

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

Municipality:	<u>Shippensburg Boro</u>	Surveyor/ Engineer:	<u>Carl Bert &amp; Associates, Inc.</u>	Owner/ Developer:	<u>Shippensburg Public Library</u>
Plat Title:	<u>Shippensburg Public Library</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>4</u>	# of New Dwelling Units:	<u>                    </u>	New Acreage Subdivided/Developed:	<u>1.01</u>
				Total Tract Acreage:	<u>1.01</u>
Zoning District:	<u>NC</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>9/2/2020</u>	County Review:	<u>9/11/2020</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 include the location of all building setback lines (Zoning 150-21.C.2). The Borough may want to verify that all of the setback requirements are met prior to plan approval.
2. The Zoning Criteria should indicate that the 3-foot side yard setback only applies to one side of the building (Zoning 150-21.C.2.B).
3. The Zoning Criteria on Sheet 1 should indicate that the site is located in the Floodplain District (Zoning Article 9).
4. The zoning district boundary lines should be shown and labeled on the plan (SLDO 137-16.B.8).
5. 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>.

**ZONING CRITERIA / NEIGHBORHOOD COMMERCIAL (N-C)**  
 Following are the permitted uses, dimensional requirements and provided for a Neighborhood Commercial (N-C) as per the Borough of Shippensburg Zoning Ordinance of 150-21-C.

Dimensional Standards	Required	Minimum Provided
Minimum Lot Area	2,000 sf	1,962 sf (Lot 3)
Minimum Lot Width	20 feet	21.29 feet (Lot 3)
Minimum Front Yard	10 feet	0 feet (Lots 2, 3 & 4)
Minimum Side Yards	3 feet	0 feet (Lots 2 & 3)
Minimum Rear Yard	10 feet	4.7 feet (Lot 2)
Maximum Building Height	75 feet	2-story dwelling

**LOT CONFIGURATION / COMPLIANCE WITH ZONING**

- The lot configuration for Lots 1, 2, 3 & 4 are based on:
- Original tracts lines (width) which match the existing houses.
  - Matching existing features that were approved by the Borough on the Library Land Development plan in IN 201316294 which set the limits of that construction and use.
  - Lot 1 encompasses the features / use of the LDP
  - Lots 2, 3 & 4 are the residue of the items constructed on Lot 1.

**THE HARBOR CHURCH OF THE NAZARENE PROPERTY**

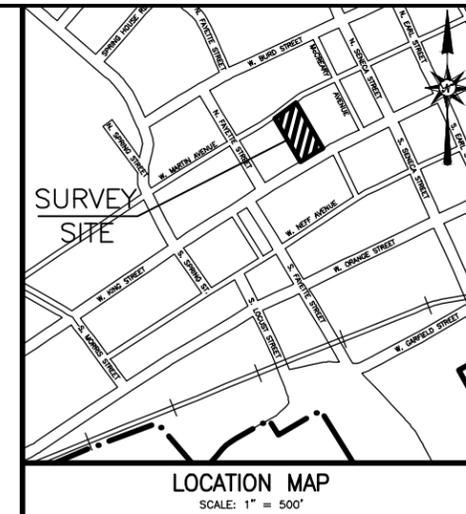
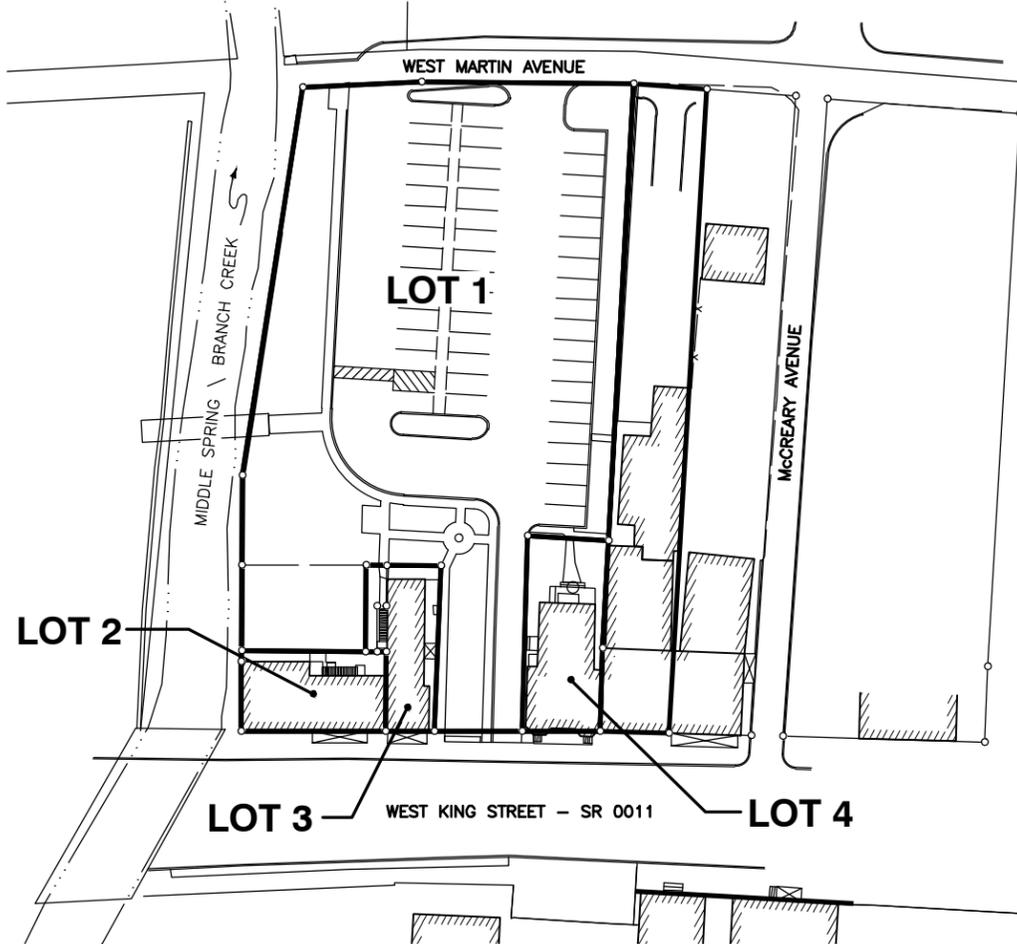
The Harbor Church of the Nazarene property (55 W. King Street / IN 20162694 / PIN 34-34-2415-022Ex) is shown hereon for information purposes as it is pertinent evidence to establish property lines and is specifically NOT part of this Subdivision.

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plan is true and accurate to the best of my knowledge and represents the findings of a Boundary Survey performed under my direction and that the work has been done in accordance with the standards published by the Pennsylvania Society of Land Surveyors in the most current of its "Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania" with an error of closure no greater than one foot in ten thousand feet.

June 20, 2020, 2019

*Carl D. Bert*  
 Carl D. Bert, PLS  
 PA SU019109E



**OWNER / SUBDIVIDER**  
 Shippensburg Public Library  
 73 W. King Street  
 Shippensburg, PA 17257

**CONTACT PERSON**  
 Jody Cole, CEO  
 73 W. King Street  
 Shippensburg, PA 17257  
 Phone 717-532-4508

**SITE ADDRESS**  
 59-71 W. King Street  
 Shippensburg, PA 17257

**SITE DATA**

Current Owner: Shippensburg Public Library  
 Property Address: 59 thru 71 West King Street  
 Lots Subdivided: Four (4) / Lots 1, 2, 3 & 4  
 Total Area: 43915.7 sq. ft. / 1.00817 acres  
 Deed Reference: IN 201612603, Tracts 1, 2, 3 (Parcel A & B, Tracts I & II)  
 Plan Reference: IN 201200627, Lot 1  
 Tax Reference: PIN 34-34-2415-019  
 Zoning: Neighborhood Commercial (N-C)  
 Land Use: Residential / Parking  
 Sewage: Public / Borough of Shippensburg  
 Water: Public / Shippensburg Borough Authority

**PURPOSE OF PLAN**

- The purpose of this plan is to:  
 Receive all approvals in accordance with the requirements of the Shippensburg Borough Subdivision Land Development and Zoning Ordinances to:
- Subdivide the existing entire property as previously consolidated in subdivision plan in IN 201200627, Lot 1 and as acquired and currently titled by the Shippensburg Public Library in deed in Instrument IN 201612603, Tracts 1, 2, 3 (Parcel A & B, Tracts I & II) into Lots 1, 2, 3 & 4 for separate conveyance.
  - Confirm or re-establish property corners and to provide a Metes & Bounds description with new Bearings and Distances of all of Lots 1, 2, 3 & 4.

It is **NOT** the intent or purpose of this plan to receive approval to:

- Create any additional dwelling units
- Create any additional water or sewage flow or connections
- Create any earth disturbance.
- Create any additional improvements of any type
- Create or alter any access or parking areas

**SUPPORTING DOCUMENTS**

- The approval of this plan is based on the following documents on file with the Borough of Shippensburg:
- Land Development Plan for Shippensburg Public Library in PLAN IN 201316294.
  - Subdivision Plan in PLAN IN 201200627 which combined all of the various tracts / parcels in DEED IN 201612603 into Lot 1 but which was never acted upon to combine all tracts / parcels into one (1) metes & bounds description.

COMMONWEALTH OF PENNSYLVANIA: \_\_\_\_\_ :SS.M  
 COUNTY OF \_\_\_\_\_ : \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
 OF \_\_\_\_\_, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED  
 \_\_\_\_\_, WHO  
 ACKNOWLEDGED HIMSELF / HERSELF TO BE THE \_\_\_\_\_  
 OF THE SHIPPENSBURG PUBLIC LIBRARY, THE OWNER OF  
 THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE /  
 SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO,  
 ACKNOWLEDGES THIS TO BE ITS PLAN AND DESIRES THE  
 SAME TO BE RECORDED AS SUCH ACCORDING TO LAW,  
 AND ALL ROADS OR PARTS THEREOF, IF NOT PREVIOUSLY  
 DEDICATED OR SHOWN OTHERWISE, ARE HEREBY  
 TENDERED FOR DEDICATION TO PUBLIC USE. THIS PLAN IS  
 SUBMITTED WITH THE FREE WILL AND THE CONSENT OF  
 THOSE WHO HAVE SIGNED.

REVISIONS		
NO.	DATE	DESCRIPTION

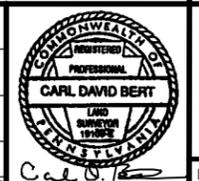
WITNESS MY HAND AND OFFICIAL SEAL, THE DATE ABOVE WRITTEN.  
 (X) \_\_\_\_\_  
 NOTARY PUBLIC

CUMBERLAND COUNTY PLANNING DEPARTMENT  
 REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 DIRECTOR: \_\_\_\_\_

SHIPPENSBURG BOROUGH PLANNING COMMISSION  
 REVIEWED BY THE SHIPPENSBURG BOROUGH PLANNING COMMISSION  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SHIPPENSBURG BOROUGH COUNCIL  
 APPROVED BY THE SHIPPENSBURG BOROUGH COUNCIL, ALL CONDITIONS  
 IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

INDEX PLAN  
 SHEET 1 OF 4  
 I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN  
 TO A MINIMUM ACCURACY OF 1/10,000 *Carl D. Bert*



**LOTS 1, 2, 3 & 4**

SHIPPENSBURG BORO. CUMBERLAND CO.  
 FINAL MINOR SUBDIVISION  
 OF LAND OF  
**SHIPPENSBURG PUBLIC LIBRARY**  
 W. KING STREET SHIPPENSBURG, PA  
 717-532-9470  
**CARL BERT & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 BURD STREET CENTER  
 20 EAST BURD STREET  
 SHIPPENSBURG, PA 17257  
 DATE: JUNE 20, 2020 M.M.K. PLAN: CBA NO. C-SB-19-01 / 001

**DESCRIPTION OF LOT 1**

Current Owner: Shippensburg Public Library  
Dwelling Address: Vacant / No assigned street address  
Deed Reference: p/o IN 201612603, Tract 1  
p/o IN 201612603, Tract 2  
p/o IN 201612603, Tract 3, Parcel A  
p/o IN 201612603, Tract 3, Parcel B, Tract 1  
All of IN 201612603, Tract 3, Parcel B, Tract 2  
Plan Reference: p/o IN 201200627, p/o Lot 1  
Tax Reference: p/o PIN 34-34-2415-019  
Zoning: Neighborhood Commercial (N-C)

Total Area: 36,840.6 sq. ft.

Land Use: Parking for Shippensburg Public Library / No change proposed)  
Facilities: 48 Macadam parking spaces (includes 2 HC) / Lawn (No change proposed)  
Water Service: None (No change proposed)  
Sewage Service: None (No change proposed)

- Comments
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
  - Subject to four (4) designed / restricted parking spaces for the benefit of Lot 4.
  - Subject to Access over Lot 1 for the benefit of occupants of dwelling on Lots 1, 2 & 3.

**DESCRIPTION OF LOT 2**

Current Owner: Shippensburg Public Library  
Dwelling Address: 69-71 W. King Street  
Deed Reference: p/o IN 201612603, Tract 1  
Plan Reference: p/o IN 201200627, p/o Lot 1  
Tax Reference: p/o PIN 34-34-2415-019  
Zoning: Neighborhood Commercial (N-C)

Total Area: 2,196.4 sq. ft.

Land Use: Four (4) Residential Units (No change proposed)  
Facilities: Two (2) store brick house (No change proposed)  
Water Service: Shippensburg Borough Authority (No change proposed)  
Sewage Service: Shippensburg Borough (No change proposed)

- Comments
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
  - Together with the right of Access over Lot 1 to access the side and rear of their dwellings

**DESCRIPTION OF LOT 3**

Current Owner: Shippensburg Public Library  
Dwelling Address: 65 W. King Street  
Deed Reference: p/o IN 201612603, Tract 1  
/o IN 201612603, Tract 2  
/o IN 201612603, Tract 3, Parcel A  
Plan Reference: p/o IN 201200627, p/o Lot 1  
Tax Reference: p/o PIN 34-34-2415-019  
Zoning: Neighborhood Commercial (N-C)

Total Area: 1,962.6 sq. ft.

Land Use: Two (2) Residential Units (No change proposed)  
Facilities: Two (2) store brick house (No change proposed)  
Water Service: Shippensburg Borough Authority (No change proposed)  
Sewage Service: Shippensburg Borough (No change proposed)

- Comments
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
  - Together with the right of Access over Lot 1 to access the side and rear of their dwellings

**DESCRIPTION OF LOT 4**

Current Owner: Shippensburg Public Library  
Dwelling Address: 59-61 W. King Street  
Deed Reference: p/o IN 201612603, Tract 3, Parcel B, Tract 1  
Plan Reference: p/o IN 201200627, p/o Lot 1  
Tax Reference: p/o PIN 34-34-2415-019  
Zoning: Neighborhood Commercial (N-C)

Total Area: 2,916.1 sq. ft.

Land Use: Four (4) Residential Units (No change proposed)  
Facilities: Two (2) store brick house (No change proposed)  
Water Service: Shippensburg Borough Authority (No change proposed)  
Sewage Service: Shippensburg Borough (No change proposed)

- Comments
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
  - Together with four (4) parking spaces on Lot 1 specifically designated / restricted for the use / benefit of Lot 4.
  - Together with the right of Access over Lot 1 to access the side and rear of their dwellings

**WEST KING STREET**

West King Street is a Penn DOT owned and maintained Highway designated as SR 0011. The section of West King Street fronting this property was ordained as 75 feet in width by the Borough of Shippensburg in Ordinance Number 34 with a variable width curb to curb adjoining this property. For the purpose of this survey and as indicated in existing deeds, the property line is placed on the front building line which is not consistent with the ordinance right-of-way width.

**WEST MARTIN AVENUE**

West Martin Avenue is a Borough of Shippensburg owned and maintained alley with an existing total Right-of-Way width of 14 feet based on various adjoining deeds. The Borough of Shippensburg Book of Right-of-Ways dated 1994 indicates a 14 foot wide Right-of-Way. For the purpose of this survey, the rear line of Lot 1 has been placed to be consistent with prior surveys on what we believe to be the southern right-of-way line of West Martin Avenue even though the physical width of Martin Avenue varies up to 20 feet in some locations.

**EFFECT OF RESTRICTIONS PER GOVERNMENTAL REQUIREMENTS**

The use and building set-backs are shown hereon only to illustrate conformity / compliance to applicable governmental regulations and are not restrictions imposed by the Owner / Subdivider.

**SOURCE OF TITLE INFORMATION**

The title information for the properties shown hereon was researched and obtained by Carl Bert & Associates and is not based on a title commitment or information provided by a title company or an attorney. This information may not be absolute and additional information may be discovered and disclosed in a title commitment.

**SOURCE OF PROPERTY LINE INFORMATION**

All property line information on this plan is from various field surveys by Carl Bert & Associates from September 2019 and is based on the plans and deeds referenced hereon.

**SOURCE OF TOPOGRAPHIC INFORMATION**

Planimetric features are from field survey by Carl Bert & Associates in September 2019.

**UTILITY LOCATIONS**

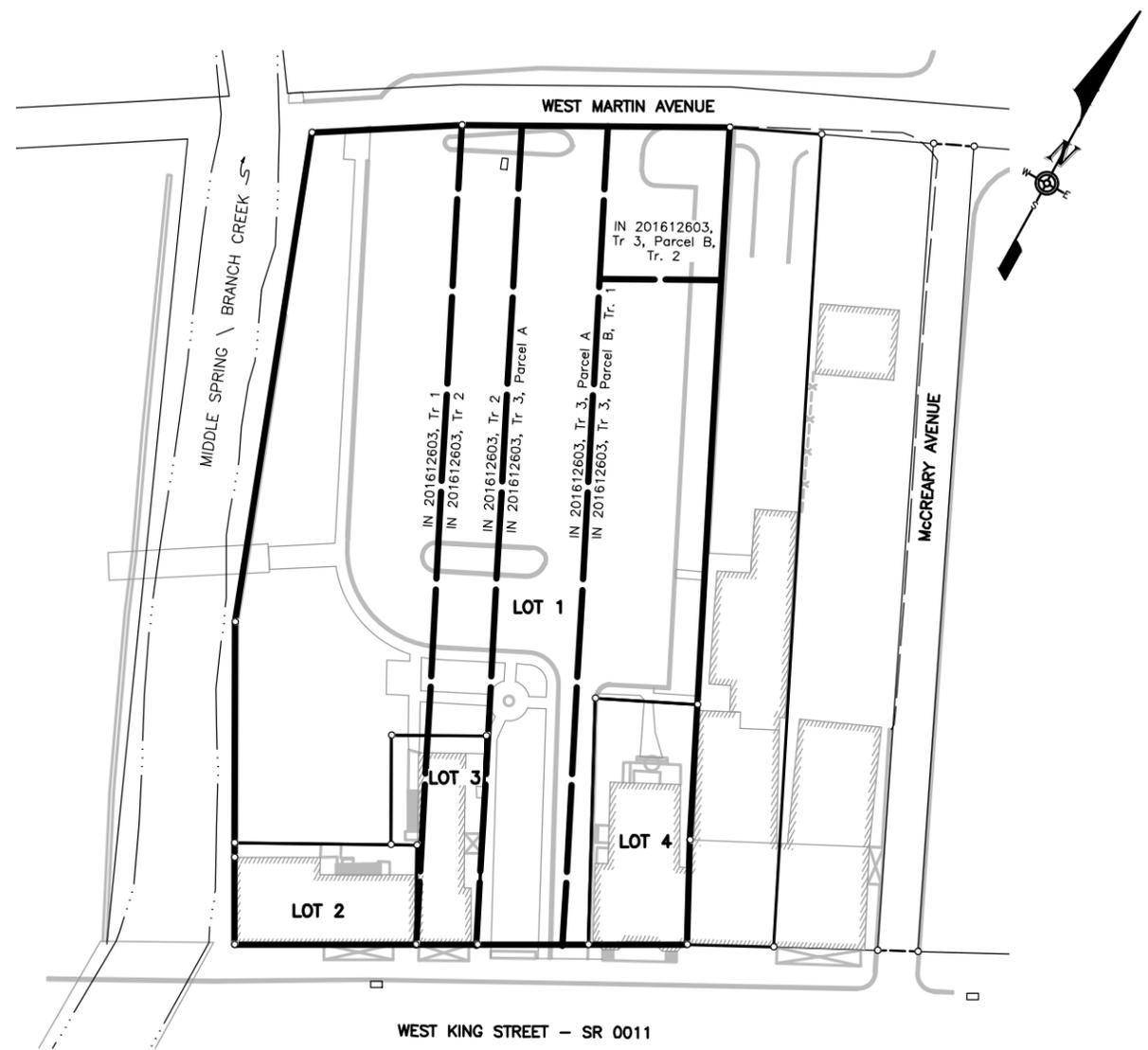
All utility locations and information shown are approximate at best and were obtained by field observations and/or from available sources. Carl Bert & Associates does not guarantee and assumes no responsibility for correctness, completeness, omissions, errors, etc. of this information. All utility locations shall be verified by the contractor before beginning excavation and/or construction.

**NOTICE TO EXCAVATORS AND CONTRACTORS**

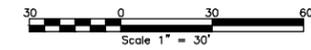
The Pennsylvania One Call System Underground Utility Line Protection Law (Act 287 of 1974 as amended by Act 181 of 2006) requires excavators and contractors to notify the utilities by contacting the Pennsylvania One Call System at 1-800-242-1776 or 811 not less than three (3) nor more than ten (10) working days prior to excavation or demolition work at this site so that there is no disruption of services or bodily harm. Definition of excavation: to dig, drill, blast, auger, bore, grade, or trench. Failure to notify is a direct violation of the law and penalties can be enforced.

**REQUIREMENT FOR LAND DEVELOPMENT PLANS**

This plan creates lots around existing facilities for separate conveyance. No construction, development or earthmoving activity is proposed. Any such future activity shall be subject to all applicable Federal, State and local reviews and approvals including, but not limited to, Borough of Shippensburg land development plan approval.



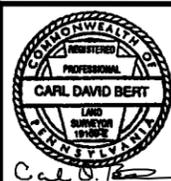
**TRACTS AND PARCELS  
PER DEED IN 201612603**



**LOTS 1, 2, 3 & 4**

SHIPPENSBURG BORO. CUMBERLAND CO.  
FINAL MINOR SUBDIVISION  
OF LAND OF  
**SHIPPENSBURG PUBLIC LIBRARY**  
W. KING STREET SHIPPENSBURG, PA

NOTES - TITLE  
SHEET 2 OF 4  
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN  
TO A MINIMUM ACCURACY OF 1/10,000



**CARL BERT  
& ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
BURD STREET CENTER  
20 EAST BURD STREET  
SHIPPENSBURG, PA 17257  
DATE: JUNE 20, 2020 M.M.K. PLAN: CBA NO. C-SB-19-01 / 001



LINE	BEARINGS	DISTANCE
L-1	S 64°42'46" W	35.60'
L-2	S 61°10'47" W	38.38'
L-3	S 61°16'24" W	32.62'
L-4	S 28°19'03" E	37.70'
L-5	S 28°19'03" E	34.51'
L-6	N 28°47'59" W	30.27'
L-7	N 28°34'05" W	4.89'
L-8	S 61°10'47" W	21.29'
L-9	N 28°19'03" W	34.51'
L-10	S 61°46'09" W	9.00'
L-11	N 28°19'03" W	37.70'
L-12	N 61°16'24" E	32.62'
L-13	S 61°10'47" W	34.29'
L-14	N 64°42'46" E	35.60'
L-15	S 25°38'42" E	46.95'
L-16	S 27°13'35" E	36.16'
L-17	N 27°13'35" W	36.16'
L-18	N 65°37'32" E	32.00'
L-19	S 62°50'04" W	30.01'
L-20	S 62°50'04" W	35.93'
L-21	N 65°37'32" E	35.87'
L-22	S 26°33'00" E	33.00'

**HORIZONTAL DATUM**

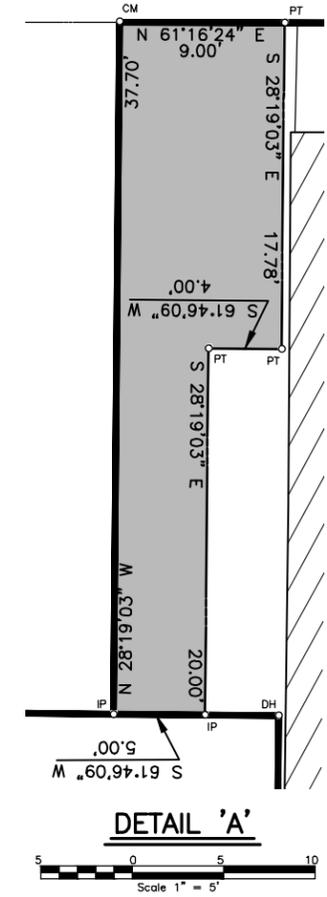
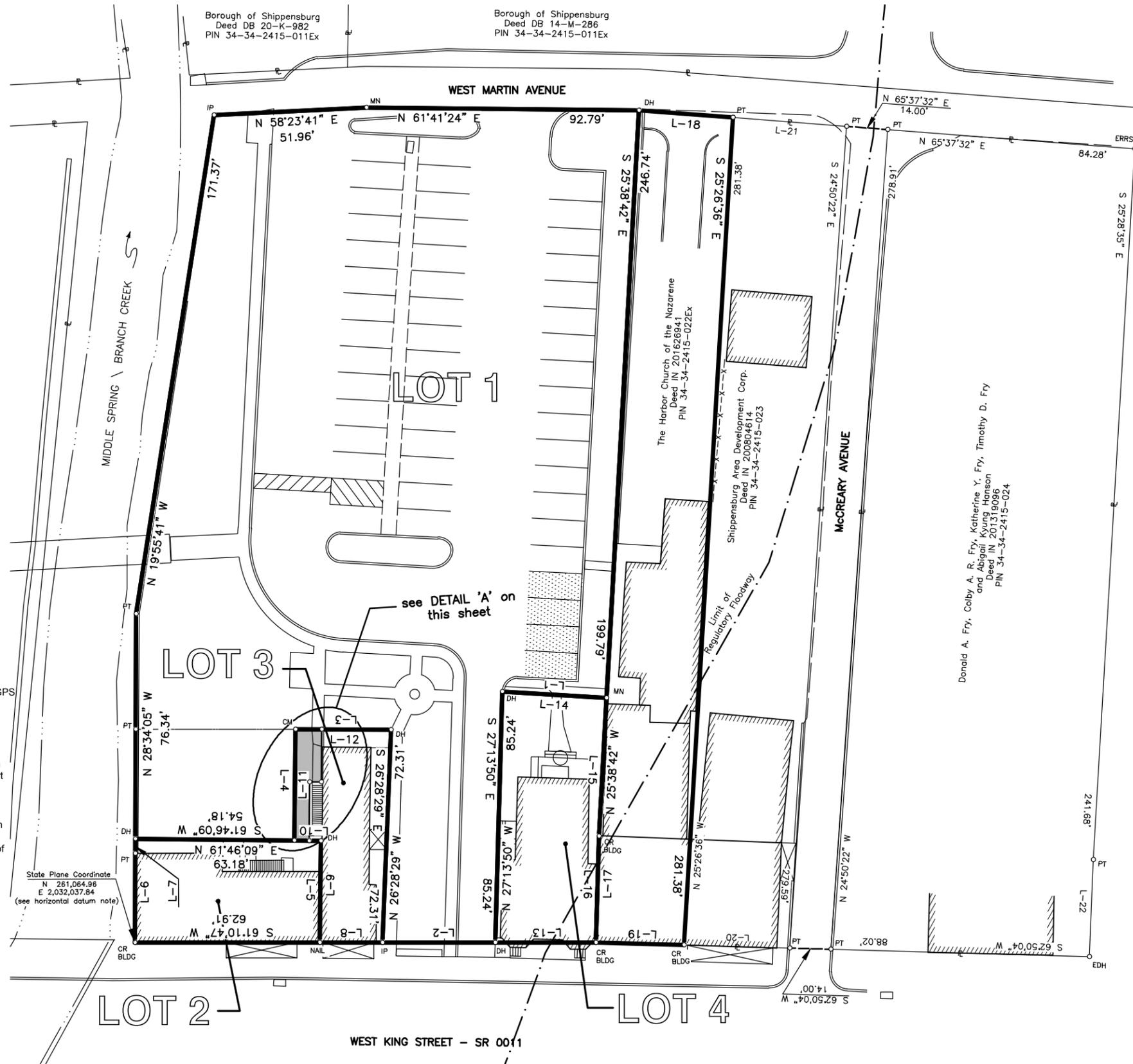
The coordinates shown on this plan are based on Pennsylvania State Plane Coordinate System-South Zone NAD83 / NAVD 88 values and were established on the site control points using carrier phase static GPS observations by Carl Bert & Associates on May 13, 2015. The observations were submitted to the Online Positioning User Service (OPUS) provided by the National Geodetic Survey (NGS) which generated positional solutions and elevations for the points. Multiple CORS Base Stations were cited as utilized in deriving at the point positions. Plat distances are conventional horizontal distances which must be multiplied by a combined scale factor of 0.9999584 to convert them to State Plane Distances.

**FLOODPLAIN**

The entirety of Lots 1, 2 & 3 and all but a small corner of Lot 4 is within the regulatory floodway and the entirety of Lots 1, 2, 3 & 4 is located within Zone AE (Areas determined to within the 1.0% annual chance of flooding) floodplain as delineated on the NFIP FIRM Panel Number 42041C0342E dated March 19, 2009 for Shippensburg Borough, Cumberland County by FEMA.

**SYMBOLS**

- EIPP Existing Iron Pipe
- EIP Existing Iron Pin
- ECM Existing concrete Monument
- IP Iron Pin (set)
- CM Concrete Monument (set)
- DH Drill Hole
- MN Mag Nail (set)
- Pt Point
- R/W Right-of-Way
- p/o Part of
- CL Center Line
- PL Property Line
- DB Deed Book
- PB Plan Book
- IN Instrument Number
- PIN Parcel Identification Number



**LEGEND**

- PEDESTRIAN ACCESS EASEMENT OVER LOT 3 FOR THE BENEFIT OF LOT 2**  
Easement created by this plan on a concrete sidewalk over Lot 3 for the benefit of pedestrian access for the occupants on the second story of Lot 2.
- PARKING ON LOT 1 FOR THE BENEFIT OF LOT 4**  
Four (4) parking spaces on Lot 1 specifically designated / restricted for the use / benefit of Lot 4.

**ACCESS OVER LOT 1**

The occupants of the residential units on Lots 2, 3 & 4 shall have the right of ingress, egress and regress over Lot 1 to access the side and rear of their dwellings.

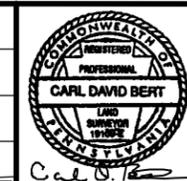
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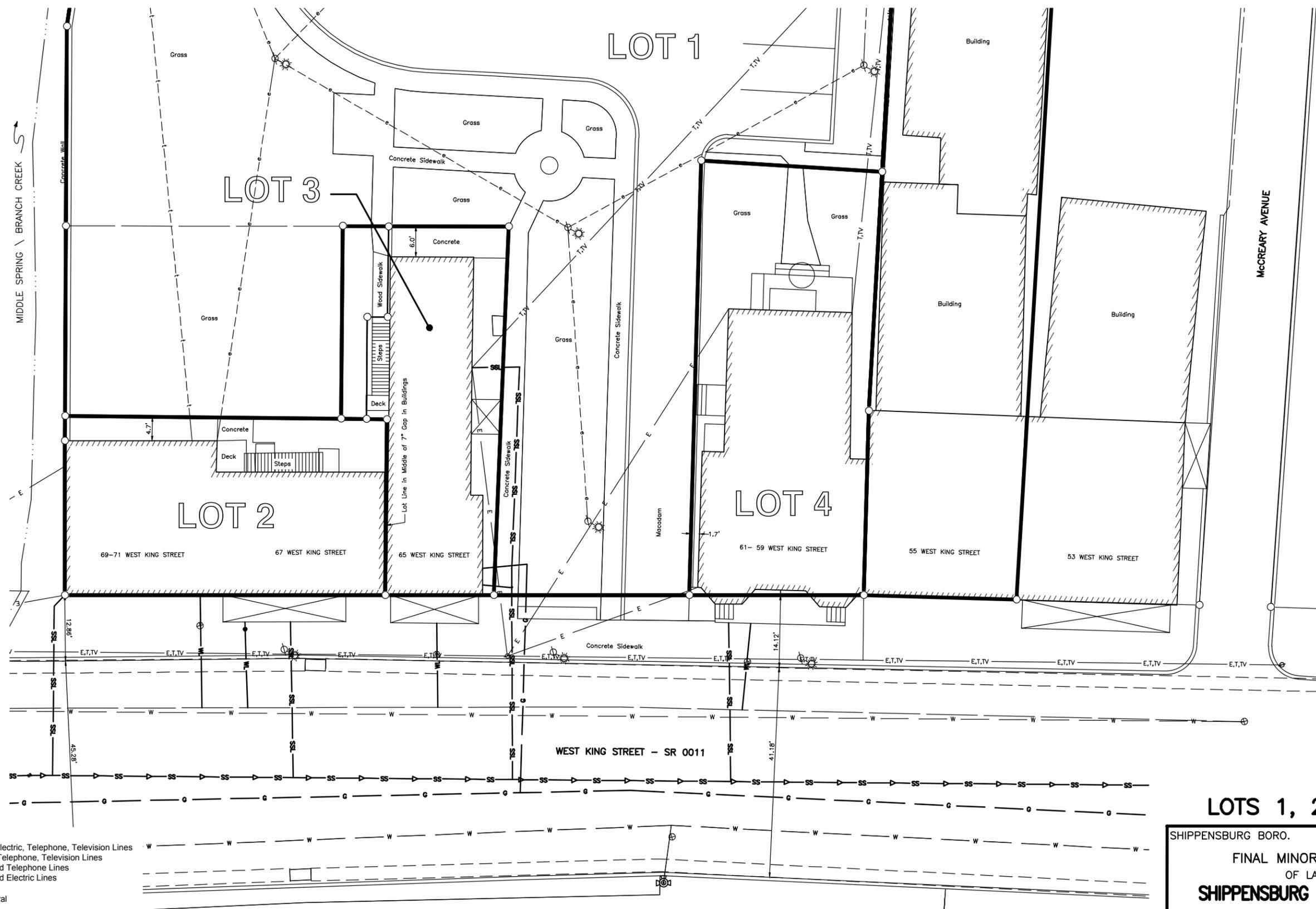
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**CARL BERT & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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PROPERTY  
SHEET 3 OF 4  
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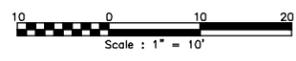


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- SYMBOLS**
- Overhead Electric, Telephone, Television Lines
  - Overhead Telephone, Television Lines
  - Underground Telephone Lines
  - Underground Electric Lines
  - Sewer Line
  - Sewer Lateral
  - Water Line
  - Water Lateral
  - Gas Line
  - Stream
  - Light Pole
  - Water Valve
  - Fire Hydrant



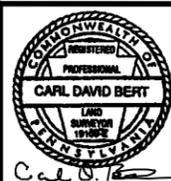
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TOPOGRAPHY  
SHEET 4 OF 4



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DATE: JUNE 20, 2020 M.M.K. PLAN: CBA NO. C-SB-19-01 / 001

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