

## Appendix No. 6

### MONROE TOWNSHIP

#### APPLICATION FOR CONSIDERATION OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN

<b>(For Township Use Only)</b>	
Township File No.: _____	Date of Filing: _____
Deadline for Action: _____	
Date of Revisions: _____	Date of Revisions: _____
Date of Revisions: _____	Date of Revisions: _____

The undersigned hereby applies for approval under the Monroe Township Subdivision and Land Development Ordinance for the Plan, submitted herewith and described below:

1. Plan Name: FINAL SUBDIVISION PLAN FOR 1480 LEIDIGH DRIVE  
 Plan No.: 23004 Plan Date: AUGUST 4, 2023
  
2. Project Location: 1480 LEIDIGH DRIVE BOILING SPRINGS 17007  
 \_\_\_\_\_
  
3. Name of Property Owner(s): MICHAEL A. & MATTHEW D. BRYMESSER  
 Address: 1477 LEIDIGH DRIVE BOILING SPRINGS 17007  
 Fax No.: \_\_\_\_\_ Phone No.: 717-648-2397
  
4. Land Use and Number of Lots and/or Units (indicated answer by number of lots or units):  

<input checked="" type="checkbox"/> 1 Single Family (Detached) <input type="checkbox"/> Multi-Family (Attached-Sale) <input type="checkbox"/> Multi-Family (Attached-Rental) <input type="checkbox"/> Manufactured Housing Park	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other (Please specify)
--	---
  
5. Total Acreage: 130.753 (DEED)
  
6. Application Classification:  

Sketch Plan (Section 302) Preliminary Plan (Section 303) Revised Preliminary Plan (Section 303.8.) x Final Plan (Section 304)	Revised Final Plan (Section 304.8.). Minor Plan (Section 306)
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7. Name of Applicant (if other than owner): BLAYNE BRYMESSER  
Address: 1458 LEIDIGH DRIVE BOILING SPRINGS 17007 Phone No.: 717-386-9364

8. Firm Which Prepared Plan: WADEL-MELL INC.  
Address: 25 BROAD STREET, NEWVILLE PA 17241 Phone No.: 717-776-6420  
Person Responsible for Plan: MICHAEL L. WADEL

9. Is a Zoning Variance, Special Exception, Conditional Use or Waiver Approval Necessary?  If yes, please specify:  
Two waivers are being requested (402.1.1 & 618.3)

10. Type of Water Supply Proposed:  
 Individual  Public  Semi-Public  Capped


11. Type of Sanitary Sewage Disposal Proposed:  
 Individual  Public  Semi-Public  Capped

12. Lineal Feet of New Street NONE PROPOSED

13. Sewer Facilities Plan Revision or Supplement Number A3-28916-233-2 and  
Date Submitted \_\_\_\_\_

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

Date: 9-14-23

  
Signature of Landowner or Applicant

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete. Together with the submission of this revision, the undersigned grants the Township an extension of the time period for ruling on the plan (see Sections 303.9 and 304.9.) for a period equal to the time consumed between the prior application and this revision.

Revision Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

(See Sections 401, 402.6. and 403.6.)

# Appendix No. 7

## MONROE TOWNSHIP

### APPLICATION FOR CONSIDERATION OF A WAIVER

(For Township Use Only)
Plan No. _____
Date of Receipt/Filing: _____

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of Project: FINAL SUBDIVISION PLAN FOR 1480 LEIDIGH DRIVE

2. Project Location: 1480 LEIDIGH DRIVE, BOILING SPRINGS 17007

3. Name of Property Owner(s): MICHAEL A. & MATTHEW D. BRYMESSER

Address: 1477 LEIDIGH DRIVE BOILING SPRINGS 17007

Fax No.: \_\_\_\_\_ Phone No.: 717-648-2397

4. Name of Applicant (if other than owner): BLAYNE BRYMESSER

Address: 1458 LEIDIGH DRIVE BOILING SPRINGS 17007 Phone No.: 717-386-9364

5. Specify Section(s) of the Monroe Township Subdivision and Land Development Ordinance for which a Waiver is requested: Sec. 402.1.1 Scale of Drawing

Sec. 618.3 Street Trees for Residual Lot 1

6. The Proposed Alternative to the Requirement: Index Map 1" = 200'

Provide Street trees for Proposed Lot 5

7. Justification for Waiver: Plan legibility

Lot 1 is used for agricultural purposes. Fields extend up to street R/W Line

Multiple horizontal lines for providing additional justification for the waiver.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application.

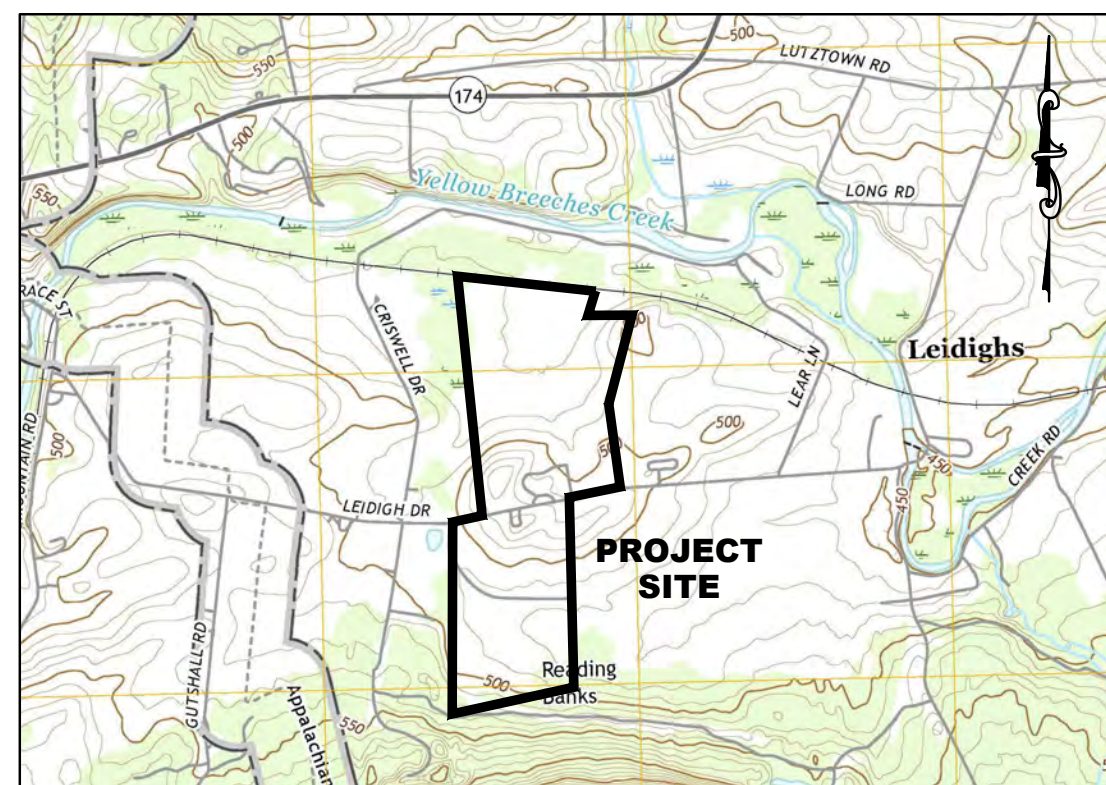
FINAL SUBDIVISION PLAN FOR 1480 LEIDIGH DRIVE

Horizontal lines for listing additional plans, reports, or supplementary data.

The undersigned hereby represents that, to the best of his knowledge or belief, all information listed above is true, correct, and complete.

Date: 9-14-23

Signature: [Handwritten Signature]



LOCATION MAP 1" = 2000'

**STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION**

Commonwealth Of Pennsylvania: County Of Cumberland:

On this, the \_\_\_ day of \_\_\_\_\_, 2023 before me, the undersigned officer, personally appeared Michael A. Brymesser and Matthew D. Brymesser, who being duly sworn according to law depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their plan and desires the same to be recorded as such according to law; and all roads or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

Michael A. Brymesser Matthew D. Brymesser

Notary Public Witness my hand and seal the above day and date written.

**FINAL PLAN APPROVAL STATEMENT**

At a meeting on \_\_\_\_\_, 2023, the Board of Supervisors of the Township of Monroe approved this project, based upon its conformity with the standards of the Monroe Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the Township and available for public review.

Monroe Township Board Of Supervisors

Attest: Monroe Township Secretary Chairperson or Designee

**MONROE TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT**

At a meeting on \_\_\_\_\_, 2023, the Monroe Township Planning Commission reviewed this plan.

Monroe Township Planning Commission

Chairperson or Designee

**MONROE TOWNSHIP ENGINEER REVIEW STATEMENT**

This plan reviewed by the Monroe Township Engineer this \_\_\_ day of \_\_\_\_\_, 2023.

Monroe Township Engineer

**CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW**

Reviewed by the Cumberland County Planning Department this \_\_\_ day of \_\_\_\_\_, 2023.

Cumberland County Planning Department

Director Of Planning

**RECORDER OF DEEDS CERTIFICATE**

Recorded in the Office for Recording of Deeds, in and for Cumberland County, Pennsylvania, by Instrument Number \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**

Joshua B. Mell, PLS Date

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Monroe Township Subdivision And Land Development Ordinance. The error of closure is no greater than 1 foot in 10,000 feet for Proposed Lot 5.

**OWNER INFORMATION**  
 Michael A. Brymesser  
 1477 Leidigh Drive  
 Boiling Springs, PA 17007  
 Phone: (717) 648-2397  
 Matthew D. Brymesser  
 1458 Leidigh Drive  
 Boiling Springs, PA 17007  
 Phone: (717) 773-8358

**ADJOINER INFORMATION**

**(A)** N/F Morgan T. Brymesser & Jack A. Newkirk III  
 Deed Instrument 202308581  
 Plan Instrument 202306491, Lot 4  
 T.M.P. 22-11-0282-167  
**(B)** N/F Cody M. Brymesser  
 Deed Instrument 201720335  
 Plan Instrument 201725011, Lot 3  
 T.M.P. 22-11-0282-087

**WAIVER REQUEST/APPROVAL BLOCK**

REQUESTED WAIVER	APPROVED	DISAPPROVED
SALDO Section 306.3.1.1 (Drawing Scale)		
SALDO Section 618.3 (Street Trees for Lot 1)		

**PURPOSE OF PLAN**

The purpose of this plan is to subdivide Lot 5 from Lot 1. Proposed Lot 5 will be used for a single-family dwelling. Residual Lot 1 will continue to be used for agricultural and residential purposes.

**PLAN SHEET INDEX**

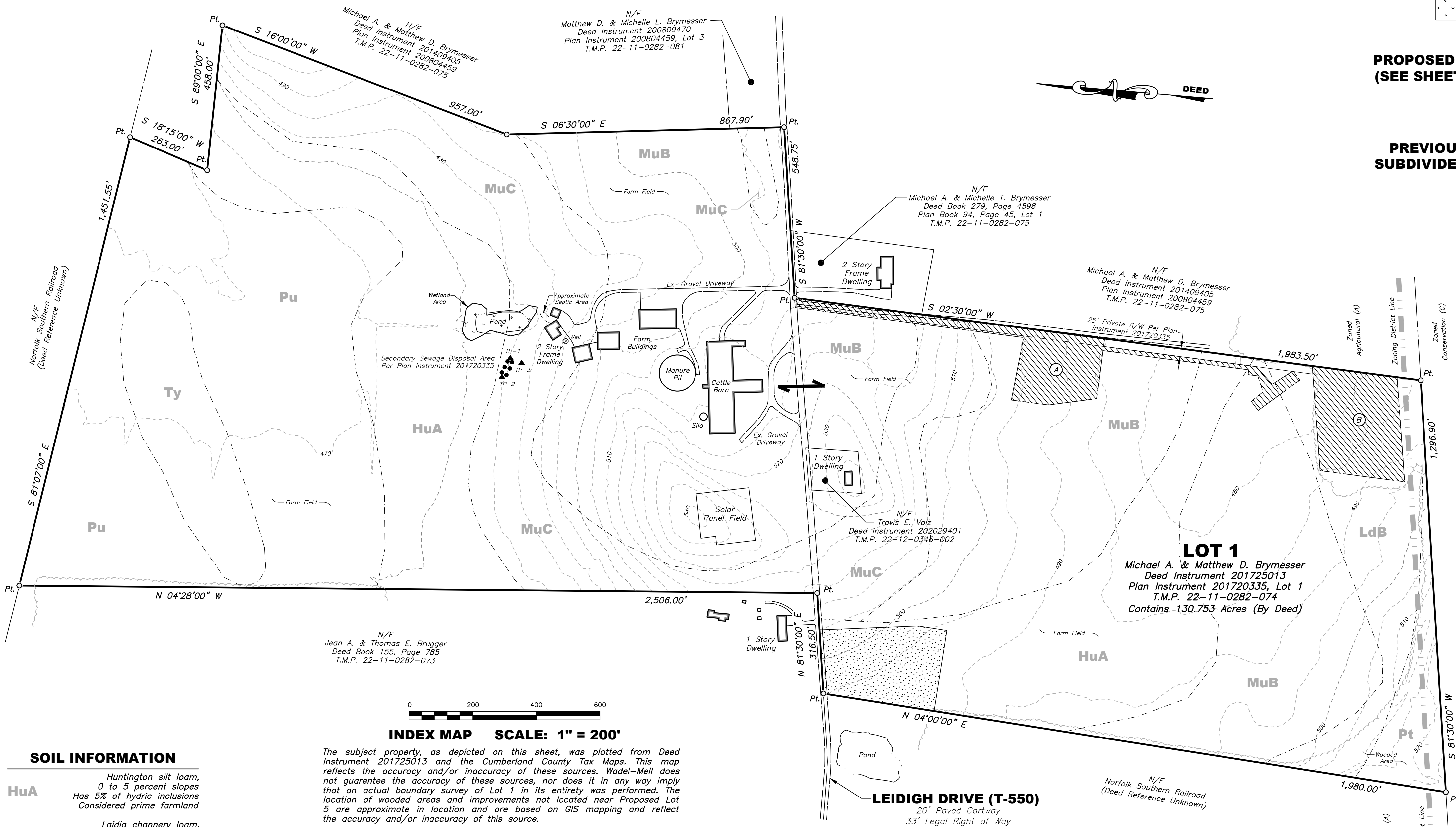
Sheet 1 Coversheet - Index Map  
 Sheet 2 Proposed Lot Plan

**LEGEND**

- Property Corner
- Ex. Tax Map & Parcel
- N/F Now or Formerly
- R/W Right-Of-Way
- Pt. Point
- Contour Line
- Woods/Brush
- Adjoiner Line
- Soil Line
- Suitable Deep Probe
- Perc. Holes
- Wetland Area

PROPOSED LOT 5 (SEE SHEET SD2)

PREVIOUSLY SUBDIVIDED LOT



INDEX MAP SCALE: 1" = 200'

**SOIL INFORMATION**

- HuA** Huntington silt loam, 0 to 5 percent slopes Has 5% of hydric inclusions Considered prime farmland
- LdB** Laidig channery loam, 3 to 8 percent slopes Not considered a hydric soil Considered prime farmland
- LdC** Laidig channery loam, 8 to 15 percent slopes Not considered a hydric soil Not prime farmland
- MuB** Murrill channery loam, 3 to 8 percent slopes Has 3% hydric inclusions Considered prime farmland
- MuC** Murrill channery loam, 8 to 15 percent slopes Has 2% hydric inclusions Not prime farmland
- Pe** Penlaw silt loam, 0 to 3 percent slopes Has 5% hydric inclusions Not prime farmland
- Pu** Purdy silt loam, 0 to 3 percent slopes Considered a hydric soil Not prime farmland
- Pt** Pits and quarries, 0 to 80 percent slopes Considered a hydric soil Not prime farmland
- Ty** Tyler silt loam, 0 to 3 percent slopes Has 5% hydric inclusions Not prime farmland

The subject property, as depicted on this sheet, was plotted from Deed Instrument 201725013 and the Cumberland County Tax Maps. This map reflects the accuracy and/or inaccuracy of these sources. Wadel-Mell does not guarantee the accuracy of these sources, nor does it in any way imply that an actual boundary survey of Lot 1 in its entirety was performed. The location of wooded areas and improvements not located near Proposed Lot 5 are approximate in location and are based on GIS mapping and reflect the accuracy and/or inaccuracy of this source.

**GENERAL PLAN NOTES**

- The wetlands shown on this plan were plotted from the U.S. Fish & Wildlife Service National Wetlands Inventory Maps (www.fws.gov/wetlands). An actual wetland delineation was not performed at this time.
- The subject property is not located within the 100-year flood zone according to the National Flood Insurance Program Map #42041C0263F, effective September 7, 2023.
- 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 judgment against such normal agricultural operations. From the effective date of this Ordinance, all subsequent subdivision plans submitted with this Zone shall require a note which duplicates this section and which must be transferred to the purchaser by the seller.
- Some land in Monroe Township is subject to conditions which may not permit the full utilization of a property owner may want. These conditions may include the following: Periodic flooding, wet soils, sinkholes and closed depressions, noise and/or odor from agricultural uses, nitrates in the ground water, aircraft noise, and noise from auto racing. Data is available in the Monroe Township offices which can be used by potential residents to identify their proximity to these conditions.
- PAMAP Program LAS Files (Lidar Data Of Pennsylvania) were used to determine contours shown on this plan (NAVDB8).
- The Pennsylvania Department of Environmental Protection eMapPA website does not indicate the presence of any surface waters on the subject property.
- Lot 1 appears to be enrolled in the Cumberland County Clean & Green Program. (Per Instrument 201727223)
- Unless shown, none of the items listed in Section 402.3.4 are known to be located within 200 feet of this property or are known to affect this property if located beyond 200 feet from the subject property. The ability to ensure that all required features are completely and accurately shown may have been limited by the lack of physical evidence and/or the inability to access adjoining properties. Some of the existing improvements not located on the subject property are approximate in location and are based on GIS mapping & previous subdivision plans and reflect the accuracy and/or inaccuracy of these sources.
- This plan was completed without the benefit of a title report and, as such, may be subject to unknown easements, rights-of-way, covenants, and other encumbrances either recorded or unrecorded.
- A DEP sewage planning module (Code No. A3-21916-233-2) is being submitted in conjunction with this plan.

**ZONING REQUIREMENTS FOR "C" CONSERVATION DISTRICT**

- SINGLE FAMILY DETACHED DWELLINGS & OTHER PRINCIPAL USES:**
- Minimum Lot Area: 2 Acres
  - Minimum Lot Width: 150 Feet
  - Maximum Lot Coverage: 20 Percent
  - Minimum Building Setbacks: Front - 35 Feet, Side - 15 Feet, Rear - 35 Feet
  - Maximum Building Height: Principal Structures - 35 Feet
- AGRICULTURAL, HORTICULTURAL AND FORESTRY-RELATED USES:**
- Minimum Lot Area: 10,000 Acres
  - Minimum Lot Width: 200 Feet @ Bldg Setback Line
  - Maximum Lot Coverage: 10 Percent
  - Minimum Building Setbacks: Front - 60 Feet, Side - 25 Feet, Rear - 50 Feet
  - Maximum Building Height: 150 Feet\*
- \* Provided each structure is setback a distance at least equal to its height from each property line.

**"A" AGRICULTURAL DISTRICT**

- SINGLE FAMILY DETACHED DWELLINGS & OTHER PRINCIPAL USES:**
- Minimum Lot Area: 80,000 Square Feet - 1.837 Acres
  - Minimum Lot Width: 200 Feet @ Bldg Setback Line, 150 Feet @ Lot Frontage
  - Maximum Lot Coverage: 30 Percent
  - Minimum Building Setbacks: Front - 75 Feet, Side - 40 Feet, Rear - 75 Feet
  - Maximum Building Height: Principal Structures - 35 Feet
- AGRICULTURAL, HORTICULTURAL AND FORESTRY-RELATED USES:**
- Minimum Lot Area: 10,000 Acres
  - Minimum Lot Width: 200 Feet @ Bldg Setback Line
  - Maximum Lot Coverage: 10 Percent
  - Minimum Building Setbacks: Front - 60 Feet, Side - 25 Feet, Rear - 50 Feet
  - Maximum Building Height: 150 Feet\*
- \* Provided each structure is setback a distance at least equal to its height from each property line.

**PLAN REVISIONS**

NO.	REVISIONS	DATE

**FINAL SUBDIVISION PLAN FOR 1480 LEIDIGH DRIVE (COVERSHEET - INDEX MAP)**  
 MONROE TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



**WADEL-MELL INC.**  
 SURVEYING & ENGINEERING  
 25 BROAD STREET  
 NEWVILLE, PA 17241  
 www.wadellmell.com  
 PHONE: (717) 776-6420 FAX: (717) 776-9277

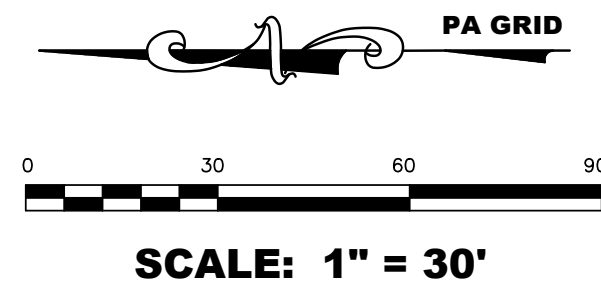
Date	August 4, 2023
Scale	1" = 200'
File No.	23004
Drawn By	A.J.K.
Checked By	M.L.W.
Sheet No.	<b>SD1</b>

**GROUNDWATER EASEMENT NOTES**

- See Proposed Lot Note 4 on this sheet for impervious area limits related to the groundwater easement
- The deeds of Proposed Lot 5 and Residual Lot 1 must contain the following notes:

  1. The groundwater easement on Residual Lot 1 is to provide groundwater recharge for diluting sewage flows on Proposed Lot 5.
  2. The groundwater easement will exist until Lot 5 is served by a community sewage system.
  3. The groundwater easement will not be covered with impermeable surfaces.
  4. The groundwater easement area cannot be used to provide groundwater recharge for diluting other sewage flows.
  5. No drinking water wells may be drilled inside the groundwater easement.
  6. The proposed groundwater easement will remain a part of Lot 1 and the owner of Lot 1 will have access to and will remain responsible for maintaining the groundwater easement as noted above in notes 1 through 5.

If the deeds for either Lot 5 or Residual Lot 1 fail to include the restrictions concerning the groundwater easement listed above, then both the Township and State planning approval will be negated and Lot 5 cannot be created.



**SOIL INFORMATION**

**HuA** Huntington silt loam, 0 to 5 percent slopes Has 5% of hydric inclusions Considered prime farmland

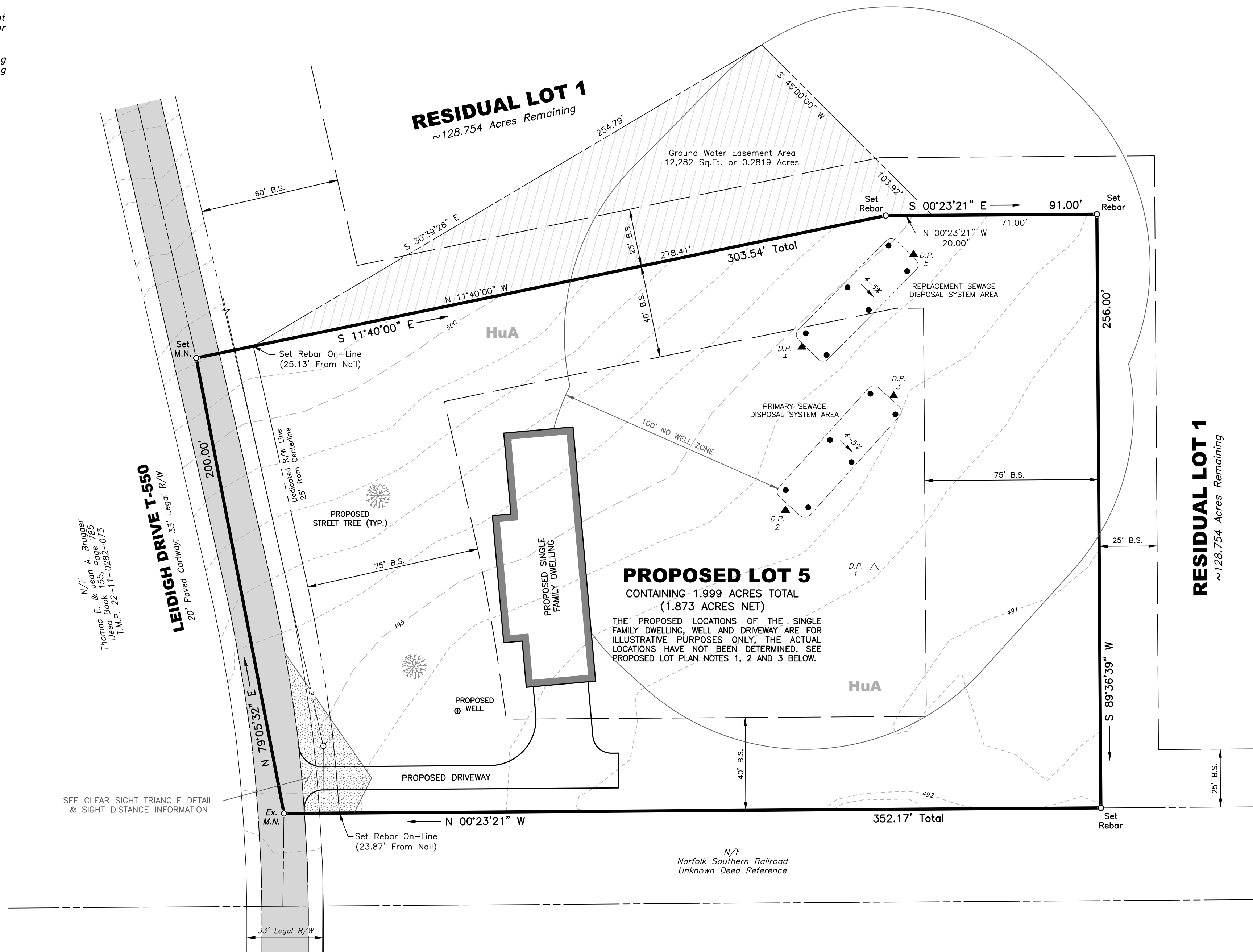
**PROPOSED GROUND WATER EASEMENT AREA**

**LEGEND**

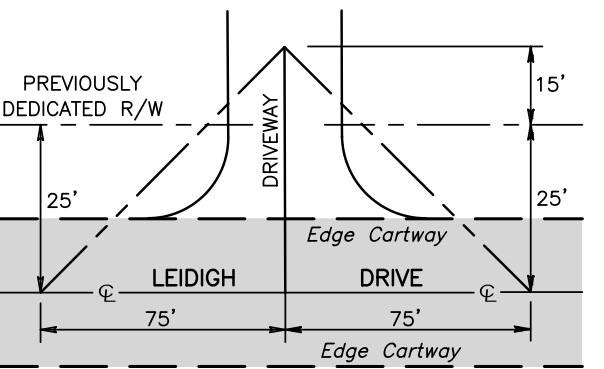
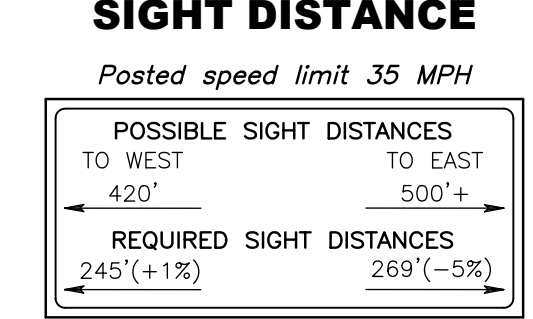
○	Property Corner Existing
Ex.	Tax Map & Parcel
N/F	Now or Formerly
R/W	Right-Of-Way
B.S.	Building Setback
---	Contour Line
---	Woods/Brush
---	Adjoinder Line
▲ D.P.	Suitable Deep Probe
● D.P.	Perc Holes
△ D.P.	Unsuitable Deep Probe

**PLAN REVISIONS**

NO.	REVISIONS	DATE



**PROPOSED DRIVEWAY SIGHT DISTANCE**



No permanent obstructions and/or plant materials over three feet (3') high shall be placed within the clear-sight triangle.

**TYPICAL DRIVEWAY CLEAR-SIGHT TRIANGLE DETAIL**  
NOT TO SCALE

SEE CLEAR SIGHT TRIANGLE DETAIL & SIGHT DISTANCE INFORMATION

**ZONING REQUIREMENTS FOR "A" AGRICULTURAL DISTRICT**

- SINGLE FAMILY DETACHED DWELLINGS & OTHER PRINCIPAL USES:**
- Minimum Lot Area: 80,000 Square Feet - 1.837 Acres
  - Minimum Lot Width: 200 Feet @ Bldg Setback Line
  - Maximum Lot Coverage: 30 Percent
  - Minimum Building Setbacks: Front - 75 Feet, Side - 40 Feet, Rear - 75 Feet
  - Maximum Building Height: Principal Structures - 35 Feet
- AGRICULTURAL, HORTICULTURAL AND FORESTRY-RELATED USES:**
- Minimum Lot Area: 10,000 Acres
  - Minimum Lot Width: 200 Feet @ Bldg Setback Line
  - Maximum Lot Coverage: 10 Percent
  - Minimum Building Setbacks: Front - 60 Feet, Side - 25 Feet, Rear - 50 Feet
  - Maximum Building Height: 150 Feet\*
- \* Provided each structure is setback a distance at least equal to its height from each property line.

**PROPOSED LOT NOTES**

1. Proposed Lot 5 is subject to Monroe Township's Stormwater Management Ordinance and to PA DEP Erosion Control Regulations. Approval of a grading and stormwater management plan may be required prior to issuance of a building permit.
2. If earth disturbance during development of Proposed Lot 5 totals between 5,000 square feet and 0.99 acres, the owner of said lot must prepare an Erosion and Sediment Control Plan (ESCP). Disturbance includes, but is not limited to, excavation, grading, and stripping topsoil. The ESCP must be approved by Monroe Township or by the Cumberland County Conservation District, as directed by the Township. The lot owner is also responsible for implementing the E&S Controls shown on the ESCP.
3. If earth disturbance during development of Proposed Lot 5 will equal or exceed one (1) acre, the owner of said lot must apply for and obtain a National Pollution Discharge Elimination System (NPDES) permit prior to engaging in or allowing any activity on the lot that disturbs one (1) acre or more. Disturbance includes, but is not limited to, excavation, grading, and stripping topsoil. The issuance of such NPDES permit may be a precondition to the issuance of a building permit by Monroe Township.
4. Impervious surfaces on Proposed Lot 5 must be limited to 0.33 acres (14,375 Sq. ft.) of total impervious area. This limit cannot be exceeded without first obtaining PA DEP and municipal approval. This limit is related to background groundwater quality and Nitrate-Nitrogen limits.

**STREET TREE NOTES**

1. The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the Township. The applicant is encouraged to be creative in selecting tree varieties and locations to achieve a pleasing appearance.
2. All trees shall have a normal habit of growth and shall be sound, healthy, and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
3. The trunk diameter, measured at a height of six inches (6") above finish grade, shall be a minimum of two inches (2").
4. Trees shall be planted between the street right-of-way line and the building setback line, at a maximum spacing of seventy-five feet (75'). The following varieties are acceptable trees:
 

American Linden	Green Ash	Scarlet Oak	American Red Maple	Greenspire Linden	Sycamore
Norway Maple	Pin Oak	Tulip Poplar	Common Hackberry	Thornless Locust	White Oak
Shingle Oak	Black Oak	Silver Linden	Crimean Linden	Sugar Maple	Willow Oak
Eastern Poplar	Bur Oak	Purple Beech	European Beech	Sawtooth Oak	Red Oak
Colular Norway Maple		Little Leaf European Linden		Marshall's Seedless Ash	
5. All planting shall be performed in conformance with good nursery and landscape practice.
6. Requirements for the measurements, branching, grading, quality, balling, and the burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as amended

**D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION FOR RESIDUAL LOT 1**

As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of residential & agricultural use. No portion of this tract of the subdivision has been approved by the municipality or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of sewage collection, conveyance, treatment, or disposal system (except for repairs to existing systems) unless the municipality and approving agency have approved any required sewage facilities planning for the residual tract of the subdivision described herein in accordance with the 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 subdivider of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

**FINAL SUBDIVISION PLAN FOR  
1480 LEIDIGH DRIVE  
(PROPOSED LOT PLAN)**



**WADEL-MELL INC.**  
SURVEYING & ENGINEERING  
25 BROAD STREET  
NEWVILLE, PA 17241  
www.wadelmell.com  
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	August 4, 2023
Scale	1" = 30'
File No.	23004
Drawn By	A.J.K.
Checked By	M.L.W.
Sheet No.	SD2