

Cumberland County Subdivision and Land Development Review Report

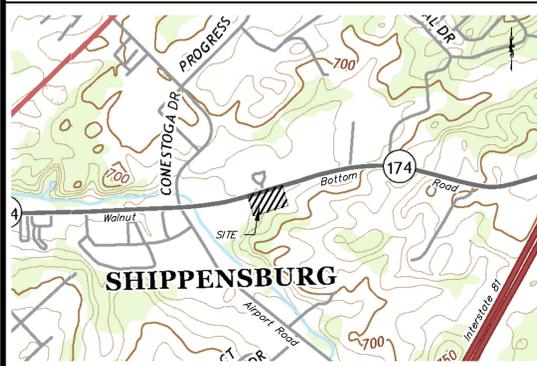
Municipality:	<u>Shippensburg Twp</u>	Surveyor/ Engineer:	<u>Brehm-Lebo Engineering, Inc.</u>	Owner/ Developer:	<u>Avinashi Property LLC</u>
Plat Title:	<u>Dairy Queen-Walnut Bottom Rd</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Land Development</u>		
# of New Lots:	<u>0</u>	# of New Dwelling Units:	<u>0</u>	New Acreage Subdivided/Developed:	<u>2.43</u>
Zoning District:	<u>C-1</u>	Proposed Land Use:	<u>Restaurant</u>		
Date Received:	<u>8/31/2020</u>	County Review:	<u>9/9/2020</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. Clear sight triangles should be provided at all intersections (Zoning 304).
2. The plan should include the length of the proposed stacking lanes. A minimum of 160 feet is required (Zoning 342.A.9)
3. A restaurant is not a permitted use in the C-1 Zoning District (Zoning 1101-1102).
4. The Conditional Use Block on the Cover Sheet references Section 1102.E of the Shippensburg Township Zoning Ordinance. The Zoning Ordinance on file at the Cumberland County Planning Department does not include this section. The Township should verify the section reference (Zoning 1102).
5. The Conditional Use Block on the Cover Sheet should be reviewed. It appears that some of the text is repetitive and should be removed or additional information should be provided (SLDO 600.1.B).
6. The Waivers Block on the Cover Sheet should be completed (SLDO 700.1.D).
7. A Landscaping Plan should be included with the submission (SLDO 809.A.2).
8. The municipal boundary line should be shown and labeled on the Location Map.
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>.

FINAL LAND DEVELOPMENT PLAN FOR DAIRY QUEEN - WALNUT BOTTOM ROAD SHIPPENSBURG TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP: 1" = 1000'

ZONING DATA TABLE	
Shippensburg Township Zoning Ordinance of 2008, Ordinance No. 2008-04. Proposed Use: Restaurant with drive-thru	
Zoning: (C1) Service Commercial District	
Minimum Lot Area:	1 Acre
Minimum Lot Width:	200 Feet
Building Setbacks:	
Minimum Front Yard:	35 Feet
Minimum Side Yards:	15 Feet
Minimum Rear Yard:	25 Feet
Lot Density:	N/A
Maximum Building Height:	40 Feet
Number of Floors:	1
Floor Area Ratio:	N/A
Maximum Building Coverage:	50%
Maximum Impervious Coverage:	75%
Method of Sewage Disposal:	Public
Method of Water Supply:	Public
Landscape Buffer and Screening: Dumpster Screening	
Parking Requirements:	
Drive-thru and fast food restaurants	- 1 space per 2 seats and 1 space for each 2 employees

OWNER

Avinashi Property LLC
114 Charter Court
Trevos, PA 19053
(215) 669-3283

SHEET INDEX	
1 of 9 Coversheet	6 of 9 Stormwater Profiles and Details
2 of 9 Existing Conditions	7 of 9 Stormwater and Water Details
3 of 9 Proposed Grading/Drainage Plan	8 of 9 Utility Profiles and Details
4 of 9 Proposed Layout Plan	9 of 9 Site Details
5 of 9 Proposed Lighting Plan	

All documents prepared by Brehm-Lebo Engineering, Inc., are instruments of service with respect to this project. They are not intended or represented to be suitable for reuse by owners, contractors or others on extensions of this project or on any other project. Any reuse without written verification or adaptation by Brehm-Lebo Engineering, Inc., will be at owners sole risk and without liability or legal exposure to Brehm-Lebo Engineering, Inc., and Owner shall indemnify and hold harmless, Brehm-Lebo Engineering, Inc., from all claims, damages, losses and expenses arising out of or resulting therefrom.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776
PENNSYLVANIA LAW REQUIRES NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS NOTICE BEFORE EXCAVATION.
REFER TO PENNSYLVANIA ONE CALL SYSTEM, INC. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE.

GENERAL NOTES

- The purpose of this plan is to depict a Land Development for Tax Parcel 36-33-1873-001 to allow for the construction of a second restaurant with drive-thru, Dairy Queen.
- Boundary Information Shown is derived from Deeds and Plats of Record obtained from the Recorder of Deeds Office and was supplemented by a Boundary Survey conducted by Brehm-Lebo Engineering, Inc. during January 2020.
- Topographic Information and elevations shown hereon are derived from a field survey conducted by Brehm-Lebo Engineering, Inc. during January 2020. Elevations based on NAVD 1988, BM Elevation: 671.79. Benchmark is a MAG Hub located near the curb return at the intersection of western access drive and Walnut Bottom Road (S.R. 0174).
- The existing conditions depicted on this plan are representative of the site conditions in January 2020 when the field survey was conducted by Brehm-Lebo Engineering, Inc. At the time of this plan submission the site is under construction.
- All property corners to be marked with survey markers unless already monumented.
- All Utilities shown have been plotted from existing maps, field located when visible, or locations provided by the various companies, and are approximate in location. The actual locations and conditions shall be verified with Representatives of the Utility in Question. The Surveyor does not assume any responsibility for accuracy or sufficiency of the data provided on existing utilities. Furthermore, the Surveyor will assume no responsibility for any cost or condition resulting from any inaccuracy or insufficiency in this regard. The Utilities shown herein shall be contacted for the actual location of their facilities.
- The adjoining Landowner Information shown Hereon is based upon records of The Cumberland County Courthouse and reflects the accuracy thereof.
- This site does not lie within a designated Flood Plain Zone as shown on the F.E.M.A. Flood Insurance Rate Map 42041C0361E, effective March 16, 2009.
- Fox Hill Environmental has investigated the site for the presence of wetlands. Despite the presence of hydric soils as classified by the USDA Natural Resource Conservation Service, it was determined that no portion of this site is located within a wetland. Features indicative of wetland formation, including hydric soils, hydrophytic vegetation, and wetland hydrology, were not observed at the site. Determination made by Scott V. Mowery, PWS #2125 of Fox Hill Environmental. Shippensburg Township assumes no responsibility with regard to wetlands analysis and delineations.
- The preparation of this plan by Brehm-Lebo Engineering, Inc. does not warrant the types of surface and subsurface soils that may be encountered on this site. Further, Brehm-Lebo Engineering, Inc. does not warrant the existence, or nonexistence, of subsurface sinkholes, springs, trash or rock, nor the presence of active or abandoned foundations, cesspools, wells, cisterns, buried tanks, or buried utilities, etc. that may encumber construction or use of this site. It is the responsibility of the Owner/Developer and Contractor to verify all subsurface conditions as part of the development of this property.
- The soil boundaries and types have been interpolated from Web Soil Survey, a Natural Resources Conservation Service Website (<http://websoilsurvey.nrcs.usda.gov/>).
- The site may be underlain with carbonate rocks (Limestone and Dolomites). There is potential for sinkholes, therefore special construction procedures should be used. A geotechnical engineer shall be consulted prior to beginning any restoration or repair of a sinkhole.
- Before access may be constructed to any lot, a Highway Occupancy Permit is required from PennDOT. A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1424, No. 428), known as the "State Highway Law," before driveway access to a state highway is permitted. Proposed water and sewer connections will be subject to said permitting.
- Electric or electronic equipment shall be shielded so there is no interference with any radio or television reception at the lot line or beyond as the result of the operation of such equipment.
- Any proposed activity in this District shall not emit any dangerous radioactivity at any point of the site.
- All activities shall be carried out in buildings, structures and improvements which conform to the standards of the National Board of Fire Underwriters. Furthermore, protection against fire and explosion shall be upon the advice of the County Fire Marshal and the local fire company serving the area of the site.
- The maximum height of any topsoil or excavated material stockpile in the Township shall not exceed fifteen (15) feet.
- No building or structure, wall, fence, hedge, tree, shrub, or other growth shall be placed within a clear sight triangle.
- Based on the current deed of record for the subject property, deed dated October 7, 2019, Instrument Number 201924747 for Avinashi Property LLC, there appears to be no deed restrictions imposed on the property as a condition of sale to the present owner or other entity(s).
- Cross-Easement Agreement recorded in the Cumberland County Court House as Instrument Number 201415384. The cross-easements granted by the Agreement shall be deemed for the benefit of and appurtenant to Lot 1, Lot 2 and Lot 3. The benefits to both parties shall be the mutual use of cross-easements for access to Lot 1, Lot 2 and Lot 3. The cross-easements shall be binding on and inure to the benefit of the heirs, successors and assigns of the parties until terminated or canceled as provided by the Agreement.
- The Developer hereby grants the Township perpetual rights to inspect, monitor, maintain or repair the stormwater management facilities at all reasonable times as needed to assure that the Stormwater Management BMP's remain in proper working condition under approved design and maintenance as shown on the approved Plans.
- The property on which the regulated activity is proposed was created by a subdivision of land that occurred after the effective date of the Shippensburg Township Stormwater Management Ordinance, Ordinance No. 2011-03. Existing improvements on the property were not constructed as part of a SWM Site Plan approved by the Board of Supervisors after the effective date of the Shippensburg Township Stormwater Management Ordinance, Ordinance No. 2011-03.

GENERAL NOTES CONT'D.

- The maximum height of any topsoil or excavated material stockpile shall not exceed fifteen (15) feet.
- The applicant has agreed to pay a fee-in-lieu-of for the construction of sidewalk along Walnut Bottom Road (S.R. 0174) according to Section 901.1.
- No building or structure, wall, fence, hedge, tree, shrub, or other growth shall be placed within the clear sight triangles.
- Exterior trash receptacles shall be provided and routinely emptied so as to prevent the scattering of litter.
- The land development as proposed has considered the planning and design standards found in Section 807 of the Shippensburg Township Subdivision and Land Development Ordinance. The development, as proposed, is intended to minimize adverse impacts on the Township's natural, cultural and historic resources.
- Following final site stabilization, infiltration testing is to be completed in the bottom of the basin.
- Any proposed easements depicted on the Final Lot Consolidation and Land Development Plan for Dunkin' - Walnut Bottom Road and recorded in the Cumberland County Recorder of Deeds Instrument No. 202017863 shall be superseded by this plan.

WAIVERS

The Shippensburg Township Board of Supervisors approved waivers of the following sections on Shippensburg Township, Cumberland County, Subdivision and Land Development Ordinance No. 2008

- Article IV, Section 404. Preliminary Plan
- Article VIII, Section 809.A.2. Landscape Plan prepared by Professional Landscape Architect
- Article VIII, Section 810.B.1.c. Medium Volume Driveway throat length
- Article IX, Section 905.B.8.6) Infiltration facility used as sediment trap

SITE DATA TABLE

Total Tract Area:	87,430 sq ft = 2.0071 Acres
Proposed Use:	Restaurant(s) with drive-thru facilities
Proposed Number of Lots:	1
Floor Area for Nonresidential uses:	2,072 (Dunkin') & 2,246 (Dairy Queen)
Lot Coverage:	42.8%
Building Coverage:	5.2%
Density:	N/A
Building Height:	< 40 Feet
Number of Floors:	1
Floor Area Ratio:	N/A
Open Space Area:	N/A
Developable Area:	N/A
Area of Public Right-of-Way:	0.427 Acres
Water Supply:	Public
Sanitary Sewer:	Public
Total Length of Proposed/Improved Street:	N/A
Parking Calculations:	
Drive-thru and fast food restaurants	1 space per 2 seats and 1 space for each 2 employees
Dunkin'	20 seats = 10 Parking Spaces Required 5 employees = 3 Parking Spaces Required
Dairy Queen	24 seats = 12 Parking Spaces Required 4 employees = 2 Parking Spaces Required
27 Total Parking Spaces Required	
29 Spaces Shown (4 Handicap spaces)	

REQUIRED PERMITS/APPROVALS AND REVIEWS

	Date Submitted	Date Approved
Cumberland County Conservation District	04/09/2020	
Cumberland County Planning Department		
Pennsylvania Department of Environmental Protection	04/20/2020	
Cumberland, Franklin Joint Municipal Authority		
Shippensburg Borough Authority		
Shippensburg Township Fire Chief		
Pennsylvania Department of Transportation		

GENERAL NOTES CONT'D.

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- Article IX, Section 905.B.8.6) Infiltration facility used as sediment trap

Cumberland Franklin Joint Municipal Authority	Shippensburg Borough Authority/Shippensburg Borough
204 West King Street Shippensburg, PA 17257 Contact: Office Personnel	111 N Fayette Street PO Box 129 Shippensburg, PA 17257 Contact: Matthew Drawbaugh Email: MDRAWBAUGH@SHIPPENSBURG.PA.US
Pennsylvania Electric Co. 311 Industrial Park Road Johnstown, PA 15004 Contact: Keith Gardner email: kgardner@firstenergycorp.com	CenturyLink 122 Baltimore Street PO Box 896 Hanover, PA 17331 Contact: Leo Hilbert Email: leo.hilbert@centurylink.com
Comcast Cable Communications Inc. c/o USIC Locating Services Inc. 13085 Hamilton Crossing Blvd Ste 200 Carmel, IN 46032 Contact: USIC Office Personnel	UGI Utilities Inc. 1 UGI Dr. Denver, PA 17517 Contact: Analiz Rivera Email: arivera@ugi.com

OWNER'S CERTIFICATION AND DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

On this, _____ day of _____, 2020, before me the undersigned officer, personally appeared _____, being _____ of AVINASHI PROPERTY LLC, the Owner of the property shown on this plan, that he/she is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, and on behalf of the corporation, further acknowledges that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for dedication to public use and desire the same to be recorded as such according to law.

Date _____
Owner:
AVINASHI PROPERTY LLC

Witness my hand and notarial seal the day and the date above written:

Notary Public
My Commission Expires _____, 20____.

(NOTARIAL STAMP)

ENGINEER'S CERTIFICATE

I hereby certify that, to the best of my knowledge, based on recent actual observation of the site, the engineering details and plan shown and described hereon are true and correct to the accuracy required by the Shippensburg Township Subdivision and Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.

GREGORY S. LEBO
 ENGINEER
 49870-E
 PENNSYLVANIA

Gregory S. Lebo, P.E. #PE-49870-E Date _____
17 State Avenue, Carlisle, PA 17013
(717) 243-4114, glebo@brehm-lebo.com

CONDITIONAL USE

Conditional Use Application No. C.U. 2019-02 requesting a restaurant with drive-thru facilities in the Service Commercial (C-1) District, as permitted under Article XI, Sections 1102.C and 1102.E of the Shippensburg Township Zoning Ordinance of 2008, submitted to Shippensburg Township, Cumberland County, Pennsylvania, on November 27, 2019, and following public hearing held on January 6, 2020, has been approved by the Board of Supervisors subject to the following conditions:

- All comments and conditions put forth by Martin & Martin, Inc. the Township Engineer, and the Fire Chief must be fully resolved during the land development process.

Conditional Use Application No. C.U. _____ requesting a restaurant with drive-thru facilities in the Service Commercial (C-1) District, as permitted under Article XI, Sections 1102.C and 1102.E of the Shippensburg Township Zoning Ordinance of 2008, submitted to Shippensburg Township, Cumberland County, Pennsylvania, on _____, 2020, and following public hearing held on _____, 2020, has been _____ by the Board of Supervisors subject to the following conditions:

UNDERGROUND UTILITIES

The contractor shall contact the "One Call System" three (3) working days (unless otherwise noted) prior to start of construction.

PENNSYLVANIA ONE CALL 1-800-242-1776
ONE CALL SYSTEM SERIAL NUMBER: 20193162318

Cumberland Franklin Joint Municipal Authority	Shippensburg Borough Authority/Shippensburg Borough
204 West King Street Shippensburg, PA 17257 Contact: Office Personnel	111 N Fayette Street PO Box 129 Shippensburg, PA 17257 Contact: Matthew Drawbaugh Email: MDRAWBAUGH@SHIPPENSBURG.PA.US
Pennsylvania Electric Co. 311 Industrial Park Road Johnstown, PA 15004 Contact: Keith Gardner email: kgardner@firstenergycorp.com	CenturyLink 122 Baltimore Street PO Box 896 Hanover, PA 17331 Contact: Leo Hilbert Email: leo.hilbert@centurylink.com
Comcast Cable Communications Inc. c/o USIC Locating Services Inc. 13085 Hamilton Crossing Blvd Ste 200 Carmel, IN 46032 Contact: USIC Office Personnel	UGI Utilities Inc. 1 UGI Dr. Denver, PA 17517 Contact: Analiz Rivera Email: arivera@ugi.com

OWNER'S CERTIFICATION AND DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

On this, _____ day of _____, 2020, before me the undersigned officer, personally appeared _____, being _____ of AVINASHI PROPERTY LLC, the Owner of the property shown on this plan, that he/she is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, and on behalf of the corporation, further acknowledges that all streets or parts thereof and other lands intended to be offered for public use, if not previously dedicated, are hereby offered for dedication to public use and desire the same to be recorded as such according to law.

Date _____
Owner:
AVINASHI PROPERTY LLC

Witness my hand and notarial seal the day and the date above written:

Notary Public
My Commission Expires _____, 20____.

(NOTARIAL STAMP)

ENGINEER'S CERTIFICATE

I hereby certify that, to the best of my knowledge, based on recent actual observation of the site, the engineering details and plan shown and described hereon are true and correct to the accuracy required by the Shippensburg Township Subdivision and Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.

DOUGLAS S. BREHM
 ENGINEER
 49870-E
 PENNSYLVANIA

Douglas S. Brehm, P.E. #SU-032479-E Date _____
17 State Avenue, Carlisle, PA 17013
(717) 243-4114, dbrehm@brehm-lebo.com

SHIPPENSBURG TOWNSHIP BOARD OF SUPERVISORS PLAN APPROVAL CERTIFICATION

This Plan approved or conditionally approved the _____ day of _____, 20____ by the SHIPPENSBURG TOWNSHIP BOARD OF SUPERVISORS.

Chairman, Shippensburg Township Board of Supervisors

Township Secretary

SHIPPENSBURG TOWNSHIP PLANNING COMMISSION

This Plan was recommended for approval by the SHIPPENSBURG TOWNSHIP PLANNING COMMISSION this _____ day of _____, 20____.

Chairman, Shippensburg Township Planning Commission

SIGNATURE BLOCK CUMBERLAND COUNTY PLANNING DEPARTMENT

This Plan was reviewed by the CUMBERLAND COUNTY PLANNING DEPARTMENT this _____ day of _____, 20____.

Director of Planning

SHIPPENSBURG TOWNSHIP FIRE CHIEF

This Plan was reviewed by the SHIPPENSBURG TOWNSHIP FIRE CHIEF this _____ day of _____, 20____.

Fire Chief

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for the Recorder of Deeds, in and for Cumberland County, Pennsylvania, this _____ day of _____, 20____.

Instrument Number: _____

LAND SURVEYOR'S CERTIFICATE

I hereby certify that, to the best of my knowledge, based on recent actual observation of the site, the survey and plan shown and described hereon is true and correct to the accuracy required by the Shippensburg Township Subdivision and Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.

DOUGLAS S. BREHM
 LAND SURVEYOR
 49870-E
 PENNSYLVANIA

Douglas S. Brehm, P.L.S. #SU-032479-E Date _____
17 State Avenue, Carlisle, PA 17013
(717) 243-4114, dbrehm@brehm-lebo.com

NO.	REVISION NOTES	DATE

BREHM-LEBO ENGINEERING, INC.
CIVIL ENGINEERS • PLANNERS • SURVEYORS • STRUCTURAL ENGINEERS

40 NORTH SECOND STREET
CHAMBERSBURG, PA 17001
PH: (717) 267-1401
FAX: (717) 243-3301

GREGORY S. LEBO
 ENGINEER
 49870-E
 PENNSYLVANIA

17 STATE AVENUE
CARLISLE, PA 17013
PH: (717) 243-4114
FAX: (717) 243-3301

COVERSHEET
FOR
FINAL LAND DEVELOPMENT PLAN
DAIRY QUEEN - WALNUT BOTTOM ROAD
SHIPPENSBURG TOWNSHIP
CUMBERLAND COUNTY, PA

Drawn By: SJT
Designed By: SJT
Checked By: DB
File: 19ST110
Date: 08/31/20
Scale: N/A
Deed: 201924747
Drawing No.
1 of 9

U:\2019\11-20-2019\DAIRY QUEEN\DWG\19ST110.FINAL LAND DEVELOPMENT PLAN FOR DAIRY QUEEN.DWG

LEGEND:

- Existing Property Boundary
- Existing Right-of-Way Line
- Existing Building Setback Line
- Existing Structure
- Existing Edge of Macadam
- Existing Easement
- Existing Adjunct
- Existing Soil Boundary
- OH OH Overhead Service Line
- S S Existing Sanitary Sewer
- W W Existing Waterline
- Existing Storm Sewer
- 490- Existing Minor Contour Line, 10 Feet
- 500 Existing Major Contour Line, 50 Feet
- Existing Iron Pin/Mag. Nail
- Existing Utility Pole
- Proposed Structure
- Proposed Building Setback Line
- Proposed Curb
- Proposed Sidewalk
- Proposed Linepoint
- Proposed Stormwater Pipe
- Proposed Stormwater Easement
- Proposed Sanitary Sewer
- S Proposed Waterline
- 499 Proposed Minor Contour Line, 1 Foot
- 500 Proposed Major Contour Line, 5 Feet
- ▨ Soil Amendments (see Plan Sheet 6)
- Stormwater Management Basin Seeding Mixture (see Plan Sheet 7)

CONSERVATION PRACTICES FOR SITE PREPARATION AND CLEAN-UP

1. **Protection of Vegetation from Mechanical Injury.** Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the limit of disturbance shall be delineated and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of and shall be maintained throughout the period of construction activity.
2. **Protection of Vegetation from Grading Change.** Grade changes to occur at any location of the property shall not result in an alteration to soil or drainage conditions which would adversely affect existing vegetation to be retained following site disturbance, unless adequate provisions are made to protect such vegetation and its root systems.
3. **Protection of Vegetation from Excavations.**
 - a. When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized.
 - b. If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible.
4. **Protection of Topsoil.**
 - a. No topsoil shall be removed from the site during development and construction.
 - b. Prior to grading operations or excavation, topsoil in the area to be disturbed shall be removed and stored on site.
 - c. Topsoil removed shall be redistributed and stabilized as quickly as possible following the establishment of required grades for a project or project phase. All exposed earth surfaces shall be stabilized by hydroseeding on slopes of less than ten percent, and by sodding, hydroseeding, or rip-rap on slopes exceeding ten percent.
 - d. Grading and earthmoving operations shall be scheduled to minimize site disturbance during the period from November 1 to April 1, when revegetation of exposed ground is difficult.
 - e. A target minimum topsoil depth across the entire development of (4) inches is desirable. Each lot within the development shall be provided with adequate topsoil for site stabilization and the establishment of a healthy lawn.

RESULTS OF TEST PIT EXCAVATION

TEST PIT ID	TEST PIT TERMINATION DEPTH (FT)	LIMITING ZONE (FT)
Soil Probe 1	3.33	1.83
Soil Probe 2	3.33	1.83
Soil Probe 3	4.0+	4.0
Soil Probe 4	2.0	2.0

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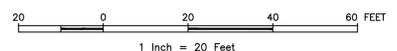


SOILS:

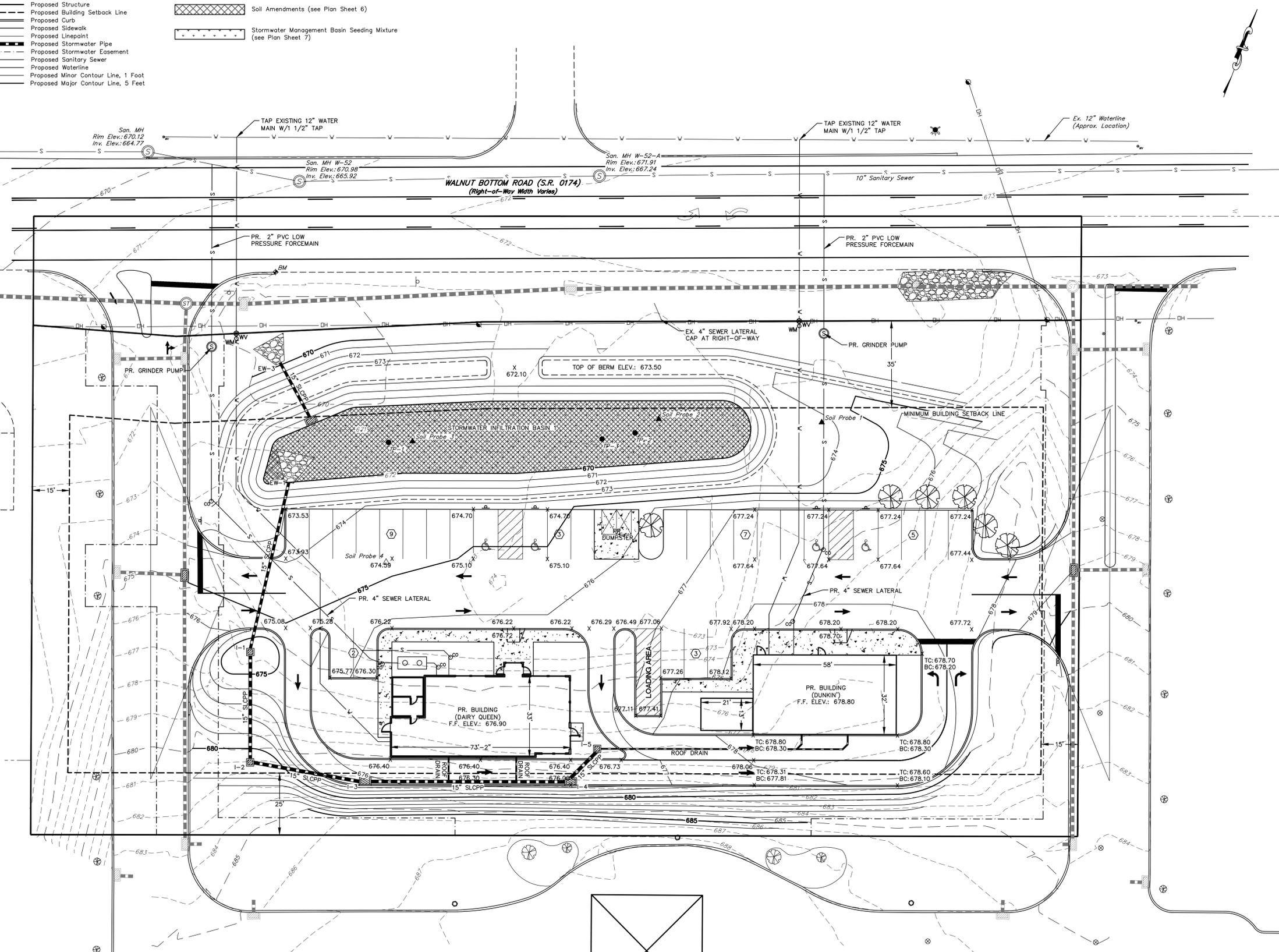
- HcC - Hagerstown silt loam, rocky, 8 to 15 percent slopes
- HdD - Hagerstown-Rock outcrop complex, 8 to 25 percent slopes
- HuA - Huntington silt loam, 0 to 5 percent slopes

CONSTRUCTION NOTES

1. All utility crossings to be constructed in accordance with the approved Pennsylvania Department of Transportation Highway Occupancy Permit.



I:\2019\19110 - DANKIN DONUTS\DAIRY QUEEN\DWG\19110.FINAL LAND DEVELOPMENT PLAN FOR DAIRY QUEEN.DWG



NO.	REVISION NOTES	DATE

BREHM-LEBO ENGINEERING, INC.
 CIVIL ENGINEERS • PLANNERS • SURVEYORS • STRUCTURAL ENGINEERS

40 NORTH SECOND STREET
 CHAMBERSBURG, PA 17001
 PH: (717) 267-1401
 FAX: (717) 243-3301

17 STATE AVENUE
 CARLISLE, PA 17033
 PH: (717) 267-1401
 FAX: (717) 243-3301

PROPOSED DRAINAGE/GRADING
 FINAL LAND DEVELOPMENT PLAN
 FOR
 DAIRY QUEEN - WALNUT BOTTOM ROAD
 SHIPPENSBURG TOWNSHIP - CUMBERLAND COUNTY, PA

Drawn By: SJT
 Designed By: SJT
 Checked By: DSB
 File: 191110
 Date: 08/31/20
 Scale: 1" = 20'
 Deed: 201924747
 Drawing No.

3 of 9

LEGEND:

- Existing Property Boundary
- Existing Right-of-Way Line
- Existing Building Setback Line
- Existing Structure
- Existing Edge of Macadam
- Existing Easement
- Existing Adjacent
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- Proposed Waterline
- Soil Amendments (see Plan Sheet 6)
- Stormwater Management Basin Seeding Mixture (see Plan Sheet 7)

GENERAL NOTES

- Buildings shall not be constructed until such time as the lot is graded to the designated elevation as per the approved land development plan.
- Topsoil shall be preserved and redistributed as cover and shall be suitably planted with perennial grasses or ground cover.

CONSERVATION PRACTICES FOR SITE PREPARATION AND CLEAN-UP

- Protection of Vegetation from Mechanical Injury.** Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the limit of disturbance shall be delineated and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of and shall be maintained throughout the period of construction activity.
- Protection of Vegetation from Grading Change.** Grade changes to occur at any location of the property shall not result in an alteration to soil or drainage conditions which would adversely affect existing vegetation to be retained following site disturbance, unless adequate provisions are made to protect such vegetation and its root systems.
- Protection of Vegetation from Excavations.**
 - When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized.
 - If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible.
- Protection of Topsoil.**
 - No topsoil shall be removed from the site during development and construction.
 - Prior to grading operations or excavation, topsoil in the area to be disturbed shall be removed and stored on site.
 - Topsoil removed shall be redistributed and stabilized as quickly as possible following the establishment of required grades for a project or project phase. All exposed earth surfaces shall be stabilized by hydroseeding on slopes of less than ten percent, and by sodding, hydrosodding, or rip-rap on slopes exceeding ten percent.
 - Grading and earthmoving operations shall be scheduled to minimize site disturbance during the period from November 1 to April 1, when revegetation of exposed ground is difficult.
 - A target minimum topsoil depth across the entire development of (4) inches is desirable. Each lot within the development shall be provided with adequate topsoil for site stabilization and the establishment of a healthy lawn.

PLANT SCHEDULE

- All trees shall be a minimum of six feet at the time of planting.
- Landscaping shown shall be maintained in a healthy, growing condition at all times.
- All shrubbery and plants shall have a normal habitat or growth, and shall be sound, healthy, vigorous and free of disease, insects, insect eggs and larvae.
- All plantings shall be performed in conformance with good nursery and landscape practices and to other standards that are established by the Township.
- Requirements for the measurement, branching, grading, quality and burllapping of all shrubbery shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard Nursery Stock, ANSI Z60, 1-1973, as amended.
- Any plant material not surviving shall be replaced within 6 months by developer during bond maintenance period and by lot owner thereafter.
- All non-paved areas disturbed by construction activities shall receive 6" of topsoil, fertilizer, permanent seed, and mulch for permanent lawn establishment.
- All new plants shall be warranted for a period of one year from date of final acceptance. All non-surviving plant material shall be replaced with the same species and size specified.
- No plantings shall be placed with their center closer than five (5) feet from the property line of the tract.

LANDSCAPE REQUIREMENTS

- The interior of each parking lot shall have at least one (1) three (3) inch caliper deciduous shade tree for every five (5) parking spaces.
28 Parking Spaces Provided = 6 Deciduous Shade Trees Required
- Landscape area at least ten (10) feet wide shall be provided around the periphery of parking areas. Such areas shall, at a minimum, extend the full length and width of the parking areas, except for necessary accessways, to prevent the encroachment of moving vehicles into parking areas.
- Landscape islands between every fifteen (15) parking spaces and at both ends of each parking row shall be provided and shall be the length of the parking spaces in the row and at least ten (10) feet in width.

Key	Botanical Name	Common Name	Size	Quantity	Remarks
	Quercus Borealis	Northern Red Oak	3" cal.	6	B&B; min 6' ht
	Rubra				

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PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
PENNSYLVANIA LAW REQUIRES NOT LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS NOTICE BEFORE EXCAVATION
REFER TO PENNSYLVANIA ONE CALL SYSTEM, INC. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE.

IMPERVIOUS AREAS

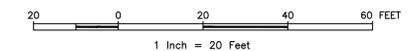
PROPOSED	
Building Area	Impervious Area
4,547 SQ. FT.	37,384 SQ. FT.

WATER SERVICE NOTES

- Water service line to be Type K Copper and shall be installed in accordance with the Shippensburg Borough Authority Specifications.
- Water service line to be installed to maintain 4.0 feet of cover above the pipe.
- The water meter shall be installed by the Shippensburg Borough Authority. The meter pit and appurtenances shall be provided and installed in accordance with the Authority's Specifications.

CONSTRUCTION NOTES

- All utility crossings to be constructed in accordance with the approved Pennsylvania Department of Transportation Highway Occupancy Permit.



NO.	REVISION NOTES	DATE

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CHAMBERSBURG, PA 17201
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PROPOSED SITE LAYOUT
FINAL LAND DEVELOPMENT PLAN
FOR
DAIRY QUEEN - WALNUT BOTTOM ROAD
SHIPPENSBURG TOWNSHIP CUMBERLAND COUNTY, PA

Drawn By: SJT
Designed By: SJT
Checked By: DSB
File: 195T110
Date: 08/31/20
Scale: 1" = 20'
Deed: 201924747
Drawing No.