



PLANNING DEPARTMENT
Cumberland County

Cumberland County
Subdivision and Land Development
Review Report

Cumberland County Planning Department
310 Allen Road, Suite 101
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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	1/22/2024	1/24/2024	SH	24-41
<i>Plan Title:</i>				
Meriweather Fields, LLC				
<i>Plan Status:</i>		<i>Plan Type:</i>		
Final		Subdivision Plan		

Comments and Recommendations:

1. The township should determine whether the beekeeping requirements on the cover sheet should be included on the plan. If applicable, the plan should include the location of all hives (zoning 201.2.12.B).
2. It appears that a driveway is proposed on lot 12. A driveway permit from the PennDOT should be obtained (zoning 308.1.6).
3. A clear sight triangle should be provided at the proposed driveway intersection with South Locust Point Road (zoning 308.1.10).
4. The required and provided sight distances should be provided on the plan (zoning 308.1.11).
5. It appears that an on-lot system is proposed on lot 12. The plan should reference the Pennsylvania DEP sewage planning requirements and include proof of approval (zoning 315).
6. Flag-lot residences are only permitted in the agricultural zone by conditional use (zoning 423.1). The plan should include relevant information from the conditional use hearing including the date, docket number, and any conditions associated with the approval of the proposed flag lot.
7. General note 6 should be updated to reference the new FEMA floodplain map and panel numbers. The maps became effective on September 7, 2023 (SLDO 616).
8. The plan should include a note regarding the presence or absence of wetlands (SLDO 617).
9. The township should determine whether the applicant should dedicate recreational land or dedicate a fee in lieu of dedication (SLDO 623).
10. 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)**