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August 19, 2019

Chris Miller, Zoning Officer  
Camp Hill Borough  
2145 Walnut Street  
Camp Hill, PA 17331

RE: Preliminary / Final LDP  
**3115-3133 Chestnut Street – Chick-fil-A Restaurant**  
Plan Date: December 4, 2018 Revised: July 26, 2019

Dear Mr. Miller:

As requested, Gannett Fleming has reviewed the above-referenced revised site plan on behalf of Camp Hill Borough. The plan includes the consolidation of seven lots (Lots 431, 432, 433, 434, 435, 436, and 437) to create a single 1.39 acre lot. The plan includes the demolition of the current buildings (six dwellings and miscellaneous accessory structures), various parking lot / utility modifications and construction of a new restaurant building pad, totaling approximately 41,519 square feet. The property is generally situated along Chestnut Street, across from its intersection with 32<sup>nd</sup> Street. Upon receipt of the noted plans, a review was completed, and comments are being provided by this letter. We note that the plans indicate revisions on April 3, 2019; however, this plan was not formally submitted to the Borough for review or comment. In addition to the review letters dated December 14, 2018 and March 15, 2019, we offer the following comments for your consideration:

1. The comments of the Borough Zoning Officer should be received, reviewed, and considered (Dec 2018 Review Comment No. 1, Mar 2019 Review Comment No. 1).
2. The applicant has requested a waiver of the requirement to submit a separate Preliminary Plan, prior to this Final Plan. Our office takes no exceptions to the granting of this waiver as there is no regulatory benefit to the Borough by requiring two separate submissions. The submitted plans include a higher level of detail than is mandated with a Preliminary Plan. A separate motion will need to be made and acted on in this regard (Dec 2018 Review Comment No. 2, Mar 2019 Review Comment No. 1).
3. Given that the proposed limits of disturbance exceed 1.0 acre, approval of an NPDES Permit (for “Discharge of Stormwater From Construction Activities”) will be required (by PADEP & Cumberland County Conservation District). In this regard, a separate technical review and approval of the Erosion and Sediment Control Plan will be required from the Cumberland County Conservation District (407.1.A(17)) (Dec 2018 Review Comment No. 3, Mar 2019 Review Comment No. 2).

Gannett Fleming, Inc.  
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4. A sanitary sewer review / comment letter for the revised plan will be forthcoming from Herbert, Rowland, and Grubic (HRG) under separate cover. Efforts should continue to review and address any remaining items contained in that review (407.1.A(20)(f)) (Dec 2018 Review Comment No. 4, Mar 2019 Review Comment No. 3).
5. Willingness to serve letters will be required from both the Borough and PA American Water for the new (replacement) utility service connections (407.1.A(20)(d)) (Dec 2018 Review Comment No. 5, Mar 2019 Review Comment No. 4).
6. A technical review letter regarding the revised Traffic Impact Study Report will be forthcoming from our office under separate cover. Efforts should continue to review and address items contained in that review (405.2.I<sup>1</sup>) (Dec 2018 Review Comment No. 6, Mar 2019 Review Comment No. 5).
7. A technical review letter regarding the revised Post Construction Stormwater Management Plan will be forthcoming from our office under separate cover (407.1.A(20)(h)) (Dec 2018 Review Comment No. 12, Mar 2019 Review Comment No. 9).
8. All appropriate seals and certifications will be required prior to final plan approval (Dec 2018 Review Comment No. 7, Mar 2019 Review Comment No. 6).
9. We recommend that a Lot Merger Agreement be prepared and executed to ensure that it is an integral (non-separable) tract of land following this subdivision (Dec 2018 Review Comment No. 8, Mar 2019 Review Comment No. 7).
10. A Public Improvements Bonding estimate should be provided to our office for review (406.5) (Dec 2018 Review Comment No. 9, Mar 2019 Review Comment No. 8).
11. Standardized and specific details are offered, as was requested, for the proposed ADA ramp facilities to ensure that the all new facilities are fully ADA compliant. Please review these details for the proposed ADA ramps along the proposed crosswalks. Specifically, please review the alignment/configuration of the detectable warning strips perpendicular to the ramp and along the pedestrian access route (Dec 2018 Review Comment No. 16, Mar 2019 Review Comment No. 11).
12. The construction detail provided for the proposed connection to Chestnut Street should be revised to depict a 12” minimum milled notch (1½” deep) across the existing pavement section in order to create a “ship lap” and stagger the vertical joint (Dec 2018 Review Comment No. 17, Mar 2019 Review Comment No. 12).
13. A proposed easement/option area for a driveway and fence onto the adjacent property (133 South 32nd Street LLC) is shown on Sheet 5. Identification by a metes and bounds description is required. Proof of right of the applicant to construct the facilities and occupy the area from property owner be provided, and approved by the Borough Solicitor, prior to final plan approval (407.1.A(2&5)) (Dec 2018 Review Comment No. 21, Mar 2019 Review Comment No. 14).

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<sup>1</sup> This letter was edited on August 21, 2019 to correct a typo.

14. A proposed easement for the drainage facilities onto the adjacent property (133 South 32nd Street LLC) is shown on Sheet 6. Identification by a metes and bounds description is required. Proof of right of the applicant to construct the facilities and occupy the area from property owner be provided, and approved by the Borough Solicitor, prior to final plan approval (407.1.A(2&5)) (Dec 2018 Review Comment No. 21, Mar 2019 Review Comment No. 14).
15. We would encourage the Borough to require a Developer's Agreement for this project. The Developer's Agreement should include the Owner's responsibility to address sidewalk maintenance and repairs; General Note No. 17 should be updated to read "The developer will enter into a Development Agreement, approved by the Borough Solicitor, agreeing to maintenance and repair of the sidewalks, approved by the Public Works Director and Borough Engineer, within the R/W of Chestnut St. and 32nd St." (Dec 2018 Review Comment Nos. 19 & 22, Mar 2019 Review Comment Nos. 13 & 15).
16. On May 16, 2019, our office conducted a cursory review of the "Building Demolition Exhibit" Plan as prepared by Williams Site Civil, LLC (consisting of one sheet dated May 3, 2019). We note that the demolition operations depicted on this plan are also depicted in the current Land Development and NPDES Permit Plans for this project which have not received final approvals. Removal of these buildings (if it were allowed to occur) would require adjustment to those plans, notably adjusting the pre-development / existing conditions plan, which has potential impacts to also require adjustments to the Post Construction Stormwater Management Plan design / analysis (e.g., reduction of existing impervious coverage which could increase required management requirements for stormwater). We will defer to the County Conservation District/PA DEP to coordinate the appropriate process by which to extend NPDES permit coverage from demolition operations to subsequently include the proposed construction operations for the development of this site.
17. The Parking Data Table on Sheet 5 should be updated to read "Fast Food Restaurant" instead of "Restaurant".
18. The East/West Alley is identified on the plan as a "proposed 15' access easement", while the North/South Alley is identified as a "proposed 37.67' alley R.O.W". We request clarification on the distinction between these two labels.
19. The length of the right turn lane along Chestnut Street should be dimensioned on the plans.
20. The crosswalk designation painting (i.e. zebra or ladder) should be identified on the plans at the proposed Chestnut St. crosswalk.
21. The Designer should review/consider adjusting the location of the proposed southeast alley curb return to reside within the property.
22. The direction of all proposed stop and no traffic thru signs should be indicated on the plan clarifying to which direction of travel they apply.
23. Turning templates for cars and trucks should be provided to show how traffic will negotiate the offset intersection between the proposed access from Chestnut St., the existing alley from Bramar, and the East/West Alley, in all directions. It should be further clarified if traffic will

be restricted from traveling in any direction, noting the existing businesses and homes to the south of the site.

24. A proposed traffic sign is shown on the adjacent property (133 South 32nd Street LLC) on Sheet 5. Proof of right of the applicant to construct the facilities and occupy the area from property owner be provided, and approved by the Borough Solicitor, prior to final plan approval (407.1.A(2&5)).

If there are any questions, or if we can help to clarify any aspect of this letter, please feel free to contact me at our Camp Hill office or via email at [pmains@gfnet.com](mailto:pmains@gfnet.com).

Respectfully submitted,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'P. Eric Mains', with a stylized flourish extending to the right.

P. ERIC MAINS, P.E.\*  
Senior Project Manager  
Water Practice

*\*Registered in PA and MD*

cc: Mr. Pat Dennis, Borough Manager  
Mr. Sam Robbins, Assistant Manager & Director of Public Works  
Mr. Joshua Bonn, Esq. Borough Solicitor  
Mr. Justin Mendinsky, Borough Engineer