

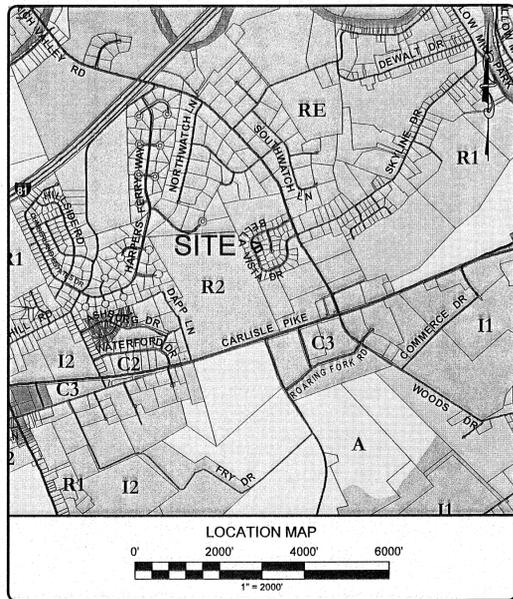
**Cumberland County Subdivision and Land Development Review Report**

Municipality:	<u>Silver Spring</u>	Surveyor/ Engineer:	<u>All Land Services, Inc.</u>	Owner/ Developer:	<u>Carl Alves and Michelle Vasko</u>
Plat Title:	<u>Carl Alves and Michelle Vasko</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>.036</u>
				Total Tract Acreage:	<u>.46</u>
Zoning District:	<u>R-1</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>1/17/2020</u>	County Review:	<u>1/28/2020</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. The plan should include a north arrow (SLDO 402.02.8).
2. The plan should include a written and graphic scale (SLDO 402.02.8).
3. The requested waiver of Preliminary Plan Requirements should be indicated on the plan. The information should include a decision and a date of the decision (SLDO 402.02.11).
4. The adjoining property information should be included on the plan (SLDO 402.03.2.F).
5. The Site Data block should include the proposed site dimensions (lot coverage) for Lot 39. The plan should verify compliance with the zoning ordinance (Zoning 402.04.5).
6. The Legend should identify the symbol SIP. If SIP refers to a 'Set Iron Pin', it appears that the Existing Iron Pin (EIP) and the Set Iron Pin (SIP) symbols are reversed at the location of the proposed new property corner (northeast property line). The Applicant may want to verify the symbols provided on the plan and clarify in the Legend (SLDO 402.04.12).
7. Township and Applicant may want to verify the Plan Creation Date which is listed as 10/31/2019. The surveyor certification date shown on the plan is 12/2/2019.
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>.

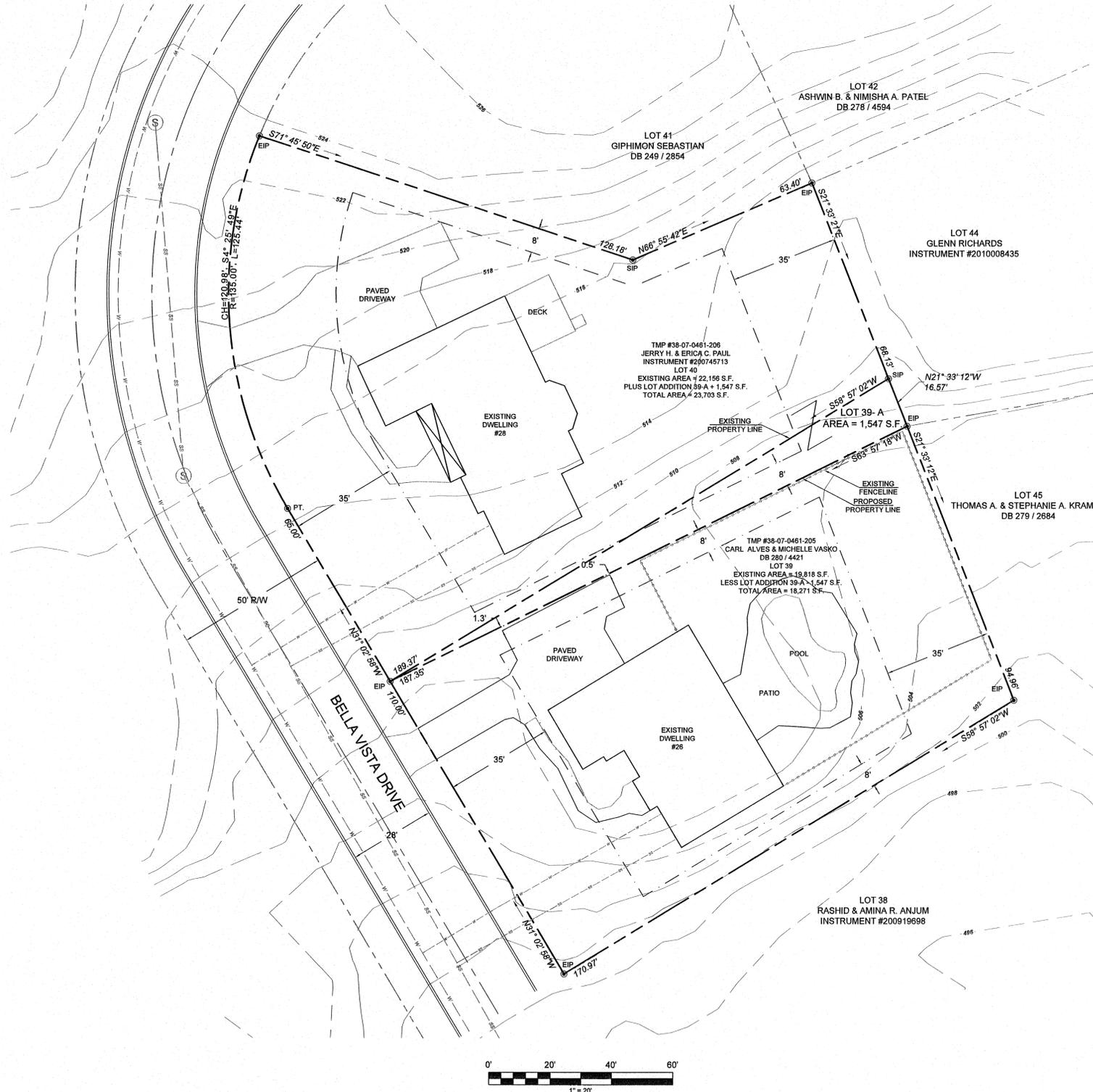


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**SITE DATA:**  
 ZONING DISTRICT: R-1, RESIDENTIAL - BOTH PUBLIC WATER AND SEWER  
 MINIMUM LOT AREA: 15,000 S.F.  
 MINIMUM LOT WIDTH: 100'  
 MINIMUM LOT COVERAGE: 35%, PROPOSED LOT COVERAGE LOT 39 = 30%  
 MINIMUM FRONT SETBACK: 35'  
 MINIMUM SIDE SETBACK: 5', BOTH SIDES 20'  
 MINIMUM REAR SETBACK: 35'  
 MAXIMUM BUILDING HEIGHT: 35'  
 REQUIRED PARKING SPACES: 2

**PLAN NOTES:**  
 1. THIS PLAN IS FOR SUBDIVISION PURPOSES ONLY. NO CONSTRUCTION, DEVELOPMENT OR EARTHMOVING ACTIVITY IS PROPOSED AT THIS TIME. ANY SUCH FUTURE ACTIVITY SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL APPROVALS INCLUDING, BUT NOT LIMITED TO, TOWNSHIP LAND DEVELOPMENT PLAN APPROVAL.  
 2. ADDITION LOT 39-A IS BEING SUBDIVIDED AS A LOT ADDITION FROM CARL & MICHELLE VASKO TO JERRY H. & ERICA C. PAUL AND SHALL NOT BE SOLD SEPARATELY.  
 3. THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS.  
 4. EACH LOT WILL HAVE NEW IMPERVIOUS COVERAGE ACCORDING TO THE PLAN BELOW.

**WAIVER REQUESTS:**  
 1. 402.02.11 WAIVE PRELIMINARY PLAN REQUIREMENT  
 2. 502.17.2 WAIVE DRIVEWAY SETBACK 2' FROM PROPERTY LINE  
 3. 402.03 WAIVE EXISTING RESOURCES AND SITE ANALYSIS PLAN



**SEWAGE PLANNING WAIVER**  
 AS OF THE DATE OF THIS DEED/PLOT RECORDING, LOT 39-A DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE PURPOSE OF LOT ADDITION USE. NO PORTION OF THIS PARCEL HAS BEEN APPROVED BY SILVER SPRING TOWNSHIP (MUNICIPALITY) OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF SILVER SPRING TOWNSHIP (MUNICIPALITY), WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.\*

**FLOOD PLAIN:**  
 THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP #42041C0266E, DATED: 3-16-2009 SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

**WETLANDS:**  
 ALTHOUGH NO ACTUAL FIELD DELINEATION OF WETLANDS WAS PERFORMED BY A QUALIFIED WETLANDS CONSULTANT, ALL LAND, LLC DETERMINED THAT WETLANDS WERE NOT PRESENT WITHIN THE CONFINES OF THIS SITE. ALL LAND, LLC DETERMINED THIS BASED ON A REVIEW OF THE UNITED STATES FISH & WILDLIFE ON-LINE NATIONAL WETLAND INVENTORY MAP, SOILS MAPPING USING THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOILS SURVEY, AND FIELD OBSERVATIONS DURING THEIR SURVEY.

**LEGEND**

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING PROPERTY SETBACK LINE
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING TREELINE
+	EXISTING RAILROAD TRACKS
---	EXISTING FENCE
---	EXISTING SOIL BOUNDARY & TYPE
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING INDEX CONTOUR
---	EXISTING STORM DRAIN
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER
---	EXISTING ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING WATER LINE
○	EXISTING WATER STRUCTURE
○	EXISTING WATER VALVE
XX	EXISTING FIRE HYDRANT
○	EXISTING SEWER MANHOLE
○	EXISTING STORM DRAIN MANHOLE
○	EXISTING IRON PIN
○	SET IRON PIN
---	SIGN
○	UTILITY POLE
☆	LIGHT POLE

**CUMBERLAND COUNTY PLANNING COMMISSION APPROVAL**

REVIEWED BY THE CUMBERLAND COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF PLANNING \_\_\_\_\_

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**SILVER SPRING TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT**

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

SILVER SPRING TOWNSHIP PLANNING COMMISSION CHAIRMAN OR DESIGNEE \_\_\_\_\_

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**SILVER SPRING TOWNSHIP SUPERVISORS 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\_\_\_\_.

SILVER SPRING TOWNSHIP BOARD OF SUPERVISORS CHAIRMAN \_\_\_\_\_

ATTEST: SILVER SPRING TOWNSHIP SECRETARY \_\_\_\_\_

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**TOWNSHIP ENGINEER REVIEW STATEMENT**

REVIEWED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWNSHIP ENGINEER \_\_\_\_\_

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**RECORDER OF DEEDS CERTIFICATE**

RECORDED IN THE CUMBERLAND COUNTY RECORDER OF DEEDS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**LANDOWNERS**

CARL ALVES & MICHELLE VASKO  
 28 BELLA VISTA DRIVE  
 MECHANICSBURG, PA 17050

JERRY H. & ERICA C. PAUL  
 28 BELLA VISTA DRIVE  
 MECHANICSBURG, PA 17050

**SOURCE OF TITLE**

DEED BOOK: 280  
 PAGE: 4421

**STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION**

ON THIS, THE 16<sup>th</sup> DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED PERSONS, PERSONALLY APPEARED CARL ALVES & MICHELLE VASKO, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT THE APPLICATION AND THE PLAN ARE SUBMITTED WITH THE FREE WILL AND CONSENT OF THOSE WHO HAVE SIGNED, THAT HE/SHE DESIRES 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.

\_\_\_\_\_  
 NOTARY: \_\_\_\_\_ DATE: Nov 16<sup>th</sup> 2019

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Teah Lynn Morrow, Notary Public  
 Silver Spring Twp., Cumberland County  
 My Commission Expires July 27, 2021  
 MEMBER: PENNSYLVANIA ASSOCIATION OF NOTARIES

**STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION**

ON THIS, THE 16<sup>th</sup> DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED PERSONS, PERSONALLY APPEARED JERRY H. & ERICA C. PAUL, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT THE APPLICATION AND THE PLAN ARE SUBMITTED WITH THE FREE WILL AND CONSENT OF THOSE WHO HAVE SIGNED, THAT HE/SHE DESIRES 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.

Erica C. Paul  
 NOTARY: \_\_\_\_\_ DATE: Nov 16<sup>th</sup> 2019

**SURVEYOR'S CERTIFICATION**

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.

\_\_\_\_\_  
 DATE: 12/2 2019

**SURVEYOR'S SEAL**

HAROLD MARK BARD  
 REGISTERED PROFESSIONAL SURVEYOR  
 PENNSYLVANIA

DATE	10/19/19
23/20	
DESCRIPTION	REVIEWED BY CUMBERLAND COUNTY P.C., TOWNSHIP C.S. DEPARTMENT AND ENGINEER COMMENTS
PLAN CREATION DATE	
REVISIONS	
DRAWN BY	HMB
CHECKED BY	HMB
JOB NUMBER	19-207
Tel: (717) 264-0804	
Fax: (717) 264-1321	
www.alllandllc.com	
All Land, LLC	
225 S. Seventh Street	
Chambersburg, PA 17201	
CUMBERLAND COUNTY PENNSYLVANIA	
SILVER SPRING TOWNSHIP	
CARL ALVES & MICHELLE VASKO	
FINAL SUBDIVISION PLAN	
PROPOSED ADDITION LOT 39-A	
SHEET	01
OF 01	