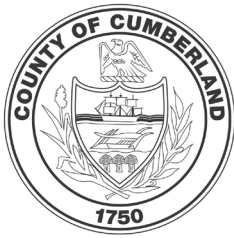


**Cumberland County  
Subdivision and Land Development Review Report**

Cumberland County Planning Department  
310 Allen Road, Suite 101  
Carlisle, PA 17013

<i>Municipality:</i> Shippensburg Borough	<i>Date Received:</i> 1/14/2022	<i>Date Reviewed:</i> 1/25/2022	<i>Reviewed By:</i> SH	<i>Plan Number:</i> 22-007
<i>Plan Title:</i> McCune Lumber Company				
<i>Plan Status:</i> Final		<i>Plan Type:</i> Land Development Plan		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> <li>1. <i>The permitted use in the Commercial (C-1) district is warehousing of goods associated with on-premises production. The Borough should request clarification of the proposed storage building. What will be produced on the premises? What goods will be stored in the building that are associated with the on-premises production (Zoning 150-20.B.1.V)?</i></li> <li>2. <i>The plan should include a summary of parking. The summary should include the required and proposed parking spaces (Zoning 150-57.C).</i></li> <li>3. <i>The plan should include the location of a loading/unloading space (Zoning 150-58).</i></li> <li>4. <i>The property should be described by a metes and bounds description (SLDO 137-16.B.6).</i></li> <li>5. <i>An Erosion and Sediment Control Plan should be submitted to the Cumberland County Conservation District for review and approval (SLDO 137-16.E.6).</i></li> <li>6. <i>The Borough should determine whether curbing and sidewalks will be required along Roxbury Road and/or North Fayette Street (SLDO 137-26.E-F).</i></li> <li>7. <i>The width of the proposed access drive should be provided on the plan (SLDO 137-26.S.5).</i></li> <li>8. <i>Lighting should be provided on North Fayette Street (SLDO 137-26.X.1).</i></li> <li>9. <i>Painted lines, arrows and dividers should be installed to control circulation (SLDO 137-27.A.10).</i></li> <li>10. <i>The parking area should be paved (SLDO 137-27.A.11.B).</i></li> <li>11. <i>Survey monuments and markers should be identified and described on the plan (SLDO 137-30).</i></li> <li>12. <i>Street trees should be provided (SLDO 137-32.C).</i></li> <li>13. <i>The Borough should determine whether a hydrogeologic report will be required for the proposed development (SLDO 137-33.C.1).</i></li> <li>14. <i>The plan indicates that curbing exists along North Fayette Street. A review of aerial photography indicates that the street may include sidewalks without curbing. The Applicant should verify the information.</i></li> <li>15. <i>Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.</i></li> </ol>				



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*This information may be provided to the Planning Department at the time of recording via email to [planningreviews@ccpa.net](mailto:planningreviews@ccpa.net). For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/4890/Plan-Submission-Recording-Procedures>.*