



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

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013

<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Plan Number:</i>
Penn Township	2/28/2022	3/18/2022	SH, SW, EG	22-021
<i>Plan Title:</i>				
Scott and Karen Rankin				
<i>Plan Status:</i>			<i>Plan Type:</i>	
Final			Subdivision Plan	
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The Location Map includes two north arrows (SLDO 405.A.5). 2. If applicable, the secondary / backup on-lot sewer area for Lot 2 should be included on the plan (SLDO 405.A.33). 3. The existing accessory structures on proposed Lot 3 will be accessed by the driveway on Lot 2. The Township should determine whether a joint use and maintenance agreement for the driveway should be recorded (SLDO 502.F.5). 4. Plan notes 16-17 regarding preservation should be revised to reference the Agricultural Conservation Easement Program not ASA. The deed of agriculture conservation easement is recorded at Book 732/Page 2610. 5. General Note 18 indicates that the Proposed Lot 3 must be conveyed with Lot 2 if it is sold. The applicant should consider combining Proposed Lot 3 and Lot 2 via a lot addition if that is the applicant's goal. A note on the plan may be difficult to enforce long term. 6. The deed of agricultural conservation easement contains the following provisions: <ol style="list-style-type: none"> a. Subdivision of a preserved farm requires approval by the Cumberland County Agricultural Land Preservation Board (County Board). It is recommended that the Township make plan approval conditioned on approval by the County Board. Final consideration by the County Board is expected on April 13. b. The plan and new property deeds for Lot 3 and Lot 2 must recite the terms of the easement verbatim and indicate which tract retains the right to construct the one additional residential structure. It is strongly recommended that the Applicant provide the County Board with draft property deeds for review. c. Within 30 days of change of ownership, landowners are required to notify the County Board of such change and provide a copy of the new property deeds. d. Any questions regarding the easement provisions should be directed to Stephanie Williams, Cumberland County Planning Department, at 717-240-5383. 				

7. 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.
8. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are **required** by the Planning Department prior to or at the time of recording any plan. Please note that **the Planning Department will not sign the plan for recording** until this information is emailed to planningreviews@ccpa.net. Links to online file downloads are acceptable. Applicants are required to provide the following files:
 - a. **Parcel boundaries**
 - b. **Lot lines**
 - c. **Building footprints**
 - d. **Road rights-of-ways**
 - e. **Edge of pavement**
 - f. **Declaration of planned communities/condominiums documents (including amendments)**