



**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>
West Pennsboro Township	5/2/2022	5/17/2022	SH, SW	22-052
<i>Plan Title:</i>				
Next Generation Ag				
<i>Plan Status:</i>			<i>Plan Type:</i>	
Final			Subdivision Plan	
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The limitations on subdivision and/or land development block on the plan should be verified. It appears that the lot area information may be incorrect (zoning 200.11). 2. The zoning information on the cover sheet should also list the floodplain overlay district (zoning 230). 3. General Plan Note #8 indicates that lot #1 is in the riparian buffer overlay zone. It appears that this note is referencing proposed lot #2 (zoning 231). 4. The riparian buffer should be protected by a legally binding instrument in a form acceptable to the township (zoning 231.6.3). 5. Lot #1 should be surveyed. The plan should include a description of the monuments / markers (SLDO 711). Accurate AutoCAD information (required below) will be utilized by the Cumberland County Tax Assessment Office to verify property information. 6. The proposed lots are located adjacent to the Conodoguinet Creek 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. 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: <ul style="list-style-type: none"> ○ Parcel boundaries ○ Lot lines ○ Building footprints ○ Road rights-of-ways ○ Edge of pavement ○ Declaration of planned communities/condominiums documents (including amendments) 				