

No: 25-057

PERRY COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality

Bloomfield Borough

Surveyor

Melham Associates, P.C.

Engineer

Melham Associates, P.C.

Plat Title

Lakeside Development Phase 4

Zoning District

R-3 Residential

Proposed Land Use

Single Family Residential (SF) (Duplexes and Townhomes)

Plat Status:

X

Preliminary

Final

P/F

Minor

Plat Type:

X

Subdivision

Land Development

Combined

Regulations:

County

Municipal

Zoning

S&LD

of Lots

8

of New Lots

20

of DUs

18

Acres Subdivided/ Developed

3.15

Total Acres

3.84

Date Received

08/04/2025

Staff Review

08/06/2025

Official County Review

08/06/2025

☐ 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.

Reviewed by JRF Checked by

- When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.
- Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.
- When applicable, zoning compliance to be verified by Municipal Zoning Officer.
- Appropriate sewage module component should be processed prior to final plat approval.
- Final plats must be recorded within 90 days of approval.

Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

Note: For the purpose of this review, the reviewer has considered this plan a Preliminary Plan as submitted.

Zoning related comments

- The proposed gazebo on proposed lot 119 will need to be evaluated by the Bloomfield Borough Planning Commission (BBPC) for its recommendation on whether the gazebo would be of the same general character as other permitted uses listed in the R-3 District, and which will not be detrimental to the intended purpose of the district. (Z.O. § 26-112.I) - From the reviewer’s perspective this would appear to be a complementary and compatible structure provided there are provisions in place which would ensure its long-term integrity.
- Proposed Lot 119 does not meet the minimum lot area or width for this sort of development. Because it is considered an “All other” use lot it is required to have a minimum lot size of 15,000 sq. ft. and a minimum lot width of 100’ (Z.O. § 26-113.A, Table 113.A.1) Also considering this same section reference, the side setback distances for proposed Lot 119 should be displayed as 15’ rather than the proposed 10’. Finally, on Sheet C-1.0, all of the proposed dwelling units do not appear to meet the minimum front yard setback distance of 25 feet. Despite this, the units appear to meet the requirement on all the other plan sheets.
- Access easements are required so that “...interior dwelling units have an unobstructed ten-foot easement via the side yard of end units and the rear of all adjoined units where no alley or side street exists. This easement shall be shown on the plat and incorporated into each deed transferring title to the property.” (Z.O. § 26-137.D)

Plan related comments

- It is recommended a copy of this plan is provided to the West Perry School District as a courtesy if deemed applicable. (Bloomfield Borough Subdivision and Land Development Ordinance (S&LDO) § 21-14.B.(1)(e))
- It is recommended a copy of this plan is provided to the Conservation District as it displays the disturbance of more than 1 acre of ground. (S&LDO § 21-14.B.(1)(g))
- It is recommended the fire company be provided a copy of the plan to determine whether an additional fire hydrant is needed. (S&LDO § 21-14.B.(1)(f)) One appears to be positioned at the intersection of the Proposed Lakeside Drive extension and Barnett Street.
- It is recommended a preliminary construction schedule should be provided factoring in the need to submit the finals plan and secure its approval. (S&LDO § 21-14.B.(12))
- The zoning data listing is required to mention the buffer and screening requirements, and open space. (S&LDO § 21-15.B.(8))
- If there are any existing and proposed protective covenants running with the land they need to be added to the plan, or a note stating none exist. (S&LDO § 21-15.B.(10))
- A plan statement is required to list “...any approved modifications of requirements, waivers, variances, ...” (S&LDO § 21-15.B.(11))
- “An inventory of all permits/approvals/required by other agencies along with date submitted and approval dates” must be displayed on the plan set. (S&LDO § 21-15.B.(12))
- The index of sheets on sheet C-1.0 is required to identify which sheets are to eventually be recorded with the Final Plan approval. (S&LDO § 21-15.B.(15))
- The plan should mention the parcels of land to be dedicated if there are any. (S&LDO § 21-15.B.(18))
- The plan is required to include a statement “a statement regarding public improvements shall be provided as follows: "All public improvements shall conform to PennDOT Publications 408 and Construction Standards Publication 72, current edition and with Borough construction requirements and ordinances." (S&LDO § 21-15.B.(18))
- A statement is required to be displayed on the plan regarding presence or absence of archaeological resources, historical features and important natural habitat. (S&LDO § 21-15.B.(21))
- Prior to plan approval, all landowners are required to certify ownership of the subdivided property and complete the dedicatory statement concerning roads or streets and rights-of-way prior to final plan approval. (S&LDO § 21-15.B.(22))
- The applicant’s surveyor is required to certify the accuracy of the survey plat. (S&LDO § 21-15.B.(23))
- The applicant’s engineer is required to certify the accuracy of the plan engineered design details. (S&LDO § 21-15.B.(24)) This would include S&LDO § 21-15.B.(27)) covering the adequacy of the proposed stormwater management facilities meeting Bloomfield Borough’s requirements.
- The applicant is required to provide a contribution of recreation land or a fee for residential lots and land developments as approved by the governing body. (S&LDO § 21-15.B.(28))
- The plan is required to contain a displays certification of the biologist that conducted the wetlands delineation. (S&LDO § 21-15.B.(25))
- The municipal highway occupancy note is required. (S&LDO § 21-15.B.(30))
- All signature blocks listed in S&LDO §§ 21-15.B.31, 32, 33, and 34 are required to be placed on the plan.
- The plan is required to provide a statement regarding the date and/or ordinance number of the Zoning Ordinance and Subdivision and Land Development Ordinance in effect at the time of submission. (S&LDO § 21-15.B.(36))
- A outdoor and street lighting plan is required if deemed applicable.
- The location of all existing and proposed easements are required to be displayed. (S&LDO § 21-15.C.(13))

Items required to accompany the plan

- All supporting calculations for the stormwater management report are required to be provided. (S&LDO § 21-15.C.(28))
- The Pennsylvania Department of Environmental Protection’s Sewage Facilities Planning Revision Module is required. (S&LDO § 21-15.D.(1))
- A copy of the wetlands study for the delineation is required to be provided. (S&LDO § 21-15.D.(5))
- Documentation from the Perry County Conservation District regarding the review of the erosion and sedimentation control plan is required. (S&LDO § 21-15.D.(6))
- “Where required, the organizational framework of the owners association shall be described in a report forwarded to Bloomfield Borough for review by the Bloomfield Borough Council and Borough Solicitor.” (S&LDO § 21-15.D.(6))

6. Also, in consideration of S&LDO § 21-15.D.(6), as a plan covenant, it is recommended the plan clearly specify who will be responsible for the construction and maintenance of the pair of common open space lots and facilities.
7. On sheet C-2.0 under the Site Data listing, considering lot frontage, all lots are required to have frontage on a street. (S&LDO § 21-27.A.(4)
8. The proposed street rights-of-way and cartway are required to meet all standards set forth in the Bloomfield Borough S&LDO § 21-23.C.

Other General Comments

1. The building footprints on sheet C-1.0 do not appear to be the same as the building footprints on all the other plan sheets.
2. In addition to the large wetland near Valley Road, the stream passing through the property is also a nationally identified wetland with this property. It is recommended that the feature is clearly labeled for reference.
3. On sheet C-2.0 under the Site Data listing, the proposed recreation area is listed as 0 acres. What is the intended purpose of proposed lots 118 and 119? The proposed gazebo on proposed Lot 119 should qualify the lot as a passive recreation lot.
4. Also, on sheet C-2.0, under item 2 in the General Notes listing, proposed Lot 118 should be mentioned alongside existing Lots 54 and 55.
5. The sidewalks, and curbing, should both be labeled on the plan sheets. It is noted that a detail is provided for each on sheet C-8.0
6. At a minimum, a diagram of the street lighting should be provided.
7. If a homeowner’s association (HOA) proposed to be established for the oversight and maintenance of the common open space lot(s), it is recommended that the structured HOA agreement is provided.
- .

Plan No. 25-057

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown		X	
17. Existing natural features shown - Wetlands	X		
Floodplains	X		
Woodlands, streams, etc.			X
18. Contours at required interval shown	X		
19. Easements shown and identified		X	
20. Existing man-made features shown - Building (s)			X
Storm drainage facilities)	X		
Sewer mains	X		
Water mains	X		
21. Proposed man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer disposal– public (X) on-lot ()	X		
Water supply – public (X) well ()	X		
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width			X
23. Proposed streets shown - Name	X		
R/W width	X		
Paving width	X		
Profiles	X		
24. Curbs shown		X	
25. Sidewalks shown	X		
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown	X		
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided		X	
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown		X	
32. Dedicatory statement shown	X		
33. Approval blocks shown		X	
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

C-3.0

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	85.00	175.00	27°49'45"	N 08°09'17" W	84.17
C22	20.04	175.00	08°33'43"	N 61°25'20" E	20.01
C23	80.00	175.00	26°11'32"	N 45°02'54" E	79.31
C24	80.00	175.00	26°11'32"	N 18°51'22" E	79.31
C25	80.44	125.00	36°52'09"	S 46°16'19" W	79.06

LOT CONSOLIDATION NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 8 EXISTING LOTS INTO 2 PROPOSED LOTS.
EXISTING LOTS 46, 47 & 48 ARE TO BE COMBINED AS PROPOSED LOT A.
EXISTING LOTS 54, 55, 56, 57, & 58 ARE TO BE COMBINED AS PROPOSED LOT B.

R-1 RESIDENTIAL (LOW DENSITY) ZONE

BARNETT STREET
(26' CART, 50' ROW)

BARNETT STREET
(26' CART, 50' ROW)

R-1 RESIDENTIAL (LOW DENSITY) ZONE

N/F
RICHARD L. KIMMEL, JR. & WENDY E. KIMMEL
20,86.4-60.59
209 BARNETT STREET
LOT 59
PB43-115+
02015-01899

R-1 RESIDENTIAL (LOW DENSITY) ZONE

N/F
KARL L. & DEBRA J. CLESS
20,86.4-60.41
309 BARNETT STREET
LOT 41
01190-00315

N/F
DARLENE AMSLER
20,86.4-60.42
307 BARNETT STREET
LOT 42
PB43-115-117
02018-08116

N/F
EDWARD R. APPLE, JR. & PATRICIA R. APPLE
305 BARNETT STREET
LOT 43
PB43-115-117
02014-04650

N/F
GERALD W. & RITA K. JANSEN
20,86.4-60.44
303 BARNETT STREET
LOT 44
PB43-115
02022-06233

N/F
MICHAEL & KAREN B. WHITMER
20,86.4-60.45
301 BARNETT STREET
LOT 45
01002-00028

N/F
ERIC S. SCHEIB & AMIE L. JOHN, ET AL
20,86.4-60.40
311 BARNETT STREET
LOT 40
02022-05184

N/F
RYAN S. EBAUGH
20,86.4-60.50
314 LAKESIDE DRIVE
LOT 50
PB54-166-177
02019-01448

N/F
GEORGE W. GIBSON
20,86.4-60.49
312 LAKESIDE DRIVE
LOT 49
PB54-166-177
02020-05370

N/F
CL REAL ESTATE, LLC
20,86.4-60.48
310 LAKESIDE DRIVE
LOT 48
PB54-166-177
02024-06414

N/F
CL REAL ESTATE, LLC
20,86.4-60.47
308 LAKESIDE DRIVE
LOT 47
PB54-166-177
02024-06414

N/F
CL REAL ESTATE, LLC
20,86.4-60.46
306 LAKESIDE DRIVE
LOT 46
PB54-166-177
02024-06414

N/F
CL REAL ESTATE, LLC
20,86.4-60.58
301 LAKESIDE DRIVE
LOT 58
PB54-166-177
02024-06414

N/F
DELORES J. ROSEBERRY
20,86.4-84.17
220 PATIO COURT
LOT 17
02021-03321

LAKESIDE DRIVE (26' CART, 50' ROW)

R-1 RESIDENTIAL (LOW DENSITY) ZONE

R-3 RESIDENTIAL (MIXED DENSITY) ZONE

N/F
TIFFANY WILBERT
20,86.4-60.53
311 LAKESIDE DRIVE
LOT 53
PB54-166-177
02025-00797

N/F
CL REAL ESTATE, LLC
20,86.4-60.54
309 LAKESIDE DRIVE
LOT 54
PB54-166-177
02024-06414

N/F
CL REAL ESTATE, LLC
20,86.4-60.55
307 LAKESIDE DRIVE
LOT 55
PB54-166-177
02024-06414

N/F
CL REAL ESTATE, LLC
20,86.4-60.56
305 LAKESIDE DRIVE
LOT 56
PB54-166-177
02024-06414

N/F
CL REAL ESTATE, LLC
20,86.4-60.57
303 LAKESIDE DRIVE
LOT 57
PB54-166-177
02024-06414

N/F
ELLSWORTH L. & HELEN C. STITZEL
20,86.4-84.16
227 PATIO COURT
LOT 16
02005-07732

N/F
LISA K. FRAKER & ROGER WATSON
20,86.4-60.1
271 OKFENVOE ROAD
02019-03212

A-1 AGRICULTURAL ZONE

R-1 RESIDENTIAL (LOW DENSITY) ZONE

N/F
CEMETERY ASSOCIATION
20,86.4-85
APPLE STREET
00174-00113

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	85.00	175.00	27°49'45"	N 08°09'17" W	84.17
C22	20.04	175.00	06°33'43"	N 61°25'20" E	20.01
C23	80.00	175.00	26°11'32"	N 45°02'54" E	79.31
C24	80.00	175.00	26°11'32"	N 18°51'22" E	79.31
C25	80.44	125.00	36°52'09"	S 46°16'19" W	79.06

architecture
engineering
landscape architecture
planning
surveying

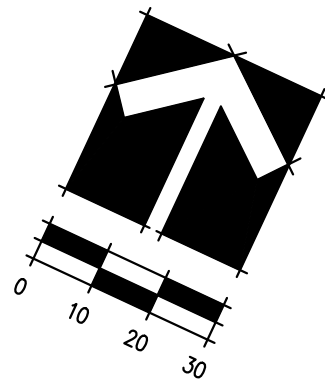
melham
ASSOCIATES, PC

2247 North Front Street
Harrisburg, PA 17110

tel 717 238 5000

fax 717 236 2600

www.melham.com



CLIENT

CL Real Estate, LLC

236 SHANAHAN LANE
LOYSVILLE, PA 17047
sales@drippedgepa.com
717-438-3853

PROJECT

Lakeside
Development
Phase 4

BLOOMFIELD BOROUGH, PERRY COUNTY PA

PHASE

PRELIMINARY SUBDIVISION &
LAND DEVELOPMENT PLAN

DRAWING

LOT CONSOLIDATION PLAN

© 2023 MELHAM ASSOCIATES PC

SCALE

1" = 30'

JOB #

16830

CADD

16830base.dwg

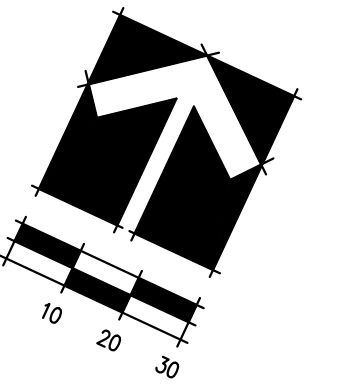
DATE

8/4/25

SHEET

C-4.0

717 236 2600
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LOYSVILLE, PA 17047
sales@dripegpa.com
717-438-3853

PROJECT

Lakeside
Development
Phase 4

BLOOMFIELD BOROUGH, PERRY COUNTY PA

PHASE

PRELIMINARY SUBDIVISION &
LAND DEVELOPMENT PLAN

DRAWING

OVERALL CONSTRUCTION PLAN

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SCALE

 $1'' = 30'$

JOB #

16830

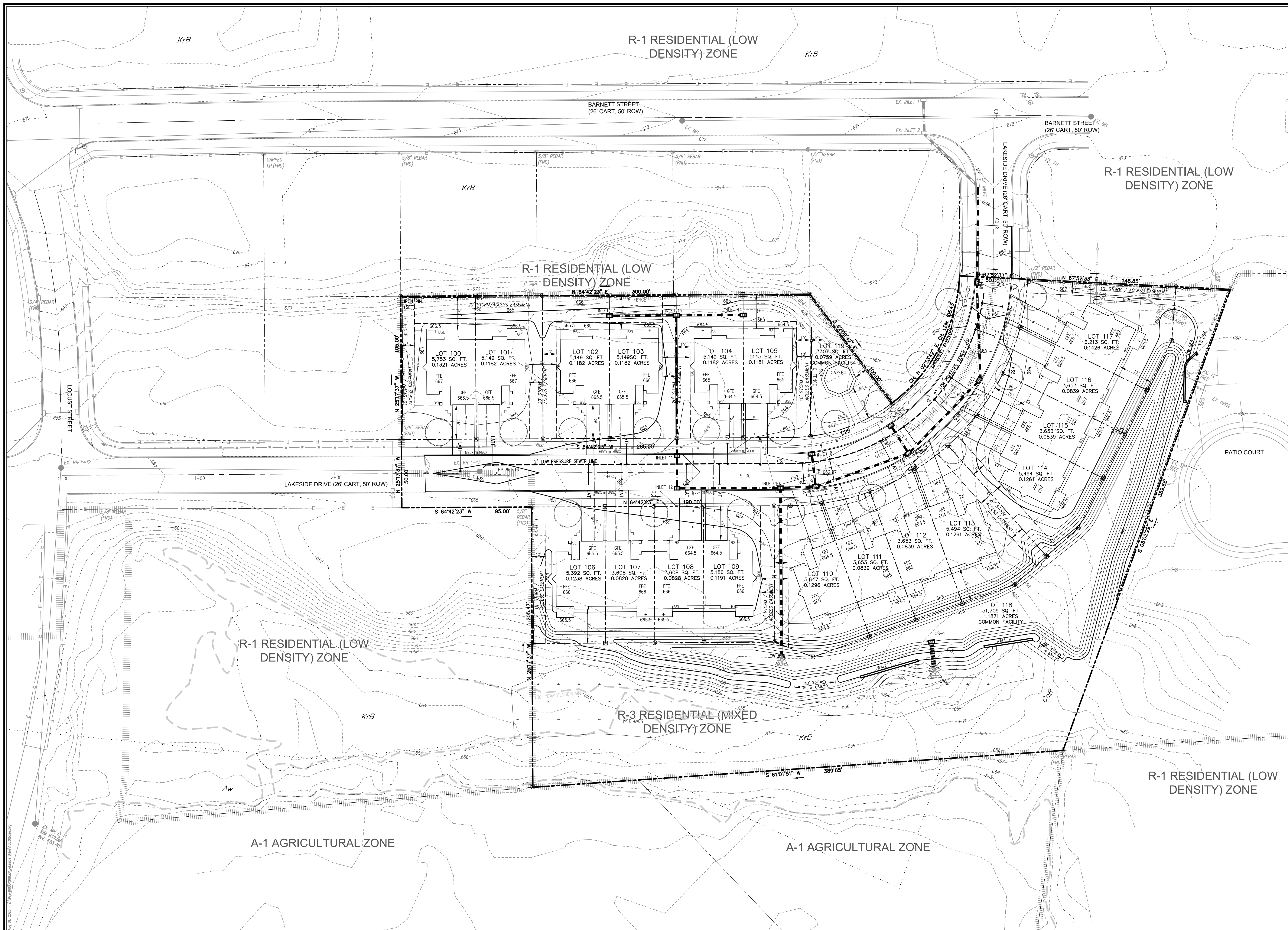
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DATE
8/4/25

SHEET

C-6.1





architecture
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surveying

melham
ASSOCIATES, PC

2247 North Front Street
Harrisburg, PA 17110

tel 717 238 5000
fax 717 236 2600
www.melham.com

0 5 10 20

CLIENT

CL Real Estate, LLC

PATIC

PROJECT

236 SHANAHAN LANE
LOYSVILLE, PA 17047
sales@dripedgpa.com
717-438-3853

PHASE

PRELIMINARY SUBDIVISION &
LAND DEVELOPMENT PLAN

DRAWING

GRADING PLAN

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SCALE

1" = 20'

JOB #

16830

CADD

16830base.dwg

DATE

8/4/25

SHEET

C-6.2