

# PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

## FOR

# 693 NORTH HILLS ROAD

## SPRINGETTSBURY TOWNSHIP

## YORK COUNTY, PENNSYLVANIA

### POST-CONSTRUCTION STORMWATER MANAGEMENT (PSCM) PLAN OPERATION, OWNERSHIP AND MAINTENANCE PROGRAM

THE STORM WATER VOLUME AND QUALITY CONTROL BEST MANAGEMENT PRACTICES (BMPs) CONSTRUCTED FOR THE PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR 693 NORTH HILLS ROAD WILL BE MAINTAINED TO FUNCTION AS DESIGNED AND SHALL IMPROVE THE PROCEDURES DESCRIBED BELOW. THIS SHALL BE IN THE DEED OF THE LOT WHENEVER THE LOT IS SOLD TO ANOTHER ENTITY, THE OWNER OF THE LOT (693 NORTH HILLS ROAD, LLC, C/O DAVID ERBAUM) SHALL OWN AND MAINTAIN THE STORMWATER FACILITIES ON THE LOT.

THE APPROVED FACILITIES ARE TO BE PERMANENT, AND CAN ONLY BE REMOVED OR ALTERED AFTER APPROVAL BY ONE OR MORE OF THE FOLLOWING ENTITIES WHICH MAY HAVE JURISDICTION: SPRINGETTSBURY TOWNSHIP AND/OR PA D.E.P. THE LOT OWNER SHALL MAINTAIN ON-LOT STORMWATER MANAGEMENT AND PERMANENT EROSION AND SEDIMENT POLLUTION CONTROL SYSTEM(S) AS SET FORTH HEREIN.

THE FOLLOWING PHYSICAL FACILITIES SHALL BE MAINTAINED TO THE ORIGINAL DESIGN AND DIMENSIONS SHOWN ON THE DESIGN PLANS APPROVED BY SPRINGETTSBURY TOWNSHIP, UNTIL SUCH TIME AS AN AMENDED PLAN IS APPROVED BY THE TOWNSHIP.

- STORMWATER INLETS AND PIPES;
- RAIN GARDENS #A, B, AND C;
- STORMWATER BASINS #1 AND #2; AND
- DESIGNATED SWALES #1, 2, 3, 4, 5 AND 6.

THE DESIGNATED MAINTENANCE/ASSESOR SHALL COMPLETE A VISUAL INSPECTION OF ON-LOT STORMWATER MANAGEMENT AND PERMANENT EROSION AND SEDIMENT POLLUTION CONTROL SYSTEM(S) AS SPECIFIED BELOW FOR EACH BMP.

### STORM BASINS #1 AND #2

- INSPECT FOUR TIMES PER YEAR, AND AFTER EVERY STORM OF 1 INCH OF RAINFALL OR MORE IN 24 HOURS.
- INSPECT THE OUTLET STRUCTURE, BASIN BOTTOM, INLET, CONTAINMENT BERM AND RIPRAP AREAS. INSPECT FOR SEDIMENT BUILD-UP, ANY EROSION, DAMAGE TO OUTLET STRUCTURE, BERM STABILITY, CLOGGING OF OUTLET, POOLS OF STANDING WATER, AND FOR ADEQUATE (MIN. 80%) VEGETATIVE COVER CONDITION.
- REMOVE ANY ACCUMULATION OF DEBRIS (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL). REMOVE DEBRIS FROM THE BASIN IMMEDIATELY. DEBRIS SHALL TAKE PLACE WHEN THE AREA HAS DRIED, IF POSSIBLE. DISPOSE OF SEDIMENT, TRASH OR OTHER WASTE MATERIAL AT SUITABLE DISPOSAL / RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
- MAINTAIN GROUND COVER VEGETATION. MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, AND TO SUPPRESS WEEDS AND INVASIVE / EXOTIC VEGETATION. MOW ONLY WHEN DRY, TO AVOID RUTTING. VEHICULAR ACCESS IS PROHIBITED WITHIN BASINS EXCEPT FOR MAINTENANCE AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- FOR ANY EROSION, RILLS AND GULLIES, CORRECT AS NEEDED. RE-VEGETATE AND REPAIR AREAS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND IMMEDIATELY REPAIR ANY EROSION DAMAGE BY REPLACING TOPSOIL ON ALL AREAS THAT EXPERIENCE MINOR EROSION, AND SEEDING, MULCHING AND MATING SUCH AREAS IMMEDIATELY IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.
- APPLY FERTILIZER AND PESTICIDES ONLY WHEN ABSOLUTELY NECESSARY TO SALVAGE DESIRABLE VEGETATION, AND TO ELIMINATE EXOTIC / INVASIVE SPECIES.
- MATE TURF AREAS IF THEY BECOME COMPACTED.

### RAIN GARDENS #A, B, AND C.

- INSPECT TWO TIMES PER YEAR FOR SEDIMENT BUILD-UP, ANY EROSION, AND ADEQUATE VEGETATIVE COVER CONDITION.
- REMOVE ANY ACCUMULATION OF DEBRIS AT LEAST ONCE PER YEAR (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL). REMOVAL OF SEDIMENT/DEBRIS SHALL TAKE PLACE WHEN THE AREA HAS DRIED, IF POSSIBLE. DISPOSE OF SEDIMENT, TRASH OR OTHER WASTE MATERIAL AT SUITABLE DISPOSAL / RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
- MAINTAIN GROUND COVER VEGETATION, AND RE-VEGETATE REPAIRED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN; AND IMMEDIATELY REPAIR ANY EROSION DAMAGE BY REPLACING TOPSOIL ON ALL AREAS THAT EXPERIENCE MINOR EROSION, AND SEEDING, MULCHING AND MATING SUCH AREAS IMMEDIATELY IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.
- TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH. PLANTS MAY NEED TO BE WATERED DURING PERIODS OF EXTENDED DROUGHT. PERENNIAL HERACIOUS PLANTINGS NEED TO BE WATERED DURING PERIODS OF EXTENDED DROUGHT, AND THE BEGINNING OF THE NEXT GROWING SEASON.
- IF MULCHED, MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLISHED AS NEEDED. ONCE EVERY 2 TO 3 YEARS THE MULCH AREA MAY REQUIRE MULCH REPLACEMENT.
- IF THE RAIN GARDEN HAS AN UNDERDRAIN PIPE(S), THEY MUST REMAIN PLUGGED / CAPPED UNLESS RUNOFF IS BEING RETAINED GREATER THAN 72 HOURS, AFTER WHICH THEY CAN BE UNPLUGGED / UNCAPPED TO DRAIN THE RAIN GARDEN. ONCE DRAINED, THEY MUST BE CAPPED / PLUGGED AGAIN.
- FAILURE (BMP NO LONGER PROVIDES THE BENEFIT OR PERFORMANCE ANTICIPATED) FOR THIS BMP IS THE FOLLOWING:
  - INABILITY TO SUPPORT VEGETATION DUE TO STANDING WATER AND/OR COMPACTION OF SOIL; AND
  - STANDING WATER FOR GREATER THAN 72 HOURS.
- CORRECTIVE MEASURE OPTIONS SHOULD FAILURE OF THIS BMP OCCUR:
  - EXAMINE THE SOIL STRUCTURE TO SEE IF IT IS COMPACTED. IF SO, AERATE THE AREA. IF THIS DOES NOT WORK, THEN IN A SHORT-TERM CONTINUOUS OPERATION WHEN THE AREA IS DRY, TILL SURFACE SOIL AND RE-VEGETATE IMMEDIATELY WITH SOO. OR, REPLACE THE TOP 1" WITH NEW LOAM SOIL AND IMMEDIATELY RE-VEGETATE.
  - INSTALL AN UNDERDRAIN PIPE CONNECTED TO THE STORM SEWER SYSTEM, IF NOT ALREADY PRESENT.

### VEGETATED SWALES #1 TO 6.

- INSPECT TWO TIMES PER YEAR, WITH ONE TIME BEING IN LATE AUTUMN AFTER LEAVES HAVE DROPPED, AND THE OTHER IN EARLY SPRING WHEN THERE MAY BE GRIT AND FLOW DEPOSITS, AND AFTER ANY MAJOR STORM EVENT OF 3" OR MORE RAINFALL IN 24 HOURS. INSPECT THE BOTTOM AND SIDE SLOPES FOR SEDIMENT / DEBRIS BUILD-UP, ANY EROSION, POOLS OF STANDING WATER, AND ADEQUATE VEGETATIVE COVER CONDITION. INSPECT THE SWALE UNIFORMITY IN CROSS-SECTION SHAPE AND LONGITUDINAL SLOPE.
- REMOVE ANY ACCUMULATION OF DEBRIS AT LEAST ONCE PER YEAR (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL). REMOVAL OF SEDIMENT/DEBRIS SHALL TAKE PLACE WHEN THE AREA HAS DRIED, IF POSSIBLE. DISPOSE OF SEDIMENT, TRASH OR OTHER WASTE MATERIAL AT SUITABLE DISPOSAL / RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
- MAINTAIN GROUND COVER VEGETATION. MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, AND TO SUPPRESS WEEDS AND INVASIVE / EXOTIC VEGETATION. MOW ONLY WHEN THE SWALE IS DRY, TO AVOID RUTTING.
- FOR ANY EROSION, RILLS AND GULLIES, CORRECT AS NEEDED. RE-VEGETATE AND REPAIR AREAS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND IMMEDIATELY REPAIR ANY EROSION DAMAGE BY REPLACING TOPSOIL ON ALL AREAS THAT EXPERIENCE MINOR EROSION, AND SEEDING, MULCHING AND MATING SUCH AREAS IMMEDIATELY IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.
- APPLY FERTILIZER AND PESTICIDES ONLY WHEN ABSOLUTELY NECESSARY TO SALVAGE DESIRABLE VEGETATION.

### STORM INLETS, STORM PIPING AND RIPRAP APRONS:

- INSPECT FOR SIGNS OF CONTAMINATION OR SPILLS.
- ALL INLETS, CONTROL STRUCTURES, STORM PIPING, COLLECTION SWALES AND DRAINAGE STRUCTURES SHALL BE KEPT FREE OF ANY OBSTRUCTIONS AND FOREIGN MATERIAL THAT WOULD CAUSE DISRUPTION OF WATER FLOW IN A MANNER NOT ANTICIPATED FOR THE FACILITY.
- CLOGGED RIPRAP IN ANY RIPRAP APRON SHOULD BE RESET IN PLACE OR REPLACED.
- INSPECT TWO TIMES PER YEAR, WITH ONE TIME BEING IN LATE AUTUMN AFTER LEAVES HAVE DROPPED, AND THE OTHER IN EARLY SPRING WHEN THERE MAY BE GRIT AND FLOW DEPOSITS, AND AFTER ANY MAJOR STORM EVENT OF 3" OR MORE RAINFALL IN 24 HOURS.

### GENERAL PROVISIONS FOR ANY BMP LISTED ABOVE:

- A WRITTEN REPORT DOCUMENTING EACH INSPECTION SHALL BE RETAINED BY THE DESIGNER, INCLUDING DATES OF INSPECTION, DATES OF REPAIR, LIST OF ITEMS INSPECTED, LIST OF ITEMS REPAIRED, LIST OF ITEMS REPLACED, COSTS OF REPLACED ITEMS, LIST OF MAINTENANCE TASKS PERFORMED, NAME AND ORGANIZATION OF THE PERSON CONDUCTING THE INSPECTION, AND THE CONTRACTOR(S) INFORMATION.
- FOR ANY STRUCTURAL FACILITY (PIPE, INLET, MANHOLE), IT MUST BE REPAIRED OR REPLACED IF DAMAGED MORE THAN SUPERFICIALLY, IN A WAY THAT IS A SAFETY HAZARD TO THE STRUCTURALLY UNSOUND, OR IF NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED FOR THE ORIGINAL DESIGN.
- THE OWNER SHALL IMMEDIATELY NOTIFY SPRINGETTSBURY TOWNSHIP PRIOR TO INITIATING ANY MAJOR REPAIR ACTIVITIES (SUCH REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, MINOR HOLES, SEEPS, STRUCTURAL CRACKING, FOUNDATION MOVEMENT). ALL MAJOR REPAIRS SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF A QUALIFIED ENGINEER, GEOLOGIST, AND/OR HYDROGEOLOGIST.
- VEHICULAR ACCESS AND PARKING IS PROHIBITED WITHIN BASINS AND RAIN GARDENS EXCEPT FOR MAINTENANCE; AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- THE PSCM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS MUST BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE YORK COUNTY CONSERVATION DISTRICT.
- ALL IMPERVIOUS SURFACES SHALL BE MAINTAINED CLEAN OF OIL, FUEL OR OTHER TOXIC SPILLS, IN ACCORDANCE WITH STATE, FEDERAL OR LOCAL REGULATIONS.
- SPRINGETTSBURY TOWNSHIP SHALL HAVE THE RIGHT TO:
  - ENTER THE SITE AND INSPECT THE FACILITIES AT ANY TIME;
  - REQUIRE THE FACILITY MAINTAINER TO TAKE CORRECTIVE MEASURES, AND ASSIGN REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION; AND
  - AUTHORIZE MAINTENANCE TO BE DONE BY THE TOWNSHIP OR AN AGENT OR CONTRACTOR OF THE TOWNSHIP, AND THE LINDING OF THE COST OF THE WORK AGAINST THE LOT OWNER.

### GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A ONE-STORY 352,000 SQUARE FOOT WAREHOUSE, AND RELATED SITE IMPROVEMENTS, AFTER REMOVAL OF MANY EXISTING IMPROVEMENTS. THIS PLAN WILL ALSO REMOVE MANY EXISTING EASEMENTS ASSOCIATED WITH PREVIOUS INDUSTRIAL DEVELOPMENT, AND WHICH ARE NO LONGER NECESSARY.
- PROPOSED DEVELOPMENT SHALL BE DONE IN ONE PHASE.
- ADDITIONAL RIGHT-OF-WAY ALONG NORTH HILLS ROAD IS PROPOSED FOR DEDICATION TO SPRINGETTSBURY TOWNSHIP.
- ALL PERMANENT DRAINAGE FACILITIES LOCATED OUTSIDE OF DEDICATED AND ACCEPTED STREET RIGHTS-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER; SEE THE OPERATION AND MAINTENANCE PROGRAM ON THIS SHEET.
- ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.
- NO SIGNS HAVE BEEN APPROVED WITH THIS PLAN. PROPOSED SIGNAGE SHALL CONFORM TO SPRINGETTSBURY TOWNSHIP REGULATIONS, AND SHALL BE APPLIED FOR AT A LATER DATE.
- A SEWAGE FACILITIES PLANNING MODULE EXEMPTION IS BEING REQUESTED. SPRINGETTSBURY TOWNSHIP SIGNIFICANT INDUSTRIAL USE PERMIT NUMBER 19104 EXISTS FOR THIS SITE, FOR THE DISCHARGE OF 21,700 GALLONS PER DAY. THE PERMIT WAS EFFECTIVE NOVEMBER 2015 AND EXPIRES THE FIRST DAY OF NOVEMBER.
- PENNDOT HIGHWAY OCCUPANCY APPLICATION EPS NO. 146250 APPLIES TO IMPROVEMENTS ALONG NORTH HILLS ROAD FOR THIS PROJECT.
- NPPES PERMIT #PAG270095 HAS BEEN ISSUED FOR THIS SITE FOR STORMWATER AND EARTHMOVING ACTIVITIES; ISSUE DATE 12/5/17.
- WITHIN A CLEAR SIGHT TRIANGLE SHOWN HEREON, NO WALL, FENCE, SIGN OR OTHER STRUCTURE SHALL BE ERRECTED OR ALTERED AND NO TREES, SHRUBS OR OTHER GROWTH SHALL BE MAINTAINED OR PERMITTED WHICH MAY CAUSE DANGER TO TRAFFIC BY OBSCURING THE VIEW.
- FILL IS PROPOSED TO BE PLACED IN THE 100-YEAR FLOODPLAIN. A CLOM-F IS BEING SUBMITTED TO FEMA. THE FIRST FLOOR OF THE PROPOSED BUILDING IS 5.64 FEET ABOVE THE REGULATORY FLOOD ELEVATION OF 389.0.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING TOWNSHIP DOCUMENT: "CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR LAND DEVELOPMENT AND SANITARY SEWER FACILITIES FOR SPRINGETTSBURY TOWNSHIP" THIS DOCUMENT SUPERSEDES ANY CONFLICTING INFORMATION SHOWN IN CONSTRUCTION DETAILS HEREON.
- SEE A SEPARATE PLAN SET FOR THE EROSION CONTROL PLAN FOR THIS PROJECT, AS PREPARED BY ALPHA CONSULTING ENGINEERS, INC., AND AS REVIEWED AND APPROVED BY THE YORK COUNTY CONSERVATION DISTRICT.
- ALL EXISTING BUILDINGS WILL BE REMOVED AT THE ONSET OF SITE CONSTRUCTION.
- A WATER OBSTRUCTION & ENCROACHMENT PERMIT DATED AUGUST 31, 2018 WAS ISSUED BY PA DEP FOR THIS SITE, TO RELOCATE THE DRAINAGE CHANNEL DEP FILE NO. 67-839.



SITE LOCATION MAP

SCALE: 1" = 2000'



STREET LAYOUT MAP

SCALE: 1" = 800'

### INDEX OF DRAWINGS:

- COVER SHEET
- SITE AERIAL CONTEXT
- EXISTING PHYSICAL FEATURES PLAN
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- DEMOLITION PLAN
- SITE PLAN
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- PROPOSED EASEMENT PLAN
- LANDSCAPE PLAN
- LIGHTING PLAN
- STORM/DRIVE PROFILES AND CROSS SECTIONS
- WATERLINE PROFILE
- ROOF DRAIN PROFILES
- SWALE PROFILES / CROSS SECTIONS
- SANITARY SEWER PROFILE
- STORMWATER DETAILS
- MISCELLANEOUS DETAILS

DATE:

AUGUST 18, 2017  
REVISED:

SEPTEMBER 22, 2017  
OCTOBER 20, 2017  
NOVEMBER 30, 2017  
NOVEMBER 28, 2018

JANUARY 28, 2019  
FEBRUARY 12, 2019

---(ADJUSTED VERTICAL DATUM 4.86 LOWER; ADD PENNDOT TAKING; MISC. EDITS OF: DRIVEWAY ENTRANCES DUE TO H.O.P.; WATER SYSTEM; SEWER SYSTEM; ROOF DRAINS; BUILDING ENTRANCES)

---TOWNSHIP ENGINEER COMMENTS  
---SANITARY SEWER REVISED

### SITE DATA

- RECORD OWNER: SB2H HOLDINGS, LP
- APPLICANT / DEVELOPER / EQUITABLE OWNER: 693 NORTH HILLS ROAD, LLC  
4 RADNOR CORPORATE CENTER, SUITE 105  
RADNOR, PA 19087  
PHONE: (484) 320-7808
- TOTAL SITE / TRACT ACREAGE: 28.08 ACRES \*
- SITE IS ZONED F-D FLEXIBLE DEVELOPMENT DISTRICT, AND F-P FLOODPLAIN OVERLAY.
- THIS SITE IS TAX PARCEL NUMBERS 46-000-J1-0024 AND -0024E.
- EXISTING NUMBER OF LOTS: 3
- PROPOSED NUMBER OF LOTS: 1 (ALL EXISTING LOTS TO BE COMBINED)
- MINIMUM LOT SIZE PROPOSED: 27.84 ACRES \*
- PROPOSED USE: DISTRIBUTION WAREHOUSE
- PROPOSED WATER SUPPLY: PUBLIC (YORK WATER COMPANY)
- PROPOSED SEWAGE DISPOSAL: PUBLIC (SPRINGETTSBURY TOWNSHIP)
- EXISTING IMPERVIOUS LOT COVERAGE: 12.41 acres or 44.2% \*
- PROPOSED IMPERVIOUS LOT COVERAGE: 15.02 acres or 54.0% \*
- PROPOSED OFF-STREET PARKING:  
REQUIRED PARKING: 352,000 BUILDING GROSS SQUARE FEET, DIVIDED BY 1,000 = 352, TIMES 0.6 = 178 SPACES REQUIRED. 178 PARKING SPACES ARE PROVIDED, OF WHICH 8 ARE ACCESSIBLE, AND THREE OF THE 8 ACCESSIBLE SPACES SHALL BE VAN-ACCESSIBLE DESIGN. 52 TRAILER LOADING SPACES ARE ALSO PROVIDED.
- LENGTH OF NEW STREETS PROPOSED: 0
- PROPOSED DENSITY: N/A
- EXISTING AND PROPOSED SITE ADDRESS IS 693 NORTH HILLS ROAD  
\* TO ORIGINAL TRACT LINE; IGNORES PENNDOT TAKING AREA

### ZONING REQUIREMENT

SITE IS ZONED F-D FLEXIBLE DEVELOPMENT DISTRICT, AND F-P FLOODPLAIN OVERLAY.

(FOR A WAREHOUSE (NON-RESIDENTIAL) USE NOT ABUTTING A RESIDENTIAL USE OR DISTRICT)

- MINIMUM LOT AREA: NONE
- MINIMUM LOT WIDTH: NONE
- MAXIMUM LOT (IMPERVIOUS) COVERAGE: 80%
- MINIMUM FRONT SETBACK FROM PUBLIC RIGHT-OF-WAY: 35 FEET; NO OTHER SETBACKS
- MAXIMUM BUILDING HEIGHT: 100 FEET
- REQUIRED PARKING: 0.5 SPACE PER 1,000 GROSS SQUARE FEET OF FLOOR AREA

### UTILITY LISTING FOR SPRINGETTSBURY TOWNSHIP:

- TELE./CABLE/INTERNET: VERIZON NORTH 2441 W. GRANDVIEW BLVD. ERIE, PA 16506  
MICHAEL A. GEARY  
MICHAEL.GEARY@VERIZON.COM
- TELE./CABLE/INTERNET: COMCAST OF SOUTHEASTERN OF PENNSYLVANIA INC. C/O USIC LOCATING SERVICES INC 13085 HAMILTON CROSSING BLVD SUITE 200 CARMEL, IN 4032 USIC PERSONNEL
- GAS PIPELINE: SUNOCO PIPELINE L.P. 525 FRITZTOWN ROAD SINKING SPRING, PA 19608  
ONE CALL DEPARTMENT  
TLHOFMANSUNOCOLOGISTICS.COM  
COLUMBIA GAS OF PA INC 251 WEST AMIDEN WASHINGTON, PA 15301  
SHANNON GREIST  
SGREIST@SOURCE.COM
- WATER SERVICE: YORK WATER COMPANY 130 E. MARKET ST YORK, PA 17105-1219  
JUSTIN BRADLEY  
JUSTINB@YORKWATER.COM
- ELECTRIC/GAS: FIRST ENERGY CORP 76 S MAIN ST AKRON, OH 44308
- SEWER: SPRINGETTSBURY TWP. 1501 MT ZION RD YORK, PA 17402  
MARK HODGKINSON  
MARK.HODGKINSON@SPRINGETTSBURY.COM



PA ONE-CALL SERIAL NUMBER FOR THIS PROJECT: 20170670746

THE FOLLOWING WAIVERS/MODIFICATIONS/DEFERRALS ARE REQUESTED FROM THE SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER/MODIFICATION REQUEST	DATE OF WAIVER/MODIFICATION/DEFERRAL APPROVAL
* 289-10.	PERTAINING TO FILING OF A SEPARATE PRELIMINARY PLAN	8/18/17	3/22/18
* 289-13.A.	PERTAINING TO DRAWING SCALE, AND INK ON MYLAR	8/18/17	3/22/18
* 289-32.A.	PERTAINING TO SIDEWALK ALONG A PORTION OF NORTH HILLS ROAD FRONTAGE	8/18/17	3/22/18
* 289-41.J.(5)	PERTAINING TO CURBING ALONG ACCESS DRIVES	8/18/17	3/22/18
* 289-26.B	PERTAINING TO CONCRETE MONUMENTS	10/20/17	3/22/18
* 289-35.A	PERTAINING TO LANDSCAPE AND BUFFER YARD	10/20/17	3/22/18
* 289-35.B	PERTAINING TO LANDSCAPE AND BUFFER YARD	10/20/17	3/22/18

\* MODIFICATION ONLY  
\*\* DEFERRAL ONLY

THE FOLLOWING WAIVERS/MODIFICATIONS/DEFERRALS ARE REQUESTED FROM THE SPRINGETTSBURY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE:

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER/MODIFICATION REQUEST	DATE OF WAIVER/MODIFICATION/DEFERRAL APPROVAL
281-12.A.(1)	PERTAINING TO RUNOFF VOLUME CONTROL	8/18/17	3/22/18
281-15.B.(1)(h)	PERTAINING TO MINIMUM BOTTOM SLOPE OF A BASIN	8/18/17	3/22/18

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, \_\_\_\_\_ BEING MANAGER OF \_\_\_\_\_ A PENNSYLVANIA LIMITED LIABILITY COMPANY, EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE COMPANY, THAT THE PLAN IS THE ACT AND DEED OF THE COMPANY, THAT THE COMPANY DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE COMPANY, FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE, (EXCEPT THOSE AREAS LABELED "NOT FOR DEDICATION").

EQUITABLE OWNER:

SIGNATURE AND SEAL OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

### MUNICIPAL STORMWATER REVIEW CERTIFICATE:

\_\_\_\_\_, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 2012-04.

### SURVEYOR'S CERTIFICATE:

I 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 SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE [ERROR OF CLOSURE NO GREATER THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET].

\_\_\_\_\_  
RORY L. CHAPMAN, P.L.S. DATE \_\_\_\_\_

### ENGINEER'S CERTIFICATE:

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, ALLEYS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

\_\_\_\_\_  
JOHN K. MURPHY, P.E., P.L.S. DATE \_\_\_\_\_  
P.E. REGISTRATION # 43200-E

THIS PLAN REVIEWED BY THE TOWNSHIP ENGINEER OF SPRINGETTSBURY TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ENGINEER \_\_\_\_\_

AT A MEETING ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF SPRINGETTSBURY TOWNSHIP APPROVED THE PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS PLAN HAS BEEN REVIEWED BY THE YORK COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

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LOT NUMBER	UPI NO.
LOT # 1	

### APPLICANT / DEVELOPER / EQUITABLE OWNER:

693 NORTH HILL ROAD, LLC  
4 RADNOR CORPORATE CENTER, SUITE 105  
RADNOR, PA 19087  
(484) 320-7808



PLANNING • ENGINEERING • SURVEYING  
115 LIMEKILN RD, P.O. BOX 'G'  
NEW CUMBERLAND, PA 17070  
PHONE: (717) 770 - 2500  
FAX: (717) 770 - 2400  
WWW.ALPHACEI.COM

DESIGN :	T.C.S.
DRAWN :	G.D.G.
CHECKED :	J.K.M.
DATE :	08/18/2017

NO.	DATE	DESCRIPTION	BY
△	2/12/19	SANITARY SEWER REVISIONS	GDG
△	1/28/19	TWP. ENGINEER COMMENTS	GDG
△	11/28/18	MISCELLANEOUS CHANGES	GDG
△	11/30/17	PER REVIEW COMMENTS	GDG
△	10/20/17	PER REVIEW COMMENTS	GDG
△	9/22/17	PER REVIEW COMMENTS	GDG

**LEGEND**

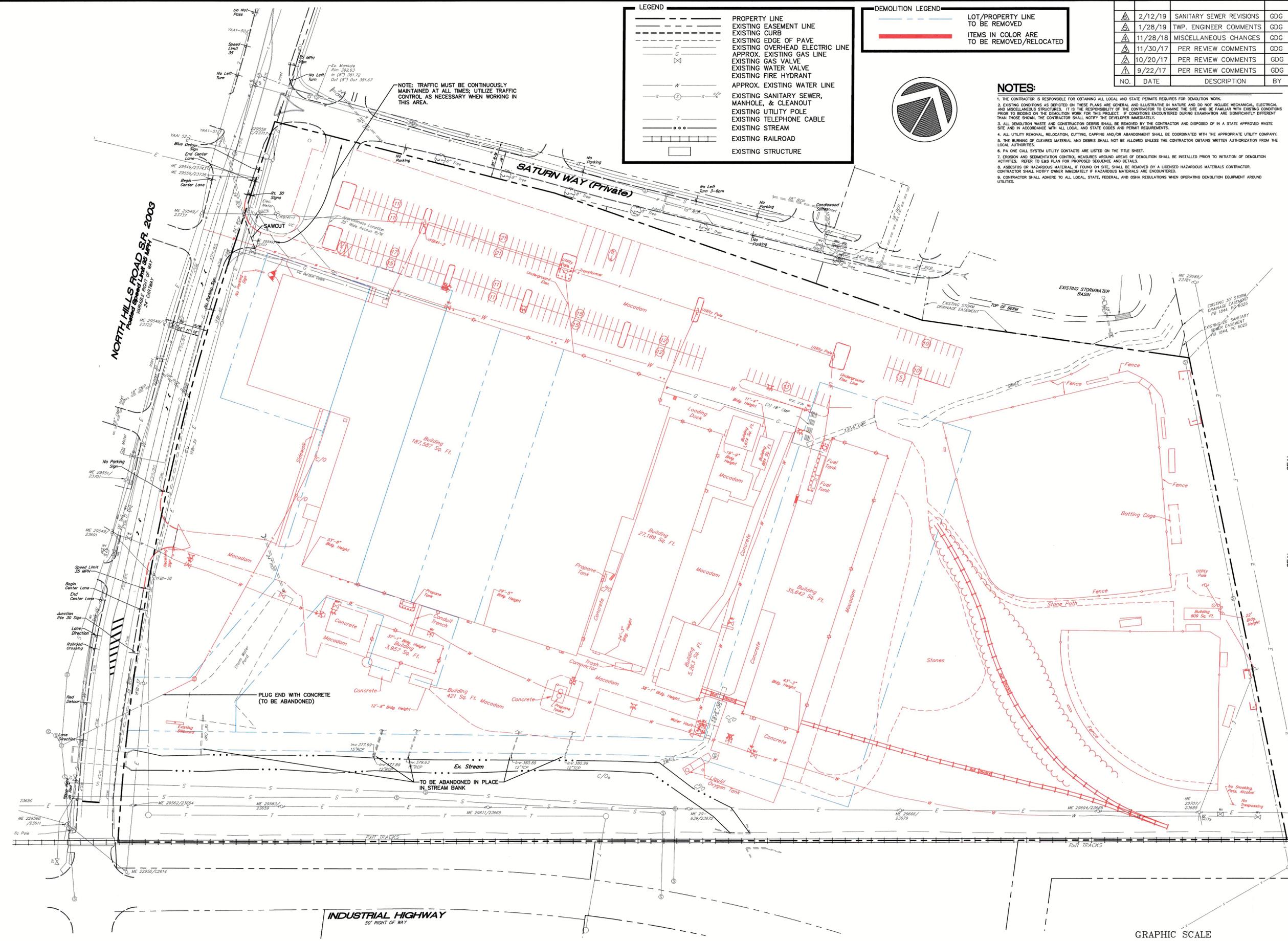
- — — — — PROPERTY LINE
- — — — — EXISTING EASEMENT LINE
- — — — — EXISTING CURB OF PAVE
- — — — — EXISTING OVERHEAD ELECTRIC LINE
- — — — — APPROX. EXISTING GAS LINE
- — — — — EXISTING GAS VALVE
- — — — — EXISTING WATER VALVE
- — — — — EXISTING FIRE HYDRANT
- — — — — APPROX. EXISTING WATER LINE
- — — — — EXISTING SANITARY SEWER, MANHOLE, & CLEANOUT
- — — — — EXISTING UTILITY POLE
- — — — — EXISTING TELEPHONE CABLE
- — — — — EXISTING STREAM
- — — — — EXISTING RAILROAD
- — — — — EXISTING STRUCTURE

**DEMOLITION LEGEND**

- — — — — LOT/PROPERTY LINE TO BE REMOVED
- — — — — ITEMS IN COLOR ARE TO BE REMOVED/RELOCATED



- NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
  2. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL, AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY.
  3. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
  4. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
  5. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR OBTAINS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
  6. PA ONE CALL SYSTEM UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.
  7. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO EAS PLAN FOR PROPOSED SEQUENCE AND DETAILS.
  8. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
  9. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.



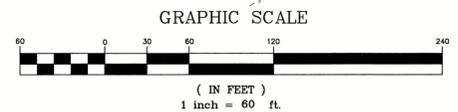
**NORTH HILLS ROAD SR-2003**  
 24' CONTIGUOUS  
 24' CONTIGUOUS

NOTE: TRAFFIC MUST BE CONTINUOUSLY MAINTAINED AT ALL TIMES; UTILIZE TRAFFIC CONTROL AS NECESSARY WHEN WORKING IN THIS AREA.

PLUG END WITH CONCRETE (TO BE ABANDONED)

TO BE ABANDONED IN PLACE IN STREAM BANK

**INDUSTRIAL HIGHWAY**  
 50' RIGHT OF WAY



PLANNING ENGINEERING SURVEYING  
 100 NEW CUMBERLAND PA 17070  
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**ALPHA**  
 ALPHA CONSULTING ENGINEERS, INC.

SEAL

**DEMOLITION PLAN**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN  
 FOR  
**693 NORTH HILLS ROAD**  
 SPRINGSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PROJECT NO.	316144
SURVEY BOOK :	
SCALE :	1" = 60'
DWG. FILE :	Dwg\316144\316144.dwg
SHEET	5 of 20

PLAN SYMBOL	PENNDOT DESIGNATION	SIGN DESCRIPTION	SIZE
(A)	R1-1	STOP	24"x24"
(B)	R8-3	NO PARKING SYMBOL	12"x12"

**STREET LIGHT NOTE**

STREET LIGHTS SHALL BE INSTALLED PER SECTION 16500 (STREET LIGHTING) OF THE SPRINGTTSBURY TOWNSHIP CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR LAND DEVELOPMENT AND SANITARY SEWERAGE FACILITIES.

See the Springettsbury Township document (is available on the Township website under Community Development) entitled "Construction And Material Specifications For Land Development And Sanitary Sewerage Facilities" dated July 2008 or latest edition, for detailed specifications for items such as the following:  
 --municipal inspections  
 --site excavation and placement of fill material  
 --boring, jacking and blasting  
 --earthwork  
 --trenching, backfilling and compacting of trenches  
 --sanitary sewer construction and inspection  
 --roadway excavation, fill and compaction  
 --pavement installation  
 --typical storm sewer structures  
 --street lights

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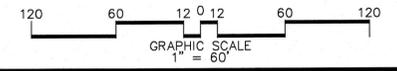
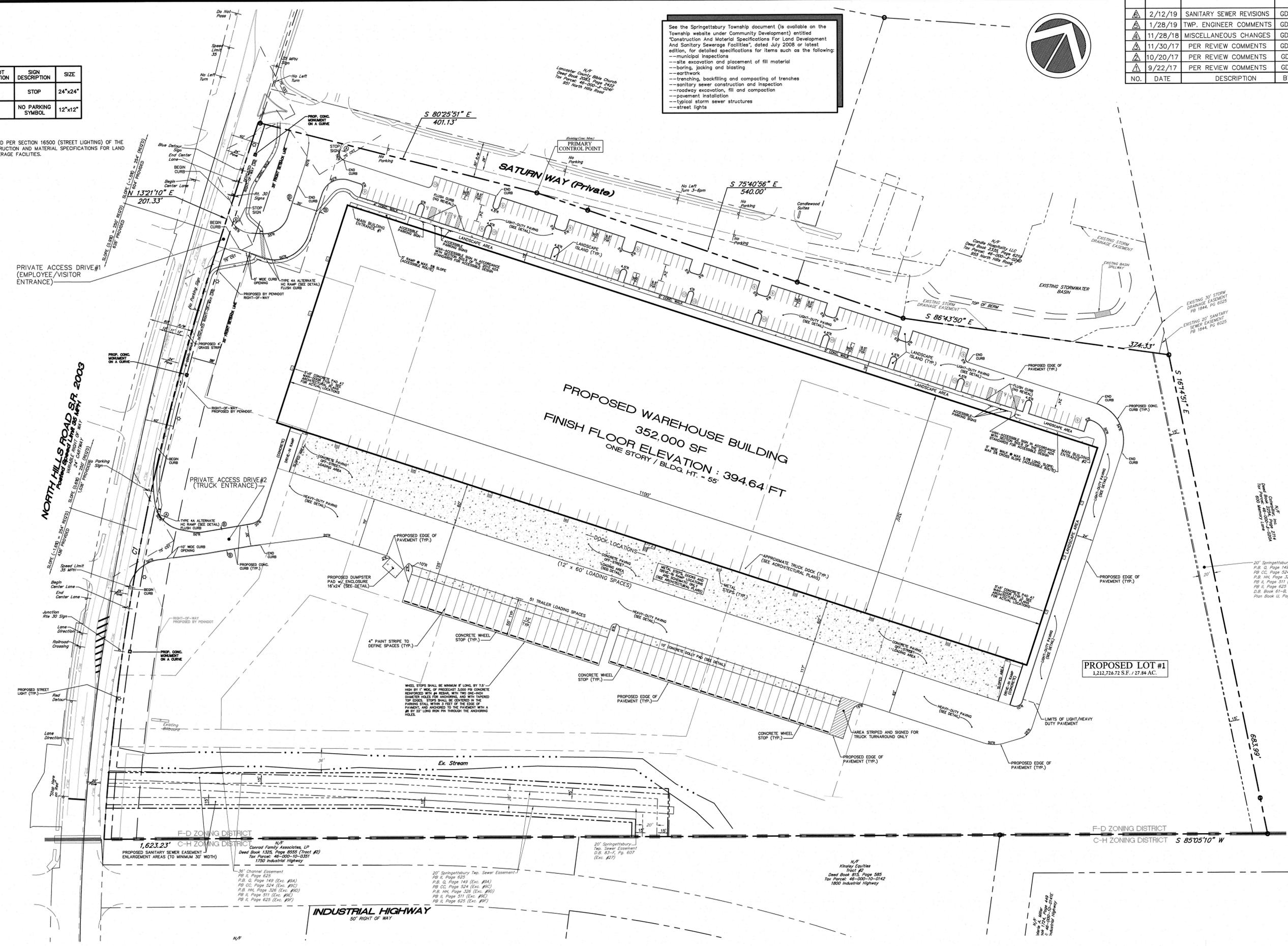
**ALPHA**  
 ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

**SITE LAYOUT PLAN**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN  
 FOR  
**693 NORTH HILLS ROAD**  
 SPRINGTTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PROJECT NO.	316144
SURVEY BOOK :	
SCALE :	1" = 60'
DWG NO. :	16316144-01
FILE :	Dwg\Plan\16316144-01.dwg
SHEET	6 of 20



**BMP LEGEND**



GENTLY SLOPED VEGETATED SWALE FOR WATER QUALITY

BYPASS SWALE FOR OFF-SITE RUNOFF, IN ORDER TO ISOLATE THE SITE

RAIN GARDEN FOR WATER QUALITY



MANAGED MEADOW AREA (LANDSCAPE RESTORATION)



STREET SWEEPING AREA (SWEEP MINIMUM 4 TIMES PER YEAR)



STORM PIPE WITH FLOW DIRECTION



DETENTION BASIN MAINTAINED MAINTAINED IN MEADOW FOR RUNOFF CLEANING, SHADING AND ABSORPTION, LANDSCAPE RESTORATION; NO POLLUTION LANDSCAPE MAINTENANCE



EXISTING TREED FLOODPLAIN AREAS TO REMAIN OR REVERT TO NATURAL STATE

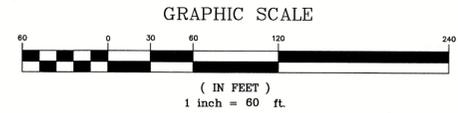


PROPOSED DECIDUOUS SHADE TREE (FOR THERMAL MITIGATION OF RUNOFF FROM PAVED AREAS)

THE TWO PROPOSED BASINS #1 AND #2 WILL BE PERMANENTLY SEEDING AT THE TIME OF PERMANENT STABILIZATION WITH MEADOW SEED MIX, AND PERMANENTLY MAINTAINED IN A MEADOW CONDITION.

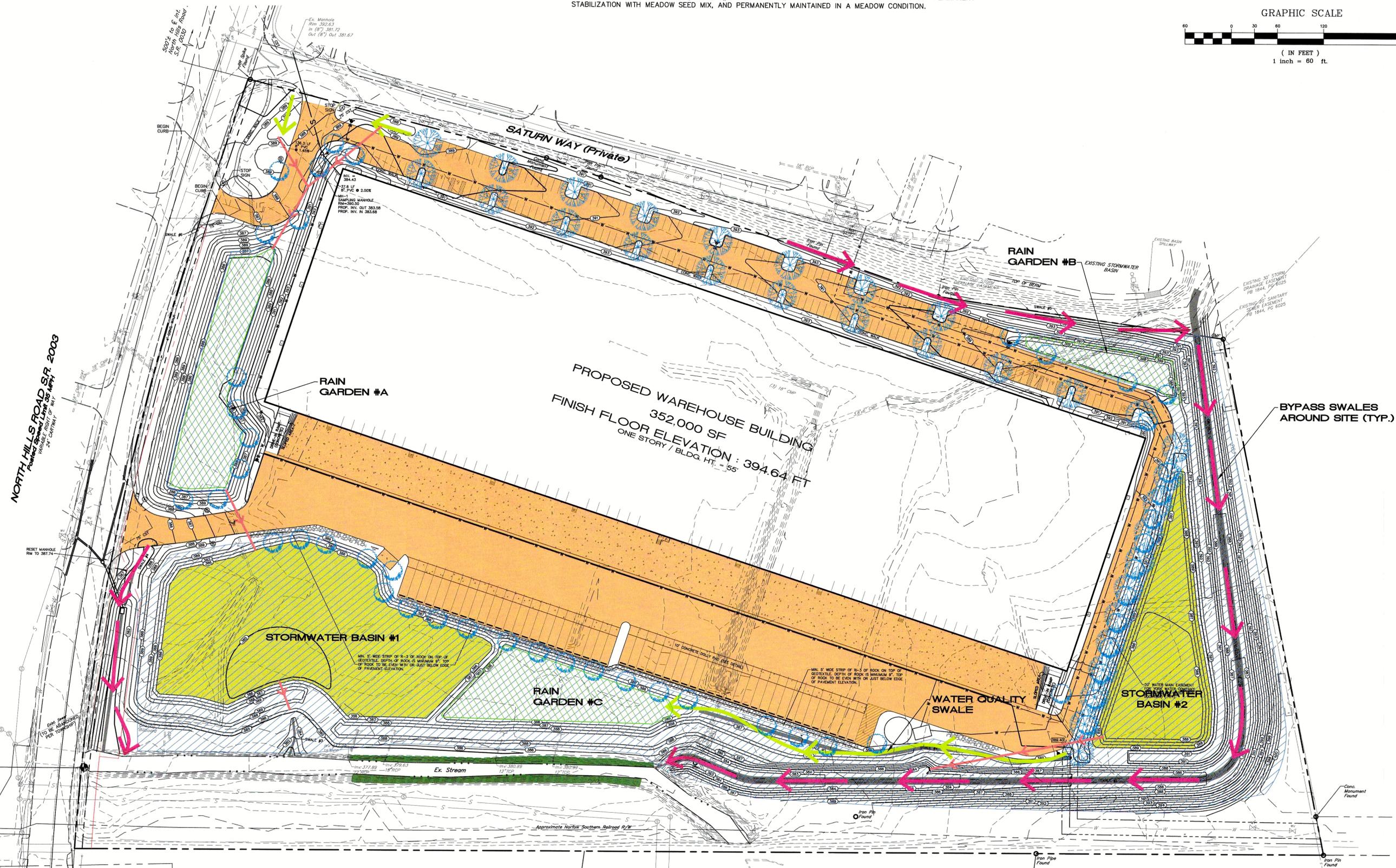
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SEAL

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STORMWATER BMP CONCEPT PLAN  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN  
 FOR  
**693 NORTH HILLS ROAD**  
 SPRINGTITSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PROJECT NO.	316144
SURVEY BOOK :	
SCALE :	
DWG FILE :	D:\316144\316144.dwg
SHEET	7 of 20