

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>Advantage Engineering Services, LLC</u>	Owner/ Developer:	<u>Fishel Properties, LLC</u>
Plat Title:	<u>Stream Line Painting</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u> </u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u> </u>
				Total Tract Acreage:	<u>1.10</u>
Zoning District:	<u>Light Industrial</u>		Proposed Land Use:	<u>Painting Contractor</u>	
Date Received:	<u>7/7/2020</u>	County Review:	<u>7/20/2020</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 Zoning & Site Information section should indicate that off-street loading and outdoor storage are not permitted in the front yard (Zoning 221.8.1).
2. The proposed building height should be provided (Zoning 221.9).
3. A dumpster and the appropriate screening should be included on the plan (Zoning 221.13).
4. The Township should verify the proposed use. General Note #1 indicates that an office and warehouse is proposed. Warehousing is not a use allowed in the I-1 District (Zoning 221.17).
5. If the proposed use is storage for an off-site painting business, the requirements in Zoning section 415 may apply.
6. Will the proposed business provide on-site painting service? If services are provided, the requirements in zoning section 440 may apply.
7. Sheet 7 (Erosion and Sedimentation Control Plan) is titled as the Existing Features Plan (SLDO 402.02.1).
8. The plan should address Pennsylvania DEP sewage planning requirements (SLDO 402.05.2).
9. The sight distance figures on Sheet 3 should include the required and provided figures (SLDO 602.18.3.H).
10. A clear sight triangle should be provided at the proposed entrance (SLDO 602.18.3.H).
11. The township should determine whether sidewalks and curbing are required along Keener Drive (SLDO 604).
12. The Township should verify that a stormwater plan has been submitted and approved (SLDO 609).

13. Sheet 3 notes that 5% of the total parking area (7,464 square feet) shall be devoted to landscaping. Township should determine if this area includes the “Proposed Pavement”.
14. 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>.

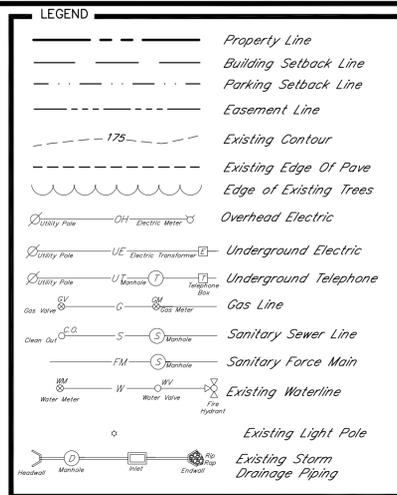
FINAL LAND DEVELOPMENT PLAN FOR STREAM LINE PAINTING KEENER DRIVE LOT 3 SILVER SPRING TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA



UTILITY LISTING:

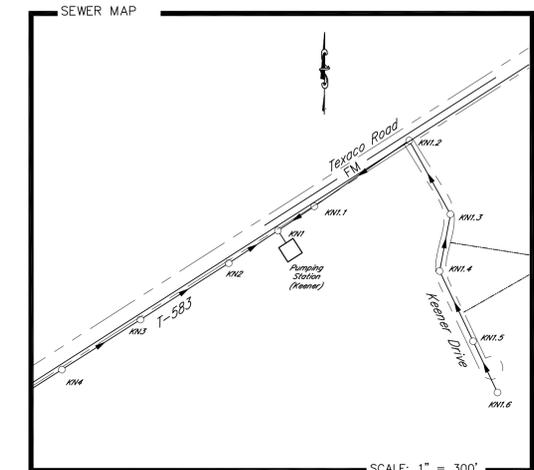
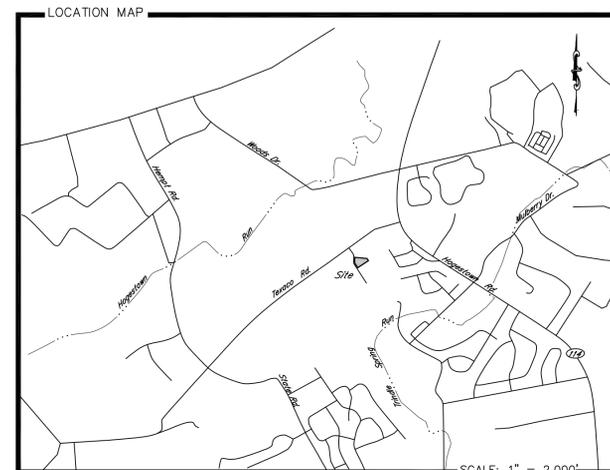
CONTACT PA ONE CALL AT 1-800-242-1778 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS.

PENNSYLVANIA AMERICAN WATER 852 WESLEY DRIVE MECHANICSBURG, PA. 17055 BRIAN BOAL brian.boal@amwater.com	COMCAST CABLE COMMUNICATIONS INC C/O USIC LOCATING SERVICES INC 13085 HAMILTON CROSSING BLVD STE 200 CARMEL, IN. 46032 USIC OFFICE PERSONNEL
SILVER SPRING TOWNSHIP AUTHORITY 5 WILLOW MILL PARK RD SUITE 3 MECHANICSBURG, PA. 17050 JAMES STEVENS silverspringtwp@comcast.net	COMCAST CABLEVISION 4601 SMITH ST HARRISBURG, PA. 17109 DAVE MCCLUSKIE dave_mclucskie@cable.comcast.com
FRONTIER COMMUNICATIONS OF PA INC 100 CTE DRIVE DALLAS, PA. 18612 DAVE MORRIS david.morris@ftr.com	SILVER SPRING TOWNSHIP 8 FLOWERS DR MECHANICSBURG, PA. 17050 LONNIE MILLER lrmiller@silverspringtwp-pa.gov
VERIZON PENNSYLVANIA LLC 15 E MONTGOMERY AVE PITTSBURGH, PA. 15212 OFFICE PERSONNEL	SUNESYS LLC 185 TITUS AVE WARRINGTON, PA. 18978 RICHARD SWYDER rsnyder@sunesys.com
BUCKEYE PARTNERS FIVE TEX PARK 9289 HAMILTON BLVD BREININGVILLE, PA. 18031 BETH AJMAN bauman@buckeye.com	UGI UTILITIES INC 1301 AIP DR MIDDLETOWN, PA. 17057 TOM WITT twitt@ugi.com
PPL ELECTRIC UTILITIES CORPORATION 827 HAUSMAN RD ALLEN TOWN, PA. 18104 CYNTHIA FOCT cfoct@pplweb.com	



GENERAL NOTES:

- The purpose of the plan is to depict certain improvements consistent with a Land Development Plan for an office and warehouse for Stream Line Painting.
- Per Section §301 of the Silver Spring Township Subdivision & Land Development Ordinance an approved Preliminary Plan is not required and this plan is submitted as a Final Plan.
- Existing conditions and parent boundary information for Lot 3 was taken from Final Subdivision Plan for Westhafer Estates recorded in Instrument #201723811.
- Benchmark: Existing manhole located at the intersection of Texaco Road & Keener Drive, Elev. 411.13 (NVDG 29).
- There are no wetlands on the property nor is any portion of the property within a 100-year floodplain according to FEMA Flood Insurance Rate Map Panel 42041C0256E dated March 16, 2009.
- Underground utility locations are approximate and were determined from visible location, Act 121 utility responses and/or best available plan information. Advantage Engineering Services, LLC cannot guarantee the exact location of underground utilities or structures. An exact location or confirmation of existence can only be determined by subsurface exploration. The contractor shall contact the appropriate public utilities 72 hours in advance of any construction.
- There are no additional street right-of-ways to be offered for dedication.
- Nothing shall be placed, planted, set or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement.
- There are no easements to be offered for dedication to the Township. The Township shall not be responsible for the maintenance of any area not dedicated to and accepted for public use.
- Act 537 Planning Exemption for New Land Development was executed with the parent subdivision.
- All unmarked and new property corners shall be marked in accordance with Section 608 of the township's Subdivision & Land Development Ordinance to be set after earthmoving is complete.
- No outdoor stockpiling of any material is permitted in the front yard.
- The owner is required to comply with Section 302 of the Silver Spring Township Zoning Ordinance and Section 616.03 of the Silver Spring Township Subdivision & Land Development Ordinance. The storage, treatment, processing, transfer and disposal of all materials and wastes shall be accomplished in a manner that complies with all applicable Federal, State, County and Municipal Requirements.
- This plan has been prepared and submitted with the consent of the owner.
- The developer/builder is required to provide certification that the site work will comply to the approved and recorded land development plans, and any deviation to the grading, impervious area, finished floor elevations, or utilities will be identified on a plan with a description of the changes before a building permit will be issued.
- This land development may require inspections consistent with the requirements of the Uniform Construction Code for structures on site that include but are not limited to buildings, antennas, flag poles, lighting fixtures, tunnels, bridges, outfall structures, fences, and retaining walls. The township reserves the right to require Special Inspections as referenced in Section 1704 of the 2009 International Building Code as adopted by the PA UCC. Specifications for these items will be required to be submitted with a building permit.
- Any new access drive or driveway that accesses a public road, or a road to be dedicated will require a driveway permit prior to construction of the access drive or driveway, and prior to the submittal of a Building Permit.
- No person shall modify, remove, fill, landscape, or alter any SWM BMPs, facilities, areas, or structures, without the written approval of the Township.
- The Owner is responsible for arranging the pre-construction meeting as well as scheduling all required inspections.
- All construction or modifications of public facilities shall comply with the latest edition of the Township's Improvement Specifications Manual. All sanitary sewer construction must be in compliance with Silver Spring Township Authority Specifications. The development shall be constructed in accordance with the Plan and all applicable ordinances.
- An As-Built Plan shall be submitted upon project completion and must comply with all sections of this Ordinance.
- Site lighting shall be provided in conformance with Silver Spring Township Zoning Ordinance Section 347.
- The developer/builder is required to provide certification that the site work will comply to the approved and recorded subdivision and/or land development plans, and any deviation to the grading, impervious area, finished floor elevations, or utilities will be identified on a plan with a description of the changes before a Certificate of Occupancy will be issued.
- New access drive or driveways that accesses a public road, or a road to be dedicated will require a driveway permit application prior to construction of the access drive or driveway, and prior to the submittal of a building permit.
- Pipe and structure connections shall be made with water tight gasketed joints.
- Lot 3 was originally created through a Final Subdivision Plan Phase One for John Keener, 105 Texaco Road recorded in Plan Book 80, Page 105. The original subdivision plan included a provision that drainage from Lots 1 through 14 would be collected and received into a regional storm water retention facility constructed on Lot 12. The owners of Lot 12 bear the responsibility for maintenance of the retention facility. The design of the storm water facility was based on 60% impervious cover being constructed on each lot and was sized to accommodate a 100 year storm event.
- The developer/owner will install sidewalks along all public rights-of-way at such time when the township deems sidewalks to be needed in the area. The owner will install sidewalks in accordance with the township's standards within 120 days of being notified that sidewalks are required.
- Wherever the water system contains sufficient capability or will in the foreseeable future, fire hydrants shall be provided. Fire hydrants and their locations shall meet the cations of the Emergency Management Council (EMC). Fire hydrants shall typically be located at street intersections no more than ten (10) feet from the curb. All fitting types shall be in accordance with the standards approved by the EMC and shall include a 5-inch storz and blind cap. The large fitting shall face the street and be a minimum for sixteen (16) inches above the ground level.
- Storage of the following is not allowed within five hundred (500) feet from the closest residentially zoned property: A. Nursery and garden materials, and stock; B. Contractor supplies; and, C. Plumbing, heating, air conditioning, electrical, and other structural components of buildings. Storage of any of these will require a Zoning Variance.



INDEX OF DRAWINGS:

- COVER SHEET
- EXISTING FEATURES PLAN
- SITE PLAN
- GRADING/UTILITY PLAN
- LIGHTING PLAN
- DETAILS
- EROSION CONTROL PLAN

DATE: June 15, 2020



David J. Wehbrecht, PE, PLS
Advantage Engineering Services, LLC
700 Ayers Avenue
Lemoyne, PA 17043
(717) 761-3226

Zoning & Site Information:

Zone: Light Industrial (I-1)

Minimum Lot Area: 20,000 Square Feet
Minimum Lot Width: 100 Feet
Minimum Frontage: 150 Feet

Maximum Lot Coverage: 60%, however lot coverage can be increased subject to Section 317 of the Zoning Ordinance

Min. Yard Setbacks For Buildings And Structures: Front - 50 Feet, Side - 25 Feet, Rear - 25 Feet

Min. Yard Setbacks For Off-street Parking, Loading Areas and Outdoor Storage: Front: 20 Feet (Local Road), 30 Feet (Collector or Arterial Road), Side: 15 Feet, Rear: 15 Feet

Min. Bldg. Separation Setback: 25 Feet

Maximum Bldg. Height: Forty (40) feet, provided that no habitable space be located above thirty-five (35) feet, and that all structures exceeding thirty-five (35) feet in height shall be set back a distance at least equal to their height from each property

Sanitary Sewer: Public
Water Service: Public

Landscaping: Any Open Space Shall Be Maintained With A Vegetative Ground Cover And Other Ornamental Plantings. A Minimum 15 Foot Landscape Strip Shall Be Provided Along Property Lines.

Lot Area: 47,896 Sq. Ft. (1.10 ac.)
Impervious Cover: 24,655 Sq. Ft (51.5%)

Parking Requirements: Office Use: One (1) Space for each 300 sq. ft. of gross floor area.
Storage: One (1) Space for each 1,000 sq. ft. of gross floor area or One (1) space per employees on the two largest shifts or at least one space per each 1,000 square feet of gross floor area, whichever is the greatest number.
Office Use: ±4,600 sq. ft. ÷ 300 sq. ft. = 16 spaces
Storage Use: ±4,328 sq. ft. ÷ 1,000 sq. ft. = 5 spaces
Required Parking = 21 spaces
Provided Parking = 22 spaces

County of _____

On this the ____ Day of _____, 2018 before me the undersigned

Officer(s) personally appeared: _____

Owner _____
Clint Fishel

Owner _____

Being President of Fishel Properties, LLC the owner of the property shown on this plan, that they are authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges, that all streets and other property identified as proposed public property are hereby dedicated to the public use (excepting those areas labeled "Not for Dedication").

Witness my hand and notary seal the day and the date above written

NOTARY PUBLIC MY COMMISSION EXPIRES _____

At A Meeting On _____, 2020, The Silver Spring Township Planning Commission Reviewed This Plan.

Township Of Silver Spring
Planning Commission

Attest: _____
Silver Spring Township Secretary Chairman

Reviewed On _____, 2020 By Township Engineer _____
Township Engineer

Reviewed On _____, 2020 By Cumberland County Planning Department _____
Director Of Planning

SURVEY DATA:
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. The error of closure to greater than one foot in ten thousand feet.

06/25, 2020 *David J. Wehbrecht*

Final Plan Approval Statement

Approved By The Silver Spring Township Board Of Supervisors And All Conditions Imposed On Such Approval Were Completed On This _____ Day of _____, 2020

Township of Silver Spring
Board of Supervisors

Attest: _____
Secretary Chairperson
Board Of Township Supervisors

Recorder Of Deeds Certificate

Recorded In The Office For Recording Of Deeds, In And For Cumberland County,
Pennsylvania, In Instrument # _____ This ____ Day Of _____, 2020.

Waiver Requests:

Subdivision & Land Development Ordinance:
1. 402.03 - For all subdivisions and land developments, an ER/SA Plan shall be prepared to provide a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site.
The above waivers were granted by the Silver Spring Township Board of Supervisors at meeting held on _____

Owner/Developer:
Fishel Properties, LLC
6108 Haymarket Way
Mechanicsburg, PA 17050
Phone: (717) 877-6631
cfstreamline@aol.com

ADVANTAGE ENGINEERING SERVICES, LLC

CIVIL ENGINEERING
LAND SURVEYING

700 Ayers Avenue
Lemoyne, PA 17043
Phone: (717) 761 - 3226
Fax: (717) 737 - 4823
aeservicesinc@yahoo.com

DESIGN :	DJW		
DRAWN :	DJW		
DATE :	June 15, 2020		
No.	Date	Description	By

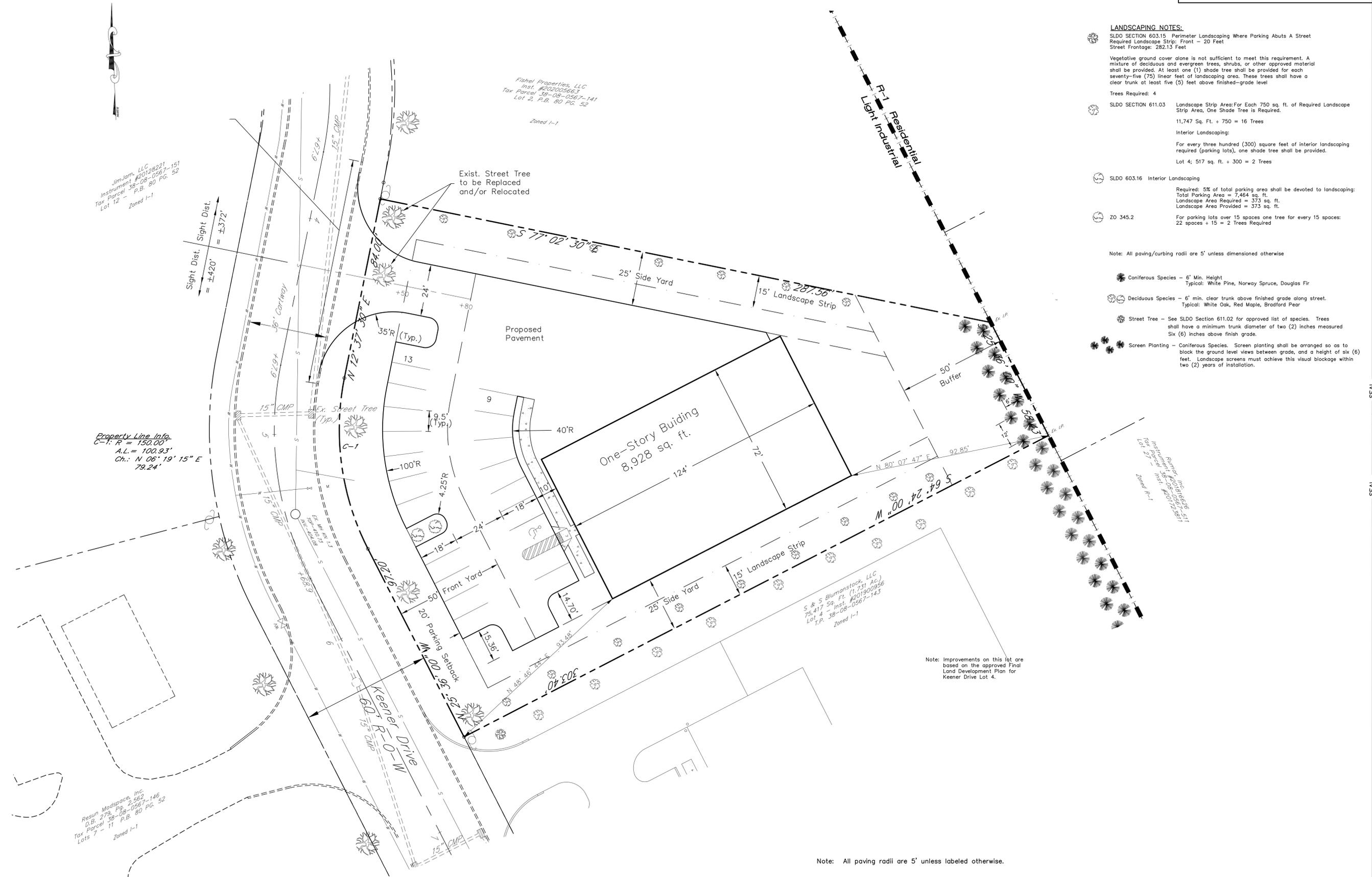
JimJam, LLC
Instrument #20128221
Tax Parcel 38-08-0567-151
Lot 12 - P.B. 80 PG. 52
Zoned I-1

Property Line Info
C-1: R = 150.00'
A.L. = 100.93'
Ch.: N 06° 19' 15" E
79.24'

Resun Medspace, Inc.
D.B. 279, Pg. 2, 562
Tax Parcel 38-08-0567-146
Lots 7 - 11
Zoned I-1

Fishel Properties, LLC
Inst. #202020663
Tax Parcel 38-08-0567-141
Lot 2, P.B. 80 PG. 52
Zoned I-1

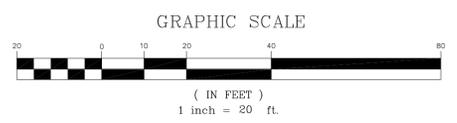
S & S Blumstock, LLC
78,417 Sq. Ft. (1,331 AC.)
Inst. #201900956
Lot 4 - P.B. 38-08-0567-143
Zoned I-1



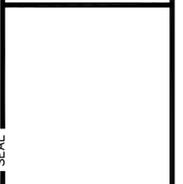
- LANDSCAPING NOTES:**
- SLDO SECTION 603.15 Perimeter Landscaping Where Parking Abuts A Street
Required Landscape Strip: Front - 20 Feet
Street Frontage: 282.13 Feet
Vegetative ground cover alone is not sufficient to meet this requirement. A mixture of deciduous and evergreen trees, shrubs, or other approved material shall be provided. At least one (1) shade tree shall be provided for each seventy-five (75) linear feet of landscaping area. These trees shall have a clear trunk at least five (5) feet above finished-grade level
Trees Required: 4
 - SLDO SECTION 611.03 Landscape Strip Area: For Each 750 sq. ft. of Required Landscape Strip Area, One Shade Tree is Required.
11,747 Sq. Ft. + 750 = 16 Trees
Interior Landscaping:
For every three hundred (300) square feet of interior landscaping required (parking lots), one shade tree shall be provided.
Lot 4: 517 sq. ft. + 300 = 2 Trees
 - SLDO 603.16 Interior Landscaping
Required: 5% of total parking area shall be devoted to landscaping:
Total Parking Area = 7,464 sq. ft.
Landscape Area Required = 373 sq. ft.
Landscape Area Provided = 373 sq. ft.
 - ZO 345.2 For parking lots over 15 spaces one tree for every 15 spaces:
22 spaces ÷ 15 = 2 Trees Required
- Note: All paving/curbing radii are 5' unless dimensioned otherwise
- Coniferous Species - 6' Min. Height
Typical: White Pine, Norway Spruce, Douglas Fir
 - Deciduous Species - 6' min. clear trunk above finished grade along street.
Typical: White Oak, Red Maple, Bradford Pear
 - Street Tree - See SLDO Section 611.02 for approved list of species. Trees shall have a minimum trunk diameter of two (2) inches measured Six (6) inches above finish grade.
 - Screen Planting - Coniferous Species. Screen planting shall be arranged so as to block the ground level views between grade, and a height of six (6) feet. Landscape screens must achieve this visual blockage within two (2) years of installation.

Note: Improvements on this lot are based on the approved Final Land Development Plan for Keener Drive Lot 4.

Note: All paving radii are 5' unless labeled otherwise.



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CIVIL ENGINEERING
LAND SURVEYING
700 Avers Avenue
Lemoyne, PA 17043
Phone: (717) 761 - 3226
Fax: (717) 737 - 4823



Keener Drive - Lot 3
SITE PLAN

PROJECT NO.
2020003
SURVEY BOOK :
N/A
SCALE: 1" = 20'
DWG FILE: RES PROJECTS\2020\2020\dwg\2020003.dwg
SHEET **3 of 7**

Cumberland County, PA

Silver Spring Township

DESIGN :	DJW		
DRAWN :	DJW		
DATE :	June 15, 2020		
No.	Date	Description	By

ADVANTAGE ENGINEERING SERVICES, LLC
 CIVIL ENGINEERING
 LAND SURVEYING
 700 Avers Avenue
 Lemoyne, PA 17043
 Phone: (717) 761 - 3226
 Fax: (717) 737 - 4823

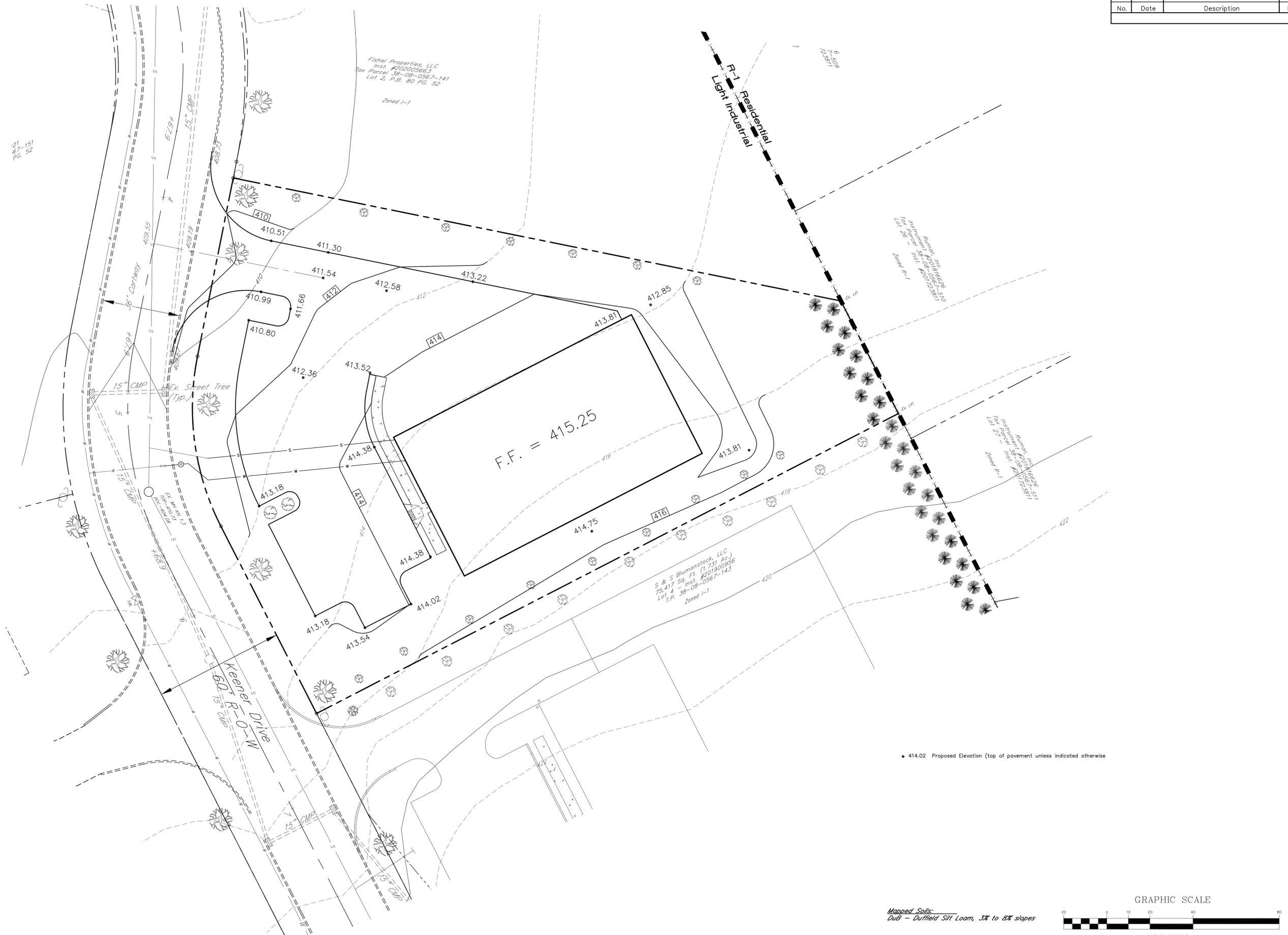


Keener Drive - Lot 3
GRADING/UTILITY PLAN
 Silver Spring Township
 Cumberland County, PA

PROJECT NO.
2018008
 SURVEY BOOK :
N/A
 SCALE: 1" = 20'
 DWG FILE: 2020003.dwg
 SHEET **4 of 7**



21
167-151
PG. 52



• 414.02 Proposed Elevation (top of pavement unless indicated otherwise)

Mapped Soils:
DuB - Outfield Silt Loam, 3% to 8% slopes

