

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>Lower Allen Township</u>	Surveyor/ Engineer:	<u>IDP</u>	Owner/ Developer:	<u>JVH Development Group</u>
Plat Title:	<u>Proposed Warehouse at Gettysburg Road</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u>N/A</u>	# of New Dwelling Units:	<u>N/A</u>	New Acreage Subdivided/Developed:	<u>Total Tract Acreage: 8.39</u>
Zoning District:	<u>I-3</u>	Proposed Land Use:	<u>Warehouse</u>		
Date Received:	<u>3/20/2020</u>	County Review:	<u>3/24/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></u>

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. Sheet 4 indicates that the wooded areas are to be maintained. The maintained wooded area should show the area removed for the proposed water line connection and the proposed meter pit. The Township should consider impacts to the natural buffer area and determine if additional trees will be required (Zoning 220-201.C).
2. The proposed building height is noted as <75 feet. The plan should indicate the proposed building height. Any building over 50 feet should provide an additional setback of 2 feet for every foot exceeding 50 (Zoning 220-102.B).
3. A Lighting Plan should be provided. The plan should include foot-candle measurements (Zoning 220-193).
4. The Pennsylvania DEP Sewage Planning requirements should be addressed on the plan (SLDO 192-36.C.A.6).
5. The municipal boundary line should be shown on the Vicinity Map (SLDO 192-36.C.B.8).
6. Lower Allen Township is mandated to recycle. The Township may want to require a recycling dumpster.
7. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
HC	9	Halesia carolina	Carolina Silverbell	2" cal	B/B	6' Br./Full heads

LANDSCAPING REQUIREMENTS

SECTION:	REQUIRED	PROPOSED	WAIVER/VARIANCE
220-200.A	FRONT YARD LANDSCAPING. AT LEAST 5% OF THE FRONT YARD SHALL BE LANDSCAPED	N/A	N/A
220-200.B(1)	PARKING AREA LANDSCAPING. AT LEAST 5% OF INTERIOR PARKING AREA SHALL BE LANDSCAPED.	13,854 SF OF PARKING = 693 SF OF INTERIOR LANDSCAPING	1,070 SF
220-200.B(1)	PARKING AREA LANDSCAPING. PROVIDE 1 TREE PER EVERY 10 PARKING SPACES.	36 CAR PARKING SPACES + 13 TRAILER PARKING SPACES = 49 49 / 10 = 5 TREES	9 TREES
220-201.B(1)	SCREENING. MAXIMUM HEIGHT OF SOLID SCREENING	N/A	PROPOSED DEVELOPMENT IS IN REAR OF PROPERTY.
220-201.B(4)	FOR EVERY 50 FT OF PROPERTY LINE WHERE SCREENING IS REQUIRED, 1 EVERGREEN OR 1 DECIDUOUS TREE SHALL BE PROVIDED.	457 LF OF PROPERTY LINE = 10 EVERGREEN OR DECIDUOUS TREES	UTILIZE EXISTING VEGETATION
220-201.C	SCREENING AND BUFFERING FOR PARKING AREAS LOCATED ADJACENT TO RESIDENTIAL USES. A WALL, HEDGE, OR EARTHEN BERM SHALL BE PLACED ALONG THE PERIMETER OF THE PARKING AREA ADJACENT TO THE RESIDENTIAL USE, WITHIN A BUFFER YARD OF FIVE FEET.	FRONT YARD 6 FT SIDE/REAR YARD 8 FT	UTILIZE EXISTING VEGETATION
220-202.A(2)	A BUFFER YARD OF 100 FT SHALL BE PROVIDED BETWEEN THE I-3 INDUSTRIAL/COMMERCIAL AND ANY RESIDENTIAL DISTRICT	100 FT BUFFER YARD	100 FT BUFFER YARD
192-58(2)	STREET TREES	N/A	PROPOSED DEVELOPMENT IS IN REAR OF PROPERTY.

LEGEND

LANDSCAPE PLAN

- DECIDUOUS TREES
- EVERGREEN TREES
- FLOWERBEDS / GROUND COVER
- BASIN SEED MIXTURE
- WOODLAND AREA TO REMAIN
- LAWN

430 NORTH FRONT STREET
WORMLEYSBURG PA 17043
717.773.8084
www.integrateddp.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
PROPOSED WAREHOUSE AT GETTYSBURG ROAD
J V H DEVELOPMENT GROUP
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY

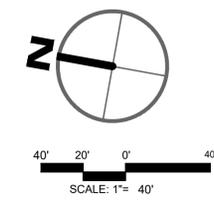
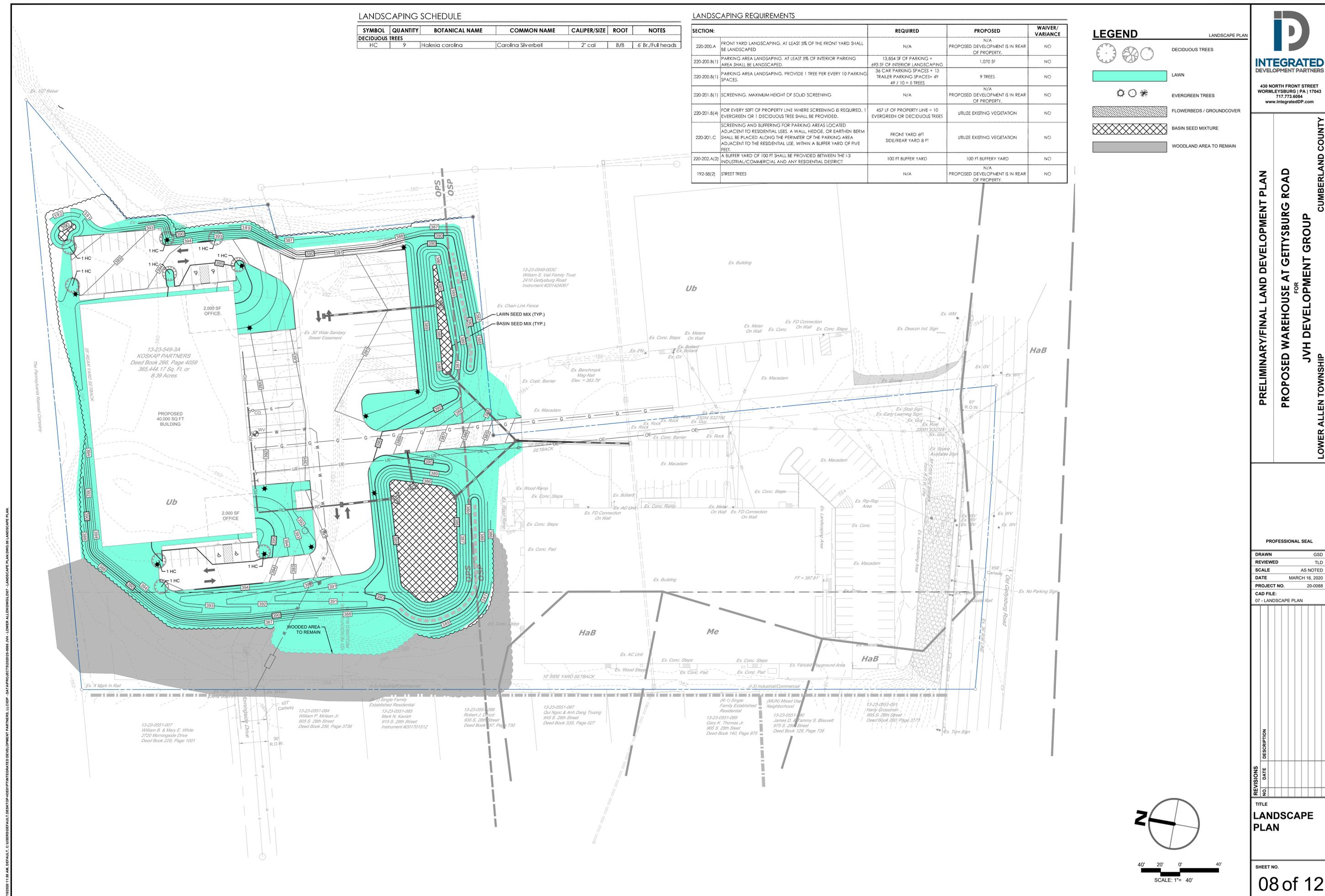
PROFESSIONAL SEAL

DRAWN	GSD
REVIEWED	TLD
SCALE	AS NOTED
DATE	MARCH 16, 2020
PROJECT NO.	20-0088
CAD FILE:	07 - LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

TITLE
LANDSCAPE PLAN

SHEET NO.
08 of 12



3/16/2020 11:58 AM DEFAULT, CUMBERLAND COUNTY DEVELOPMENT PARTNERS, LLC (DP) - DAT:PROJECT 192020-0088 J V H - LOWER ALLEN TOWNSHIP - LANDSCAPE PLAN.DWG & LANDSCAPE PLAN.