



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	2/19/2026	3/13/2026	SH, EG, KS	P26-107
Plan Title:				
Pennsylvania Digital 1 (PAX-1) – Phase 1A				
Plan Status:		Plan Type:		
Final		Land Development Plan		
Comments and Recommendations:				

1. Each plan sheet that includes match lines should be accompanied by a key map that shows the entire site and the extent of what is shown (SLDO 501.A.14).
2. The instrument number, parcel number and property address should be added to the site data block on sheet C1A 002 (SLDO 501.A.15.e).
3. The phasing plan should include a schedule and the area of each phase (SLDO 501.B.3).
4. Each proposed intersection should include the following:
 - a. The required and provided sight distance (SLDO 703.K.1).
 - b. A clear sight triangle (SLDO 703.K.3).
5. The landscaping plan shows riparian buffer enhancement areas 1 and 2. It appears that most of these enhancement areas will maintain the existing trees. The plan should indicate the location of the plantings shown in the enhancement schedule.

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 riparian buffer enhancement 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).

6. The modification request of section 703.A.10 (curb and sidewalk on Country Club Road) should include the following statement "The owners of these lots, upon notification by Middlesex Township shall be responsible for the construction of sidewalks and curbing to township specification within six months of the date of such notification".

In addition, the township should consider terming this as a "deferral" rather than a modification.

7. The plan should address a dedication of recreation land or a fee in lieu of dedication (SLDO 710).
8. The geologist certificate block on the cover sheet should include the name of the geologist under the signature line.

9. Project note 10 on sheet C1A 003 should include a permit number.
10. Sheet C1A 005 includes 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.
11. Sheet C1A 010 includes a note at the proposed stream crossing at PA Data Drive “eligible for Waiver 2” and no further detail is provided in the plan. PA DEP Section 105 Waiver 2 is a waiver of permit requirements dependent upon site characteristics and lack of impacts to wetlands. Plan should specify basis of waiver eligibility.
12. 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 ensure 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.
13. 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)**