

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

Municipality: Penn Surveyor/ Engineer: All Land Services, Inc. Owner/ Developer: Brent and Denise Morton

Plat Title: Brent and Denise Morton

Plat Status: Preliminary/Final Plat Type: Subdivision

# of New Lots:	<u>7</u>	# of New Dwelling Units:	<u></u>	New Acreage Subdivided/Developed:	<u>85.88</u>	Total Tract Acreage:	<u>110.38</u>
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Zoning District: Conservation Proposed Land Use: Agricultural

Date Received: 8/4/2020 County Review: 8/19/2020 Reviewed by: SH Checked by: EG

- 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 applicable proposed figures (lot area, lot width) should be provided in the Site Data (Zoning 504).
2. The plan should include a list of all proposed lots and indicate which lots carry a right of further subdivision (Zoning 504.A.3).
3. It appears that the maximum lot coverage should be listed as 20%. See Penn Township Ordinance # 2013-04 adopted on 8/8/2013 (Zoning 504.E).
4. The year noted in the Cumberland County signature block and the recording information should be 2020 (SLDO 403.B.2.I.9).
5. The Township should verify that all proposed lots will have adequate access to a street or roadway (SLDO 502.A.8 and 505.B.1).
6. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
7. 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>.

