

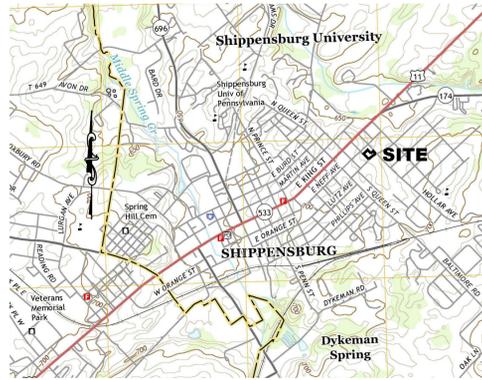
Cumberland County Subdivision and Land Development Review Report

Municipality:	Shippensburg Boro	Surveyor/ Engineer:	Difffenbaugh Wadel, Inc	Owner/ Developer:	Shippensburg Church of the Nazarene
Plat Title:	Church of the Nazarene				
Plat Status:	Final	Plat Type:	Land Development		
# of New Lots:		# of New Dwelling Units:		New Acreage Subdivided/Developed:	Total Tract Acreage: 0.45
Zoning District:	C-1	Proposed Land Use:	Commercial - Church		
Date Received:	7/28/2020	County Review:	8/5/2020	Reviewed by:	SH
				Checked by:	

- 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. Access to the place of worship should be from a collector or arterial street as designated by the Comprehensive Plan (Zoning 150-122.C). As proposed, it appears that the parking lot will be accessed from Hollar Avenue and South Kenneth Avenue which are considered local roads in the Comprehensive Plan.
2. The Borough should request a square footage of disturbance. If the area is more than 5,000 square feet, an Erosion and Sedimentation Control Plan should be submitted to the Cumberland County Conservation District (SLDO 137-16.E.6).
3. There is a proposed landscape area at the corner of Hollar Avenue and East Orange Street. The plan should indicate what will be planted in the landscape area to determine if sight distance will be impacted (SLDO 137-26.J).
4. Survey monuments or markers should be described on the plan (SLDO 137-30).
5. The plan should indicate the location of a dumpster (SLDO 137-32.A.2)
6. The Borough should determine if street trees should be provided (SLDO 137-32.C).
7. The Existing Condition Notes should include the method of sewer and water service. The service lines should be shown on the plan (SLDO 137-33.A-B).
8. Parking spaces should be designed so that the automobile will not have to back into a street. The Borough should consider requiring reconfiguration of parking spaces next to South Kenneth Avenue, or require curbing along the street.
9. 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>.



LOCATION MAP 1" = 2000'

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

Commonwealth Of Pennsylvania:
County Of Cumberland:

On this, the ____ day of _____, 2020 before me, the undersigned officer, personally appeared _____, who being duly sworn according to law deposes and says that he/she is a representative of Shippensburg Church Of The Nazarene, which is the equitable owner of the property shown on this plan and that he/she acknowledges the same to be their plan and desires the same to be recorded as such according to law; and all roads or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

Representative of Shippensburg Church Of The Nazarene

Notary Public _____ Date _____
Witness my hand and seal the above day and date written.

SHIPPENSBURG BOROUGH COUNCIL APPROVAL

Approved by the Shippensburg Borough Council and all conditions imposed with respect to such approval were completed on this ____ day of _____, 2020.

Shippensburg Borough Council

Shippensburg Borough Secretary

SHIPPENSBURG BOROUGH PLANNING COMMISSION REVIEW

At a meeting on _____, 2020, the Shippensburg Borough Planning Commission reviewed this plan.

Shippensburg Borough Planning Commission

Shippensburg Borough Planning Commission Secretary

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

Reviewed by the Cumberland County Planning Department this ____ day of _____, 2020.

Cumberland County Planning Department

Director Of Planning



LAND SURVEYOR'S CERTIFICATION

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Shippensburg Borough Subdivision And Land Development Ordinance. The error of closure is no greater than 1 foot in 10,000 feet for all surveyed property lines.

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED

EQUITABLE OWNER

Shippensburg Church Of The Nazarene
415 East Orange Street Shippensburg, PA 17257
Phone: (717) 532-7450

Site Address:
429 East Orange Street Shippensburg, PA 17257

SOURCE OF TITLE

Cornerstone, LLC
Deed Book 268, Page 4436, Tracts 1 & 2
Plan Book 38, Page 50, Lots A & B
Tax Map 32-33-1869, Parcels 096A & 096D
Contains 19,511 S.F. Or 0.448 Acres (Per Plan)

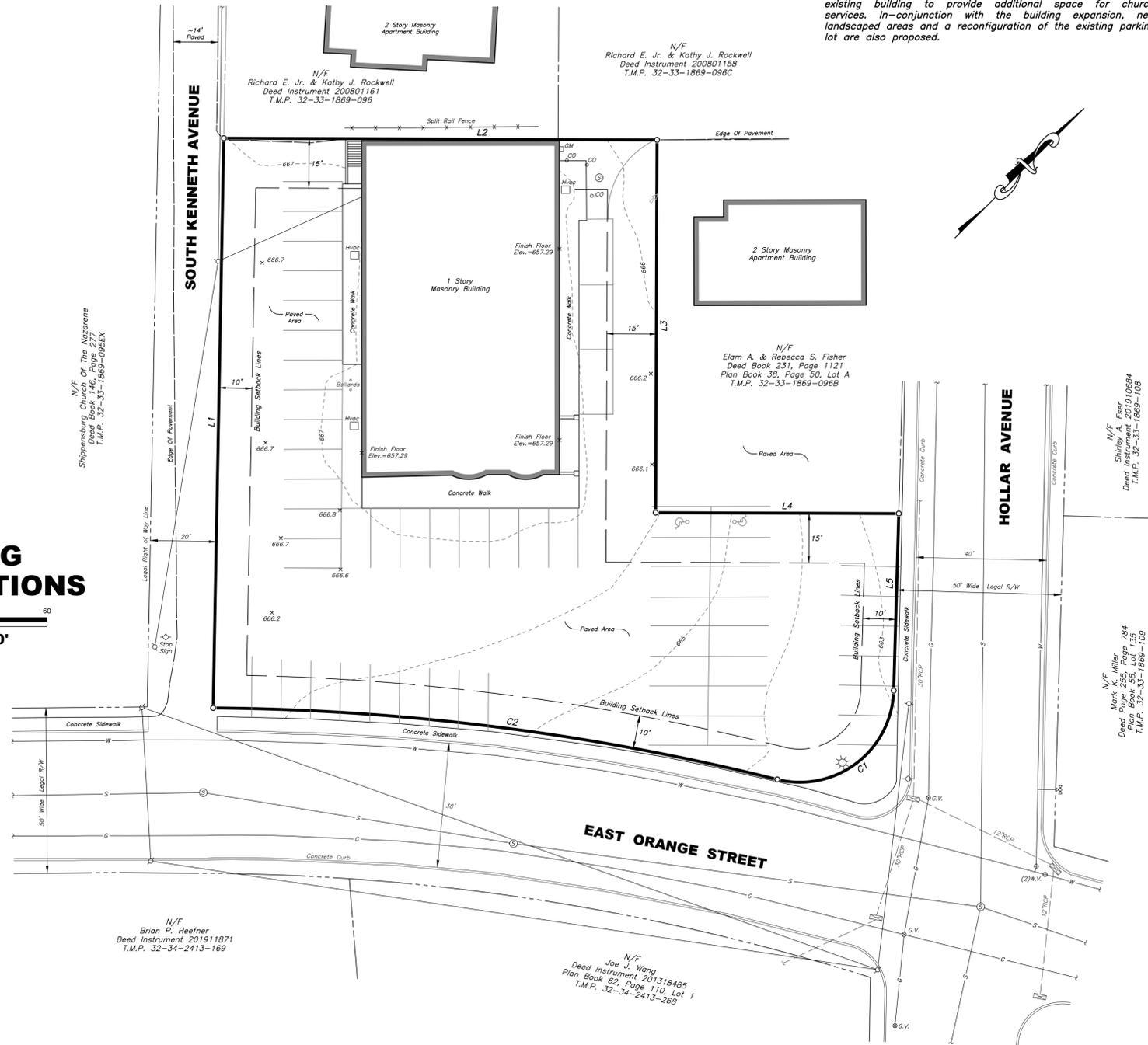
BOUNDARY COURSE TABLE

#	DATA
C1	CHORD: S 07°23'14" W 44.38' RADIUS: 28.50' ARC: 50.87'
C2	CHORD: S 49°07'57" W 104.38' RADIUS: 736.50' ARC: 104.47'
L1	N 44°19'06" W 172.22'
L2	N 44°49'14" E 131.50'
L3	S 45°10'46" E 112.67'
L4	N 44°49'14" E 73.79'
L5	S 43°45'00" E 53.53'

* The subject property contains 19,511 S.F. or 0.448 Acres per Plan Book 38 Page 50.

EXISTING SITE CONDITIONS

SCALE: 1" = 20'



CONDITIONAL USE INFORMATION

Conditional Use approval was granted by the Shippensburg Borough Council for Section 150-122 place of worship and Section 150-48.B existing non-conforming setbacks at their June 4, 2020 meeting.

SHIPPENSBURG ZONING HEARING BOARD DOCKET NO. 2019-V-03

The Zoning Hearing Board of the Borough of Shippensburg, Cumberland and Franklin Counties, granted a variance from Borough Code Chapter 150, Zoning Article XIV, Section 150.122.B whereby the applicant is relieved from providing a 10-foot-wide buffer strip around the entire property.

These variances are granted subject to the following conditions:

- A. The Applicant shall maintain the Property in accordance with the testimony presented at the hearing and the information submitted with the Application in this case, including, but not limited, use of parking blocks for the parking spots located along East Orange Street and providing landscape areas as depicted in Zoning Variance Exhibit 2 and the conceptual drawings provided at the hearing.
- B. Applicant shall eliminate one of the parking spaces depicted in Zoning Variance Exhibit 2 along East Orange Street, approximately halfway along the southern border of the Property, to provide an additional landscape area.
- C. Applicant shall install front end parking only signs for the parking spaces located along East Orange Street.
- D. The Applicant shall abide by all federal, state, and local laws, and ordinances with respect to his use of the property.

(C-1) COMMERCIAL ZONING DISTRICT REGULATIONS

Conditional Use - Place Of Worship

Minimum Lot Area:	3,000 square feet per use
Minimum Lot Width:	50 Feet
Minimum Building Setbacks:	Front - 10 Feet Side - 15 Feet Rear - 20 Feet
Maximum Building Height:	45 Feet
Maximum Lot Coverage:	70 Percent
Minimum Vegetative Cover:	15 Percent
Minimum Parking Spaces:	34 Parking Spaces*

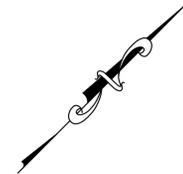
*Parking Requirements for a Church are as follows:
1 parking space per 5 seats plus 1 space per employee
161 Seats/5 = 32 Spaces + 2 Spaces For Employees = 34 Spaces

PURPOSE OF PLAN

Shippensburg Church Of The Nazarene proposes to expand the existing building to provide additional space for church services. In conjunction with the building expansion, new landscaped areas and a reconfiguration of the existing parking lot are also proposed.

LEGEND

- Utility Pole
- ☆ Light Pole/ Lamp
- === Stormwater Pipe
- Stormwater Inlet
- Water Line
- ⊕ Water Valve
- ⊖ Fire Hydrant
- Sanitary Sewer Main
- ⊕ Sanitary Sewer Manhole
- ⊖ Gas Valve
- Gas Line
- Cleanout
- ↖ Painted Arrow
- ◇ Sign
- ♿ Handicapped Symbol



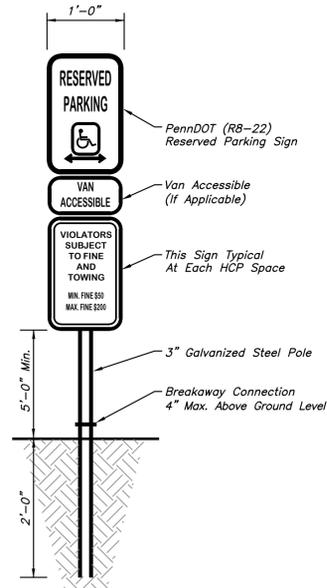
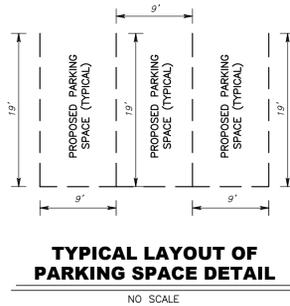
FINAL LAND DEVELOPMENT PLAN FOR SHIPPENSBURG CHURCH OF THE NAZARENE



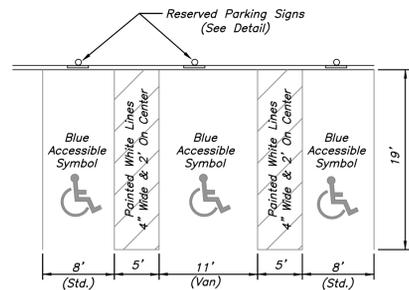
DIFFENBAUGH WADEL INC.
SURVEYING & ENGINEERING
25 NEWVILLE STREET
NEWVILLE, PA 17241
www.diffenbaughwadel.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	JULY 27, 2020
Scale	1" = 20'
File No.	18046
Drawing Name	18046-LD1
Drawn By	J.B.M
Checked By	E.L.D
Sheet No.	LD1

No.	PLAN REVISIONS	
	REVISIONS	DATE



Reserved parking signs may be mounted on the side of the proposed structures facing the parking spaces as long as they are mounted at least 5 foot above finished parking lot grade and as long as they are clearly visible to vehicles that are in the access aisle behind the spaces.



The accessible spaces and the accessible route between the accessible spaces and the accessible curb ramp shall be constructed in accordance with the latest Americans with Disabilities Act (ADA) Regulations.

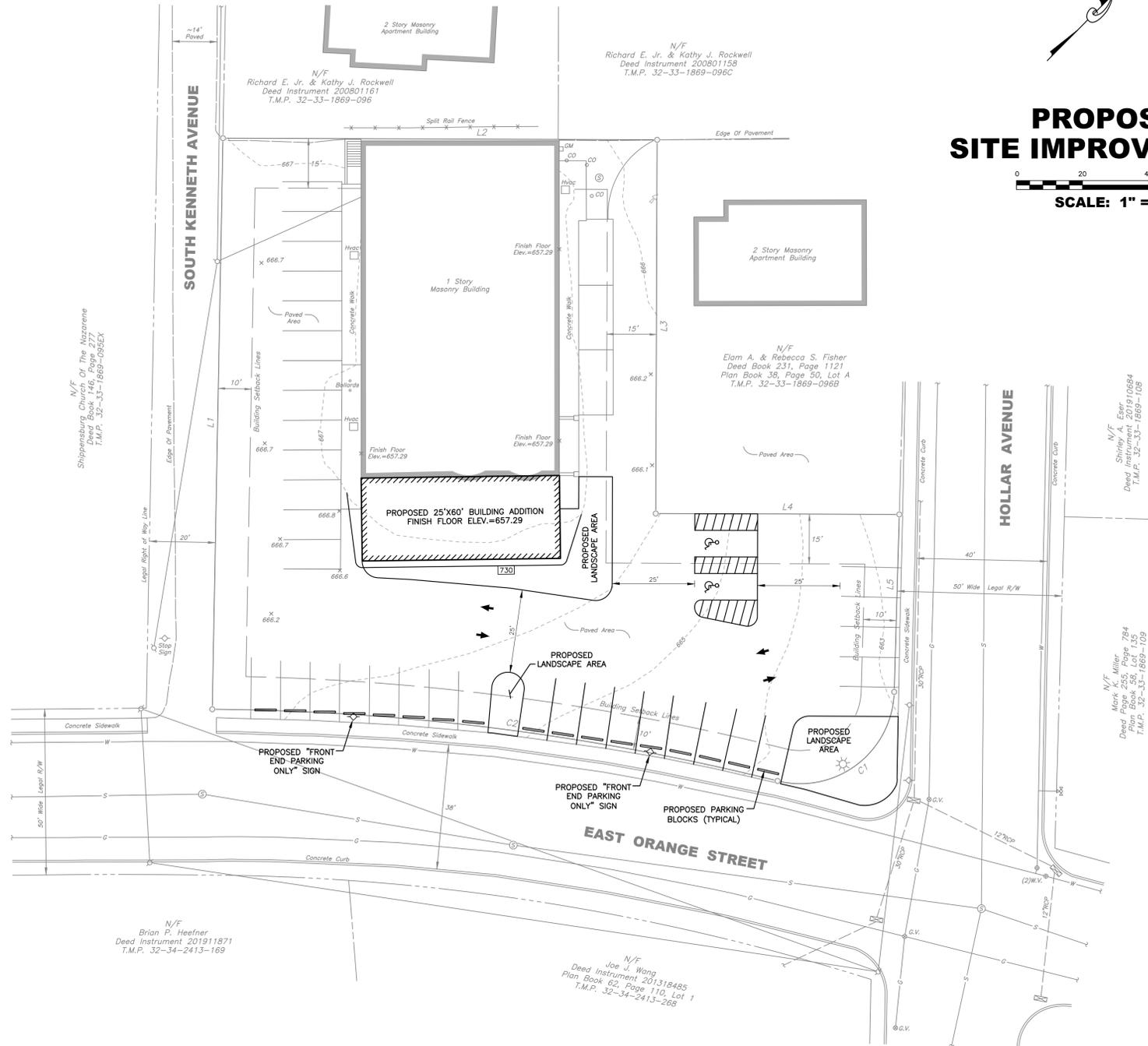
HANDICAPPED PARKING SPACES

TYPICAL LAYOUT OF HANDICAP PARKING FACILITIES

LEGEND

- Utility Pole
- ☆ Light Pole/Lamp
- === Stormwater Pipe
- Stormwater Inlet
- W — Water Line
- ⊕ W Fire Hydrant
- S — Sanitary Sewer Main
- ⊕ S Sanitary Sewer Manhole
- ⊕ G V Gas Valve
- G — Gas Line
- C O Cleanout
- ↔ Painted Arrow
- ◇ Sign
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PROPOSED SITE IMPROVEMENTS



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PROPOSED SITE IMPROVEMENT NOTES

1. The proposed impervious coverage of the subject property is 91.8 percent.
2. The proposed vegetative coverage of the subject property is 8.2 percent.
3. The proposed number of parking spaces for the subject property is forty (40) total, including the two (2) handicap parking spaces.
4. Stormwater drainage patterns shall remain the same from existing conditions to proposed conditions.

(C-1) COMMERCIAL ZONING DISTRICT REGULATIONS

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FINAL LAND DEVELOPMENT PLAN FOR SHIPPENSBURG CHURCH OF THE NAZARENE
SHIPPENSBURG BOROUGH · CUMBERLAND COUNTY · COMMONWEALTH OF PENNSYLVANIA



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Drawn By	J.B.M
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PLAN REVISIONS

NO.	REVISIONS	DATE