

Cumberland County Subdivision and Land Development Review Report

Municipality:	Lemoyne	Surveyor/ Engineer:	Romeo	Owner/ Developer:	Kevin Felmlee
Plat Title:	Felmlee Real Estate Group				
Plat Status:	Final	Plat Type:	Subdivision		
# of New Lots:	1	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	0.12
				Total Tract Acreage:	0.12
Zoning District:	Urban Residential	Proposed Land Use:	Residential		
Date Received:	3/3/2020	County Review:	3/23/2020	Reviewed by:	EG
				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.

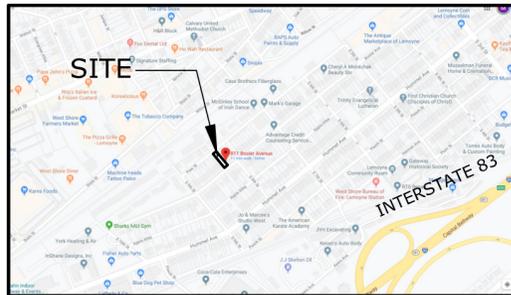
1. The proposed use referenced in the site data could be rephrased to single family semi-detached dwelling for consistency with the Borough of Lemoyne’s terminology.
2. Minimum provisions for vegetative coverage and maximum height for accessory structures should be addressed in the plan. (Zoning 303 and Table 3-4)
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 OF LANDS OF FELMLEE REAL ESTATE GROUP LLC

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX PARCEL 12-22-0824-051A (LANDS OF FELMLEE REAL ESTATE GROUP LLC) INTO TWO SEPARATE TAX PARCELS WITH A SEPARATE DEED FOR EACH PARCEL. PROPOSED LOT LINE WILL GO THROUGH THE PARTY WALL BETWEEN THE TWO HALVES OF THE EXISTING TWO-FAMILY DWELLING LOCATED ON THE SUBJECT PROPERTY. NO CONSTRUCTION, IMPROVEMENTS OR EARTH DISTURBANCE ARE PROPOSED BY THIS PLAN.

LOCATION MAP SCALE: 1" = 1,000'



NON-CONFORMITIES

PROPOSED NON-CONFORMITIES:

1. PROPOSED LOTS 1 & 2 DO NOT MEET THE ZONING ORDINANCE REQUIREMENTS FOR LOT WIDTH AND LOT AREA. A VARIANCE FOR THESE NON-CONFORMITIES WAS GRANTED BY THE BOROUGH ZONING HEARING BOARD ON OCTOBER 23, 2019

GENERAL NOTES

1. OWNER & APPLICANT:
FELMLEE REAL ESTATE GROUP LLC
ATTN: KEVEN FELMLEE
8 APALOOSA AVENUE
DILLSBURG, PA 17019
PHONE: (717) 805-4263
2. NO WETLANDS OR FLOODPLAINS ARE LOCATED ON THE SITE.
3. BOUNDARY AND TOPOGRAPHIC DATA IS BASED ON A SURVEY PERFORMED BY ROMEO LAND SURVEYING, INC. IN JULY OF 2012.
4. DATUM: PA STATE PLANE COORDINATES AND NGVD 1988
5. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
6. NO PUBLIC IMPROVEMENTS ARE PROPOSED.
7. A SEPARATE LEGAL DESCRIPTION SHALL BE RECORDED FOR EACH PROPOSED LOT.

SITE DATA

1. PROPERTY IS ZONED "UR", URBAN RESIDENTIAL.
2. EXISTING AND PROPOSED USE: SINGLE FAMILY SEMI-ATTACHED RESIDENTIAL
3. TOTAL SITE AREA = 5,250 SQ. FT.
MINIMUM LOT SIZE=3,000 SQ. FT.
PROPOSED AREA, LOT 1=2,625 SQ. FT.
PROPOSED AREA, LOT 2=2,625 SQ. FT.
4. MINIMUM LOT WIDTH: 30 FEET
PROPOSED WIDTH, LOT 1=17.5 FT.
PROPOSED WIDTH, LOT 2=17.5 FT.
5. MAXIMUM IMPERVIOUS COVERAGE:
45% OF LOT COVERAGE MAXIMUM ALLOWED
EXISTING COVERAGES: LOTS 1 & 2 = 38%
PROPOSED COVERAGES: LOTS 1 & 2 = 38%
6. MINIMUM BUILDING SETBACKS:
FRONT SETBACK: 15 FEET
REAR SETBACK: 15 FEET (N/A)
SIDE SETBACK: 5 FEET (10 FEET TOTAL)
7. MINIMUM REQUIRED OFF-STREET PARKING PER LOT= 2 SPACES
PROPOSED PARKING, LOT #1 = 2 SPACES (IN DRIVEWAY & GARAGE)
PROPOSED PARKING, LOT #2 = 2 SPACES (IN DRIVEWAY & GARAGE)
8. MAXIMUM BUILDING HEIGHT: 35 FEET.

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CUMBERLAND

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

OWNER(S) NAME: FELMLEE REAL ESTATE GROUP LLC (KEVIN FELMLEE)

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

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

DIRECTOR OF PLANNING

THIS PLAN REVIEWED BY THE LEMOYNE BOROUGH ENGINEER THIS ____ DAY OF _____, 20__

BOROUGH ENGINEER

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LEMOYNE BOROUGH PLANNING

COMMISSION THIS ____ DAY OF _____, 20__

PRESIDENT

SECRETARY

THIS PLAN APPROVED BY THE BOROUGH COUNCIL OF LEMOYNE.

THIS ____ DAY OF _____, 20__

PRESIDENT

SECRETARY

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR

CUMBERLAND COUNTY THIS ____ DAY OF _____, 20__

INSTRUMENT # _____

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.

700 Ohio Avenue, Lemoyne, PA 17043 (717) 763-4144
http://www.mgr-pls.com

PLAN PREPARED FOR:

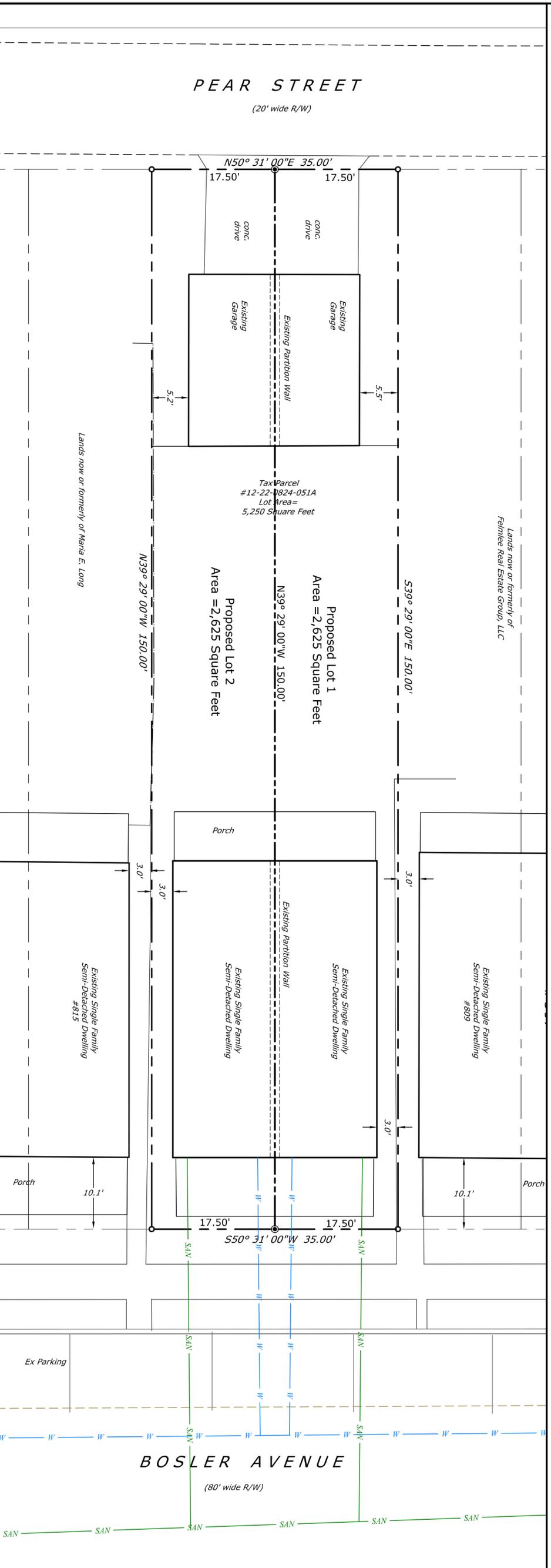
LANDS OF FELMLEE REAL ESTATE GROUP LLC

811 BOSLER AVENUE, LEMOYNE, PA 17043
TAX PARCEL #12-22-0824-051A

LEMOYNE BOROUGH, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT #:	19111	DATE:	12/03/2019
SCALE:	AS SHOWN	LAST REV:	
SHEET #	1 OF 2	CHECKED BY:	MGR
		CAD FILE:	19111.dwg

FINAL MINOR SUBDIVISION OF LANDS OF FELMLEE REAL ESTATE GROUP LLC

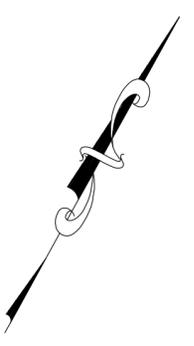
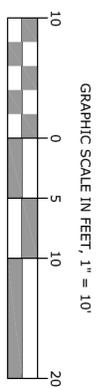


EXISTING FEATURES LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING PROPERTY CORNER MARKER
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING CURB
- EXISTING ZONING DISTRICT BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER

PROPOSED FEATURES LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY CORNER MARKER



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<http://www.mgr-pls.com>

PLAN PREPARED FOR:

LANDS OF FELMLEE REAL ESTATE GROUP LLC

811 BOSLER AVENUE, LEMOYNE, PA 17043
 TAX PARCEL # 12-22-0824-051A
 LEMOYNE BOROUGH, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT #:	19111	DATE:	12/03/2019
SCALE:	AS SHOWN	LAST REV:	
SHEET #	2 OF 2	CHECKED BY:	MGR
		CAD FILE:	19111.dwg