

Cumberland County Subdivision and Land Development Review Report

Municipality: Silver Spring Surveyor/ Engineer: Romeo Owner/ Developer: Greenview LLC

Plat Title: Halkias Living Trust 7108 Wertzville Rd

Plat Status: Preliminary/Final Plat Type: Subdivision

# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>68.32</u>	Total Tract Acreage:	<u>68.32</u>
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Zoning District: Residential Estate Proposed Land Use: _____

Date Received: 3/3/2020 County Review: 3/13/2020 Reviewed by: SH Checked by: _____

- 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.

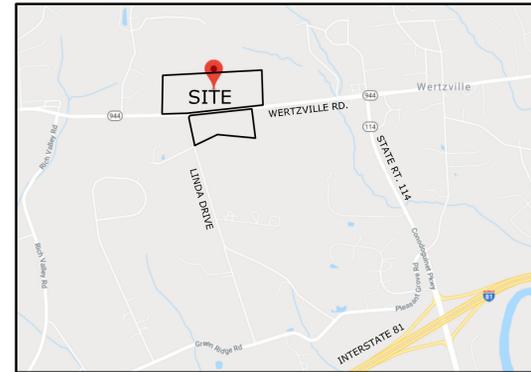
Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The plan should identify the number of permitted lots that remain on Lot 1 (Zoning 202.5).
2. The Township should determine if the street tree planting requirement will apply to the subdivision (Zoning 345.1).
3. Lot area calculations should not include the wetland areas (Zoning 346.C).
4. Setbacks from the wetland area should be shown on the plan and noted on the property deed (Zoning 346.E).
5. The intermittent stream located on Lot 2 should be shown on the plan (SLDO 402.03.4.B).
6. The Township may want to verify whether Pennsylvania DEP Sewage Planning approval will be necessary for the proposed Lot 2 (SLDO 613).
7. 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.
8. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

PRELIMINARY/FINAL SUBDIVISION PLAN FOR GREENVIEW LLC

LANDS OF NICHOLAS HALKIAS LIVING TRUST AND CAROLYN H. HALKIAS LIVING TRUST; 7108 WERTZVILLE ROAD, CARLISLE PA 17015
 TAX PARCEL #38-05-0435-021, SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PA

LOCATION MAP SCALE: 1"=2,000'



GENERAL NOTES

- OWNER(S): NICHOLAS HALKIAS LIVING TRUST
7108 WERTZVILLE ROAD
CARLISLE PA 17015

APPLICANT: GREENVIEW LLC
1330 QUAIL HOLLOW ROAD
HARRISBURG PA 17112
(717)623-6101
- BOUNDARY AND TOPOGRAPHIC DATA IS BASED ON A SURVEY PERFORMED BY ROMEO LAND SURVEYING, INC.. BEARINGS BASED ON THE DEED OF RECORD. ELEVATIONS BASED ON NAVD OF 1988. BENCHMARK = USC&GS MONUMENT #L246 AT 7081 WERTZVILLE ROAD, ELEVATION=490.27
- AS SHOWN ON CURRENT FEMA FLOOD INSURANCE RATE MAPS THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".
- THERE IS NO CONSTRUCTION OR DEVELOPMENT PROPOSED FOR ANY OF THE LOTS ON THIS PLAN AS A CONDITION OF THIS PLAN.
- PERMITS, INCLUDING BUT NOT LIMITED TO, ZONING, STORMWATER, BUILDING AND DRIVEWAY MUST BE OBTAINED WITH ADHERENCE TO TOWNSHIP CODE OF ORDINANCES AND APPROVAL OF TOWNSHIP, COUNTY OR STATE OFFICIALS AND/OR THEIR CONSULTANTS PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.

UTILITIES LIST

THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED THROUGH THE PA ONE CALL SYSTEM

U.G.I. UTILITIES, INC.
1500 PAXTON STREET
HARRISBURG, PA 17104
CONTACT: TOM WITT twitt@ugi.com

PENNSYLVANIA AMERICAN WATER
852 WESLEY DRIVE
MECHANICSBURG, PA 17055
CONTACT: JERRY BONANNO

PPL ELECTRIC UTILITIES CORP.
1801 BROOKWOOD STREET
HARRISBURG, PA 17104
CONTACT: JEANETTE ANDERSON jlanderson@pplweb.com

VERIZON OF PENNSYLVANIA, INC.
201 STANWIX STREET, 4TH FLOOR
PITTSBURGH, PA 15222
CONTACT: OFFICE PERSONNEL

COMCAST CABLE COMMUNICATIONS, INC.
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: CONSTRUCTION COORDINATOR

SILVER SPRING TOWNSHIP
8 FLOWERS ROAD
MECHANICSBURG, PA 17050
PHONE NUMBER: (717)766-0178



STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE SUBJECT PROPERTY (TAX PARCEL #38-05-0435-021) INTO TWO TAX PARCELS. THE SUBJECT PROPERTY LIES BOTH NORTH AND SOUTH OF WERTZVILLE ROAD. THE NORTHERLY PORTION IS ZONED "R" (RURAL RESIDENTIAL) AND THE SOUTHERLY PORTION IS ZONED "RE" (RESIDENTIAL ESTATE).

THIS PLAN WOULD CREATE TWO TAX PARCELS, ONE IN THE "R" ZONE AND ONE IN THE "RE" ZONE. NO CONSTRUCTION, EARTHMOVING OR LAND DEVELOPMENT IS PROPOSED AS PART OF THIS PLAN.

SHEET INDEX

- 1 OF 2 - COVER SHEET
- 2 OF 2 - SUBDIVISION PLAN

WAIVER REQUESTS

THE APPLICANT(S) ASK FOR MODIFICATIONS OF THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:

SECTION 402.03.1 - EXISTING NATURAL FEATURES

ACTION BY PLANNING COMMISSION: _____ DATE _____

ACTION BY BOARD OF COMMISSIONERS: _____ DATE _____

SECTION 608.01 - SURVEY MONUMENTS AND MARKERS

ACTION BY PLANNING COMMISSION: _____ DATE _____

ACTION BY BOARD OF COMMISSIONERS: _____ DATE _____

STATEMENT OF NON-CONFORMITIES

NO NON-CONFORMITIES WERE OBSERVED.

SITE DATA

- SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING ZONING DISTRICTS:
"R" (RURAL RESIDENTIAL)
"RE" (RESIDENTIAL ESTATE)
- | | |
|-----------------------------|-------------------------------|
| MINIMUM LOT AREA(R) | 1 AC. (PRIVATE WATER & SEWER) |
| MINIMUM LOT AREA(RE) | 3 AC. (PRIVATE WATER & SEWER) |
| TOTAL AREA | 68.317 AC. |
| PROPOSED LOT 1 | 47.738 AC. |
| PROPOSED LOT 2 | 20.579 AC. |
| DEDICATED R/W | 0.000 AC. |
| MINIMUM LOT WIDTH(R) | 150' |
| PROPOSED LOT 1 WIDTH(R) | 1804' |
| MINIMUM LOT WIDTH(RE) | 250' |
| PROPOSED LOT 2 WIDTH(RE) | 1445' |
| MAXIMUM LOT COVERAGE(R) | 10% |
| PROPOSED LOT 1 COVERAGE(R) | 2.71% |
| MAXIMUM LOT COVERAGE(RE) | 20% |
| PROPOSED LOT 2 COVERAGE(RE) | 0.00% |
| MINIMUM FRONT YARD(R) | 50' |
| MINIMUM SIDE YARD(R) | 30' |
| MINIMUM REAR YARD(R) | 50' |
| MINIMUM FRONT YARD(RE) | 75' |
| MINIMUM SIDE YARD(RE) | 50' |
| MINIMUM REAR YARD(RE) | 50' |

STATEMENT OF OWNERSHIP AND DEDICATION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

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

OWNER(S) NAME: GREENVIEW, LLC

OWNER(S) SIGNATURE: _____

WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED ON _____, 20____ BY CUMBERLAND COUNTY PLANNING DEPARTMENT

DIRECTOR OF PLANNING: KIRK STONER AICP

SILVER SPRING TOWNSHIP ENGINEER

REVIEWED ON _____, 20____ BY TOWNSHIP ENGINEER.

DIRECTOR OF PUBLIC WORKS _____

SILVER SPRING TOWNSHIP PLANNING COMMISSION

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

PLANNING COMMISSION CHAIRMAN _____

ATTEST (SILVER SPRING TOWNSHIP SECRETARY) _____

SILVER SPRING TOWNSHIP SUPERVISORS

APPROVED BY THE SILVER SPRING TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED

ON SUCH APPROVAL WERE COMPLETED ON THIS ____ DAY OF _____, 20____

CHAIRMAN, BOARD OF TOWNSHIP COMMISSIONERS _____

ATTEST (SILVER SPRING TOWNSHIP SECRETARY) _____

CUMBERLAND COUNTY RECORDER

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS IN AND FOR

CUMBERLAND COUNTY THIS ____ DAY OF _____, 20____

INSTRUMENT # _____

STATEMENT OF ACCURACY

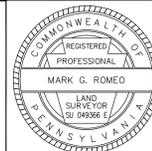
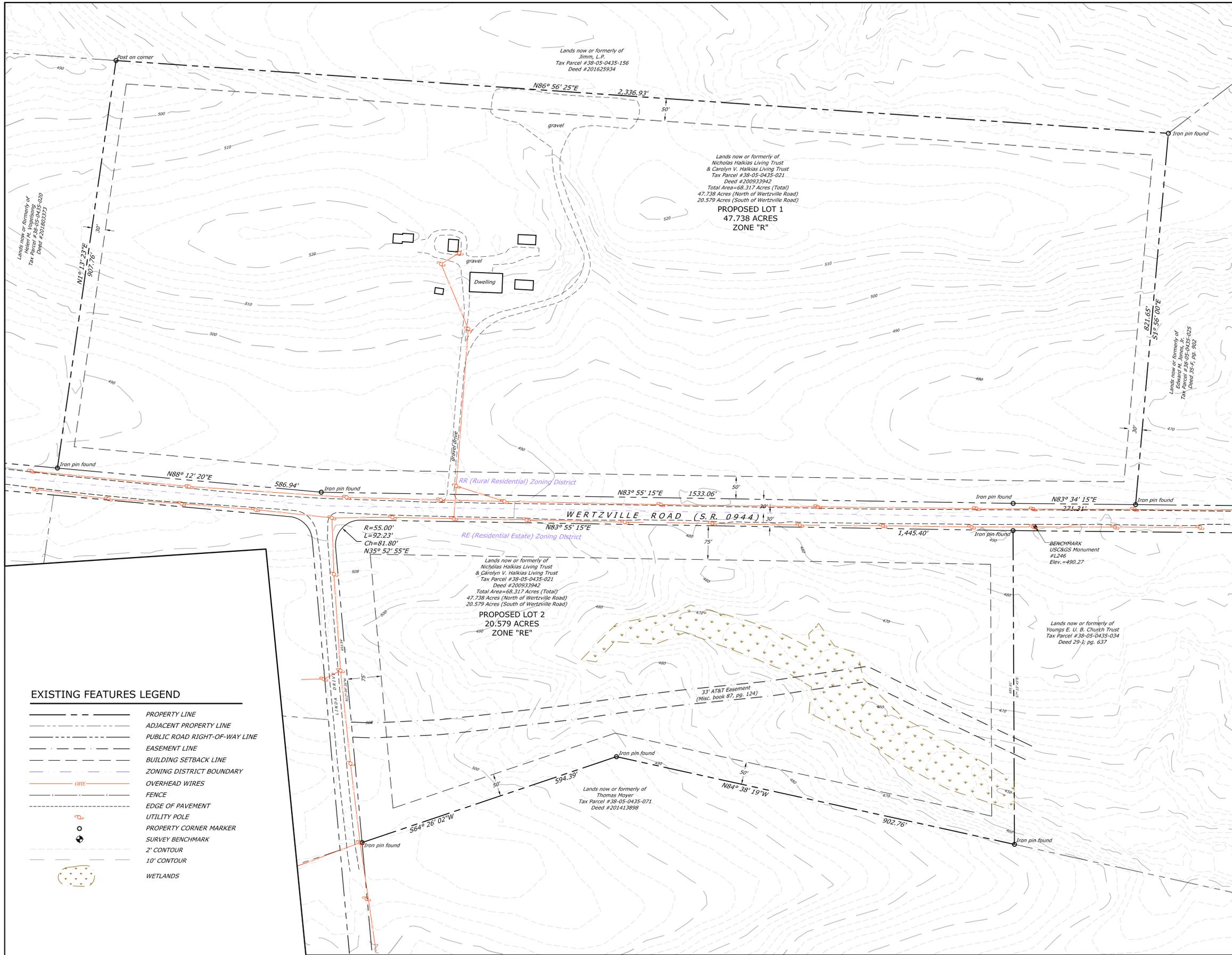
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN 10,000 FEET.



Mark G. Romeo, P.L.S. # SU-049366-E

This plan has been prepared by:
Romeo Land Surveying, Inc.
 Mark G. Romeo, P.L.S.
 700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144

PROJECT #:	19142	DATE:	3/03/2020
SHEET #	1 OF 2	REV:	



I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Mark G. Romeo, P.L.S.
SU-049366-E

PROJECT #:	19142	DATE:	3/03/2020
SCALE:	1"=100'	LAST REV:	
SHEET #	2 of 2	CHECKED BY:	MGR
		CAD FILE:	19142.dwg

SUBDIVISION PLAN FOR:
GREENVIEW, LLC
7108 WERTZVILLE ROAD
CARLISLE PA 17013

This plan has been prepared by:
Romeo Land Surveying, Inc.
Mark G. Romeo, P.L.S.
700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144