



PLANNING DEPARTMENT
C u m b e r l a n d C o u n t y

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

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
Telephone: (717) 240-5362

Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
Middlesex Township	8/19/2025	9/9/2025	SH, EG, KS	P25-727
Plan Title:				
Project Bolt Phase 1A				
Plan Status:		Plan Type:		
Preliminary		Land Development Plan		
Comments and Recommendations:				

1. The township and the applicant should review the rear yard setback. The minimum rear yard should be 35 feet (zoning 24.03).
2. The principal façade standards in the zoning regulations (sheet 2) should also apply to all building facades that face toward an abutting public street (zoning 24.04.A.1).
3. A water feasibility study in conformance with requirements of the zoning regulations should be provided (zoning 24.07).
4. Match lines and a key map should be provided on all applicable sheets (SLDO 501.A.2).
5. The signature block for the Cumberland County Planning Commission will be signed by the director of planning. The signature lines for the chairman and secretary should be removed (SLDO 501.A.4).
6. Each plan sheet should include a legend (SLDO 501.A.14).
7. The plan should include a statement that the applicant shall comply with all township regulations at the time of the filing of the preliminary plan (SLDO 501.A.16).
8. The plan should include a statement that the applicant is responsible for installation of all street and traffic control signs and devices as deemed necessary by the township (SLDO 501.A.17).
9. The table of site data should include the purpose for all proposed lots and land development sites (SLDO 501.A.21.b).
10. The plan should include a phasing plan and schedule for filing with the township (SLDO 501.B.3).
11. The proposed intersections should include the required and provided sight distances (SLDO 703.K.1).
12. The proposed intersections should include a clear sight triangle (SLDO 703.K.3).
13. Sidewalks should be provided along new streets and exterior streets (SLDO 707.A.1).
14. Curbing should be provided along interior streets (SLDO 708.B).
15. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 710).
16. An Environmental Impact Assessment Report should accompany the submission (SLDO 718).

17. Sheet 3 shows a master plan keymap but does not provide information about the overall development. The submission should include a master plan with a summary of zoning requirements and proof of compliance for the overall data center development.
18. Based on a meeting held on 11/25/2024 with Cumberland County staff, the following considerations for the development were identified. The township should discuss options with the developer for implementing the following management practices/public access improvements.
 - a. The area proposed for development is along a bend in the Conodoguinet on a significant area of the water trail, between access sites B2 and B3. Both of the existing access sites have limited parking, especially the site along Bernheisel Bridge Road to the east. Could a boat access site with parking be provided for public access to the water trail in order to alleviate parking demand at the other two sites?
 - b. The proposed development site has significant areas of wetlands and is located between two core habitat areas identified on the 2005 Natural Areas Inventory and threatened and rare species were identified in recent surveys identified on the plan. Are there opportunities to enhance core habitat in areas along the creek in need of restoration? Could provisions for the avoidance of the bald eagle nesting site be implemented regardless of recently documented use of the nest?
 - c. The proposed development area is within proximity to the Appalachian Trail, a national scenic trail and the Conodoguinet Greenway, identified in the Cumberland County Land Partnerships Plan. How do site design and development plans intend to protect the viewshed of the Appalachian Trail and comply with the requirements of PA Act 24, adopted in June 2008? This act requires 58 PA municipalities along the Appalachian National Scenic Trail to preserve the natural, scenic, historic, and aesthetic values of the Trail and to conserve and maintain it as a public natural resource. Could a public access walking trail be provided between the housing development to the southwest of the proposed development and the area along the creek greenway?
 - d. The Susquehanna River Basin Commission identified the majority of the area designated as building area as highest value recharge areas for groundwater, with almost all proposed building area designated as at least above average for recharge. This area is unique regionally for the high capacity for recharge, as a very limited area north of I-81 from Carlisle to the Susquehanna River has this capability. Could any funding be dedicated for open space to preserve the remaining high value recharge area, or are there stormwater design measures planned to enhance infiltration for groundwater recharge?
19. Please work with the municipal addressing authority to determine addresses as soon as possible. Providing complete and accurate addressing information to Cumberland County GIS when plans are finalized, but before construction, ensures that they can be added to the Master Street Address Guide (MSAG). An up-to-date MSAG is critical to ensuring that addresses validate in the 9-1-1 system. Other utility providers also depend on the MSAG to validate installations in new developments. If you have any questions regarding addressing or the MSAG, please contact Cumberland County GIS Department at (717)240-6419 or gis@cumberlandcountypa.gov.
20. 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@cumberlandcountypa.gov. Links to online file downloads are acceptable. Applicants are required to provide the following information:

- a. Parcel boundaries**
- b. Lot lines**
- c. Building footprints**
- d. Road rights-of-ways**
- e. Edge of pavement**
- f. Declaration of planned communities/condominiums documents (including amendments)**