

Cumberland County Subdivision and Land Development Review Report

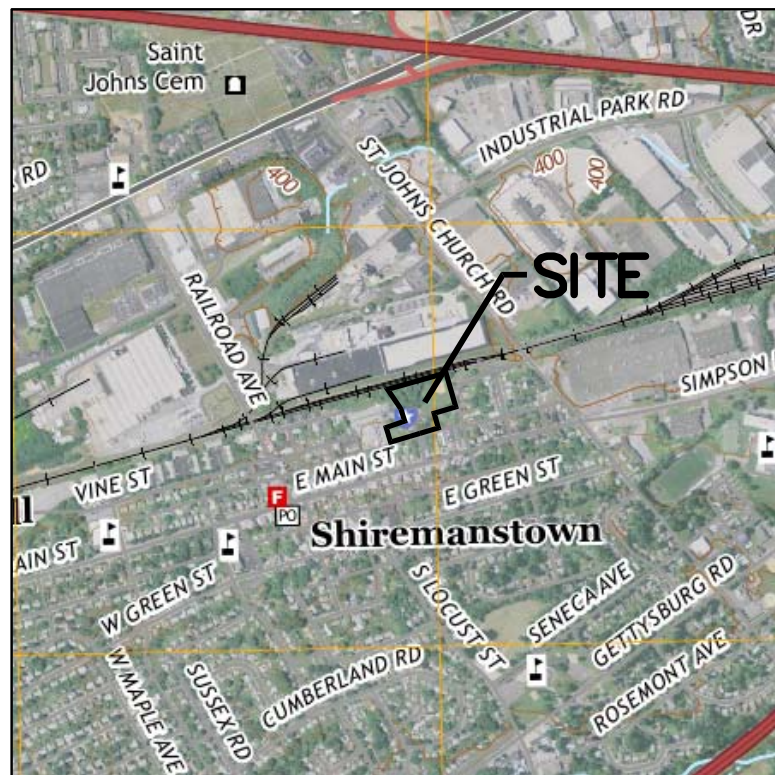
Municipality:	<u>Shiremanstown</u>	Surveyor/ Engineer:	<u>Gibson-Thomas Engineering</u>	Owner/ Developer:	<u>Shiremanstown Borough</u>
Plat Title:	<u>Lot Consolidation Plan</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>3.855</u>
				Total Tract Acreage:	<u>3.855</u>
Zoning District:	<u>Municipal</u>		Proposed Land Use:	<u>Municipal</u>	
Date Received:	<u>7/12/2021</u>	County Review:	<u>7/30/2021</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>EG, SW</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 Borough should verify the minimum lot area and lot width requirements shown on the plan for the R-MT Multi-Family Residential Town District. The Zoning Ordinance on file at the Cumberland County Planning Department indicates that the minimum lot area is 8,000 square feet and the minimum lot width is 80 feet (Zoning 5.13.1.1.d).
2. The plan should identify the zoning boundary lines and the boundary for Hampden Township (SLDO 13-7.30.1.B.12).
3. The General Notes should address wetlands and floodplains (SLDO 13-7.30.2.J).
4. The name of the plan should indicate the status of the plan (Final, Preliminary, etc.) (SLDO 13-7.40.2).
5. The proposed lots are located adjacent to a Cumberland Valley Rail Trail Conceptual Greenway as indicated in the Cumberland County Land Partnerships Plan and shown on the Future Land Use Map in the Cumberland County Comprehensive Plan. It is recommended that conservation measures be considered to preserve the natural, cultural and recreation values as appropriate.
6. Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.

This information may be provided to the Planning Department at the time of recording via email to planningreviews@ccpa.net. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/4890/Plan-Submission-Recording-Procedures>.



LOCATION MAP
SCALE: 1" = 1500 FEET



SHIREMANSTOWN BOROUGH COUNCIL

APPROVED BY THE BOROUGH COUNCIL, BOROUGH OF SHIREMANSTOWN, CUMBERLAND COUNTY, PA.
APPROVED THIS _____ DAY OF _____, 20____.
CONDITIONS OF APPROVAL COMPLETED THIS _____ DAY
OF _____, 20____.

PRESIDENT

SECRETARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

On this the ____ day of _____, 20____, before me, _____
the undersigned Officer, personally appeared _____
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are
subscribed to the within instrument, and acknowledged that _____ executed the same for
the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(Notary Seal)

CUMBERLAND COUNTY PLANNING DEPARTMENT

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

DIRECTOR OF PLANNING

RECORD INFORMATION

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS _____ DAY OF _____, 20____
INSTRUMENT NO. _____

ZONING

R-MT Multi- Family Residential (Town) District

Lot Area and Lot Width.
Minimum lot area and minimum lot width for permitted principal uses - 7,500 square feet/75 feet.
Minimum lot area and minimum lot width for permitted accessory uses - none, unless specified in Article VII or required by the Zoning Hearing Board.

Building Size.
Maximum Building Area - thirty three percent (33%) of lot area.
Maximum Floor Area Ratio - 75% of lot area.

Building Height.
Maximum Building Height - 35 feet

Building Setback and Yard Requirements.
Minimum building setback line - 25 feet
Minimum rear yard - 25 feet
Minimum side yard - Single detached to 25' high - 5 feet

DATE	REVISED BY	REVISION

SOURCES OF TITLE

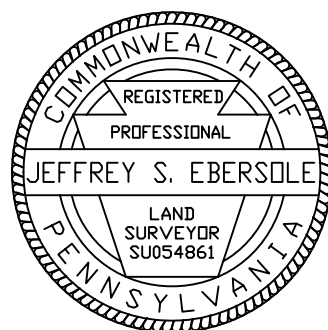
Tax Parcel 37-23-0555-154EX
Deed Book 14-B, Pg. 394
Deed Book 36-O, Pg. 145
Plan Book 66, Pg. 138 (Lot 1A)

Tax Parcel 37-23-0556-157EX
Deed Book 29-T, Pg. 797

Tax Parcel 37-23-0555-158EX
Deed Instrument #200719442

OWNER/SUBDIVIDER

Borough of Shiremanstown
1 Park Lane
Shiremanstown, PA 17011



PARCEL AREA TABLE			
LOT	DEED REFERENCE	SQ. FT.	ACRES
A	D.B. 14-B, PG. 394	139,874.469	3.211
B	D.B. 36-O, PG. 145	1,517.997	0.035
C	D.B. 29-T, PG. 797	7,620.633	0.175
D	INST. #200719442	18,919.269	0.434
TOTAL		167,932.368	3.855

GENERAL NOTES

The intent of this plan is to consolidate four (4) separately deeded and contiguous properties, under the common ownership of the Borough of Shiremanstown, into one parcel.

A 0.303 acre portion along the Northernly line of the property described in Deed Book 14-B, Page 394, is located within the Norfolk Southern Railroad Corporation Right-of-Way and is excluded from the consolidation.

Property line bearings shown are referenced horizontally to the Pennsylvania State Plane Coordinate System (South Zone) (NAD83).

Street Right-of-Way lines shown are from a combination of those found in Plan Book 5, Page 11, and physical features located during this survey and have not been verified with Borough Ordinances.

Topographic and Boundary information shown on this plan are from current deeds and plans of record and field survey performed by Gibson-Thomas Engineering Company, Inc., completed in April 2021.

CERTIFICATION OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct in accordance with the "Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania", as adopted by the Pennsylvania Society of Land Surveyors, dated July 10, 1998.

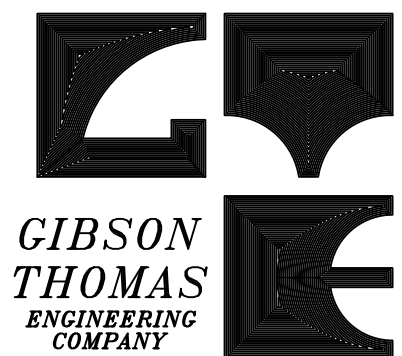
Jeffrey S. Ebersole, P.L.S.

Date

DATE	SCALE	REVISIONS
JUNE 2, 2021	1"=50'	
FIELD BOOK	FILE	
VOL.		DRAWING NO. 15609.655
PAGE		
DRAWN BY JSE	CHECKED BY PWB	

LOT CONSOLIDATION PLAN

FOR
BOROUGH OF SHIREMANSTOWN
TAX PARCELS 37-23-0555-154EX,
37-23-0555-157EX & 37-23-0555-158EX
1 PARK LN., SHIREMANSTOWN
CUMBERLAND COUNTY PENNSYLVANIA



SHEET 1 OF 1