

Cumberland County Subdivision and Land Development Review Report

Municipality: South Newton Surveyor/
Engineer: Diffenbaugh Wadel Inc Owner/
Developer: Kevin and Crystal Elworth

Plat Title: Kevin R Elworth and Crystal D Elworth

Plat Status: Preliminary/Final Plat Type: Subdivision

# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>1</u>	New Acreage Subdivided/Developed:	<u>11.906</u>	Total Tract Acreage:	<u>23.812</u>
----------------	----------	--------------------------	----------	-----------------------------------	---------------	----------------------	---------------

Zoning District: Conservation Proposed Land Use: Residential

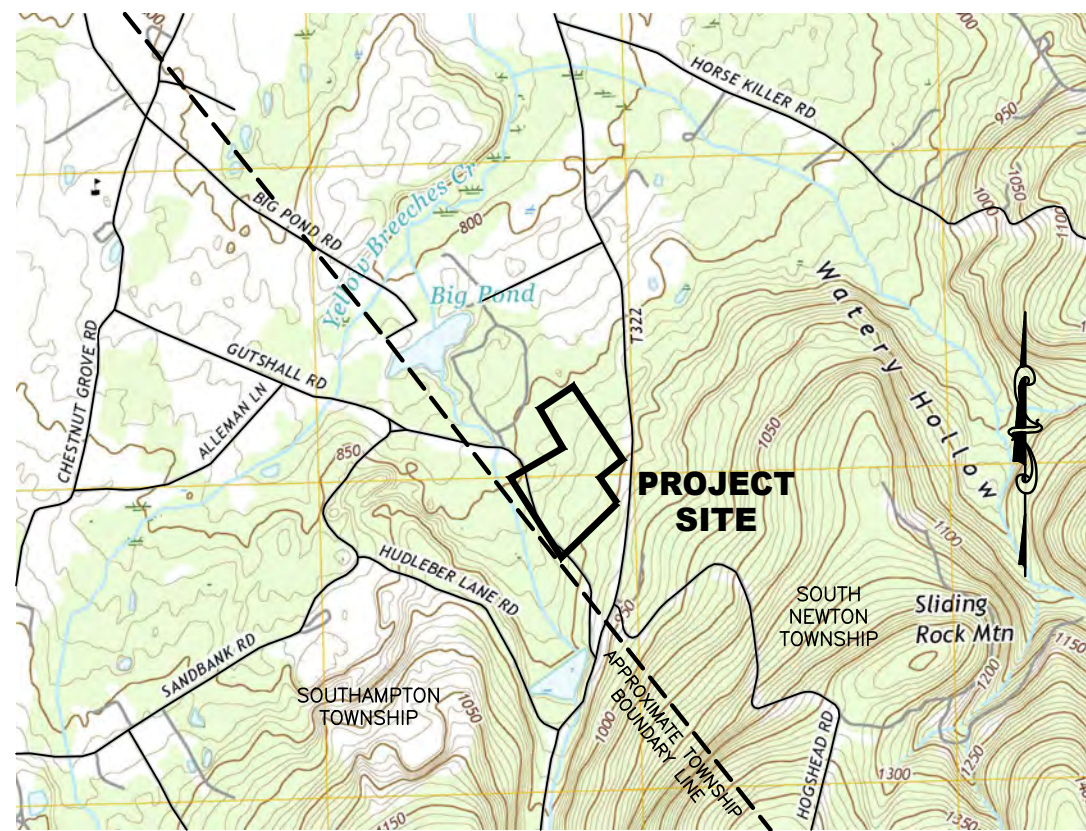
Date Received: 9/13/2021 County Review: 9/20/2021 Reviewed by: SH Checked by: _____

- 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 plan should provide evidence that the sight distance at the driveway has been maintained (SLDO 803.L). The plan should include the required and provided sight distance for the existing driveway (SLDO 805.H & Table 805-1).
2. The sewage disposal area on Lot 1 includes a permit number. The permit approval number for Lot 2 should also be included on the plan.
3. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
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>.



LOCATION MAP 1" = 2000'

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 Kevin R. Elworth & Crystal D. Elworth, who being duly sworn according to law depose and say that they are the owners of the property shown on this plan and that they acknowledge the same 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, are hereby tendered for dedication to public use.

Kevin R. Elworth _____
Crystal D. Elworth _____

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

SOUTH NEWTON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the South Newton Township Board of Supervisors and all conditions imposed with respect to such approval were completed on this _____ day of _____, 2021.

South Newton Township Supervisors

Attest: _____
South Newton Township Secretary _____
Chairperson _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

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

Cumberland County Planning Department

Director Of Planning

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 South Newton Township Subdivision and Land Development Ordinance. The error of closure is no greater than one (1) foot in 10,000 feet for all surveyed property lines.

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED
SALDO Section 803.B.2 (Access to each lot by a public street)		
SALDO Section 803.S.4 (18' Minimum Private Street Width)		

OWNER INFORMATION

Kevin R. & Crystal D. Elworth
255 West Main Street
Fayetteville, PA 17222
Phone: (717) 491-0968

SITE INFORMATION

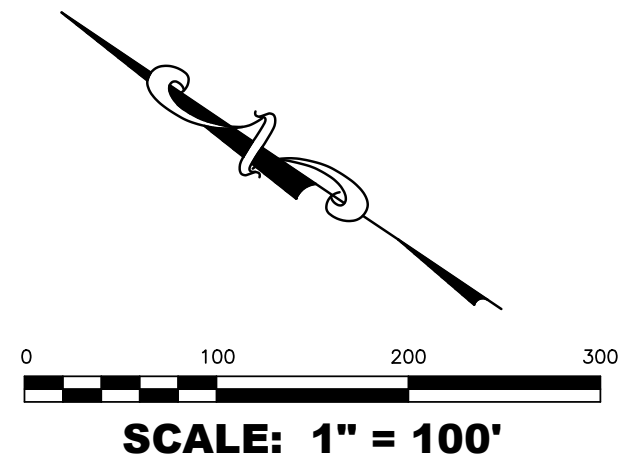
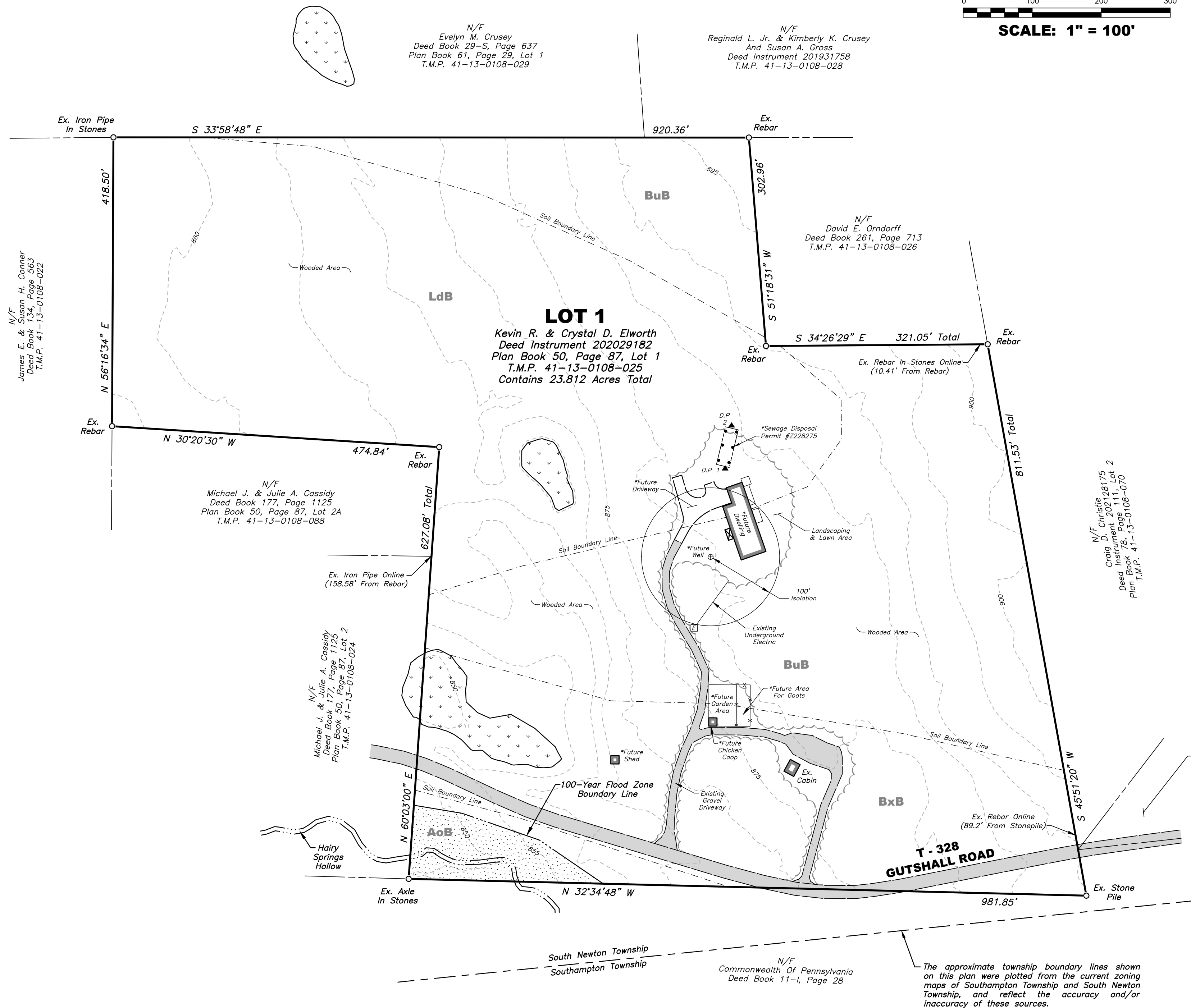
Gutshall Road
Shippensburg, PA 17257
T.M.P. 41-13-0108-025

PURPOSE OF PLAN

The applicant has obtained a sewage disposal permit (#Z228275, issued on February 22, 2021) and a land use permit (#Z21-14, issued on May 23, 2021) for Lot 1. Construction on Lot 1 has begun but is not completed as of the date of this plan. The purpose of this plan is to subdivide a new residential building lot (Proposed Lot 2) from Lot 1. Proposed Lot 2 will be improved with a single family dwelling, on-lot well and on-lot septic system. Sewage planning is being submitted in-conjunction with this plan for Proposed Lot 2. A fifty foot wide private right-of-way is also being proposed to provide access to Lot 2 via the existing driveway.

PLAN INDEX

Sheet SD1	Existing Conditions & Coversheet
Sheet SD2	Proposed Lot Plan



EASTERN SPADEFOOT TOAD AVOIDANCE AND MINIMIZATION MEASURES

In recognition of the limited areas of ground disturbance associated with the proposed residential development activities within 300 feet of potential species breeding microhabitat, the project developer is proposing to conduct project land disturbance activities during the period between November 1 and March 31. The execution of the proposed activities during this period should coincide with the typical inactive season for the species when it would not be expected to be on the ground surface actively foraging or migrating. Implementation of this time-of-year work restriction is proposed to avoid any potential incidental effects or take of the eastern spadefoot toad during the fulfillment of the construction activities.

In the event that these activities could not be completed during the inactive season for the species, then the following precautions to avoid adverse effects would be implemented for work activities to be conducted from April 1 through October 31.

- An environmental sensitivity briefing package would be prepared and provided to construction personnel associated with the land development project. The briefing package would provide photographs of the project's species of concern for recognition during the course of the project as well as contingency procedures should the species be encountered by personnel.
- Immediately prior to the initiation of land development activities, a preconstruction presence/inferred absence survey would be conducted by a recognized-qualified PFBC eastern spadefoot toad surveyor who has the proper permits (PFBC Scientific Collection Permit, Threatened and Endangered Species Permit) to capture and relocate amphibians that may be encountered. Areas to be permanently or temporarily impacted, including staging/stockpile areas, would be investigated/cleared before work commences. Captured amphibians would be relocated within close proximity (maximum 100 meters from capture within the same drainage basin) and moved no farther than necessary to safely conduct work activities. PFBC would be contacted within 48 hours if eastern spadefoot toads are encountered during these efforts.
- Immediately following the completion of the pre-construction survey effort, the limits of disturbance associated with the project would be isolated with silt fence by the construction contractor. The barrier will need to stay in place until the final grading of the disturbance area is completed. Straw bales would need to be used as blockages at the end of the workday at the ingress/egress into the disturbance area to prevent amphibians from reentering the project disturbance area through the construction ingress/egress point at night.
- Daily inspections of the barrier fencing prior to the start of work each day would be conducted. If a breach in the barrier is found, construction activities should not commence until the eastern spadefoot toad surveyor inspects the work area and determines that the species is not present. If spadefoot toad individuals are encountered within the project disturbance area during the inspection procedures, then the surveyor shall be contacted to process and relocate as previously described.
- During the course of the project, PFBC personnel may communicate with the project biologist and may visit the site area periodically to view the progression of the project and answer questions or concerns that may arise. For safety purposes, PFBC personnel will register with the on-site manager upon entering the construction area.

Following the completion of the land development project, summary report documentation addressing the implementation and results of the species avoidance/minimization/conservation efforts will be prepared and submitted to PFBC.

LEGEND

EX.	Existing
RRS	Railroad Spike
R/W	Right-Of-Way
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
---	Contour Line
---	Woods/Brush
---	Utility Pole
---	Adjoiner Line
▲ D.P.	Deep Probe
•••••	Perc Area
---	Wetland Area
---	100-Year Flood Zone Area

SOIL INFORMATION

AoB	Andover very stony loam, 0 to 8 percent slopes Considered a hydric soil Not considered prime farmland
BuB	Buchanan gravelly loam, 3 to 8 percent slopes Has 10% of hydric inclusions Considered prime farmland
BxB	Buchanan channery loam, extremely stony, 0 to 8 percent slopes Has 5% of hydric inclusions Not considered prime farmland
LdB	Laidig channery loam, 3 to 8 percent slopes Not considered a hydric soil Considered prime farmland

Soil boundaries and classifications shown hereon were plotted from publicly available data provided by the U.S. Department of Agriculture.

GENERAL PLAN NOTES

- PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
- The Pennsylvania Department of Environmental Protection eMapPA website indicates that Hairy Springs Hollow is the only surface water on the subject property.
- The 100-year flood zone shown hereon was plotted from National Flood Insurance Program Map 42041C0370E, effective March 16, 2009. Prior to any encroachments into the flood zone by construction or earthmoving, all applicable permit(s) must be acquired.
- The wetland area shown hereon was plotted from the National Wetland Inventory Maps. The National Wetland Inventory Maps also indicates that Hairy Springs Hollow is a wetland area. A detailed wetland delineation was not completed at this time.
- Lot 1 appears to be enrolled in the Cumberland County Clean & Green Program according to Instrument 202038126.
- Lot 1, in its entirety, is located within the South Newton Township Conservation Zoning District.
- 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.
- All known existing easement and rights-of-way have been shown on the plan, and all utilities have been contacted as required by Pa. Act 172 of 1986.

PLAN INFORMATION

a. Type Of Development:	Residential
b. Zoning Of Tract:	Conservation District
c. Total Tract Area:	23.812 Acres Total
d. Area Of This Plan:	23.812 Acres Total
e. Number Of Lots:	2 - Including Residual
f. Breakdown Of Units:	2 - Dwellings Total
g. Minimum Lot Size:	11,906 Acres
h. Proposed Water Supply:	On-Lot
hh. Proposed Sewage Disposal:	On-Lot
i. Linear Feet Of New Streets:	None Proposed

(C) - CONSERVATION ZONING DISTRICT REGULATIONS

Single-Family Detached Dwellings:	5,000 Acres
Minimum Lot Size:	200 Feet
Minimum Lot Width:	200 Feet
Minimum Lot Depth:	200 Feet
Minimum Yard Setbacks:	Front - 50 Feet Side - 25 Feet Rear - 25 Feet
Minimum Off Street Parking Spaces:	2 Per Dwelling Unit
Minimum Open Space:	80 Percent
Minimum Habitable Floor Area:	1200 Square Feet
Maximum Building Height:	35 Feet
Maximum Lot Coverage:	20 Percent

PRELIMINARY/FINAL SUBDIVISION PLAN FOR
KEVIN R. ELWORTH & CRYSTAL D. ELWORTH
 SOUTH NEWTON TOWNSHIP - 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	September 7, 2021
Scale	1" = 100'
File No.	20125
Drawing Name	20125-SD1
Drawn By	J.B.M.
Project Manager	Michael L. Wadel
Sheet No.	SD1

PLAN REVISIONS	DATE

