

- ### ZONING REQUIREMENTS
1. ZONING DISTRICT: (C-1) SERVICE COMMERCIAL DISTRICT
  2. EXISTING USE: SINGLE FAMILY DETACHED DWELLING
  3. MINIMUM REQUIRED LOT AREA: 1 ACRE
  4. MINIMUM REQUIRED LOT WIDTH: 200 FEET
  5. MAXIMUM ALLOWED BUILDING HEIGHT: 40 FEET
  6. MAXIMUM ALLOWED BUILDING COVERAGE: 50 PERCENT
  7. MAXIMUM ALLOWED IMPERVIOUS AREA: 75 PERCENT
  8. MINIMUM REQUIRED YARDS: (IAW Z.O. Sect 323.B.5 & 323.G)  
FRONT: 47 FEET\* SIDE: 8 FEET REAR: 10 FEET  
\*SEE PLAN NOTE 8 ON SHEET 1
  9. REQUIRED BUFFER YARD: FRONT SETBACK AREA (IAW Z.O. 303.E)

- ### PROPOSED SITE DATA
1. TYPE OF DEVELOPMENT: COMMERCIAL
  2. PROPOSED USE: COMMERCIAL, DRIVE-THRU AUTO SERVICE
  3. PROPOSED # OF LOTS/UNITS: 1/1 (SAME AS EXISTING)
  4. PROPOSED LOT AREA: 0.6539 ACRE (SAME AS EXISTING)
  5. PROPOSED LOT WIDTH: 129.87 FEET (SAME AS EXISTING)
  6. PROPOSED NON-RESIDENTIAL FLOOR AREA: 5270 SQ. FT.
  7. PROPOSED MAXIMUM BUILDING HEIGHT: <40 FEET
  8. PROPOSED BUILDING COVERAGE: 18.50 PERCENT
  9. PROPOSED IMPERVIOUS AREA: 66.58 PERCENT
  10. AREA OF PUBLIC RIGHT-OF-WAY: 0.1238 ACRES
  11. PROPOSED REQUIRED YARDS:  
FRONT: 47 FEET SIDE: 8 FEET REAR: 10 FEET
  12. PROPOSED BUFFER YARD: FRONT SETBACK AREA  
(4 SHADE TREES, 5 EVERGREEN TREES & 7 SHRUBS)
  13. PROPOSED WATER/SEWER: ON-LOT/PUBLIC

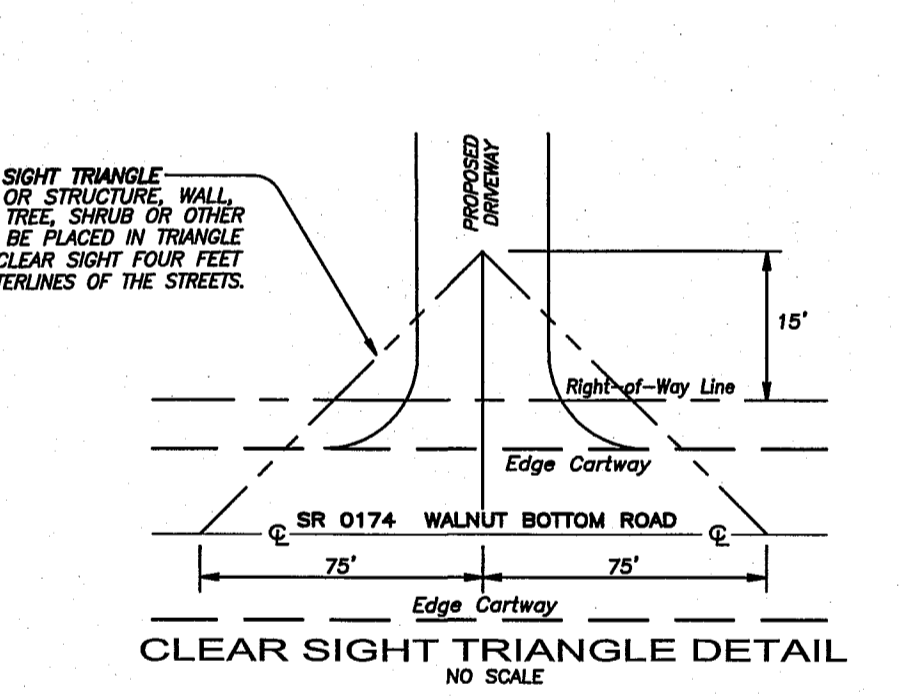
### Parking Calculations

IAW Z.O. Sect. 324.II.A.2.S, 14 spaces are required

2 Spaces/Service bay = 2x4	= 8 Spaces
1 Space/Employee on largest shift = 1x6	= 6 Spaces
<b>Total Required Spaces</b>	<b>= 14 Spaces</b>

As shown hereon, 20 spaces are provided

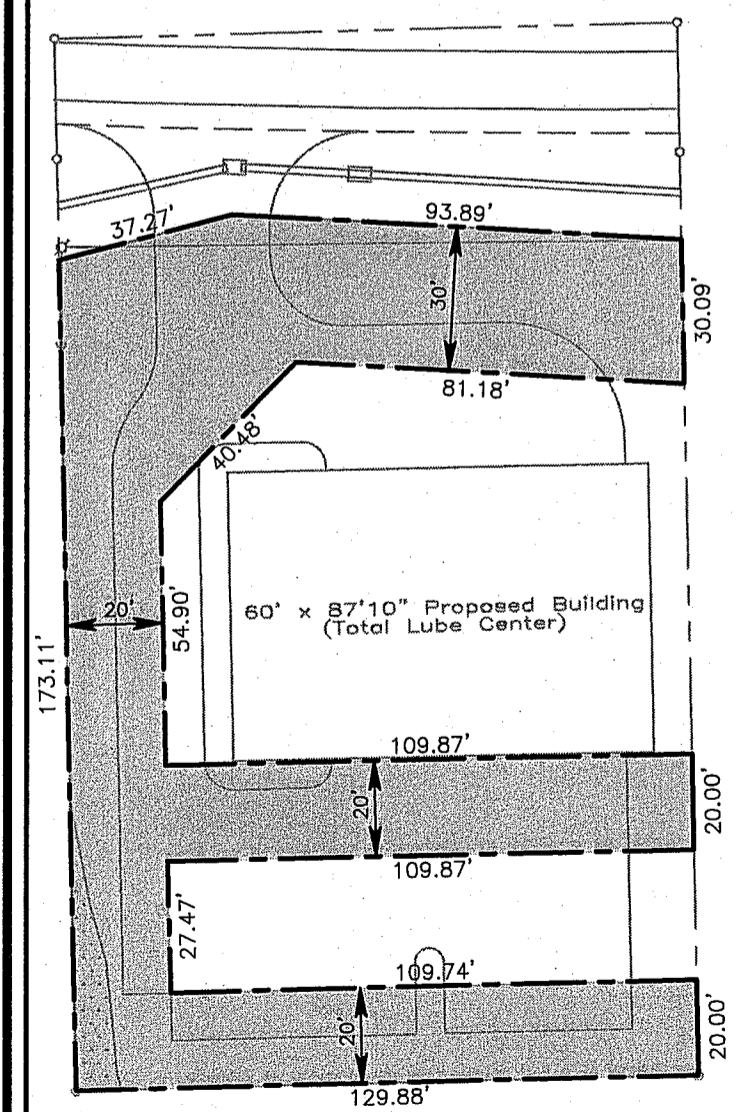
Parking Spaces at rear of property	= 8 Spaces
Parking Spaces at rear of building	= 4 Spaces
Parking Spaces inside service bays	= 8 Spaces
<b>Total Spaces Provided</b>	<b>= 20 Spaces</b>



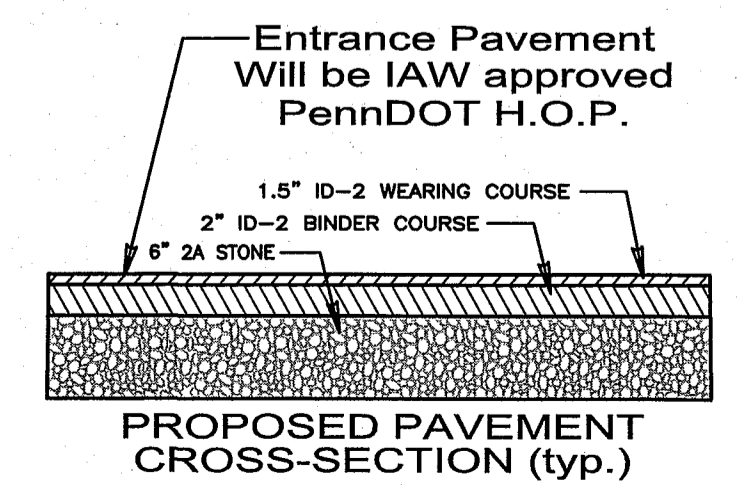
- ### PLAN NOTES
1. BASED ON NATIONAL WETLAND INVENTORY MAPS, THE LACK OF HYDRIC SOILS ON THE SITE AND A VISUAL INSPECTION OF THE SITE, THERE ARE NO WETLANDS PRESENT ON THE PROJECT SITE.
  2. BASED ON ELEVATIONS TRANSFERRED FROM A BENCHMARK AND FLOOD STAGE DATA TAKEN FROM THE CURRENT FLOOD INSURANCE RATE MAPS, THE SOUTHWESTERN CORNER OF THE PROJECT SITE IS LOCATED IN THE 100-YEAR FLOOD ZONE. NO IMPROVEMENTS ARE PROPOSED FOR THIS AREA OF THE SITE. 100-YEAR FLOOD ELEVATION AT THE SITE IS 665.5.
  3. UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES. THIS SITE COULD BE SUBJECT TO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN HEREON. PA LAW REQUIRES THREE (3) WORKING DAYS NOTICE BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. NOTIFY PA. ONE CALL SYSTEMS AT (800) 242-1776. (ONE CALL SERIAL NUMBER: 20111022955)
  4. PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 KNOWN AS THE "STATE HIGHWAY ACT", ACCESS TO THE WALNUT BOTTOM ROAD SHALL BE ONLY AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT ACQUIRED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
  5. CONDITIONAL USE APPROVAL FOR THE PROPOSED DRIVE-THRU AUTOMOBILE SERVICE CENTER WAS GRANTED BY SHIPPENSBURG TOWNSHIP ON DECEMBER 4, 2010. NO CONDITIONS WERE SPECIFIED AT THE TIME OF APPROVAL, BUT THE BOARD OF SUPERVISORS DID RESERVE THE RIGHT TO ATTACH CONDITIONS DURING THE REVIEW/APPROVAL PROCESS.
  6. THE EXISTING WELL LOCATED ON THE PROJECT SITE WILL CONTINUE TO BE USED AS THE WATER SOURCE FOR THE PROPERTY. THE DEVELOPER AND CONTRACTORS SHALL ENSURE THAT NEITHER THE PROPOSED CHANGES TO THE SITE, NOR ANY NEEDED MODIFICATIONS TO THE WELL CASING WILL RESULT IN NEGATIVE IMPACTS TO WATER QUALITY.
  7. ALL PROPERTIES ADJOINING THE PROJECT SITE ARE ZONED C-1 (SERVICE COMMERCIAL DISTRICT)
  8. THERE ARE NO KNOWN EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS THAT APPLY TO THE SUBJECT PROPERTY.
  9. NO OUTDOOR LIGHTING IS CURRENTLY BEING PROPOSED. OPERATING HOURS COINCIDE WITH DAYLIGHT HOURS AND THERE IS NO CURRENT PLAN TO EXTEND THEM INTO THE EVENING HOURS. HOWEVER, IN THE EVENT THAT OPERATING HOURS ARE EXTENDED IN THE FUTURE, ALL PROPOSED LIGHTING WILL HAVE TO COMPLY WITH ALL APPLICABLE SECTIONS OF THE CURRENT ORDINANCES. CURRENTLY, ZONING ORDINANCE SECTIONS 317.G AND 324.VII REGULATE LIGHTING.

### LEGEND

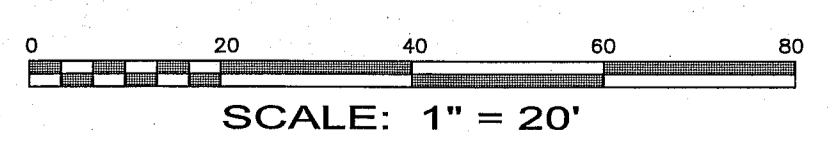
P.K. NAIL	PARKER KALON NAIL
I.P.	IRON PIN
RRS	RAILROAD SPIKE
C.M.	CONCRETE MONUMENT
EX.	EXISTING
N/F	NOW OR FORMERLY
R-O-W	RIGHT-OF-WAY
PL	PROPERTY LINE
---	FENCELINE
U	UTILITY POLE
W	GUY WIRE TO POLE WITH ANCHOR



THE TOWNSHIP, IT'S AGENTS AND EMPLOYEES HAVE THE RIGHT TO ENTER THE PROPERTY DESCRIBED HEREON TO INSPECT STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL FACILITIES.



**3' WIDE ACCESSIBLE ROUTE**  
 \*\*TO BE CONSTRUCTED WITH A STABLE, FIRM AND SLIP RESISTANT SURFACE  
 \*\*MAXIMUM SLOPE TO BE 1:20



**EQUITABLE OWNER/DEVELOPER**  
 CLIENT & CLIENT  
 125 HANNA ROAD  
 NEWBURG, PA. 17240  
 (717) 423-5154

**SOURCE OF TITLE**  
 CLIENT & CLIENT  
 DEED BOOK 36-E PG 493  
 PB 42 PG 61 (LOT 9)  
 TAX MAP 33-1873 PARCEL 03

**SITE INFORMATION**  
 118 WALNUT BOTTOM ROAD  
 SHIPPENSBURG, PA 17257

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN  
 FOR  
**CLIENT & CLIENT**  
 PROPOSED SITE PLAN  
 SHIPPENSBURG TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA

**ERIC L. DIFFENBAUGH**  
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Scale	1" = 20'
Date	MAY 23, 2011 REVISED JUNE 21, 2011 REVISED JULY 17, 2012
File No.	11005
Drawing Name	11005-PROPIMPS
Drawn By	M.L.W.
Checked By	E.L.D.
Sheet No.	2 of 5