

**Cumberland County Subdivision and Land Development Review Report**

Municipality: Silver Spring Surveyor/  
 Engineer: Diffenbaugh Wadel Owner/  
 Developer: Daniel & Carolyn Stacks

Plat Title: Daniel & Carolyn Stacks

Plat Status: Final Plat Type: Subdivision

# of New Lots:	<u>3</u>	# of New Dwelling Units:	<u>3</u>	New Acreage Subdivided/Developed:	<u>12.86</u>	Total Tract Acreage:	<u>12.86</u>
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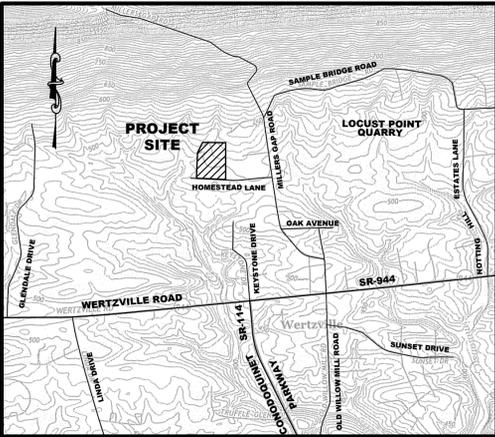
Zoning District: Rural Residential/Conservation Proposed Land Use: Residential

Date Received: 3/3/2020 County Review: 3/11/2020 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 recording information regarding the 50' ROW and 12' gravel drive should be referenced on the plan and reviewed by the Township. The information should include use and maintenance of the drive (SLDO 605.04.7.D.4).
2. The plan should reference the Pennsylvania DEP Sewage Planning requirements and approval (SLDO 613).
3. 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.
4. 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>.



LOCATION MAP (WERTZVILLE USGS MAP)



SCALE: 1" = 2000'

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

Commonwealth Of Pennsylvania: County Of Cumberland:  
On this, the \_\_\_\_ day of \_\_\_\_\_, 2020 before me, the undersigned officer, personally appeared Daniel K. Stacks and Carolyn M. Stacks, 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 desire 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.

Daniel K. Stacks \_\_\_\_\_ Carolyn M. Stacks \_\_\_\_\_

**LOT 1 OWNER INFORMATION**

Daniel K. & Carolyn M. Stacks  
9200 Paxton St.  
Harrisburg, PA 17111  
Phone: (717) 564-2400

**SILVER SPRING TOWNSHIP (R) - RURAL RESIDENTIAL ZONING REQUIREMENTS (ALL PERMITTED USES)**

1. Minimum Lot Size: 1 Acre per Dwelling
2. Minimum Lot Width: 150 feet
3. Maximum Lot Coverage: 10 Percent
4. Minimum Yard Setbacks: Front - 50' Rear - 50'  
Side - 30' (one side); 60' (both sides)
5. Maximum Permitted Height: 35 feet

**SILVER SPRING TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT**

At a meeting on \_\_\_\_\_, 2020 the Silver Spring Township Planning Commission reviewed this plan.

Silver Spring Township Planning Commission

Attest: Silver Spring Township Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_

**SILVER SPRING TOWNSHIP (C) - CONSERVATION ZONING REQUIREMENTS (SINGLE FAMILY DWELLING)**

1. Minimum Lot Size: 1 Acre per Dwelling
2. Minimum Lot Width: 150 feet
3. Maximum Lot Coverage: 7 Percent
4. Minimum Yard Setbacks: Front - 50' Rear - 50'  
Side - 30' (one side); 60' (both sides)
5. Maximum Permitted Height: 35 feet

**SILVER SPRING TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL STATEMENT**

At a meeting held on \_\_\_\_\_, 2020 the Silver Spring Township Board of Supervisors approved this plan and all conditions of approval have been met. This approval includes the complete set of plans and information which are filed with the township, based upon its conformity with the standards of the Silver Spring Township Subdivision and Land Development Ordinance.

Silver Spring Township Board Of Supervisors

Attest: Silver Spring Township Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_

**CUMBERLAND COUNTY PLANNING COMMISSION REVIEW STATEMENT**

The Cumberland County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on \_\_\_\_\_, 2018 and a copy of the review is on file at the office of the Planning Commission. This statement does not indicate approval or disapproval of the plan by the Cumberland County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local Municipality, the Commonwealth, or the Federal Government.

Cumberland County Planning Commission

**RECORDER OF DEEDS CERTIFICATE**

Recorded in the office for recording of deeds, in and for Cumberland County, Pennsylvania, in Plan Instrument # \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Recorder \_\_\_\_\_

**SILVER SPRING TOWNSHIP ENGINEER REVIEW STATEMENT**

Reviewed by the Silver Spring Township Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Silver Spring Township Engineer \_\_\_\_\_

Director Of Planning \_\_\_\_\_

# FINAL SUBDIVISION PLAN FOR DANIEL K. & CAROLYN M. STACKS

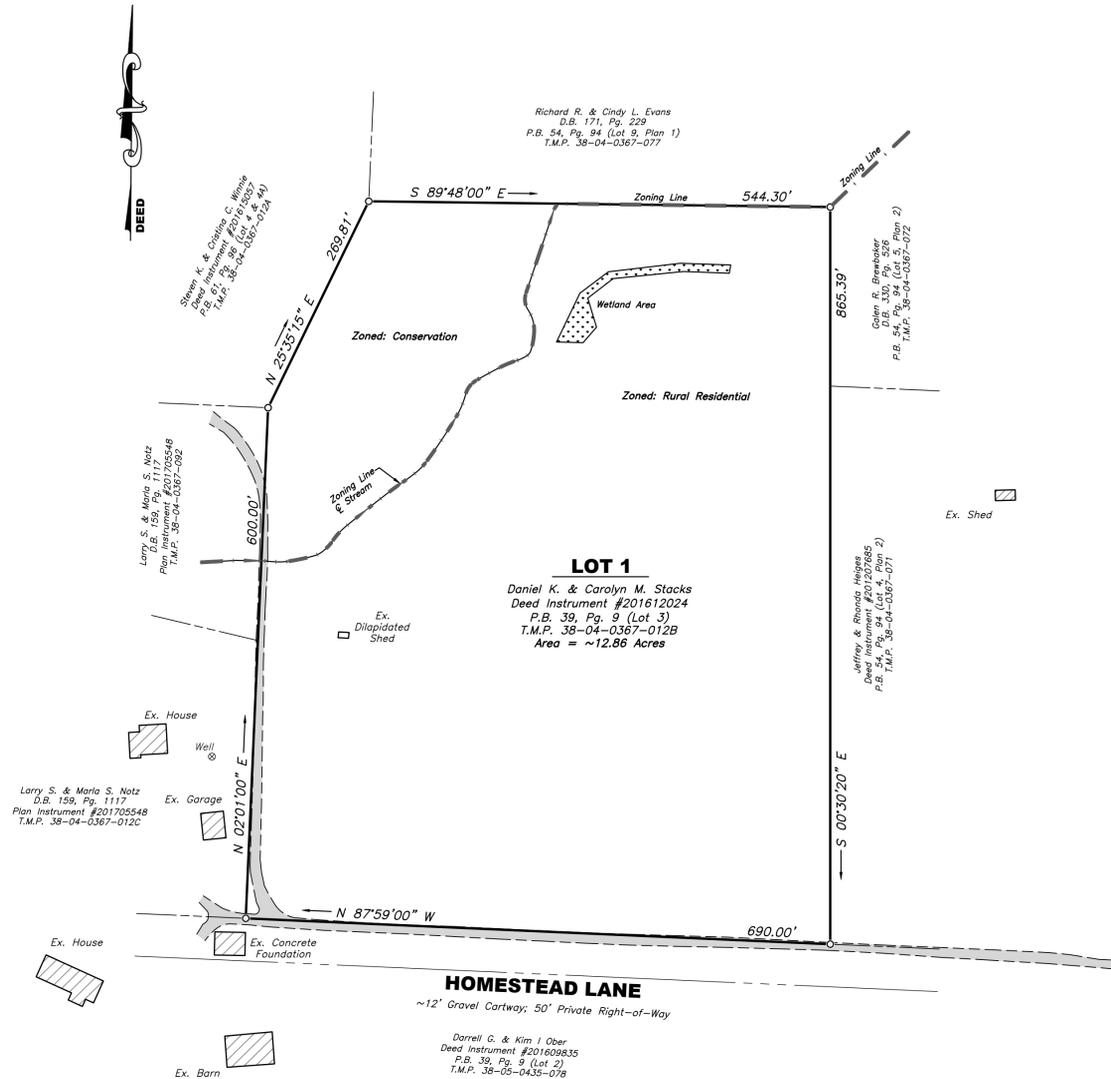
SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA

**LEGEND**

- Ex. Existing
- RRS Railroad Spike
- M.N. Mag-Nail
- Pt. Point
- I.P. Iron Pin
- T.M.P. Tax Map & Parcel
- C/O Care of
- N/F Now or Formerly
- Adjoiner Line
- ~~~~~ Woods/Brush
- x-x- Fenceline

**GENERAL PLAN NOTES**

1. The purpose of this plan is to subdivide the existing Lot 1 into 3 lots for single family dwelling.
2. PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
3. A wetland delineation was performed by Fox Hill Environmental in August 2018.
4. The subject properties are not located within the 100-year flood zone according to the National Flood Insurance Program Maps #42041C0095E, effective March 16, 2009.
5. The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.
6. Unless shown, there are no items listed in Section 302.3.4 located within 200 feet of this property or that affect this 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.



**SHEET INDEX**

SHEET	DESCRIPTION
1	Existing Conditions 1" = 100'
2	Subdivision Plan 1" = 50'



SCALE: 1" = 100'

This index map was plotted from Deed Instrument #201612024 and the Cumberland county tax maps, and reflects the accuracy/inaccuracy of those sources.

**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 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.

**LAND SURVEYOR CERTIFICATION**

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 Silver Spring Township Subdivision and Land Development Ordinance.

Eric L. Diffenbaugh, PLS  
SU-037546-E



## OVERALL PROPERTY & COVERSHEET



**DIFFENBAUGH WADEL INC.**  
SURVEYING & ENGINEERING  
550 COVENTRY DRIVE  
MECHANICSBURG, PA 17055  
www.diffenbaughwadel.com  
PHONE: (717) 697-9489 FAX: (717) 697-2434

Date	FEBRUARY 29, 2020
Scale	1" = 100'
File No.	2018-046
Drawing Name	2018-046 INDEX MAP
Drawn By	D.A.D.
Checked By	E.L.D.
Sheet No.	1 OF 2

No.	PLAN REVISIONS	DATE
	REVISIONS	



**GENERAL PLAN NOTES**

- The purpose of this plan is to subdivide the existing Lot 1 into 3 lots for single family dwelling.
- PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
- A wetland delineation was performed by Fox Hill Environmental in August 2018.
- The subject properties are not located within the 100-year flood zone according to the National Flood Insurance Program Maps #42041C0095E, effective March 16, 2009.
- The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.
- Soil boundaries and classifications shown on this plan were taken from the U.S. Department of Agriculture Web Soil Survey ([www.websoilsurvey.sc.egov.usda.gov](http://www.websoilsurvey.sc.egov.usda.gov)).
- The property being subdivided was recorded as Lot 3 on Plan Book 39, Page 9 on August 19, 1980. No lots have been subdivided since the plan was recorded. Therefore, the lots being subdivided by this plan are the first lots which count against the quota of single-family dwellings as determined by the provisions of Section 201.5 of the Silver Spring Township Zoning ordinance. This subdivision exhausts all of the remaining rights to construct a single-family dwelling or to subdivide a lot for the purposes of placing a dwelling thereon.
- Lots 1, 2, and 3 are required to have an agreement for maintenance of Homestead Lane. The agreement shall be reviewed and found acceptable to the Township Solicitor, and is to be part of this subdivision plan and to be recorded with the subdivision plan.
- Lots 1 and 2 are required to have cross-access easements to ensure common use of, access, to and maintenance of the joint-use driveway; such easements shall be recorded in language acceptable to the Township Solicitor.

**LEGEND**

- Ex. Existing
- RRS Railroad Spike
- M.S. Mag-Spike
- M.N. Mag-Nail
- C.M. Concrete Monument
- PL. Point
- T.M.P. Tax Map & Parcel
- N/F Now or Formerly
- R/W Right-Of-Way
- Contour Line
- Woods/Brush
- Adjoiner Line
- Soils Boundary
- Utility Pole
- Overhead Electric
- Overhead Telephone
- Stormwater Pipe
- Well
- Sanitary Sewer Line
- Cleanout
- Fence Line
- Property Corner
- ▲ Sewage Disposal Area

**SOILS LEGEND**

- BxB Buchanan Very Stony Loam 0-8% Slopes
- BpB Blairton Silt Loam 3-8% Slopes
- BeB Berks Channery Silt Loam 3-8% Slopes
- BeC Berks Channery Silt Loam 8-15% Slopes

**OWNER/DEVELOPER INFORMATION**

Daniel K. Stacks  
4200 Paxton St.  
Harrisburg, PA 17111  
(717) 564-2400

**SOURCE OF TITLE**

Daniel K. & Carolyn M. Stacks  
Deed Instrument #201612024  
P.B. 39, Pg. 9 (Lot 3)  
T.M.P. 38-04-0367-012B

**LINE TABLE**

#	COURSE	LENGTH
L1	N 69°09'17" E	46.01'
L2	N 32°20'44" E	114.15'
L3	N 73°50'49" E	56.09'
L4	N 26°23'37" E	53.28'
L5	N 21°49'23" W	49.23'
L6	S 21°49'23" E	49.23'
L7	S 26°23'37" W	53.28'
L8	S 73°50'49" W	56.09'
L9	S 32°20'44" W	114.15'
L10	S 69°09'17" W	46.01'
L11	S 88°29'12" W	32.67'

**TOTAL AREA = 12.860 ACRES**

**SCALE: 1" = 50'**

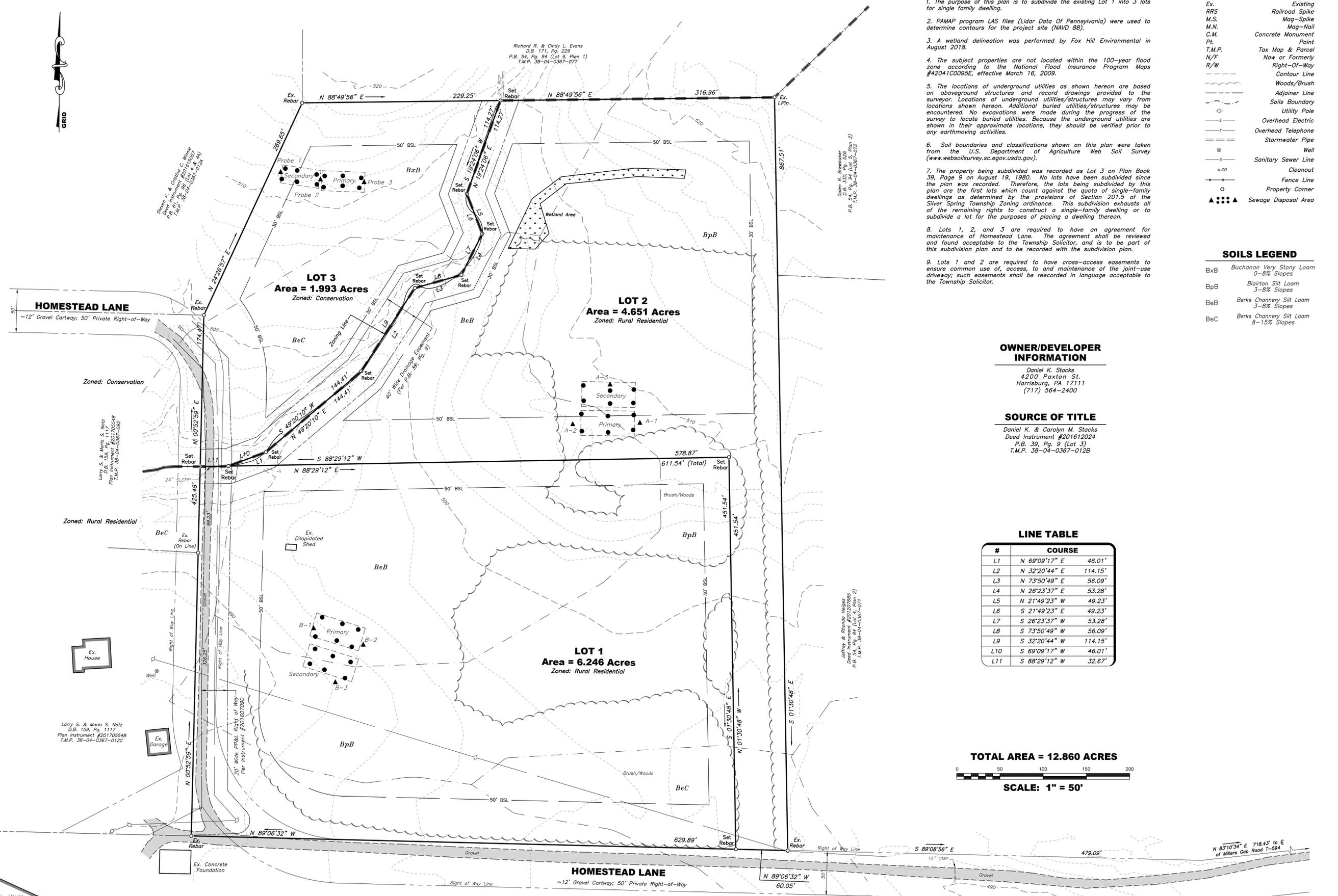
No.	REVISIONS	DATE

**SUBDIVISION PLAN**



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Date	FEBRUARY 29, 2020
Scale	1" = 50'
File No.	2018-046
Drawing Name	2018-046 SD-2
Drawn By	A.J.K.
Checked By	E.L.D.
Sheet No.	2 OF 2



Darrell C. & Kim I Ober  
Deed Instrument #201609835  
P.B. 39, Pg. 9 (Lot 2)  
T.M.P. 38-05-0435-078

Jeffrey & Rhonda Heiges  
Deed Instrument #201202089  
P.B. 38-04-0367-071

Steven K. & Cynthia C. Williams  
Deed Instrument #201905987  
P.B. 38-04-0367-024

Larry S. & Mary S. Notz  
D.B. 159, Pg. 1117  
Plan Instrument #201705548  
T.M.P. 38-04-0367-092

Larry S. & Maria S. Notz  
D.B. 159, Pg. 1117  
Plan Instrument #201705548  
T.M.P. 38-04-0367-012C

Richard R. & Cindy L. Evans  
D.B. 171, Pg. 229  
P.B. 54, Pg. 94 (Lot 9, Plan 1)  
T.M.P. 38-04-0367-077

Colin B. Brubaker  
D.B. 330, Pg. 595  
P.B. 34, Pg. 94 (Lot 5, Plan 2)  
T.M.P. 38-04-0367-012