

Cumberland County Subdivision and Land Development Review Report

Municipality: Mount Holly Springs Surveyor/ Engineer: Diffenbaugh Wadel Inc. Owner/ Developer: Bryan and Ruby Goshert

Plat Title: 26 and 28 Mountain Street

Plat Status: Preliminary/Final Plat Type: Subdivision

of New Lots: 1 # of New Dwelling Units: _____ New Acreage Subdivided/Developed: .897 Total Tract Acreage: 2.01

Zoning District: R-2 Proposed Land Use: Residential

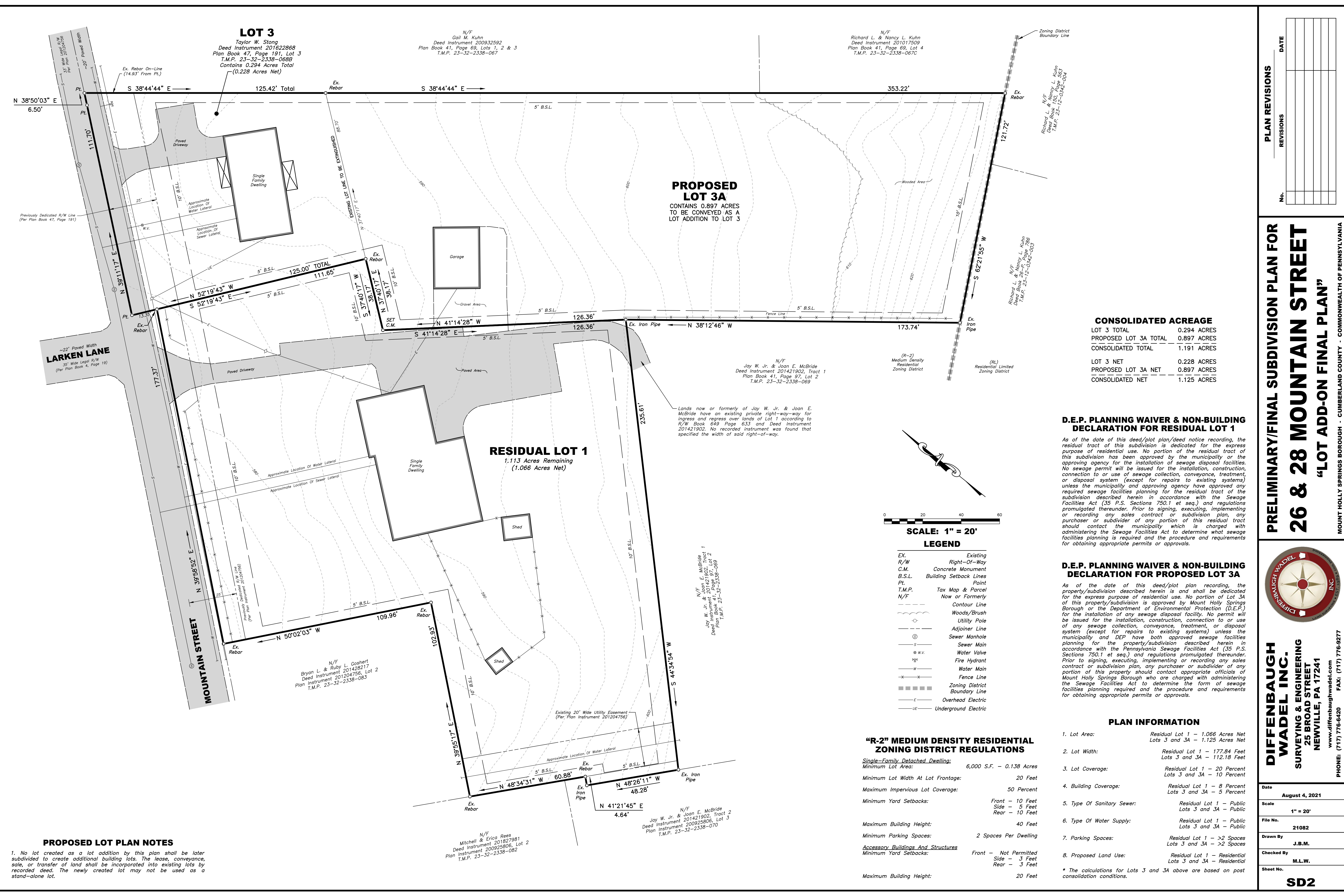
Date Received: 8/9/2021 County Review: 8/19/2021 Reviewed by: SH Checked by: _____

- 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 Borough should determine whether street trees will be required (SLDO 509.1.B). The applicant may submit a waiver of this requirement.
2. It appears that the garage on proposed Lot 3A is accessed using the driveway on Residual Lot 1. A joint use and maintenance agreement may be required for the owner of Lot 3A to continue using the driveway on Lot 1.
3. The municipal border should be shown on the Location Map.
4. 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/4890/Plan-Submission-Recording-Procedures>.



LOT 3
Taylor W. Stong
Deed Instrument 201622868
Plan Book 47, Page 191, Lot 3
T.M.P. 23-32-2338-068B
Contains 0.294 Acres Total
(0.228 Acres Net)

N/F
Gail M. Kuhn
Deed Instrument 200932592
Plan Book 41, Page 69, Lots 1, 2 & 3
T.M.P. 23-32-2338-067

N/F
Richard L. & Nancy L. Kuhn
Deed Instrument 201017509
Plan Book 41, Page 69, Lot 4
T.M.P. 23-32-2338-067C

PROPOSED LOT 3A
CONTAINS 0.897 ACRES
TO BE CONVEYED AS A
LOT ADDITION TO LOT 3

RESIDUAL LOT 1
1.113 Acres Remaining
(1.066 Acres Net)

CONSOLIDATED ACREAGE

LOT 3 TOTAL	0.294 ACRES
PROPOSED LOT 3A TOTAL	0.897 ACRES
CONSOLIDATED TOTAL	1.191 ACRES
LOT 3 NET	0.228 ACRES
PROPOSED LOT 3A NET	0.897 ACRES
CONSOLIDATED NET	1.125 ACRES

D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION FOR RESIDUAL LOT 1

As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of residential use. No portion of the residual tract 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 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 this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION FOR PROPOSED LOT 3A

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of residential use. No portion of Lot 3A of this property/subdivision is approved by Mount Holly Springs Borough or the Department of Environmental Protection (D.E.P.) for the installation of any sewage disposal facility. No 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 DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania 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 this property should contact appropriate officials of Mount Holly Springs Borough who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.



LEGEND

EX	Existing
R/W	Right-Of-Way
C.M.	Concrete Monument
B.S.L.	Building Setback Lines
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
- - -	Contour Line
---	Woods/Brush
○	Utility Pole
—	Adjoiner Line
⊙	Sewer Manhole
—	Sewer Main
⊕	Water Valve
⊕	Fire Hydrant
—	Water Main
—	Fence Line
—	Zoning District Boundary Line
—	Overhead Electric
—	Underground Electric

"R-2" MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT REGULATIONS

Single-Family Detached Dwelling:

Minimum Lot Area:	6,000 S.F. - 0.138 Acres
Minimum Lot Width At Lot Frontage:	20 Feet
Maximum Impervious Lot Coverage:	50 Percent
Minimum Yard Setbacks:	Front - 10 Feet Side - 5 Feet Rear - 10 Feet
Maximum Building Height:	Residual Lot 1 - 40 Feet Lots 3 and 3A - Public
Minimum Parking Spaces:	2 Spaces Per Dwelling
<u>Accessory Buildings And Structures</u>	
Minimum Yard Setbacks:	Front - Not Permitted Side - 3 Feet Rear - 3 Feet
Maximum Building Height:	20 Feet

PLAN INFORMATION

1. Lot Area:	Residual Lot 1 - 1.066 Acres Net Lots 3 and 3A - 1.125 Acres Net
2. Lot Width:	Residual Lot 1 - 177.84 Feet Lots 3 and 3A - 112.18 Feet
3. Lot Coverage:	Residual Lot 1 - 20 Percent Lots 3 and 3A - 10 Percent
4. Building Coverage:	Residual Lot 1 - 8 Percent Lots 3 and 3A - 5 Percent
5. Type Of Sanitary Sewer:	Residual Lot 1 - Public Lots 3 and 3A - Public
6. Type Of Water Supply:	Residual Lot 1 - Public Lots 3 and 3A - Public
7. Parking Spaces:	Residual Lot 1 - >2 Spaces Lots 3 and 3A - >2 Spaces
8. Proposed Land Use:	Residual Lot 1 - Residential Side - 3 Feet Rear - 3 Feet

* The calculations for Lots 3 and 3A above are based on post consolidation conditions.

PROPOSED LOT PLAN NOTES

1. No lot created as a lot addition by this plan shall be later subdivided to create additional building lots. The lease, conveyance, sale, or transfer of land shall be incorporated into existing lots by recorded deed. The newly created lot may not be used as a stand-alone lot.

PLAN REVISIONS

NO.	REVISIONS	DATE

PRELIMINARY/FINAL SUBDIVISION PLAN FOR
26 & 28 MOUNTAIN STREET
"LOT ADD-ON FINAL PLAN"

MOUNT HOLLY SPRINGS BOROUGH - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



DIFFENBAUGH WADEL INC.
SURVEYING & ENGINEERING
25 BROAD STREET
NEWVILLE, PA 17241
www.diffenbaughwadel.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	August 4, 2021
Scale	1" = 20'
File No.	21082
Drawn By	J.B.M.
Checked By	M.L.W.
Sheet No.	SD2