

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

Municipality: Lower Allen Surveyor/ Engineer: Charles Rodichok Owner/ Developer: Albert Arustamyan

Plat Title: 3 Neponsit Lane

Plat Status: Final Plat Type: S Subdivision

# of New Lots: 0 # of New Dwelling Units: 0 New Acreage Subdivided/Developed: .03 Total Tract Acreage: 0.22

Zoning District: R-1 Proposed Land Use: Residential

Date Received: 5/18/2020 County Review: 5/28/20 Reviewed by: KS 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 lot area for Lot 27A should be shown on the plan.
2. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide the electronic .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>.

**SITE DATA**

TOTAL AREA OF SUBDIVISION 18814 S.F. OR 0.44 ACRES  
 TOTAL NUMBER OF LOTS 2 (EXISTING), 1 SIDE YARD (PROPOSED)  
 WATER SUPPLY PUBLIC  
 SEWAGE DISPOSAL PUBLIC  
 PROPOSED LAND USE RESIDENTIAL  
 TRACT OWNER ALBERT ARUSTAMYAN & ERIN HEMPT  
 DEED BOOK INST. NO. 201318768  
 TAX ID NUMBER 13-25-0022-136 (LOT NO. 25)  
 WATER SUPPLY PUBLIC  
 SEWAGE DISPOSAL PUBLIC  
 PROPOSED LAND USE RESIDENTIAL  
 TRACT OWNER JOSEPH A. RIVERA JR.  
 DEED BOOK INST. NO. 200608729  
 TAX ID NUMBER 13-25-0022-161 (LOT NO. 27)

**IMPERVIOUS AREAS:**

LOT NO. 25 (PRE SUBDIVISION) = 8056 S.F. OR 0.19 ACRES  
 LOT NO. 25 (PRE SUBDIVISION) IMPERVIOUS AREA = 2995 S.F. OR 0.07 ACRES  
 LOT NO. 25 (PRE SUBDIVISION) IMPERVIOUS AREA = 37%  
 LOT NO. 25 (POST SUBDIVISION) = 9527 S.F. OR 0.22 ACRES  
 LOT NO. 25 (POST SUBDIVISION) IMPERVIOUS AREA = 2995 S.F. OR 0.07 ACRES  
 LOT NO. 25 (POST SUBDIVISION) IMPERVIOUS AREA = 31%  
 LOT NO. 27 (PRE SUBDIVISION) = 10758 S.F. OR 0.25 ACRES  
 LOT NO. 27 (PRE SUBDIVISION) IMPERVIOUS AREA = 1999 S.F. OR 0.05 ACRES  
 LOT NO. 27 (PRE SUBDIVISION) IMPERVIOUS AREA = 19%  
 LOT NO. 27 (POST SUBDIVISION) = 9287 S.F. OR 0.22 ACRES  
 LOT NO. 27 (POST SUBDIVISION) IMPERVIOUS AREA = 1999 S.F. OR 0.05 ACRES  
 LOT NO. 27 (POST SUBDIVISION) IMPERVIOUS AREA = 22%  
 MAXIMUM IMPERVIOUS ALLOWED IN THE R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL DISTRICT IS 50%

**AREA TABULATION**

LOT NO. 27 (PRE SUBDIVISION) = 10,758 SQ. FT. OR 0.25 ACRES  
 LOT NO. 27 (POST SUBDIVISION) = 9,287 SQ. FT. OR 0.22 ACRES  
 LOT NO. 25 (PRE SUBDIVISION) = 8,056 SQ. FT. OR 0.19 ACRES  
 LOT NO. 27A = 1,471 SQ. FT. OR 0.03 ACRES  
 LOT NO. 25 (POST SUBDIVISION) = 9,527 SQ. FT. OR 0.22 ACRES  
 TOTAL AREA OF SUBDIVISION = 18,814 SQ. FT. OR 0.44 ACRES

**RECORDING INFORMATION**

RECORDED IN THE OFFICE OF RECORDER OF DEEDS, CUMBERLAND COUNTY, PENNSYLVANIA

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

**SOURCE OF TITLE**

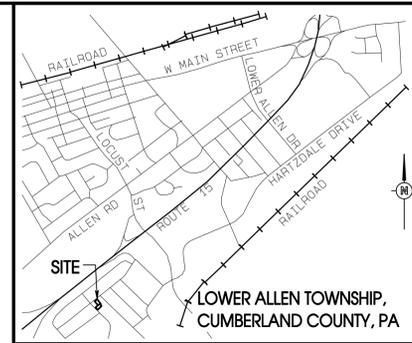
OWNERS: ALBERT ARUSTAMYAN & ERIN M. HEMPT  
 INSTRUMENT NO. 201318768  
 TAX PARCEL NUMBER: 13-25-0022-136

**SOURCE OF TITLE**

OWNER: JOSEPH A. RIVERA JR.  
 INSTRUMENT NO. 200608729  
 TAX PARCEL NUMBER: 13-25-0022-161

**ZONING DATA**

ZONING DISTRICT: "R-1"- SINGLE FAMILY ESTABLISHED RESIDENTIAL DISTRICT  
 MINIMUM LOT AREA: 7,200 SQ. FT. WITH PUBLIC WATER & SEWER  
 MINIMUM LOT WIDTH: 50' FEET AT DEDICATED R/W LINE.  
 FRONT YARD SETBACK: 30' FEET  
 SIDE YARD SETBACK: 15' FEET (TOTAL), WITH NO ONE SIDE YARD LESS THAN 5' IN WIDTH  
 REAR YARD SETBACK: 25'  
 MAXIMUM PERMITTED STRUCTURE HEIGHT: 35', ACCESSORY STRUCTURES NOT TO EXCEED 25'  
 IMPERVIOUS AREA - NOT TO EXCEED 50%



**LOCATION MAP**

SCALE: 1" = 2000'  
 2000 1000 0 2000 4000

**GENERAL NOTES**

- PROPOSED LOT LINE CHANGE (LOT ADDITION)
- EXISTING LOT NO. 25 IS RESIDENTIAL USE. IT HAS AN EXISTING FRAME & BRICK DWELLING AND A SHED LOCATED THEREON, WITH ITS OWN DRIVEWAY AND OFF STREET PARKING. IT IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER FACILITIES.
- EXISTING LOT NO. 27 IS RESIDENTIAL USE. IT HAS AN EXISTING FRAME & BRICK DWELLING LOCATED THEREON, WITH ITS OWN DRIVEWAY AND OFF STREET PARKING. IT IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER FACILITIES.
- PROPOSED LOT NO. 27A IS TO BE ADDED TO AND BECOME PART OF LOT NO. 25.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. A TITLE SEARCH COULD SHOW EXISTING RIGHT OF WAYS, EASEMENTS, ETC.
- CONCRETE MONUMENTS, WHERE SHOWN ON THIS PLAN ARE TO BE SET WHEN FINAL APPROVAL IS GRANTED BY THE DEVELOPER.
- EXISTING CONTOURS (AS SHOWN) ARE LIDAR CONTOURS RELATED TO NAVD 1988 VERTICAL DATUM.
- NO BUILDING CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE TO TAKE PLACE AS A RESULT OF THIS PLAN. (SEE SPECIAL NOTE).
- BOTH LOTS HAVE EXISTING OFF STREET PARKING IN THE FORM OF ATTACHED GARAGES.

**SPECIAL NOTE:**

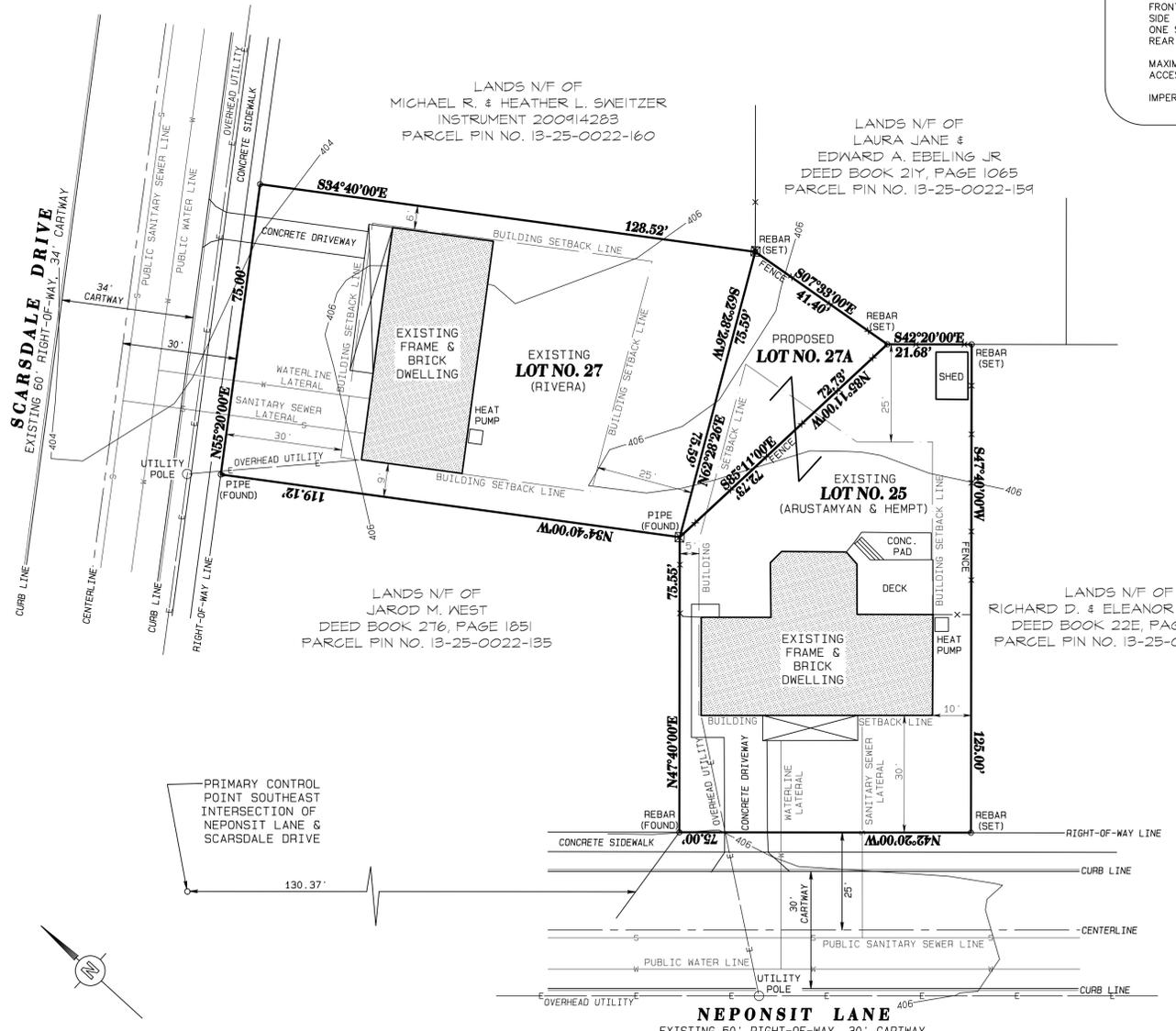
NO BUILDING CONSTRUCTION OR EARTH DISTURBANCE IS TO TAKE PLACE AS A RESULT OF THIS PLAN ON EITHER LOT. IF AND WHEN NEW BUILDING CONSTRUCTION IS TO TAKE PLACE ON EITHER LOT, THAT OWNER MUST SATISFY ALL THE REQUIREMENTS BY LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY AND ANY STATE AGENCY MIGHT REQUIRE BEFORE SECURING THE NECESSARY PERMITS.

**WETLANDS NOTE:**

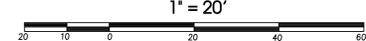
ALL WETLAND AREAS, INCLUDING RIVERINE SYSTEMS, ARE TO BE PROTECTED AND REMAIN UNDISTURBED. ACCORDING TO THE FEMA MAPPING FOR THIS PROPERTY, MAPPING AND FEMA MAPPING FOR THIS SITE. NO WETLANDS EXIST.

**MAP LEGEND**

- CONCRETE MONUMENT (TO BE SET)
- EXISTING CONTOUR (EVEN)
- OVERHEAD UTILITY
- CURB LINE
- EDGE OF MACADAM
- FENCE LINE (CHAIN LINK)
- TREE TYPICAL
- WOODSLINE
- BUILDING SETBACK LINE
- SEWER LINE (PUBLIC)
- WATER LINE (PUBLIC)
- WELL
- UTILITY POLE (TYP.)



PLAN SCALE 1" = 20'



**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN**  
 COMMONWEALTH OF PENNSYLVANIA:  
 SIGNATURE OF OWNERS \_\_\_\_\_  
 SS. \_\_\_\_\_  
 COUNTY OF CUMBERLAND  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.  
 WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

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 MY COMMISSION EXPIRES \_\_\_\_\_

**LOWER ALLEN TOWNSHIP PLANNING COMMISSION (REVIEW)**  
 REVIEWED BY THE PLANNING COMMISSION, LOWER ALLEN TOWNSHIP.  
 CUMBERLAND COUNTY, PA. THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ PRESIDENT \_\_\_\_\_ SECRETARY  
**LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS (APPROVAL)**  
 APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP.  
 CUMBERLAND COUNTY, PA. THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ PRESIDENT \_\_\_\_\_ SECRETARY

**CUMBERLAND COUNTY PLANNING DEPARTMENT (REVIEW)**  
 REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.  
 \_\_\_\_\_ DIRECTOR OF PLANNING

**CERTIFICATION OF ACCURACY**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF LOWER ALLEN TOWNSHIP AND THE AREA OF CLOSURE IS NO GREATER THAN 1 FOOT IN 10,000 FEET.  
 \_\_\_\_\_  
 CHARLES M. RODICHOK P.L.S.  
 SU-075133  
 DATE: \_\_\_\_\_

**FINAL LOT LINE CHANGE SUBDIVISION FOR**  
**ALBERT ARUSTAMYAN & ERIN M. HEMPT & JOSEPH A. RIVERA JR.**  
 LOCATED IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA  
 OWNERS  
**ALBERT ARUSTAMYAN & ERIN M. HEMPT**  
 3 NEPONISIT LANE  
 CAMP HILL, PA 17011  
 PHONE: 717-525-3478  
**JOSEPH A. RIVERA JR.**  
 28 SCARSDALE DRIVE  
 CAMP HILL, PA 17011  
 PHONE: 717-585-2483  
**C-SURVEYS**  
 PROFESSIONAL LAND SURVEYORS  
 BOUNDARY, SUBDIVISION & LAND DEVELOPMENT SURVEYS  
 144 EAST STREET  
 WILLIAMSTOWN, PA 17098  
 PHONE: 717-480-6384  
 DATE: 5/11/2020 REVISED: \_\_\_\_\_  
 DWG. NO.: 2020 CS-022 SHEET 1 OF 1