

Cumberland County Subdivision and Land Development Review Report

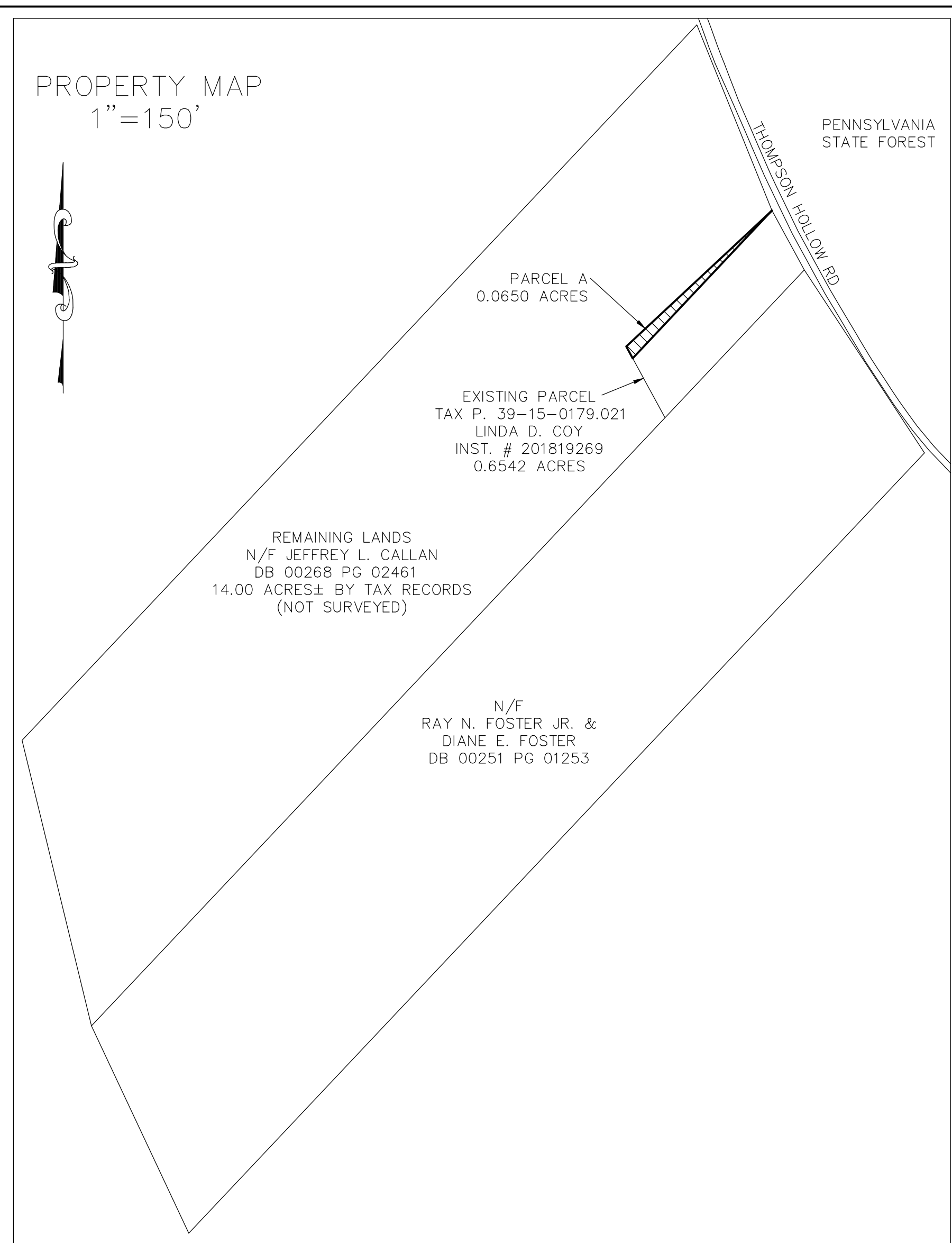
Municipality:	<u>Southampton</u>	Surveyor/ Engineer:	<u>CES Engineering, LLC</u>	Owner/ Developer:	<u>Linda D. Coy</u>
Plat Title:	<u>Linda D. Coy</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>0.065</u>
				Total Tract Acreage:	<u>14</u>
Zoning District:	<u>WC</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>5/10/2021</u>	County Review:	<u>5/25/2021</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.

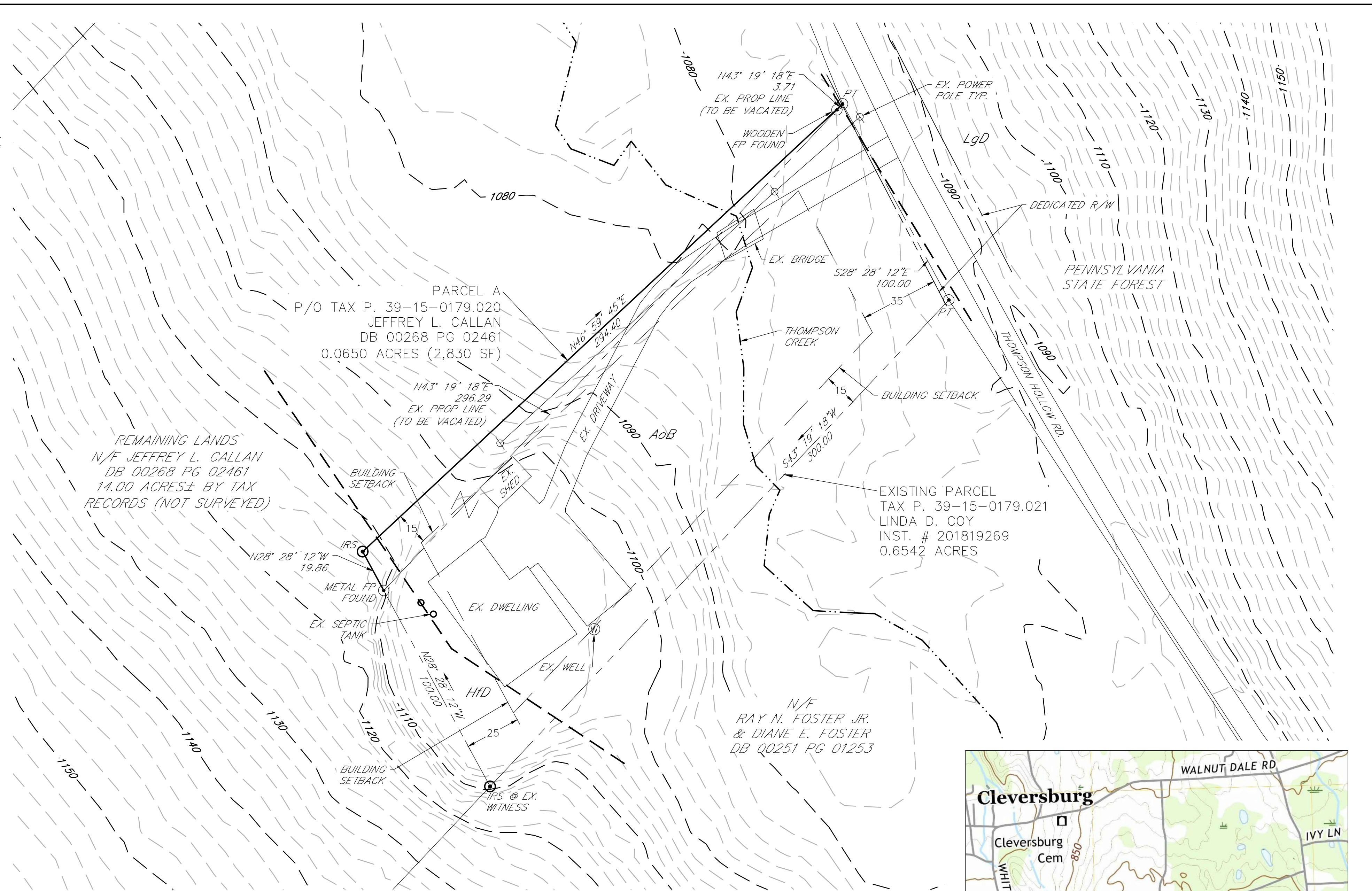
Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The plan should address the presence or absence of wetlands and floodplains (SLDO 305.1.H).
2. The USGS Map provided on the plan should include road names. In addition, the site location should be clearly indicated on the center of the map (SLDO 305.1.J).
3. The plan should include a signature block for the Southampton Township Board of Supervisors (SLDO 307.23).
4. The plan should identify the Zoning District and include a summary of zoning dimensional requirements.
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>.



- KEY:
- FP = FENCE POST
 - PT = POINT
 - ⊗ IRS = IRON ROD SET (5/8" REBAR)
 - N/F = NOW OR FORMERLY
 - DB = DEED BOOK
 - PG = PAGE
 - MBSL = MINIMUM BUILDING SETBACK LINE
 - = SOILS LINE
 - - - - - = CONTOUR LINE
 - - - - - 1040 = STREAM
 - ⊙ = WELL (EXISTING)
 - ⊗ = POWER POLE (EXISTING)
- BUILDING SETBACK DISTANCES:
 FRONT - 35' (FROM ROW)
 SIDE - 15'
 REAR - 25'



SOILS DESCRIPTIONS:
 AoB - ANDOVER VERY STONY LOAM, 0-8% SLOPES
 HD - HAZLETON CHANNERY SANDY LOAM, 8-25% SLOPES
 LgD - LAIDIG VERY STONY LOAM, 8-25% SLOPES

PRIME FARMLAND: NONE
 HYDRIC SOILS: AoB

PLAN VIEW SCALE: 1"=30'
 0 30' 60'

SCHEDULE OF DISTRIBUTION PARCEL A:

EX. PARCEL 39-15-0179.021	0.6542 AC. (28,499 SF)
+ PARCEL A	0.0650 AC. (2,830 SF)
NET:	0.7192 AC. (31,329 SF)

OWNERS CERTIFICATION:

RECORDED ON THE 2 DAY OF April, 2021 BEFORE ME
Barbara L. Stake

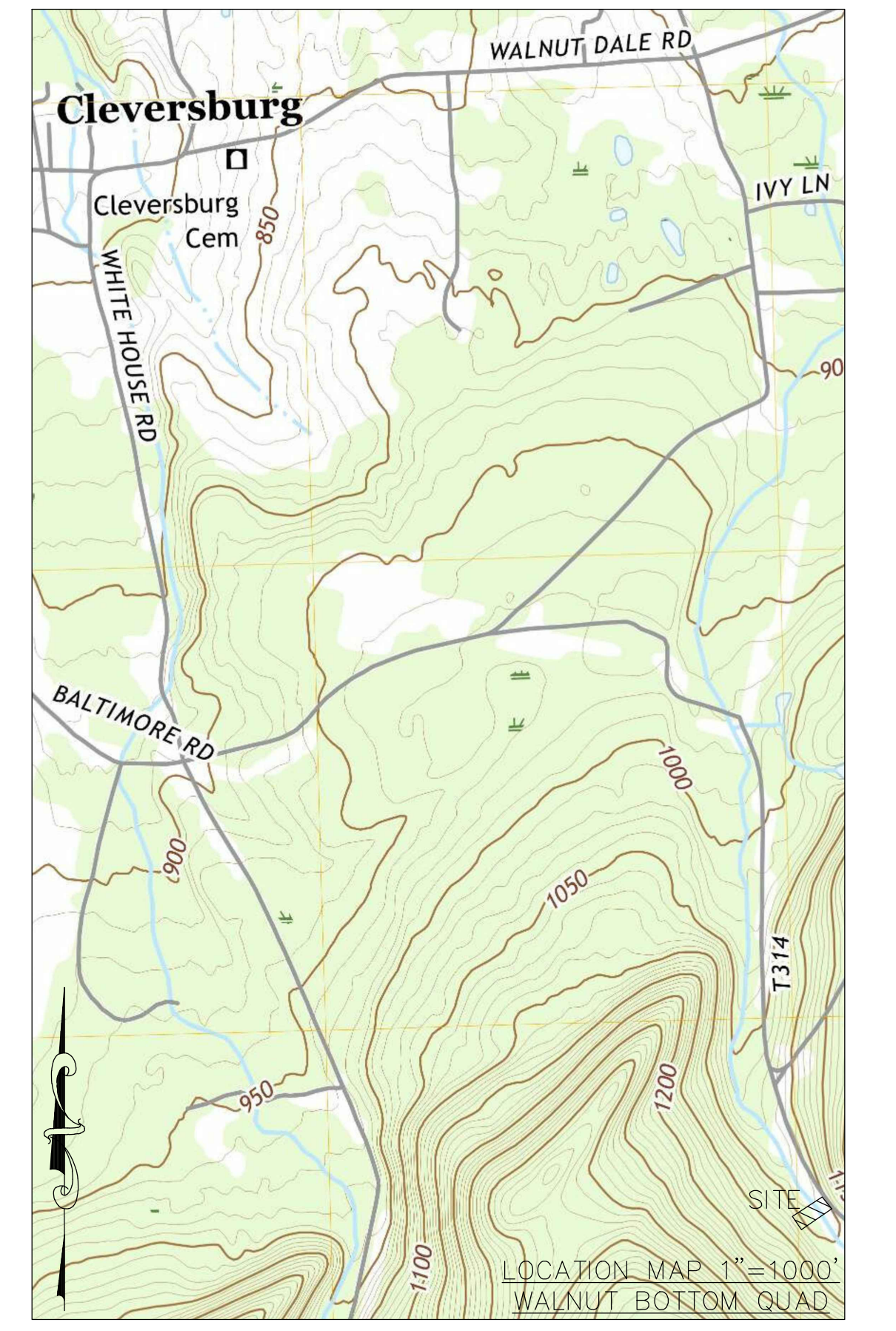
IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Franklin
 WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE OWNERS AND/OR
 EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE
 SAME TO BE SUCH, ACCORDING TO LAW.

NOTARY PUBLIC Barbara L. Stake

MY COMMISSION EXPIRES February 23, 2024

OWNER Linda D. Coy

Commonwealth of Pennsylvania - Notary Seal
 Barbara L. Stake, Notary Public
 Franklin County
 My commission expires February 23, 2024
 Commission number 1235868



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL A, BEING 0.0650 ACRES OFF OF AN EXISTING PARCEL OF LAND OWNED BY JEFFREY L. CALLAN PRESENTLY KNOWN AS TAX PARCEL ID 39-15-0179.020, "AS RECORDED AT DEED BOOK 00268 PAGE 02461 AMONG THE LAND RECORDS OF CUMBERLAND COUNTY, PENNSYLVANIA." SAID LOT IS SCHEDULED AS A SIDE LOT ADDITION ONLY TO THE ADJOINING PARCEL ID 39-15-0179.021 OF LINDA D. COY.
2. THE REMAINING LANDS HAVE NOT BEEN SURVEYED BY CES ENGINEERING, LLC BUT ARE SHOWN FROM DOCUMENTS OF RECORD.

PLANNING WAIVER & NON-BUILDING DECLARATION

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING:
 THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF EXISTING RESIDENTIAL USE. NO PORTION OF
 THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE
 INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE 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 APPROVING
 AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE
 SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE 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 SAID LOT SHOULD CONTACT THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE
 FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE
 PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____, 2021.

PLANNING DIRECTOR _____

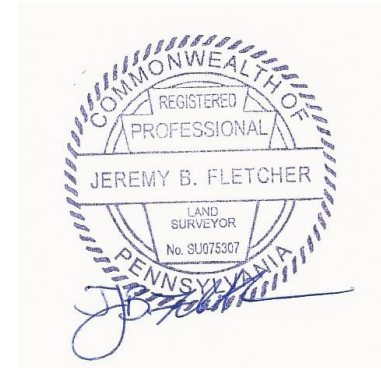
REVIEWED BY THE SOUTHAMPTON TOWNSHIP PLANNING COMMISSION ON THIS ____ DAY OF _____, 2021.

PLANNING DIRECTOR _____

RESERVED FOR TOWNSHIP APPROVAL

TAX PARCELS 39-15-0179.021 & 39-15-0179.020

PREPARED FOR:
LINDA D. COY
 255 THOMPSON HOLLOW ROAD
 SHIPPENSBURG, PA 17257



PRELIMINARY/FINAL PLAN OF SUBDIVISION
 PARCEL A
 LANDS OF LINDA D. COY
 LOCATED IN SOUTHAMPTON TOWNSHIP,
 CUMBERLAND COUNTY, PA

NO.	REVISION:	DATE:

CES ENGINEERING, LLC
 - PUTTING YOU FIRST -
 • MCCONNELLSBURG, PA (717) 485-5440 • HUNTINGDON, PA (814) 644-6621
 A FULL SERVICE ENGINEERING, LAND SURVEYING & BUILDING DESIGN FIRM

7910 SUNRISE CAMP ROAD
 HUNTINGDON, PA 16652
 (814) 644-6621
 jfletcher@ces-engr.com

PROJECT #	SHEET TITLE:
20020.01.02	SUBDIVISION
SCALE:	DRAWN:
1"=150'	JBF
DATE:	DATE:
4-12-21	
SHEET NO.:	
1	
OF:	
1	

C1