

Cumberland County Subdivision and Land Development Review Report

Municipality:	South Middleton	Surveyor/ Engineer:	Frederick Seibert & Assoc., Inc.	Owner/ Developer:	Masonic Temple Association of Carlisle
Plat Title:	Carlisle Masonic Temple				
Plat Status:	Final	Plat Type:	Subdivision and Land Development		
# of New Lots:	2	# of New Dwelling Units:	New Acreage Subdivided/Developed:	1.22	Total Tract Acreage: <u>7.66</u>
Zoning District:	C-1	Proposed Land Use:	Social Fraternal		
Date Received:	8/14/2020	County Review:	8/26/2020	Reviewed by:	SH
				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. The Site Data should address the method of water service and sewage disposal. Further, if applicable, the utility lines and service lines should be shown on the plan (Zoning 904.1 and 1202.3).
2. The plan should indicate that the parcel is within the Airport Hazard Overlay (Zoning 1400) and the Wellhead Protection Overlay (Zoning 1404).
3. The front, side and rear yard areas shown on the plan should not be less than 30 feet (Zoning 1624.2).
4. The required and provided sight distances should be provided at the proposed access (Zoning 1807.5).
5. The Township may want to determine if a fee in lieu of recreation land will apply to the development (SLDO 606).
6. Sidewalks and curbs should be provided for all land developments in the RH and C Zoning Districts (SLDO 707.A & 708.A).
7. The Erosion and Sediment Control Plan should be approved by the Cumberland County Conservation District (SLDO 710.E.2).
8. Street trees should be provided (SLDO 711.B.2.G).
9. 10% of the parking lot should be devoted to landscaping. Landscaping should consist of 1 tree per 20 parking spaces. The Landscaping Plan should provide proof of compliance (SLDO 711.B.2.K.ii).
10. The interior of each parking lot should have one 3” caliper deciduous shade tree for every 5 parking spaces (SLDO 711.B.2.K.iii).

11. The Township should consider requesting a recycling dumpster.
12. We recommend adding stop signs or stop bars in the proposed parking area.
13. The plan indicates that the 1.07 acre tract is, “Remaining lands to be conveyed to the Masonic Temple”. The plan should clarify the intent of this language. When will the conveyance take place? Is the conveyance approved as part of this plan?
14. 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

RECORDER OF DEEDS

THIS PLAN WAS RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE ON THIS _____ DAY OF _____, 2020.
INSTRUMENT NUMBER _____

SOUTH MIDDLETON TOWNSHIP PLANNING RECOMMENDED APPROVAL

RECOMMENDED FOR APPROVAL BY THE SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CHAIRMAN _____
SECRETARY _____

SOUTH MIDDLETON SUPERVISOR APPROVAL

APPROVED BY THE SOUTH MIDDLETON TOWNSHIP SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 2020.

CHAIRMAN _____
SECRETARY _____

CUMBERLAND COUNTY PLANNING COMMISSION

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

DIRECTOR OF PLANNING _____

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: Masonic Temple Association of Carlisle PA c/o Perry Health, President
PROPERTY ID #: 40-23-0600-006

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: Carlisle Swim Club c/o Michael Black, President
PROPERTY ID #: 40-23-0600-001

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

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 the lands of Masonic Temple Association of Carlisle Pennsylvania under deed book 0032L-00382 and the lands of the Carlisle Swim Club under deed book 00270-00339 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. I have been to the site and observed the present condition, and this plan indicates the actual condition of the site. The error of closure is no more than one part in 5,000.

The engineer/surveyor has been to the site and observed the present condition and the plan indicates the actual condition of the plan, and to the best of my knowledge and belief it is true and correct, and the Township may rely upon the accuracy thereof.

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



ENGINEER'S CERTIFICATION

The engineer/surveyor has been to the site and observed the present condition and the plan indicates the actual condition of the plan, and to the best of my knowledge and belief it is true and correct, and the township may rely upon the accuracy thereof.

Justin T. Doty, P.E.
License No. PE080613
Expiration Date: 9/30/2021



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Pennsylvania, License No. PE080613, Expiration Date: 09-30-2021.

FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN

for

CARLISLE MASONIC TEMPLE

SITUATE AT 1236 HOLLY PIKE

1236 HOLLY PIKE
CARLISLE, PA 17013
SOUTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

OWNER/DEVELOPER:
MASONIC TEMPLE ASSOCIATION OF CARLISLE
c/o PERRY HEALTH
1236 HOLLY PIKE
CARLISLE, PA 17013
717-574-9018

Land Survey and Subdivision Plan By:

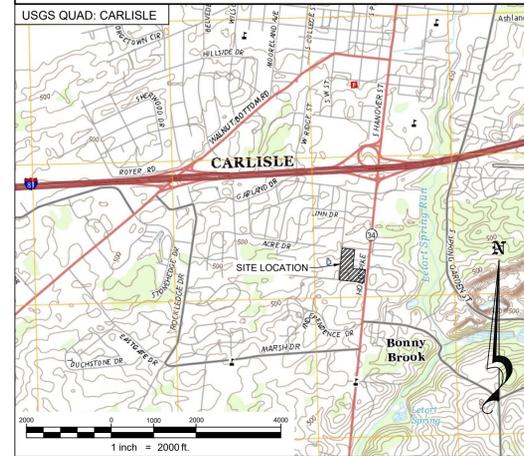
FREDERICK SEIBERT & ASSOCIATES, INC. © 2020

CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS

128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
505 SOUTH 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" = 2000'

SHEET INDEX

TYPE	NUMBER	TITLE
G-001	SHEET 1	COVER SHEET
G-002	SHEET 2	GENERAL NOTES
V-101	SHEET 3	EXISTING CONDITIONS
V-102	SHEET 4	SUBDIVISION PLAN
C-101	SHEET 5	LANDSCAPE AND LAYOUT PLAN
C-102	SHEET 6	GRADING & STORMWATER MANAGEMENT PLAN
C-501-502	SHEET 7-8	SITE DETAILS & NOTES
ESC-001	SHEET 9	EROSION & SEDIMENTATION CONTROL PLAN
ESC-002-003	SHEET 10-11	EROSION & SEDIMENTATION CONTROL DETAILS
PH-101	SHEET 12	PHOTOMETRIC PLAN

SUBDIVISION NOTES

- 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 42041C0240E, this property is not located in a 100 year floodplain.
- The site has been visited by a qualified professional and there are no signs of watercourses, wetlands, marshes or rock outcrops.
- Survey in PA SPC South NAD 83 performed by Frederick, Seibert and Associates in January 2020.
- No proposed state road access. Before access to any state road is to be constructed, a Highway Occupancy Permit is required from PennDOT.

CONDITIONAL USE + WAIVERS

A Conditional Use was granted by the South Middleton Township Board of Supervisors at their regular meeting on July 9, 2020 for the proposed parking lot expansion. The following are the conditions outlined by the Supervisors:

- Section 1201 (5)(d) - Parking lot lighting needs to be arranged so no glare goes onto adjacent residential properties. It appears from the lighting plan that this requirement has not been met.
- Section 1607(4) & 1624(3)(e) - Specific details on the screening will need to be shown as part of the Conditional Use or/and at the development plan phase.
- Section 1202.(3)(a)(ii.) and 300.(122.) - All lots are required to have Lot Frontage abutting a public road. The "right of way" identified as South Pitt Street Extension has never been formally accepted by the Township for dedication. A deed of dedication needs to be submitted.
- Section 1707 - There has been a sign erected on the property that has not been issued permits. As a condition of approval all business signs shall be properly permitted by the Township.

A waiver has been granted by the South Middleton Township Board of Supervisors at their regular meeting on July 9, 2020 for the following:

- Section 706.f. Parking lot islands between every 10 parking spaces when 50 or more parking spaces are provided.
- Section 501: Preliminary plan submission.

PLAN STATEMENT

The purpose of this subdivision plan is to subdivide, consolidate, and develop the approximate 2.1 acre parcel of the Carlisle Swim Club located east of South Pitt Street Extension with the existing Masonic Temple property at 1236 Holly Pike. The plan proposes two additional parking bays which yields an additional 58 parking spaces. See lot calculations on Sheet 3.

PROPERTY ID #: 40-23-0600-006
40-23-0600-001

DESCRIPTION:	DATE:	DATE:	PROJECT NUMBER:
GRADING CHK BY:	JTD	08-13-2020	50208
SEC CHK BY:	JTD	08-13-2020	
SWM CHK BY:	JTD	08-13-2020	COVER SHEET
PLAN CHK BY:	JTD	08-13-2020	
Initial Submission to Township and County Agencies	08-14-2020		G-001
			SHEET 1 OF 12

ZONING DATA	
ZONING ORDINANCE	South Middleton Township
EXISTING USE	Social & Fraternal Organizations & Lodges (Conditional Use in C2 and RH districts)
PROPOSED USE	No change in use
ARTICLE 1202: C-2 (General Commercial District)	
MINIMUM LOT SIZE	25,000 sq. ft.
MINIMUM LOT WIDTH	100 ft.
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	60% (includes buildings)
MAXIMUM PERMITTED BUILDING HEIGHT	40 ft.
MINIMUM SETBACK	
	Front - 50 ft.
	Side - 30 ft. (when adjoining residential lots)
	Side - 15 ft. (when adjoining non-residential lots)
	Rear - 50 ft. (when adjoining residential lots)
	Rear - 20 ft. (when adjoining non-residential lots)
ARTICLE 900: R-H (High Density Residential)	
MINIMUM LOT SIZE	25,000 sq. ft.
MINIMUM LOT WIDTH	100 ft.
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	50%
MAXIMUM PERMITTED BUILDING HEIGHT	40 ft.
MINIMUM SETBACK	
	Front - 50 ft.
	Side - 15 ft.
	Rear - 30 ft.
ARTICLE 1624: Supplementary Regulations - Social and Fraternal clubs and Organizations	
LOT SETBACKS	Minimum front, side and rear yards shall conform to the prevailing zoning district but in no instance shall be less than 30 feet
LANDSCAPE BUFFER	Dense buffer strip when abutting an existing residential use or district
ARTICLE 1800: Off-Street Parking	
PARKING SPACE SIZE	9' x 18'
DRIVE AISLE WIDTH	25'

SITE DATA	
EXISTING SITE AREA	2.87 acres (1236 Holly Pike)
PROPOSED SITE AREA	5.16 acres (1236 Holly Pike)
EXISTING IMPERVIOUS COVERAGE	1.23 Acres
PROPOSED IMPERVIOUS COVERAGE	1.81 Acres (35%)
EXISTING PARKING SPACES	
	65 regular parking spaces
	4 handicap spaces
	69 total spaces
PROPOSED ADDITIONAL PARKING SPACES	
	61 regular spaces
	1 handicap space
PROPOSED TOTAL PARKING SPACES	131 (Includes 5 handicap spaces)

ABBREVIATION LEGEND	
AASHTO = AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	N.T.S. = NOT TO SCALE
ADS = ADVANCED DRAINAGE SYSTEM	O.A.E. = OR APPROVED EQUAL
ASTM = AMERICAN SOCIETY FOR TESTING & MATERIAL	O.C. = ON CENTER
AWWA = AMERICAN WATER WORKS ASSOCIATION	PC = POINT OF CURVE
BLDG = BUILDING	PCC = POINT OF COMPOUND CURVE
BOT = BOTTOM	PGL = PROPOSED GRADE LINE
CIP = CAST IRON PIPE	PRC = POINT OF REVERSE CURVE
CL = CENTERLINE	PT = POINT OF TANGENT
CMP = CORRUGATED METAL PIPE	PVC = POINT OF VERTICAL CURVE
CO = SANITARY SEWER CLEAN-OUT	PVI = POINT OF VERTICAL INTERSECTION
CONC = CONCRETE	PVT = POINT OF VERTICAL TANGENT
DA = DRAINAGE AREA	R/W = RIGHT-OF-WAY
DIA = DIAMETER	SAN = SANITARY
EGL = EXISTING GRADE LINE	SCE = STABILIZED CONSTRUCTION ENTRANCE
EX = EXISTING	SDR = STANDARD DIMENSION RATIO
FH = FIRE HYDRANT	SDMH = STORM DRAIN MANHOLE
GV = GATE VALVE	SF = SQUARE FEET
HGL = HYDRAULIC GRADE LINE	SSMH = SANITARY SEWER MANHOLE
HDPE = HIGH DENSITY POLYETHYLENE	STA. = STATION
INV = INVERT	STD = STANDARD
LF = LINEAR FEET	SY = SQUARE YARDS
MAX = MAXIMUM	T.A.N. = TYPE AS NOTED
MB = MAIL BOX	TEMP = TEMPORARY
MIN = MINIMUM	TG = TOP OF GRATE
MJ = MECHANICAL JOINT	TYP = TYPICAL
NO = NUMBER	VIF = VERIFY IN FIELD
N.T.C. = NOT THIS CONTRACT	WM = WATER VALVE

- | GENERAL NOTES | | | | | | | | | | | | | |
|--|--|---------------------------|-----------------------|-------------------------|-----------------------|---------------------------------|-----------------------|----------------------------------|-----------------------|--|-----------------------|--|-----------------------|
| 1. | Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor to Carlisle Borough's and South Middleton specifications. | | | | | | | | | | | | |
| 2. | 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. | | | | | | | | | | | | |
| 3. | FSA, 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 | | | | | | | | | | | | |
| 4. | The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities. | | | | | | | | | | | | |
| 5. | Utility easements are offered for dedication to their respective Authority upon approval and acceptance of said respective authority. | | | | | | | | | | | | |
| 6. | No trees, shrubs, fences, buildings, or improvements are permitted within any easements, existing or proposed, as shown on this plan. | | | | | | | | | | | | |
| 7. | 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. | | | | | | | | | | | | |
| 8. | 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. | | | | | | | | | | | | |
| 9. | The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings: | | | | | | | | | | | | |
| | <table border="0"> <tr> <td>PA One Call System</td> <td>(800) 242-1776</td> </tr> <tr> <td>Carlisle Borough</td> <td>(717) 249-4422</td> </tr> <tr> <td>South Middleton Township</td> <td>(717) 258-5324</td> </tr> <tr> <td>South Middleton Authority</td> <td>(717) 258-6476</td> </tr> <tr> <td>Cumberland County Planning Department</td> <td>(717) 240-6178</td> </tr> <tr> <td>Cumberland County Conservation District</td> <td>(717) 240-7812</td> </tr> </table> | PA One Call System | (800) 242-1776 | Carlisle Borough | (717) 249-4422 | South Middleton Township | (717) 258-5324 | South Middleton Authority | (717) 258-6476 | Cumberland County Planning Department | (717) 240-6178 | Cumberland County Conservation District | (717) 240-7812 |
| PA One Call System | (800) 242-1776 | | | | | | | | | | | | |
| Carlisle Borough | (717) 249-4422 | | | | | | | | | | | | |
| South Middleton Township | (717) 258-5324 | | | | | | | | | | | | |
| South Middleton Authority | (717) 258-6476 | | | | | | | | | | | | |
| Cumberland County Planning Department | (717) 240-6178 | | | | | | | | | | | | |
| Cumberland County Conservation District | (717) 240-7812 | | | | | | | | | | | | |
| 10. | The contractor shall be responsible for coordination of his construction with the construction of other contractors. | | | | | | | | | | | | |
| 11. | The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions. | | | | | | | | | | | | |
| 12. | 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. | | | | | | | | | | | | |
| 13. | 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. | | | | | | | | | | | | |
| 14. | 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. | | | | | | | | | | | | |
| 15. | 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. | | | | | | | | | | | | |
| 16. | 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. | | | | | | | | | | | | |
| 17. | 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. | | | | | | | | | | | | |
| 18. | 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. | | | | | | | | | | | | |
| 19. | Site Benchmark found on Sheet V-101 Existing Conditions. The benchmark is a sanitary sewer manhole located on South Pitt Street. | | | | | | | | | | | | |
| 20. | All public improvements will comply with the latest Township standards. | | | | | | | | | | | | |
| 21. | The site has been visited by an experienced professional and there are no signs of watercourses, wetlands, marshes or rock outcrops in the proposed area of construction. | | | | | | | | | | | | |
| 22. | This site does not lie within a designated 100 year floodplain according to FEMA FIRM panel 42041C0240E. | | | | | | | | | | | | |
| 23. | The development shall be constructed in accordance with this plan and all applicable ordinances. | | | | | | | | | | | | |
| 24. | New access drive or driveways that access a public road, or a road to be dedicated will require a driveway permit application prior to construction of the access drive or driveway, and prior to the submittal of a building permit. | | | | | | | | | | | | |
| 25. | | | | | | | | | | | | | |

LEGEND		
EXISTING FEATURES		PROPOSED FEATURES
	SUBJECT BOUNDARY	
	ADJOINING BOUNDARY	
	CONTOUR (INDEX)	
	CONTOUR (INTERMEDIATE)	
	TREELINE	
	EDGE OF WATER	
	FLOW LINE	
	CENTERLINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	CONCRETE CURB	
	GUARD RAIL	
	FENCE LINE	
	ELECTRIC LINE (UNDERGROUND)	
	ELECTRIC LINE (OVERHEAD)	
	GAS LINE	
	SANITARY SEWER	
	SANITARY SEWER FORCE MAIN	
	STORM DRAIN	
	TELEPHONE LINE	
	WATER LINE	

LEGEND		
EXISTING FEATURES		PROPOSED FEATURES
	FIRE HYDRANT	
	WATER GATE VALVE	
	WATER METER SINGLE / DOUBLE	
	WATER METER VAULT	
	CAP / PLUG, REDUCER, BEND	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER STUB	
	SANITARY SEWER CLEAN-OUT	
	SANITARY SEWER METER SINGLE / DOUBLE	
	STORM DRAIN INLET	
	STORM DRAIN MANHOLE	
	STORM DRAIN END SECTION	
	STORM DRAIN HEADWALL	
	UTILITY POLE	
	LIGHTING	
	GAS VALVE	
	CONCRETE BOLLARD	
	HANDICAP PARKING SYMBOL	
	ROAD SIGN	
	SITE SIGN	
	CONCRETE WHEEL STOP	
	PARKING SPACE COUNT	
	SPOT ELEVATION	
	BUILDING / HOUSE	
	CONTROL POINT	
	DETAIL REFERENCE	

FREDERICK SEIBERT & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LIGHTING DESIGNERS
 505 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 300 SPRING ROAD, SUITE 3, SHEPHERDSTOWN, PENNSYLVANIA 17390
 (717) 249-4422

CARLISE MASONIC TEMPLE
 Situated at 1236 Holly Pike
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY, PENNSYLVANIA
 CLIENT: Masonic Temple Association of Carlisle
 1236 Holly Pike Carlisle, PA 17013
 717-242-8018

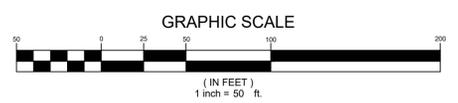
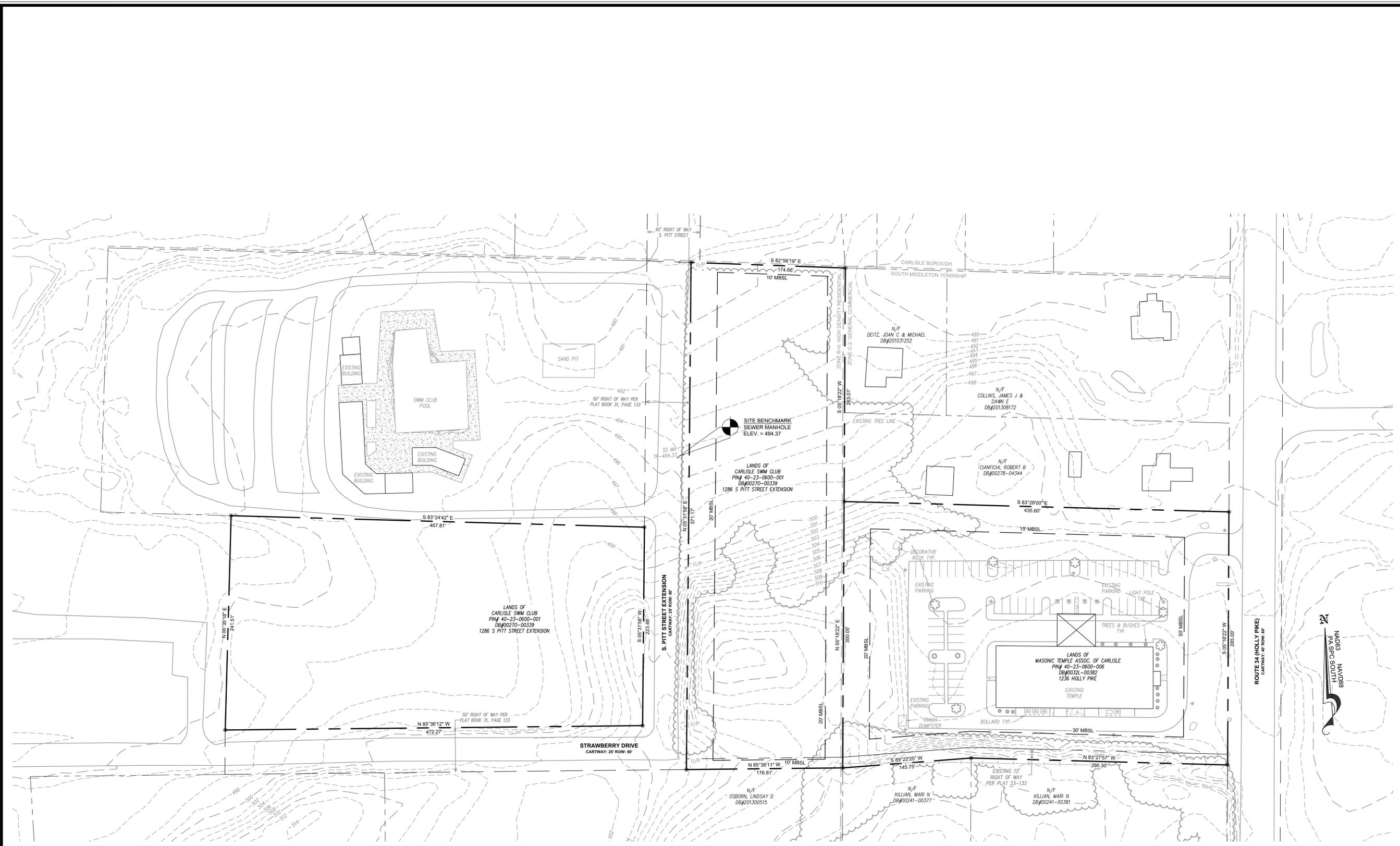
DATE	DESCRIPTION

PROJECT NO:	50206
CAD DWG FILE:	50206-02 General Notes
OWN BY:	RCH
DATE:	01-23-2020
CHK BY:	JTD
DATE:	08-13-2020
PROPERTY ID:	40-23-0800-006
SCALE:	1" = 50'

GENERAL NOTES

G-002

SHEET 2 OF 12



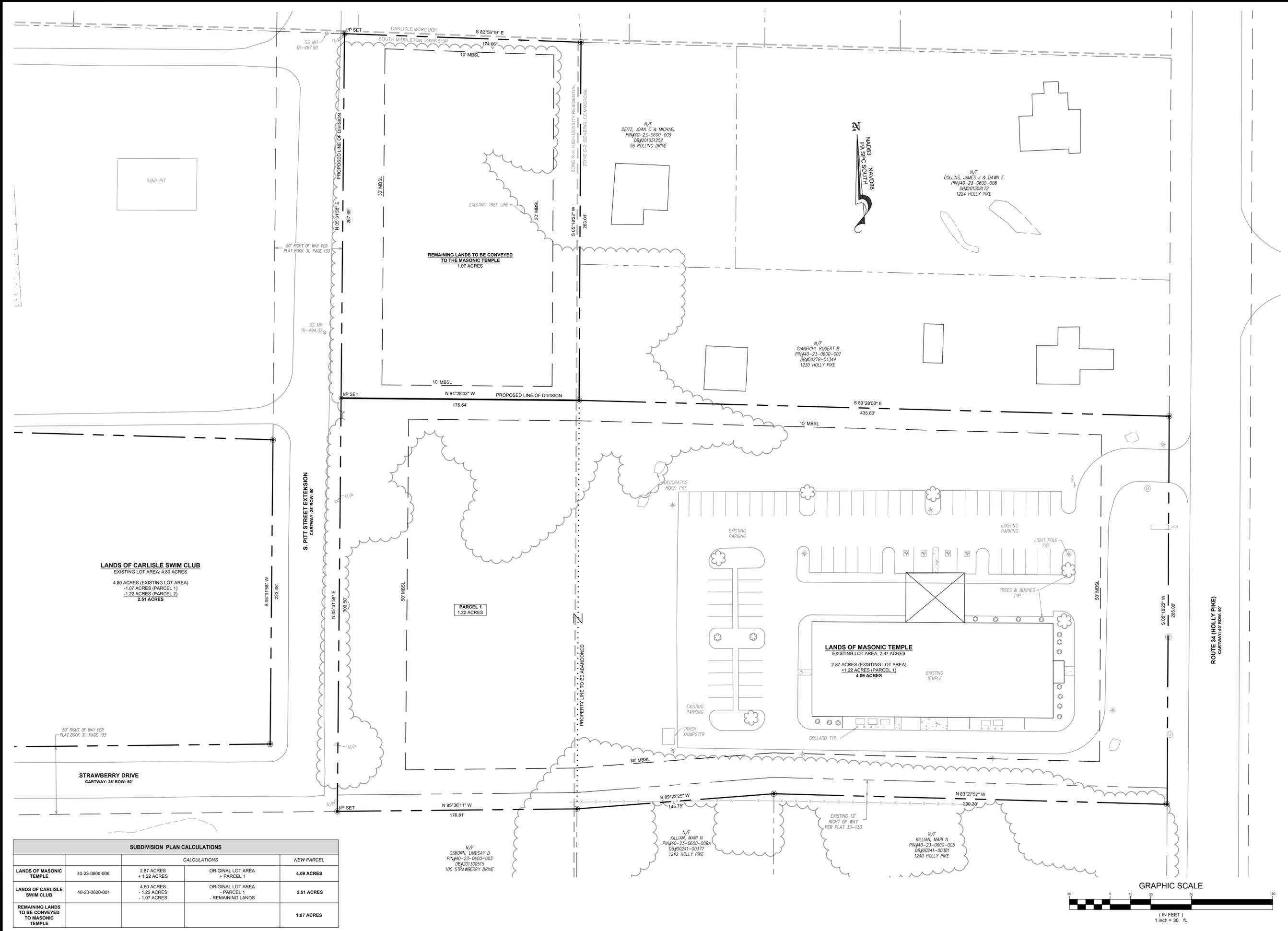
FREDERICK SEIBERT & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LIGHTING DESIGNERS
 505 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
 520 SPRING ROAD, SUITE 2, SHERMANSVILLE, PENNSYLVANIA 17169
 (717) 241-5555
 www.fsa-inc.com

MARK	DESCRIPTION	DATE

CARLISLE MASONIC TEMPLE
 Situated at 1236 Holly Pike
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY, PENNSYLVANIA
 CLIENT:
 Masonic Temple Association of Carlisle
 1236 Holly Pike Carlisle, PA 17013
 717-242-8018

PROJECT NO:	50206
CAD DWG FILE:	50206-03 Existing Conditions
OWN BY:	RCH
DATE:	01-23-2020
CHK BY:	JTD
DATE:	08-13-2020
PROPERTY ID:	40-23-0600-006
SCALE:	1" = 50'

SHEET TITLE
EXISTING CONDITIONS
 V-101
 SHEET 3 OF 12



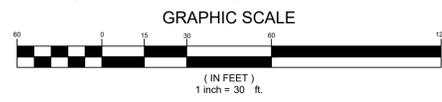
LANDS OF CARLISLE SWIM CLUB
 EXISTING LOT AREA: 4.80 ACRES
 4.80 ACRES (EXISTING LOT AREA)
 -1.07 ACRES (PARCEL 1)
 -1.22 ACRES (PARCEL 2)
 2.51 ACRES

PARCEL 1
 1.22 ACRES

LANDS OF MASONIC TEMPLE
 SITUATED AT 1236 HOLLY PIKE
 EXISTING LOT AREA: 2.87 ACRES
 2.87 ACRES (EXISTING LOT AREA)
 +1.22 ACRES (PARCEL 1)
 4.09 ACRES

REMAINING LANDS TO BE CONVEYED TO THE MASONIC TEMPLE
 1.07 ACRES

SUBDIVISION PLAN CALCULATIONS			
		CALCULATIONS	NEW PARCEL
LANDS OF MASONIC TEMPLE	40-23-0600-006	2.87 ACRES + 1.22 ACRES	ORIGINAL LOT AREA + PARCEL 1 4.09 ACRES
LANDS OF CARLISLE SWIM CLUB	40-23-0600-001	4.80 ACRES - 1.22 ACRES - 1.07 ACRES	ORIGINAL LOT AREA - PARCEL 1 - REMAINING LANDS 2.51 ACRES
REMAINING LANDS TO BE CONVEYED TO MASONIC TEMPLE			1.07 ACRES



UNDER AGENCY REVIEW - NOT APPROVED

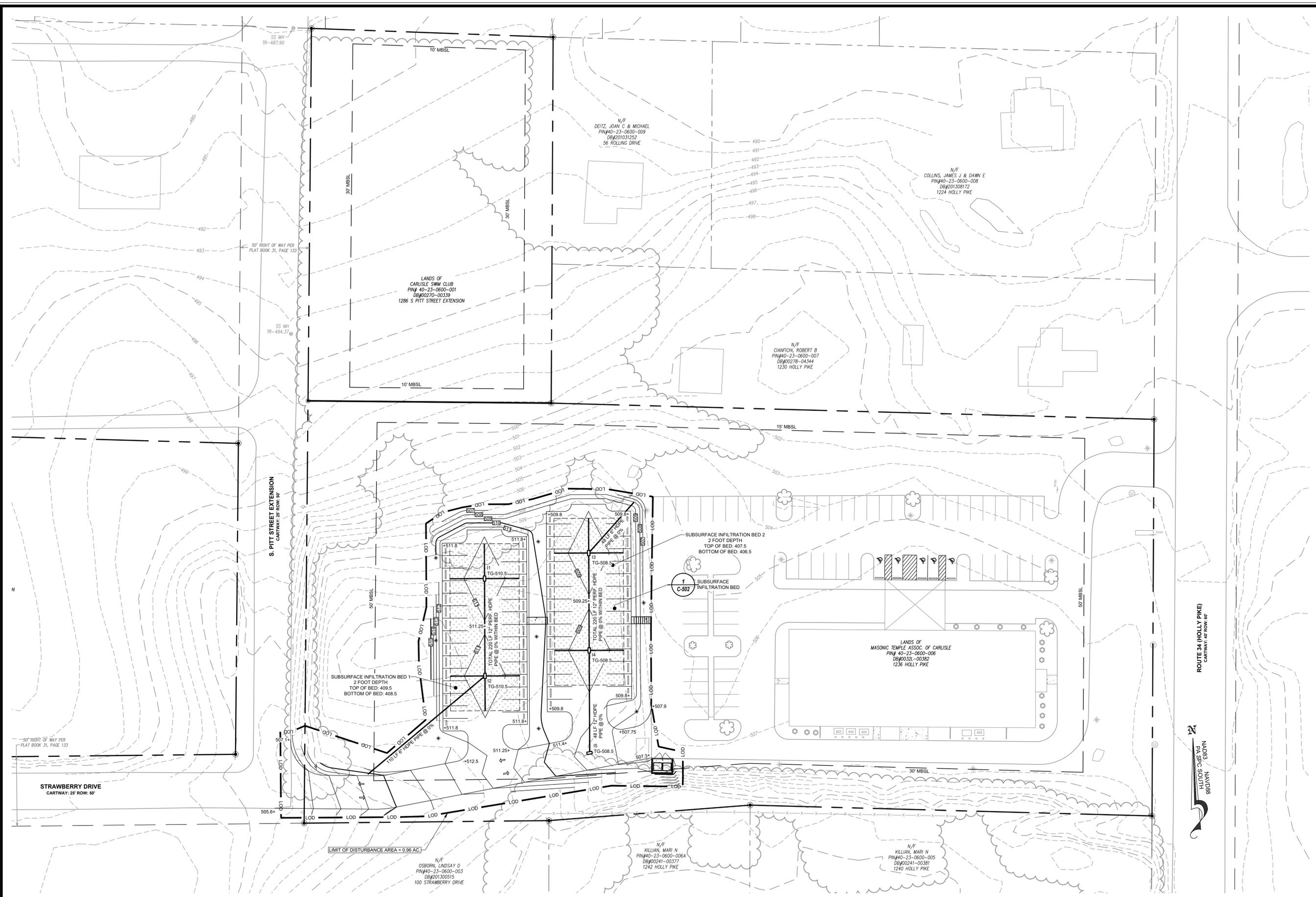
PROJECT NO: 50206
 CAD DWG FILE: 50206-04 Subdivision Plan
 DWN BY: RCH
 DATE: 01-23-2020
 CHK BY: JTD
 DATE: 08-13-2020
 PROPERTY ID: 40-23-0600-006
 SCALE: 1" = 30'
 SHEET TITLE:

CARLISLE MASONIC TEMPLE

Situated at 1236 Holly Pike
 SOUTH MIDDLETON TOWNSHIP
 CUMBERLAND COUNTY, PENNSYLVANIA
 CLIENT: Masonic Temple Association of Carlisle
 1236 Holly Pike Carlisle, PA 17013
 717-274-8016

SUBDIVISION PLAN

FREDERICK & SEIBERT & ASSOCIATES, INC. (P.A.)
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND MANAGERS
 505 SOUTH HANOVER STREET, GREENCASTLE, PENNSYLVANIA 17225
 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 500 SPRING ROAD, SUITE 23, SHEPHERDSVILLE, PENNSYLVANIA 17390
 (610) 997-5850
 (717) 274-8016
 www.fredseibert.com



S. PITT STREET EXTENSION
CARTWAY: 25' ROW: 50'

STRAWBERRY DRIVE
CARTWAY: 25' ROW: 50'

ROUTE 34 (HOLLY PIKE)
CARTWAY: 40' ROW: 60'

NAD83
PA STATE SOUTH
88

LIMIT OF DISTURBANCE AREA = 0.96 AC.

N/F
OSBORN, LINDSAY D.
PIN#40-23-0600-003
DB#201300515
100 STRAWBERRY DRIVE

N/F
KILLIAN, MARI N.
PIN#40-23-0600-006A
DB#00241-00377
1242 HOLLY PIKE

N/F
KILLIAN, MARI N.
PIN#40-23-0600-005
DB#00241-00381
1240 HOLLY PIKE

LANDS OF
CARLISLE SWM CLUB
PIN# 40-23-0600-001
DB#00270-00339
1286 S PITT STREET EXTENSION

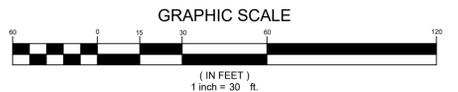
N/F
DEITZ, JOAN C & MICHAEL
PIN#40-23-0600-009
DB#201031232
56 ROLLING DRIVE

N/F
COLLINS, JAMES J & DAWN E
PIN#40-23-0600-008
DB#201308172
1224 HOLLY PIKE

N/F
CIANFICHI, ROBERT B
PIN#40-23-0600-007
DB#00278-04344
1230 HOLLY PIKE

LANDS OF
MASONIC TEMPLE ASSOC. OF CARLISLE
PIN# 40-23-0600-006
DB#0032L-00382
1236 HOLLY PIKE

LEGEND		
HATCH	DESCRIPTION	DETAIL / SHEET
	SUBSURFACE INFILTRATION BED	C-502



CARLISLE MASONIC TEMPLE
SOUTH HADLEY TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

UNDER AGENCY REVIEW - NOT APPROVED FOR CONSTRUCTION

FREDERICK & SEIBERT ASSOCIATES, INC. (P.A.)
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LIGHT PLANNERS
505 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
520 SPRING ROAD, SUITE 2, SHEPHERDSTOWN, PENNSYLVANIA 17170
DB#0199582

CLIENT:
Masonic Temple Association of Carlisle
1236 Holly Pike Carlisle, PA 17013
717-524-8018

MARK	DESCRIPTION	DATE

PROJECT NO: 50206
CAD DWG FILE: 50206-06 Grading & SWM Plan
OWN BY: RCH DATE: 01-23-2020
CHK BY: JTD DATE: 08-13-2020
PROPERTY ID: 40-23-0600-006
SCALE: 1" = 30'

SHEET TITLE:
GRADING & SWM PLAN
C-102
SHEET 6 OF 12