

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>Snyder, Secary & Associates, LLC</u>	Owner/ Developer:	<u>K. Care</u>
Plat Title:	<u>Genius Kids Daycare</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>0</u>
				Total Tract Acreage:	<u>1.06</u>
Zoning District:	<u>Professional Office</u>		Proposed Land Use:	<u>Daycare</u>	
Date Received:	<u>6/2/2020</u>	County Review:	<u>6/16/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></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. Township should review the plan and the parking requirements in the zoning ordinance. Are the requirements adequate enough to provide parking spaces for the staff as well as a drop off and pick up area? It appears that the intent of the ordinance was to provide 1 parking space per 6 enrollees for staff and a separate area for drop off and pick up (Zoning 220.2.3).
2. Recommend additional shade trees or other means of shading within the outdoor play areas (Zoning 220.2.3.A).
3. Passenger drop off and pick up areas should be provided so passengers do not have to cross traffic lanes (Zoning 220.2.3.C). Nine of the parking spots do not appear to meet this requirement. Township should verify compliance.
4. The Zoning Data should include the existing lot width (Zoning 220.6).
5. It appears that some of the trees shown on Sheet LA 8.0 may interfere with the clear sight triangle. The Township should verify prior to approval (SLDO 602.12.6).
6. Access drives should be set back 100 feet from the intersection of any other access drive located on the same lot. Township should verify compliance (SLDO 602.18.3.C).
7. The required and provided sight distances should be provided (SLDO 602.18.3.H).
8. A dead-end parking lot should provide a vehicle backup area. It appears that an area designated for a turnaround is utilized as a parking space (SLDO 603.13).
9. 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>.

