



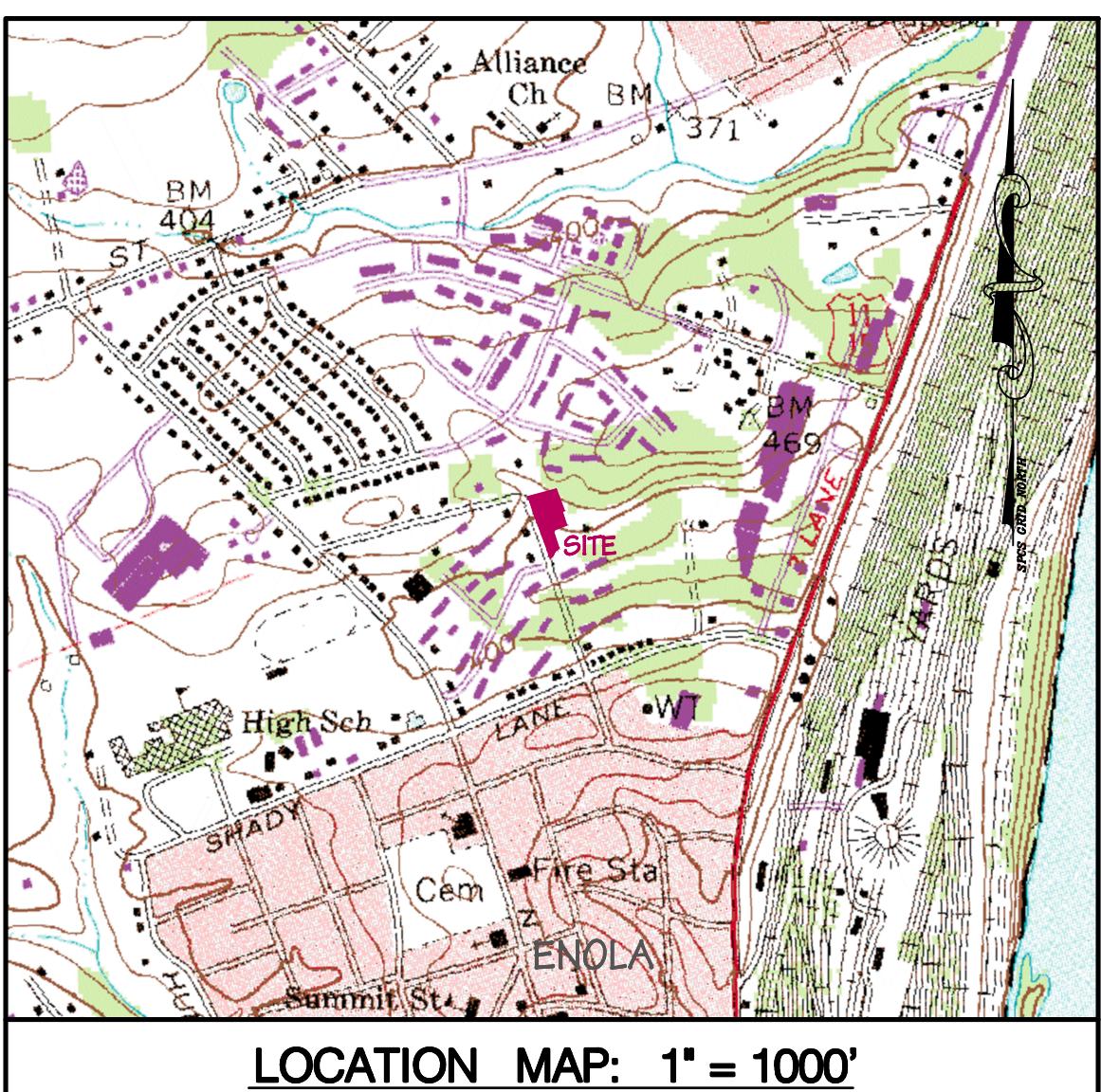
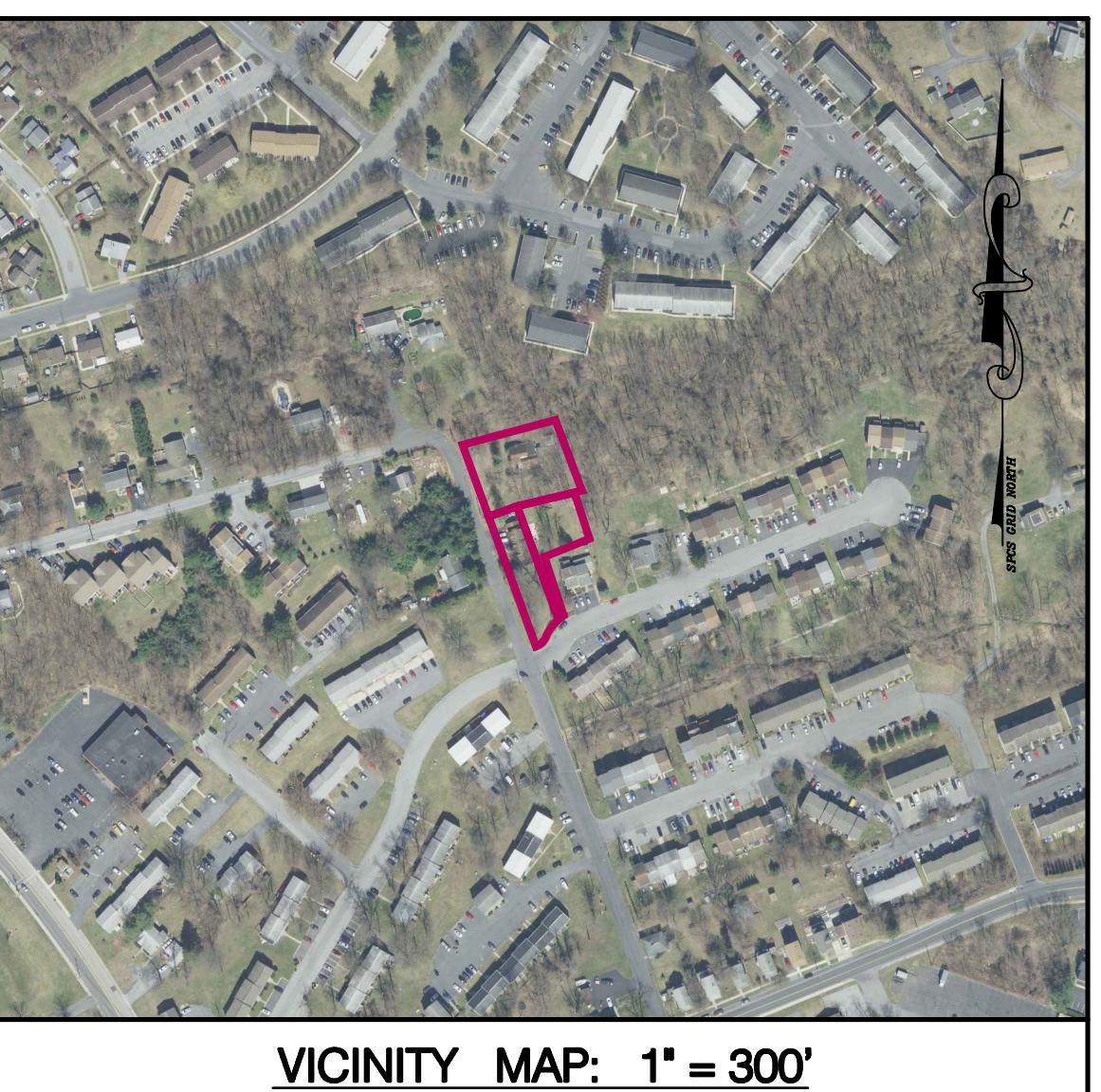
**PLANNING DEPARTMENT**  
Cumberland County

**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
<i>Plan Title:</i>				
7 Beaver Avenue				
<i>Plan Status:</i>		<i>Plan Type:</i>		
Preliminary/Final		Subdivision Plan		
<i>Comments and Recommendations:</i>				

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](mailto: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)**



## SIMPLE SUBDIVISION PLAN FOR 7 BEAVER AVENUE LOCATED IN EAST PENNSBORO TOWNSHIP, CUMBERLAND 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: DJNKJ@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 APPEARING 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\_\_\_\_.

NO.	REVISION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

**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**

**R.J. FISHER & ASSOCIATES, INC.**  
ASSOCIATES, INC.

**EX-1**

**EXISTING CONDITIONS PLAN**  
FOR  
7 BEAVER AVENUE  
LOCATED IN  
EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PA

**7 BEAVER AVENUE**  
FOR  
EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PA

DRAWING ID: 255053-EXC  
PROJECT: 225053  
DATE: 12/30/25  
SHEET: 1 OF 2

