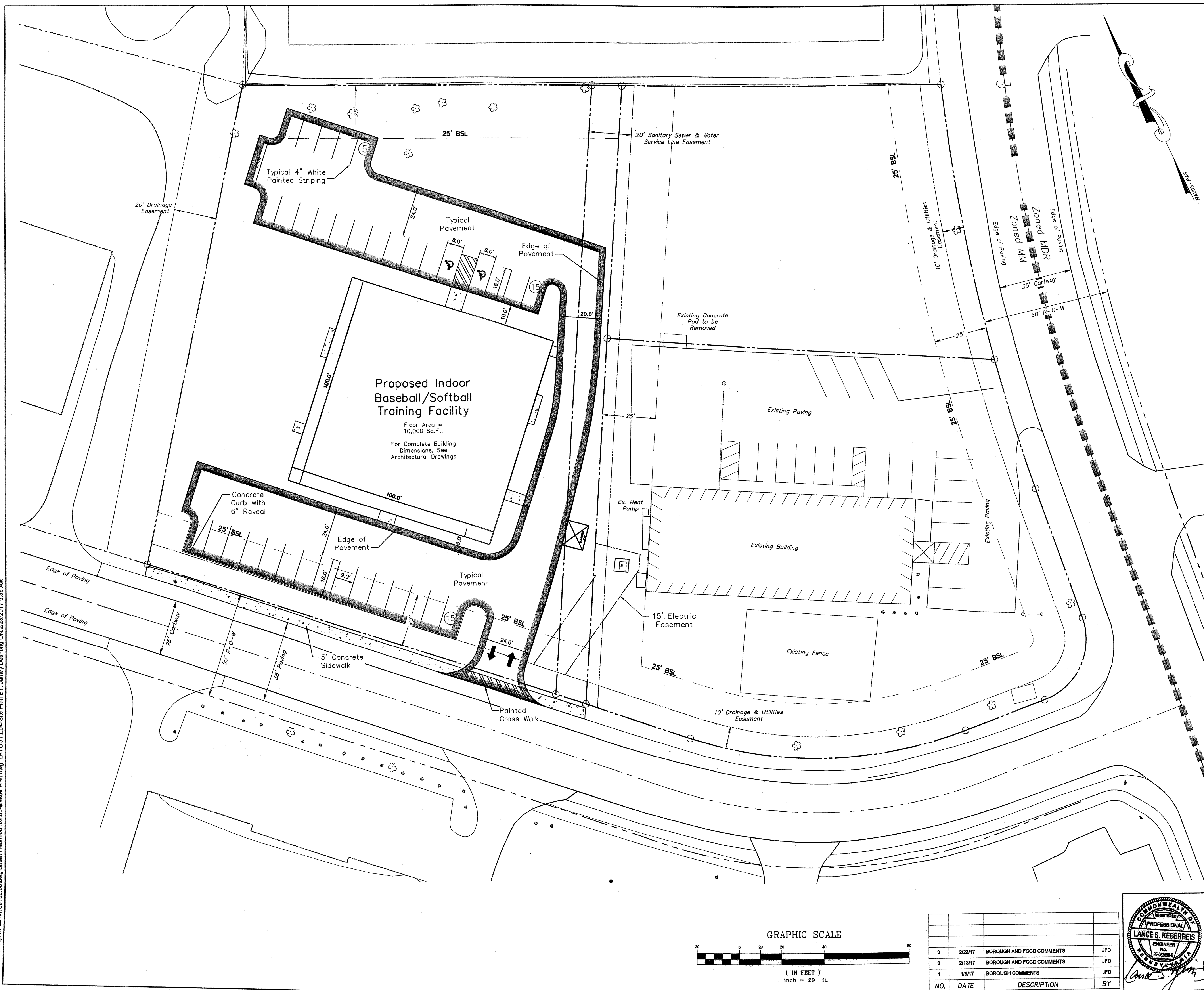


- Notes:**
- Developer/Applicant: Twain Glaser
379 Moss Spring Avenue
Greencastle, PA 17225
 - Parcel Area: 50,865 sq. ft. or 1.1677 acres
 - Existing Zoning: Medium Manufacturing District
 - Historical/Existing Use: Agricultural/Vacant
 - Proposed Use: Commercial
 - Minimum Building Setback Requirements:
Front = 25'
Side = 0' unless adjoining a Residential District then Side = 10'
Rear = 25'
 - Maximum Allowable Building Height: Six Stories or 72 feet
 - Off-Street Parking Requirements:
Five (5) per batting tunnel (7 batting tunnels * 5) = 35 spaces
Total Spaces Provided = 35 spaces
 - This property is served by the Borough of Chambersburg Public Water and Sanitary Sewer Systems. Public water, public sewer, gas, and electric services are available on site or within the Benedict Avenue right-of-way for connection to the proposed improvements.
 - According to the National Wetlands Inventory Mapping, Chambersburg, PA Quadrangle, no wetlands are present on this site.
 - Existing soils on this site are:
• Hagerstown Silt Loam, 3 to 8% slopes (HdB)
• Hagerstown - Carbo Silty Clay Loams, 3 to 8% slopes (HbB)
• Urban Land - Hagerstown Complex, 0 to 8% slopes (UdB)
 - No portion of this property lies within the 100-Year Special Flood Hazard Area depicted on the Flood Insurance Rate Maps published by the U.S. Department of Homeland Security and the Federal Emergency Management Agency (Community Map Number 42055C0291E).
 - Elevations and contours shown hereon are based on North American Vertical Datum of 1988 (NAVD88).
 - All water and sewer installations shall be performed in conformity to prevailing Borough of Chambersburg rules and regulations.
 - Upon presentation of proper credentials, duly authorized representatives of the Borough may enter at reasonable times upon any property within the Borough to inspect the condition of the stormwater structures and facilities in regard to any aspect regulated by this chapter.
 - The landowner acknowledges that the stormwater management system(s) are permanent fixtures and can only be altered or removed after approval from the Borough.



LEGEND

--- (dashed)	PROPERTY LINE	⊙	SANITARY SEWER MANHOLE
--- (dash-dot)	ADJOINING PROPERTY LINE	⊙	SANITARY SEWER CLEANOUT
---	EASEMENT LINE	⊙	WATER VALVE
---	RIGHT-OF-WAY LINE	⊙	WATER METER
---	CENTERLINE	⊙	WATER CURB STOP
---	FENCE LINE	⊙	FIRE HYDRANT
---	BUILDING SETBACK LINE	⊙	EXISTING LIGHT POLE
---	EX. OVERHEAD UTILITY LINE	⊙	PROPOSED LIGHT POLE
---	EX. UNDERGROUND UTILITY LINE	⊙	PROPOSED FLOOD POLE
---	PROP. UNDERGROUND UTILITY LINE	⊙	EXISTING UTILITY POLE
---	EXISTING SEWER LINE	⊙	DECIDUOUS TREE
---	PROPOSED SEWER LINE	⊙	EVERGREEN TREE
---	EXISTING WATER LINE	⊙	STORM SEWER INLET
---	PROPOSED FIRE SUPP. LINE	⊙	YARD INLET
---	EXISTING WATER LINE	⊙	ADA ACCESSIBLE PARKING
---	EXISTING GAS LINE	⊙	BENCHMARK
---	EXISTING STORM SEWER	⊙	
---	PROPOSED STORM SEWER	⊙	
---	EXISTING CONTOUR LINE	⊙	
---	PROPOSED CONTOUR LINE	⊙	
---	668.35 x PROPOSED SPOT ELEVATION	⊙	
---	PROPOSED BITUMINOUS PAVING	⊙	
---	PROPOSED CONCRETE SIDEWALK	⊙	

SITE PLAN

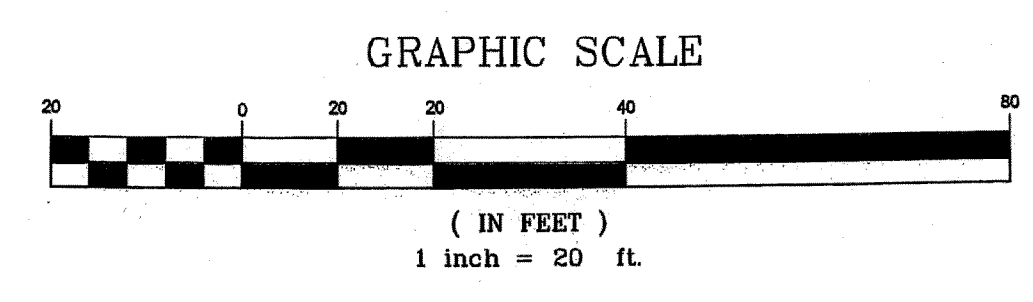
Preliminary/Final Subdivision & Land Development Plan
FOR
Twain Glaser
LOCATED IN
Borough of Chambersburg, Franklin County, PA

DENNIS E. BLACK ENGINEERING, INCORPORATED
ENGINEERING—SURVEYING—PLANNING
2400 PHILADELPHIA AVENUE CHAMBERSBURG, PA 17201
(717)263-8794

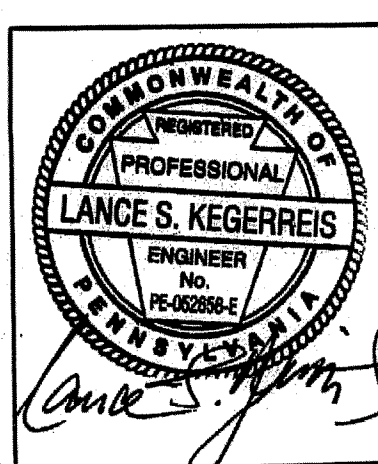
222 NORTH SECOND STREET
McCONNELLSBURG, PA 17233
(888)238-0661 (717)485-4028

DWN.	CLIENT No. 4959	ORDER No. 160102	SHEET LD-4 OF LD-9
CHK.	DATE 11-15-16	AutoCAD DRAWING REF. NUMBER	DRAWING No. 16-69
APP.	SCALE 1"=20'	AutoCAD#	

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NO.	DATE	DESCRIPTION	BY
3	2/23/17	BOROUGH AND FCCD COMMENTS	JFD
2	2/13/17	BOROUGH AND FCCD COMMENTS	JFD
1	1/5/17	BOROUGH COMMENTS	JFD



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