

Cumberland County Subdivision and Land Development Review Report

Municipality:	Middlesex	Surveyor/ Engineer:	Burget & Associates, Inc.	Owner/ Developer:	Gregory L and Beatrice Barninger		
Plat Title:	Gregory L and Beatrice Barninger						
Plat Status:	Final	Plat Type:	Subdivision				
# of New Lots:	1	# of New Dwelling Units:	1	New Acreage Subdivided/Developed:	8.846	Total Tract Acreage:	17.691
Zoning District:	OS	Proposed Land Use:	Residential				
Date Received:	6/18/2021	County Review:	7/6/2021	Reviewed by:	SH	Checked by:	EG

- 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 Site Data table should include the proposed lot width at the building setback line. The Township should verify compliance (Zoning 5.05.A).
2. The Zoning Data and Site Data tables should address the impervious area requirement (Zoning 5.05.B).
3. The Zoning Data table contains an asterisk at minimum lot width and building setbacks. The table should include an explanation or legend identifying the purpose of the asterisk.
4. The plan should address the Pennsylvania DEP sewage planning requirements for proposed Lot 4 (SLDO 503.A.3).
5. Driveways should not exceed a slope of 20%. The Applicant should provide evidence that the proposed driveway for Lot 4 can meet this requirement (SLDO 703.I.10).
6. The plan should include a clear sight triangle at existing and proposed driveways (SLDO 703.K.3).
7. Frontage on a public street is required for proposed Lot 4 (SLDO 706.A.6.A). It appears that the purpose of this requirement is to ensure that access is provided to each lot. Prior to approval of the plan, the Applicant should provide proof of an approved Highway Occupancy Permit from PENNDOT.
8. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 710).
9. 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>.