Municipality: East Pennsboro Township
Date Received: 5/31/2022
Date Reviewed: 6/9/2022
Reviewed By: SH
Plan Number: 22-064

Plan Title: Provco Pineville – Proposed WaWa Food Market

Plan Status: Preliminary/Final
Plan Type: Land Development Plan

Comments and Recommendations:

1. The vehicle circulation plan should address trucks that may use the roundabout to access the proposed building. Can trucks and emergency service equipment maneuver around the roundabout? How will the applicant limit truck traffic to the Valley Road / First Street entrance (zoning 27-404.1-2)?

2. Zoning ordinance section 27-1706 indicates that the application requirements apply to all uses permitted by right or by conditional use. The township should determine whether these requirements apply to the plan (zoning 27-1706.1.B).
   a. A wayfinding/signage plan should be provided. The township should verify that signage will be provided to direct vehicles through the entire project and back to Interstate 81.

3. The township should verify that a project manual was submitted with the plan (zoning 27-1706.1.C).

4. The applicant should provide proof that the proposed development is consistent with what is shown on the TND plan (zoning 27-1707.1.C and D).

5. The proposed crosswalk through the parking lot on the west side of the subject tract should align with the proposed crosswalk shown on the access drive (zoning 27-1702.1.E).

6. East Pennsboro Township has been mandated by the Pennsylvania DEP to provide recycling. It is recommended that a recycling dumpster be included (zoning 27-1901.7.B).

7. Lighting should not cause illumination in excess of ½ footcandle at the property line. This requirement applies to light from residential and nonresidential uses onto neighboring residential properties, public streets and other walkways (zoning 27-1901.8.C.3.C).

8. The parking requirements should include a description of the use, or an explanation of how the required off-street parking figures were determined (zoning table 27-21-4).

9. A minimum 5-foot radius curvature is required for all curb lines for light standards and islands (zoning 27-2102.1.I.9. It appears that the curbing proposed on the north side of the parking lot (beside the dumpster) has a radius of 3 feet. The township should verify compliance.

10. The plan should include a note regarding the Pennsylvania DEP sewage planning requirements (SLDO 22-309.1.F.2).
11. The proposed access located on the west side of the subject tract should include the required / provided sight distance and a clear sight triangle. The township should verify that proposed landscaping, etc. will not block the clear sight (SLDO 22-506.4.D.6).

12. Valley Street should be renamed to Valley Road.

13. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are required by the Planning Department prior to or at the time of recording any plan. Please note that the Planning Department will not sign the plan for recording until this information is emailed to planningreviews@ccpa.net. Links to online file downloads are acceptable. Applicants are required to provide the following files:
   o Parcel boundaries
   o Lot lines
   o Building footprints
   o Road rights-of-ways
   o Edge of pavement
   o Declaration of planned communities/condominiums documents (including amendments)
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

PROVCO PINEVILLE ACQUISITION, LLC

PROPOSED

WAWA FOOD MARKET

APN 09-12-2995-102, 09-11-3004-122, 09-11-3004-123

100 METROPOLITAN WAY
EAST PENNSBORO TOWNSHIP
CUMBERLAND COUNTY
SUMMERDALE, PENNSYLVANIA

17025

PREPARED BY

BOHLER

CERTIFICATION OF OWNERSHIP AND OFFER OF DEDICATION

Plat Exhibited above is prepared by

PREPARED BY

CUMBERLAND COUNTY RECORDED OF DEEDS

PREPARED BY

EAST PENNSBORO TOWNSHIP BOARD OF COMMISSIONERS

PREPARED BY

EAST PENNSBORO TOWNSHIP PLANNING COMMISSION

PREPARED BY

EAST PENNSBORO TOWNSHIP ENGINEER

PREPARED BY

CUMBERLAND COUNTY PLANNING DEPARTMENT

PREPARED BY

CUMBERLAND COUNTY RECORDER OF DEEDS

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