



**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>
East Pennsboro Township	3/10/2022	3/10/2022	SH	22-024
<i>Plan Title:</i>				
5 th Street Historical Society				
<i>Plan Status:</i>			<i>Plan Type:</i>	
Preliminary/Final			Subdivision and Land Development Plan	
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The Township should verify that the proposed lots will meet the lot area and width requirements in the zoning ordinance. The information provided in the Zoning / Site Data table appears to apply to single-family detached dwellings (Zoning 27-1006 & 27-1901.9.A). 2. The plan indicates that the lot coverages for lots 1, 2, and 3 exceed the 40% maximum impervious area for non single-family uses. The plan should include the existing impervious coverage. Will the proposed subdivision increase the nonconformance for the individual lots? (Zoning 27-1008 & Part 22). 3. The Existing Conditions Plan should address the setback requirements on a corner lot (Zoning 27-1901.4.B). 4. Existing parking spaces should be shown on the plan. The Applicant should provide proof of compliance with all parking requirements (Zoning Part 21). 5. The Township and the Applicant should verify the title of the plan. Should the plan type be changed to 'Subdivision' (SLDO 22-307.1.A.1)? 6. Proposed Lot 3 will be added to the existing lot located southeast of McCormick Street. The plan should include descriptions and dimensions of all lots in the subdivision (SLDO 22-307.1.B.1). 7. The required and provided clear sight distance and a clear sight triangle should be provided for existing and proposed driveways (SLDO 22-307.1.C.1). 8. The plan should address Pennsylvania DEP Sewage Planning requirements (SLDO 2-309.1.F.2 & 22-514.2). 9. Curbs should be provided in all land developments (SLDO 22-506.4.E.5.F). 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@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)**