

DELTA POINTE

AT SILVER SPRING

Delta Pointe

By Delta Commerce Park Developers, LLC

Key Site Considerations

- Location: Silver Spring Township, Cumberland County
 - at Interstate 81 (exit 57) and S.R. 114
- Recorded Subdivision Plan has 12 lots.
- Site has “Interchange Zoning.”
- Each parcel is rough graded; engineered compaction reports are available for all fill areas.
- Utilities have been brought to each parcel as follows:
 - Water: Pennsylvania American Water
 - Natural Gas: UGI
 - Sewer: Silver Spring Authority
 - Electric: PPL
 - Communication: Verizon, Comcast, Others (TBD)
 - Comcast Metro Ethernet Service Available
- Pennsylvania Department of Transportation – Highway Occupancy Permit issued for full build-out
- Development-wide stormwater facility in constructed wetlands along creek
- Planned development type as follows:
 - (2) Hotel/Restaurant Parcels
 - (1) Accessory Retail/Mixed Use
 - (1) Bank Branch
 - (8) Office Building Lots
- Developer has a full catalog of due diligence materials.
- Subdivision and land development ordinance requires the following:
 - Parking
 - Office: 1 Park/300 SF gross floor area
 - Maximum Building Height: 60 feet, provided that for each one foot of height over 35 feet there is an additional two feet set back from property lines
 - Maximum Lot Coverage: 60% (section 224.7), but up to 80% with section 317 Architectural Design Standards
- **Lots are ready to be built on.**
- Brokers protected

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