

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Lower Allen</u>	Surveyor/ Engineer:	<u>Towne Square Engineering</u>	Owner/ Developer:	<u>Charter Homes at Arcona Inc</u>
Plat Title:	<u>Arcona Neighborhood 8.1 Line Adjustment</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>2</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>0.03</u>
				Total Tract Acreage:	<u>0.393</u>
Zoning District:	<u>Residential -2</u>		Proposed Land Use:	<u>Residential</u>	
Date Received:	<u>8/25/2021</u>	County Review:	<u>8/27/2021</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u> </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 adjoining property owner information should be provided (SLDO 192 Attachment 3.C.3).
2. The Notes on the plan should address the presence or absence of floodplains and wetlands (SLDO 192 Attachment 3.D.4).
3. The proposed figures in the Zoning Information Table should contain dimensions relative to Lots OS-24 and Lot 500 (SLDO Attachment 3.F.1).
4. The Township should verify that the proposed lot line adjustment will still meet the Traditional Neighborhood Development (TND) requirements that apply to the Arcona project (SLDO Attachment 3.F.3).
 - a. Does the Arcona project still have enough Open Space area to meet the TND requirements?
 - b. Are any public amenities proposed in the OS-24 parcel (walking trails, etc.).
5. 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>.

