

Cumberland County Subdivision and Land Development Review Report

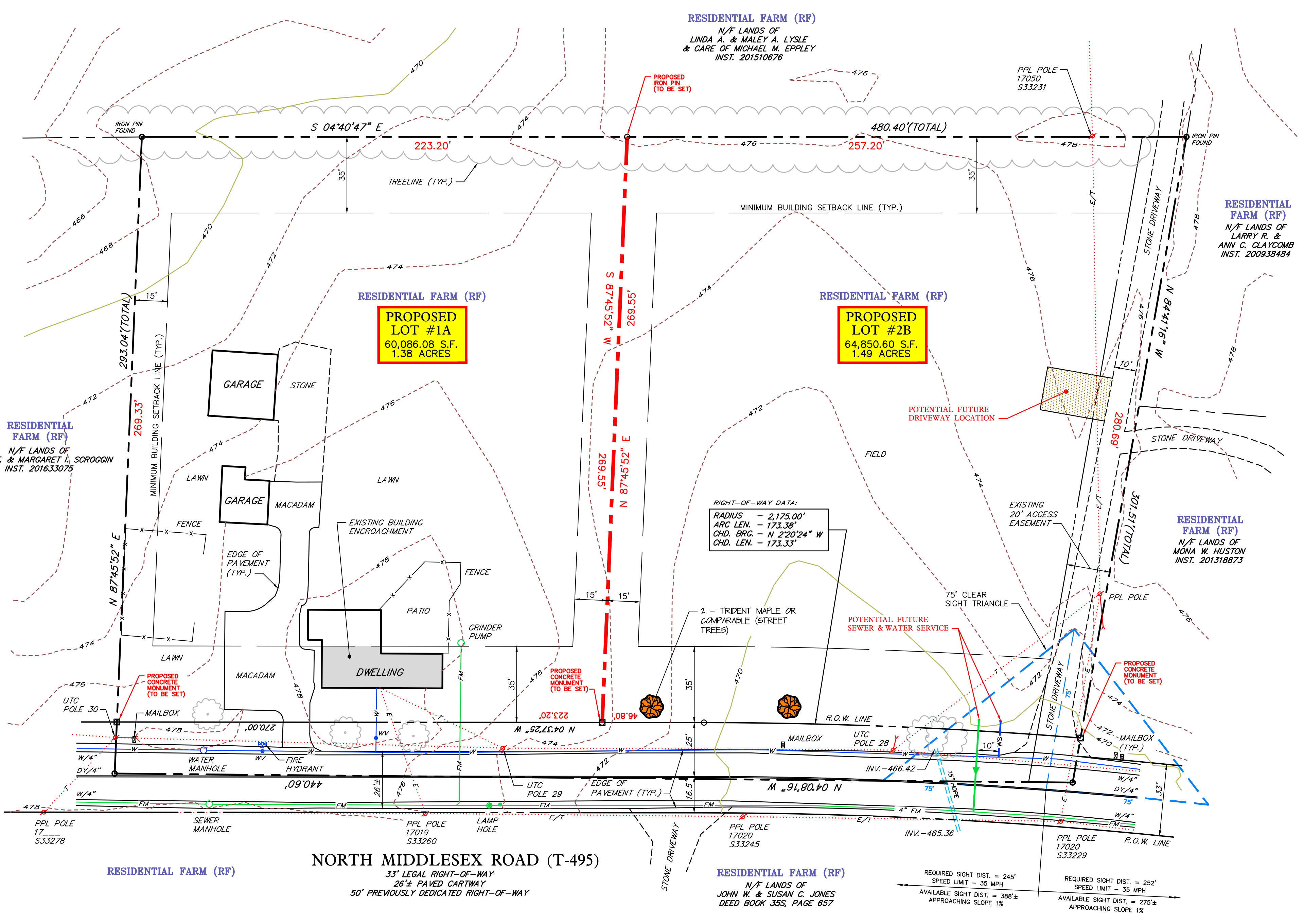
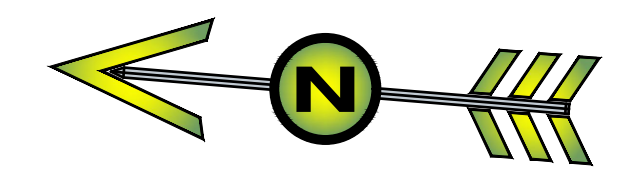
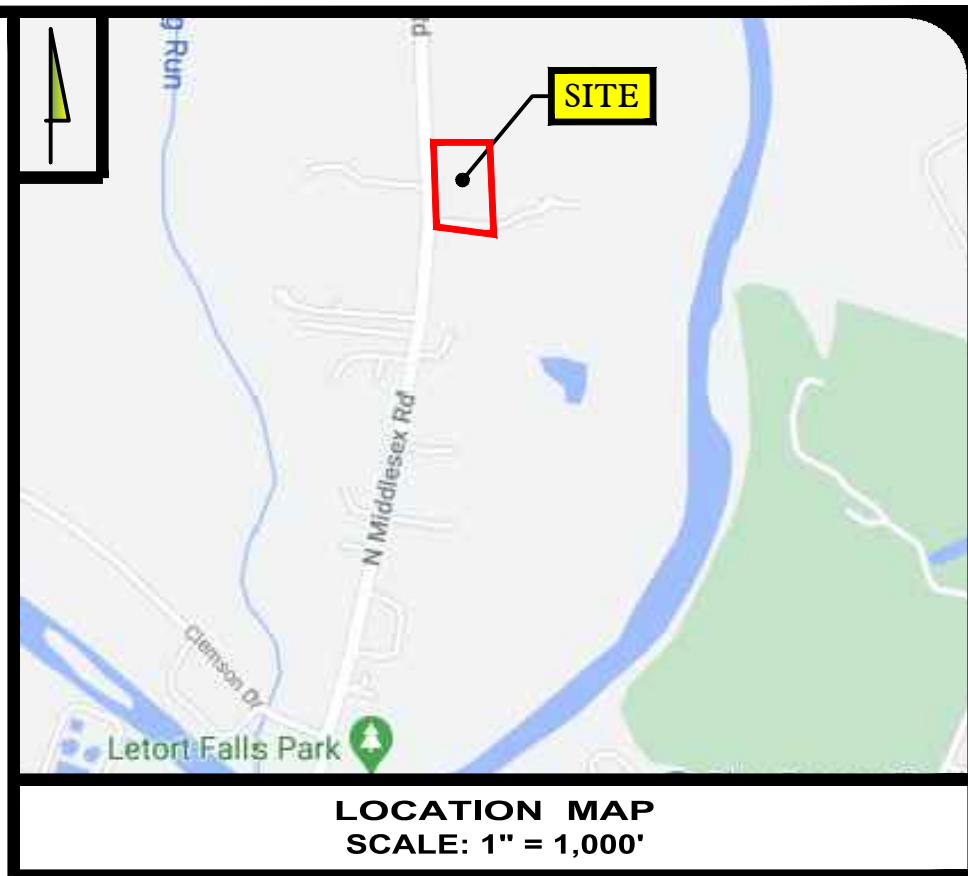
Municipality:	<u>Middlesex</u>	Surveyor/ Engineer:	<u>James C Hockenberry</u>	Owner/ Developer:	<u>Kathleen A Riley</u>
Plat Title:	<u>161 North Middlesex Rd</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>1.38</u>
				Total Tract Acreage:	<u>3.12</u>
Zoning District:	<u>Residential Farm</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>3/18/2021</u>	County Review:	<u>4/7/2021</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>EG</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 Site Data should be verified. It appears that the dimensional requirements are not consistent with the requirements in the Residential Farm District (Zoning 6.05).
2. The plan should address the Pennsylvania DEP Sewage Planning requirements for the proposed lot or include a non-building statement (SLDO 310).
3. The General Notes should address the presence or absence of wetlands (SLDO 501.A.25).
4. The plan should include a deed book reference for the joint use and maintenance of the shared stone driveway. Prior to approval, proposed lot 2B should be included in the agreement (SLDO 703.I.7).
5. Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.

This information may be provided to the Planning Department at the time of recording via email to planningreviews@ccpa.net. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.



PURPOSE OF PLAN NOTE:

THE INTENT OF THIS PRELIMINARY/FINAL MINOR SUBDIVISION PLAN IS TO SECURE APPROVAL FOR A PROPOSED TWO (2) LOT SUBDIVISION LOCATED AT 161 NORTH MIDDLESEX ROAD. THIS SUBDIVISION PROPOSES NO PHYSICAL IMPROVEMENTS AT THIS TIME.

SITE DATA:

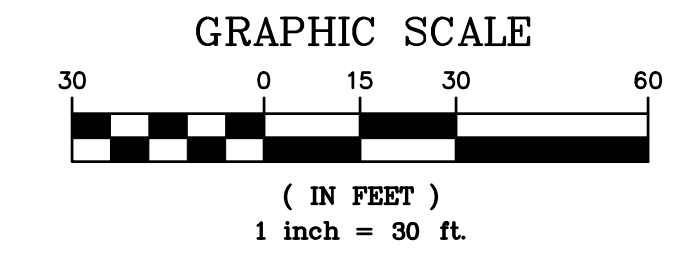
	RESIDENTIAL FARM (RF)
1. ZONING DISTRICT:	RESIDENTIAL FARM (RF)
2. PROPOSED USE:	SINGLE FAMILY HOME (PERMITTED)
3. MINIMUM LOT AREA:	30,000 S.F.
4. EXISTING OVERALL LOT AREA:	3.12 ACRES (±135,844.21 S.F.) TO DEED
5. PROPOSED LOT AREA:	LOT #1A - 1.38 ACRES (±60,086.08 S.F.) TO R.O.W. LOT #2B - 1.49 ACRES (±64,850.60 S.F.) TO R.O.W.
6. MINIMUM LOT WIDTH:	100 FEET
7. PROPOSED LOT WIDTH:	LOT #1A - 223.20 FEET LOT #2B - 220.18 FEET
8. MAXIMUM LOT COVERAGE:	25%
9. PROPOSED LOT COVERAGE:	LOT #1A - 13.99% LOT #2B - TO BE DETERMINED
10. MINIMUM BUILDING SETBACKS:	FRONT - 35 FEET SIDE - 15 FEET REAR - 35 FEET
11. MAXIMUM BUILDING HEIGHT:	35 FEET
12. SANITARY SEWER SERVICE:	PUBLIC
13. WATER SERVICE:	PUBLIC

REQUESTED WAIVERS / DEFERRALS:

- 1. WAIVER FROM SALDO SECTION 707.A.1 WITH RESPECT TO THE CONSTRUCTION OF SIDEWALK ALONG MIDDLESEX ROAD FRONTAGE (SEE GENERAL NOTE #8).
- 2. WAIVER FROM SALDO SECTION 708.A WITH RESPECT TO THE CONSTRUCTION OF CURB ALONG MIDDLESEX ROAD FRONTAGE (SEE GENERAL NOTE #9).
- 3. DEFERRAL OF THE MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS FOR PROPOSED LOT #2B TO THE BUILDING PERMIT PROCESS (SEE GENERAL NOTE #10).

LEGEND:

	EXISTING 2' CONTOUR		APPROXIMATE LOCATION OF EXISTING WATER LINE
	EXISTING 10' CONTOUR		APPROXIMATE LOCATION OF OVERHEAD ELEC. & TELE. LINE
	PROPOSED LOT BOUNDARY LINE		EXISTING FENCE
	PROPOSED CONCRETE MONUMENT		EXISTING FIRE HYDRANT
	APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE & LINE		EXISTING UTILITY POLE
	APPROXIMATE LOCATION OF EXISTING STORM INLET & PIPE		EXISTING MAILBOX
			EXISTING TREE



GENERAL NOTES:

- 1. EXISTING CONDITIONS AND TOPOGRAPHY, AS DEPICTED HEREON, HAVE BEEN ESTABLISHED THROUGH A JANUARY, 2021 FIELD SURVEY COMPLETED BY JAMES C. HOCKENBERRY, P.L.S. THE TOPOGRAPHIC & BOUNDARY SURVEY IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AND NAVD 88.
- 2. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS DEED BOOK 235, PAGE 102. THE TAX REFERENCE IS PIN 21-16-1086-002.
- 3. JAMES C. HOCKENBERRY, P.L.S. MAKES NO REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT UNDERGROUND UTILITY LOCATIONS PROVIDED ARE CORRECT OR COMPLETE. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS ADVANCE NOTICE FOR LOCATING UTILITIES PRIOR TO EXCAVATION WORK, AND TEN (10) WORKING DAYS ADVANCE NOTICE PRIOR TO DESIGN WORK. ANY FUTURE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING THEIR OBLIGATIONS RELATED TO LOCATING UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION ACTIVITIES.
- 4. ALL EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN.
- 5. PER CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR CUMBERLAND COUNTY, PA - MAP NUMBER 42041C0232E PANEL 232 OF 480 (EFFECTIVE DATE - MARCH 16, 2009). THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR OR 500 YEAR FLOODPLAIN.
- 6. THE APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME OF FILING OF THIS PLAN.

- 7. THE APPLICANT IS AWARE OF NO DEED RESTRICTIONS OR COVENANTS WHICH ARE A CONDITION OF THE SALE OF THE PROPERTY.
- 8. THE OWNERS OF THESE LOTS, UPON NOTIFICATION BY MIDDLESEX TOWNSHIP, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS TO TOWNSHIP SPECIFICATION WITHIN SIX (6) MONTHS OF THE DATE OF SUCH NOTIFICATION.
- 9. 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.
- 10. STORMWATER MANAGEMENT REQUIREMENTS SHALL BE DEFERRED FOR LOT #2B FOR THIS MINOR SUBDIVISION SUBMISSION. FUTURE ISSUANCE OF THE BUILDING PERMIT FOR LOT #2B SHALL BE CONDITIONED UPON COMPLIANCE WITH THE TERMS OF THE MIDDLESEX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

LANDSCAPING DATA: PROPOSED LOT #2B

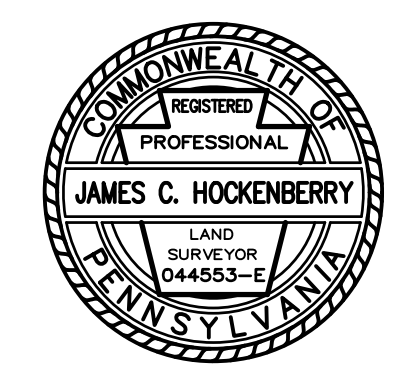
- 1. BUILDING TREE REQUIREMENT: 1 DECIDUOUS OR EVERGREEN TREE FOR EVERY 1,000 S.F. OF GROSS FLOOR AREA TO BE DETERMINED
- 2. BUILDING TREES REQUIRED: OWNER SHALL PROVIDE FOR FUTURE DEVELOPMENT
- 3. BUILDING TREES PROVIDED: 1 TREE FOR EVERY 80 FEET OF STREET R.O.W.
- 4. STREET TREE REQUIREMENT: 220 FEET / 80 FEET = 3 TREES
- 5. STREET TREES REQUIRED: 4 TREES (2 EXISTING & 2 PROPOSED)
- 6. STREET TREES PROVIDED: OWNER SHALL PROVIDE FOR FUTURE DEVELOPMENT

LOT / OWNER INFORMATION:

OWNER: Kathleen A. Riley
ADDRESS: 161 North Middlesex Road
SOURCE OF TITLE: Deed Book 235, Page 102
PLAN REFERENCE: Lot 1, Plan Book 67, Page 64
TAX REFERENCE: Tax Map 21-16-1086-002
DEED LOT AREA: 135,844.21 S.F. or 3.12 Acres (Deed)

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.

James C. Hockenberry, P.L.S.
Date: 3-19-21



REQUIRED REVIEWS / APPROVALS

TOWNSHIP SUBDIVISION APPROVAL	SUBMITTED FOR REVIEW 3/19/21
TOWNSHIP MUNICIPAL AUTHORITY REVIEW	SUBMITTED FOR REVIEW 3/19/21

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

DIRECTOR: _____

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE MIDDLESEX TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

CHAIRMAN: _____
SECRETARY: _____

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CUMBERLAND

ON THIS, THE _____ DAY OF _____, 2021 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED _____

OWNER: Kathleen A. Riley

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, 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.

WITNESS MY HAND AN NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

NOTARY PUBLIC

TAX OFFICE UPI CERTIFICATION

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, IN CUMBERLAND COUNTY, PENNSYLVANIA

THIS _____ DAY OF _____, 2021.
INSTRUMENT NUMBER: _____

THIS PLAN WAS APPROVED OR CONDITIONALLY APPROVED THE _____ DAY OF _____, 2021 BY THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS. ALL CONDITIONS, IF ANY IMPOSED WITH RESPECT TO SUCH APPROVAL HAVE BEEN MET ON THIS _____ DAY OF _____, 2021.

CHAIRMAN: _____
SECRETARY: _____

PLAN PREPARED BY
ROBERT E. RILEY
1760 WHITE OAK CIRCLE
DAUPHIN, PA 17018
717 - 215 - 9516
rriley1760@comcast.net

161 NORTH MIDDLESEX ROAD - MINOR SUBDIVISION
PRELIMINARY / FINAL MINOR SUBDIVISION PLAN
OWNER / APPLICANT
KATHLEEN A. RILEY
161 NORTH MIDDLESEX ROAD
CARLISLE, PA 17013
TELEPHONE: 717-243-2523
MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY, PA



REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY: _____ DRAWN BY: B.E.R. CHECKED BY: J.C.H.

PROJECT NUMBER: KRILEY

SCALE: 1" = 30'

DATE: MARCH 19, 2021

SHEET 1 OF 1