

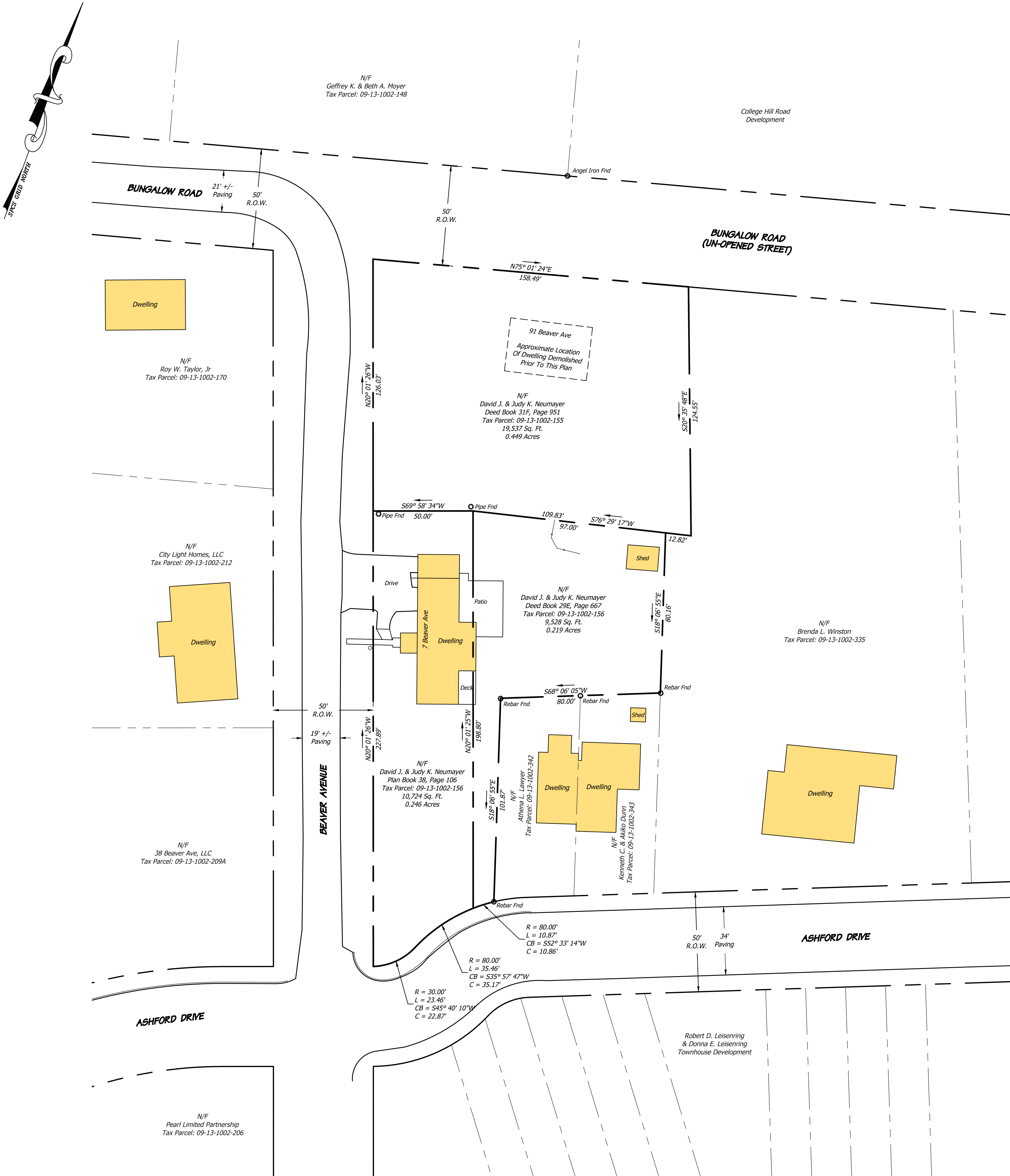
PLANNING DEPARTMENT
Cumberland County

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

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
Telephone: (717) 240-5362

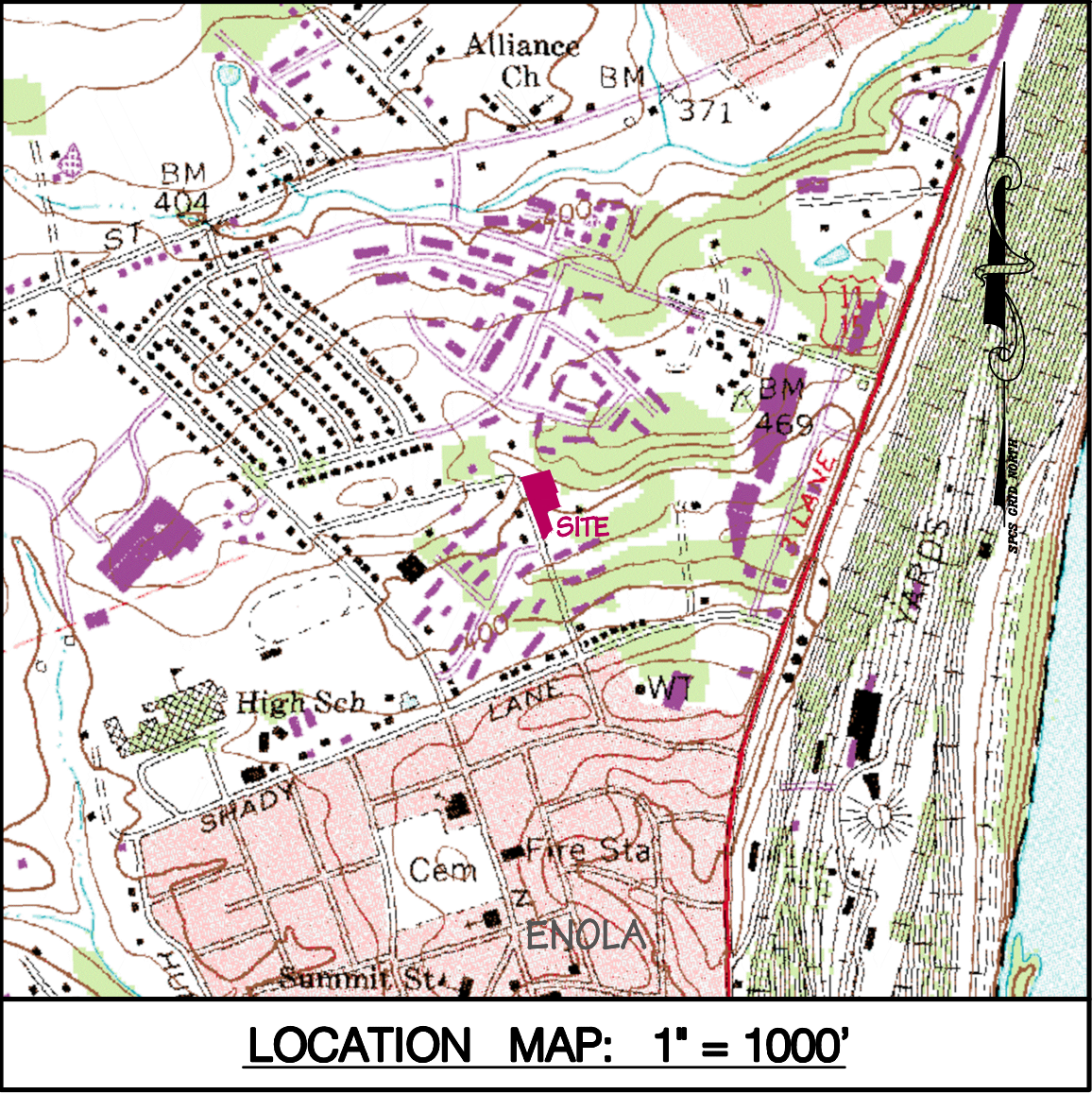
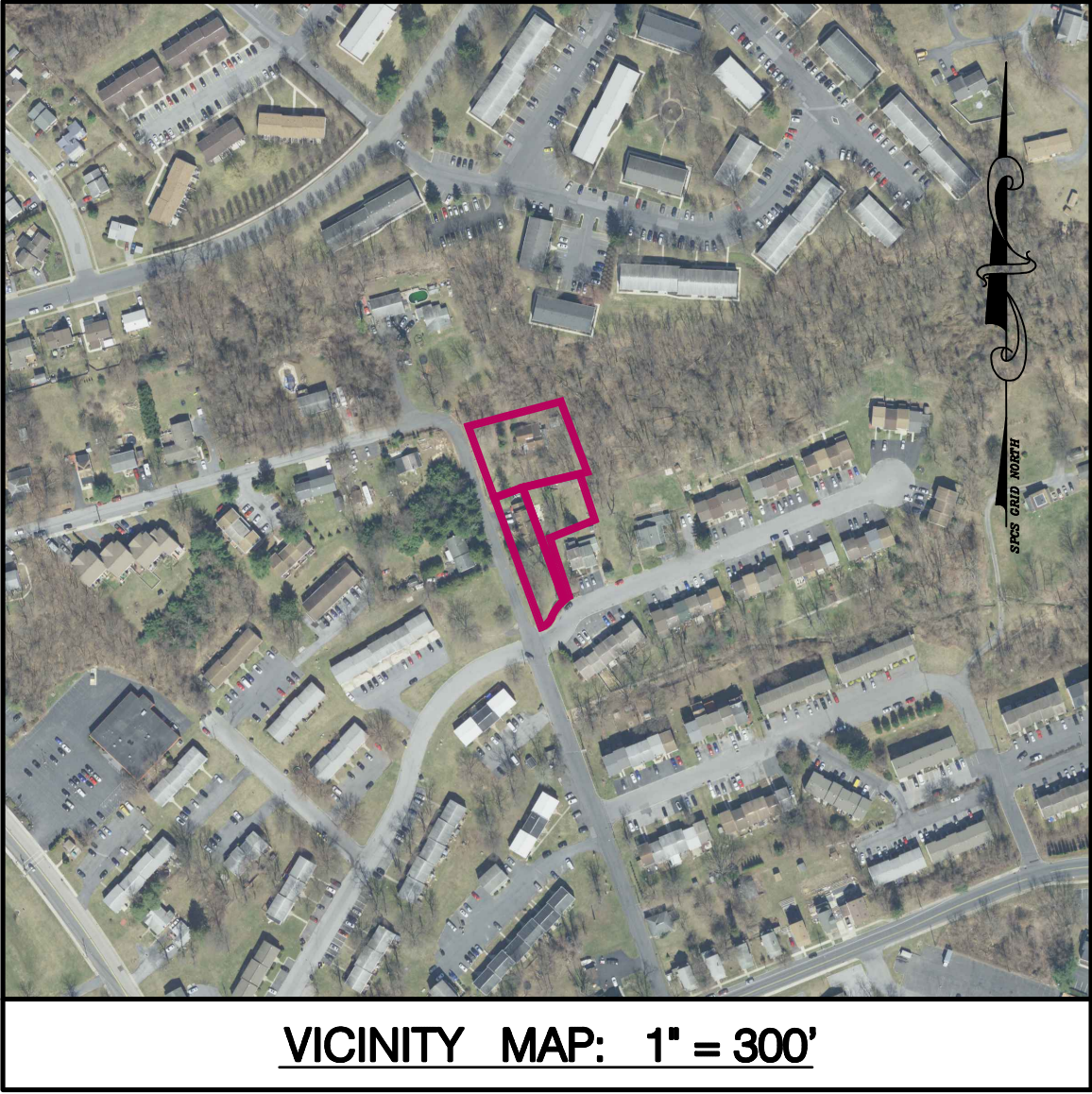
Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
East Pennsboro Township	1/9/2026	1/26/2026	JC, NB, SH	P26-23
Plan Title:				
7 Beaver Avenue				
Plan Status:		Plan Type:		
Preliminary/Final		Subdivision Plan		
Comments and Recommendations:				

1. "Cumberland" is misspelled on the title sheet.
2. The title should include the status (preliminary or final) of the plan (304.3.A.1).
3. A zoning data table should be included. Setbacks should be shown on the proposed subdivision plan (SLDO 304.3.A.6)
4. Soil information should be included on the plan (SLDO 304.3.A.20)
5. Sewer, water and utility lines and the private well and septic area should be identified on the plan (SLDO 304.3.A.22)
6. Wetlands and floodplains should be noted on the plan (SLDO 304.3.A.23)
7. Cumberland County Planning Department signature block should be included on the plan (SLDO 304.3.A.32)
8. The plan should include the location and type of all monuments and lot line markers (SLDO 304.23.A.2.d).
9. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are **required** by the Planning Department prior to or at the time of recording any plan. Please note that the Planning Department **will not sign the plan for recording** until this information is emailed to planningreviews@cumberlandcountypa.gov. Links to online file downloads are acceptable. Applicants are required to provide the following information:
 - a. Parcel boundaries
 - b. Lot lines
 - c. Building footprints
 - d. Road rights-of-ways
 - e. Edge of pavement
 - f. Declaration of planned communities/condominiums documents (including amendments)



EXISTING CONDITIONS PLAN

SEE SHEET 2 FOR ADDITIONAL
NOTES, PROJECT INFORMATION
AND PLAN LEGENDS



SIMPLE SUBDIVISION PLAN
FOR
7 BEAVER AVENUE
LOCATED IN
EAST PENNSBORO TOWNSHIP, CUMBERLAD COUNTY, PA

PLAN PURPOSE STATEMENT:

THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE DEED LOT AND PLAN BOOK LOT FOR TAX PARCEL 09-13-1002-156 WITH TAX PARCEL 09-13-1002-155. NO IMPROVEMENTS, EARTHWORK, CONSTRUCTION OR PUBLIC DEDICATIONS ARE PROPOSED AS PART OF THIS PLAN.

APPLICANT /
OWNER:

DAVID J. & JUDY K. NEUMAYER
7 BEAVER AVENUE
ENOLA, PA 17025
PHONE: (717) 579-8073
EMAIL: DJNJKN@VERIZON.NET

SURVEYOR /
ENGINEER:

R.J. FISHER & ASSOCIATES, INC.
C/O MATTHEW R. FISHER
1546 BRIDGE STREET
NEW CUMBERLAND, PA 17070
PHONE: (717) 774-7534
E-MAIL: MRF@RJFISHERENGINEERING.COM

SURVEYOR CERTIFICATION:

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 EAST PENNSBORO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.



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

ACKNOWLEDGMENT OF PLAN &
STATEMENT OF OWNERSHIP:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF

ON THIS THE DAY OF, 20, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED BEING THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN AND THAT HE/SHE ACKNOWLEDGES THE PLAN.

OWNER: DAVID J. NEUMAYER OWNER: JUDY K. NEUMAYER

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC MY COMMISSION EXPIRES

SOURCE OF TITLE:

- 7 BEAVER AVENUE: PLAN BOOK 38-PAGE 106, DEED BOOK 29E-PAGE 667
- 91 BEAVER AVENUE: DEED BOOK 31F-PAGE 951

TAX PARCEL NUMBERS:

09-13-1002-155 & 09-13-1002-156

PLAN APPROVAL BLOCKS:

RECOMMENDED BY THE EAST PENNSBORO TOWNSHIP PLANNING COMMISSION FOR APPROVAL WITH CONDITIONS IMPOSED

THIS DAY OF, 20.

CHAIRMAN:

SECRETARY:

APPROVED BY THE EAST PENNSBORO TOWNSHIP BOARD OF COMMISSIONERS WITH CONDITIONS IMPOSED ON

THIS DAY OF, 20.

PRESIDENT:

SECRETARY:

REVIEWED BY THE TOWNSHIP ENGINEER AND ALL CONDITIONS MET ON

THIS DAY OF, 20.

TWP ENGINEER:

RECORDING:

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN PLAN BOOK, PAGE, INSTRUMENT NUMBER, THIS DAY OF, 20.

EXISTING CONDITIONS PLAN

FOR
7 BEAVER AVENUE

LOCATED IN
EAST PENNSBORO TOWNSHIP, CUMBERLAD COUNTY, PA

DRAWING ID: 255053-EXC

PROJECT: 225053

DATE: 12/30/25

SHEET: 1 OF 2

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

RJFISHERENGINEERING.COM



NO. REVISION DATE

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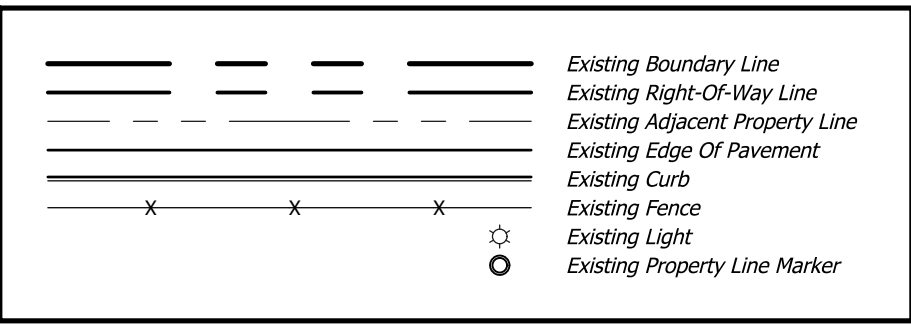
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DATE: 11/04/2025 10:20:25
USER: JFISHER
PROP (2)



PROPOSED SIMPLE SUBDIVISION PLAN

Legend



SITE DATA (7 BEAVER AVE):

OWNER: DAVID J. & JUDY K. NEUMAYER
TAX PARCEL: 09-13-1002-155
TRACT AREA: 0.465 ACRES
EXISTING ZONING: R3 (RESIDENTIAL MULTI-FAMILY)
EXISTING USE: RESIDENTIAL
EXISTING NUMBER OF LOTS: 2
EXISTING NUMBER OF DWELLING UNITS: 1
EXISTING WATER SUPPLY: PRIVATE
EXISTING SEWAGE DISPOSAL: PRIVATE

SITE DATA (91 BEAVER AVE):

OWNER: DAVID J. & JUDY K. NEUMAYER
TAX PARCEL: 09-13-1002-156
TRACT AREA: 0.449 ACRES
EXISTING ZONING: R3 (RESIDENTIAL MULTI-FAMILY)
EXISTING USE: VACANT
EXISTING NUMBER OF LOTS: 1
EXISTING NUMBER OF DWELLING UNITS: 0
EXISTING WATER SUPPLY: PRIVATE
EXISTING SEWAGE DISPOSAL: PRIVATE

SITE DATA (CONSOLIDATED LOT):

OWNER: DAVID J. & JUDY K. NEUMAYER
TRACT AREA: 0.913 ACRES
USE: RESIDENTIAL
NUMBER OF LOTS: 1
NUMBER OF DWELLING UNITS: 1
WATER SUPPLY: PRIVATE
SEWAGE DISPOSAL: PRIVATE

GENERAL NOTES:

1. THE SOURCE OF TITLE IS DEED BOOKS AND PLAN BOOKS RECORDED AT THE CUMBERLAND COUNTY RECORDER OF DEEDS.
2. THE TRACT AND LOT BEARINGS ARE RELATIVE TO THE PA STATE PLANE COORDINATE SYSTEM, NAD83, ZONE 3702 (PA SOUTH).
3. NO PHYSICAL IMPROVEMENTS OR CONSTRUCTION ARE BEING PROPOSED WITH THIS PLAN.
4. NO MODIFICATIONS TO THE EXISTING STREET RIGHTS-OF-WAY OR DEDICATION OF ADDITIONAL RIGHTS-OF-WAY ARE BEING PROPOSED AS PART OF THIS PLAN.

PROPOSED SIMPLE SUBDIVISION PLAN

FOR

7 BEAVER AVENUE

LOCATED IN
EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PA

DRAWING ID:
255053-PROP

PROJECT: 225053

DATE: 12/30/25

SHEET:
2 OF 2

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PHONE: (717) 774-7534 ■ FAX: (717) 774-7190

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Associates, Inc.

FISHER

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NO.	REVISION	DATE
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