

Cumberland County Subdivision and Land Development Review Report

Municipality:	South Middleton	Surveyor/ Engineer:	Control Point Associates Inc	Owner/ Developer:	Mountain Power, LLC
Plat Title:	Mountain Power, LLC				
Plat Status:	Preliminary/Final	Plat Type:	Subdivision		
# of New Lots:	1	# of New Dwelling Units:	New Acreage Subdivided/Developed:	19.457	Total Tract Acreage: <u>88.326</u>
Zoning District:	I-2	Proposed Land Use:	Utility		
Date Received:	8/27/2020	County Review:	9/8/2020	Reviewed by:	SH
				Checked by:	

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The boundary line with the Borough of Mount Holly Springs should be indicated on the plan (SLDO 501.B.2).
2. The Vicinity Map and the South Middleton Township Zoning Map should include a written and graphic scale (SLDO 501.B.3).
3. The zoning district boundaries should be included on the plan (SLDO 501.B.12).
4. The plan should indicate that the site is located in the Wellhead Protection Overlay Zone (SLDO 501.B.12).
5. The plan should address the presence of wetlands (SLDO 501.B.14). Any wetlands should be delineated and shown on the plan.
6. Pennsylvania DEP Sewage Planning requirements should be addressed on the plan (SLDO 502.B).
7. Note #1 indicates that the property is located in the Borough of Mount Holly Springs. The plan should be reviewed by the Borough of Mount Holly Springs and include signature lines for approval by the Borough of Mount Holly Springs (SLDO 501.B.32).

If the Borough has elected to waive the procedure for Subdivision Plan review/approval, the Township should require the Applicant to obtain a written waiver from the Borough. Further, the plan should include an appropriate note along with a date of this waiver.

8. The plan should include a signature line that indicates a review by the Cumberland County Planning Department. The signature will be provided by the Director of Planning. This signature will be required for recording of the plan (SLDO 601.B.6).
9. The References list should indicate the Cumberland County Tax Assessment Office.

10. The plan should include a statement of purpose.
11. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

