

Cumberland County Subdivision and Land Development Review Report

Municipality:	Silver Spring	Surveyor/ Engineer:	Alpha Consulting Engineers, Inc.	Owner/ Developer:	CV Preservation Society of Silver Spring		
Plat Title:	Cumberland Valley Preservation Society						
Plat Status:	Preliminary/Final	Plat Type:	Subdivision & Land Development				
# of New Lots:	2	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	1	Total Tract Acreage:	5.25
Zoning District:	C-3	Proposed Land Use:	Public				
Date Received:	4/13/2020	County Review:	4/22/2020	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 Township may want to verify that a museum is a permitted use in the C3 Zoning District (Zoning 212.2).
2. The proposed lot width should be provided in the Site Data table on the Cover Sheet (Zoning 212.4).
3. The Township should determine whether the existing vegetation is adequate for the required landscape strip and screening (Zoning 212.6.5 & 212.9).
4. A dumpster should be provided. Dumpster should include appropriate screening (Zoning 302.4).
5. Street Trees should be provided along North Locust Point Road (Zoning 345.1).
6. The zoning of the adjoining parcels should be identified (SLDO 402.02.10).
7. The required and provided sight distances should be shown on Sheet 4 (SLDO 602.13).
8. If possible, the proposed access drive should be located directly across from the existing access drive (SLDO 602.18.3.E).
9. The dead-end parking lot should provide an area for vehicles to turn around (SLDO 603.13).
10. The Township should determine if parking lot lighting will be required (SLDO 603.14).
11. A sidewalk should be provided along North Locust Point Road (SLDO 604.01.C).
12. It appears that the existing layout utilizes an on-lot septic system and a connection to public sewer is proposed. The Township should determine whether Pennsylvania Sewage Planning approvals are necessary (SLDO 613).

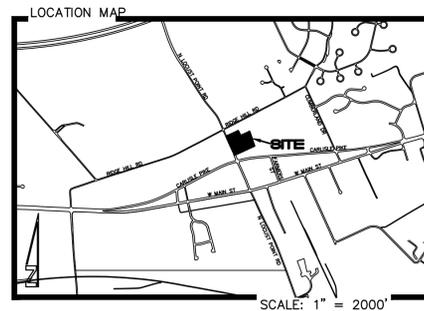
13. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR CUMBERLAND VALLEY PRESERVATION SOCIETY @ SILVER SPRING SILVER SPRING TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A 1.00 ACRE TRACT (PROPOSED LOT 1) FROM RESIDUAL TRACT (LOT 2) AS DEPICTED ON THE ON A PLAN TITLED "CONCEPTUAL SITE PLAN FOR SHAFER TRUCKING, INC.," DATED FEBRUARY 19, 2019 BY ALPHA CONSULTING ENGINEERS, INC. THIS PLAN PROPOSES THE RELOCATION OF THE EXISTING DWELLING FROM THE PROPOSED LOT #2 TO THE PROPOSED LOT #1 WITH THE ADDITION OF A PARKING AREA AND NEW PAVILION LOCATED ALONG N. LOCUST POINT ROAD, IN SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA. THE EXISTING PROPERTY CONSISTS ENTIRELY OF A MAINTAINED VACANT LOT. PUBLIC SEWER AND WATER MAINS WILL BE EXTENDED INTO THE SITE.
- THE SUBJECT PROPERTY IS LOCATED AT 336 N LOCUST POINT DR, MECHANICSBURG, PA, 17050. VACANT PROPERTY AT SOUTH OF N LOCUST POINT DR AND EAST OF CARLISLE PIKE.
- ALL CONSTRUCTION SHALL COMPLY WITH SILVER SPRING TOWNSHIP CONSTRUCTION STANDARDS, SILVER SPRING TOWNSHIP AUTHORITY (ECTA) CONSTRUCTION SPECIFICATIONS, PA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, AND PENNSYLVANIA BUILDING CODE. THE MOST STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
- VERTICAL DATUM (NAVD83) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
- EROSION AND SEDIMENTATION CONTROL PLAN APPROVAL IS REQUIRED FROM THE CUMBERLAND COUNTY CONSERVATION DISTRICT.
- ALL STORMWATER FACILITIES AND TEMPORARY/PERMANENT EROSION CONTROL MEASURES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- ALL STORM WATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. THIS INCLUDES AN ANNUAL INSPECTION AND AFTER SIGNIFICANT RAINFALL EVENTS, MAINTENANCE INCLUDES KEEPING THE FACILITIES FREE OF SILT AND OTHER DEBRIS, STABILIZATION OF ANY ERODED AREAS, ETC. IN RECORDING THIS PLAN THE APPLICANT RECOGNIZES THE TOWNSHIP'S RIGHT TO INSPECT SAID FACILITIES AT ANY TIME. IN THE EVENT THAT SAID FACILITIES ARE NOT MAINTAINED IN ACCORDANCE WITH THE TOWNSHIP'S REQUIREMENTS, THE TOWNSHIP SHALL HAVE LEGAL RIGHTS TO ACCESS THE PROPERTY AND APPLY CORRECTIVE MEASURES AS NEEDED. THE TOWNSHIP FURTHER HAS THE RIGHT TO ASSESS PENALTIES AND COSTS FOR SUCH REPAIRS TO THE OWNER.
- PARKING FACILITIES SHALL CONFORM WITH BOTH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND THE INTERNATIONAL BUILDING CODE REQUIREMENTS FOR ACCESSIBLE PARKING AND PASSENGER LOADING FACILITIES IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE AS ADOPTED BY THE TOWNSHIP AT THE TIME OF CONSTRUCTION.
- ALL SANITARY SEWER AND WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SILVER SPRING TOWNSHIP AUTHORITY SPECIFICATIONS.
- THE PROPERTY IS NOT LOCATED WITHIN ANY 100 YEAR FLOOD PLAIN MAPPING.
- THE PROPERTY IS NOT LOCATED WITHIN ANY WETLANDS.
- AS-BUILT PLANS SHALL BE SUBMITTED TO SILVER SPRING TOWNSHIP PRIOR TO THE FINAL INSPECTION.
- AN OPERATION AND MAINTENANCE AGREEMENT REGARDING STORMWATER FACILITIES WILL BE RECORDED WITH THIS PLAN.
- A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE A DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT.
- HIGHWAY OCCUPANCY PERMITS WILL BE REQUIRED FOR THE SANITARY SEWER EXTENSION AND WATER SERVICE CONNECTION WITHIN THE STATE HIGHWAY RIGHT-OF-WAY. THE APPLICANT WILL COORDINATE WITH SILVER SPRING TOWNSHIP AUTHORITY FOR DESIGN AND PERMITTING.
- NO STRUCTURE, PLANTING, EXCAVATION OR OTHER VISUAL OBSTRUCTION SHALL BE PERMITTED ABOVE A HEIGHT OF 30 INCHES AND BELOW A HEIGHT OF 10 FEET WITHIN THE CLEAR SIGHT TRIANGLE.
- ALL REFUSE CONTAINERS SHALL BE SCREENED PER SECTION 220-21.N.



INDEX OF DRAWINGS :

- COVER SHEET
- EXISTING FEATURES/DEMOLITION PLAN
- SUBDIVISION PLAN
- SITE PLAN
- GRADING & UTILITY PLAN
- E & S CONTROL PLAN
- PROFILE PLAN
- MISCELLANEOUS DETAIL PLAN
- SANITARY SEWER DETAIL PLAN
- E & S CONTROL DETAIL PLAN



PA ONE-CALL SERIAL NUMBER:
20200350236

SITE DATA :

ZONED:	HIGHWAY COMMERCIAL (C-3)
EXISTING USE:	LOT 2 - EXISTING HOUSE WITH VACANT OUT PARCELS
PROPOSED USE:	LOT 2 - EXISTING HOUSE (RELOCATED) LOT 1 - RELOCATED HOUSE (PERMITTED)
LOT AREA:	MINIMUM REQUIRED: 15,000 S.F. EXISTING : 237,126 S.F. / 5.44 AC. (GROSS) 8,336 S.F. / 0.19 AC. (R/W) 228,790 S.F. / 5.25 AC. (NET)
	PROPOSED: LOT 1 - 43,580 S.F. / 1.00 AC. LOT 2 - 178,637 S.F. / 4.10 AC.
MAX. IMPERVIOUS COVERAGE:	ALLOWABLE: 60% (80% WITH APPROVAL OF CONDITIONAL USE PER SEC 317)
	EXISTING: LOT 1 - 0.00% OR 0.00 S.F. LOT 2 - 0.87% OR 1,548 S.F.
	PROPOSED: LOT 1 - 18.96% OR 8,261 S.F. LOT 2 - 0.00% OR 0.00 S.F.
MAX. BLDG HEIGHT:	35 FEET
MIN. LOT WIDTH:	100 FEET
MIN. BUILDING SETBACKS:	FRONT: 45' (ARTERIAL/COLLECTOR ROAD), 35' (LOCAL ROAD) SIDE : 15' REAR : 20'
MIN. PARKING SETBACKS:	FRONT: 30' (ARTERIAL/COLLECTOR ROAD), 20' (LOCAL ROAD) SIDE : 10' REAR : 20'
BUFFER REQUIRED:	35 FT. IF ADJOINING A RESIDENTIAL ZONE
WATER SERVICE:	PUBLIC
SEWER SERVICE:	PUBLIC
PARKING:	REQUIRED PARKING SPECIFICATIONS : HISTORICAL MUSEUM : ONE (1) SPACE PER 400 S.F. OF GROSS FLOOR AREA.
	REQUIRED PARKING CALCULATIONS : HISTORICAL MUSEUM = (2,340/400) = 5.85 SPACES TOTAL REQUIRED PARKING = 6 SPACES
	PARKING PROVIDED = 11 SPACES

DATE :
MARCH 03, 2020

THE FOLLOWING DEFERRAL IS REQUESTED FROM THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

ORDINANCE SECTION	DESCRIPTION	DATE OF WAIVER / MODIFICATION REQUEST	DATE & ACTION BY BOARD OF COMMISSIONERS
303	REQUIREMENT TO SUBMIT A PRELIMINARY PLAN	03/03/2020	

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE ___ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, OFFICER, PERSONALLY APPEARED DENNIS HRZIC, BEING PRESIDENT OF THE CUMBERLAND VALLEY PRESERVATION SOCIETY AT SILVER SPRING THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

PRESERVATION SOC
DENNIS HRZIC (PRESIDENT)

NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20___

* IDENTIFY OWNERSHIP OR EQUITABLE OWNERSHIP

STORMWATER MANAGEMENT PLAN CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND INFORMATION, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE SILVER SPRING TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DATE

JOHN K. MURPHY, P.E., P.L.S.

SURVEY DATA

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 SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

DATE

JOHN K. MURPHY, P.E., PLS

GENERAL PLAN/REPORT DATA

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE INFORMATION SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SILVER SPRING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE

JOHN K. MURPHY, P.E., PLS

UTILITY LISTING FOR SILVER SPRING TOWNSHIP

● CABLE	COMCAST CABLE COMMUNICATIONS INC. 4601 SMITH STREET HARRISBURG, PA 17109 TEL: 651-1913	● SANITARY SEWER	SILVER SPRING TOWNSHIP 6415 REAR CARLISLE PIKE MECHANICSBURG, PA 17050 TEL: 717 766-0178 (JIM STEVENS)
● ELECTRIC	PP&L CUSTOMER SERVICE DEPARTMENT 1801 BROOKWOOD STREET HARRISBURG, PA 17104 TEL: 800 342-5775	● TELEPHONE	VERIZON PENNSYLVANIA INC 11 TH FLOOR, STRAWBERRY SQUARE HARRISBURG, PA 17101 TEL: 800 621-9900
● GAS	UGI CORPORATION 1500 PAXTON STREET HARRISBURG, PA 17105 TEL: 717 232-5951	● WATER SERVICE	PENNSYLVANIA AMERICAN WATER CO. 852 WESLEY DRIVE MECHANICSBURG, PA 17055-4475 TEL: 717 691-2121 (TED MOND)

SILVER SPRING PLANNING COMMISSION REVIEW STATEMENT

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

SILVER SPRING TOWNSHIP SECRETARY

CHAIRMAN

SILVER SPRING TOWNSHIP ENGINEER REVIEW STATEMENT

REVIEWED ON _____, 20___ BY TOWNSHIP ENGINEER

TOWNSHIP ENGINEER

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

REVIEWED ON _____, 20___ CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

FINAL PLAN APPROVAL STATEMENT

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 SUPERVISORS

LANDOWNER:
SHAFFER TRUCKING INC.
49 WEST MAIN STREET
NEW KINGSTOWN, PA 17072

EQUITABLE OWNER / APPLICANT :
C.V. PRESERVATION SOCIETY@SILVER SPRING
C/O DENNIS HRZIC
322 SAMPLE BRIDGE ROAD
MECHANICSBURG, PA 17050
PHONE: 717-317-7984



RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. _____

LEGEND	
	Property Line
	Existing Building Setback Line
	Existing Edge Of Concrete
	Existing Curb
	Existing Edge Of Pavement
	Existing Contour
	Existing Septic
	Existing Well
	Existing Electric Line W/ Utility Pole
	Existing Storm Sewer Run
	Existing Sign
	Existing Building
	Existing Property Corner
	Existing Soils Boundary
	Existing Treeline

EXISTING STEEP SLOPES TABLE		
COLOR	SLOPE	AREA (SF)
	15% TO 25%	60,255
	25% +	11,835

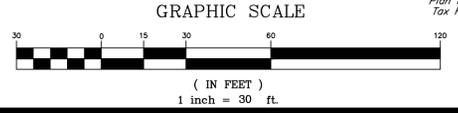
SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	DEPTH TO HIGH WATER TABLE PER S.C.S. SOIL SURVEY	DEPTH TO BEDROCK PER S.C.S. SOIL SURVEY	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
BeB	Berks channery silt loam	3-8	80"+	20"-40"	WELL DRAINED	B
BeC	Berks channery silt loam	8-15	80"+	20"-40"	WELL DRAINED	B
BeD	Berks channery silt loam	15-25	80"+	20"-40"	WELL DRAINED	B
BdC	Bedington shaly silt loam	8-15	80"+	60"-80"	WELL DRAINED	B

NO.	DATE	DESCRIPTION	BY

DESIGN :	MH
DRAWN :	MH
CHECKED :	MKS
DATE :	02/14/2020



OBJECTS RED IN COLOR ARE TO BE REMOVED OR RELOCATED



PLANNING • ENGINEERING • SURVEYING
ALPHA
 ALPHA CONSULTING ENGINEERS, INC.
 115 LIMEKILN RD., P.O. BOX 13
 NEW CUMBERLAND, PA 17070
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 FAX: (717) 770-2400
 WWW.ALPHA-CE.COM

PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
 EXISTING FEATURES PLAN
 FOR
CUMBERLAND VALLEY PRESERVATION SOCIETY
 • SILVER SPRING
 SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

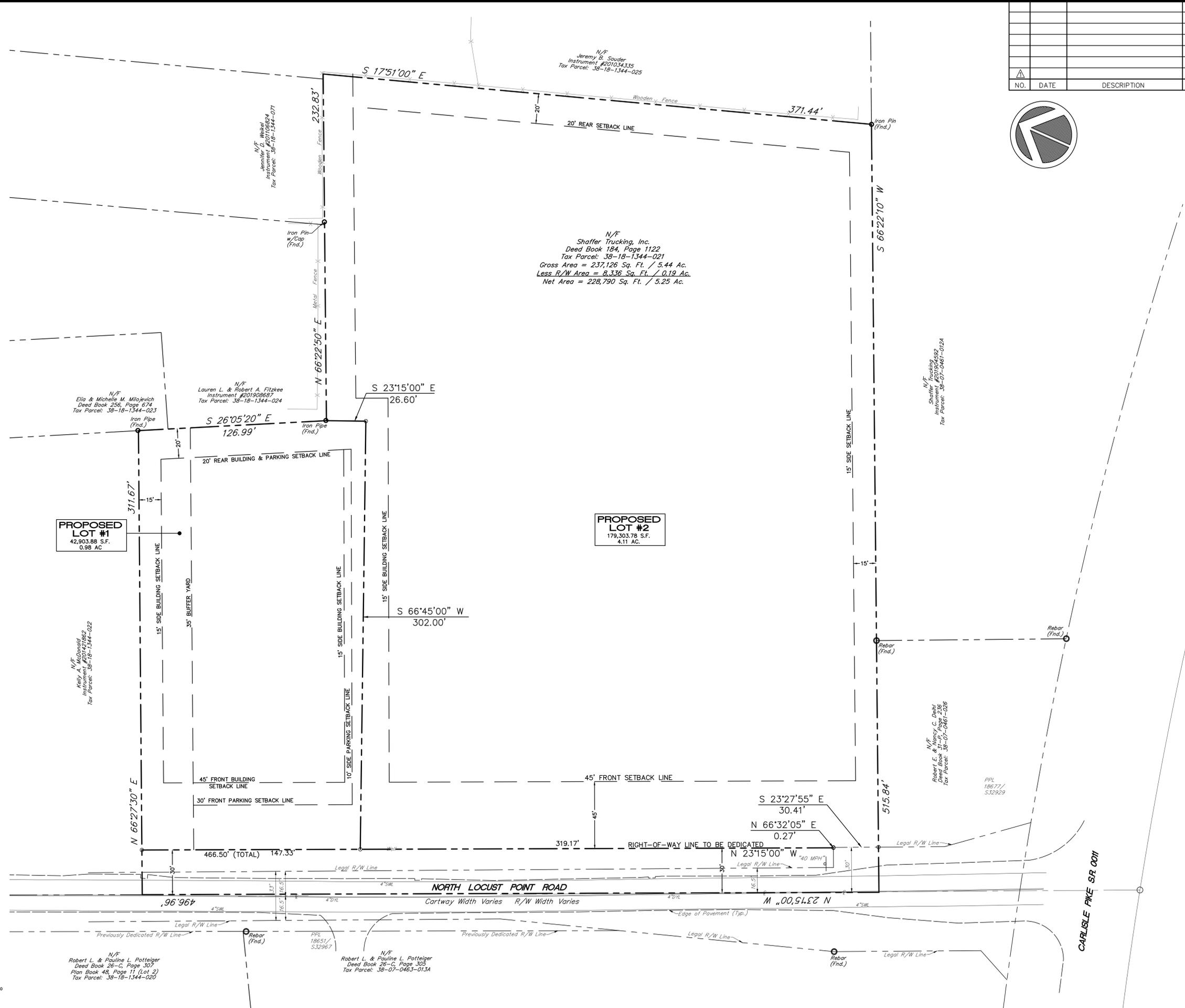
PROJECT NO.
 290577
 SURVEY BOOK :
 SCALE : 1" = 30'
 DWG #: 20170317545.dwg
 FILE: 20170317545.dwg

SHEET **2** of **10**

LEGEND	
	Property Line
	Existing Building Setback Line
	Existing Edge Of Concrete
	Existing Curb
	Existing Edge Of Pave
	Existing Sign
	Existing Building
	Existing Property Corner

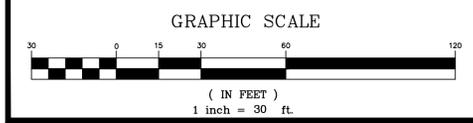
NO.	DATE	DESCRIPTION	BY

DESIGN :	MH
DRAWN :	MH
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PROPOSED LOT #1
42,903.88 S.F.
0.98 Ac

PROPOSED LOT #2
179,303.78 S.F.
4.11 Ac



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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SUBDIVISION PLAN
FOR
CUMBERLAND VALLEY PRESERVATION SOCIETY
• SILVER SPRING
SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	290577
SURVEY BOOK :	
SCALE :	1" = 30'
DWG :	1:2017\317545.dwg (3/17/2017)
FILE :	1:2017\317545.dwg (3/17/2017)
SHEET	3 of 10

LEGEND

	Property Line
	Existing Building Setback Line
	Existing Edge Of Concrete
	Existing Curb
	Existing Edge Of Pavement
	Existing Sign
	Existing Property Corner

NO.	DATE	DESCRIPTION	BY

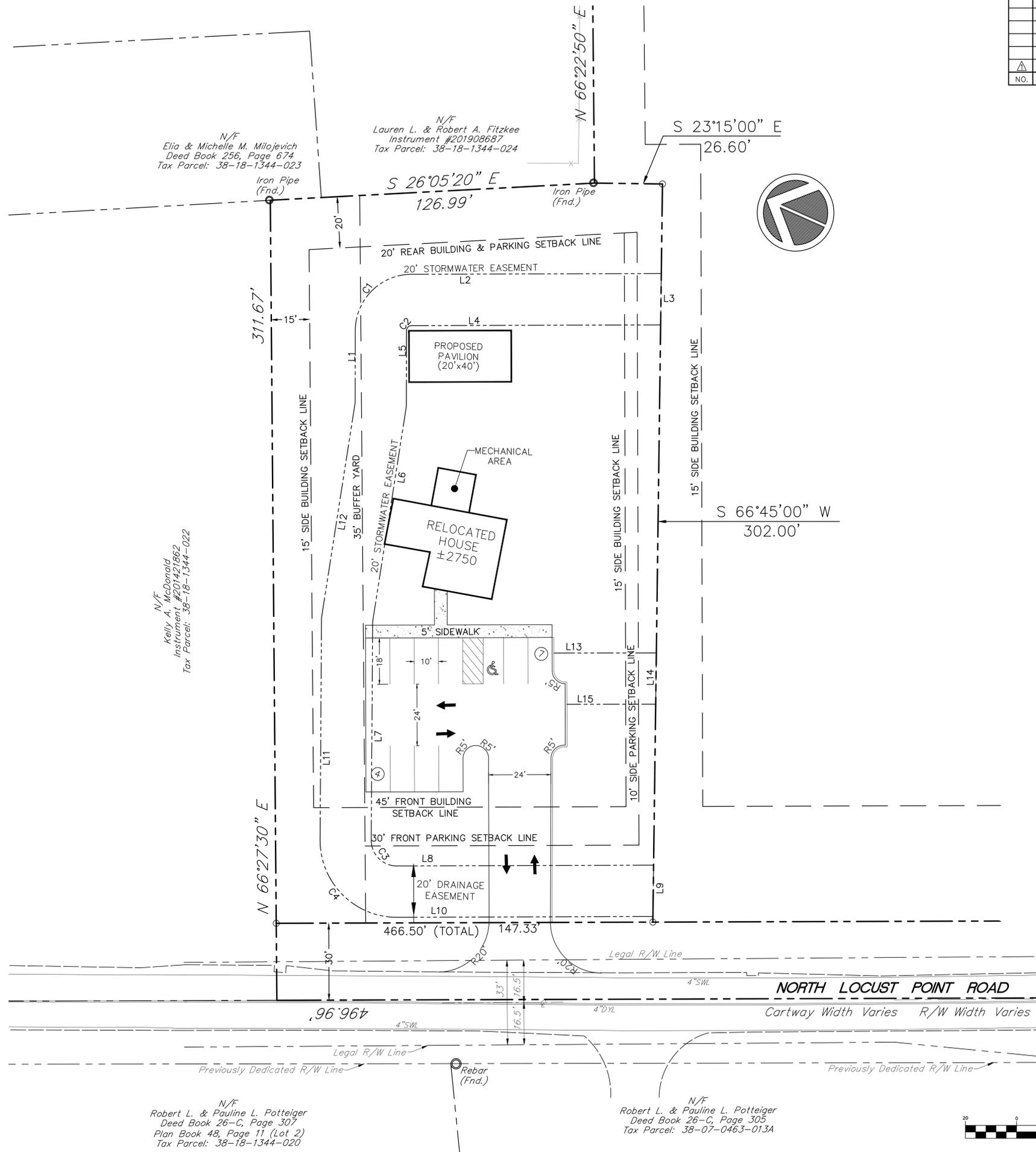
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DATE :	02/14/2020

DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	27.92	N66°04'23"E
L2	97.78	S24°10'44"E
L3	20.00	S66°45'00"W
L4	97.45	N24°10'44"W
L5	29.52	S66°04'23"W
L6	84.85	S74°56'07"W
L7	85.39	S66°22'16"W
L8	100.43	S24°10'44"W
L9	20.00	S66°45'00"W
L10	100.10	N24°10'44"W
L11	86.58	N66°22'16"E
L12	84.80	N74°56'07"E
L13	40.08	S24°04'22"E
L14	20.00	S66°45'00"W
L15	34.76	N24°04'22"W

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	34.53'	22.00'	N69°08'46"W	31.09'
C2	3.15'	2.00'	N69°21'42"W	2.84'
C3	15.47'	10.02'	S20°08'09"W	13.98'
C4	47.39'	30.00'	S21°04'35"W	42.62'



N/F
Ella & Michelle M. Mitojevich
Deed Book 256, Page 674
Tax Parcel: 38-18-1344-023

N/F
Lauren L. & Robert A. Fitzkee
Instrument #201908687
Tax Parcel: 38-18-1344-024

N/F
Kelly A. McDonald
Instrument #201421862
Tax Parcel: 38-18-1344-022

N/F
Robert L. & Pauline L. Potteiger
Deed Book 26-C, Page 307
Plan Book 48, Page 11 (Lot 2)
Tax Parcel: 38-18-1344-020

N/F
Robert L. & Pauline L. Potteiger
Deed Book 26-C, Page 305
Tax Parcel: 38-07-0463-013A

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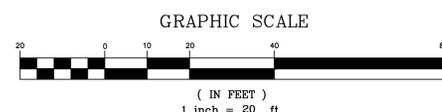
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SEAL

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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SITE PLAN
FOR
CUMBERLAND VALLEY PRESERVATION SOCIETY
SILVER SPRING
SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
290577
SURVEY BOOK :
SCALE : 1" = 20'
DWG # 20170317545.dwg 3/17/2020
FILE # 20170317545.dwg 3/17/2020
SHEET **4** of **10**



DESIGN :	MH
DRAWN :	MH
CHECKED :	MKS
DATE :	02/14/2020

NO.	DATE	DESCRIPTION	BY

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PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
 GRADING & UTILITY PLAN
 FOR
CUMBERLAND VALLEY PRESERVATION SOCIETY
SILVER SPRING
 SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

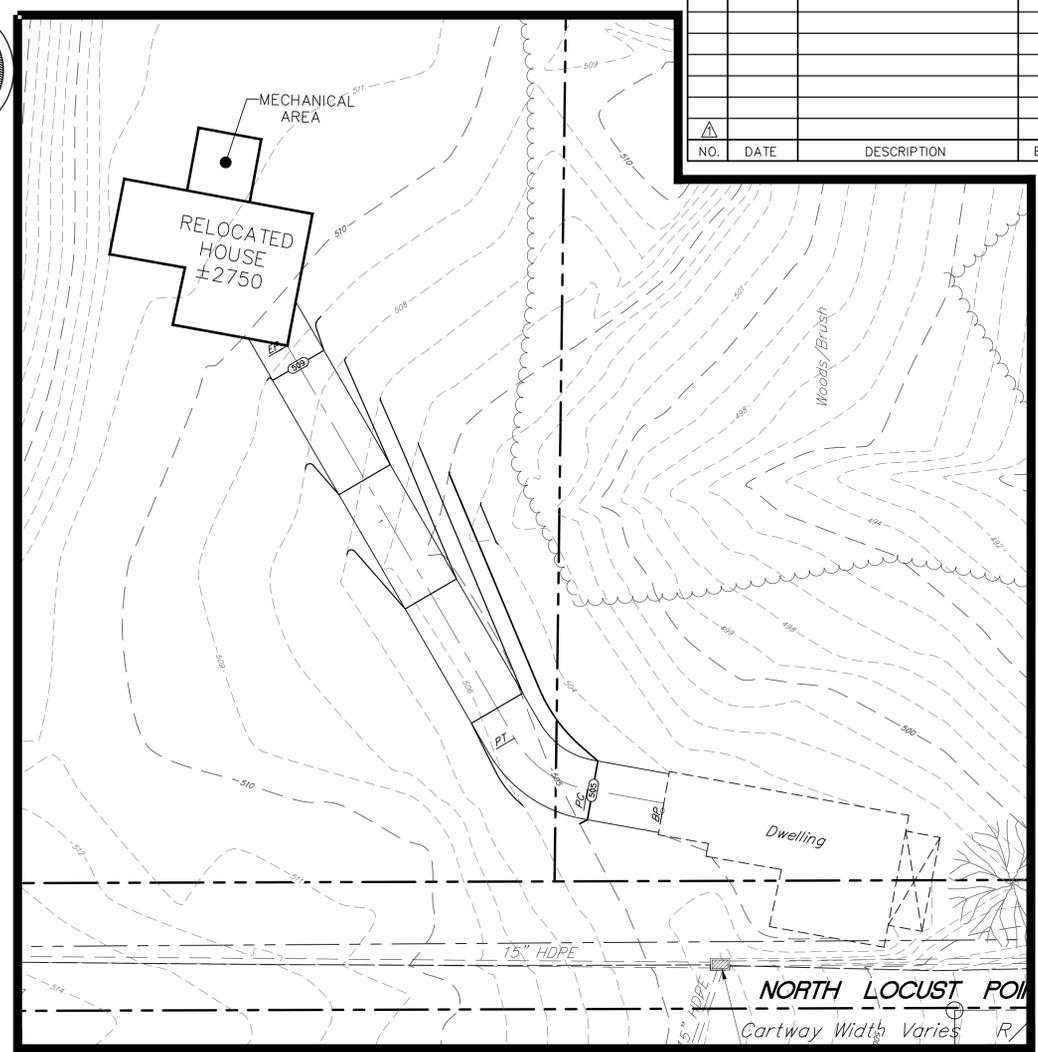
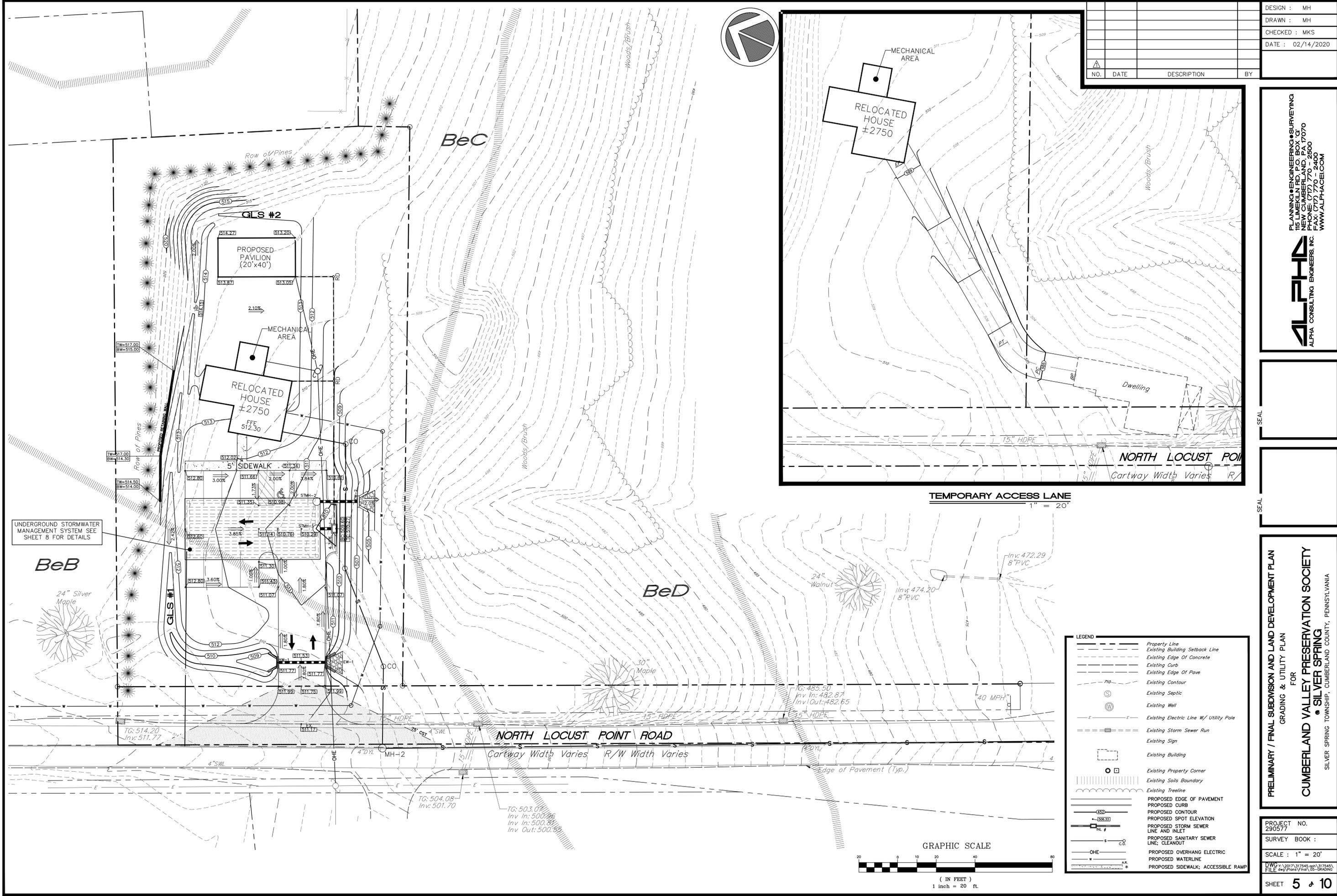
PROJECT NO.
290577

SURVEY BOOK :

SCALE : 1" = 20'

DWG # : 2017-317545.dwg (3/17/20)
 FILE : 2017-317545.dwg (3/17/20)

SHEET **5** of **10**



TEMPORARY ACCESS LANE
 1" = 20'

UNDERGROUND STORMWATER
 MANAGEMENT SYSTEM SEE
 SHEET 8 FOR DETAILS

LEGEND

	Property Line
	Existing Building Setback Line
	Existing Edge Of Concrete
	Existing Curb
	Existing Edge Of Pavement
	Existing Contour
	Existing Septic
	Existing Well
	Existing Electric Line W/ Utility Pole
	Existing Storm Sewer Run
	Existing Sign
	Existing Building
	Existing Property Corner
	Existing Soils Boundary
	Existing Treeline
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED STORM SEWER LINE AND INLET
	PROPOSED SANITARY SEWER LINE: CLEANOUT
	PROPOSED OVERHANG ELECTRIC
	PROPOSED WATERLINE
	PROPOSED SIDEWALK; ACCESSIBLE RAMP

