



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	P25-726
Plan Title:				
Project Bolt				
Plan Status:		Plan Type:		
Preliminary		Subdivision 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. Match lines and a key map should be provided on all applicable sheets (SLDO 501.A.2).
3. 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).
4. Each plan sheet should include a legend (SLDO 501.A.14).
5. 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).
6. The table of site data should include the purpose for all proposed lots and land development sites (SLDO 501.A.21.b).
7. The wetlands noted in general note 6 should be identified on the plan and included in a legend (SLDO 501.A.25.b).
8. The existing sewer line should be shown along Country Club Road (SLDO 501.A.26.e).
9. The plan should include a phasing plan and schedule for filing with the township (SLDO 501.B.3).
10. The proposed intersections should include a clear sight triangle (SLDO 703.K.3).
11. A drainage easement should be provided adjacent to the Conodoguinet Creek (SLDO 704.I).
12. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 710).
13. 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.

14. 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)**