

Cumberland County Subdivision and Land Development Review Report

Municipality: Middlesex Surveyor/ Engineer: Douglas Brehm Owner/ Developer: Fred Potteiger

Plat Title: F and L Living Trust

Plat Status: Final Plat Type: Subdivision

of New Lots: 0 # of New Dwelling Units: 0 New Acreage Subdivided/Developed: _____ Total Tract Acreage: _____

Zoning District: Residential Farm District Proposed Land Use: Same as existing

Date Received: 3/23/2020 County Review: 4/7/2020 Reviewed by: EG 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. In the Zoning Site Data Table, it is unclear how the minimum lot area data included under the proposed column was calculated. Proposed Lot 1 should be 3,285,730.8 square feet or 75.43 acres Proposed Lot 2 should be 79,409 square feet or 1.823 acres.
2. It appears that the land use for Proposed Lot 2 is residential. In the Zoning Site Data Table, the indicated use appears to be all other uses.
3. Lot widths, setbacks, lot coverages, and densities should be provided for each proposed lot. (Zoning 6.05.A and SALDO 501.A.21)
4. The municipal boundary should be indicated on the plan. The township may want to verify location of Lot 2 with respect to the municipal boundary.
5. 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.
6. 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>.

FINAL MINOR LOT ADDITION SUBDIVISION PLAN FOR F & L LIVING TRUST MIDDLESEX TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

NO.	REVISION NOTES	DATE

BREHM-LEBO ENGINEERING, INC.
CIVIL ENGINEERS • PLANNERS • SURVEYORS • STRUCTURAL ENGINEERS

40 NORTH SECOND STREET
CHAMBERSBURG, PA 17001
PH: (717) 243-4114
FAX: (717) 243-5801

17 STATE AVENUE
CARLISLE, PA 17013
PH: (717) 243-4114
FAX: (717) 243-5801

COVERSHEET
FINAL MINOR PLAN
FOR
THE F & L LIVING TRUST
MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY, PA

Drawn By: TJP
Designed By: TJP
Checked By: DSB
File: 20-M-028
Date: 03/23/2020
Scale: N/A
Deed: 20181433
153/240
Drawing No.
1 of 3



OWNER

F & L Living Trust
Contact: Fred M. Potteliger
185 Bernheisel Bridge Road
Carlisle, PA 17015
(717) 574-8703

SHEET INDEX

1 of 3	Coversheet
2 of 3	Overview Plan
3 of 3	Detailed View Plan

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PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1778
PENNSYLVANIA LAW REQUIRES NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS NOTICE BEFORE EXCAVATION.
REFER TO PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL NO. 20192212224
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE.

ZONING SITE DATA TABLE

Middlesex Township Zoning Ordinance, Ordinance No. 3-89, Enacted June 30, 1989.
Proposed Use: Residential and Agricultural

Zoning: (RF) Residential Form District	Area and Bulk Regulations	Proposed
Minimum Lot Area:	Single Family Detached Dwelling (Pr. Lot 1) 60,000 Sq. Ft. All Other Uses (Pr. Lot 2) 5 Acres	2,983,448 Sq. Ft. 169.14 Acres
Minimum Lot Width at Lot Frontage:	Single Family Detached Dwelling	200 Ft. 1,422 Ft.
Front Yard Setback:	Arterial Road:	40 Ft. 75 Ft.
Side Yard Setback:	One Side:	20 Ft. >20 Ft.
Rear Yard Setback:	Total Sides:	40 Ft. >40 Ft.
Maximum Permitted Building Height:		45 Ft. N/A
Maximum Permitted Lot Coverage:		35 Ft. <35 Ft. (existing)
Maximum Permitted Impervious Area:		20% <0.3%
Density:		35% <0.5%
Parking Spaces Required:		0.726 DU/Acre 0.014 DU/Acre
Linear Feet of New Street:		2 2
		0 N/A

SITE DATA

Total acreage of Parent Tracts:
Tax Parcel 21-06-0015-010 = 332,929 sq. ft. = 76.430 Acres
Tax Parcel 21-06-0015-023 = 35,844 sq. ft. = 0.823 Acre

Total Number of Proposed Lots After Lot Addition: Two (2)

Water Supply: Existing Well

Sewage Disposal: Existing On-Lot

Tax Parcel 21-06-0015-010
Source of Title: Deed Instrument Number: 201811433
Name of Grantor: Fred M. Potteliger and Louise A. Potteliger, Trustees of The F & L Living Trust, Dated September 19, 1996
Name of Grantee: Fred M. Potteliger and Louise A. Potteliger, Trustees of The F & L Living Trust, Dated September 19, 1996
Reference to Prior recorded Subdivision Plans: Plan Book 77, Page 129
Property/Site Address: 321 Country Club Road, Carlisle, PA 17015

Tax Parcel Number: 21-04-0373-004
Source of Title: Deed Instrument Number: 201811433
Name of Grantor: Fred M. Potteliger and Louise A. Potteliger
Name of Grantee: Fred M. Potteliger and Louise A. Potteliger, Trustees of The F & L Living Trust, Dated September 19, 1996
Reference to Prior recorded Subdivision Plans: N/A
Property/Site Address: 185 Bernheisel Bridge Road, Carlisle, PA 17015

SITE STATEMENT

All known existing easements and rights-of-way have been shown on the plan, and all utilities have been contacted as required by PA Act 172 of 1986. The subject property is subject to the agreement recorded in Instrument 201811433. Said agreement describes a right-of-way in favor of the PPL Electric Utilities Corporation for the right to construct, operate, and maintain its lines of electric transmission, including poles and fixtures over, along, and upon the subject property with the right to trim any trees along said lines to keep the wires free from interference. The location of the right-of-way is not described in enough detail in the agreement to plot the right-of-way on this plan.

Douglas S. Brehm, P.L.S. #SU-032479-E

GENERAL NOTES

- The purpose of this plan is to depict a lot addition of one (1) acre subdivided from Tax Parcel 21-06-0015-010 and added to Tax Parcel 21-06-0015-023. No improvements are proposed as a result of the proposed lot addition subdivision.
- Boundary Information Shown is derived from Deeds and Plats of Record obtained from the Recorder of Deeds Office and was supplemented by a Boundary Survey completed by Brehm-Lebo Engineering, Inc. during February 6, 2020.
- The topographic survey data is based on a limited field survey performed by Brehm-Lebo Engineering, Inc. and completed on February 6, 2020. The remainder of topographic information shown hereon is LIDAR elevation data derived from the Pennsylvania Spatial Data Access (PASDA) Pennsylvania Imagery Navigator application. North American Vertical Datum of 1985.
Website: <http://maps.pa.gov/imagerynavigator/>
Publisher: PAMAP Program, PA Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey.
- The site benchmark is an existing concrete monument set on the dedicated right-of-way at the southeast corner of Lot 2, having an elevation of 472.44 (NAVD 1988).
- All bearings on this plan are based on current deed datum.
- All Utilities shown have been plotted from existing maps, field located when visible, or locations provided by the various companies, and are approximate in location. The actual locations and conditions shall be verified with Representatives of the Utility in Question. The Surveyor does not assume any responsibility for accuracy or sufficiency of the data provided on existing utilities. Furthermore, the Surveyor will assume no responsibility for any cost or condition resulting from any inaccuracy or insufficiency in this regard. The Utilities shown herein shall be contacted for the actual location of their facilities.
- The adjoining Landowner Information shown hereon is based upon records of The Cumberland County Courthouse and reflects the accuracy thereof.
- This plan has been prepared without the benefit of a title report and may be subject to various easements and other documents, recorded and unrecorded. Based on the current deed of record for the subject property, deed dated April 26, 2018, Instrument Number 2001809792 for Young Family Farms, LLC, there appears to be no deed restrictions imposed on the property as a condition of sale by the present owner or other entity(s).
- The lot addition does not lie within a designated Flood Plain Zone as shown on the F.E.M.A. Flood Insurance Rate Map 42041C0069E, effective March 16, 2009 and 42041C0070E, effective March 16, 2009.
- Based on a review of the National Wetlands Inventory Maps and the presence of hydric soils (BRA) it is believed that wetlands may be present at the site. Prior to any earth disturbance activities, the necessary determinations and/or permits must be obtained from Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.
- The preparation of this Plan by Brehm-Lebo Engineering, Inc. does not warrant the types of surface and subsurface soils that may be encountered on this site. Further, Brehm-Lebo Engineering, Inc. does not warrant the existence, or nonexistence, of subsurface sinkholes, springs, trash or rock, nor the presence of active or abandoned foundations, cesspools, wells, cisterns, buried tanks, or buried utilities, etc. that may encumber construction or use of this site. It is the responsibility of the Owner/Developer and Contractor to verify all subsurface conditions as part of the development of this property.
- The soil boundaries and types have been interpolated from Web Soil Survey, a Natural Resources Conservation Service Website (<http://websoilsurvey.nrcs.usda.gov/>).
- The site may be underlain with carbonate rocks (Limestone and Dolomites). There is potential for sinkholes, therefore special construction procedures should be used. A geotechnical engineer shall be consulted prior to beginning any restoration or repair of a sinkhole.
- The owners of these lots, upon notification by Middlesex Township, shall be responsible for the construction of Sidewalks, to Township specifications within six (6) months of the date of such notification.
- The owners of these lots, upon notification by Middlesex Township, shall be responsible for the construction of concrete curbs to Township specification within six (6) months of the date of such notification.
- Before access may be constructed to any lot, a Highway Occupancy Permit is required from PennDOT. A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1424, No. 428), known as the "State Highway Law," before driveway access to a state highway is permitted. Middlesex Township shall not be held liable for damages to persons or property arising out of the issuance or denial of a driveway permit by PennDOT.
- The Applicant shall comply with all Township regulations in effect at the time of filing of the Final Plan.
- The Applicant shall be responsible for paying for the installation of all street and traffic control signs and devices required for the project as deemed necessary by Middlesex Township.
- The subject site may be subject to restrictions or covenants associated with enrollment in the Cumberland County Clean and Green Program.
- Structures, vegetation, grading and other obstructions in excess of twenty-four inches (24") in height shall be prohibited within the clear sight triangle.

WAIVERS

The Middlesex Township Board of Supervisors approved waivers of the following sections on _____

Middlesex Township, Cumberland County, Land Development and Subdivision Ordinance, Ordinance No. 8-2017

- Article V, Section 501.A.2. Drawing Scale
- Article V, Section 501.A.25.b. & 503.A.4. Wetlands Delineation
- Article V, Section 501.B.9.m. Sight Distances
- Article VII, Section 707.A.1. Sidewalks
- Article VII, Section 708.A. Curbing
- Article VII, Section 719.C.6.a.3) Street Trees

UNDERGROUND UTILITIES

The contractor shall contact the "One Call System" three (3) working days (unless otherwise noted) prior to start of construction.

PENNSYLVANIA ONE CALL 1-800-242-1776
ONE CALL SYSTEM SERIAL NUMBER: 20200772753

Verizon Pennsylvania, LLC 1026 Hay St. Pittsburgh, PA 15221 Contact: Deborah Barum Email: deborah.d.dello@verizon.com (717) 249-8239	Middlesex Township Municipal Authority 350 N Middlesex Rd Suite 2 Carlisle, PA 17013 Contact: Rory Morrison Email: authpaonecall@middlesextp.com (717) 243-0674
Middlesex Township 350 N Middlesex Rd, Suite 1 Carlisle, PA 17013 Contact: Zachary Zook Email: zook@middlesextp.com (717) 249-4409	UGI Utilities Inc. 1301 AIP Drive Middletown, PA 17057 Contact: Stephen Bateman Email: sbateman@ugl.com (717) 255-1453

PPL Electric Utilities Corporation
503 New Market St.
Wilkes Barre, PA 18702
Contact: Mark Santayana
Email: msantayana@pplweb.com

OWNER'S CERTIFICATION AND DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

On this, the 23 day of March, 2020, before me the undersigned officer, personally appeared Fred M. Potteliger and Louise A. Potteliger, being Trustees of F&L Living Trust, the Owner of the property shown on this plan, that they are authorized to execute said plan on behalf of the living trust, that the plan is the act and deed of the living trust, and on behalf of the living trust, further acknowledges that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for dedication to public use and desire the same to be recorded as such according to law.

Owner _____ Date _____
Fred M. Potteliger, Trustee

Owner _____ Date _____
Louise A. Potteliger, Trustee

Witness my hand and notarial seal the day and the date above written:

Notary Public _____
My Commission Expires _____, 20____ (NOTARIAL STAMP)

**MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS
PLAN APPROVAL CERTIFICATION**

This Plan approved or conditionally approved the _____ day of _____, 20____ by the MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS.

All conditions, if any imposed with respect to such approval have been met on this _____ day of _____, 20____.

Chairman, Middlesex Township Board of Supervisors _____

Township Secretary _____

SIGNATURE BLOCK MIDDLESEX TOWNSHIP PLANNING COMMISSION

This Plan was recommended for approval by the MIDDLESEX TOWNSHIP PLANNING COMMISSION this _____ day of _____, 20____.

Chairman, Middlesex Township Planning Commission _____

SIGNATURE BLOCK CUMBERLAND COUNTY PLANNING DEPARTMENT

This Plan was reviewed by the CUMBERLAND COUNTY PLANNING DEPARTMENT this _____ day of _____, 20____.

Director of Planning _____

TOWNSHIP ENGINEER

This Plan was reviewed by the TOWNSHIP ENGINEER this _____ day of _____, 20____.

Township Engineer _____

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for the Recorder of Deeds, in and for Cumberland County, Pennsylvania, this _____ day of _____, 20____.

Instrument Number: _____

UPI CERTIFICATE - CUMBERLAND COUNTY TAX ASSESSMENT OFFICE

LAND SURVEYOR'S CERTIFICATE

I hereby certify to the Board of Supervisors of Middlesex Township that, to the best of my knowledge, based on recent actual observation of the site, the survey and plan shown and described hereon is true and correct to the accuracy required by the Middlesex Township Subdivision and Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.

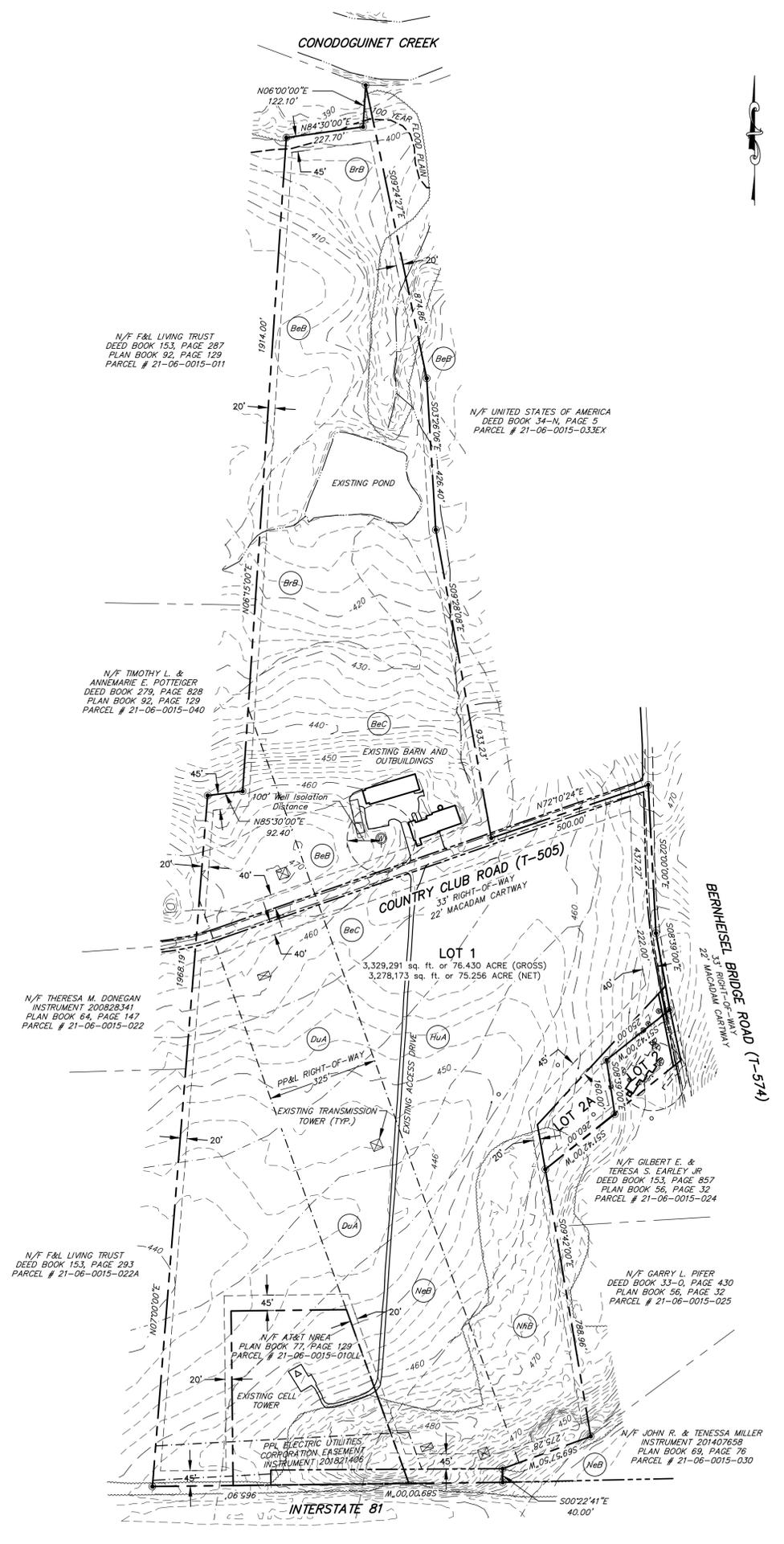
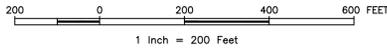
Douglas S. Brehm, P.L.S. #SU-032479-E Date _____
17 State Avenue, Carlisle, PA 17013
(717) 243-4114, dbrehm@brehm-lebo.com



I.L. 20200301028_POTTELIGER SUBDIVISION PLAN - POTTELIGER.DWG

LEGEND:

- Existing Property Boundary
- - - Existing Right-of-Way Line
- Existing Structure
- - - Existing Edge of Macadam
- - - Existing Edge of Gravel
- - - Existing Linapint
- - - Existing Adjoiner
- - - Existing Soil Boundary
- - - Existing Stream
- - - Overhead Service Line
- - - Existing Treeline
- - - Existing Minor Contour Line, 10 Feet
- - - Existing Major Contour Line, 50 Feet
- Existing Iron Pin/Mag. Nail
- Existing Utility Pole



LOT AREA TABLE

Lot	Subdivision	Sq. Ft.	Acres
LOT 1	Pre-subdivision	3,329,291 sq. ft.	76.430 acres (Gross)
	Post-subdivision	3,278,173 sq. ft.	75.256 acres (Net)
LOT 2	Pre-subdivision	35,844 sq. ft.	0.823 acres (Gross)
	Post-subdivision	31,907 sq. ft.	0.732 acres (Net)
LOT 2A	Pre-subdivision	43,560 sq. ft.	1.000 acres (Gross)
	Post-subdivision	42,131 sq. ft.	0.967 acres (Net)
LOT 2 and LOT 2A (Combined)		79,404 sq. ft.	1.823 acres (Gross)
		74,038 sq. ft.	1.699 acres (Net)

NOTES

- Brehm-Lebo Engineering, Inc. completed a limited boundary survey in the area of Lot 2 and Lot 2A, the remainder of Lot 1 has not been surveyed.
- The metes, bounds and area for Lot 1 are derive from a "Preliminary/Final Subdivision and Land Development Plan for Pennsylvania Cellular Telephone Corp." prepared by Herbert, Rowland & Grubic, Inc., Dated August 1998, Last revised October 2, 1998, and recorded in the Cumberland County Recorder of Deeds Office in Plan Book 77, Page 129, and reflect the accuracies and inaccuracies thereof.

NON-BUILDING DECLARATION

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of NON-BUILDING use. No portion (or lot number(s) 1, 2 or 2A) of this property/subdivision are approved by MIDDLESEX TOWNSHIP (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein 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 or recording any sales contract or subdivision plan, any purchaser or subdivisor of any portion of this property should contact appropriate officials of MIDDLESEX TOWNSHIP (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

SOILS:

- BeB - Berks channery silt loam, 3 to 8 percent slopes
- BeC - Berks channery silt loam, 8 to 15 percent slopes
- BrB - Brinkerton silt loam, 3 to 8 percent slopes
- DuA - Duffield silt loam, 0 to 3 percent slopes
- HuA - Huntington silt loam, 0 to 5 percent slopes
- NvB - Neshaminy gravelly silt loam, 3 to 8 percent slopes
- NvD - Neshaminy very stony silt loam, 0 to 8 percent slopes

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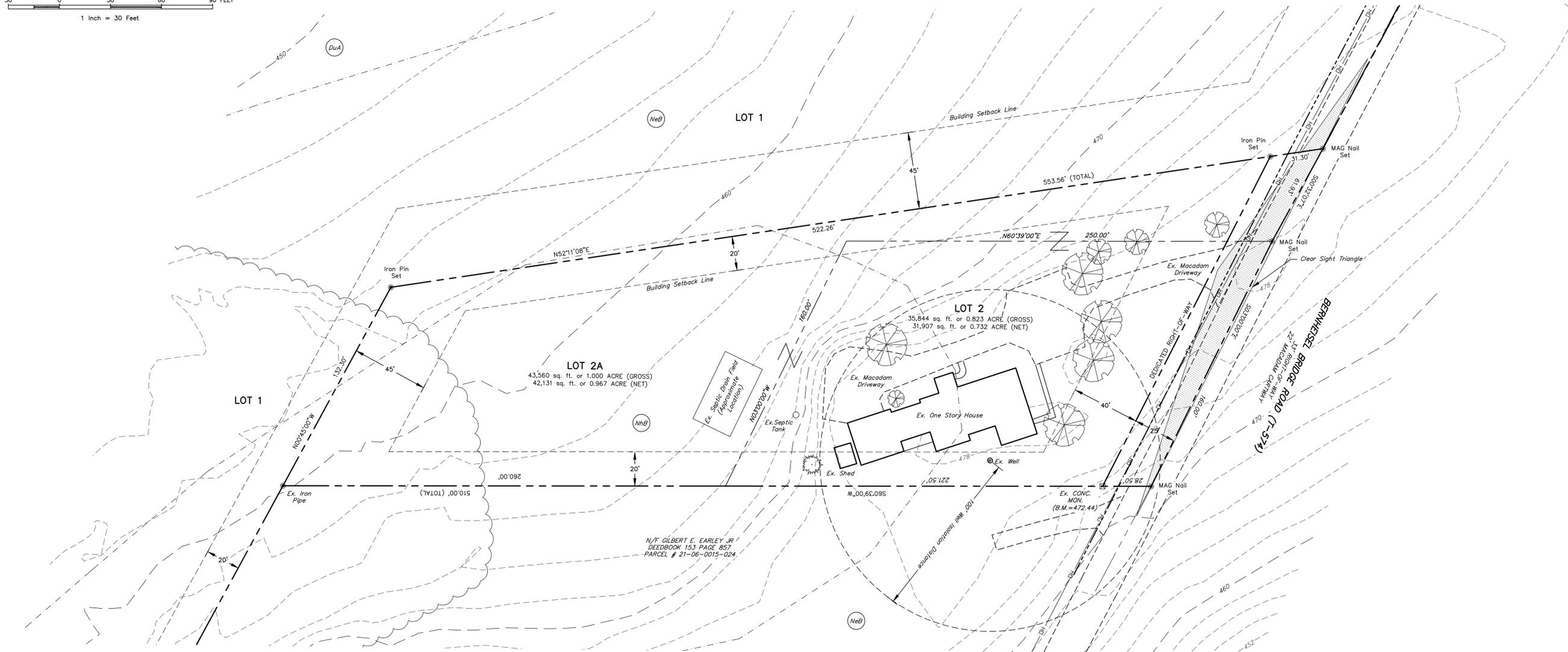
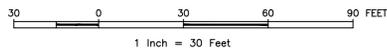
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N/T GILBERT E. EARLEY JR
DEEDBOOK 153 PAGE 857
PARCEL # 21-06-0015-024

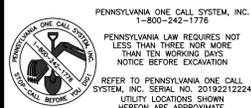
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DETAILED VIEW
FINAL MINOR PLAN
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CUMBERLAND COUNTY, PA
MIDDLESEX TOWNSHIP

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