

Cumberland County Subdivision and Land Development Review Report

| | | | | | |
|------------------|--------------------|--------------------------|-------------------------------------|-----------------------------------|--------------|
| Municipality: | Monroe | Surveyor/ Engineer: | Frederick Seibert & Assoc., Inc. | Owner/ Developer: | Mike Castles |
| Plat Title: | 456 Criswell Drive | | | | |
| Plat Status: | Final | Plat Type: | Subdivision | | |
| # of New Lots: | 4 | # of New Dwelling Units: | | New Acreage Subdivided/Developed: | 4.66 |
| | | | | Total Tract Acreage: | 10.5 |
| Zoning District: | R1 | Proposed Land Use: | Residential | | |
| Date Received: | 9/23/2020 | County Review: | 10/6/2020 | 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.

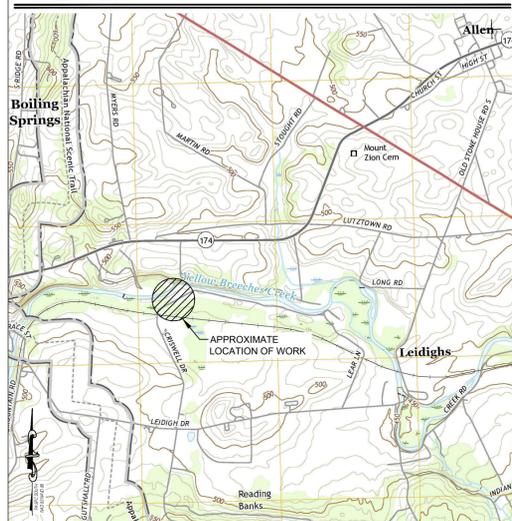
1. Proposed Lot #1 will be split into 2 zoning districts. It appears that the proposed lot does not meet the minimum lot area requirement of 80,000 square feet in the Agricultural Zone (Zoning 201.5).
2. The proposed subdivision indicates that Lot #1 and Lot #2 may share the existing driveway. If applicable, a joint use and maintenance agreement should be submitted by the applicant and reviewed by the municipal solicitor (Zoning 307).
3. It appears that the zoning districts shown on the Location Plan (Sheet 1) may be incorrect (SLDO 402.2.10).
4. The plan should show the sewer connections and wells for each of the buildings included in the proposed subdivision (SLDO 402.3.4.B).
 - a. Does the existing well on proposed Lot #1 provide water to the building on proposed Lot #2? If applicable, an agreement to share the well should be considered.
 - b. Does the building on Proposed Lot #1 have sewer service? The Township should determine whether a future sewer service connection should be approved with this subdivision.
5. The plan should address the presence or absence of wetlands (SLDO 402.3.4.B).
6. The proposed lot widths (measured at the setback lines and frontage) should be provided on the plan (SLDO 402.4.5). The Township should verify compliance with each zoning district.
7. FEMA is in the process of updating and changing the elevation and boundary of the 100-year floodplain. The tentative date of adoption for the new floodplain boundary is set for 2022. It is recommended that the applicant provide the FEMA Preliminary Flood Hazard boundary

line. The Preliminary Floodplain information is available at the following website:
<https://ccpa.maps.arcgis.com/apps/View/index.html?appid=6e5ae7a0ab074d2f90549d5e17bbceb8&extent=-77.1751,40.1364,-77.1721,40.1378> (SLDO 601.2.2).

8. 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>.

VICINITY MAP

SCALE: 1" = 2000' USGS MAPS (MECHANICSBURG 2016)



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.
- 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.
- 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
 Monroe Township (717) 258-6642
 Cumberland County Conservation District (717) 240-7812
 Cumberland County Planning Department (717) 240-5362

- 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 subdivide portions of Mike Castle's property at 456 Criswell Drive and add these parcels to neighboring properties at 435 Criswell Drive and 448 Criswell Drive. 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 Monroe Township records.
- According to FEMA FIRN Panel 42041C0263E, dated March 16, 2009, this property is located in a 100 year floodplain.
- Survey in PA SPC South NAD 83 performed by Frederick, Seibert and Associates in May, 2020.
- No proposed slate road access. Before access to any state road is to be constructed, a Highway Occupancy Permit is required from PennDOT.
- No proposed land development work associated with this subdivision plan.
- Current lot sewer services are provided by Monroe Township. Water is currently provided by an onsite well.

AGRICULTURAL NUISANCE DISCLAIMER

All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law", may bar them from obtaining a legal judgement against such normal agricultural operations.

FINAL SUBDIVISION PLAN

FOR

456 CRISWELL DRIVE

SITUATED ALONG THE NORTH SIDE OF CRISWELL DRIVE
 AND ALONG THE SOUTH SIDE OF YELLOW BREECHES CREEK
 CUMBERLAND COUNTY, PENNSYLVANIA

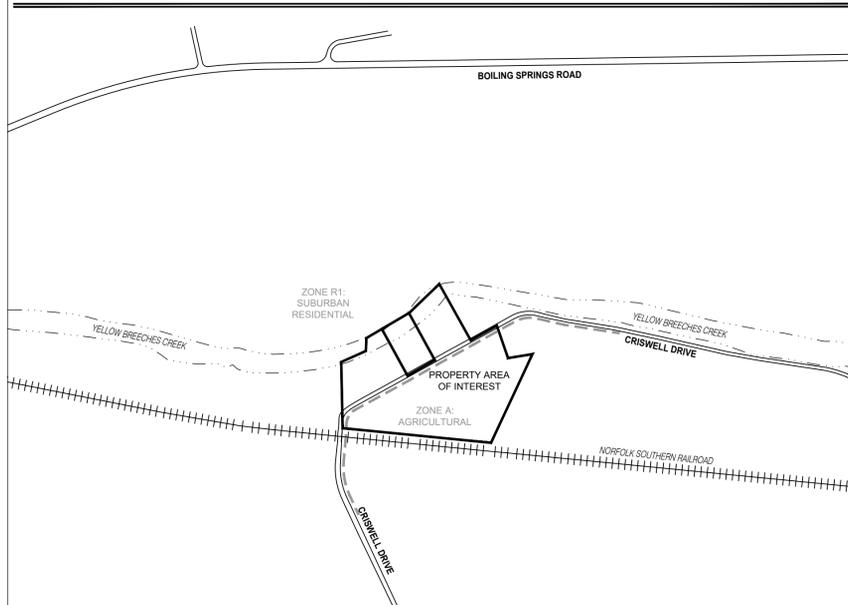
OWNER/DEVELOPER:

MIKE CASTLES
 9 ASHLEY COURT
 BOILING SPRINGS, PA 17007

ATTN: MIKE CASTLES
 EMAIL: mhcastles@gmail.com
 PHONE: 717.574.0722

LOCATION PLAN

SCALE: 1" = 400' TAX MAP - GRID - PARCEL: 22-11-0282-066



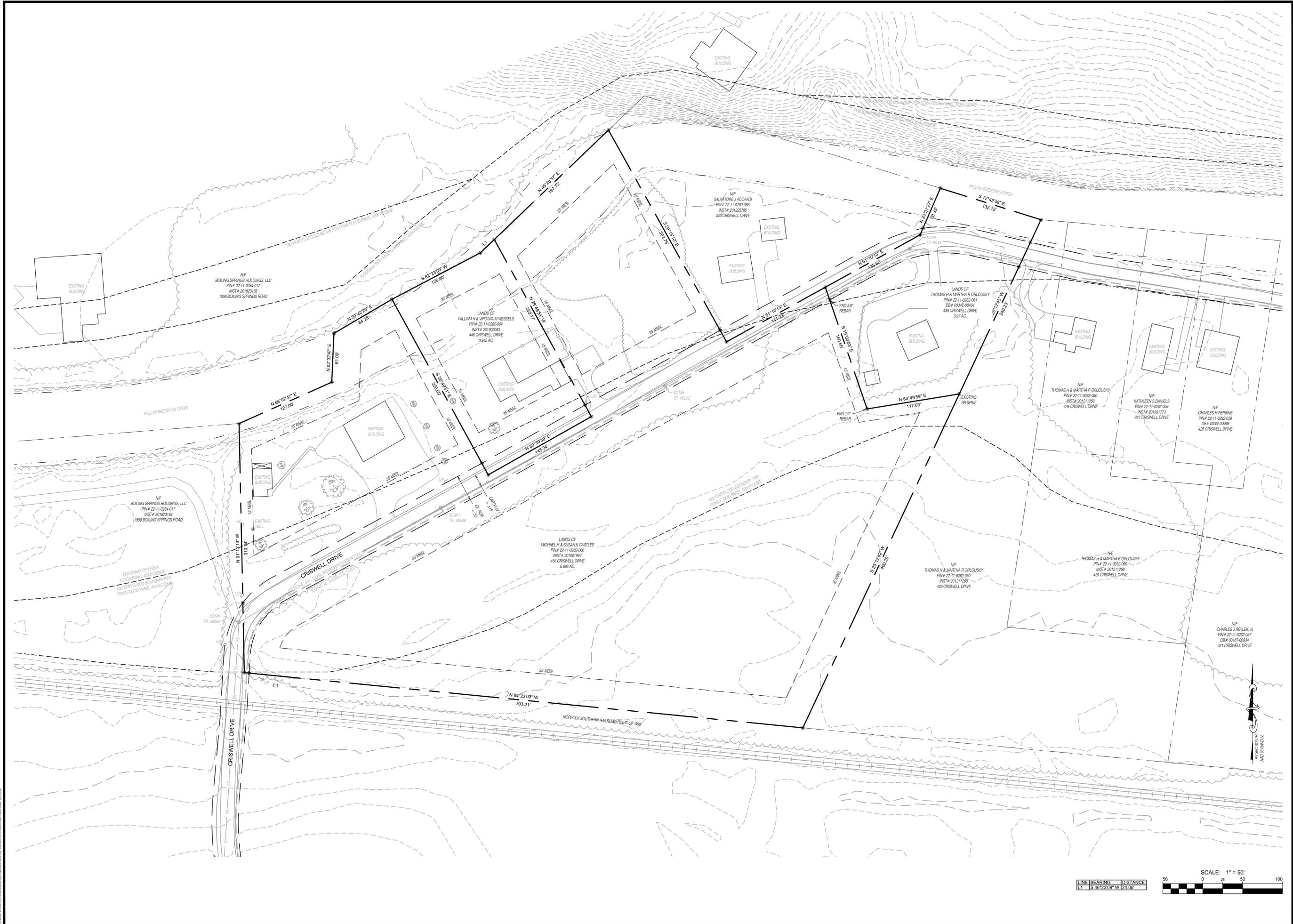
SHEET INDEX

| TYPE | NUMBER | TITLE |
|-------|----------|-----------------------------|
| C-001 | SHEET 01 | COVER SHEET |
| C-101 | SHEET 02 | EXISTING CONDITIONS |
| C-102 | SHEET 03 | SUBDIVISION PLAN |
| C-501 | SHEET 04 | UTILITY PROFILE AND DETAILS |

APPROVALS

| | | | |
|--|--|--|--|
| <p>ENGINEER'S CERTIFICATION</p> <p>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.</p> <p>Justin T. Doty, P.E. License No. PE080613 Expiration Date: 9/30/2021</p> | | <p>CUMBERLAND COUNTY PLANNING COMMISSION</p> <p>Reviewed by the Cumberland County Planning Commission on this _____ day of _____, 2020.</p> <p>Director of Planning _____</p> | |
| <p>OWNER'S STATEMENT OF ACKNOWLEDGEMENT</p> <p>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. <i>Property ID #: 22-11-0282-066</i></p> <p>Owner: Michael H. & Susan K. Castles</p> <p>Signature _____</p> <p>Date _____</p> <p>State of: _____</p> <p>County of: _____</p> <p>On this _____ day of _____, 2020, Before Me</p> <p><i>Notary Public - Print Name</i></p> <p>The Undersigned Officer, Personally Appeared</p> <p>Owner - Print Name _____</p> <p>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.</p> <p>In witness whereof, I hereunto set my hand and official seals.</p> <p>Notary Public _____</p> | | <p>RECORDER OF DEEDS</p> <p>This plan was recorded in the Cumberland County Courthouse on this _____ day of _____, 2020.</p> <p>Instrument Number _____</p> | |
| <p>OWNER'S STATEMENT OF ACKNOWLEDGEMENT</p> <p>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. <i>Property ID #: 22-11-0282-064</i></p> <p>Owner: William H. & Virginia Wessels</p> <p>Signature _____</p> <p>Date _____</p> <p>State of: _____</p> <p>County of: _____</p> <p>On this _____ day of _____, 2020, Before Me</p> <p><i>Notary Public - Print Name</i></p> <p>The Undersigned Officer, Personally Appeared</p> <p>Owner - Print Name _____</p> <p>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.</p> <p>In witness whereof, I hereunto set my hand and official seals.</p> <p>Notary Public _____</p> | | <p>MONROE TOWNSHIP PLANNING COMMISSION</p> <p>Recommended for approval by the Monroe Township Planning Commission this _____ day of _____, 2020.</p> <p>Chairman _____</p> <p>Secretary _____</p> | |
| <p>OWNER'S STATEMENT OF ACKNOWLEDGEMENT</p> <p>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. <i>Property ID #: 22-11-0282-061</i></p> <p>Owner: Thomas H. & Martha R. Orlousky</p> <p>Signature _____</p> <p>Date _____</p> <p>State of: _____</p> <p>County of: _____</p> <p>On this _____ day of _____, 2020, Before Me</p> <p><i>Notary Public - Print Name</i></p> <p>The Undersigned Officer, Personally Appeared</p> <p>Owner - Print Name _____</p> <p>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.</p> <p>In witness whereof, I hereunto set my hand and official seals.</p> <p>Notary Public _____</p> | | <p>MONROE TOWNSHIP BOARD OF SUPERVISORS APPROVAL</p> <p>Approved by the Monroe Township Board of Supervisors and all conditions imposed with respect to such approval were completed on this _____ day of _____, 2020.</p> <p>Chairman _____</p> <p>Secretary _____</p> | |
| <p>SURVEYOR'S CERTIFICATION</p> <p>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 Michael and Susan Castles under instrument# 201901967 and the lands of William and Virginia Wessels under instrument# 201902083 and the lands of Thomas and Martha Orlousky under deed book 003AE-00434 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.</p> <p><i>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.</i></p> <p>Matthew B. Cessna Professional Land Surveyor License No. SU055706 Expiration Date: 9/30/2021</p> | | | |

PROJECT NO: 50258
 DWN BY: RCH DATE: 05-26-2020
 PROJECT MANAGER: JTD EMAIL: justin@fsa-md.com
 PROPERTY INFORMATION: 22-11-282-066
 SCALE: AS SHOWN
 SHEET TITLE: COVER SHEET
 C-001
 SHEET 01 OF 04



P:\SHARED\PLANS\22-11-282-066\SUBDIVISION\22-11-282-066-01.DWG 2/22/20

NOT APPROVED FOR

456 CRISWELL DRIVE SUBDIVISION PLAN

EXISTING CONDITIONS

C-101

SHEET 02 OF 04

PROJECT NO. 50258

DWN BY RCH DATE 05-26-2020

PROJECT MANAGER JTD EMAIL justin@fsa-md.com

PROPERTY INFORMATION 22-11-282-066

SCALE 1" = 50'

SHEET TITLE

DATE

DESCRIPTION

STIPULATED ALONG THE NORTH SIDE OF CRISWELL DRIVE AND ALONG THE SOUTH SIDE OF YELLOW BREACHES CREEK, NO PORTION OF THIS PLAN SHALL BE CONSIDERED AS A SUBDIVISION OF LAND IN CUMBERLAND COUNTY, PENNSYLVANIA.

9 ASHLEY COURT, BOLING SPRINGS, PA 17007
717.574.0722

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Pennsylvania License # 252988

Expiration Date 08-30-2021

FS&S ARCHITECTS & ASSOCIATES, INC.

100 SOUTH HANOVER STREET

HANOVER, PA 17331

TEL: 717.574.0722

FAX: 717.574.0723

WWW.FSASARCHITECTS.COM

DATE

DESCRIPTION

LINE BEARING DISTANCE

L1 S 46° 23'09" W 24.06'

SCALE: 1" = 50'

| LEGEND | |
|-----------------------------|--------------------------------|
| EXISTING | PROPOSED |
| SUBJECT BOUNDARY | --- |
| BUILDING SETBACK LINE | --- |
| RIGHT OF WAY | --- |
| EASEMENT LINE | --- |
| ADJOINER BOUNDARY | --- |
| FENCE (WOODEN) | --- |
| EDGE OF WATER | --- |
| FLOODPLAIN | --- |
| RAILWAY | --- |
| CENTERLINE | --- |
| EDGE OF PAVEMENT | --- |
| EDGE OF GRAVEL | --- |
| EDGE OF CONCRETE | --- |
| BUILDING | --- |
| MAIL BOX | --- |
| SIGN (ROAD) | --- |
| SIGN (SITE) | --- |
| TOPOGRAPHIC FEATURES | --- |
| CONTOUR (INDEX) | --- |
| CONTOUR (INTERMEDIATE) | --- |
| SPOTS ELEVATION | --- |
| VEGETATION AREAS | --- |
| TREELINE | --- |
| DECIDUOUS TREES | SEE LANDSCAPE SHEET FOR LEGEND |
| EVERGREEN TREES | SEE LANDSCAPE SHEET FOR LEGEND |
| SANITARY SEWER GRAVITY LINE | --- |
| LATERAL | --- |
| MANHOLE | --- |
| CLEANOUT | --- |
| VALVE | --- |
| WATER | --- |
| WELL | --- |
| UTILITIES | --- |
| OVERHEAD LINES | --- |
| POLE | --- |

ZONING DATA

ZONING ORDINANCE: Monroe Township
 ZONING DISTRICT: R1 - Suburban Residential

SECTION 202: SUBURBAN RESIDENTIAL ZONE (R1)
ONLY PUBLIC SEWER STANDARDS
 MINIMUM LOT AREA: 32,000 sq. ft.
 MINIMUM LOT WIDTH: 180 ft. (measured at building setback line and frontage)
 MAXIMUM LOT COVERAGE: 30%
 MINIMUM YARD SETBACKS: Front: 35 ft., Side: 15 ft. (one), 15 ft. (both), Rear: 35 ft.
 MAXIMUM PERMITTED HEIGHT: 35 ft.
 ACCESSORY USE STANDARDS: MAXIMUM PERMITTED HEIGHT: 20 ft., MINIMUM YARD SETBACKS: Front: not permitted in front yard, Side: 3 ft. (each), 6 ft. (total), Rear: 3 ft.
 AGRICULTURAL SETBACK: 10 ft. (poisonous plants planted adjacent to any agricultural zone), 20 ft. (tree planted adjacent to any agricultural zone)

SECTION 324: BUFFER ZONES
 For all new uses proposed after the effective date of the Zoning Ordinance, a buffer yard of the following dimensions shall be provided between the proposed use and entity listed below:
 1. Yellow Breeches Creek: 300 feet (from Top of Bank)

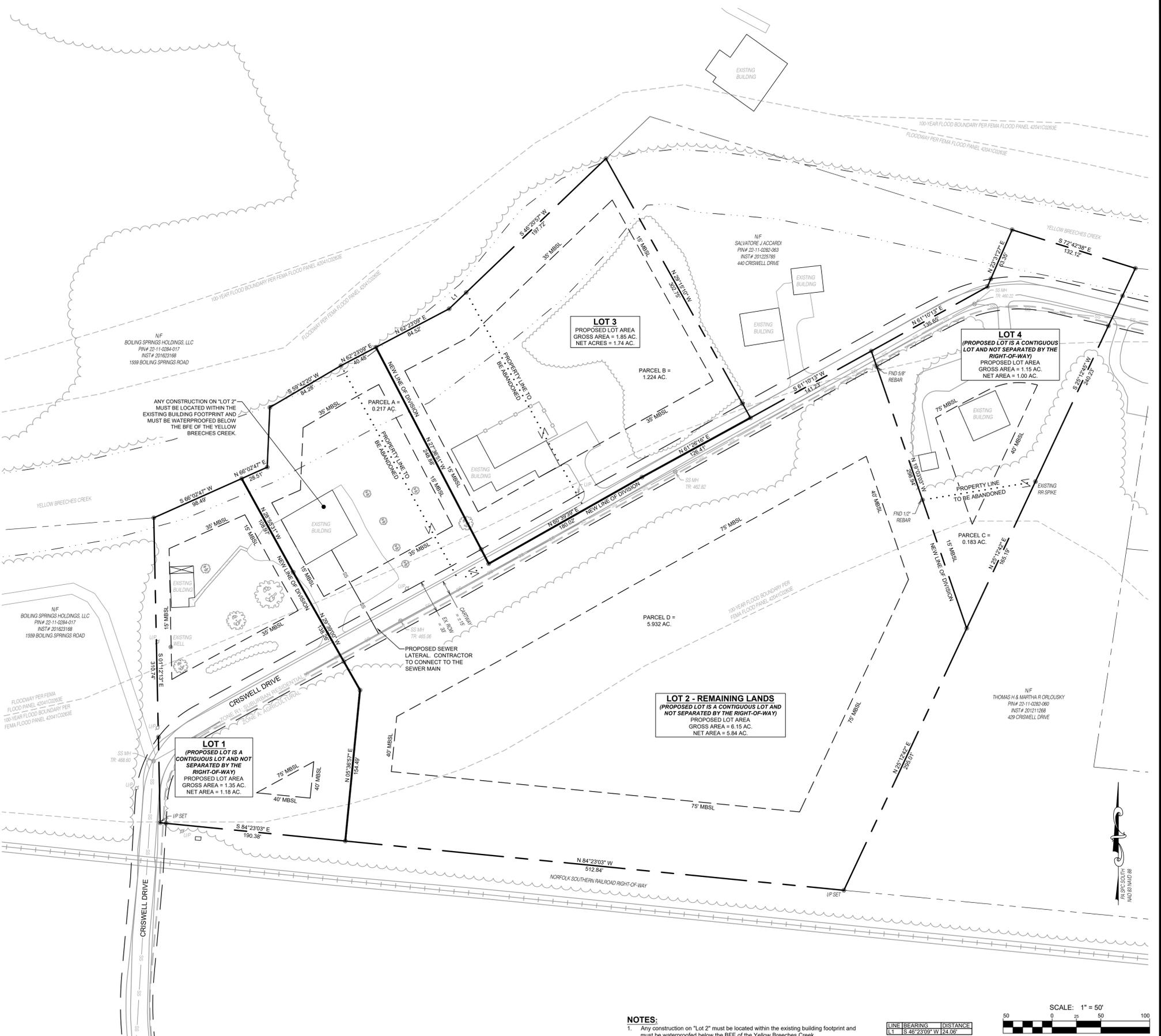
On any lot containing an existing single-family dwelling use as of the adoption date of the Zoning Ordinance, the following shall be permitted within the designated buffer zones:
 1. Erection of one enclosed accessory structure not to exceed 500 square feet of floor area and 15' maximum structure height, subject to the setback requirements of the underlying zone;
 2. Fences, alternative energy and WECS systems, and residential driveways;
 3. Expansion to existing single family dwellings.

SECTION 201: AGRICULTURAL ZONE (A)
SINGLE FAMILY DETACHED DWELLINGS AND OTHER PRINCIPAL USES
 MINIMUM LOT AREA: 80,000 sq. ft.
 MINIMUM LOT WIDTH: 200 ft. (measured at building setback line and frontage)
 MAXIMUM LOT COVERAGE: 30%
 MINIMUM YARD SETBACKS: Front: 75 ft., Side: 40 ft. (one), 80 ft. (both), Rear: 75 ft.
 MAXIMUM PERMITTED HEIGHT: 35 ft.

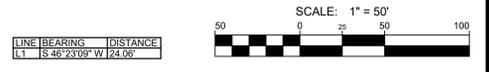
SITE DATA
 ZONING ORDINANCE: Monroe Township
 ZONING DISTRICT: R1 - Suburban Residential
 EXISTING USE: Single Family Detached Dwelling
 PROPOSED USE: Single Family Detached Dwelling (No change in use)
 SITE ADDRESS: 456 Criswell Drive
 INSTRUMENT #: 201901967
 PROPERTY ID: 22-11-0282-066

| SUBDIVISION PLAN CALCULATIONS | | | |
|--|-------------------------|---|--|
| | | CALCULATIONS | NEW PARCEL |
| LANDS OF MICHAEL H & SUSAN CASTLES | LOT 1 22-11-0282-066 | ORIGINAL LOT AREA | 8.692 AC. |
| | | - PARCEL B - PARCEL C - PARCEL D | - 1.224 AC. - 0.183 AC. - 5.932 AC. |
| REMAINING LANDS OF MICHAEL H & SUSAN CASTLES | LOT 2 | GROSS AREA | 1.353 AC. |
| | | - ROW AREA | - 0.174 AC. |
| LANDS OF WILLIAM H & VIRGINIA WESSELS | LOT 3 22-11-0282-064 | ORIGINAL LOT AREA | 8.692 AC. |
| | | - LOT 1 + PARCEL A + PARCEL B - PARCEL C | - 1.353 AC. + 0.217 AC. + 1.224 AC. - 0.183 AC. |
| LANDS OF THOMAS H & MARTHA R ORLOUSKY | LOT 4 22-11-0282-061 | GROSS AREA | 6.149 AC. |
| | | - ROW AREA | - 0.306 AC. |
| LANDS OF THOMAS H & MARTHA R ORLOUSKY | LOT 4 22-11-0282-061 | ORIGINAL LOT AREA | 0.845 AC. |
| | | + PARCEL A + PARCEL B | + 0.217 AC. + 1.224 AC. |
| LANDS OF THOMAS H & MARTHA R ORLOUSKY | LOT 4 22-11-0282-061 | GROSS AREA | 1.852 AC. |
| | | - ROW AREA | - 0.116 AC. |
| LANDS OF THOMAS H & MARTHA R ORLOUSKY | LOT 4 22-11-0282-061 | ORIGINAL LOT AREA | 0.971 ACRES |
| | | + PARCEL C | + 0.183 AC. |
| LANDS OF THOMAS H & MARTHA R ORLOUSKY | LOT 4 22-11-0282-061 | GROSS AREA | 1.154 AC. |
| | | - ROW AREA | - 0.154 AC. |

| SUBDIVISION LOT DATA | | | | |
|---------------------------------|---|-----------------------|---------------------|---------------------|
| | LOT 1 | LOT 2 | LOT 3 | LOT 4 |
| LOT AREA (GROSS/NET) | 1.35 AC. / 1.18 AC. | 6.15 AC. / 5.84 AC. | 1.85 AC. / 1.74 AC. | 1.15 AC. / 1.00 AC. |
| LOT WIDTH (FT) | VARIABLE, MIN. IS 180 | VARIABLE, MIN. IS 180 | 305 | 240 (NO CHANGE) |
| EXISTING LOT COVERAGE ACRES (%) | 0.05(3.95%) | 0.24(3.85%) | 0.18(9.63%) | 0.14(11.7%) |
| PROPOSED LOT COVERAGE ACRES (%) | THERE IS NO PROPOSED DEVELOPMENT AT THIS TIME | | | |



NOTES:
 1. Any construction on "Lot 2" must be located within the existing building footprint and must be waterproofed below the BFE of the Yellow Breeches Creek.
 2. The net area of each lot outlined above is based on the gross area of the lot excluding the area of the legal right-of-way.



NOT APPROVED FOR CONSTRUCTION
 PROJECT NO: 50258
 DWN BY: RCH
 DATE: 05-26-2020
 PROJECT MANAGER: JTD
 EMAIL: justin@fss-md.com
 PROPERTY INFORMATION: 22-11-282-066
 SCALE: 1" = 50'
 SHEET TITLE: SUBDIVISION PLAN
 C-102
 SHEET 03 OF 04