

Cumberland County Subdivision and Land Development Review Report

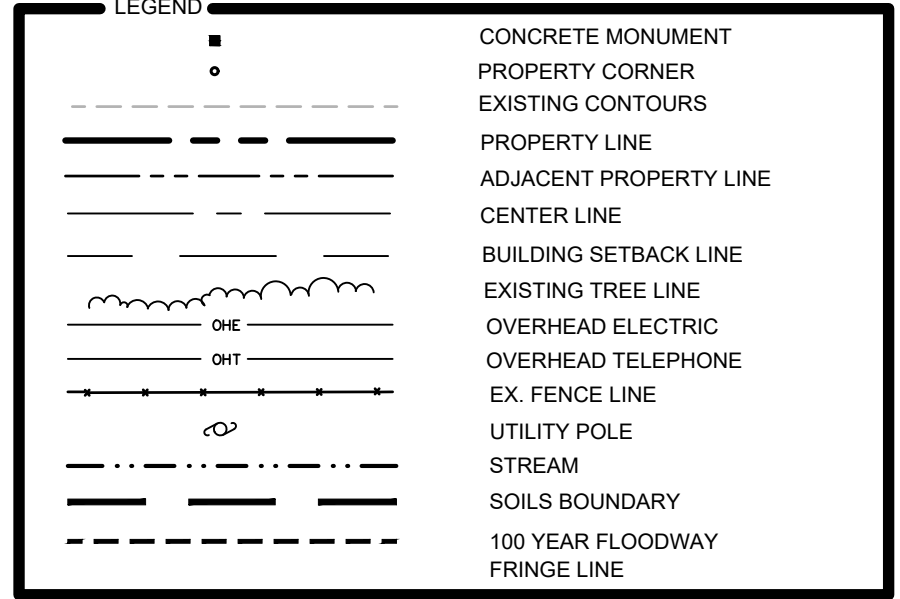
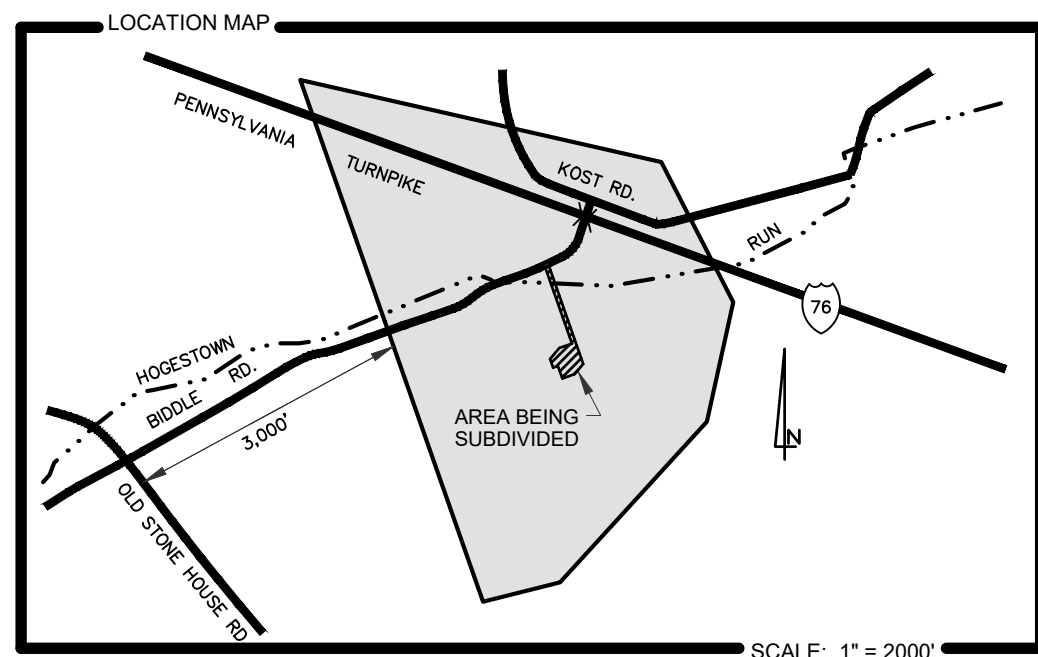
Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>Hoover Engineering Services, Inc.</u>	Owner/ Developer:	<u>Gary Biddle</u>
Plat Title:	<u>15 Biddle Road</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u> </u>
				Total Tract Acreage:	<u>200</u>
Zoning District:	<u>A-Agricultural</u>		Proposed Land Use:	<u>Residential</u>	
Date Received:	<u>9/14/2021</u>	County Review:	<u>9/21/2021</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>SW</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 Ordinance limits the growth in the Agriculture Zone by providing limits regarding the number of permitted lots/dwellings from a parent tract. The plan should address this requirement and indicate the number of lots that will remain with each of the proposed tracts of land (Zoning 415-15.E).
2. The Applicant and the Township should clarify whether the proposed lot will be considered agricultural or residential.
 - a. If agricultural, the Applicant should verify the minimum lot size, maximum lot coverage and the setbacks shown on the plan and in the Zoning Information (Zoning 415.15.F.1).
 - b. If residential, the Zoning Information on the plan should address the maximum lot size requirement of 2 acres. The Township should determine whether the proposed subdivision meets this requirement (Zoning 415-15.F.2.B).
3. The Applicant has submitted a waiver request for wetland delineation. The plan should include a statement regarding the presence of NWI wetlands (SLDO 360-14.C.1.C).
4. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
5. 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/4890/Plan-Submission-Recording-Procedures>.



SITE DATA:
 LOT 3
 TAX MAP PARCEL: 38-08-0571-035
 DEED REFERENCE: D.B. 249-3443
 LOT 1
 TAX MAP PARCEL: 38-08-0571-011
 DEED REFERENCE: INST. NO. 201420551
 METHOD OF SEWAGE DISPOSAL = PRIVATE
 METHOD OF WATER SUPPLY = PRIVATE

ZONING INFORMATION
 ZONE: A - AGRICULTURAL
 MINIMUM LOT AREA = 1 ACRE PER DWELLING
 MINIMUM LOT WIDTH = 100'
 MAXIMUM LOT COVERAGE = 20%
 LOT COVERAGE LOT 3 PRE-SUBDIVISION = 26.63%
 LOT COVERAGE LOT 3 POST-SUBDIVISION = 4.42%
 LOT DENSITY = N/A
 MINIMUM BUILDING SETBACKS:
 FRONT = 50'
 SIDE = 15'
 REAR = 35'
 MAXIMUM BUILDING HEIGHT = 35'

SOILS LEGEND:
 HcB - HAGERSTOWN SILT LOAM, ROCKY, 3 TO 8% SLOPES
 HuA - HUNTINGTON SILT LOAM, 0 TO 5% SLOPES
 Wa - WARNERS SILT LOAM

OWNERS:
 LOT 3
 GARY E. & MELISSA L. BIDDLE
 15 BIDDLE ROAD
 CARLISLE, PA. 17013
 PH. 717-439-0667
 DEED REFERENCE: D.B. 249-3443

STATEMENT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CUMBERLAND

ON THIS, THE ____ DAY OF _____, 20____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF _____,

OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED * NOT FOR DEDICATION *).

OWNERS SIGNATURE _____
 GARY E. BIDDLE

 MELISSA L. BIDDLE

NOTARY'S NAME _____

MY COMMISSION EXPIRES _____, 20____.

OWNERS:
 LOT 1
 GARY E. & CHRISTINE K. BIDDLE
 15 BIDDLE ROAD
 CARLISLE, PA. 17013
 PH. 717-439-0667
 DEED REFERENCE: INSTRUMENT NUMBER 201420551

STATEMENT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CUMBERLAND

ON THIS, THE ____ DAY OF _____, 20____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF _____,

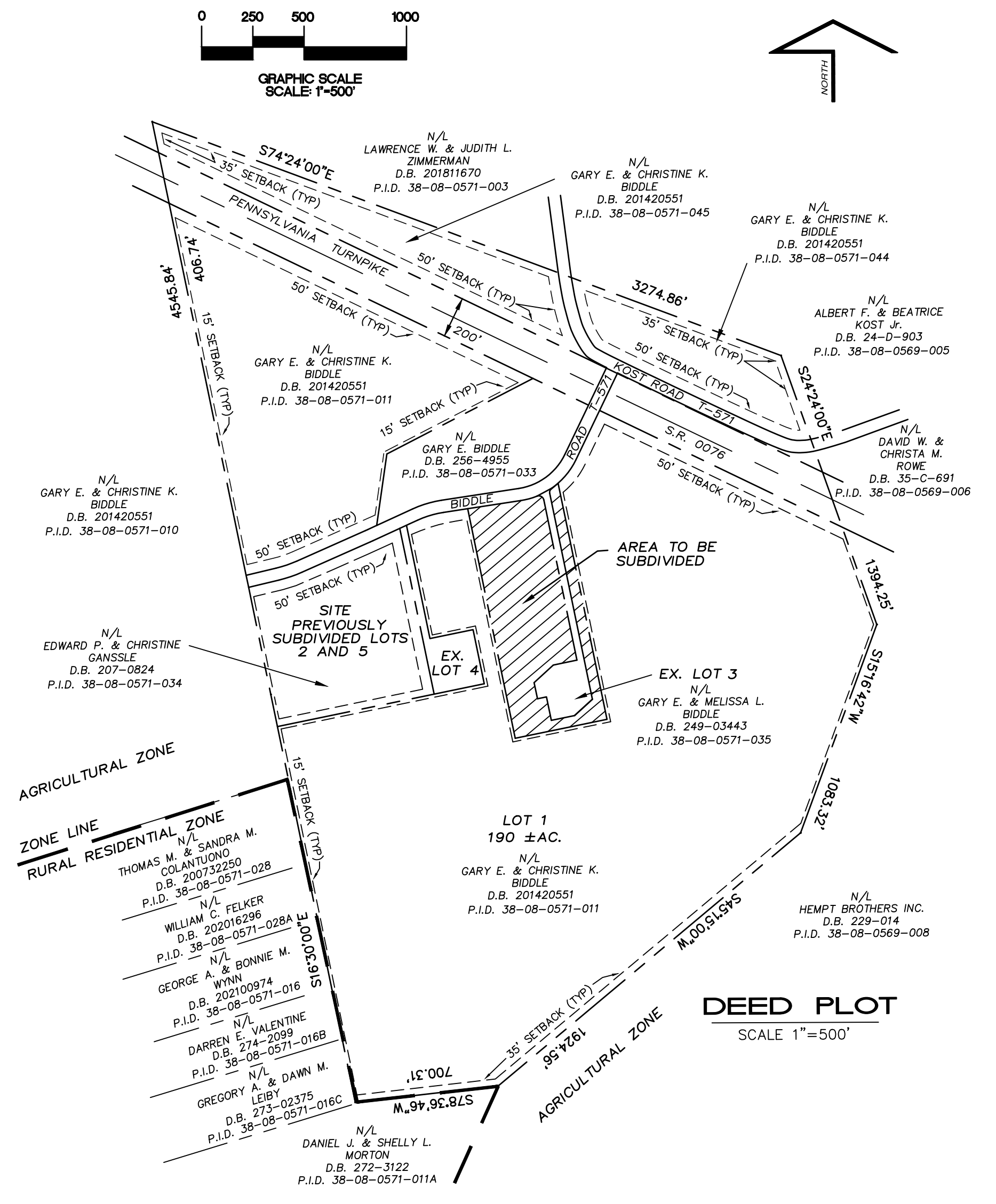
OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED * NOT FOR DEDICATION *).

OWNERS SIGNATURE _____
 GARY E. BIDDLE

 CHRISTINE K. BIDDLE

NOTARY'S NAME _____

MY COMMISSION EXPIRES _____, 20____.



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 3A FROM LOT 1, AND COMBINE IT WITH OTHER LANDS NOW OR LATE OF GARY AND MELISSA BIDDLE. SAID LOTS 3A AND 1 SHALL BE COMBINED INTO ONE LOT, AND CONSOLIDATED INTO ONE DEED DESCRIPTION OF THE CONSOLIDATED TRACT.
- PERIMETER INFORMATION OF THE SUBJECT TRACT IS BASED UPON THE SUBJECT TRACT BASED UPON THE FOLLOWING INFORMATION:
 - DEED INFORMATION RECORDED IN DEED BOOK 249, PAGE 3443;
 - DEED INFORMATION RECORDED IN INSTRUMENT NO. 201420551;
 - RECORDED SUBDIVISION PLAN FOR HELEN BIDDLE, RECORDED IN PLAN BOOK 78, PAGE 52.
- TOPOGRAPHIC INFORMATION BASED UPON A FIELD SURVEY COMPLETED BY HOOVER ENGINEERING SERVICES, INC. IN JUNE, 2021, AND TERRESTRIAL LIDAR INFORMATION. DATUM IS 1988 NGVD. NO AREAS OF STEEP SLOPES (>25%) ARE PRESENT ON THIS TRACT.
- ALL REPLACEMENT SEPTIC SYSTEM TEST AREAS SHALL BE PROTECTED FROM DISTURBANCE TO INSURE LONG TERM SEWAGE DISPOSAL FOR THE PROJECT.
- THE SIZE, TYPE AND LOCATION OF MONUMENTS SHALL COMPLY WITH THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE PROPOSED PROPERTY CORNER MONUMENTATION SHALL BE PLACED UPON PLAN APPROVAL, AND PRIOR TO PLAN RECORDED.
- NO RECORDED PROTECTIVE ARE ASSOCIATED WITH THE PROPERTY BASED UPON REVIEW OF THE PARENT TRACT DEED, AND A REVIEW OF PUBLIC RECORDS DOCUMENTATION. A DETAILED TITLE SEARCH WAS NOT PERFORMED BY HOOVER ENGINEERING SERVICES, INC.
- A P.N.D.I. SEARCH WAS CONDUCTED FOR THIS PROJECT IN SEPTEMBER, 2021. NO THREATENED OR ENDANGERED SPECIES WERE IDENTIFIED WITHIN THE SEARCH.
- NO FLOOD PLANS OR FLOOD HAZARD AREAS ARE LOCATED ON THESE LOTS BASED UPON REVIEW OF F.E.M.A. MAPPING, COMMUNITY PANEL NUMBER 420410254E, EFFECTIVE DATE MARCH 16, 2009.
- PARKING AND UNLOADING AREAS SHALL COMPLY WITH THE REQUIREMENTS CONTAINED WITHIN THE SILVER SPRING TOWNSHIP ZONING ORDINANCE.
- THE DEVELOPER AGREES TO COMPLY WITH ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE PLAN SUBMISSION.
- 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.
- NO OBSTRUCTIONS, GRADING OR PLANTINGS GREATER THAN 3 FEET SHALL BE PLANTED WITHIN A CLEAR SIGHT TRIANGLE OF THE INSTALLED DRIVEWAY OR STREET INTERSECTION.
- THE OWNER/APPLICANT AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING SILVER SPRING TOWNSHIP OR ANY OTHER REQUIRED INSPECTION AGENCY TO ARRANGE FOR NECESSARY PRE-CONSTRUCTION MEETINGS OR REQUIRED SITE INSPECTIONS.
- NO KNOWN VARIANCES, CONDITIONAL USES OR SPECIAL EXCEPTIONS ARE ASSOCIATED WITH THIS TRACT.
- HYDRIC SOILS ARE LOCATED ON THE SUBJECT TRACT. THE PRESENCE OF HYDRIC SOILS MAY INDICATE WETLANDS. PRIOR TO ANY DISTURBANCE OF THESE AREAS, AND IF HYDROLOGY/WATER IS PRESENT, THE LOT OWNER SHALL COMPLETE A WETLAND STUDY TO DETERMINE THE PRESENCE/ABSENCE OF WETLANDS, AND IF NECESSARY, OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- NO IMPROVEMENTS ARE PROPOSED FOR THIS PROJECT, THEREFORE A STORM WATER MANAGEMENT PLAN IS NOT REQUIRED FOR THIS SUBMISSION.
- NO EARTH DISTURBANCE IS PROPOSED WITH THIS PLAN. PRIOR TO ANY EARTH DISTURBANCE OCCURRING ON ANY LOT, THE CUMBERLAND COUNTY CONSERVATION DISTRICT SHOULD BE CONTACTED IN ORDER TO DETERMINE THE NEED FOR ANY PERMITS OR APPROVALS. ALL EARTH DISTURBANCE OVER 5,000 SQUARE FEET IN AREA REQUIRE THE PREPARATION OF AN EROSION AND SEDIMENTATION CONTROL PLAN.
- NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY IS SUBJECT TO THE PENNSYLVANIA FARM AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973; 72 P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE FOLLOWING PREVISIONS: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, (B) IF A TRANSFER, SPLITOFF, OR SEPARATION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER IS RESPONSIBLE FOR SUBMITTING 30 DAYS NOTICE TO THE COUNTY ASSESSOR OF A PROPOSED CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF ANY TYPE OF DIVISION OR CONVEYANCE OF THE LAND, (C) THE PAYMENT OF ROLL-BACK TAX, PLUS INTEREST, FOR THE PERIOD NOT TO EXCEED 7 YEARS, WHOEVER IS LESS, MAY BE REQUIRED TO PROVIDE NOTICE TO THE COUNTY TO PROVIDE 30 DAYS NOTICE TO THE COUNTY, THE PROPERTY OWNER MAY BE SUBJECT TO A \$100.00 CIVIL PENALTY, (E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT TAX LAW.

FORM B - NONBUILDING WAIVER

AS OF THE DATE OF THIS DEED/DEED PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF LOT ADDITION. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEMS (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 790.1 ET. SEC.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF FAIRVIEW TOWNSHIP WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

FINAL PLAN APPROVAL STATEMENT:

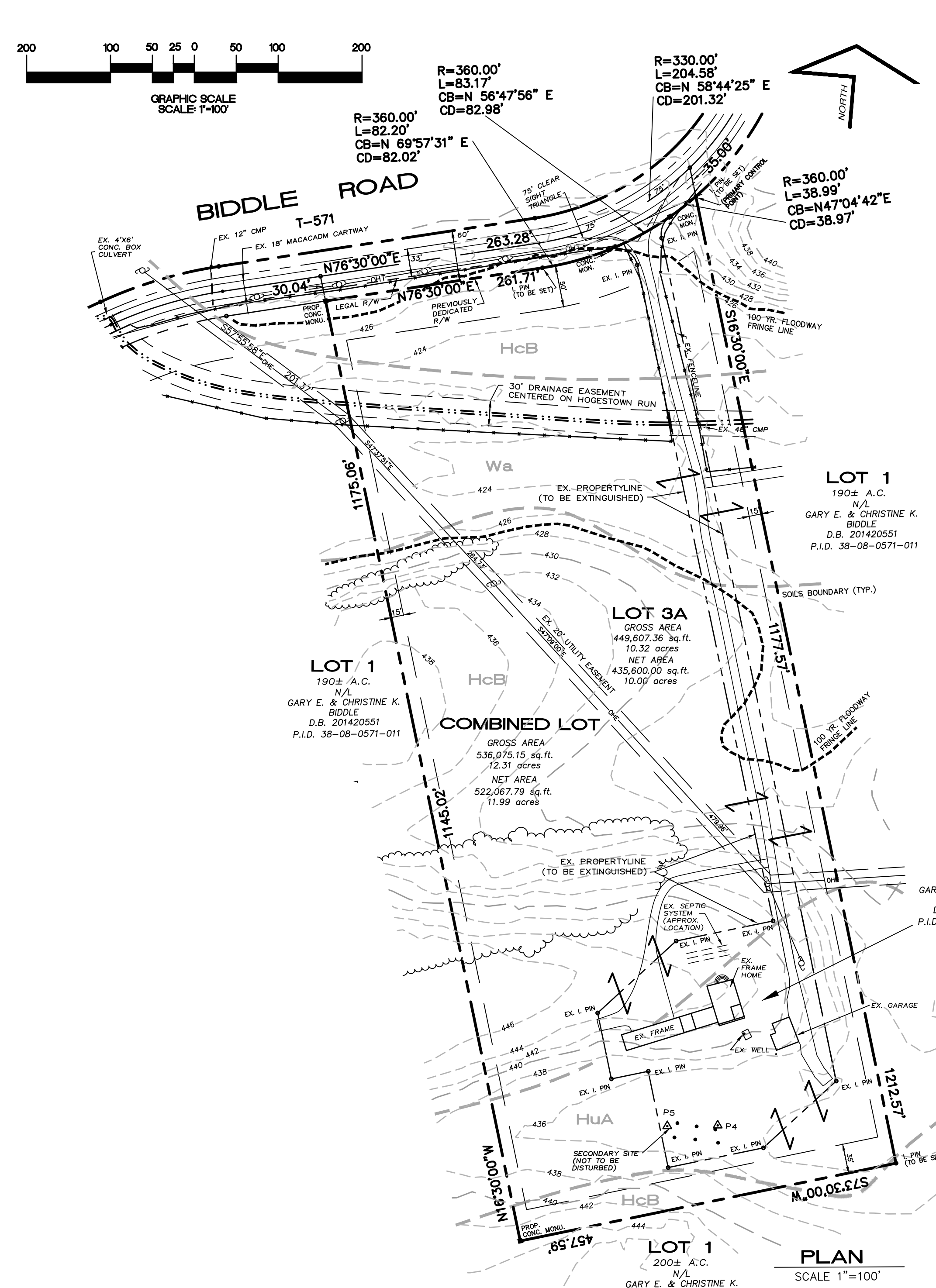
APPROVED BY THE SILVER SPRING TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL WERE COMPLETED ON THIS ____ DAY OF _____, 20____.

ATTEST SILVER SPRING TOWNSHIP SECRETARY _____ CHAIRMAN BOARD OF TOWNSHIP SUPERVISORS _____

PLANNING COMMISSION REVIEW STATEMENT:

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

ATTEST SILVER SPRING TOWNSHIP SECRETARY _____ CHAIRMAN _____



AGRICULTURAL NUISANCE DISCLAIMER:

ALL LANDS WITHIN THE AGRICULTURAL ZONE ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL, AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. OWNERS, OCCUPANTS AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF THE PENNSYLVANIA ACT 133 OR 1982 "THE RIGHT TO FARM LAW" MAY BAR THEM FROM OBTAINING A LEGAL JUDGMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.

TOWNSHIP ENGINEER REVIEW STATEMENT:

REVIEWED ON _____, 20____, BY TOWNSHIP ENGINEER _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT:

REVIEWED ON _____, 20____, CUMBERLAND COUNTY PLANNING DEPARTMENT.

RECORDER OF DEEDS CERTIFICATE:

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN INSTRUMENT NUMBER _____, THIS ____ DAY OF _____, 20____.

ORDINANCE SECTION	REQUESTED WAIVERS	BOARD ACTION	DATE
402.05.4	STORMWATER MANAGEMENT PLAN		
402.03.4.b	WETLAND DELINEATION		
608.01	PARENT TRACT MONUMENTATION - PARTIAL		
402.03.4	EXISTING FEATURES WITHIN 200' OF THE TRACT		
402.03	EXISTING RESOURCES AND SITE ANALYSIS PLAN		

SURVEYORS CERTIFICATIONS:

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 NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CHRIS A. HOOVER, P.E., P.L.S.

DATE: 7/20/21
 SCALE: AS NOTED
 FILE: 2210617
 DWG: 2210617 SUBDIVISION.DWG

FINAL SUBDIVISION PLAN
 OF
15 BIDDLE ROAD
 FOR
GARY E. BIDDLE
 SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PA.

NO.	DATE	DESCRIPTION	BY

HOOVER
 ENGINEERING SERVICES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 658 GAMBER ROAD SUITE 100
 NEW CUMBERLAND PA. 17070-2823
 TELEPHONE (717) 770-0100 FAX (717) 770-1557