

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

Municipality:	<u>Carlisle</u>	Surveyor/ Engineer:	<u>Frederick Seibert &amp; Assoc., Inc.</u>	Owner/ Developer:	<u>Irrevocable Trust &amp; Family Trust</u>
Plat Title:	<u>Long and C.H.W.</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>3</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>5.32</u>
				Total Tract Acreage:	<u>5.32</u>
Zoning District:	<u>R-1</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>2/20/2020</u>	County Review:	<u>3/11/2020</u>	Reviewed by:	<u>EG</u>
				Checked by:	<u></u>

- 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 minimum building setback in the zoning data table should be 40 feet. (Zoning, 255-18.B)
2. Existing and proposed conditions with respect to building and impervious coverage should be provided for the lot with the existing structure.(SLDO 26-20.7.c)
3. A signature block should be added for the Borough Planning Commission officers. (SLDO 26-20.6)
4. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

**SIGNATURES**

**OWNER'S STATEMENT OF ACKNOWLEDGEMENT**

It is hereby certified that the undersigned has legal or equitable title to the land shown hereon, and all streets, if not previously dedicated, are hereby dedicated to the public.

Owner: Carlisle Health and Wellness Foundation  
c/o Becca Raley, Executive Director  
PROPERTY ID #: 04-21-0322-232

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Date \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Before Me \_\_\_\_\_ Notary Public - Print Name

The Undersigned Officer, Personally Appeared

Owner-Print Name \_\_\_\_\_

Known to me to be the person(s) whose name is subscribed above and acknowledge that they executed the same for the purpose hereon contained.

In witness whereof, I hereunto set my hand and official seals.

\_\_\_\_\_  
Notary Public

**OWNER'S STATEMENT OF ACKNOWLEDGEMENT**

It is hereby certified that the undersigned has legal or equitable title to the land shown hereon, and all streets, if not previously dedicated, are hereby dedicated to the public.

Owner: Irrevocable Trust of Anne Katherine O'Brien Long  
c/o Katherine Long, Trustee  
PROPERTY ID #: 04-21-0322-295

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Date \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Before Me \_\_\_\_\_ Notary Public - Print Name

The Undersigned Officer, Personally Appeared

Owner-Print Name \_\_\_\_\_

Known to me to be the person(s) whose name is subscribed above and acknowledge that they executed the same for the purpose hereon contained.

In witness whereof, I hereunto set my hand and official seals.

\_\_\_\_\_  
Notary Public

**OWNER'S STATEMENT OF ACKNOWLEDGEMENT**

It is hereby certified that the undersigned has legal or equitable title to the land shown hereon, and all streets, if not previously dedicated, are hereby dedicated to the public.

Owner: The Family Trust FBO Tara C. Long  
c/o Tara Long, Trustee  
PROPERTY ID #: 04-21-0322-295

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Date \_\_\_\_\_

State of: \_\_\_\_\_

County of: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Before Me \_\_\_\_\_ Notary Public - Print Name

The Undersigned Officer, Personally Appeared

Owner-Print Name \_\_\_\_\_

Known to me to be the person(s) whose name is subscribed above and acknowledge that they executed the same for the purpose hereon contained.

In witness whereof, I hereunto set my hand and official seals.

\_\_\_\_\_  
Notary Public

**FINAL SUBDIVISION PLAN**

for

**LONG & C.H.W.**

Situate between Wilson St. & Belvedere St.  
North of Hillside Drive

Carlisle Borough  
Cumberland County, Pennsylvania

**OWNER/DEVELOPER:**

The Irrevocable Trust of Anne Katherine O'Brien Long  
and The Family Trust FBO Tara C. Long  
C/O Michael Garrity  
PO Box 39  
Carlisle, PA 17013  
717.240.2112

Land Survey and Site Engineering By:

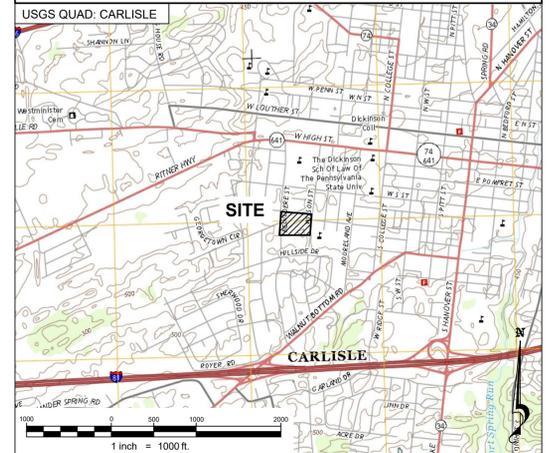
**FREDERICK SEIBERT & ASSOCIATES, INC.** ©2020

**CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS**

128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
505 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013  
5201 SPRING ROAD, SHERMANS DALE, PENNSYLVANIA 17090

(301) 791-3650 (717) 597-1007 (717) 701-8111 (717) 567-3680 fsa-md.com

**VICINITY MAP**



SCALE: 1" = 1000'

**SHEET INDEX**

TYPE	NUMBER	TITLE
G-001	SHEET 1	COVER SHEET
V-101	SHEET 2	EXISTING CONDITIONS
V-102	SHEET 3	SUBDIVISION PLAN

**ZONING DATA**

ZONING ORDINANCE	CARLISLE BOROUGH
ZONING DISTRICT	R-1 (LOW DENSITY RESIDENTIAL DISTRICT)
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM BUILDING SETBACK	45 FT.
MIN. LOT WIDTH AT MINIMUM SETBACK LINE	75 FT./DU
MIN. LOT WIDTH AT STREET LINE	45 FT./DU
MIN. LOT WIDTH AT STREET LINE WITH A DRIVEWAY ENTERING ONTO AN ARTERIAL STREET	125 FT./DU
MIN. REAR YARD FOR ACCESSORY STRUCTURE OR USE	5 FT.
MIN. REAR YARD FOR PRINCIPAL BLDG	25 FT.
MIN. REAR YARD FOR ACCESSORY STRUCTURE AND BUILDING (EACH)	10 FT.
MAX. BUILDING COVERAGE	30%
MAX. IMPERVIOUS COVERAGE	50%
MAXIMUM BUILDING HEIGHT	35 FT.
MINIMUM FLOOR AREA	1,000 SQ. FT.

**GENERAL NOTES**

- Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor to Carlisle Borough's specifications.
- No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
- FS&A, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction. Contractor to contact PA One Call System Inc. at (800) 242-1776.
- The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- Utility easements are offered for dedication to their respective Authority upon approval and acceptance of said respective authority.
- No trees, shrubs, fences, buildings, or improvements are permitted within the 100' clear sight triangle at any street intersection, existing or proposed.
- No trees, shrubs, fences, buildings, or improvements are permitted within any easements, existing or proposed, as shown on this plan.
- The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
- All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
- The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

PA One Call System	(800) 242-1776
Carlisle Borough	(717) 249-4422
Cumberland County Conservation District	(717) 240-7812

- The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
- Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
- The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
- It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
- Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the settlement shall be compacted at optimum moisture content to a 95% density.
- Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures which would not be especially impaired by moderate settlement shall be compacted at optimum moisture content to a 90% density.
- All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.

**SUBDIVISION NOTES**

- The purpose of this plan is to quit claim vacant land between the lands of Long and the lands of Carlisle Health and Wellness. See lot calculations on Sheet 3.
- Frederick, Seibert and Associates has not performed any subsurface investigation. All Utilities included on plan have been plotted according to field survey, site inspection of visible elements and Carlisle Borough records.
- Topography shown hereon is based on PASDA GIS data.
- According to FEMA FIRM Panel 42041C0229E, this property is not located in a 100 year floodplain.
- There are no watercourses, wetlands, marshes or rock outcrops located on this property according to visual site inspection.
- Survey in PA SPC South NAD 83 performed by Frederick, Seibert and Associates in Spring 2017.
- No proposed state road access. Before access to any state road is to be constructed, a Highway Occupancy Permit is required from PennDOT.
- There is currently no water or sewer services associated with either of these lots.
- Quit claim land associated with this subdivision plan was recorded under the follow instrument numbers:
- A 60 ft. wide access easement will be established for the benefit of all parties after lot consolidation.
- Access easement over the lands of Carlisle Health and Wellness and the lands of Long was recorded under instrument number: \_\_\_\_\_

**WAIVERS**

A waiver has been requested from Carlisle Borough Council for the following:

- Article IV, Section 226-17, Submittal of Preliminary Plans.

**CUMBERLAND COUNTY PLANNING COMMISSION**

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

DIRECTOR OF PLANNING \_\_\_\_\_

**BOROUGH ENGINEER REVIEW STATEMENT**

THIS PLAN WAS REVIEWED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_ BOROUGH ENGINEER.

BOROUGH ENGINEER \_\_\_\_\_

**FINAL PLAN APPROVAL STATEMENT**

APPROVED BY THE CARLISLE BOROUGH COUNCIL AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL WERE COMPLETED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CARLISLE BOROUGH COUNCIL - MAYOR \_\_\_\_\_

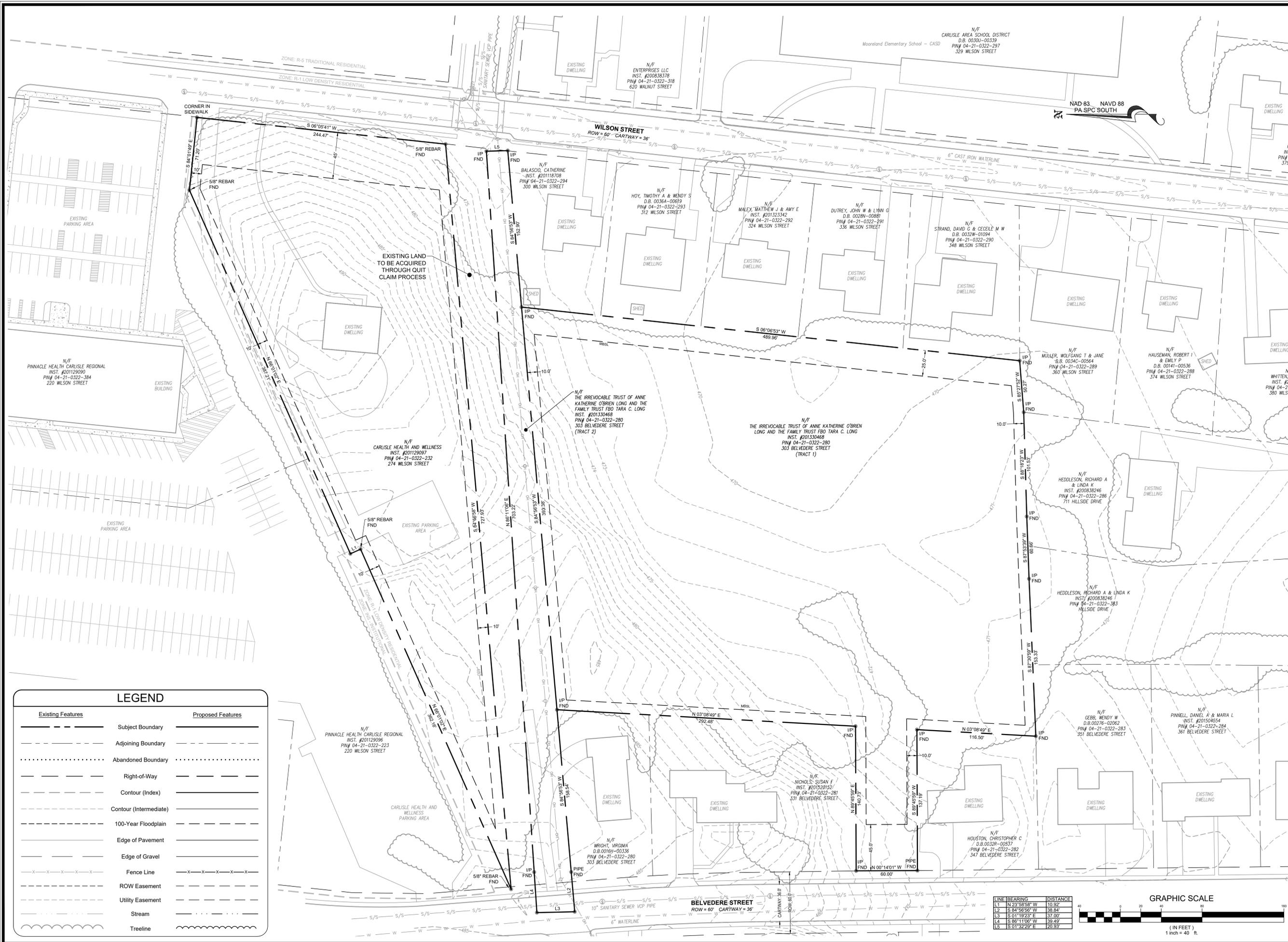
ATTEST  
BOROUGH OF CARLISLE SECRETARY \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I hereby certify to the best of my professional knowledge and belief that the plat shown hereon is correct, that it is a subdivision of part of the lands of DABD Limited Partnership Deed Book 191, page 892 (06-19-1641-052) and part of the lands of DABD Limited Partnership Deed Book 191, page 892 (06-19-1641-053) all recorded among the Land records of Cumberland County, Pennsylvania. That this boundary survey was personally prepared by me or that I was in responsible charge over its preparation and the surveying work reflected hereon is in compliance with the standards published by the Pennsylvania Society of Land Surveyors in its Manual of Practice for Professional Surveyors in the Commonwealth of Pennsylvania, adopted July 10, 1998.

Matthew B. Cesana  
Professional Land Surveyor  
License No. SU055706  
Expiration Date: 9/30/2021

GRADING CHK BY:	DATE:	PROJECT NUMBER:
JTD	2020	50012
SEC CHK BY:	DATE:	<b>COVER SHEET</b>
JTD	2020	
SWM CHK BY:	DATE:	
JTD	2020	<b>G-001</b>
PLAN CHK BY:	DATE:	SHEET 1 OF 3
JTD	2020	



LEGEND	
Existing Features	Proposed Features
—	Subject Boundary
- - -	Adjoining Boundary
.....	Abandoned Boundary
—	Right-of-Way
—	Contour (Index)
—	Contour (Intermediate)
—	100-Year Floodplain
—	Edge of Pavement
—	Edge of Gravel
- x - x - x - x -	Fence Line
- - -	ROW Easement
- - -	Utility Easement
—	Stream
—	Treeline

LINE	BEARING	DISTANCE
L1	N 23° 56' 58" W	10.82
L2	S 84° 56' 56" W	38.84
L3	S 01° 19' 23" E	37.00
L4	S 86° 11' 08" W	39.49
L5	S 01° 32' 29" E	20.93



**LONG & C.H.W.**  
 Situate between Wilson St. & Belvedere St.  
 1000 Pennsylvania Drive  
 Carlisle, PA 17015  
 CUMBERLAND COUNTY, PENNSYLVANIA  
 Michael Carthy  
 PO Box 39, Carlisle, PA 17013  
 717.240.2112

**FREDERICK S. SEIBERT & ASSOCIATES, INC.**  
 © 2019  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS  
 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
 552 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013  
 (301) 791-3400 (301) 416-6700 (717) 951-8111

DATE:	DESCRIPTION:

PROJECT NO: 50012  
 CAD DWG FILE: 50012 Existing Conditions  
 DWN BY: RCH DATE: 12-20-2019  
 CHK BY: JTD DATE: 2020  
 PROPERTY ID #: 04-21-0322-280  
 SCALE: 1" = 40'  
 SHEET TITLE: EXISTING CONDITIONS  
 V-101  
 SHEET 2 OF 3

**UNDER AGENCY REVIEW - NOT APPROVED FOR CONSTRUCTION**

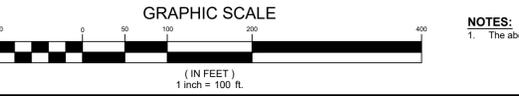
**LEGEND**

Existing Features	Proposed Features
Subject Boundary	Subject Boundary
Adjoining Boundary	Adjoining Boundary
Abandoned Boundary	Abandoned Boundary
Right-of-Way	Right-of-Way
Contour (Index)	Contour (Index)
Contour (Intermediate)	Contour (Intermediate)
100-Year Floodplain	100-Year Floodplain
Edge of Pavement	Edge of Pavement
Edge of Gravel	Edge of Gravel
Fence Line	Fence Line
ROW Easement	ROW Easement
Utility Easement	Utility Easement
Stream	Stream
Treeline	Treeline
Quit Claim Land	Quit Claim Land
Right of Way Easement	Right of Way Easement

SUBDIVISION PLAN CALCULATIONS			
	CALCULATIONS	NEW PARCEL	
LANDS OF CARLISLE HEALTH AND WELLNESS	04-21-0322-232 2.321 ACRES + 0.376 ACRES + 0.194 ACRES	ORIGINAL LOT AREA + PARCEL 1 (QUIT CLAIM) + PARCEL 2	2.891 ACRES
LANDS OF LONG ET AL. LOT 1	1.168 ACRES + 0.098 ACRES + 0.109 ACRES	ORIGINAL LOT AREA (TRACT 1) + PARCEL 3 (QUIT CLAIM) + PARCEL 4	1.375 ACRES
LANDS OF LONG ET AL. LOT 2	1.036 ACRES + 0.049 ACRES + 0.167 ACRES	ORIGINAL LOT AREA (TRACT 1) + PARCEL 5 (QUIT CLAIM) + PARCEL 6	1.252 ACRES
LANDS OF LONG ET AL. LOT 3		REMAINING LANDS OF TRACT 1	2.121 ACRES

- NOTES FOR FUTURE SINGLE FAMILY LOTS:**
- Any proposed construction and development for single family homes on lots shall be reviewed by Borough officials.
  - Development of lots shall follow best stormwater management practices and meet Borough stormwater ordinance section 217 standards.
  - An NPDES permit shall be required for any proposed development with land disturbance over 1 acre.
  - All proposed utility connections shall be reviewed by the Borough. Any common plan of development such as common utilities may require an NPDES permit if the combined total disturbance exceeds 1 acre.
  - Driveway access locations are shown for each residential lot but future driveway and house locations may vary.

**PROPERTY BOUNDARY AND EASEMENT DIAGRAM**  
PROPERTY DIAGRAM BELOW IS FOR REFERENCE ONLY



**NOTES:**  
1. The above property diagram of the final boundary is for reference only.



LINE	BEARING	DISTANCE
L1	N 23°58'58" W	10.92'
L2	N 05°58'00" E	15.34'
L4	N 04°38'54" E	45.00'
L5	S 84°56'56" W	9.56'
L6	N 00°14'01" W	60.00'



**UNDER AGENCY REVIEW - NOT APPROVED**

**LONG & C.H.W.**  
Shiloh between Wilson St. & Belvedere St.  
188 South Potomac Street, Hagerstown, Maryland 21740  
205 West Main Street, Carlisle, Pennsylvania 17015  
PO BOX 38, Carlisle, PA 17013

**FREDERICK S. EIBERT & ASSOCIATES, INC.**  
© 2019  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS  
125 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
205 WEST MAIN STREET, CARLISLE, PENNSYLVANIA 17015  
(717) 791-8600 (717) 791-8111

DATE:	DESCRIPTION:

PROJECT NO: 50012  
CAD DWG FILE: 50012 Subdivision Plan  
DWN BY: RCH DATE: 12-20-2019  
CHK BY: JTD DATE: 02-04-2020  
PROPERTY ID #: 04-21-0322-280  
SCALE: 1" = 40'  
SHEET TITLE: SUBDIVISION PLAN  
C-101  
SHEET 3 OF 3