

Cumberland County Subdivision and Land Development Review Report

Municipality: East Pennsboro Surveyor/ Engineer: Romeo Owner/ Developer: Greenview LLC

Plat Title: Lands of Greenview LLC

Plat Status: Final Plat Type: Subdivision

# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>.52</u>	Total Tract Acreage:	<u>.52</u>
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Zoning District: R-1 Proposed Land Use: Residential

Date Received: 3/11/2020 County Review: 3/16/2020 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. It appears that Salt Road may be incorrectly labeled on the Location Map.
2. It appears that the parcel is located in the Residential High Density (RHD) Zoning District (Zoning Part 12). If applicable, the following comments may apply to the Site Data on the Cover Sheet:
 - a. Site Data #1 should be changed to indicate the RHD District.
 - b. The building height requirement should be 40 feet.
 - c. The minimum lot area should be 6,500 square feet.
 - d. The lot coverage requirement should be 50%.
 - e. Side yard setbacks should be 8 feet each.
3. 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>.

FINAL MINOR SUBDIVISION PLAN

LANDS OF GREENVIEW LLC

TAX PARCELS #09-13-1002-0223 & 0224, EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PA

LOCATION MAP SCALE: 1"=1,000'



STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS TO RELOCATE THE PROPERTY LINE BETWEEN TAX PARCELS 09-13-1002-0223 AND 09-13-1002-0224.

THE NORTHERLY PARCEL IS CURRENTLY HAS A NON-CONFORMING 50' LOT WIDTH. THE SOUTHERLY PARCEL HAS A LOT WIDTH OF 100'. THE PROPERTY BETWEEN THE TWO PARCELS WILL BE RELOCATED 20' TO THE SOUTH.

THE RESULT WILL BE BOTH PARCELS CONFORMING WITH LOT WIDTH REQUIREMENT OF 65'

GENERAL NOTES

- OWNER/APPLICANT:
GREENVIEW LLC
1330 QUAIL HOLLOW ROAD
HARRISBURG PA 17112
(717)623-6101
- 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.
- FEMA FLOODMAPS 42041C0015E & 42041C0116E (EFFECTIVE DATE MARCH 16, 2009) SHOW NO FLOOD ZONE LOCATED ON THE SITE.
- NO OBSERVED WETLANDS ARE LOCATED ON THE SITE.
- THE PROPERTY HAS ADJACENT PUBLIC SEWER AND WATER.
- NO CONSTRUCTION, EARTH MOVING OR DEVELOPMENT OF THIS PROPERTY SHALL OCCUR WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP OF EAST PENNSBORO. THIS INCLUDES, BUT IS NOT LIMITED TO CONSTRUCTION OF DWELLINGS OR BUILDINGS, INSTALLATION OF PAVEMENT, INSTALLATION OF SURFACE OR SUBSURFACE UTILITIES. PERMITS SHALL BE OBTAINED BY THE APPLICANT, OR THEIR CONTRACTOR(S) THROUGH THE TOWNSHIP BEFORE ANY WORK CAN BEGIN AND SHALL BE SUBJECT TO INSPECTION BY THE TOWNSHIP.

WAIVER REQUESTS

THE APPLICANT(S) HAVE NO WAIVER REQUESTS FOR THIS PLAN

STATEMENT OF NON-CONFORMITIES

TAX PARCEL 09-13-1002-0223 HAS A NON-CONFORMING LOT WIDTH OF 50 FEET. THIS PLAN WOULD ELIMINATE THAT CONFORMITY.

SITE DATA

- PROPERTY IS ZONED "R-1", RESIDENTIAL ZONING DISTRICT.
- EXISTING AND PROPOSED USE: RESIDENTIAL
- TOTAL LOT AREA 22,500.00 SQ. FT. (0.95165 ACRE)
MINIMUM LOT SIZE 10,000 SQ. FT.
PROPOSED AREA, LOT 1 10,500.00 SQ. FT.
PROPOSED AREA, LOT 2 12,000.00 SQ. FT.
- MINIMUM LOT WIDTH: 65 FEET MEASURED AT FRONT SETBACK LINE.
PROPOSED WIDTH, LOT 1 70 FT.
PROPOSED WIDTH, LOT 2 80 FT.
- MINIMUM BUILDING SETBACKS:
FRONT SETBACK: 25 FT.
REAR SETBACK: 25 FT. (EACH SIDE)
SIDE SETBACK: 10 FT. MIN. (30 FT. TOTAL)
- MINIMUM REQUIRED OFF-STREET PARKING SHALL BE IN ACCORDANCE WITH PART 21 OF CHAPTER 27 OF THE CURRENT TOWNSHIP ZONING ORDINANCE.
- MAXIMUM BUILDING HEIGHT: 35 FEET.
- MAXIMUM IMPERVIOUS COVERAGE: 40% OF THE LOT AREA
EXISTING COVERAGE 13.14%
PROPOSED COVERAGE, LOT 1 0.00%
PROPOSED COVERAGE, LOT 2 15.77%

SIGNATURE BLOCKS

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

ON THIS THE ____ DAY OF _____, 20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

FOR:

OWNER(S) NAME: GREENVIEW LLC

OWNER(S) SIGNATURE: _____

WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL, EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF AND RIGHTS-OF-WAY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO THE PUBLIC USE.

FOR:

OWNER(S) NAME:

OWNER(S) SIGNATURE: _____

THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS ____ DAY OF _____, 20____ BY _____

KIRK STONER, AICP - DIRECTOR OF PLANNING

THIS PLAN REVIEWED BY THE EAST PENNSBORO TOWNSHIP ENGINEER THIS ____ DAY OF _____, 20____ BY _____

TOWNSHIP ENGINEER

THIS PLAN RECOMMENDED FOR APPROVAL BY THE EAST PENNSBORO TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 20____

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF EAST PENNSBORO TOWNSHIP THIS ____ DAY OF _____, 20____

PRESIDENT JOHN W. KUNTZELMAN

SECRETARY JOHN PIETROPAOLI

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER 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

COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 852 WESLEY DRIVE MECHANICSBURG, PA. 17055
CONTACT: RON FELKER EMAIL: ron.felker@amwater.com

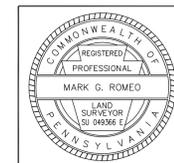
COMPANY: EAST PENNSBORO TOWNSHIP
ADDRESS: 21 E DULLES DR CAMP HILL, PA. 17011
CONTACT: MICHAEL DOBSON EMAIL: mdobson@eastpennsboro.net

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 15 E MONTGOMERY AVE PITTSBURGH, PA. 15212
CONTACT: OFFICE PERSONNEL

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 1 LARCH ST SCRANTON, PA. 18509
CONTACT: MARK SANTAYANA EMAIL: mcsantayana@pplweb.com

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: 4601 SMITH ST HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD EMAIL: mike_sweigard@cable.comcast.com

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR MIDDLETOWN, PA. 170575987
CONTACT: JOANNE ARCHFIELD EMAIL: jarchfield@ugi.com



I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

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

PRELIMINARY/FINAL MINOR SUBDIVISION PLAN FOR:

LANDS OF GREENVIEW LLC

268 CARLISLE AVENUE, ENOLA PA 17025

DATE: 3/09/2020

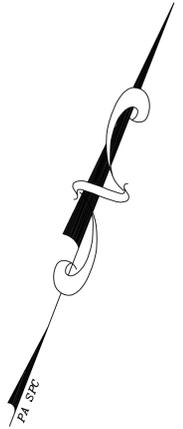
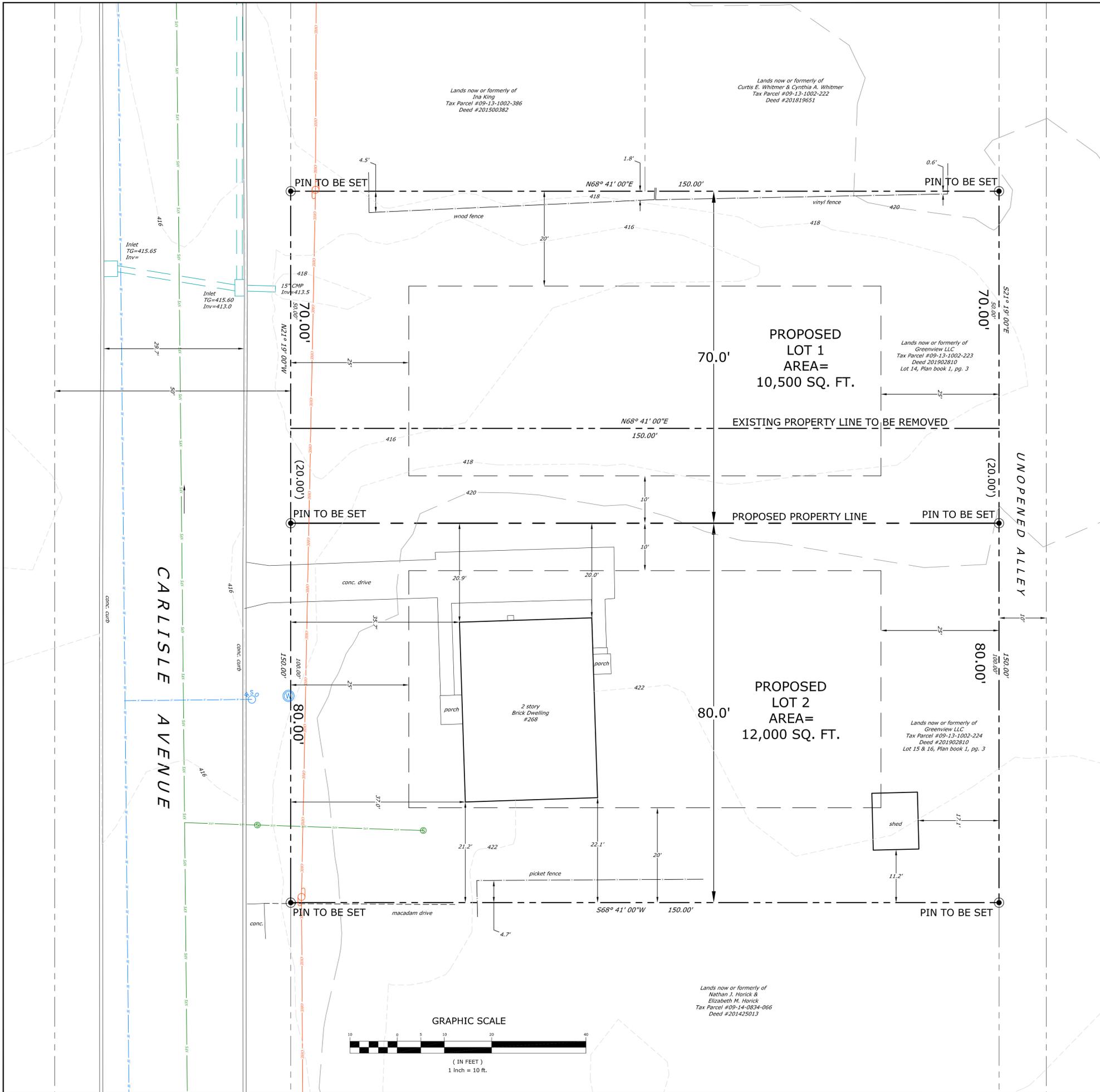
PROJECT #: 20038

SCALE: AS SHOWN

CHECKED BY: MGR

SHEET #: 1.00

CAD FILE: 20038.dwg



EXISTING FEATURES LEGEND

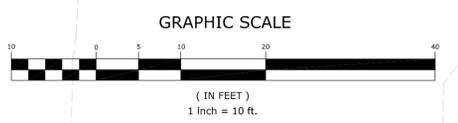
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC ROAD RIGHT-OF-WAY LINE
- ELEVATION CONTOUR 2'
- ELEVATION CONTOUR 10'
- WATER LINE
- SANITARY SEWER
- SETBACK LINE
- BUILDING
- FENCE
- EDGE OF PAVEMENT
- PROPERTY CORNER MARKER
- OVERHEAD WIRES
- UTILITY POLE

PROPOSED FEATURES LEGEND

- PROPERTY LINE
- PROPERTY CORNER MARKERS

AREA TABULATION

	AREA IN SQ. FT.	AREA IN ACRES
TOTAL AREA	22,500.00	0.5165 ACRE
EXISTING LOT 1 AREA	7,500.00	0.1722 ACRE
PROPOSED LOT 1 AREA	10,500.00	0.2410 ACRE
EXISTING LOT 2 AREA	15,000.00	0.3443 ACRE
PROPOSED LOT 2 AREA	12,000.00	0.2755 ACRE



I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

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

PRELIMINARY/FINAL MINOR SUBDIVISION PLAN FOR:

LANDS OF GREENVIEW LLC
268 CARLISLE AVENUE, ENOLA PA 17025

PROJECT #:	20038	DATE:	3/08/2020
SCALE:	AS SHOWN	LAST REV:	
SHEET #	2 OF 2	CHECKED BY:	MGR
		CAD FILE:	20038.dwg