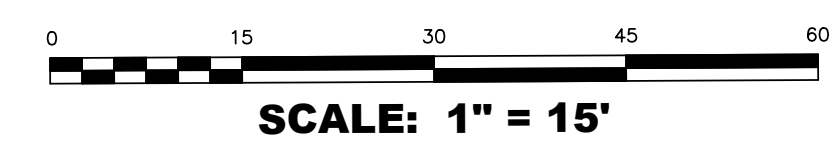
- Ex. Existing
- M.N. Mag-Nail
- PL Point
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- - - Contour Line
- - - Adjoiner Line
- ⊖ Utility Pole
- ⊕ Light Pole/ Lamp
- ⊕ Overhead Electric
- ⊖ Electric Meter
- ⊖ Water Line
- ⊖ Water Valve
- ⊖ Sanitary Sewer Line
- ⊖ Sanitary Sewer Manhole
- ⊖ Gas Valve
- ⊖ Gas Line
- ⊖ Fence Line
- Property Corner

PLAN REVISIONS	
NO.	DATE



GENERAL PLAN NOTES

1. PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD88).
2. A Zoning Variance was granted to the applicant on October 27, 2020, regarding the Minimum Lot Width Sec. 403 subject to the following:
 - Each of the proposed parcels may only be used as single family semi-detached dwelling units.
 - The garage shall be partitioned from the floor to the roof along the proposed property line.
 - The pedestrian garage door currently located in the center of the back wall along River Road will be closed and removed.
3. There are no improvements or earthmoving activities proposed at this time.



LINE TABLE

#	COURSE	LENGTH
L1	S 49°03'37\"	3.00'
L2	S 49°03'37\"	16.30'
L3	S 40°11'20\"	40.47'
L4	S 40°11'20\"	40.47'
L5	N 49°03'40\"	19.41'
L6	S 49°03'37\"	17.20'
L7	N 49°03'40\"	16.85'

FINAL/MINOR SUBDIVISION PLAN FOR RONALD ROBINSON (27/29 S. SECOND STREET)



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Date	MARCH 1, 2021
Scale	1" = 15'
File No.	2020-050
Drawing Name	2020-050 LOT DETAIL
Drawn By	A.J.K.
Checked By	E.L.D.
Sheet No.	2 OF 2