

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Shippensburg Boro</u>	Surveyor/ Engineer:	<u>Carl Bert & 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>2</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>0.07</u>
				Total Tract Acreage:	<u>1</u>
Zoning District:	<u>Neighborhood Commercial</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>1/27/2021</u>	County Review:	<u>02/08/2021</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. A 3 foot setback is required on one side of Lot 2. The Zoning Criteria on Sheet 1 indicates that no side yard setback is provided (Zoning 150-21.C.2.B).
2. The Zoning Criteria should indicate that the site is located within the Floodplain District (Zoning Article IX).
3. The Zoning Criteria Section indicates that no parking spaces are required for the library per ordinance. It appears that this statement should reference Section 150-57.C.5 of the Zoning Ordinance. The section reference should be included on the plan.
4. If applicable, the Borough should review the language in Section 150-57.C.5 of the Zoning Ordinance. The language indicates that the parking exemption only applies to existing and future commercial or business uses. Does this language apply to the library?
5. The plan should address the presence or absence of wetlands (SLDO 137-16.C.5).
6. The proposed subdivision is located adjacent to Middle Spring Creek Greenway as indicated in the Cumberland County Land Partnerships Plan and shown on the Future Land Use Map in the Cumberland County Comprehensive Plan. It is recommended that conservation practices be considered to preserve the natural, cultural and recreational assets of the Middle Spring.
7. Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.

This information may be provided to the Planning Department at the time of recording via email to planningreviews@ccpa.net. 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	2,916 sf (Lot 2)
Minimum Lot Width	20 feet	34.29 feet (Lot 2)
Minimum Front Yard	0 feet*	0 feet (Lot 2)
Minimum Side Yards	3 feet	0 feet (Lot 2)
Minimum Rear Yard	10 feet	28 feet (Lot 2)
Maximum Building Height	75 feet	2-story dwelling
Minimum Parking per Dwelling	2 spaces	8 spaces for 4 units on Lot 2
Max Impervious Surface	80 %	64 % Lot 1 68 % Lot 2 36 % Lot 1 32 % Lot 2
Min Vegetative Cover	10 %	

* Minimum front yard per Ordinance is 10' OR the same as other structures on the same street which in this situation is 0 feet (Shippensburg Borough Code 150-60).

Per Ordinance, no parking spaces are required for the Library.

THE HARBOR CHURCH OF THE NAZARENE PROPERTY

The Harbor Church of the Nazarene property (55 W. King Street / IN 201626941 / PIN 34-34-2415-022Ex) is shown hereon for information purposes only as it is pertinent evidence to establish property lines and is specifically NOT part of this Subdivision.

REMOVAL OF STRUCTURES AT 65 THRU 71 W. KING STREET

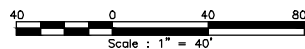
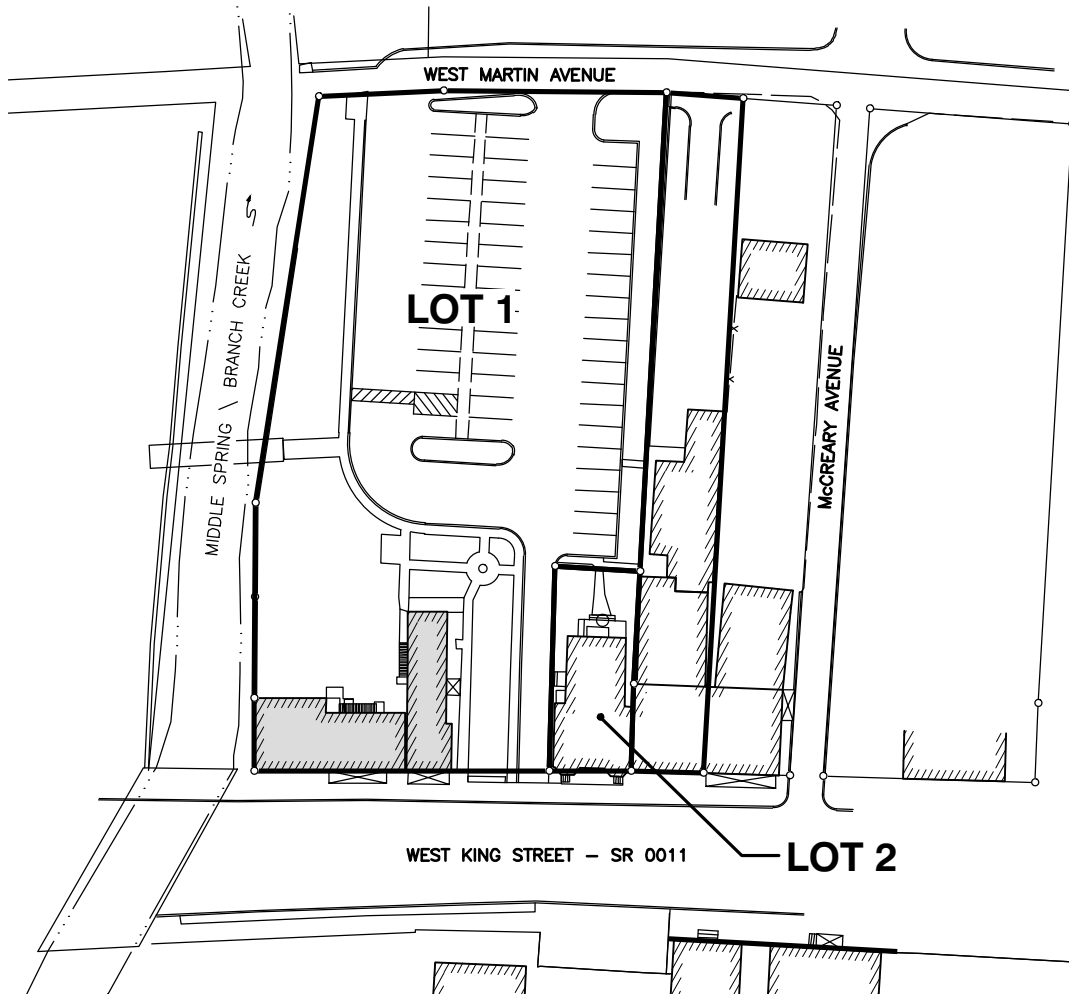
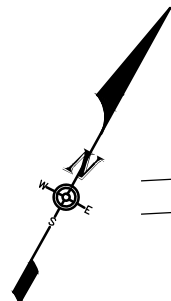
Existing structures / dwelling units at 65, 67, 69 & 71 will be demolished / removed so there will be no residential / commercial facilities on Lot 1. The sewer / water laterals will remain but not be used. Work will be performed in accordance with Shippensburg Borough Code 78-2 and 78-48.

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.

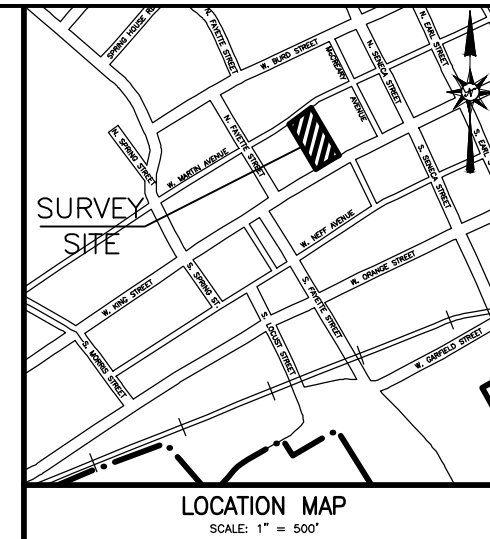
November 25, 2020

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



LEGEND

Buildings to be Demolished



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: Two (2) Lots 1 & 2
 Total Area: 43915.8 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 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.

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.

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

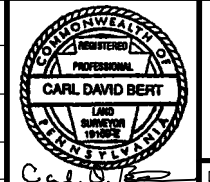
REVISIONS		
NO.	DATE	DESCRIPTION
1	11-25-20	Remove structures on Lot 1 & eliminate Lots 3 & 4

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



CARL BERT & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 BURD STREET CENTER
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257

DESCRIPTION OF LOT 1

Current Owner: Shippensburg Public Library
 Address: 65 - 71 W. King Street
 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: 40, 999.7 sq. ft.

Existing Use: Parking for Shippensburg Public Library Plus Six (6) Dwelling Units
 Proposed Use: Parking for Shippensburg Library & Dwellings on Lot 2
 Existing Facilities: 48 macadam parking spaces & six (6) dwelling units
 Proposed Facilities: 48 macadam parking spaces
 Proposed Water Service: None
 Proposed Sewage Service: None

- Comments
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
 - Subject to Eight (8) designated / restricted parking spaces for the benefit of the Four (4) dwelling units on Lot 2.
 - The two (2) structures with six (6) dwelling units will be demolished and the area restored as a lawn.

DESCRIPTION OF LOT 2

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 eight (8) parking spaces on Lot 1 specifically designated / restricted for the use / benefit of the four (4) dwelling units on Lot 2.

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

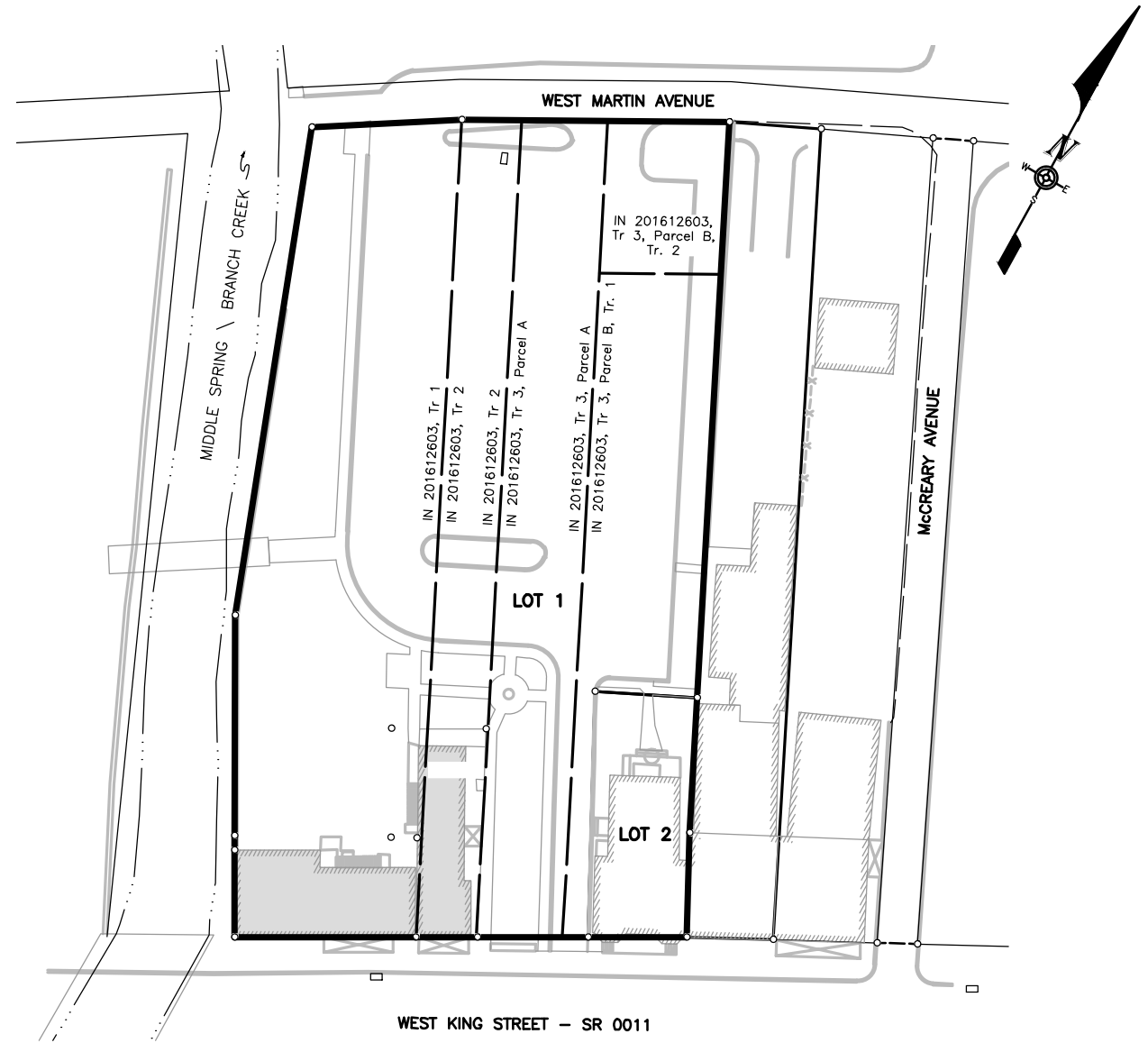
All utility locations and information shown are approximate at best and were obtained by field observations and/or from available sources. Carl Bert & Associates does not guarantee and assumes no responsibility for correctness, completeness, omissions, errors, etc. of this information. All utility locations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

NOTICE TO EXCAVATORS AND CONTRACTORS

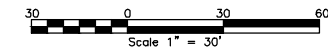
The Pennsylvania One Call System Underground Utility Line Protection Law (Act 287 of 1974 as amended by Act 181 of 2006) requires excavators and contractors to notify the utilities by contacting the Pennsylvania One Call System at 1-800-242-1776 or 811 not less than three (3) nor more than ten (10) working 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**



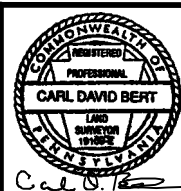
LEGEND

Buildings to be Demolished

LOTS 1 & 2

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

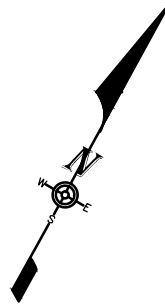
NOTES - TITLE
 SHEET 2 OF 4



717-532-9470
**CARL BERT
& ASSOCIATES**
 PROFESSIONAL LAND SURVEYORS
 BURD STREET CENTER
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000

DATE: NOVEMBER 25, 2020 M.M.K. PLAN: CBA NO. C-SB-19-01 / 001



LINE	BEARINGS	DISTANCE
L-1	S 61°10'47" W	34.29'
L-2	N 64°42'46" E	35.60'
L-3	S 25°38'42" E	46.95'
L-4	S 27°13'35" E	36.16'
L-5	N 27°13'35" W	36.16'
L-6	N 65°37'32" E	32.00'
L-7	S 62°50'04" W	30.01'
L-8	S 62°50'04" W	35.93'
L-9	N 65°37'32" E	35.87'
L-10	S 26°33'00" E	33.00'

HORIZONTAL DATUM

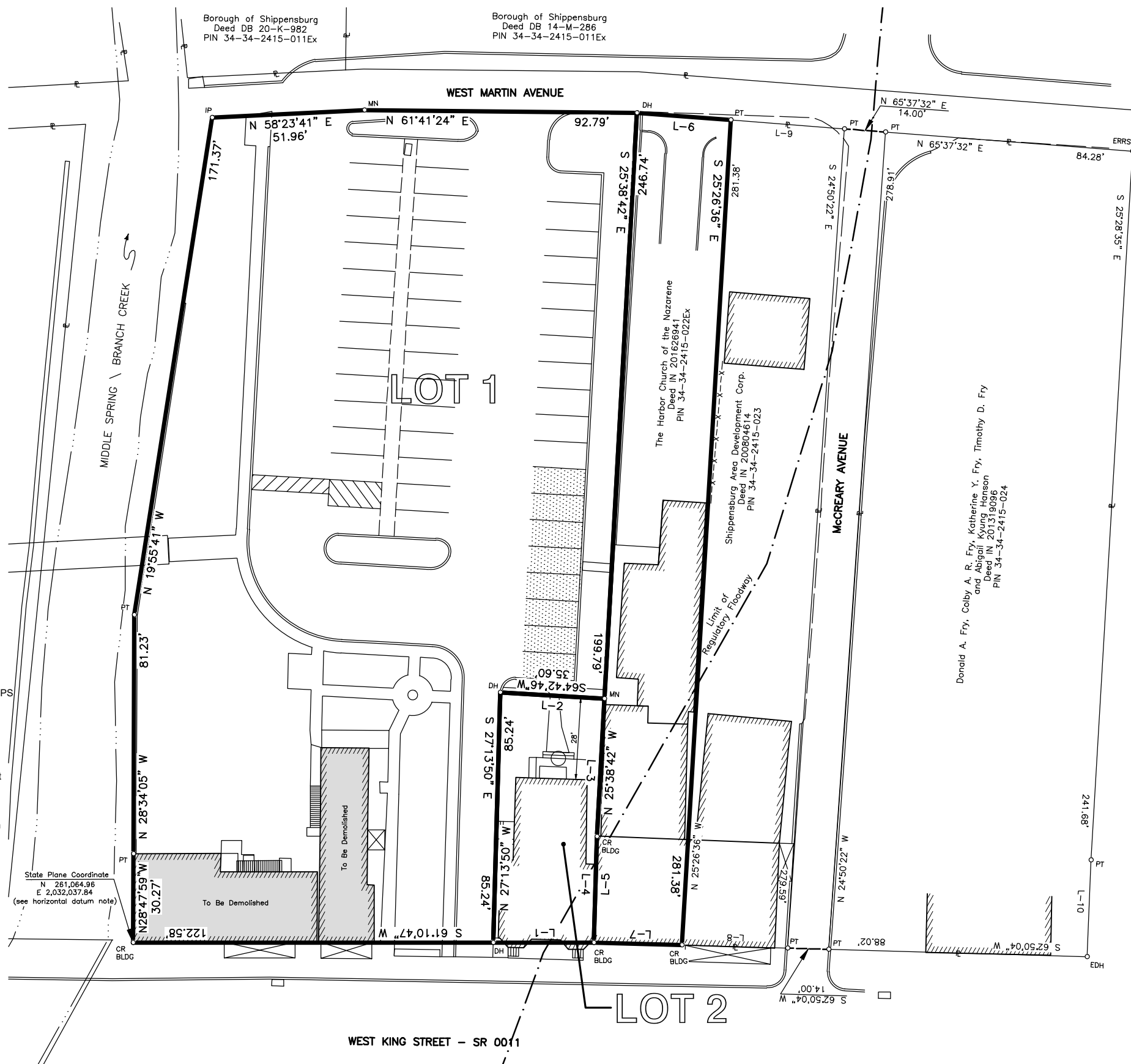
The coordinates shown on this plan are based on Pennsylvania State Plane Coordinate System-South Zone NAD83 / NAVD 88 values and were established on the site control points using carrier phase static GPS observations by Carl Bert & Associates on May 13, 2015. The observations were submitted to the Online 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 2 is within the regulatory floodway and the entirety of Lots 1 & 2 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

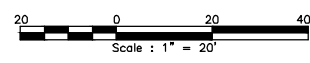


LEGEND

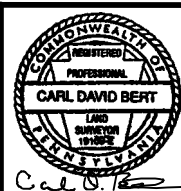
- BUILDINGS TO BE DEMOLISHED
- PARKING ON LOT 1 FOR THE BENEFIT OF LOT 2
Eight (8) parking spaces on Lot 1 specifically designated / restricted for the use / benefit of Lot 2.

LOTS 1 & 2

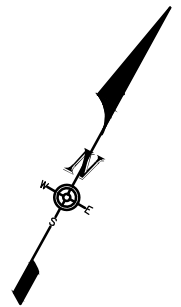
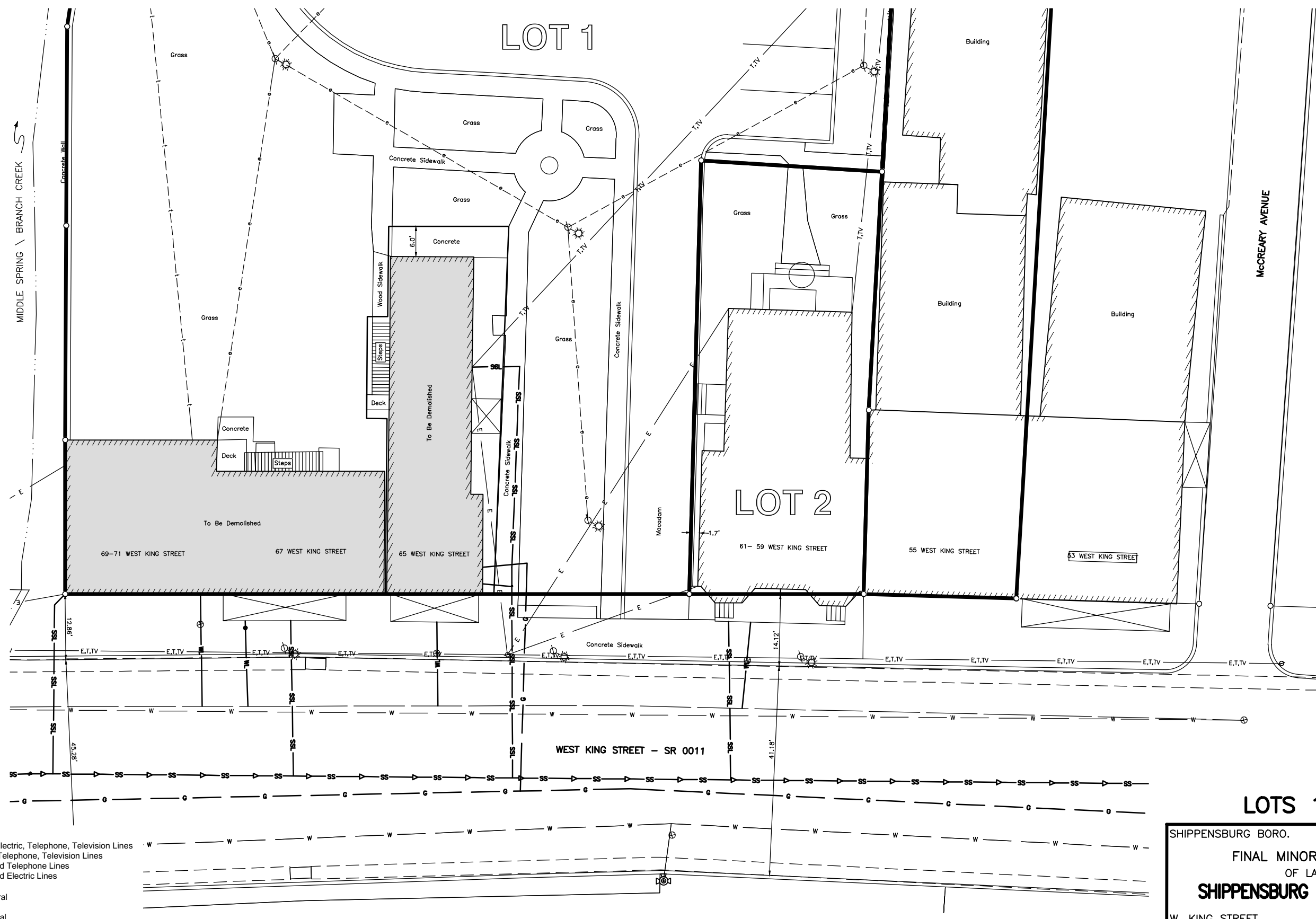
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PROPERTY
 SHEET 3 OF 4



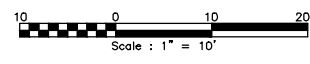
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 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257
 717-532-9470
 surveyors



- SYMBOLS**
- E,T,TV — Overhead Electric, Telephone, Television Lines
 - T,TV — Overhead Telephone, Television Lines
 - - - - - Underground Telephone Lines
 - - - - - Underground Electric Lines
 - SS Sewer Line
 - SSL Sewer Lateral
 - W Water Line
 - WL Water Lateral
 - G Gas Line
 - Stream
 - Light Pole
 - Water Valve
 - Fire Hydrant

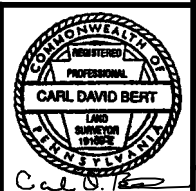
- LEGEND**
- Buildings to be Demolished

SOURCE OF TOPOGRAPHIC INFORMATION
 Planimetric features are from field survey by Carl Bert & Associates in September 2019.



TOPOGRAPHY
SHEET 4 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

SHIPPENSBURG BORO. CUMBERLAND CO.

FINAL MINOR SUBDIVISION
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W. KING STREET SHIPPENSBURG, PA

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717-532-9470

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