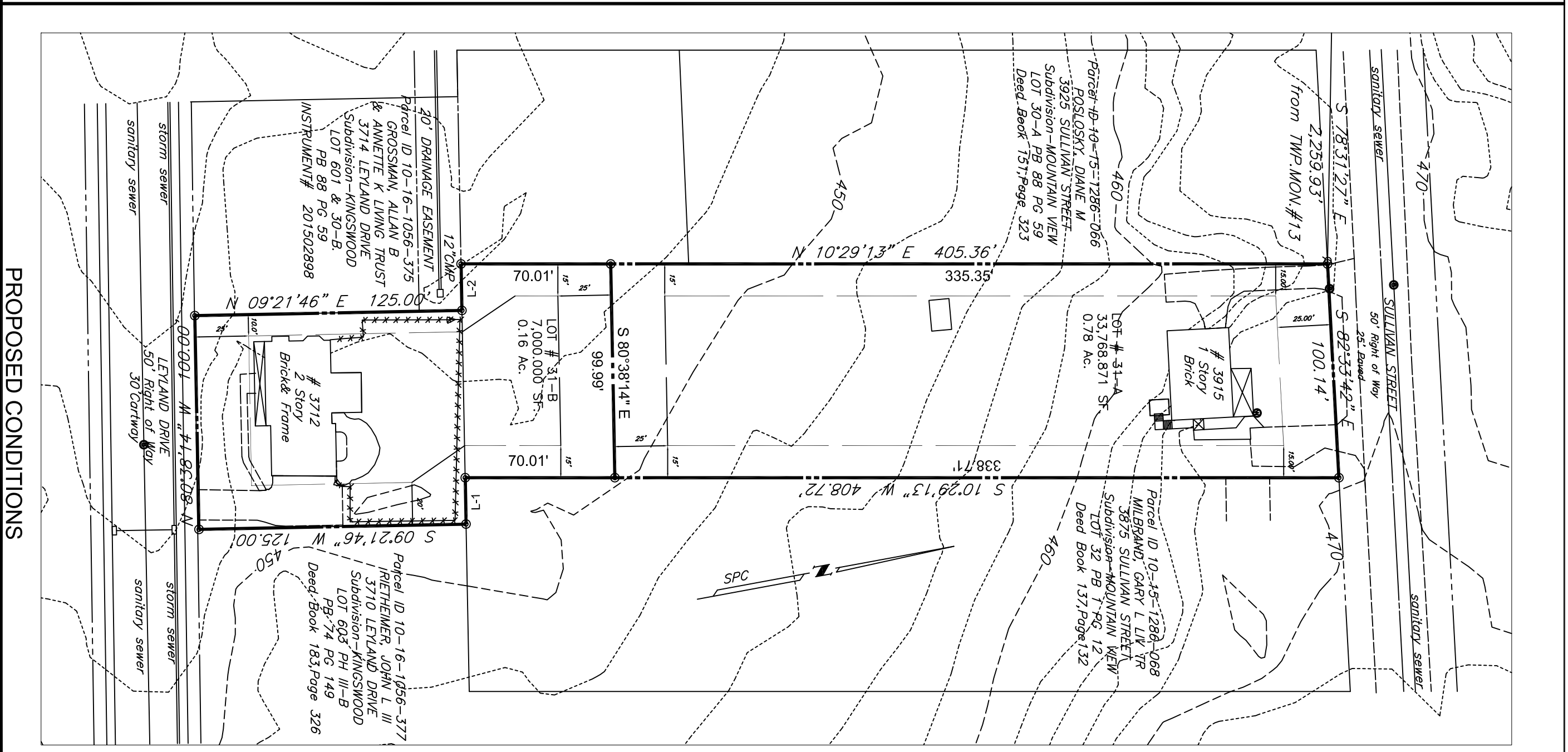
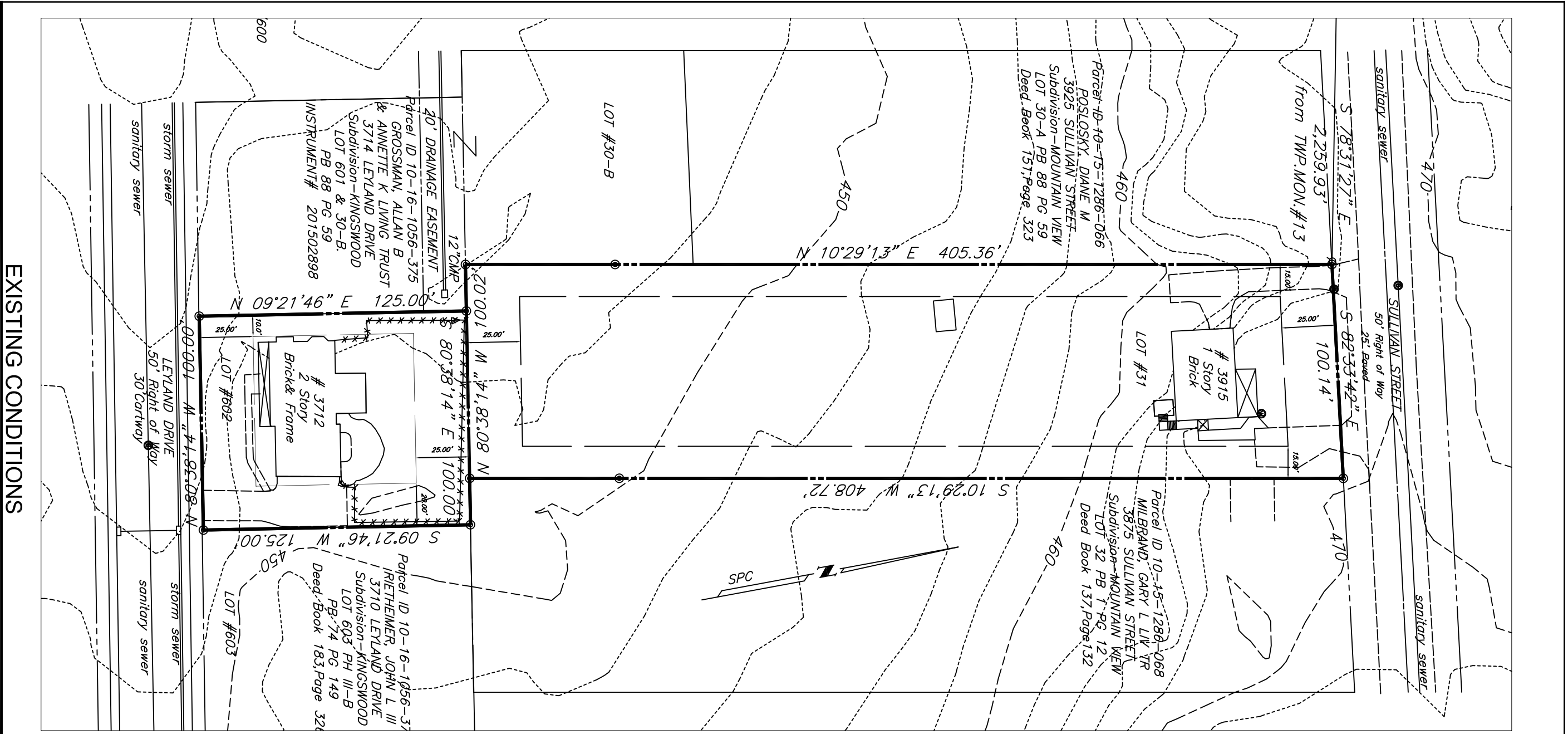




**Cumberland County
Subdivision and Land Development Review Report**

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

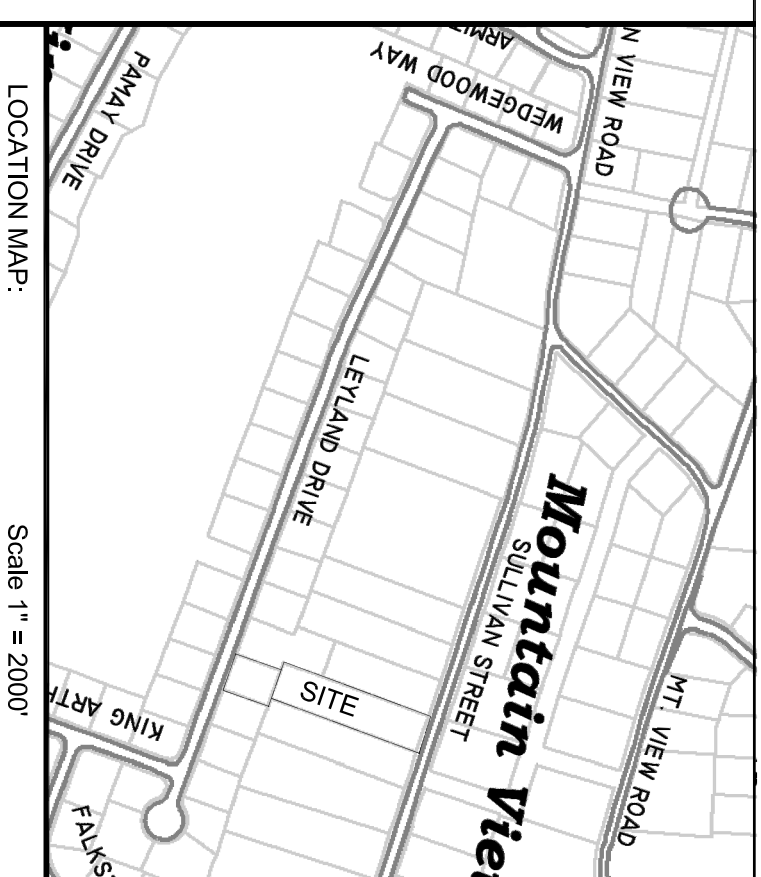
<i>Municipality:</i> Hampden Township	<i>Date Received:</i> 4/18/2022	<i>Date Reviewed:</i> 5/4/2022	<i>Reviewed By:</i> SH, EG	<i>Plan Number:</i> 22-044
<i>Plan Title:</i> Ruth Shellabear				
<i>Plan Status:</i> Final		<i>Plan Type:</i> Subdivision Plan		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. All the relevant zoning district dimensional requirements should be included on the plan. The plan should address lot area, and lot coverage. Existing and proposed conditions for impervious coverage and other requirements should be included to verify compliance with dimensional requirements. (Zoning 705-706). 2. The existing and proposed monuments/markers should be described on the plan (SLDO 607). 3. The owner's statement references owner of Lot 30. This should be corrected to Lot 31. 4. Under General Notes, revise #8 to Floodplain. 5. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are required by the Planning Department prior to or at the time of recording any plan. Please note that the Planning Department will not sign the plan for recording until this information is emailed to planningreviews@ccpa.net. Links to online file downloads are acceptable. Applicants are required to provide the following files: <ul style="list-style-type: none"> ○ Parcel boundaries ○ Lot lines ○ Building footprints ○ Road rights-of-ways ○ Edge of pavement ○ Declaration of planned communities/condominiums documents (including amendments) 				



SURVEY DATUM NOTES

1. THE CONTROL STATION USED IS LEICA SMART NET RTCM44395 PA HBG.
2. THE HORIZONTAL CONTROL IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NAD2011), SOUTH ZONE.
3. THE VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88).
4. CONTOURS FROM PASDA LIDAR IMAGE.

LINE BEARING	DISTANCE
L-1 N 80°28'27" W	21.68
L-2 N 80°38'14" W	21.74



EXISTING IMPERVIOUS COVERAGE

ITEM #	DESCRIPTION	AREA (SF)	AREA (Ac.)
ITEM # 1	LOT # 31	40,703,882 SF	0.93 Ac.
ITEM # 2	LOT # 602	12,500,000 SF	0.29 Ac.
ITEM # 3	2 ex dwelling	2,433,992 SF	0.06 Ac.
ITEM # 4	3 ex driveway	1,244,664 SF	0.03 Ac.
ITEM # 5	4 ex shed	460,168 SF	0.01 Ac.
ITEM # 6	5 ex conc pad & s/w	209,238 SF	0.00 Ac.
ITEM # 7	existing % impervious	43,480.03 SF / 12,500	=0.3478x100=34.78%

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO OPERATE 2 LOTS 31A, 31B, & 31B.
2. LOT 31A SHALL BE RETAINED BY RUTH S. SHELLABEAR.
3. LOT 31B SHALL BE CONVEYED AS AN ADDITION TO LOT # 602.
4. LOT 31A AND LOT 602 SHALL BE COMBINED IN ONE DEED AND UPHELD.
5. THERE IS NO EARTH DISTURBANCE OR CONSTRUCTION PROPOSED.
6. ALL EXISTING BUILDINGS AND USES ARE TO REMAIN.
7. THERE IS NO EARTH DISTURBANCE OR CONSTRUCTION PROPOSED.
8. SITE IS NOT ENGINEERED BY THE 100 YEAR FLOOD PLANE.
9. SWM WILL BE ADDRESSED WITH ANY BUILDING PERMIT APPLICATION.
10. THERE ARE NO PROTECTIVE COVENANTS ASSOCIATED WITH THIS PLAN.
11. RECREATION FEES WERE PAID PURSUANT TO NOTE # 4 PB 74-148 KINGSWOOD.
- 12.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ S.S.
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID,
RUTH S. SHELLABEAR
NOREEN C. WIENER
WHO ACKNOWLEDGES THIS PLAN TO BE HIS/HER ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH,
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20__

OWNER LOT 30
OWNER LOT 602
OWNER LOT 30
OWNER LOT 602

OWNER LOT 30
OWNER LOT 602
RUTH S. SHELLABEAR
3915 SULLIVAN STREET
MECHANICSBURG PA, 17050
717-571-2950
NOREEN C. WIENER
3712 LETLAND DRIVE
MECHANICSBURG PA, 17050
717-571-7299

SOURCE OF TITLE: LOT 30 TAX ID # 10-15-1286-067 - DB, 25TH PG 749
SOURCE OF TITLE: LOT 602 TAX ID # 10-16-1066-376 - INST# 201723108
TOTAL ACRES: 1.22 ACRES
AREA ZONED: RESIDENTIAL SUBURBAN
MINIMUM YARD REQUIREMENTS: FRONT: 25 REAR: 25 SIDE: 10' MIN. TOTAL 30

PLANNING COMMISSION
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____ 2022
BY THE PLANNING COMMISSION OF HAMPDEN TOWNSHIP.
CHAIRMAN _____ SECRETARY _____

BOARD OF COMMISSIONERS
DAY OF _____ 2022
APPROVED THIS _____ DAY OF _____ 2022
BY THE BOARD OF COMMISSIONERS OF HAMPDEN TOWNSHIP.
PRESIDENT _____ SECRETARY _____

ENGINEER
REVIEWED THIS _____ DAY OF _____ 2022
BY THE ENGINEER OF HAMPDEN TOWNSHIP.
ENGINEER _____

COUNTY PLANNING DEPARTMENT
THIS PLAN WAS REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT ON THE _____ DAY OF _____ 2020.
DIRECTOR _____

THIS PLAN RECORDED ON THE _____ DAY OF _____ 2022.
IN INSTRUMENT # _____

FINAL SUBDIVISION PLAN
RUTH S. SHELLABEAR
3915 SULLIVAN STREET
TOWNSHIP OF HAMPDEN
COUNTY OF CUMBERLAND
COMMONWEALTH OF PENNSYLVANIA
SCALE: 1" = 50'
DRAWN BY: MCD REV: _____
DATE: 14 APRIL 2022
MICHAEL C. D'ANGELO, P.L.S.
CONSULTING LAND SURVEYOR
725 ELKWOOD DRIVE
NEW CUMBERLAND, PA, 17070
TELEPHONE: 717-774-0489

I hereby certify this plan to be correct as indicated.
I hereby certify this plan to be correct as indicated.
SHEET: 1 OF 1
DRG. NO.: SD-100-101

