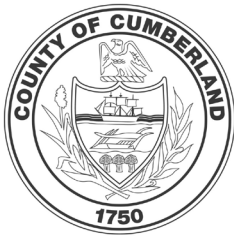


**Cumberland County
Subdivision and Land Development Review Report**

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>
Upper Allen Township	1/3/2022	1/18/2022	SH, SW	22-002
<i>Plan Title:</i>				
Winding Hills Community Center Stage 8, Lot L				
<i>Plan Status:</i>		<i>Plan Type:</i>		
Final		Land Development Plan		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The Township should determine whether the buffering requirements will apply to the proposed Community Center (Zoning 245-16.5.B). 2. The Township should review the proposed amount of parking spaces. It appears that the Community Center may be considered a "Community Building" which requires a parking space for each 100 square feet of gross floor area (Zoning 245-17.2, Use #27). 3. Handicapped parking spaces should be provided on the plan (Zoning 245-17.6.A.6). 4. Public parking should be lit during evening operating hours. The Township should determine whether this requirement applies to the proposed Community Center (Zoning 245-17.8.A). 5. The adjoining property information should be provided on the plan (SLDO 220-3.5.C.2.Q). 6. The plan should include a metes and bounds description of the entire lot (SLDO 220-3.5.C.2.V). 7. The Township should determine whether the sight distance requirements will apply to this plan (SLDO 220-5.2.E.10). 8. The proposed Access Drive should be landscaped with street trees (SLDO 220-5.4.B.3.J). 9. The minimum width of a storm drainage facilities should be 30 feet (SLDO 220-5.10.A.1.A). 10. The survey monuments and markers should be indicated and described on the plan (SLDO 220-5.11). 11. Will the proposed Community Center require a dumpster? If applicable, the plan should include the location of a dumpster and the required screening (SLDO 220-5.13.B.1.E). 12. The Township should determine whether screening should be provided between the proposed Community Center and the stormwater management area- Headwall (HW-10) (SLDO 220-5.13.B.1.G). 13. The Township should verify that the applicant will meet the street tree requirements (SLDO 220-5.13.D). 14. If applicable, the plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 220-5.15). 15. 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 				



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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/4890/Plan-Submission-Recording-Procedures>.