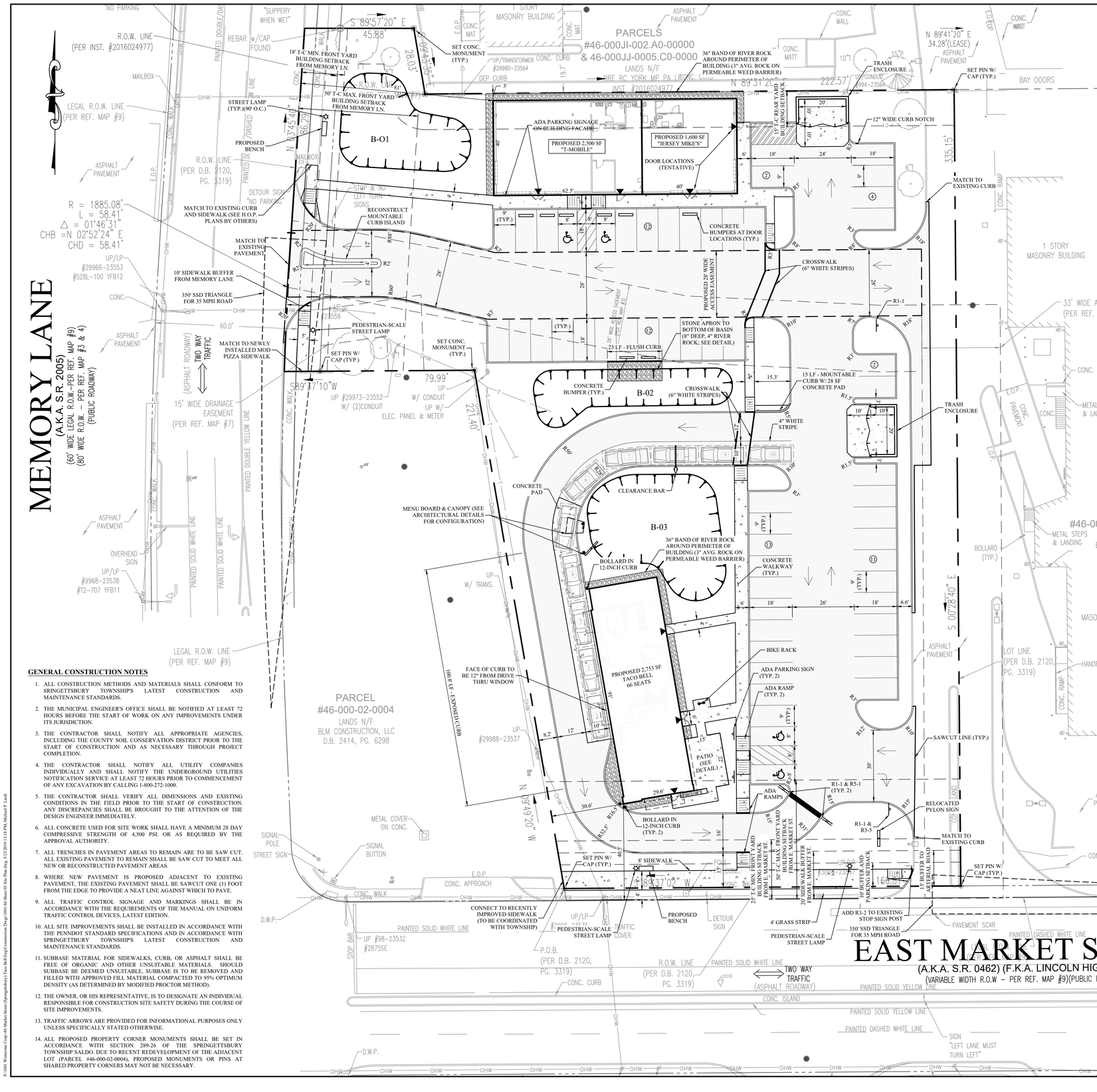

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO SRINGETTSBURY TOWNSHIP'S LATEST CONSTRUCTION AND MAINTENANCE STANDARDS.
2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. OR AS REQUIRED BY THE APPROVAL AUTHORITY.
7. ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
8. WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PENNDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH SPRINGETTBURY TOWNSHIP'S LATEST CONSTRUCTION AND MAINTENANCE STANDARDS.
11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.
13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
14. ALL PROPOSED PROPERTY CORNER MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 289-26 OF THE SPRINGETTSBURY TOWNSHIP SALDO. DUE TO RECENT REDEVELOPMENT OF THE ADJACENT LOT (PARCEL #46-000-02-0004), PROPOSED MONUMENTS OR PINS AT SHARED PROPERTY CORNERS MAY NOT BE NECESSARY.

SPRINGETTSBURY TOWNSHIP ZONING SCHEDULE

ZONE C-H COMMERCIAL HIGHWAY
ZONE T-C TOWN CENTER OVERLAY
RETAIL SALES ARE A CONDITIONAL USE [§325-197C.(3)]
RESTAURANTS WITH DRIVE THROUGH FACILITIES ARE A CONDITIONAL USE [§325-197C.(3)]
RESTAURANTS WITHOUT DRIVE THROUGH FACILITIES ARE A CONDITIONAL USE [§325-197C.(3)]

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS:				
MIN. LOT AREA (SF)	20,000	74,258.63 (1.705 AC)	74,258.63 (1.705 AC)	§325-43.A.
MIN. LOT WIDTH AT R.O.W. (FT)	80	166.8	166.8	§325-43.B.
MIN. LOT WIDTH AT SETBACK (FT)	100	170.1	170.1	§325-43.B.
BUILDING SETBACKS & HEIGHT:				
MIN. T-C FRONT YARD (E. MARKET ST.) (FT)	25	79.3	40.5	§325-199.C.(1)
MAX. T-C FRONT YARD (E. MARKET ST.) (FT)	50	271.9*	40.5	§325-199.C.(2)
MIN. T-C FRONT YARD (MEMORY LN.) (FT)	18	4.8*	81	§325-199.F.(1)
MAX. T-C FRONT YARD (MEMORY LN.) (FT)	50	111.3*	81.0**	§325-199.F.(2)
MIN. T-C SIDE YARD (FT)	0	107.3	30.6	§325-199.C.(3)
MIN. T-C REAR YARD (FT)	15	10.1*	3**	§325-199.C.(4)
MAX. BLDG HEIGHT (FT)	100	< 100	<100	§325-43.F.
MAX. BUILDING COVERAGE (%)	50	4.0 (2,977 SF)[1]	9.2 (6,853 SF)[4]	§325-43.C.
MAX. IMPERVIOUS COVERAGE (%)	85	63.8 (47,346 SF)	74.5 (55,319 SF)	§325-199.H.
MIN. VEGETATIVE COVER (%)	15	36.2 (26,913 SF)	25.5 (18,939 SF)	§325-43.C.
BUFFER TO ARTERIAL ROAD (FT):	15	5.5*	15	§289 ATT. 1
MIN. PARKING LOT AREA TO BE LANDSCAPED (FOR PARKING AREAS > 0.5 ACRES) (%)	5			§325-116.J.
MIN. LANDSCAPED PARKING LOT PERIMETER (FT)	3	1.6*		§325-206.A.(1)
MIN. PARKING SETBACK FROM R.O.W. (FT)	10	5.5*	15	§289-41.J.(8)
MIN. SIDEWALK BUFFER FROM MARKET ST. (FT)	20[1]	29.5	20	§325-203
MIN. SIDEWALK BUFFER FROM MEMORY LN. (FT)	10[2]	5.5*	80.9	§325-203

PARKING & LOADING REQUIREMENTS

PARKING:				
MIN. STANDARD SPACE SIZE (FT)	9 x 18	9 x 18	9 x 18	§325-116.G.
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	24		§325-116.H.
CALCULATION FOR RESTAURANT W/ DRIVE THROUGH	15 PER 1,000 SF	3,036.1 SF[3]	2,753 SF	§325-114.D.
NUMBER OF RESTAURANT W/ D/T SPACES	42			
CALCULATION FOR RESTAURANT W/O DRIVE THROUGH	10 PER 1,000 SF		1,600 SF	§325-114.D.
NUMBER OF RESTAURANT W/O D/T SPACES	16			
CALCULATION FOR RETAIL PARKING	4.5 PER 1,000 SF		2,500 SF	§325-114.D.
NUMBER OF RETAIL SPACES	12			
TOTAL NUMBER OF PARKING SPACES	70	45*	56**	
MIN. DRIVE THROUGH STACKING BEFORE MENU BOARD	6	6	6	§325-114.D.
LOADING SPACES:				
MIN. NUMBER OF SPACES PER COMMERCIAL BUILDING	1	0*	0**	§325-116.U.

* DENOTES EXISTING NON-CONFORMANCE
** DENOTES PROPOSED NON-CONFORMANCE
[1] 8 FT PLANTING STRIP + 12 FT SIDEWALK
[2] 5 FT PLANTING STRIP + 5 FT SIDEWALK
[3] INCLUDES 835 SF GYRO-X-PRESS RESTAURANT + 2,142 TACO BELL RESTAURANT
[4] INCLUDES 2,753 SF TACO BELL RESTAURANT + 1,600 SF JERSEY MIKE'S RESTAURANT + 2,500 SF T-MOBILE STORE

EXISTING LEGEND

CONTOUR (MAJOR/MINOR)
SPOT ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
DOOR SILL ELEVATION
FINISH FLOOR ELEVATION
E.O.P. EDGE OF PAVEMENT
F.D.C. FIRE DEPARTMENT CONNECTION
D.C. DEPRESSED CURB
PROPERTY CORNER EVIDENCE
TREE W/TRUNK DIAMETER
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
WOOD FENCE
EDGE OF WOODS
OVERHEAD WIRES
APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE
APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
UTILITY POLE WITH LIGHT
WATER VALVE
BOLLARD
SIGN
PAINTED ARROWS
PARKING COUNT
HANDICAP
AREA LIGHT
INLET
CLEAN OUT
ROOF DRAIN
ELECTRIC METER
HYDRANT
GAS METER
GAS VALVE
MANHOLE
MONITORING WELL
UTILITY POLE

PROPOSED LEGEND

FULL-DEPTH ASPHALT PAVEMENT
CONCRETE PAVEMENT
INLET
CURB
DEPRESSED CURB
PROPERTY LINE
STORMWATER LINE
SANITARY LINE
WATER LINE
ELECTRIC LINE
GAS LINE
ADA RAMP
FLOW ARROW
PROPOSED CONTOUR
PROPOSED SPOT GRADE (APPROXIMATE)
H.P. HIGH POINT
DOOR LOCATION

SCALE 1" = 20' FEET (20 0 20 40)

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Certificate of Authorization No. 24GA28131400

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER TOWNSHIP PROFESSIONALS	04/16/2019
2	PER TOWNSHIP PROFESSIONALS	05/23/2019

FOR APPROVAL PURPOSES ONLY

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY:	JOB NO:
MPL	1061-86
DRAWN BY:	DATE:
CBJ	01/17/19
CHECKED BY:	SCALE:
JMP	1" = 20'

PROJECT:

TACO BELL

PRELIMINARY & FINAL LAND DEVELOPMENT PLAN
2411 EAST MARKET STREET
PARCEL ID NO.: 46-000-02-0003
SPRINGETTSBURY TOWNSHIP
YORK COUNTY
COMMONWEALTH OF PENNSYLVANIA

FOR

SPRINGETTSBURY INVESTORS, LLC
14 BALLIGOMINGO ROAD
CONSHOHOCKEN, PA 19428

JOHN M. PETTIT, PE, PP, CME
Professional Engineer
State of New Jersey • License # GE 37906
State of Pennsylvania • License # 052685-E
State of Delaware • License # 15980
State of Maryland • License # 44560

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

3 of 19