

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Middlesex</u>	Surveyor/ Engineer:	<u>John K Bixler III PLS</u>	Owner/ Developer:	<u>Central PA Conservancy</u>
Plat Title:	<u>USA Dept of Interior NPS Tract 364-17 Lots 1&2</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>1</u>	# of New Dwelling Units:	<u> </u>	New Acreage Subdivided/Developed:	<u>5.3086</u>
				Total Tract Acreage:	<u>15.03</u>
Zoning District:	<u>OS Conservation</u>		Proposed Land Use:	<u>Recreational</u>	
Date Received:	<u>6/22/2021</u>	County Review:	<u>7/1/2021</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>EG, SW</u>

- 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 Township should verify the dimensional requirements shown on the plan. The version of the Zoning Ordinance at the Cumberland County Planning Department indicates that the following dimensions apply (Zoning 5.05 as amended in 2008):
 - a) Maximum Lot Coverage = 10%
 - b) Front Yard requirement = 50 feet
 - c) Side Yard requirement = 25 feet (50 total sides)
 - d) Rear Yard requirement 50 feet
 - e) Maximum Impervious area = 20%
2. The Township should consider whether a designee of the National Park Service should be included in the owner certification and title block provided on the plan (SLDO 501.A.5 and SLDO 501.A.9.e)
3. The proposed lots are located adjacent to the Appalachian Trail and Conodoguinet Creek Greenways as indicated in the Cumberland County Land Partnerships Plan and shown on the Future Land Use Map of the Cumberland County Comprehensive Plan. It is recommended that conservation measures be considered to preserve the natural, cultural and recreation values as appropriate.
4. Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.

This information may be provided to the Planning Department at the time of recording via email to planningreviews@ccpa.net. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.