



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
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Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Plan Number:
Middlesex Township	12/5/2025	1/2/2025	SH, EG, KS	P25-1134
Plan Title:				
Pennsylvania Digital 1 – (PAX-1) Phase 1B				
Plan Status:		Plan Type:		
Preliminary		Land Development Plan		
Comments and Recommendations:				

1. The submission should be accompanied by architectural renderings of the building exterior (zoning 2.18.G.1).
2. Each of the data center buildings include an adjoining 'generator yard'. The plan should include a typical layout of the generator yard. The type of generator should be provided. The details should include any proposed screening, buffering or fencing proposed around the generators (zoning 2.18.G.1.b).

In addition, the layout of the generator yard and building 5 should be revised. It appears that the generator yard will face residential land uses to the west. The applicant should consider revising the layout to reduce the noise impacts.

3. The main entrance(s) and any secondary entrance(s) to each building should be labeled on the plan (zoning 2.18.G.1.c.1). A handicapped accessible sidewalk should be provided for employees and visitors.
4. An acoustic barrier may be required for mechanical equipment that abuts a residential use or zoning district (zoning 2.18.G.2.b.1.d). The township should review the location of the proposed 'generator yards'.
5. A traffic impact study should accompany the submission (zoning 3.04.G.2.d).
6. A water feasibility study should accompany the submission (zoning 3.04.G.2.e).
7. An electric interconnection agreement should be provided (zoning 3.04.G.2.f).
8. A noise study should be provided (zoning 3.04.G.2.g).
9. A parking analysis report is required to determine the number of parking spaces required for a data center. The report should be provided to the township (zoning table 4.15.1 and 4.15.D).
10. The township engineer should determine whether curbing is required throughout the proposed development (zoning 4.15.F.4). Curb detail is provided on sheet C1B 801. If applicable, curbing should be shown on the plan.

In addition, if curbing is not required, parking stops should be provided to prevent vehicles from encroaching into landscaped areas.

11. Loading spaces should be in the rear of the property (zoning 4.15.G.4.d).
12. A recycling and trash dumpster should be provided for each building (zoning 4.27.A).
13. A small key map should be provided on each sheet. The appropriate match lines should be highlighted to depict the area shown on the sheet (SLDO 501.A.2).
14. The following refer to the request of waiver block on the cover sheet (SLDO 501.A.8):
 - a. Section 303 J.3 (detention basin slopes) indicates that stormwater basin bottoms will be flat and landscaped with wetland vegetation that will not be mowed. The township should verify whether the basins should be mowed for maintenance of the stormwater management facilities.
 - b. Section 303 B.2 (infiltration of stormwater) indicates that a majority of the stormwater produced will discharge laterally to the adjacent floodplain of the creek and mimic existing runoff characteristics of the site. Will the post-construction runoff mimic the rate, volume and concentration of the existing stormwater runoff?
 - i. The applicant should consider the feasibility of installing tanks to hold the excess stormwater to be used for cooling the data center.
 - ii. The existing conditions plan indicates that many areas along the floodplain include steep banks and sensitive features that may be susceptible to erosion from increased stormwater flow. The township should require methods to limit erosion prior to approval of the waiver.
 - iii. The PNDI results found on sheet 2 indicate that no known conflicts are identified on the project site. It appears that the requested waiver will create impacts beyond the project disturbed area. Two of the identified species are identified as 'extensive' and 'small' floodplain populations. The applicant should address impacts to threatened and rare populations in the floodplain prior to approval of the waiver.
 - iv. In addition, the PA Natural Heritage Program identified the area of the Conodoguinet Creek at Bernheisel Bridge as supporting habitat for two plant species of concern and one animal species of concern of regional significance. The program also identified the area of the Conodoguinet Creek at Wolf's Bridge as supporting aquatic species of concern. The habitat conservation recommendations in their report should be observed and followed in development of this project site.
 1. Maintaining water quality in the Conodoguinet will benefit these species, which also occur downstream at several locations along the creek. The plant species of concern will benefit from minimizing disturbance on the floodplain and by allowing a wider forested buffer to grow along the creek.
15. The legends provided on sheet 4 (general information) should be reviewed. It appears that there is a spacing error (SLDO 501.A.14).

16. The instrument and parcel number should be provided in the site data on sheet 2 (SLDO 501.A.15.e.1).
17. This property is enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information (SLDO 501.A.18).
18. Adjoining property owner information should be provided (SLDO 501.A.19).
19. Sheet 2, general note 11 should be clarified as the township has recently adopted a new zoning ordinance. The zoning regulations block (sheet 2) indicates that the September 3, 2025 ordinance applies (SLDO 501.A.21).
20. A phasing plan should accompany the submission. The plan should identify each phase and a schedule for completion (SLDO 501.B.3).
21. A hydro-geologic study and water quality testing report should accompany the submission (SLDO 503.A.6).
22. Emergency service providers should review and comment on the plan (SLDO 602.M).
23. Each watercourse, drainageway, channel or stream should be provided with a drainage easement (SLDO 704.I).
24. The applicant has requested a waiver (deferral) of sidewalk requirements. The township should consider requesting pedestrian pathways in the floodplains and riparian buffer areas adjacent to the Conodoguinet Creek (SLDO 707.C).
25. Surveying monuments and / or markers should be identified or placed at each corner of the property line (SLDO 709).
26. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 710).
27. Fire hydrants should be shown on the utility plan (SLDO 712.C.5).
28. The applicant should consider traffic control signage at intersections throughout the proposed development (SLDO 715.A.1). In addition, clear sight triangles should be shown and the required / provided sight distances should be provided (zoning 4.14 and SLDO 703.K).
29. An environmental impact assessment report should accompany the submission (SLDO 718).
30. Existing trees with a trunk diameter of 20 inches or more should be identified on the landscape plan (SLDO 719.B.2.d).
31. The landscape plan should be certified by a registered landscape architect (SLDO 719.B.3).
32. Sheet C1B 602 includes a small 'reforestation area.' Sheet C1B 601 includes a tree schedule for reforestation areas. The tree reforestation schedule proposes almost 6,000 trees placed 10 feet on center. The landscaping plan should be reviewed by a registered landscape architect to verify the spacing proposed and the goal for these planting areas. (SLDO 719.B.3). The township should consider a forestry professional review of the plan as the concentration of trees in the limited proposed reforestation areas will require extensive thinning over time. CCPD recommends that all proposed trees are spread out to a larger defined area that will support the trees at full maturity (SLDO 719.C.2).

33. Phase 3 of the Pennsylvania Digital 1 (PAX-1) project includes a reforestation area and a riparian buffer enhancement area. The applicant should include a riparian buffer enhancement area for each phase of the project.
34. In addition to other landscape requirements, the plan should provide one tree for every 1,000 square feet of gross floor area of building (SLDO 719.C.15.a). The landscape plan should provide a total square footage of gross floor area and proposed trees to meet this requirement.
35. At least 10% of the gross area of the parking lots should be landscaped and include a deciduous tree per 20 parking spaces (SLDO 719.C.16.f). The landscape plan should include proof of compliance including the area of each parking lot and the area of landscaping provided in each lot.
36. The applicant should coordinate a visual impact analysis with the Appalachian Trail Conservancy and the National Park Service. The Appalachian Trail Conservancy has provided the following concerns:
 - a. The character of the landscape along the entire Cumberland Valley stretch of the Appalachian Trail is historically agricultural, pastoral, and rural. Several landowners hold special use permits to maintain this landscape character in this area. The proposed development will fundamentally change the character of the landscape everywhere they are visible. The proposed structures will be visible for approximately 800 feet of the Appalachian Trail. Native, non-invasive, tall evergreen plantings should be considered to block the buildings between the trail and the eastern border of the subject property.
 - b. The applicant and the township should consider the view from the Appalachian Trail when the development area is viewed from above, for example at the Cumberland Valley Overlook. The roofs of the buildings will be geometric, with straight lines, on landscape full of organic shapes and curving lines. If the roof, and the accessories on the roof, are white, light or reflective, it will stand out in terms of color, line and landscape character. The applicant should consider planting a green roof on the buildings, and/or having the roofs and any roof-top infrastructure painted a darker, muted/natural color.
 - c. Given the proximity to the Appalachian Trail, the applicant should consider impacts from habitat loss and noise.
 - d. The applicant and the township should verify that dark sky standards are used to ensure minimal impacts. Lighting should be minimized to limit disruption to migratory and endemic species that rely on the Conodoguinet Creek corridor for forage and cover.
37. A “master plan” is referenced throughout the land development plan. The master plan should accompany the submission.
38. Sheet 2, general note 22.3 and 22.15 should be clarified.
39. 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

Garrett McKinney, MSAG Coordinator, at (717)240-6418 or ghmckinney@cumberlandcountypa.gov.

40. 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)**