



PLANNING DEPARTMENT
Cumberland County

Cumberland County
Subdivision and Land Development
Review Report

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
Telephone: (717) 240-5362

<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Plan Number:</i>
Monroe Township	5/17/2024	5/24/2024	SH	P24-301
<i>Plan Title:</i>				
Stonehouse Crossing Revised				
<i>Plan Status:</i>		<i>Plan Type:</i>		
Final		Subdivision Plan		
<i>Comments and Recommendations:</i>				

1. The floodplains have been amended by FEMA and adopted by the township. The amendments became effective on September 7, 2023. The plan should be updated (SLDO 402.3.4.B and zoning 322):
 - a. The floodplain boundary shown on the plan has been changed by FEMA. The new boundary should be shown. It appears that most of lot 2 is now located in the FEMA 1% (100-year) floodplain.
 - b. General note 5 should be updated to reference the new FEMA floodplains. The panel number and date should be reviewed.
2. The proposed easement for the joint use driveway on lots 5-7 should be reviewed and approved by the township solicitor prior to approval. The easement should be recorded.
3. The township and the applicant should review the Delivery Growth Management Program as developed by the United States Postal Service (USPS). It appears that the plan is proposing a change to the USPS mail delivery. Certain requirements including mailbox clustering may apply. It is recommended that the plan be submitted to the USPS local growth coordinator prior to final approval. For more details, please review the following USPS website: <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/welcome.htm>.
4. Please work with the municipal addressing authority to determine addresses as soon as possible. Providing complete and accurate addressing information to Cumberland County GIS when plans are finalized, but before construction, ensures that they can be added to the Master Street Address Guide (MSAG). An up-to-date MSAG is critical to ensuring that addresses validate in the 9-1-1 system. Other utility providers also depend on the MSAG to validate installations in new developments. If you have any questions regarding addressing or the MSAG, please contact Sarah Fuhrmeister, MSAG Coordinator (717-240-6148 or sefuhrmeister@cumberlandcountypa.gov).
5. 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)**