

**Cumberland County Subdivision and Land Development Review Report**

Municipality:	<u>New Cumberland</u>	Surveyor/ Engineer:	<u>Michael C. D'Angelo P.L.S.</u>	Owner/ Developer:	<u>Vincent and Susan Zvorsky</u>
Plat Title:	<u>Vincent and Susan Zvorsky</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>3</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>0.1</u>
				Total Tract Acreage:	<u>0.34</u>
Zoning District:	<u>C-1</u>	Proposed Land Use:	<u>Mixed Use</u>		
Date Received:	<u>1/16/2020</u>	County Review:	<u>1/17/2020</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. Borough may want to verify that the relocated frame shed will comply with the 5' rear setback requirement (Zoning 704).
2. The zoning ordinance information should be included on the plan. The information should include the district, the required and proposed dimensions, and proof of compliance with dimensions (Zoning 704 and SLDO 403.1.B.8).
3. Building setback lines should be shown on each lot involved in the subdivision (Zoning 704 and SLDO 407.1.A.13).
4. A minor subdivision plan should be accompanied by a written request to waive the requirements of a preliminary plan (SLDO 403). The plan should include a statement of the waiver and a date of the decision.
5. The plan should indicate the area of the Lot 1 and Lot 2 that is being transferred to Lot #3 (SLDO 403.1.B.6).
6. The Location Map should clearly indicate the location of the proposed subdivision (SLDO 407.1.A.10).
7. The purpose statement found in the General Notes should clarify the intent of the plan. Recommend adding the area of land being transferred and the lot numbers to the purpose statement.
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>.



COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF \_\_\_\_\_ S.S.  
 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE  
 STATE AND COUNTY AFORESAID.

WHO ACKNOWLEDGES THIS PLAN TO BE HIS/THEIR ACT AND DEED AND  
 DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_ 20\_\_\_\_.

ALL STREETS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY  
 TENDERED FOR DEDICATION. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE  
 ACCEPTANCE OF THE STREETS SHOWN HEREON. IT IS HEREBY CERTIFIED THAT  
 THE UNDERSIGNED HAS/HAVE LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN.

\_\_\_\_\_  
 OWNER  
 \_\_\_\_\_  
 OWNER

OWNER  
 VINCENT L. & SUSAN V. ZVORSKY  
 1801 SAINT CLAIRE ROAD  
 NEW CUMBERLAND, PA. 17070  
 717-774-5331

SOURCE OF TITLE: SEE CHART  
 TOTAL AREA: 15,000.0 SQ. FT.  
 AREA ZONED: C-1 DOWNTOWN COMMERCIAL DISTRICT  
 MINIMUM YARD REQUIREMENTS:  
 FRONT: 0' REAR: 5' SIDE: 0'

PLANNING COMMISSION  
 RECOMMENDED FOR APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2020,  
 BY THE PLANNING COMMISSION OF NEW CUMBERLAND BOROUGH.

\_\_\_\_\_  
 CHAIRMAN

\_\_\_\_\_  
 SECRETARY

BOROUGH COUNCIL  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020,  
 BY THE BOROUGH COUNCIL OF NEW CUMBERLAND.

\_\_\_\_\_  
 PRESIDENT

\_\_\_\_\_  
 SECRETARY

ENGINEER  
 REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020,  
 BY THE ENGINEER OF NEW CUMBERLAND BOROUGH.

\_\_\_\_\_  
 ENGINEER

COUNTY PLANNING DEPARTMENT  
 THIS PLAT WAS REVIEWED BY THE CUMBERLAND COUNTY  
 PLANNING DEPARTMENT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2020.

\_\_\_\_\_  
 DIRECTOR

THIS PLAN RECORDED \_\_\_\_\_ IN PLANBOOK \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**FINAL MINOR SUBDIVISION PLAN  
 EXISTING CONDITIONS**

**VINCENT L. & SUSAN V. ZVORSKY**

MARKET STREET & FOURTH ALLEY  
 BOROUGH OF NEW CUMBERLAND  
 COUNTY OF CUMBERLAND  
 COMMONWEALTH OF PENNSYLVANIA

SCALE: 1" = 20' DATE: 10 JANUARY 2020  
 DRAWN BY: MCD REV: 1

**MICHAEL C. D'ANGELO, P.L.S.**  
 CONSULTING LAND SURVEYOR  
 725 ELKWOOD DRIVE  
 NEW CUMBERLAND, PA. 17070  
 TELEPHONE: 717-774-0489



I HEREBY CERTIFY THIS PLAN TO BE  
 CORRECT AS INDICATED.

SHEET: 1 OF 2 DRG. NO.: SD 100-48

SITE & ZONING DATA		SOURCE OF TITLE CHART	
<b>EXISTING CONDITIONS</b>		SITE ADDRESS 421 MARKET ST.	
SOURCE OF TITLE - AS NOTED		UPI# 25-24-0813-036	
TAX PARCEL NUMBERS - AS NOTED		DEED BOOK 255 PAGE 2338	
AREA ZONED - C-1 DOWNTOWN COMMERCIAL DISTRICT		NORTHERN PART OF LOT 77	
LOT AREA - 15,000 SQ. FT.		SITE ADDRESS 117 FOURTH AVENUE	
NUMBER OF LOTS - 3 TAX PARCELS		UPI# 25-24-0813-035	
LAND USE - 2 SINGLE FAMILY DWELLINGS & 1 SIGN SHOP		DEED BOOK 257 PAGE 242	
PUBLIC SEWER AND WATER		SOUTHERN PART OF LOT 77	
<b>LOT DESIGN REQUIREMENTS</b>		SITE ADDRESS 427 MARKET ST.	
MAXIMUM BUILDING HEIGHT-60'		UPI# 25-24-0513-034	
MAXIMUM IMPERVIOUS COVERAGE 80%		DEED BOOK 255 PAGE 1931	
MINIMUM LOT AREA 2,000 SQ.FT.		LOT #78	
MINIMUM LOT WIDTH 20'		PLAN OF NEW CUMBERLAND	
MINIMUM FRONT SETBACK 0'		PLAN BOOK 2, PAGE 23	
MINIMUM SIDE SETBACK 0'			
MINIMUM REAR SETBACK 5'			

EXISTING LOT COVERAGE			
Building Number	117	421	427
Lot Number	PO 77	PO 77	78
Total Lot Area-SF	2,550.0	4,950.0	7,500.0
Total Lot Area-AC	0.07	0.11	0.17
Building Cover	1,597.3	977.6	1,376.3
Patios & Walks	728.8	319.4	417.7
Total Impervious	2,326.1	1,297.1	1,794.0
% Impervious	91.2	26.2	23.9

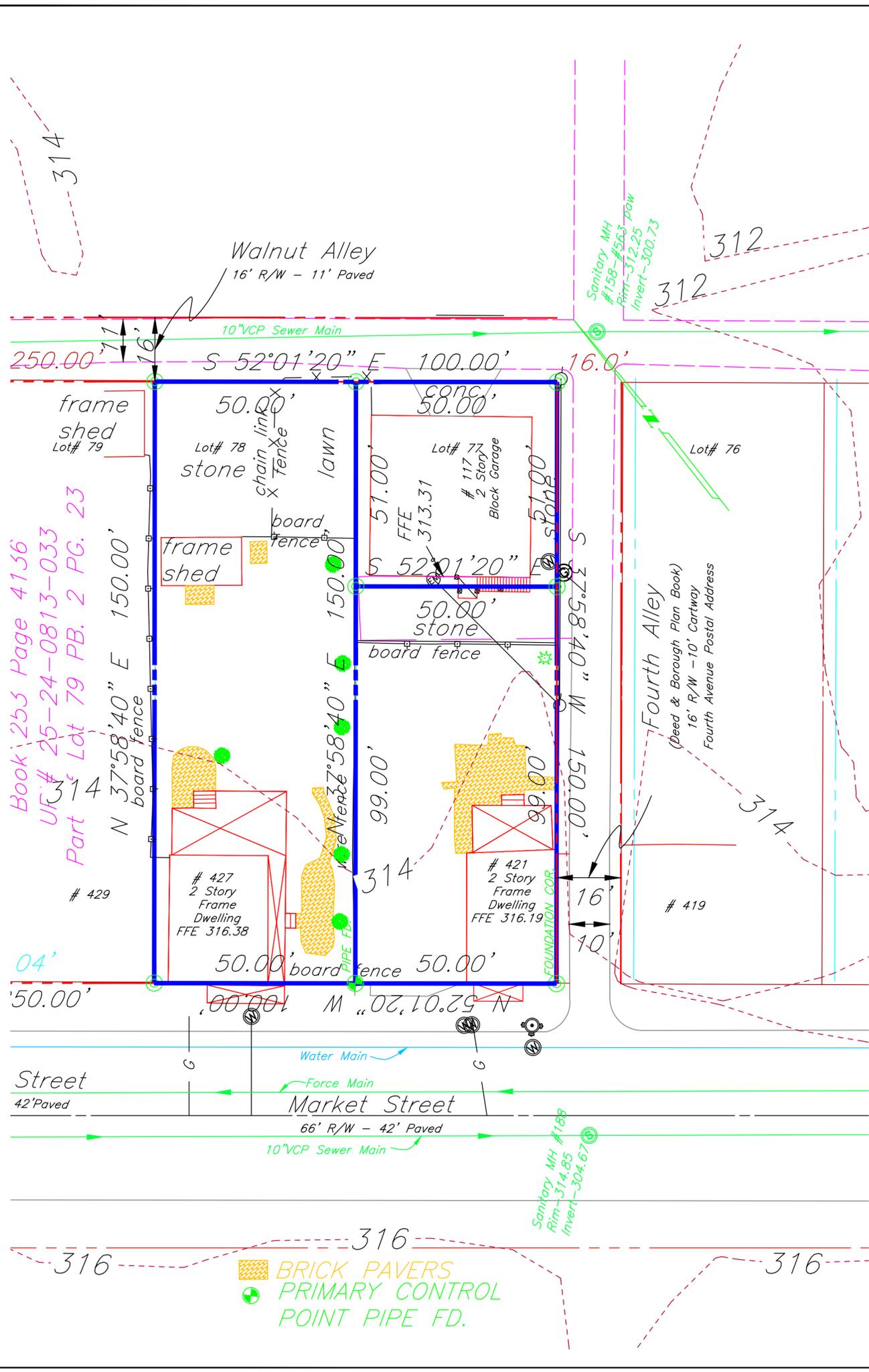
PROPOSED LOT COVERAGE			
Building Number	117	421	427
Lot Number	3	2	1
Total Lot Area-SF	4,114.20	4,810.92	6,074.88
Total Lot Area-AC	0.09	0.11	0.14
Building Cover	1,597.3	977.6	1,376.3
Patios & Walks	728.8	319.4	417.7
Total Impervious	2,366.1	1,297.1	1,794.0
% Impervious	57.5	26.9	29.5

**WAIVER REQUEST**

PURSUANT TO SUBDIVISION LAND DEVELOPMENT .  
 ORDINANCE SECTION 403 I FORMALLY REQUEST A  
 WAIVER OF THE REQUIREMENT TO FILE A  
 PRELIMINARY PLAN FOR THIS PROJECT.  
 WAIVER GRANTED \_\_\_\_\_ DATE.

- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE EXISTING LOT LINES AROUND UNIT# 117 TO CLEAR STEP ENCROACHMENT & INCREASE LOT AREA. ADDING 2.78x50=139 SQ.FT. TO UNIT # 117 FROM UNIT #421.
  2. ADDING 26.5x53.78= 1425.17 SQ.FT. TO UNIT # 117 FROM UNIT #427.
  3. THERE IS NO EARTH DISTURBANCE OR CONSTRUCTION PROPOSED.
  4. ALL EXISTING BUILDINGS AND USES ARE TO REMAIN.
  5. ALL EXISTING UTILITIES SHALL BE PROTECTED.
  6. SITE IS NOT ENCUMBERED BY THE 100 YEAR FLOOD PLANE.
  7. SITE IS NOT ENCUMBERED BY WETLANDS.

- SURVEY DATUM NOTES**
1. THE CONTROL STATION USED IS LEICA SMART NET RTCM-0395 PA HBG.
  2. THE HORIZONTAL CONTROL IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 83 (NA2011), SOUTH ZONE..
  3. THE VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD-88).



BRICK PAVERS  
 PRIMARY CONTROL  
 POINT PIPE FD.

C:\Users\Mike\Projects\CUMBERLAND\NEW CUMBERLAND\MARKET STREET\ZVORSKY\421 Market.DWG, COVER, 2/26/2020 10:53:35 AM.  
 DWG To PDF.pc3, 1:1  
 REVISIONS  
 No. BY DATE  
 1 MCD 2/24/2020 PER PLANNING COMMISSION COMMENTS 02/19/2020  
 SUMMARY  
 1 MCD 2/24/2020 PER PLANNING COMMISSION COMMENTS 02/19/2020

