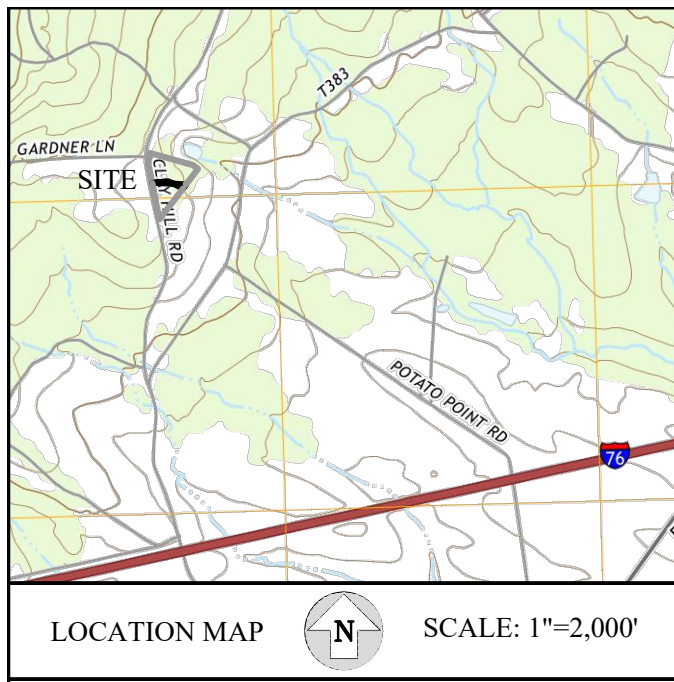


**Cumberland County  
Subdivision and Land Development Review Report**

Cumberland County Planning Department  
310 Allen Road, Suite 101  
Carlisle, PA 17013

<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Plan Number:</i>
Hopewell Township	3/25/2022	4/6/2022	SH	22-032
<i>Plan Title:</i>				
Allan and Rebecca Fisher				
<i>Plan Status:</i>			<i>Plan Type:</i>	
Final			Subdivision Plan	
<i>Comments and Recommendations:</i>				
<p>1. Note #1 (Zoning) should include the existing and proposed lot information to verify compliance. Any existing nonconformity should be noted (SLDO 302.4.5).</p> <p>2. The review and approval blocks for Hopewell Township and Cumberland County should be completed (SLDO 303.6.1, 303.6.2 and 303.6.11).</p> <p>3. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are <b>required</b> by the Planning Department prior to or at the time of recording any plan. Please note that <b><u>the Planning Department will not sign the plan for recording</u></b> until this information is emailed to <a href="mailto:planningreviews@ccpa.net">planningreviews@ccpa.net</a>. Links to online file downloads are acceptable. Applicants are required to provide the following files:</p> <ul style="list-style-type: none"> <li>○ <b>Parcel boundaries</b></li> <li>○ <b>Lot lines</b></li> <li>○ <b>Building footprints</b></li> <li>○ <b>Road rights-of-ways</b></li> <li>○ <b>Edge of pavement</b></li> <li>○ <b>Declaration of planned communities/condominiums documents (including amendments)</b></li> </ul>				



**REQUEST FOR PLANNING WAIVER AND NON BUILDING DECLARATION**  
 "AS OF THE DATE OF THIS SUBDIVISION DESCRIBED HEREON, PARCEL A AND PARCEL B SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF LOT ADDITION USE NO PORTION OF PARCEL A, PARCEL B OR THE RESIDUES HAVE BEEN APPROVED BY HOPEWELL TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION 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 UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREON 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 OF RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION SHOULD CONTACT APPROPRIATE OFFICIALS OF HOPEWELL TOWNSHIP, 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."

LOT AREAS					
INSTRUMENT #	TOTAL ACRES	PARCEL A ACRES	PARCEL B ACRES	RD. R/W ACRES	NET ACRES
	TOTAL SQ. FT.	PARCEL A SQ. FT.	PARCEL B SQ. FT.	RD. R/W SQ. FT.	NET SQ. FT.
201802001	2.6532	-0.0592	+0.0592	-0.1335	2.5197
	115,572	-2,579	+2,579	-5,816	109,756
202202183	1.5281	+0.0592	-0.0592	-0.1808	1.3473
	66,563	+2,579	-2,579	-7,876	58,687

**LEGEND**

- BSL BUILDING SETBACK LINE
- CO CLEANOUT
- E ELECTRIC
- EX EXISTING
- IP IRON PIN
- N/F NOW OR FORMERLY
- PT POINT
- R/W RIGHT OF WAY

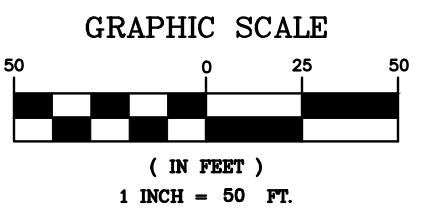
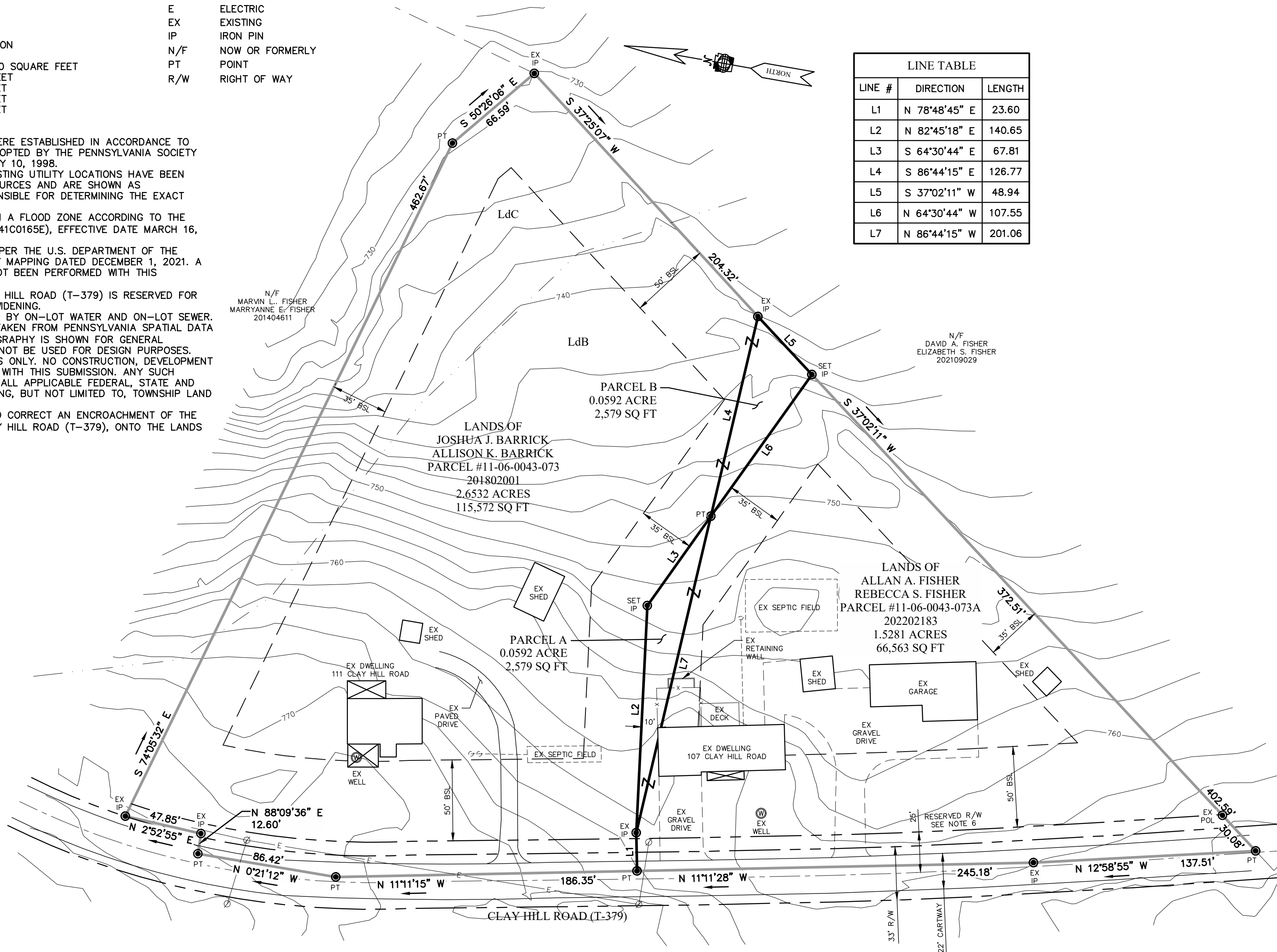
**SOILS LEGEND**

- LdB - LAIDIG CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
- LdC - LAIDIG CHANNERY LOAM, 8 TO 15 PERCENT SLOPES

**NOTES:**

- ZONING: WC - WOODLAND CONSERVATION  
 MINIMUM REQUIREMENTS:  
 LOT SIZE = 150,000 SQUARE FEET  
 LOT WIDTH = 300 FEET  
 FRONT YARD SETBACK = 50 FEET  
 SIDE YARD SETBACK = 35 FEET  
 REAR YARD SETBACK = 50 FEET  
 BUILDING COVERAGE MAXIMUM = 7.5%  
 IMPERVIOUS AREA MAXIMUM = 15%
- THE PROPERTY LINES SHOWN HEREON, WERE ESTABLISHED IN ACCORDANCE TO SURVEY STANDARDS OF PRACTICE AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF PROFESSIONAL LAND SURVEYORS, JULY 10, 1998.
- GRAPHICAL REPRESENTATION OF THE EXISTING UTILITY LOCATIONS HAVE BEEN COMPILED FROM THE BEST AVAILABLE SOURCES AND ARE SHOWN AS APPROXIMATE. THE DEVELOPER IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD.
- THIS SUBDIVISION IS NOT LOCATED WITHIN A FLOOD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (42041C0165E), EFFECTIVE DATE MARCH 16, 2009.
- THERE ARE NO WETLANDS ON THIS SITE PER THE U.S. DEPARTMENT OF THE INTERIOR NATIONAL WETLANDS INVENTORY MAPPING DATED DECEMBER 1, 2021. A DETAILED WETLANDS DELINEATION HAS NOT BEEN PERFORMED WITH THIS SUBMISSION.
- 25 FEET FROM THE CENTERLINE OF CLAY HILL ROAD (T-379) IS RESERVED FOR FUTURE ROADWAY AND RIGHT-OF-WAY WIDENING.
- PROPERTIES SHOWN HEREON ARE SERVED BY ON-LOT WATER AND ON-LOT SEWER.
- THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA), NAVD88 DATUM. TOPOGRAPHY IS SHOWN FOR GENERAL DRAINAGE CHARACTERISTICS AND SHALL NOT BE USED FOR DESIGN PURPOSES.
- THIS PLAN IS FOR SUBDIVISION PURPOSES ONLY. NO CONSTRUCTION, DEVELOPMENT OR EARTHMOVING ACTIVITY IS PROPOSED WITH THIS SUBMISSION. ANY SUCH FUTURE ACTIVITY SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL REVIEWS AND APPROVALS INCLUDING, BUT NOT LIMITED TO, TOWNSHIP LAND DEVELOPMENT APPROVAL.
- THE PURPOSE OF THIS SUBDIVISION IS TO CORRECT AN ENCROACHMENT OF THE DWELLING AND STRUCTURES AT 107 CLAY HILL ROAD (T-379), ONTO THE LANDS OF 111 CLAY HILL ROAD (T-379).
- OWNERS/SUBDIVIDERS/GRANTEES:  
 ALLAN A. FISHER  
 REBECCA S. FISHER  
 107 CLAY HILL ROAD  
 NEWBURG, PA 17240  
  
 JOSHUA J. BARRICK  
 ALLISON K. BARRICK  
 111 CLAY HILL ROAD  
 NEWBURG, PA 17240

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 78°48'45" E	23.60
L2	N 82°45'18" E	140.65
L3	S 64°30'44" E	67.81
L4	S 86°44'15" E	126.77
L5	S 37°02'11" W	48.94
L6	N 64°30'44" W	107.55
L7	N 86°44'15" W	201.06



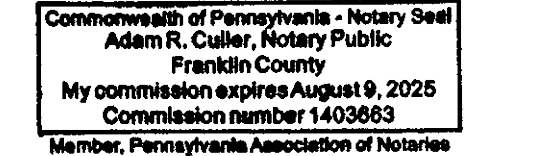
WE, JOSHUA J. AND ALLISON K. BARRICK, BEING DULY AFFIRMED, ACCORDING TO LAW, DEPOSE THAT WE ARE THE OWNERS OF RECORD OF THE LANDS SHOWN HEREON BEING CONSIDERED FOR SUBDIVISION APPROVAL AND THAT ALL LAND SHOWN FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED. THIS PLAN IS BEING SUBMITTED WITH THE FREE WILL AND CONSENT OF THE UNDERSIGNED.

*Joshua J. Barrick*  
 JOSHUA J. BARRICK  
*Allison K. Barrick*  
 ALLISON K. BARRICK

AFFIDAVIT:  
 COMMONWEALTH OF PENNSYLVANIA: } SS:  
 COUNTY OF CUMBERLAND

AFFIRMED AND SUBSCRIBED TO ME THIS 24 DAY OF March, 2022.

*Adam R. Culler*  
 NOTARY PUBLIC



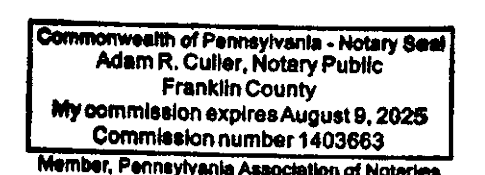
WE, ALLAN A. AND REBECCA S. FISHER, BEING DULY AFFIRMED, ACCORDING TO LAW, DEPOSE THAT WE ARE THE OWNERS OF RECORD OF THE LANDS SHOWN HEREON BEING CONSIDERED FOR SUBDIVISION APPROVAL AND THAT ALL LAND SHOWN FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED. THIS PLAN IS BEING SUBMITTED WITH THE FREE WILL AND CONSENT OF THE UNDERSIGNED.

*Allan A. Fisher*  
 ALLAN A. FISHER  
*Rebecca S. Fisher*  
 REBECCA S. FISHER

AFFIDAVIT:  
 COMMONWEALTH OF PENNSYLVANIA: } SS:  
 COUNTY OF CUMBERLAND

AFFIRMED AND SUBSCRIBED TO ME THIS 24 DAY OF March, 2022.

*Adam R. Culler*  
 NOTARY PUBLIC



BEING PART OF CUMBERLAND COUNTY INSTRUMENT #202202183 AND #201802001

4.						DRAWN BY S.A.R.
3.						DATE 2/14/22
2.						CHECKED BY
1.						DATE
NO.	REVISION	BY	DATE	APP'D	SCALE 1"=50'	APPROVED BY

**WILLIAM A. BRINDLE ASSOCIATES, INC.**  
 ENGINEERING SURVEYING PLANNING  
 336 LINCOLN WAY EAST CHAMBERSBURG, PA. 17201 PHONE/FAX (717) 264-2790

FINAL SUBDIVISION OF LAND  
 FOR  
**ALLAN A. & REBECCA S. FISHER**  
 SITUATED IN CUMBERLAND COUNTY PENNSYLVANIA

SHEET NO.	1 OF 1
DRAWING NAME	5823SP1
FILE NO.	5823-