



PLANNING DEPARTMENT
Cumberland County

Cumberland County
Subdivision and Land Development
Review Report

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
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<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Plan Number:</i>
Monroe Township	9/9/2023	9/26/2023	SH	23-114
<i>Plan Title:</i>				
1480 Leidigh Drive				
<i>Plan Status:</i>		<i>Plan Type:</i>		
Preliminary/Final		Subdivision Plan		
<i>Comments and Recommendations:</i>				

1. The deed reference for the Norfolk Southern Railroad is 'unknown'. This information should be provided (SLDO 402.3.2).
2. The groundwater easement note (sheet 2) indicates that the deeds for lot 5 and lot 1 will include specific language. The metes and bounds description of the easement area should also be included on both deeds (SLDO 613.1).
3. The plan should include a description of the monuments and markers that make up the boundary for lot 1 (SLDO 614).
4. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 623.1).
5. This parcel appears to be within the ASA recorded for the township. Based on the subdivision plan, proposed lot 5 is no longer proposed to be for agricultural use. The township should consider removal of the parcel from the ASA record during the ASA review process pursuant to Act 43 of 1981.
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. 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@cumberlandcountypa.gov. Links to online file downloads are acceptable. Applicants are required to provide the following information:
 - 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)**