

Cumberland County Subdivision and Land Development Review Report

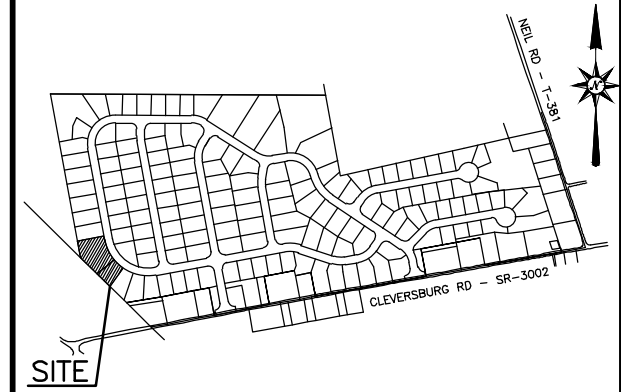
Municipality:	<u>Southampton</u>	Surveyor/ Engineer:	<u>Carl Bert & Associates, Inc.</u>	Owner/ Developer:	<u>Nathan R. Oberholtzer</u>
Plat Title:	<u>Nathan Oberholtzer and Steve Todd</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u> </u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>0.35</u>
				Total Tract Acreage:	<u>1.03</u>
Zoning District:	<u>Village Center</u>	Proposed Land Use:	<u>Vacant</u>		
Date Received:	<u>4/26/2021</u>	County Review:	<u>5/10/2021</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. It appears that the lots will be served by public water and public sewer. Currently, the Zoning Criteria indicates that the requirements are for dwellings with public sewer and on-lot wells in the VC district. Recommend clarification of the Zoning Criteria (Zoning 7.05.A).
2. The plan should address the presence or absence of wetlands and floodplains (SLDO 305.1.H).
3. The Location Map should include surrounding roadways, natural features and significant developments. In addition, the Location Map should show the areas south and west of the proposed subdivision. We recommend that the Location Map include a recent USGS Topographic Map or an aerial photograph (SLDO 305.1.J).
4. The proposed building setback lines should be shown for Lot H-9-A (SLDO 307.6).
5. 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>



LOCATION MAP
SCALE: 1" = 600'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	275.00'	56.47'	S 16°13'57" E	56.37'
C-2	275.00'	82.15'	S 30°40'20" E	81.84'
C-3	275.00'	75.67'	S 47°06'44" E	75.43'

- EASEMENT LEGEND**
- PERMANENT UTILITY AND DRAINAGE EASEMENT**
1. Reserved by the Subdivider/Developer for the installation of underground utilities and stormwater management facilities to serve houses and facilitate development in Rine Estates.
 2. The Subdivider/Developer reserves the right to convey these easements to various Utility Companies and Southampton Township for the installation, inspection, and maintenance of utilities and/or stormwater management facilities.
 3. Fee ownership shall be with the individual lot owner on which the easement is located.
 4. The lot owner shall be responsible to maintain the surface in a manner that does not interfere with the utilities or impede the free flow of stormwater run-off.
 5. This easement area shall be graded to and maintained at the contours shown on this plan.

OWNER / SUBDIVIDER
Nathan R. Oberholtzer
155 Witmer Road
Shippensburg, PA 17257
717-977-2932

RECEIVING LOT OWNER
Steve D. & Alisha A. Todd
65 Independence Drive
Shippensburg PA, 17257
717-977-7850

CONTACT PERSON
Nathan R. Oberholtzer
155 Witmer Road
Shippensburg, PA 17257
717-977-2932

SITE ADDRESS
See "Description of Lots" Notes
Shippensburg, PA 17257

SITE DATA

Current Owner:	See "Description of Lots" Notes
Property Address:	See "Description of Lots" Notes
Lots Subdivided:	Two (2) / H-9 & H-10
Total Area Subdivided:	44,861 Square Feet / 1.02988 acres
Resulting Lots:	Two (2) H-9-A & H-10-B
Deed Reference:	See "Description of Lots" Notes
Plan Reference:	PB 89-60
Tax Reference:	See "Description of Lots" Notes
Zoning:	Village Center
Land Use:	See "Description of Lots" Notes
Sewage:	Public / CFJMA
Water:	Public / SBA

PURPOSE OF PLAN

The purpose of this plan is to receive all approvals in accordance with the requirements of the Southampton Township Subdivision and Land Development Ordinance and Zoning Ordinance to:

- Re-subdivided previously approved Lot H-10 into Lot H-10-B as a single family lot and Lot H-10-A as a Lot Addition to be added to Lot H-9.
- Consolidate Lot H-10-A with Lot 10 to create Lot 9-A into one unified Metes & Bounds Description and NOT conveyed separately.
- It is NOT the intent or purpose of this plan to receive approval to cause any earth disturbance, construct any additional dwellings or install any additional sewage facilities other than as already approved for Lot H-10-B in PB 89-60.

ZONING CRITERIA

Following are the minimum lot requirements for single family detached dwellings with public sewer and on-lot wells in the Village Center (Section 7.05.A) per Southampton Township Zoning Ordinance as of the date of this plan:

Dimensional Standards	Required	Provided
Minimum Lot Size	8,400 sf	16,876 sf (Lot H-10-B)
Lot Frontage	80 feet	90 feet (lot H-10-B)
Front Setback	35 feet	35 feet
Each Side Setback	15 feet	15 feet
Rear Setback	25 feet	25 feet
Maximum Height	30 feet	30 feet

SUPPORTING DOCUMENTS

The approval of this plan is based on the following:

- Prior Approved Subdivision / Land Development Plans in PB 89-60.
- Waiver requests approved simultaneously with the approval of this plan:
 - ◊ Eliminate Preliminary Plan (§301.3.a.)

PRIOR SUBDIVISION IN PB 89-60

This plan re-subdivides / consolidates lots within the Rine Estates (PB 89-60) and any activities, grading, development, etc. must be performed & maintained in accordance with all conditions of that plan. All survey data, site conditions, design features, etc. are based on and in accordance with that plan.

LOTS H-9, H-10-A, H-10-B, & H-9-A

SOUTHAMPTON TWP. CUMBERLAND CO.

SUBDIVISION
OF LAND OF
NATHAN R. OBERHOLTZER
AND
STEVE D. & ALISHA A. TODD

INDEPENDENCE DRIVE SHIPPENSBURG, PA

717-532-9470



CARL BERT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BURD STREET CENTER
20 EAST BURD STREET
SHIPPENSBURG, PA 17257

DATE: APRIL 05, 2021 B.E.R. PLAN: CBA NO. C-S0-21-02 / 001

COMMONWEALTH OF PENNSYLVANIA: : SS
COUNTY OF _____ : SS
ON THIS _____ DAY OF _____
20____
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY
APPEARED

Nathan R. Oberholtzer

Steve D. Todd

Alisha A. Todd

WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGE
THAT THEY ARE THE OWNERS AND/OR THE EQUITABLE
OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND
THAT THEY ACKNOWLEDGE THIS TO BE THEIR PLAN AND
DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO
LAW, AND ALL ROADS OR PARTS THEREOF, IF NOT
PREVIOUSLY DEDICATED OR SHOWN OTHERWISE, ARE HEREBY
TENDERED FOR DEDICATION TO PUBLIC USE. THIS PLAN IS
SUBMITTED WITH THE FREE WILL AND THE CONSENT OF
THOSE WHO HAVE SIGNED.

(X)
(X)
(X)

WITNESS MY HAND AND OFFICIAL SEAL, THE DATA ABOVE
WRITTEN.

(X)

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I hereby certify that this plan is true and accurate to the best of my knowledge and represents the findings of a Boundary Survey performed under my direction and that the work has been done in accordance with the standards published by the Pennsylvania Society of Land Surveyors in the most current of its "Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania" with an error of closure no greater than one foot in ten thousand feet.

April 05, 2021

Carl D. Bert
Carl D. Bert, PLS
PA SU019109E

REVISIONS		
NO.	DATE	DESCRIPTION

COUNTY PLANNING DEPARTMENT
THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT
THIS _____ DAY OF _____, 20____

DIRECTOR: _____

TOWNSHIP PLANNING COMMITTEE
THIS PLAN RECOMMENDED FOR APPROVAL BY THE SOUTHAMPTON TOWNSHIP PLANNING COMMITTEE

ON THIS _____ DAY OF _____, 20____

CHAIRMAN _____
SECRETARY _____

TOWNSHIP SUPERVISORS
THIS PLAN APPROVED BY THE SUPERVISORS OF SOUTHAMPTON TOWNSHIP

ON THIS _____ DAY OF _____, 20____

CHAIRMAN _____
SECRETARY _____

PRELIMINARY/FINAL PLAN
DETAIL PLAN
SHEET 1 OF 2

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN
TO A MINIMUM ACCURACY OF 1/10,000 *Carl D. Bert*



- SYMBOLS**
- SS— Existing Iron Pin
 - IP Iron Pin (set)
 - ECM Existing Concrete Monument
 - R/W Right-of-Way
 - CL Center Line
 - PL Property Line
 - N/F Now or Formerly
 - DB Deed Book
 - PB Plan Book
 - IN Instrument Number
 - PIN Parcel Identification Number
 - S— CFJMA Sanitary Sewer Main
 - W— SBA Water Main
 - SL— Sewer Lateral
 - WL— Water Lateral
 - U— Utility Pole
 - ⊗ Sewer Manhole
 - ⊕ Water Valve



DESCRIPTION OF LOT H-9

Current Owner: Steve D. & Alisha A. Todd
Address: 65 Independence Drive, Shippensburg, PA 17257
Deed Reference: IN 201507669
Plan Reference: PB 89-60, Lot H-9, Phase VIII
Tax Reference: PIN 39-14-0169-176
Zoning: Village Center
Total Area: 12,537 square feet

Existing / Proposed Land Use: Residential / Stormwater Detention Basin / No change
Existing / Proposed Improvements: Single-family dwelling & Stormwater Detention Basin / No change
Existing / Proposed Water Supply: Shippensburg Boro Authority / No change
Existing / Proposed Sewage Disposal: Cumberland-Franklin Joint Municipal Authority / No change

- Comments:
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon plus in PB 89-60.
 - Subject to conditions, limitations, restrictions, obligations with the Permanent Utility and Drainage Easement
 - Area within the Permanent Utility and Drainage Easement must be graded, maintained and used as a Stormwater Detention Basin in accordance with PB 89-60 and as indicated hereon.
 - This lot has already been developed and must continue to be maintained in accordance with PB 89-60.
 - This lot is already developed, improved, etc. per PB 89-60 and additional development is anticipated.
 - Must be consolidated with Lot H-10-A to create Lot H-9-A in one unified Metes & Bounds Description and NOT conveyed separately.

DESCRIPTION OF LOT H-10-A

Current Owner: Nathan R. Oberholtzer
Address: Vacant
Deed Reference: Part of IN 201610082
Plan Reference: Part of PB 89-60, Lot H-10, Phase VIII
Tax Reference: Part of PIN 39-14-0169-177
Zoning: Village Center
Total Area: 15,448 square feet

Existing / Proposed Land Use: Stormwater Detention Basin per PB 89-60 / No change
Existing / Proposed Improvements: None / No change
Existing / Proposed Water Supply: None / No change
Existing / Proposed Sewage Disposal: None / No change

- Comments:
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon plus in PB 89-60.
 - Subject to conditions, limitations, restrictions, obligations with the Permanent Utility and Drainage Easement
 - Area within the Permanent Utility and Drainage Easement must be graded, maintained and used as a Stormwater Detention Basin in accordance with PB 89-60 and as indicated hereon.
 - Must be consolidated with Lot H-9 to create Lot H-9-A in one unified Metes & Bounds Description and NOT conveyed separately.

DESCRIPTION OF LOT H-10-A

Current Owner: Nathan R. Oberholtzer
Address: Vacant
Deed Reference: Part of IN 201610082
Plan Reference: Part of PB 89-60, Lot H-10, Phase VIII
Tax Reference: Part of PIN 39-14-0169-177
Zoning: Village Center
Total Area: 15,448 square feet

Existing / Proposed Land Use: Stormwater Detention Basin per PB 89-60 / No change
Existing / Proposed Improvements: None / No change
Existing / Proposed Water Supply: None / No change
Existing / Proposed Sewage Disposal: None / No change

- Comments:
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon plus in PB 89-60.
 - Subject to conditions, limitations, restrictions, obligations with the Permanent Utility and Drainage Easement
 - Area within the Permanent Utility and Drainage Easement must be graded, maintained and used as a Stormwater Detention Basin in accordance with PB 89-60 and as indicated hereon.
 - Must be consolidated with Lot H-9 to create Lot H-9-A in one unified Metes & Bounds Description and NOT conveyed separately.

DESCRIPTION OF LOT H-10-B (RESIDUE TO IN 201610082)

Current Owner: Nathan R. Oberholtzer
Address: 63 Independence Drive, Shippensburg, PA 17257
Deed Reference: Part of IN 201610082
Plan Reference: Part of PB 89-60, Lot H-10, Phase VIII
Tax Reference: Part of PIN 39-14-0169-177
Zoning: Village Center
Total Area: 16,876 square feet

Existing / Proposed Land Use: Vacant / Approved for single family per PB 89-60
Existing / Proposed Improvements: None / Approved for single family per PB 89-60
Existing / Proposed Water Supply: None / Approved for public (SBA) per PB 89-60
Existing / Proposed Sewage Disposal: None / Approved for public (CFJMA) per PB 89-60

- Comments:
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon plus in PB 89-60.
 - Subject to conditions, limitations, restrictions, obligations with the Permanent Utility and Drainage Easement.
 - Area within the Permanent Utility and Drainage Easement must be graded, maintained and used as a Stormwater Detention Basin in accordance with PB 89-60 and as indicated hereon.
 - All rights, approvals, obligations, etc. associated with Lot 10 in PB 89-60 shall pass to and be the same for Lot 10-B.

DESCRIPTION OF LOT H-9-A

Current Owner: See "Description of Lots" for Lots H-9 & H-10-A
Address: 65 Independence Drive, Shippensburg, PA 17257
Deed Reference: See "Description of Lots" for Lots H-9 & H-10-A
Plan Reference: PB 89-60
Tax Reference: See "Description of Lots" for Lots H-9 & H-10-A
Zoning: Village Center
Total Area: 27,985 square feet

Existing / Proposed Land Use: Residential / Stormwater Detention Basin / No change
Existing / Proposed Improvements: Single-family dwelling & Stormwater Detention Basin / No change
Existing / Proposed Water Supply: Shippensburg Boro Authority / No change
Existing / Proposed Sewage Disposal: Cumberland-Franklin Joint Municipal Authority / No change

- Comments:
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon plus in PB 89-60.
 - Subject to conditions, limitations, restrictions, obligations with the Permanent Utility and Drainage Easement.
 - Area within the Permanent Utility and Drainage Easement must be graded, maintained and used as a Stormwater Detention Basin in accordance with PB 89-60 and as indicated hereon.
 - This lot is already developed, improved, etc. per PB 89-60 and additional development is anticipated.
 - Composed of Lots H-9 & H-10-A consolidated into one unified Metes & Bounds Description.

UTILITY LOCATIONS

All utility locations and information shown are approximate at best and were obtained by field observations and/or from available sources. Carl Bert & Associates does not guarantee and assumes no responsibility for correctness, completeness, omissions, errors, etc. of this information. All utility locations shall be verified by the contractor before beginning excavation and/or construction.

NOTICE TO EXCAVATORS AND CONTRACTORS

The Pennsylvania One Call System Underground Utility Line Protection Law (Act 287 of 1974 as amended by Act 181 of 2006) requires excavators and contractors to notify the utilities by contacting the Pennsylvania One Call System at 1-800-242-1776 or 811 not less than three (3) nor more than ten (10) working days prior to excavation or demolition work at this site so that there is no disruption of services or bodily harm. Definition of excavation: to dig, drill, blast, auger, bore, grade, or trench. Failure to notify is a direct violation of the law and penalties can be enforced.

SOUTHAMPTON TOWNSHIP ROADWAY OCCUPANCY PERMIT

Any driveway entrance onto, utility installation, or grading within the Independence Drive (T-382) right-of-way will require a Roadway Occupancy Permit from Southampton Township pursuant to municipal ordinances and/or regulations. Access shall be only as authorized by the required Roadway Occupancy Permit. There must be full and complete compliance with all applicable acts, statutes, laws, codes, ordinances, regulations, etc.

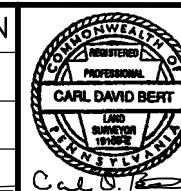
LOTS H-9, H-10-A, H-10-B, & H-9-A

SOUTHAMPTON TWP. CUMBERLAND CO.

SUBDIVISION
OF LAND OF
NATHAN R. OBERHOLTZER
AND
STEVE D. & ALISHA A. TODD

INDEPENDENCE DRIVE SHIPPENSBURG, PA

PRELIMINARY/FINAL PLAN
NOTES
SHEET 2 OF 2
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000 *Carl D. Bert*



CARL BERT & ASSOCIATES
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20 EAST BURD STREET
SHIPPENSBURG, PA 17257
DATE: APRIL 05, 2021 B.E.R. PLAN: CBA NO. C-S0-21-02 / 001