

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

Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>R.J. Fisher &amp; Associates, Inc.</u>	Owner/ Developer:	<u>Teague Wright</u>
Plat Title:	<u>Lot 2 &amp; 3 Glendale Drive</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>                    </u>	# of New Dwelling Units:	<u>                    </u>	New Acreage Subdivided/Developed:	<u>0.32</u>
				Total Tract Acreage:	<u>10.19</u>
Zoning District:	<u>Conservation</u>		Proposed Land Use:	<u>Residential</u>	
Date Received:	<u>7/8/2020</u>	County Review:	<u>7/14/2020</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. The plan should reference the recording information for the existing 50' access easement (SLDO 607.03). If applicable, the easement should be described with metes and bounds (SLDO 607).
2. 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>.

# FINAL SUBDIVISION PLAN FOR LOT 2 & 3 GLENDALE DRIVE LOCATED IN SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PA

### GENERAL NOTES:

- The intent of this plan is to move a portion of the lot line between Lots #2 and #3. This new lot line will transfer 14,145 sq.ft. (0.32 acres) of land from Lot #3 to Lot #2.
- There is no construction or improvements proposed with this plan. Future construction must be in accordance with the plan and all applicable ordinances.
- The topographic survey data is based on LIDAR information.
- Horizontal Datum: NAD83 SPCS PA SOUTH (OPUS)
- Vertical Datum: NAVD88 (OPUS)
- The property boundary data is based on a survey performed by R. J. Fisher & Associates, Inc. February of 2018.
- There are no existing covenants on the tracts.
- Property markers are to be installed at all property corners not marked with suitable existing markers or concrete monuments.
- A wetland delineation was completed on March 1, 2018 by Vortek Environmental, Inc, and all wetlands show on this plan are based on the field delineation.
- The project site is not located within a mapped 100 year floodplain based upon a review of the Flood Insurance Rate Map 42041C0090E (Not Printed)
- PNDI records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area, based on PNDI Search ID: PNDI-652283.
- Stormwater calculations and plans shall be provided on a lot by lot basis prior to any construction.
- All survey monumentation and any other required improvements shall be set prior to plan recording.
- There are no existing waivers or conditional uses in place for this subject properties.

### ZONING REQUIREMENTS

- Conservation Zone (C)
- Minimum Lot Area: 1 Acre.
  - Maximum Permitted Height: 35 ft.
  - Minimum Lot Width: 150 ft.
  - Maximum Lot Coverage: 10%
  - Minimum Required Yards:
    - Front: 50ft.
    - One Side: 30 ft.
    - Both Sides: 60 ft.
    - Rear: 50 ft.

### TAX PARCEL NUMBERS:

Lot #2 - 38-05-0435-168  
Lot #3 - 38-05-0435-014



PENNSYLVANIA ACT 38 (1991) AS AMENDED  
REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS,  
OR ANY PERSON PREPARING TO DISTURB THE  
EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.  
SERIAL NO. 20180582787 IN SILVER SPRING TOWNSHIP

### FLAG LOT REQUIREMENTS

- Flag lot area and widths requirements of the Township Zoning Ordinance shall be measured exclusively upon the flag.
- Minimum Pole Width: 20'
- Maximum Pole Length: 600'
- No part of the pole shall be used for any portion of an on-lot sewage disposal system, nor any other improvement except a driveway and other permitted improvements such as landscaping, fencing, utility connections to off-site facilities, mailboxes, and signs.
- The cartway contained on the pole shall be located at least three (3) feet from any adjoining property line, and twenty (20) feet from any existing structures on the site or any adjoining property.
- No pole shall be located within two hundred (200) feet of another on the same side of the street, unless a joint-use driveway is utilized.

### REQUESTED WAIVERS

From the Silver Spring Township Subdivision and Land Development Ordinance:

WAIVER SECTION	REQUIREMENT	DATE REQUESTED	DATE OF WAIVER APPROVAL
360-14.A.(1)	PERTAINING TO SCALE OF DRAWING	JULY 7, 2020	----
360-14.E.(11)	PERTAINING TO A CARBONATE ASSESSMENT REPORT	JULY 7, 2020	----

### CERTIFICATION OF LOT #3 OWNER, ACKNOWLEDGEMENT OF PLAN, OFFER OF DEDICATION

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFREY A. WILBUR, AND HOLLY J. WILBUR, 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 ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

\_\_\_\_\_  
JEFFREY A. WILBUR, LAND OWNER

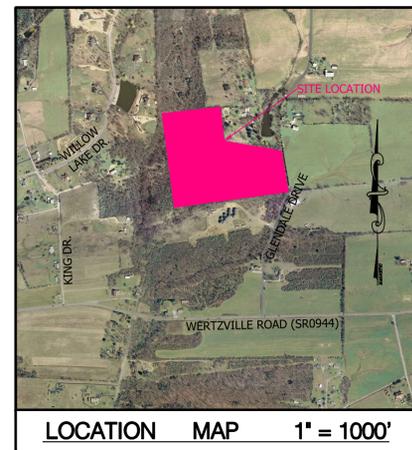
\_\_\_\_\_  
HOLLY J. WILBUR, LAND OWNER

\_\_\_\_\_  
SIGNATURE AND SEAL OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

### SITE DATA:

- Record Owner Lot #2:  
Teague Wright  
91 Edris Lane  
Mechanicsburg, PA 17050
- Record Owner Lot #3:  
Jeffrey A. & Holly J. Wilbur  
132 Glendale Drive  
Mechanicsburg, PA 17050
- Source Of Title: Instrument No. 201803174
- Existing Number Of Lots: 2
- Total Acreage: 10.19 Acres
- Proposed Number Of Lots: 2
- Existing Sanitary Sewer Disposal: On-Lot
- Proposed Sanitary Sewer Disposal: On-Lot
- Existing Water Supply: Well
- Proposed Water Supply: Well
- Existing Impervious Coverage:  
Lot #2: 3,770 sq.ft. (3.9%)  
Lot #3: 0 sq.ft. (0%)
- Existing Tax Parcel Numbers:  
Lot #2: 38-05-0435-168  
Lot #3: 38-05-0435-014
- Existing Use: Single Family Dwellings
- Proposed Use: Single Family Dwellings



DRAWING INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN

### CERTIFICATION OF LOT #2 OWNER, ACKNOWLEDGEMENT OF PLAN, OFFER OF DEDICATION

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TEAGUE WRIGHT, 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 ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN.

\_\_\_\_\_  
TEAGUE WRIGHT, LAND OWNER

\_\_\_\_\_  
SIGNATURE AND SEAL OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

### SILVER SPRING TOWNSHIP PLANNING COMMISSION - REVIEW STATEMENT

AT A MEETING ON \_\_\_\_\_, 20\_\_\_\_, THE SILVER SPRING TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

TOWNSHIP OF SILVER SPRING  
PLANNING COMMISSION

\_\_\_\_\_  
CHAIRMAN

ATTEST \_\_\_\_\_  
SILVER SPRING TOWNSHIP SECRETARY

### SILVER SPRING TOWNSHIP ENGINEER - REVIEW STATEMENT

REVIEWED ON \_\_\_\_\_, 20\_\_\_\_ BY TOWNSHIP ENGINEER.

\_\_\_\_\_  
TOWNSHIP ENGINEER

### CUMBERLAND COUNTY PLANNING COMMISSION - REVIEW STATEMENT

REVIEWED ON \_\_\_\_\_, 20\_\_\_\_ BY CUMBERLAND COUNTY PLANNING COMMISSION.

\_\_\_\_\_  
DIRECTOR OF PLANNING

### FINAL PLAN APPROVAL STATEMENT

APPROVED BY THE SILVER SPRING TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWNSHIP OF SILVER SPRING  
BOARD OF SUPERVISORS

\_\_\_\_\_  
CHAIRMAN  
BOARD OF TOWNSHIP SUPERVISORS

ATTEST \_\_\_\_\_  
SILVER SPRING TOWNSHIP SECRETARY

### CUMBERLAND COUNTY RECORDER OF DEEDS - CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

INSTRUMENT # \_\_\_\_\_

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
RECORDER

RECORDING SHEET 1 OF 3

**DESIGN ENGINEER & LAND SURVEYOR**  
R.J. FISHER & ASSOCIATES, INC.  
1546 BRIDGE STREET  
NEW CUMBERLAND, PA 17070  
PHONE: (717) 774-7534  
E-MAIL: MRF@RJFISHERENGINEERING.COM

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND INFORMATION, THE FINAL SUBDIVISION PLAN AND SURVEY SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.



**APPLICANT**  
TEAGUE WRIGHT  
91 EDRIS LANE  
MECHANICSBURG, PA 17050



**R. J. FISHER & ASSOCIATES, INC.**  
□ SITE PLANNING □ CIVIL ENGINEERING □ LAND SURVEYS  
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070  
PHONE: (717) 774-7534 FAX: (717) 774-7190  
[WWW.RJFISHERENGINEERING.COM](http://WWW.RJFISHERENGINEERING.COM)

No.	REVISION	DATE	DRAWING ID
	----	----	220052-COV
	----	----	DATE: 07/07/20
	----	----	SHEET 1 OF 3

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\_\_\_\_\_  
MATTHEW R. FISHER, P.E., P.L.S. DATE



