



We answer to you.

5031 Richard Ln, Ste 111, Mechanicsburg, PA 17055 • Phone: (800) 738-8395
E-mail: rettetw@rettetw.com • Web site: rettetw.com

Engineers

Environmental
Consultants

Surveyors

Landscape
Architects

Safety
Consultants

April 11, 2023

Lemoyne Borough Planning Commission
Lemoyne Borough
510 Herman Avenue
Lemoyne, PA 17043

RE: Brother and Sister Food Services
Preliminary/Final Land Development Plan
Review No. 3
RETTEW Project No. 088682042

Dear Planning Commission Member:

We have completed our review of the above referenced plan as prepared by Whitney, Bailey, Cox & Magnani, LLC. Our review was of the following information:

1. 13 plan sheets dated February 1, 2023, revised April 3, 2023
2. Stormwater management report dated April 3, 2023
3. Waiver request letter dated April 3, 2023
4. Response letter dated April 3, 2023
5. Miscellaneous supporting documents.

REQUESTED ALTERATIONS OF REQUIREMENT

- A. Section 480-12.G – Traffic Impact Study
The applicant has requested a waiver of the requirement to provide a Traffic Impact Report.
We recommend approval of this waiver request based upon the justification provided and compliance with PennDOT standards for access.
 - B. Section 480-12.I – Environmental Impact Assessment Report
The applicant has requested a waiver of the requirement to provide an Environmental Impact Assessment Report.
We recommend approval of this waiver request based upon the justification provided.
 - C. Section 480-12.J – Historical Features Report
The applicant has requested a waiver of the requirement to provide an Historical Features Report.
We recommend approval of this waiver request based upon the justification provided.
 - D. Section 480-12.K – Natural Habitat Report
The applicant has requested a waiver of the requirement to provide a Natural Habitat Report.
We recommend approval of this waiver request based upon the justification provided.
 - E. Section 550-65.E – Access Drive Width
The applicant has requested a waiver of the requirement to provide a 28-foot-wide access drive.
We recommend approval of this waiver request based upon the justification provided.
-

F. Section 460-21.C.4 – Minimum Bottom Slope

The applicant has requested a waiver of the requirement to provide a minimum bottom slope of two percent.

We recommend approval of this waiver request based upon the justification provided.

G. Section 460-21.C.5 – Outlet Structure Configuration

The applicant has requested a waiver of the requirement to utilize the prescribed vertical perforations.

We are unclear about the need for this waiver request based on the revised plans which appear to have removed the rectangular orifice from the outlet structure design. Clarification needs to be provided.

ZONING

1. The required minimum dimensional standards, including lot area, lot width, impervious coverage, and building height need to be provided in the zoning data (§ 550-23).
2. Lighting needs to be provided for the parking area which includes the ADA parking space (§ 550-67.B.2.c, SALDO 480-34).

SUBDIVISION AND LAND DEVELOPMENT

1. A portion of the property is located within Lower Allen Township. The plan shall be submitted to the Township for review and approval.
2. All certificates need to be completed prior to recording the plan (§ 480-9.A.10.6, 480-9.A.10.a.32).
3. A signed and sealed cost estimate, financial security, and Financial Security Agreement need to be provided (§ 480-10.B.3.c). The cost estimate needs to be revised to include the following:
 - a. Unit cost and quantity for paving.
 - b. Unit cost and quantity for sidewalk.
 - c. Unit cost and quantity for curbing.
 - d. Unit cost and quantity for ADA curb ramps.
 - e. Unit cost and quantity for lighting.
 - f. Unit cost and quantity for landscaping.
 - g. Unit cost and quantity for signage.
 - h. Unit cost and quantity for an as-built plan.
 - i. Unit cost and quantity for sanitary sewer lateral.
 - j. Unit cost and quantity for abandonment of existing laterals.
4. The date, final action, and conditions of approval by the Borough Council on any approved modification requests need to be included on the plan (§ 480-10.B.4.b).
5. Evidence of an approved planning module, exemption request, or notice that a planning module is not required, needs to be provided (§ 480-10.B.4.c).
6. A Highway Occupancy Permit (HOP) needs to be provided (§ 480-10.B.4.d).
7. The condition of the existing curb needs to be evaluated in accordance with Section 472-46 to determine areas of required replacement. The limits of the curb replacement need to be clearly

indicated on the plan and be coordinated with the proposed improvements (the stationing needs to reflect the proposed limits of replacement and should not be indicated at the proposed driveway).

STORMWATER MANAGEMENT

1. All earthmoving activities shall be reviewed and approved by the Cumberland County Conservation District and evidence of NPDES Permit approval shall be provided (§ 460-20.D, 460-23).
2. The side slopes for the rain garden need to be four (4) to one (1) or flatter (§ 460-21.C.3). The rain garden detail on sheet C401 still indicates 3:1 slopes.
3. An operation and maintenance agreement needs to be provided (§ 460-34). A separate agreement will need to be prepared and recorded.
4. Evidence of approval from PennDOT needs to be provided for the proposed storm sewer facilities in SR 2016 (§ 460-20.A). A reciprocal maintenance agreement, in a recordable form acceptable to the Borough and Township, assigning all maintenance responsibilities and liability to the applicant for any stormwater facilities within the PennDOT rights-of-way will need to be provided.
5. Evidence of approval from Lower Allen Township needs to be provided for the proposed connection to the existing inlet in Hummel Avenue.
6. Specifications for the wetland seed mix for the rain garden need to be included with the details. We could not find the information on sheet C402.
7. The outlet structure weir information used in the stage/storage/discharge table needs to match the information in the outfall structure detail. The weir proposed at elevation 393.16 in the Hydraflow input does not appear to be represented in the outlet structure detail. Based on the current detail, the outlet structure needs to be modeled with the top of grate at elevation 394.0 and the emergency spillway at elevation 394.0
8. A portion of the limit of disturbance is proposed outside the property boundary at the eastern end of the site. Approval from the adjoining property owner will need to be provided. Although the response indicates the plan has been revised, the grading and disturbance outside the property is still shown.

SANITARY SEWER

1. The applicable tapping fees need to be paid at the time of application for the building permit.
2. Laterals are to be abandoned within two feet of the main, or an internal point repair needs to be completed; a detail and/or note needs to be provided.
3. A detail for the proposed connection to the sanitary sewer main needs to be provided. A tapping saddle will not be accepted for connection to the vitrified clay main; a wye will need to be cut into the sewer main (see note on sheet C301).
4. All pre-treatment and grease separator requirements need to be addressed.

Page 4 of 4
Lemoyne Borough
April 11, 2023
RETTEW Project No. 088682042

If you have any questions regarding these comments, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael R. Knouse", followed by a long horizontal line extending to the right.

Michael R. Knouse, PE
Project Manager

copy: Trisha Rafferty, Lemoyne Borough – VIA EMAIL
Joshua Weidler, PE, Whitney, Bailey, Cox & Magnani, LLC – VIA EMAIL

Z:\Shared\Projects\08868\088682042 LB-Brothers-Sisters Food Svc\MUN\Ltr_LDP Rev3_2023-04-11.docx