

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>Advantage Engineering Services, Inc.</u>	Owner/ Developer:	<u>RADD Ventures</u>
Plat Title:	<u>122 Sherwood Drive</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>1</u>	New Acreage Subdivided/Developed:	<u>0</u>
				Total Tract Acreage:	<u>5.40</u>
Zoning District:	<u>Residential-Rural</u>		Proposed Land Use:	<u>SFD</u>	
Date Received:	<u>1/6/2020</u>	County Review:	<u>1/15/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></u>

- 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. Pennsylvania DEP Sewage Planning requirements should be addressed in the Notes (Zoning 311).
2. The Applicant should verify the Cumberland County Parcel Identification Number (PIN # 38-05-0433-021) in the Notes and in the Source of Title Section of the plan (SLDO 402.02.6).
3. The plan should address the presence or absence of FEMA Floodplains (SLDO 402.03.1.C).
4. The plan should indicate with a bold line-type which property lines are proposed (SLDO 402.04.2).
5. The Design Requirements section of the plan should be accompanied by proposed dimensions to verify compliance with the zoning ordinance (SLDO 402.04.5).
6. It appears that Note #4 is missing some information. Applicant should verify.
7. 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>.

