

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

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

<i>Municipality:</i> Mechanicsburg Borough	<i>Date Received:</i> 4/19/2022	<i>Date Reviewed:</i> 5/3/2022	<i>Reviewed By:</i> SH	<i>Plan Number:</i> 22-047
<i>Plan Title:</i> Jeffrey and Judith Diehl				
<i>Plan Status:</i> Final			<i>Plan Type:</i> Subdivision Plan	
<i>Comments and Recommendations:</i>				
<p>1. The plan should be submitted according to relevant standards (SLDO 22-404.A). The following information should be added to the plan:</p> <ol style="list-style-type: none"> <li>a. Survey monuments and markers. The metes and bounds description should include direction and coordinates. The deed information referenced on the first page should include an instrument number</li> <li>b. Location map including a north arrow and scale. Graphic scale on the plan</li> <li>c. Name and contact information for the engineering/surveying firm</li> <li>d. All certifications and approvals should be located on the cover sheet</li> <li>e. Plan status (preliminary or final)</li> <li>f. Location of all utilities including lateral connections</li> <li>g. Cartway width for East Keller Street</li> <li>h. The date of the plan should include a day</li> <li>i. Wetland and floodplain statement. Other existing features</li> <li>j. Adjoining property owner information (name, deed reference, tax PIN, zoning district)</li> <li>k. Zoning information including the district, dimensional requirements, and proof of compliance</li> <li>l. Setbacks (on the lot layout and in zoning information)</li> <li>m. Purpose statement</li> </ol> <p>2. The borough and the engineer should review the plan for compliance with all applicable regulations upon receipt of a complete plan.</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>the Planning Department will not sign the plan for recording</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> </ul>				

- **Road rights-of-ways**
- **Edge of pavement**
- **Declaration of planned communities/condominiums documents (including amendments)**

# Simple Sub-division/Lot Consolidation Plan

For

Jeffery and Judith Diehl

412 E Keller Street, Mechanicsburg, PA 17055

## CERTIFICATIONS/ APPROVALS

### ENGINEER'S CERTIFICATION

I, \_\_\_\_\_ A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

REGISTERED ENGINEER \_\_\_\_\_  
DATE \_\_\_\_\_

### OWNER'S CERTIFICATION/ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH, ACCORDING TO THE LAW.

\_\_\_\_\_  
SIGNATURE/TITLE

\_\_\_\_\_  
PRINT NAME

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_.

### REGORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF DEEDS IN AND FOR CUMBERLAND COUNTY,

THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

INSTRUMENT NO. \_\_\_\_\_

### PLANNING COMMISSION OF MECHANICSBURG BOROUGH

APPROVED BY THE PLANNING COMMISSION, THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

ATTEST,

\_\_\_\_\_  
SECRETARY CHAIRMAN

### CUMBERLAND COUNTY PLANNING DEPARTMENT CERTIFICATION

THIS PLAN HAS BEEN REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION, THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

ATTEST,

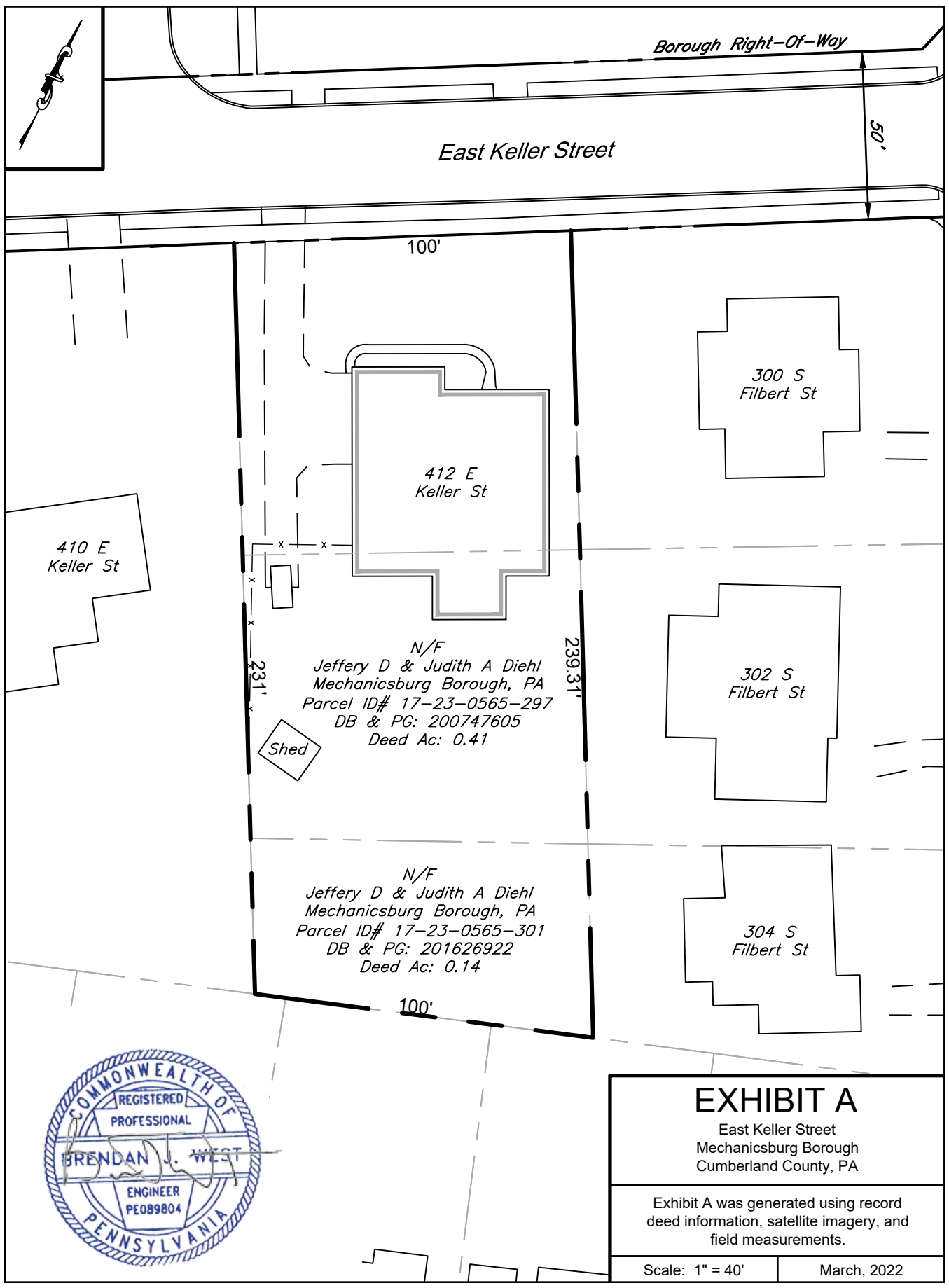
\_\_\_\_\_  
DIRECTOR

### MECHANICSBURG BOROUGH ENGINEER

THIS PLAN HAS BEEN REVIEWED BY MEGHANIGSBURG BOROUGH ENGINEER, THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

ATTEST,

\_\_\_\_\_  
ENGINEER



# EXHIBIT A

East Keller Street  
 Mechanicsburg Borough  
 Cumberland County, PA

Exhibit A was generated using record deed information, satellite imagery, and field measurements.

Scale: 1" = 40'

March, 2022