FINAL SUBDIVISION PLAN

711 OLIVE STREET & 700 NORTH SHERMAN STREET FOR

INCH'S 700 NORTH SHERMAN, LLC SPRING GARDEN TOWNSHIP, YORK COUNTY, PENNSYLVANIA SEPTEMBER 19, 2022 LAST REVISED: OCTOBER 24, 2022

SPRING GARDEN TOWNSHIP ENGINEER

REVIEWED BY THE SPRING GARDEN TOWNSHIP ENGINEE

TOWNSHIP ENGINEER

YORK COUNTY PLANNING COMMISSION

THIS PLAN HAS BEEN REVIEWED BY THE YORK COUNTY PLANNING COMMISSION THIS DAY O

DIRECTOR

SPRING GARDEN TOWNSHIP PLANNING COMMISSION

AT A MEETING ON

THE SPRING GARDEN TOWNSHIP

PLANNING COMMISSION REVIEWED THIS PLAN.

SURVEYOR'S CERTIFICATION

I , JAMES HOCKENBERRY, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SPRING GARDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10.000')).

CHAIRMAN

SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS

_, 20 _____, THE BOARD OF COMMISSIONERS OF THE AT A MEETING ON TOWNSHIP OF SPRING GARDEN APPROVED THIS PROJECT, AND ALL CONDITIONS OF APPROVAL, HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE SPRING GARDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CHAIRMAN

RECORDER OF DEEDS CERTIFICATION

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____ DAY OF _____, 20 _____.

AS INSTRUMENT NUMBER:

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE _____ DAY OF _____, 20 ____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____, DF _____, THE _____, DF _____, THE _____, DF ____, DF _____, DF _

OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

SIGNATURE

NAME

MY COMMISSION EXPIRES _____, 20 _____.

STATE OF

COUNTY OF

FOR

JAMES C. HOCKENBERRY, P.L.S. REG. NO. 044553-E

ENGINEER'S CERTIFICATION

I, JOSHUA C. GEORGE, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SUBDIVISION PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SPRING GARDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

> JOSHUA C. GEORGE, P.E. REG. NO. 056897-E

LEGAL OWNER / APPLICANT

INCH'S 700 SHERMAN ST LLC 2950 LEWISBERRY ROAD YORK, PENNSYLVANIA 17404

PROPERY INFORMATION

| ADDRESS: | <u>EXISTING LOT #1</u> 711 OLIVE STREET YORK. PA 17402 |
|----------------------------------|---|
| DEED: | 2719-4181 |
| TAX PARCEL: | 48-000-03-0135.00-00000 |
| ADDRESS: DEED: TAX PARCEL: | EXISTING LOT #2 700 N SHERMAN STREET YORK, PA 2719-4181 48-000-03-0147.A0-00000 |

SUMMARY OF WAIVERS

AT A MEETING ON THE SPRING GARDEN TOWNSHIP BOARD OF COMMISSIONERS GRANTED THE FOLLOWING WAIVERS FROM THE SPRING GARDEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- 1. §275-29.A MINIMUM STREET WIDTH (OLIVE STREET & NORTH SHERMAN STREET)
- CURBS, GUTTERS AND SIDEWALKS 2. §275-43.A (OLIVE STREET & NORTH SHERMAN STREET)

LIST OF UTILITIES

COLUMBIA GAS OF PA, INC. BETHEL PARK 251 W. MAIDEN STREET WASHINGTON, PA 15301-4653 GRACE BACHISM CBACHISM@NISOURCE.COM

FRONTIER COMMUNICATIONS OF PA, INC. 67 S. MAIN STREET SHICKSHINNY, PA 18655 JOHN BUGDONOVITCH JOHN.BUGDONOVITCH@FTR.COM

COMCAST OF SOUTHEASTERN PENNSYLVANIA C/O USIC LOCATING SERVICES, INC. 13085 HAMILTON CROSS BLVD., SUITE 200 CARMEL, IN 46032 USIC PERSONNEL

FIRST ENERGY CORP 79 S. MAIN STREET AKRON, OH 44308-1890 OFFICE PERSONNEL

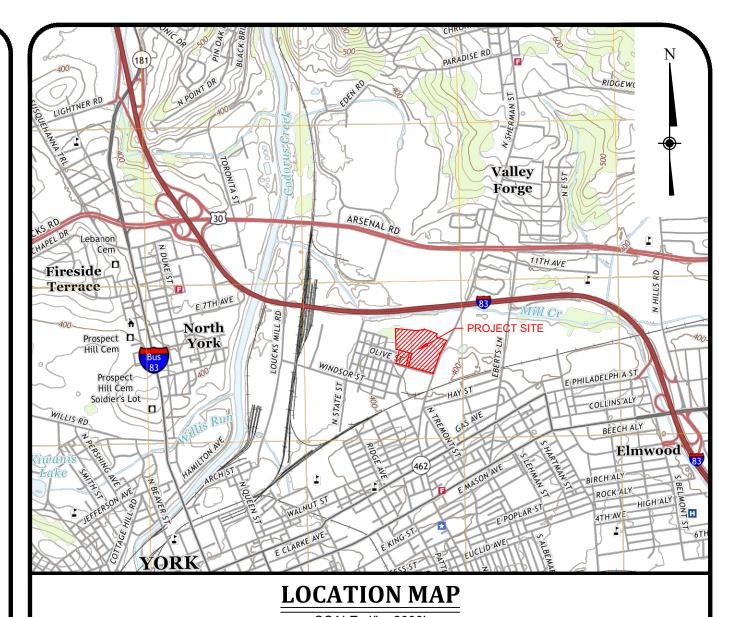
SPRING GARDEN TOWNSHIP 340 TRI HILL ROAD YORK, PA 17403 OFFICE PERSONNEL

VERIZON NORTH 2441 W. GRANDVIEW BLVD. ERIE, PA 16506 MICHAEL GEARY MICHAEL.GEARY@VERIZON.COM

YORK WATER COMPANY 130 E. MARKET STREET YORK, PA 17401



CALL BEFORE YOU DIG PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR **CONSTRUCTION PHASE AND (10) WORKING** DAYS IN DESIGN STAGE - STÓP CALL



SCALE: 1" = 2000'UNIFORM PARCEL IDENTIFIER

#48-000-03-0135.00-00000. #48-000-03-0147.A0-0000

| \square | INDEX OF DRAWINGS | | | | | |
|-----------------|--------------------------|--|--|--|--|--|
| SHEET NO. | TITLE | | | | | |
| CS 1.0 | COVER SHEET | | | | | |
| CS 1.1 | GENERAL NOTES | | | | | |
| EX 2.0 | EXISTING CONDITIONS PLAN | | | | | |
| SD 3.0 | SUBDIVISION PLAN | | | | | |
| PR 4.0 | SANITARY SEWER PROFILE | | | | | |
| LA 5.0 | LANDSCAPING PLAN | | | | | |
| CD 6.0 | CONSTRUCTION DETAILS | | | | | |
| 7 SHEETS IN SET | | | | | | |

ACT 287

LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

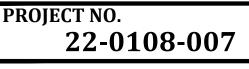
- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION: DATE: 09/09/2022

ONE CALL SYSTEM SERIAL NUMBER: #20222503507

PROIECT NAME **711 OLIVE STREET**



SHEET # **CS 1.0**



CIVIL DESIGN, LLC land development consultants

L ANDWORKS

1195 VIRGINIA AVENUE p (717) 891-1195

YORK, PA 17403 www.landworkscd.com

ZONING DATA

ZONING DISTRICT: EXISTING USE:

PROPOSED USE: MINIMUM LOT AREA:

EXISTING LOT AREA:

PROPOSED LOT AREA:

MINIMUM LOT WIDTH: EXISTING LOT WIDTH:

PROPOSED LOT WIDTH:

MAXIMUM LOT COVERAGE: EXISTING LOT COVERAGE:

MINIMUM BUILDING SETBACK:

MAXIMUM BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT: N/A

PROPOSED WATER:

PROPOSED SEWER:

INDUSTRIAL PARK (IP) LOT #1: INDUSTRIAL

LOT #2: QUARRY & VEHICLE SERVICE LOT #1: VEHICLE SERVICE

20,000 SF

LOT #1: 62,246.87 SF / 1.429 AC LOT #2: 643,550.62 SF / 14.774 AC UNOPENED HUDSON STREET: 14,147.02 SF / 0.325 AC

LOT #1: 719,944.51 SF / 16.528 AC 125 FT (AT STREET R.O.W.)

LOT #1: 220.00 FT (OLIVE STREET) LOT #1: 282.94 FT (MULBERRY STREET) LOT #2: 742.14 FT (NORTH SHERMAN STREET) LOT #2: 538.42 FT (OLIVE STREET) UNOPENED HUDSON STREET: 50.00 FT

LOT #1: 742.14 FT (NORTH SHERMAN STREET) LOT #1: 808.42 FT (OLIVE STREET) LOT #1: 282.94 FT (MULBERRY STREET)

75%

LOT #1: 27,468.31 SF / 0.631 AC / 44.13% LOT #2: 8,452.57 SF / 0.194 AC / 1.31% UNOPENED HUDSON STREET: 0.00 SF / 0.000 AC / 0.00%

PROPOSED LOT COVERAGE: 35,920.88 SF / 0.825 AC / 4.99%

FRONT: 50 FT (ARTERIAL) FRONT: 30 FT SIDE: 30 FT (EACH)

REAR: 30 FT MINIMUM LANDSCAPE BUFFER: 50 FT (ADJACENT TO RESIDENTIAL DISTRICT)

> 4 STORIES OR 45 FT (PRINCIPAL) 2 STORIES OR 25 FT (ACCESSORY)

PUBLIC (YORK WATER COMPANY)

PUBLIC (SPRING GARDEN TOWNSHIP)

GENERAL NOTES

- 1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 2. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY JAMES C. HOCKENBERRY, P.L.S.
- 3. VERTICAL DATUM NAVD 88.
- 4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- 5. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY.
- 6. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A REGULATORY FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR SPRING GARDEN TOWNSHIP, COMMUNITY PANEL NO. 42133C0327F, EFFECTIVE DATE DECEMBER 16, 2015. APPROXIMATE FLOODPLAIN ELEVATION - 369.00.
- 7. EXISTING LOT #2 IS SERVED BY PUBLIC WATER AND PUBLIC SEWAGE DISPOSAL FACILITIES. NO ADDITIONAL SEWAGE DISPOSAL IS ANTICIPATED AS PART OF THIS SUBDIVISION.
- 8. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS DERIVED FROM FIELD SURVEY AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
- 9. GRADING OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE NPDES PERMIT APPROVED FOR THE PROPERTY.
- 10. THERE IS ONE (1) REGULATORY WETLAND LOCATED ON THE SUBJECT PROPERTY.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC AND TRAFFIC CONTROL AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE

PRIOR TO CONSTRUCTION ACTIVITIES.

- 13. TEMPORARY TRAFFIC CONTROLS AND TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 14. CONTRACTOR SHALL MONITOR CONSTRUCTION VEHICLES AS REQUIRED TO AVOID TRACKING MUD AND DEBRIS ONTO ANY PAVED STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE STREET(S) AND/OR ACCESS DRIVE(S) CLEARED AND THE SITE IN AN APPROPRIATE WORKMAN-LIKE MANNER.
- 15. ALL EXISTING LAWN AREAS DISTURBED BY PROPOSED CONSTRUCTION SHALL BE RESTORED TO PROVIDE A MINIMUM SIX INCHES (6") TOPSOIL, GRADED TO SMOOTH, TRUE LINES AND SEEDED AND MULCHED PER SPECIFICATION HEREIN.
- 16. ANY LAND AREA THAT CANNOT BE ADEQUATELY STABILIZED WITH SEEDING AND MULCHING SHALL BE STABILIZED WITH AN EROSION CONTROL OR TURF REINFORCEMENT MATTING.
- 17. WHERE IT IS NECESSARY TO CONNECT TO OR EXTEND AN EXISTING ROAD, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
- 18. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- 19. FAILURE TO SPECIFICALLY MENTION ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- 20. SITE CONTRACTOR SHALL PROVIDE DETAILED AS-BUILT INFORMATION TO PROJECT ENGINEER FOR ALL PROPOSED SANITARY SEWER FOR PROJECT ENGINEER'S USE IN PREPARATION OF RECORD DRAWINGS.
- 21. ALL PROPERTY CORNERS NOT CURRENTLY SET SHALL BE SET IN ACCORDANCE WITH SPRING GARDEN TOWNSHIP SPECIFICATIONS.

11. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR

ANY TEMPORARY ROAD CLOSING WITH THE MUNICIPALITY AND/OR PENNDOT.

SUBDIVISION NOTES

- 1. THE PURPOSE OF THIS PLAN IS TO COMBINE TWO (2) EXISTING TRACTS (EXISTING LOTS #1 & #2) CURRENTLY OWNED BY INCH'S 700 SHERMAN ST LLC, INTO ONE (1) PROPOSED LOT (PROPOSED LOT #1).
- 2. PROPOSED LOT #1 WILL BE SERVED BY PUBLIC WATER (YORK WATER COMPANY) AND PRIVATE SEWAGE FACILITIES.
- 3. ONLY THOSE PROPERTY CORNERS THAT WERE FOUND OR SET AS PART OF THIS SURVEY ARE NOTED AS SUCH ON THE PLAN.
- 4. NO ADDITIONAL RIGHT-OF-WAY AREA IS PROPOSED TO BE DEDICATED AS PART OF THIS FINAL SUBDIVISION PLAN.
- 5. NO NEW ACCESS TO A STATE HIGHWAY IS PROPOSED UNDER THIS PLAN.
- 6. NO BUILDING CONSTRUCTION, ROADWAY CONSTRUCTION, OR EARTH DISTURBANCE OF ANY KIND IS PROPOSED AS PART OF THIS FINAL SUBDIVISION PLAN.
- 7. THE LOCATION OF UTILITIES AS SHOWN ON THIS PLAN IS BASED UPON ABOVE GROUND INDICATIONS, FIELD OBSERVATIONS, RECORD DRAWINGS AND THE RESULT OF A PA ONE CALL. AS SUCH, THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM THAT SHOWN ON THE PLAN.

UTILITY NOTES

CONSTRUCTION.

- ALLOWED.

- CONSTRUCTION.

1. NO WORK SHALL OCCUR OUTSIDE OF THE PROPERTY OR RIGHT-OF-WAY LINES UNLESS COVERED BY GRADING CONSTRUCTION EASEMENTS OR PENNDOT PERMIT.

2. FOR ANY ITEMS NOT COVERED BY DETAILS OR SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE OWNER'S AND ENGINEER'S REVIEW PRIOR TO

3. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY LANDWORKS CIVIL DESIGN, LLC, THE CURRENT REQUIREMENTS OF SPRING GARDEN TOWNSHIP, AND IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 AND THE ROADWAY CONSTRUCTION STANDARDS (RC STANDARDS), CURRENT EDITIONS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF ACT 287 - PA ONE CALL NOTIFICATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY PA ONE CALL AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. NO VEGETATION MAY BE PLANTED WITHIN TEN (10) FEET OF ANY FIRE HYDRANT WHICH MAY OBSTRUCT THE USE OF THE HYDRANT. NO ALTERATIONS, INCLUDING PAINTING, SHALL BE

6. ALL UTILITY ELEVATIONS ARE AT THE INVERT UNLESS OTHERWISE NOTED.

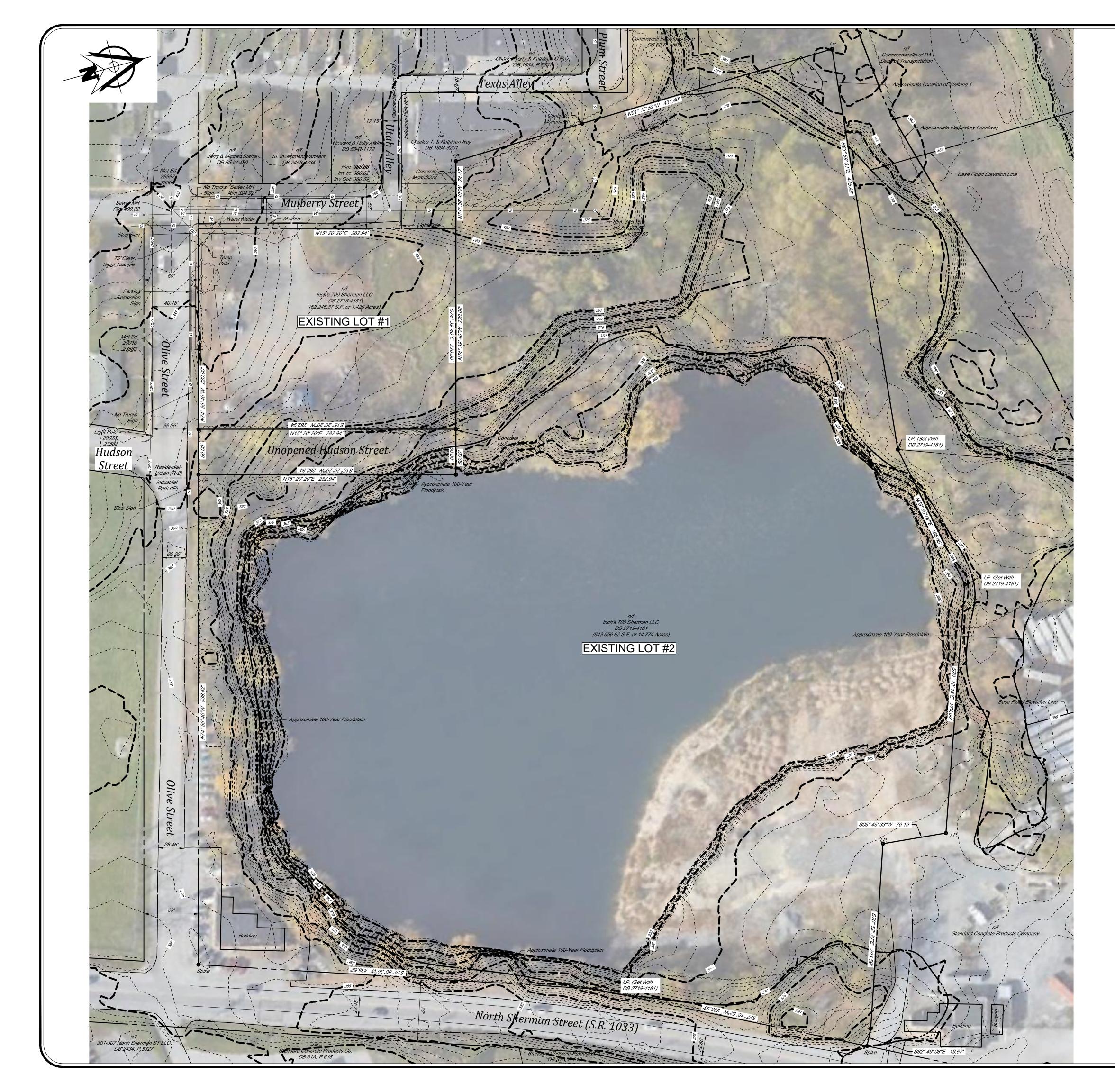
7. UNLESS OTHERWISE INDICATED, ALL GRAVITY SANITARY SEWER MAINS SHALL BE CONSTRUCTED FROM SDR-35 PVC WITH FOUR (4) FEET MINIMUM COVER TO TOP OF PIPE IN UNPAVED AREAS AND FIVE (5) FEET MINIMUM COVER TO TOP OF PIPE IN PAVED AREAS.

8. THERE SHALL BE A TEN (10) FOOT HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER LATERALS AND ANY LANDSCAPING AND LIGHTING FEATURES.

9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRING GARDEN TOWNSHIP STANDARD SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS.

10. FOR ANY ITEMS NOT COVERED BY DETAILS OR SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE OWNER'S AND ENGINEER'S REVIEW PRIOR TO

| | PRO | 0.10 | | | | G | |
|--------------|---|------------------|---|------------------------------|-------------------------------|---|---------------------------|
| | | IGN | | | TE | ЗF | |
| | CAD | | | | TE | | |
| | CHE | CKE | ED - | | JC | G | |
| \bigcap | | | | | | TBF | BY |
| | | | | | | μ | |
| | | | | | | | |
| | | | | | | ITS | |
| | | | | | | MMEN | |
| | | | | | | HP CC | |
| | | | | | | WNSF | Z |
| | | | | | | EN TC | REVISION |
| | | | | | | GARD | R |
| | | | | | | REVISED PER SPRING GARDEN TOWNSHIP COMMENTS | |
| | | | | | | PER S | |
| | | | | | | VISED | |
| | | | | | | | |
| | | | | | | 10/24/22 | DATE |
| | | | | | | 1 10 | NO. |
| | | | | | | | |
| \int | | | | S | | 3 | ц |
| | | | LLL | ltant | | YORK, PA 17403 | www.landworkscd.com |
| | $\overline{\mathbf{r}}$ | | Z, | nsuc | | ORK, P. | Jdwork |
| | C |) | IC | ιt cc | | Y | ww.lar |
| | 2 | > | ES | nemc | | | M |
| | ANDWORKS | י | UIVIL DESIGN, LLC | land development consultants | | UE | |
| | Z | | M | d de | | A AVEN | 1195 |
| | | | 5 | lano | | IRGINL |) 891- |
| | | | | | | 1195 VIRGINIA AVENUE | p (717) 891-1195 |
| ⊢ | | | | | | | |
| + | | 4 | | | | | |
| | 44 44 | | 5 | ~ | ~ * | ₽.N. | |
| | 44 | IN C | | | | N. | |
| | 244 | IN C | | | | | |
| T PLE | 44 44 40 | | | | | D N I O | ENGINEE |
| T PING PIC | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | N C | s | | | N, O | |
| T PING - PLK | N H N H N H N H N H N H N H N H N H N H | A N C | s | | | 1 | |
| | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | A N | s | | | 1 | |
| | | A N N | s | | | 1 | |
| T DING DIC | | * n | s | | | 1 | |
| T DING DY Y | | * n | s | | | 1 | |
| | | ¢ 1 | s | | | 1 | |
| | | | | | | | ENGINE |
| | | ¢ 1 | | | | | ENGINE |
| | | | | | | | ENGINE |
| | | ★ n | | | | | ENGINE |
| | | 4 n | | | | | ENGINE |
| | 7 4 4 7 7 | | | | | | ENGINE |
| | 7 4 4 7 7 | * n | | | | | |
| | 7 4 4 7 7 | | | | | | ENGINE . |
| | 7 4 4 7 7 | | | | | | ENGINE . |
| | 7 4 4 7 7 | FOR | | EOR | | | ENGINE . |
| | | | & 700 NORTH SHERMAN STREET | FOR | | | ENGINE . |
| | GENERAL NOIES | | & 700 NORTH SHERMAN STREET | | ZOD NORTH SHERMAN TI C | | YORK COUNTY, PENNSYLVANIA |
| | | | & 700 NORTH SHERMAN STREET | | | | YORK COUNTY, PENNSYLVANIA |
| | | | & 700 NORTH SHERMAN STREET | | ZOD NORTH SHERMAN TI C | | YORK COUNTY, PENNSYLVANIA |
| | | | & 700 NORTH SHERMAN STREET | | ZOD NORTH SHERMAN TI C | | YORK COUNTY, PENNSYLVANIA |
| | | | & 700 NORTH SHERMAN STREET | | ZOD NORTH SHERMAN TI C | | YORK COUNTY, PENNSYLVANIA |
| | | | & 700 NORTH SHERMAN STREET | | ZOD NORTH SHERMAN TI C | | ENGINE |
| | GENERAL NOIES | FOR | 711 OLIVE STREET & 700 NORTH SHERMAN STREET | 1 | ZOD NORTH SHERMAN TI C | | YORK COUNTY, PENNSYLVANIA |
| | GENERAL NOIES | DIEC | & 700 NORTH SHERMAN STREET | 10. | INCH'S 700 NORTH SHERMAN 11 C | | YORK COUNTY, PENNSYLVANIA |
| | | JEC 22- | 🐻 📴 🚽 711 OLIVE STREET & 700 NORTH SHERMAN STREET | NO. 08-0 | | | YORK COUNTY, PENNSYLVANIA |
| | | JEC 22- E: | 🐻 📴 🚽 711 OLIVE STREET & 700 NORTH SHERMAN STREET | NO. 08-0 | | | YORK COUNTY, PENNSYLVANIA |
| | | JEC 22- E: | a b d 211 OLIVE STREET & 700 NORTH SHERMAN STREET | NO. 08-0 | | | YORK COUNTY, PENNSYLVANIA |

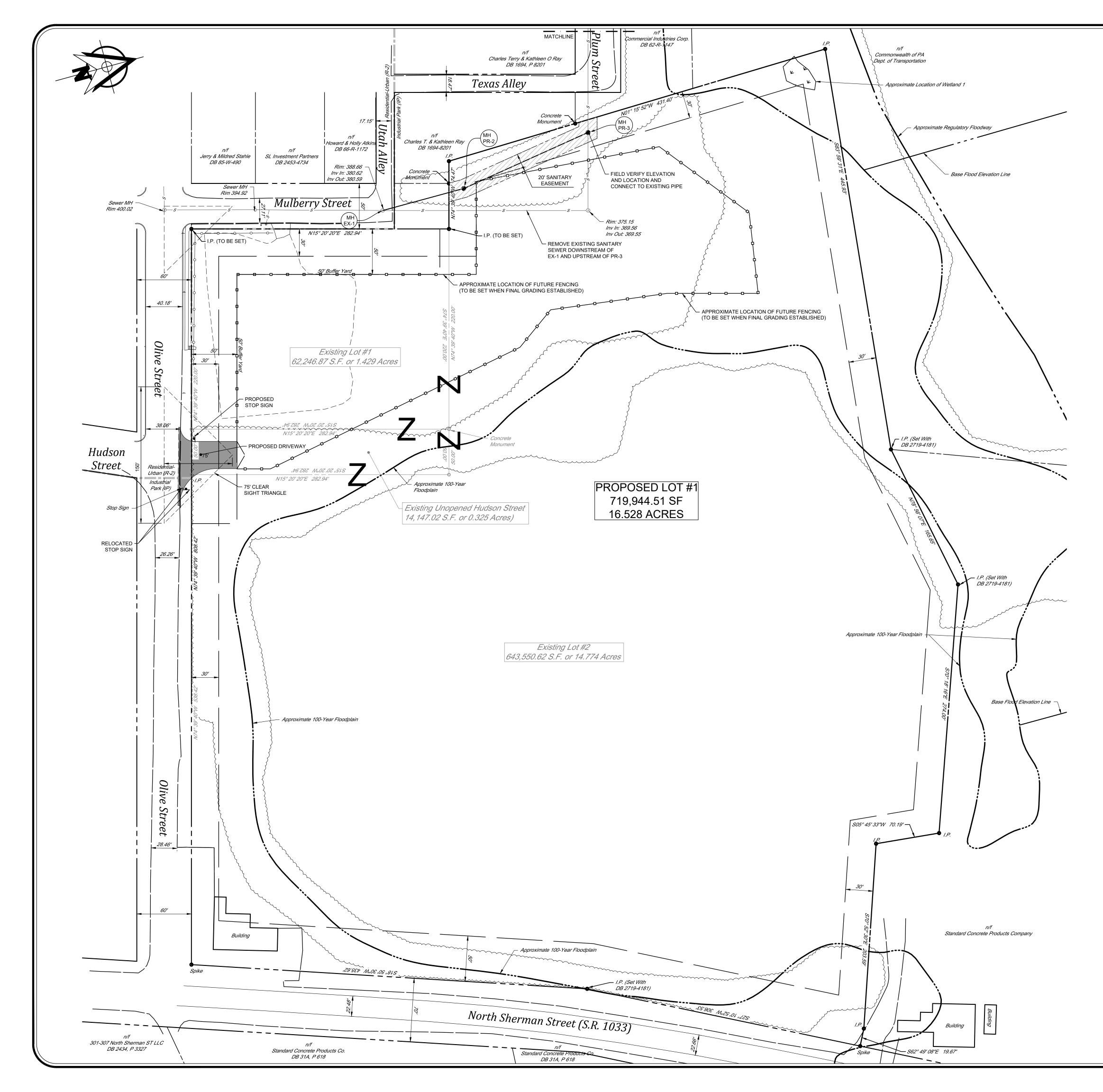


REFS: _xbase [.\.,\Drawing Bases\22-0108-007_xbase.dwg] tb-SD [.\.,\Drawing Bases\22-0108-007_xb-SD.dwg] td-Background [.\.,\Drawing Bases\22-0108-007-rd-Background rd-Legend [.\.,\Drawing Bases\22-0108-007-rd-Legend dwg]

| EXISTING BOUNDARY LINE | |
|--|--------------------------|
| EXISTING ADJOINER BOUNDARY LINE | |
| EXISTING RIGHT-OF-WAY LINE | |
| EXISTING CURB | |
| | |
| EXISTING CONTOUR LINE EXISTING STREAM | |
| | |
| EXISTING GRAVEL DRIVE | |
| | |
| EXISTING TREELINE | |
| EXISTING FENCE | OOO |
| EXISTING OVERHEAD ELECTRIC LINE | OE |
| EXISTING UNDERGROUND ELECTRIC LINE | UE |
| EXISTING GUIDE RAIL | |
| EXISTING WETLANDS | |
| EXISTING UTILITY POLE | ø |
| EXISTING WATER VALVE | 8 |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER LINE | <i>W</i> |
| EXISTING SANITARY SEWER MANHOLE | $\overline{(S)}$ |
| EXISTING SANITARY SEWER LINE | <u>\$</u> |
| EXISTING STORM MANHOLE | \bigcirc |
| EXISTING STORM INLET | |
| EXISTING STORM PIPE | |
| EXISTING GAS VALVE | 8 |
| EXISTING GAS LINE | <i>G</i> |
| EXISTING ELECTRIC TRANSFORMER | E |
| EXISTING ELECTRIC MANHOLE | $\overline{\mathcal{E}}$ |
| EXISTING COMMUNICATIONS MANHOLE | \bigcirc |
| EXISTING CABLE TV BOX | C |
| EXISTING GAS METER | GM |
| EXISTING GAS MANHOLE | \bigcirc |
| EXISTING TELEPHONE BOX | |
| EXISTING WATER METER PIT | \mathcal{W} |
| EXISTING WATER MANHOLE | (\mathcal{W}) |
| EXISTING WELL | $(\widetilde{\mu})$ |
| | à |

| ANDWORKS CIVIL DESIGN, LLC and development consultants | | 1 10/24/22 REVISED PER SPRING GARDEN TOWNSHIP COMMENTS TRE D | REVISION BY |
|--|-----|--|--|
| WORKS SESIGN, LLC pment consultants | | REVISED PER SPRING GARDEN TOWNSHIP COMMENTS | REVISION |
| WORKS DESIGN, LLC pment consultants | | _ | _ |
| WORKS DESIGN, LLC pment consultants | | _ | _ |
| WORKS DESIGN, LLC pment consultants | | _ | _ |
| WORKS DESIGN, LLC | | - | |
| WORKS DESIGN, LLC | | | - ON |
| | | | YUKK, PA 1/4U3 www.landworkscd.com |
| LAND ^I CIVIL L land develog | | 110F WEDGINIA AVENILLE | 1195 VIKGINIA AVENUE р (717) 891-1195 |
| ANDING ANN YE Y | | 21 | ENGINEER |
| 0 z 1 4 7 4 7 4 7 4 7 8 | | , , , , , , , , , , , , , , , , , , , | |
| \square | | | |
| | | | |
| REET | | | YLVANIA |
| EXISTING CONDITIONS PLAN FOR 711 OLIVE STREET & 700 NORTH SHERMAN STREET | | | YORK COUNTY, PENNSYLVANIA |
| DNS PL/ | | RMAN, LLC | YORK COU |
| ONDITIC FOR DO NORT | | 'S 700 NORTH SHERMAN, LLC | |
| EXISTING CONDITIONS PLAN FOR STREET & 700 NORTH SHERMA | | 2H'S 700 NC | HIP |
| EXIS VE STRE | | INCH | SPRING GARDEN TOWNSHI |
| 711 OLF | | | SPRING GAR. |
| | | | |
| PROJECT NO. | | | |
| PROJECT NO. 22-0108-0 DATE: 09/19/2 SCALE: 1" = | 202 | | |

| | GRA | PHIC SC | ALE |
|-----|-----|-------------|-----|
| 50' | 25' | 0' | 50 |
| | | | |
| | SCA | LE: 1" = 50 | ' |

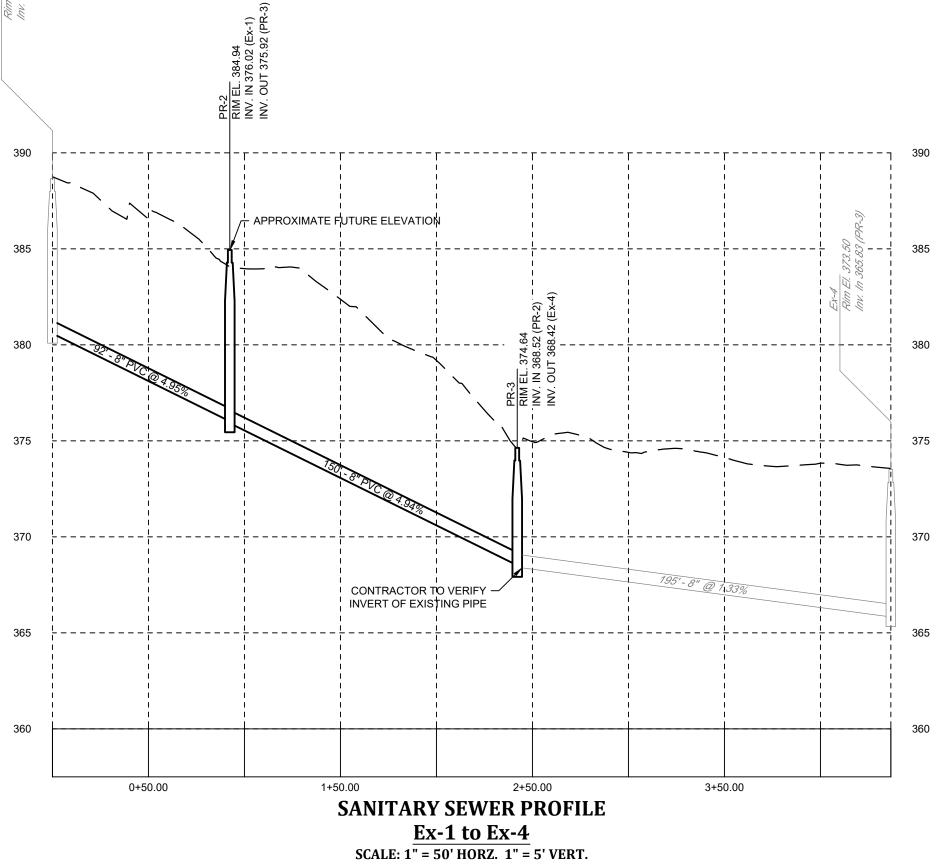


EFS: xbase [.1.\Drawing Bases\22-0108-007 xbase.dvg] tb-SD [.1.\Drawing Bases\22-0108-007 4b-SD.dvg] rd-Legend [.1.\Drawing Bases\22-0108-007-rd-Legend.dw pbase [.1.\Drawing Bases\22-0108-007_pbase.dwg] rd-GnU [.1.\Drawing Bases\22-0108-007-rd-GnU.dwg]

| | | | PROJ. MGR JCG |
|--|---|-----------------|--|
| | | | DESIGN - TBF CADD - TBF |
| | EXISTING BOUNDARY LINE BOUNDARY LINE TO BE EXTINGUISHED EXISTING ADJOINER BOUNDARY LINE | Z | CHECKED - JCG |
| | EXISTING RIGHT-OF-WAY LINE EXISTING CURB | | BY |
| | EXISTING PAVEMENT EXISTING VEGETATION | | |
| | EXISTING TREELINE EXISTING UTILITY POLE EXISTING OVERHEAD ELECTRIC LINE | Ø | |
| | EXISTING WATER LINE EXISTING SANITARY SEWER MANHOLE | | IMEN TS |
| | EXISTING SANITARY SEWER LINE EXISTING GAS LINE | | |
| | EXISTING STORM INLET | | SPRING GARDEN TOWNSHIP COMMENTS REVISION |
| | EXISTING STORM PIPE PROPOSED FENCE | <u></u> | REVISION |
| | PROPOSED BITUMINOUS PAVING | | NG GAF |
| | PROPOSED SANITARY SEWER MANHOLE | | RR SPRI |
| | PROPOSED SANITARY SEWER LINE PROPOSED SANITARY SEWER STRUCTURE | | REVISED PER |
| | | | |
| | SANITARY SEWER EASEMENT | | 10/24/22 DATE |
| | | | |
| | | | |
| | | | |
| | | | TORKS SIGN, LLC int consultants YORK, PA 17403 WWW.landworkscd.com |
| | | | JN, YORK, YORK, |
| | | | NOR DESIGN, lopment consu |
| | | | |
| | | | LAND CIVIL land deve 1195 VIRGINIA AVENUE p (717) 891-1195 |
| | | | LAN LAN CIVII land de 1195 VIRGINIA AVENU |
| | | | 195 VIR |
| | | | |
| | | | PHNG ON |
| | | | N ^D IN ^G V ^A V ^A V ^A V ^A V ^A V ^A V ^A V ^A |
| | | | |
| | | | |
| | | | Z D T U U U U U U U U U U U U U |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | 'REI |
| | | | I ST |
| Rim: 373 | 2.50 | | ИAN чтУ, Р |
| Inv. In: 365.88 (Franklin Stre Inv. In: 365.83 (Texas/Plum Stree Inv. Out: 365 | eet) ets) 5.81 (MH EX-4) | | BDIVISION PLAN FOR & 700 NORTH SHERMAN STREET FOR '00 NORTH SHERMAN, LLC YORK COUNTY, PENNSYLVANIA |
| | | | BDIVISION PLAN FOR & 700 NORTH SH FOR 700 NORTH SHERMAN, I YORK |
| | | | RTH HERN |
| | | | SION FOR NOI FOR TH SH |
| MATC | HLINE PLU _ n/f Commercial Industric DB 62-R-114 | es Corp. | IVIS 700 700RT |
| n/f Charles Terry & Kathleen O Ra | | 7 | |
| DB 1694, P 8201 | Street | | SU BET CH'S 7 SHIP |
| Texas Alley | | | |
| | | | VE S |
| | | | OLI ^T |
| | | | SU 711 OLIVE STREET INCH'S SPRING GARDEN TOWNSHIP |
| | | | |
| | | | PROJECT NO. |
| | | | 22-0108-007 DATE: 09/19/2022 |
| | | GRAPHIC SCALE | SCALE: 1" = 50' |
| | | | SHEET |
| | | SCALE: 1" = 50' | SD 3.0 |

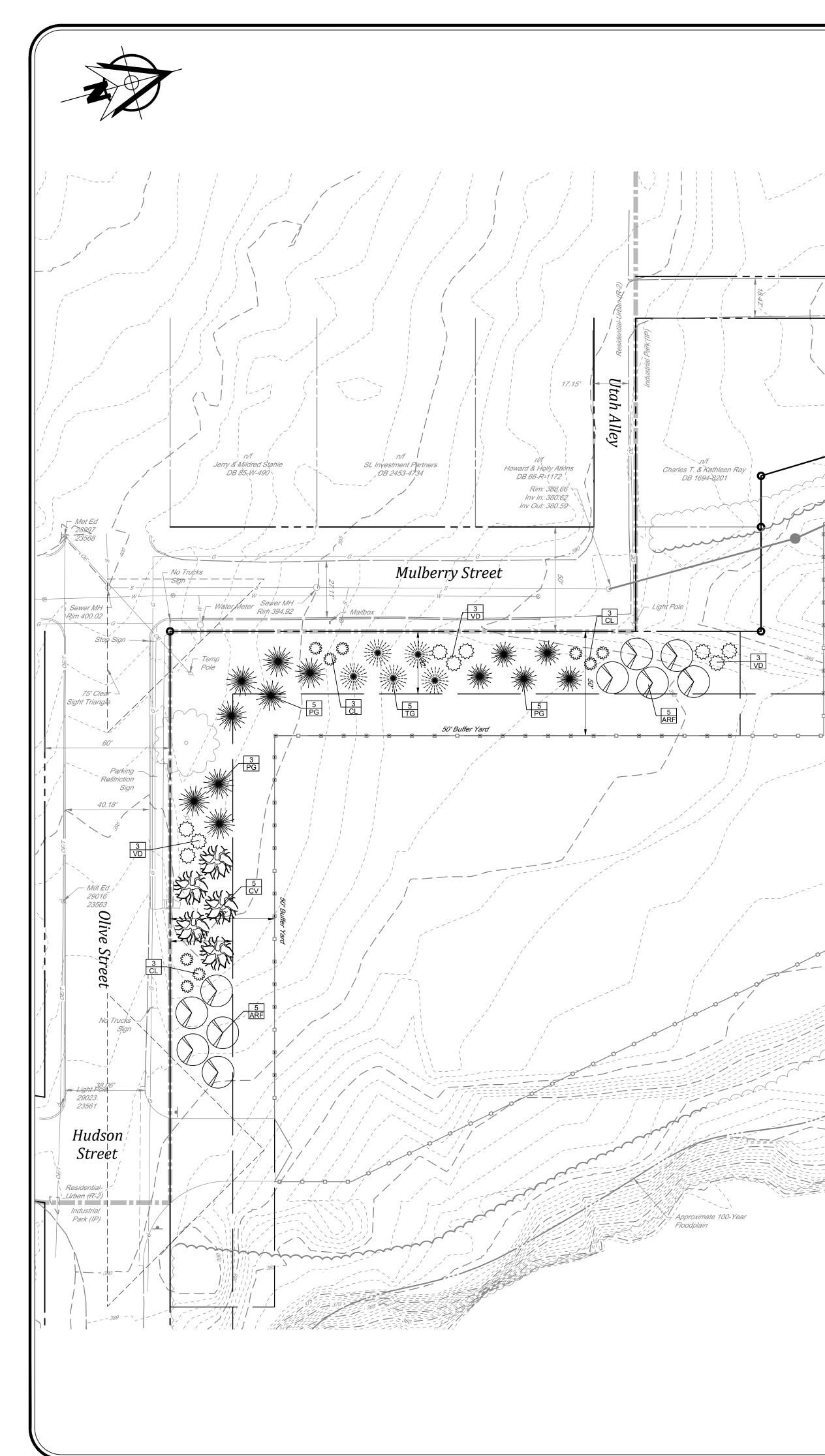
380

360



| LEGEND | |
|---------------------------------|--|
| EXISTING GRADE EXISTING PIPE | |
| EXISTING INLET | |
| EXISTING MANHOLE | |
| EXISTING HEADWALL / ENDWALL | |
| PROPOSED GRADE | |
| PROPOSED PIPE | |
| PROPOSED INLET | |
| PROPOSED MANHOLE | |
| PROPOSED HEADWALL / ENDWALL | |

| PROFILES FOR FOR FOR FOR FOR FOR FOR FOR | PROJ. M DESIGN CADD - | | JCG TBF TBF | |
|---|--------------------------------|---|--|---------------------------|
| PROFILES FOR FOR FOR FOR FOR 711 OLIVE STREET & 700 NORTH SHERMAN STREET FOR INCH'S 700 NORTH SHERMAN, LLC INCH'S 700 NORTH SH | CHECK | ED - | JCG | |
| PROFILES FOR FOR T11 OLIVE STREET & 700 NORTH SHERMAN STREET FOR T11 OLIVE STREET & 700 NORTH SHERMAN STREET FOR INCH'S 700 NORTH SHERMAN, LLC INCH'S 700 NO | \square | | TBF | BY |
| PROFILES FOR FOR T11 OLIVE STREET & 700 NORTH SHERMAN STREET FOR T11 OLIVE STREET & 700 NORTH SHERMAN STREET FOR INCH'S 700 NORTH SHERMAN, LLC INCH'S 700 NO | | | EVISED PER SPRING GARDEN TOWNSHIP COMMENTS | REVISION |
| PROFILES FOR FOR 711 OLIVE STREET & 700 NORTH SHERMAN STREET FOR INCH'S 700 NORTH SHERMAN STREET FOR INCH'S 700 NORTH SHERMAN, LLC Iand development consultants FOR INCH'S 700 NORTH SHERMAN, LLC Iand development consultants INCH'S 700 NORTH SHERMAN, LLC IAND GARDEN TOWNSHIP SPRING GARDEN TOWNSHIP SPRING GARDEN TOWNSHIP P(17) 991-119 P(17) 991-119 P(17 | | | | ATE |
| PROFILES FOR FOR INCH'S 700 NORTH SHERMAN STREET FOR INCH'S 700 NORTH SHERMAN, LLC FOR INCH'S 700 NORTH SHERMAN, LLC FOR INCH'S 700 NORTH SHERMAN, LLC FOR INCH'S 700 NORTH SHERMAN, LLC SPRING GARDEN TOWNSHIP SPRING GARDEN TOWNSHIP SPRING GARDEN TOWNSHIP | $\left\lfloor + \right\rfloor$ | | 1 10/2 | |
| PROFILES FOR FOR INCH'S 700 NORTH SHERMAN STREET FOR INCH'S 700 NORTH SHERMAN, LLC FOR INCH'S 700 NORTH SHERMAN, LLC FOR INCH'S 700 NORTH SHERMAN, LLC FOR INCH'S 700 NORTH SHERMAN, LLC SPRING GARDEN TOWNSHIP SPRING GARDEN TOWNSHIP SPRING GARDEN TOWNSHIP | DWORKS | IL DESIGN, LLC levelopment consultants | | - |
| BROFILES FOR FORTH SHERMAN, LLC SPRING GARDEN TOWNSHIP SPRING GARDEN TOWNSHIP SPRING CARDEN TOWNSHIP SPRING CARDEN TOWNSHIP SPRING CARDEN TOWNSHIP SPRING CARDEN TOWNSHIP | LAN | CIVI land d | 1195 VIRGINIA AVE | p (717) 891-1195 |
| PROJECT NO. 22-0108-007 DATE: 09/19/2022 SCALE: AS SHOWN SHEET | 14730 | S | c'' | |
| PROJECT NO. 22-0108-007 DATE: 09/19/2022 SCALE: AS SHOWN SHEET | ROFILES FOR | 10 NORTH SHERMAN STREET | DRTH SHERMAN, LLC | YORK COUNTY, PENNSYLVANIA |
| 22-0108-007 DATE: 09/19/2022 SCALE: AS SHOWN SHEET | РК | 711 OLIVE STREET & 70 | INCH'S 700 NO | SPRING GARDEN TOWNSHIP |
| DATE: 09/19/2022 SCALE: AS SHOWN SHEET | - | |)07 | |
| SHEET | 22 | | | |
| | | | | |



S._ xbase [....\Drawing Bases tb-SD [....\Drawing Bases\Z rd-Legend [....\Drawing Bases rd-Legend [....\Drawing Bases rd-Landscaping Dases rd-Landscaping Bases

Plum Street Approximate Location of Wetland 1 r -n/f R/f Commercial Industries Corp. Onarles Terry & Kathleen O Ray Texas Alley Linin (~ _ _ _ _ _ -----_____ _____

PLANT SCHEDULE - SITE LANDSCAPING

| | TREES & SHRUBS | | | |
|---|----------------|------|---------------------------------|----------------------|
| SYMBOL | KEY | QTY. | BOTANICAL NAME | COMMON NAME |
| \bigcirc | ARF | 10 | ACER RUBRUM 'FRANKSRED' | RED SUNSET RED MAPLE |
| www. | CL | 9 | CLETHRA ALNIFOLIA | SWEET PEPPERBUSH |
| - A A A A A A A A A A A A A A A A A A A | CV | 5 | CRATAEGUS VIRIDIS 'WINTER KING' | WINTER KING HAWTHORN |
| ** | PG | 13 | PICEA GLAUCA | WHITE SPRUCE |
| * | TG | 5 | THUJA PLICATA 'GREEN GIANT' | EASTERN RED CEDAR |
| \Diamond | VD | 9 | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM |

NOTES:

1. MAINTAIN SPACING AS INDICATED IN PLANT SCHEDULE.

2. SOME TREES REQUIRE SPRING PLANTING DUE TO FALL DIG HAZARD. CONTRACTOR SHALL TREES TO ALLOW FALL PLANTING WILL NOT BE PERMITTED.

| | | IFO | | | | PROJ. MGR DESIGN - | JCG TBF |
|--------|---|----------------|---|----------------------|------|--|---|
| | | LEG | | | | CADD - | TBF |
| | | | BOUNDARY LINE RIGHT-OF-WAY LINE CURB | | | CHECKED - | JCG |
| | | PROPOSI | | | | | |
| | | PROPOSI | ED PAVEMENT 6 VEGETATION | | | | BY |
| | | EXISTING | TREELINE | تى بەلك. بەلك. | ~~~~ | | |
| | | τ. | ED EVERGREEN TREES | * | | | ST |
| | | - \ | ED DECIDUOUS TREES | | | | WWEN |
| | ~> 0 `` | LANDSCA | APE TAGS | 15 PO | | | O ₽ |
| | | 7 | | | | | NWNSF N |
| | | / | | | | | REVISION |
| | \ | | | | | | SPRING GARDEN TOWNSHIP COMMENTS REVISION |
| | | | | EQUIREMENTS | | | SPRING |
|) F | | | YARD AREA: 27,332 S EE / 500 FT: 55 TREE | F S REQUIRED | | | PER |
| | | / | PROVIDED: 55 | | | | REVISED |
| | | | | | | | |
| | | | | | | | 10/24/22 DATE |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| كر | | | | | | LC S I at | 17403 d.com |
| | | | | | | L] sulta | YORK, PA 17403 andworkscd.com |
| | Mr ···· | | | | | GN Cons | YORK, PA 17403 www.landworkscd.com |
| ~ | | | | | | SI(| MMM |
| ````` | | | | | | | 4 |
| ` | | , T , I | | | | | INUE |
| | | Ś | | | | ANDWORKS CIVIL DESIGN, LLC | 1195 VIRGINIA AVENUE p (717) 891-1195 |
| | | 8 | | | | | 1195 VIRGINIA AVE p (717) 891-1195 |
| | | 8 | | | | | 1195 ¹ p (71 |
| | 1 | E E | | | | | |
| | | | | | | PHN NG | ≥ ⁰ ∿ |
| | | <pre>```</pre> | | | | PH N | N G I N E U O |
| | I | ζ | | | | | |
| | | | | | | 0 Z | |
| | | | | | | 07 147 47 47 87 8 7 8 7 8 | CIVIT |
| | | | | | | · YAUS | |
| | ١ | | | | | \leq | |
| | | | | | | | |
| | | | | | | | |
| | | 4 | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | 30' | | | | \geq | |
| | | | | | | ET | AIN |
| | | | | | | REI | PENNSYLVANIA |
| | | | | | | ST | (SNNS) |
| * | | | | | | AN | Υ, ΡΕ |
| | | | | | | RM | IAN, LLC YORK COUNTY, |
| | | | | | | HEI | I, LL ⁽ |
| | 11.1.800 MILLING | | | | | ANDSCAPING PLAN FOR T & 700 NORTH SHERMAN STREET | FOR INCH'S 700 NORTH SHERMAN, LLC VNSHIP YORK COL |
| | | | | | | IG I | HER |
| | | | | | | APIN FOR | FOR TH SH |
| | | | | | | | ORT |
| | SIZE & ROOT | SPACING | NATIVE | | | k 7 | Ž OC |
| | 2 ¹ / ₂ -3" CAL. B&B | AS SHOWN | YES | | | AN T 8 |)7 2' |
| - | NO. 3 CONT. | | | | | SEE L | NCH |
| | 18"-24" HT. | 4.5' O.C. | YES | | | STI | |
| N | 1 ³ / ₄ "-2" CAL. B&B | AS SHOWN | YES | | | U/ OLIVE STREE | DEN |
| | 6-7' HT. B&B | 15' O.C. | YES | | |)LI' | GAR |
| | 6-7' HT. B&B NO. 3 CONT. | 8' O.C. | YES | | | 10 | INCH' SPRING GARDEN TOWNSHIF |
| Λ | 18"-24" HT. | 5.5' O.C. | YES | | | 711 | SPF |
| | | | | | | PROJECT NO. | |
| | | | | | | 22-0108- | |
| | | | | | | DATE: 09/19 | /2022 |
| L PLAN | ACCORDINGLY. SU | BSTITUTIONS O | F SAID | GRAPHIC SCAI | | SCALE: 1" = | 30' |
| | | | | 30' 15' 0' | 30' | SHEET | |
| | | | | SCALE: 1" = 30' | | LA 5 | . U J |

