

Cumberland County Subdivision and Land Development Review Report

Municipality: Silver Spring Surveyor/
Engineer: Romeo Land Surveying Owner/
Developer: _____

Plat Title: Lisa Myers

Plat Status: Preliminary/Final Plat Type: Subdivision

# of New Lots:	<u>2</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>6.05</u>	Total Tract Acreage:	<u>40.85</u>
----------------	----------	--------------------------	----------	-----------------------------------	-------------	----------------------	--------------

Zoning District: Residential Estate Proposed Land Use: Residential

Date Received: 3/3/2020 County Review: 3/12/2020 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 proposed lot coverages for lots 1-3 should be indicated on the plan (Zoning 203.8).
2. Lot 3 includes a primary and secondary location for an on-lot sewage disposal system. Lot 2 should include the same information. Further, Pennsylvania DEP Sewage Planning requirements should be addressed on the plan (Zoning 311).
3. The secondary/backup on-lot disposal area for Lot 1 should be shown on the plan. This secondary area should remain on Lot 1 (Zoning 311).
4. Street trees should be provided along Willow Mill Park Road (Zoning 345.1).
5. The proposed lots should meet the minimum lot area requirement without including the wetland areas (Zoning 346.C). The plan should provide proof of compliance.
6. A 20' setback from the wetland area should be provided (Zoning 346.E). The property deeds should include a reference to the setback.
7. The zoning boundary line should be identified on the plan (SLDO 402.02.10).
8. It appears that there is an easement located southeast of the proposed parcels. If applicable, the easement should be identified. Recording information for the easement should be provided (SLDO 607).
9. The plan should indicate a dedication of recreation land or a fee in lieu of dedication (SLDO 615.01).
10. 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.

11. 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 LISA S. MYERS

LANDS OF 255 WILLOW MILL PARK ROAD, MECHANICSBURG, PA 17055
 TAX PARCEL #38-06-0011-030, SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PA

LOCATION MAP SCALE: 1"=2,000'



STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS SUBDIVIDE CUMBERLAND COUNTY TAX PARCEL 38-06-0011-030 (LANDS OF LISA S. MYERS), CREATING TWO NEW TAX PARCELS. NO DEVELOPMENT, CONSTRUCTION OR EARTH DISTURBANCE IS PROPOSED BY THIS PLAN

SHEET INDEX

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

SITE DATA

1. SUBJECT PROPERTY IS LOCATED IN THE "RE" (RESIDENTIAL ESTATE) ZONING DISTRICT	
2. MINIMUM LOT AREA	3 AC. (PRIVATE WATER & SEWER)
TOTAL AREA	40.845 AC.
PROPOSED LOT 1	34.798 AC.
PROPOSED LOT 2	3.019 AC.
PROPOSED LOT 3	3.028 AC.
DEDICATED R/W	0.000 AC.
MINIMUM LOT WIDTH	250'
PROPOSED LOT 1 WIDTH	600'
PROPOSED LOT 2 WIDTH	250'
PROPOSED LOT 3 WIDTH	250'
MAXIMUM LOT COVERAGE	20%
EXISTING LOT COVERAGE	0.79%
PROPOSED LOT 1 COVERAGE	<20%
PROPOSED LOT 2 COVERAGE	<20%
PROPOSED LOT 3 COVERAGE	<20%
MINIMUM FRONT YARD	75'
MINIMUM SIDE YARD	50'
MINIMUM REAR YARD	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: LISA S. MYERS
 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 _____

GENERAL NOTES

1. OWNER(S): LISA S. MYERS
255 WILLOW MILL PARK ROAD
MECHANICSBURG, PA 17055
(717)887-1123

APPLICANT: LISA S. MYERS
255 WILLOW MILL PARK ROAD
MECHANICSBURG, PA 17055
(717)887-1123
2. 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.
3. AS SHOWN ON CURRENT FEMA FLOOD INSURANCE RATE MAPS THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".
4. THERE IS NO CONSTRUCTION OR DEVELOPMENT PROPOSED FOR ANY OF THE LOTS ON THIS PLAN AS A CONDITION OF THIS PLAN.
5. 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.
6. PERC TESTS AND SOIL PROBES MAY BE REQUIRED AS DETERMINED BY THE TOWNSHIP S.E.O.

WAIVER REQUESTS

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

SECTION 402.03.1.c - WETLANDS DELINEATION

ACTION BY PLANNING COMMISSION: _____ DATE _____
 ACTION BY BOARD OF COMMISSIONERS: _____ DATE _____

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 # _____

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 DRIVE
MECHANICSBURG, PA 17050
PHONE NUMBER: (717)766-0178

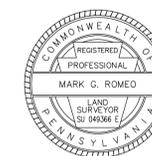


STATEMENT OF NON-CONFORMITIES

NO NON-CONFORMITIES WERE OBSERVED.

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.



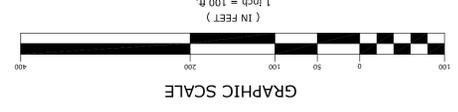
Mark G. Romeo, P.L.S. # SU-049366-E

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 #:	20036	DATE:	3/03/2020
SHEET #	1 OF 2	REV:	

SOILS

AW	Atkins silt loam
BEC	Berks channery silt loam, 8 to 15% slopes.
BPB	Blairton silt loam, 3 to 8% slopes.
MNA	Monongahela silt loam, 0 to 3% slopes.
MNB	Monongahela silt loam, 0 to 3% slopes.
Pu	Purdy silt loam
WED	Welkert very channery silt loam, 15 to 25% slopes.



MARK G. ROMEO, P.L.S.
SU-0493366-E
I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

PROJECT #:	20036
SCALE:	1"=100'
SHEET #	2 of 2
CAD FILE:	20020.dwg
CHECKED BY:	MGR
DATE:	3/03/2020
LAST REV:	

PRELIMINARY/FINAL SUBDIVISION PLAN FOR:
LISA S. MYERS
255 WILLOW MILL PARK ROAD, MECHANICSBURG, PA 17055
TAX PARCEL # 38-06-0011-030
SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

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

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PUBLIC ROAD RIGHT-OF-WAY LINE
	EASEMENT LINE
	SOILS BOUNDARY
	BUILDING SETBACK LINE
	2' CONTOURS
	10' CONTOURS
	OVERHEAD WIRES
	FENCE
	EDGE OF PAVEMENT
	SEPTIC LID
	EXISTING CORNER MARKER
	PROPOSED CORNER MARKER
	PROPOSED MONUMENT
	WELL
	UTILITY POLE
	PERCS & PROBES
	WETLANDS