

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

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YCPC FILE NO. _____. THE CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE YORK COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

DIRECTOR, YORK COUNTY PLANNING COMMISSION

DATE

AT A MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF SPRINGETTSBURY TOWNSHIP APPROVED THIS 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.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA THIS _____ DAY OF _____, 20____.

CHAIRMAN	

REVIEWED BY SPRINGETTSBURY TOWNSHIP ENGINEER

TOWNSHIP ENGINEER

UPI 46-000-KJ-0078.00-00000

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS DAY OF _____ DAY OF _____, 20_____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE COMMISSIONER OF THE YORK COUNTY BOARD OF COMMISSIONERS _____, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT THE BOARD IS THE _____ OWNER _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGE THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

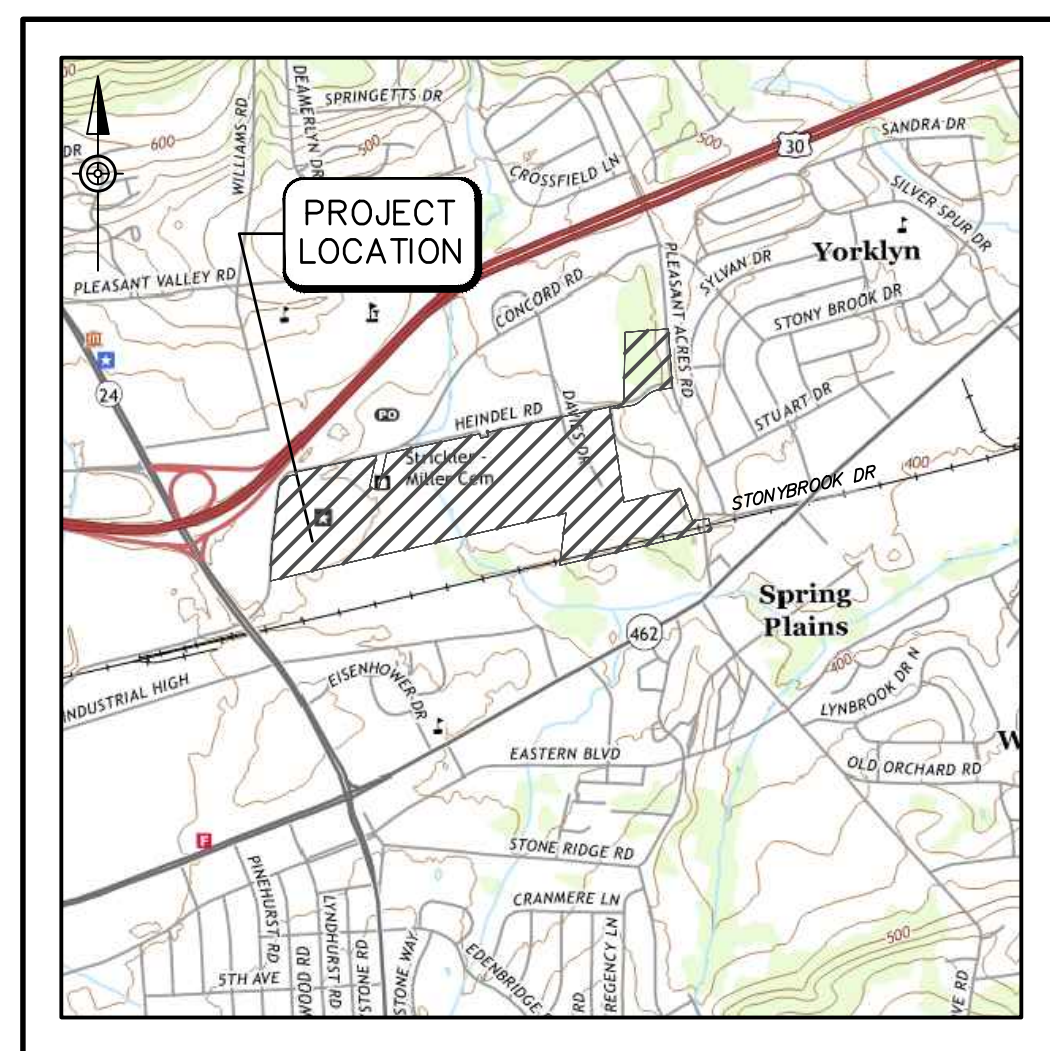
OFFICER _____ THE YORK COUNTY BOARD OF COMMISSIONERS
28 EAST MARKET STREET
YORK, PA 17401

TITLE

NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20_____

LOCATION MAP
Scale: 1"=800'



LOCATION MAP
Scale: 1"=2,000'

1. UPI NO. 46-0000-KJ-0078-00-L0000
2. TAX MAP INFORMATION: MAP K/L, PARCEL 78
3. SOURCE OF TITLE: DEED BOOK 28-U, PAGE 491
DEED BOOK 28-U-I, PAGE 156
DIRECTORS OF YORK COUNTY POOR DISTRICT
AUGUST TERM 1928 NO.592-3
4. EXISTING ZONING: R-10 (MEDIUM LOT SINGLE-FAMILY RESIDENTIAL DISTRICT)
R-1 (HIGH DENSITY RESIDENTIAL)
G-1 (GENERAL INDUSTRIAL)*
B-1 (BUSINESS AND INDUSTRIAL PARK DISTRICT)
*PROJECT LOCATION
5. TOTAL LOT AREA: 170.491 ACRES (4,882,280 SQ. FT.) - GROSS
101.482 ACRES (4,420,515 SQ. FT.) - NET
6. GENERAL INDUSTRIAL ZONE:
A. REQUIRED BUILDING SETBACKS
FRONT = 30' MIN.
SIDE = 30' MIN. (100' FROM RESIDENTIAL ZONE OR USE)
REAR = 30' MIN. (100' FROM RESIDENTIAL ZONE OR USE)
- 6.8. MAXIMUM BUILDING HEIGHT ALLOWED: 50 FEET
EXISTING MAXIMUM BUILDING HEIGHT: 50 FEET**
PROPOSED ADDITION HEIGHT: 15 FEET**
- 6.C. MAXIMUM LOT COVERAGE ALLOWED: 85%
EXISTING NET LOT AREA: 72.35 ACRES**
EXISTING LOT COVERAGE: 18.74%**
PROPOSED LOT COVERAGE: 18.74%**
363 SQ. FT. OF LOT AREA IMPERVIOUS AREA IS PROPOSED
**DATA IS ONLY FOR THE PORTION OF THE LOT LOCATED IN THE G1 ZONE.
7. WATER: PUBLIC
8. SEWER: PUBLIC
9. PROJECT ADDRESS: YORK COUNTY PRISON
3400 CONCORD ROAD
YORK, PA 17402
10. OWNER ADDRESS: YORK COUNTY BOARD OF COMMISSIONERS
28 EAST MARKET STREET
YORK, PA 17401

1. THE PURPOSE OF THIS LAND DEVELOPMENT PLAN IS FOR AN ADDITION ON THE YORK COUNTY PRISON FOR CENTRAL BOOKING FACILITY.
2. THE PROPERTY DESCRIBED IN THIS SURVEY LIES WITHIN ZONE X (AREAS OF MINIMAL FLOODING) AND ZONE Y (AREAS OF MODERATE FLOODING) IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAP" (PANEL 332 OF 701, MAP PANEL 331 OF 701, MAP NO. 4213300332F AND 4213300331F, EFFECTIVE DATE DECEMBER 16, 2015), PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND/OR SURFACE EVIDENCE. UNLESS LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. THEREFORE, ADDITIONAL INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. BEARINGS AND DISTANCES SHOWN FOR THE PROJECT AREA ARE FROM A CLOSED SURVEY BY C. S. DAVIDSON, INC. COMPLETED ON OCTOBER 2, 2008 AND MARCH 13, 2018.
5. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AERIAL MAPPING AND TOPOGRAPHY. PHOTOGRAPHIC SURVEY DATA AND PHOTOGRAPHS TAKEN ON JULY 2, 2000 AND FROM VARIOUS SURVEYS PERFORMED BY C. S. DAVIDSON, INC. FROM JANUARY 2008 THROUGH 2010. ELEVATIONS AND CONTOURS SHOWN HEREIN ARE REFERENCED TO AN ASSUMED VERTICAL DATUM.
6. NO WETLANDS ARE PRESENT IN THE AREA OF THE PROPOSED PROJECT.
7. A BLANKET ACCESS ACROSS THE SITE IS GRANTED TO SPRINGSTEET TOWNSHIP TO PROVIDE INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO ALL STORMWATER INFILTRATION INSPECTION MANHOLES. THE TOWNSHIP SHALL PROVIDE 24 HOUR NOTICE PRIOR TO ENTRY INTO THE PROPERTY.
8. CURBS AND SIDEWALKS WILL BE INSTALLED WITHIN SIX MONTHS OF RECEIPT OF NOTICE FROM SPRINGSTEET TOWNSHIP.

AT A MEETING HELD ON _____, 2022, THE
BOARD OF SUPERVISORS OF SPRINGETTSBURY TOWNSHIP APPROVED THE
FOLLOWING WAIVERS/MODIFICATIONS TO THE:

SPRINGGETTYSBURY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. SECTION 289-10 - PRELIMINARY PLANS; PROCEDURE
MODIFICATION FROM THIS SECTION TO SUBMIT COMBINED PRELIMINARY AND FINAL PLAN.

B. SECTION 289-13.A - PLAN SCALE
MODIFICATION FROM THIS SECTION TO ALLOW PLAN SCALES OF
1" = 10', 1" = 20', 1" = 30' AND 1" = 160'

C. SECTION 289-10.A(2)(d) - PHOTOMETRIC PLAN
WAIVER OF THIS SECTION.

D. SECTION 289-10.A(2)(e) - LANDSCAPING PLAN
WAIVER OF THIS SECTION.

I, ERIC B. GLADHILL, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SPRINGETTSBURGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN 10,000 FEET).

ERIC B. GLADHILL, P.L.S. (AGENT)	DATE
REGISTRATION NUMBER SU-043967-R	
G. S. DAVIDSON, INC.	

I, JASON C. WOLFE, A REGISTERED LANDSCAPE ARCHITECT OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SPRINGETTSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JASON C. WOLFE, R.L.A. (AGENT) REGISTRATION NUMBER 1625 C. S. DAVIDSON, INC.	DATE
--	------

COLUMBIA GAS & P. INC.
1600 DUBLIN RD
COLUMBUS, OH 43215
CONTACT: USA COLINS
COLUMBIAGASINSURANCE.COM

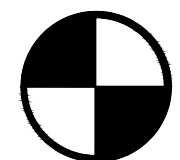
COMCAST
C/O USA LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD
SUITE 200
CARMEL, IN 46032
CONTACT: JEFFREY TRUMBOW
JEFFREYTRUMBOW@COMCAST.COM

ENERGY TRANSFER
1300 MAIN ST
HOUSTON, TX 77002
CONTACT: CELESTE WATERWALL
CELESTE@WATERWALL-ENERGYTRANSFER.COM

VERIZON NORTH
37 W 8TH ST
WYOMING, PA 18544
CONTACT: RONALD SLINSKIE
RONALD.SLINSKIE@VERIZON.COM

YORK WATER COMPANY
130 E MARKET ST
YORK, PA 17401
CONTACT: TYLER CLEMENS
TYLER@YORKWATER.COM

YORK WATER COMPANY
130 E MARKET ST
YORK, PA 17401
CONTACT: TYLER CLEMENS
TYLER@YORKWATER.COM



C.S. DAVIDSON, INC.
ENGINEERING A BETTER COMMUNITY

38 NORTH DUKE STREET, YORK, PA • PHONE (717) 846-4805
50 WEST MIDDLE STREET, GETTYSBURG, PA • PHONE (717) 337-3021
315 W. JAMES STREET, SUITE 102, LANCASTER, PA • PHONE (717) 481-2991

WWW.CSDAVIDSON.COM

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
CS.01	TITLE SHEET	C5.01	STORM SEWER PLANS AND PROFILES
CS.01	PLAN NOTES AND LEGENDS SHEET	C5.02	STORM SEWER PLANS AND PROFILES
C1.01	OVERALL EXISTING CONDITIONS PLAN	C6.01	DETAILS SHEET
C1.02	ENLARGED EXISTING CONDITIONS PLAN	C6.02	DETAILS SHEET
C1.03	ENLARGED EXISTING CONDITIONS PLAN	C7.01	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C2.01	ENLARGED SITE DEMOLITION PLAN	C7.02	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
C3.01	ENLARGED SITE LAYOUT AND UTILITY PLAN	C7.03	SOIL EROSION AND SEDIMENTATION CONTROL NOTES
C4.01	ENLARGED SITE GRADING PLAN		

NO.	DATE	REVISION	BY
1	09.15.2022	REVISED PER TOWNSHIP COMMENTS	DPA
2	10.27.2022	REVISED PER TOWNSHIP COMMENTS	DPA



BUCHART HORN
ARCHITECTS

COUNTY CENTRAL BOOKING RELOCATION
3400 CONCORD ROAD
YORK, PA 17402
SPRINGETTSBURG TOWNSHIP, YORK COUNTY

YORK COUNTY BOARD OF COMMISSIONERS
28 EAST MARKET STREET

[illegible]

PROJECT NO:	7733
ISSUED DATE:	03/2
DRAWN BY:	
CHECKED BY:	
© BUCHART HORN, INC.	
SHEET TITLE:	

COVER SHEET

ISSUED FOR BID

CS-01