

[illegible]

SHEET 1 of 3

CS 1.0

ZONING DATA

ZONING DISTRICT: SUBURBAN RESIDENTIAL RECEIVING DISTRICT (SRR)
MINIMUM LOT AREA: 40,000 SQUARE FEET
MINIMUM BUILDING SETBACKS: FRONT: 10 FT.
SIDE: 10 FT.
REAR: 10 FT.
MINIMUM LOT WIDTH: 150 FT.
MAX. IMPERVIOUS COVERAGE: 70%
MAXIMUM BUILDING HEIGHT: 40 FT.
PROPOSED WATER SUPPLY: PUBLIC
PROPOSED SEWER FACILITY: PUBLIC

ZONING DATA

ZONING DISTRICT: COMMERCIAL DISTRICT (C)
MINIMUM LOT AREA: 20,000 SQUARE FEET
MINIMUM BUILDING SETBACKS: FRONT: 10 FT.
SIDE: 10 FT.
REAR: 10 FT.
MINIMUM LOT WIDTH: 100 FT.
MAX. IMPERVIOUS COVERAGE: 75%
MAXIMUM BUILDING HEIGHT: 45 FT. (MAY BE INCREASED TO MAXIMUM OF 90 FT. PROVIDED THAT FOR EVERY 10 FT. THE BUILDING HEIGHT INCREASES ABOVE 45 FT., ALL SETBACKS SHALL BE INCREASED AN ADDITIONAL 5 FT.)
PROPOSED WATER SUPPLY: PUBLIC
PROPOSED SEWER FACILITY: PUBLIC

ZONING DATA

ZONING DISTRICT: INTERCHANGE DISTRICT (ICD)
MINIMUM LOT AREA: 20,000 SQUARE FEET
MINIMUM BUILDING SETBACKS: FRONT: 10 FT.
SIDE: 15 FT.
REAR: 10 FT.
RESIDENTIAL BUFFER STRIP: 75 FT. / 50 FT.
ANY LOT ADJOINING LAND WITHIN A RESIDENTIAL ZONE OR CONTAINING RESIDENCE(S) SHALL MAINTAIN A SEVENTY-FIVE-FOOT SETBACK FOR BUILDINGS AND STRUCTURES AND A FIFTY-FOOT SETBACK FOR OFF-STREET PARKING LOTS AND LOADING AREAS FROM THE RESIDENTIAL AREA. SUCH AREAS SHALL CONTAIN A FIFTY-FOOT-WIDE LANDSCAPE STRIP.
MINIMUM LOT WIDTH: 80 FT.
MAX. IMPERVIOUS COVERAGE: 75%
MIN. VEGETATIVE COVERAGE: 25%
MAXIMUM BUILDING HEIGHT: 45 FT. (MAY BE INCREASED PROVIDED THAT FIVE FEET OF ADDITIONAL SETBACK IS PROVIDED FOR EVERY 20 FEET OF ADDITIONAL BUILDING HEIGHT OVER 45 FEET)
PROPOSED WATER SUPPLY: PUBLIC
PROPOSED SEWER FACILITY: PUBLIC

SUMMARY OF LOT AREAS

EXISTING LOT AREAS:		
N/F Market Place LLC (Parcel B East)	45-000-BJ-0056-00	83.022 Acres
N/F Market Place LLC (Parcel B West)	45-000-BJ-0056-00	0.804 Acres
N/F Market Place LLC (Parcel C)	45-000-BJ-0059-00	0.118 Acres
N/F Chestnut Commerce Center (Parcel A)	45-000-BJ-0057-00	26.319 Acres
TOTAL =		110.263 Acres
PROPOSED LOT AREAS:		
LOT #1	2,802,756 SF. (Gross) 2,690,701 SF. (Net)	64.342 Acres 61.770 Acres
RESIDUAL LOT #2	2,000,308 SF. (Gross) 1,808,262 SF. (Net)	45.921 Acres 41.512 Acres
TOTAL =		110.263 Acres 103.282 Acres

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	142.88'	289.73'	S 13°19'18" E	141.21'

SITE BENCHMARKS

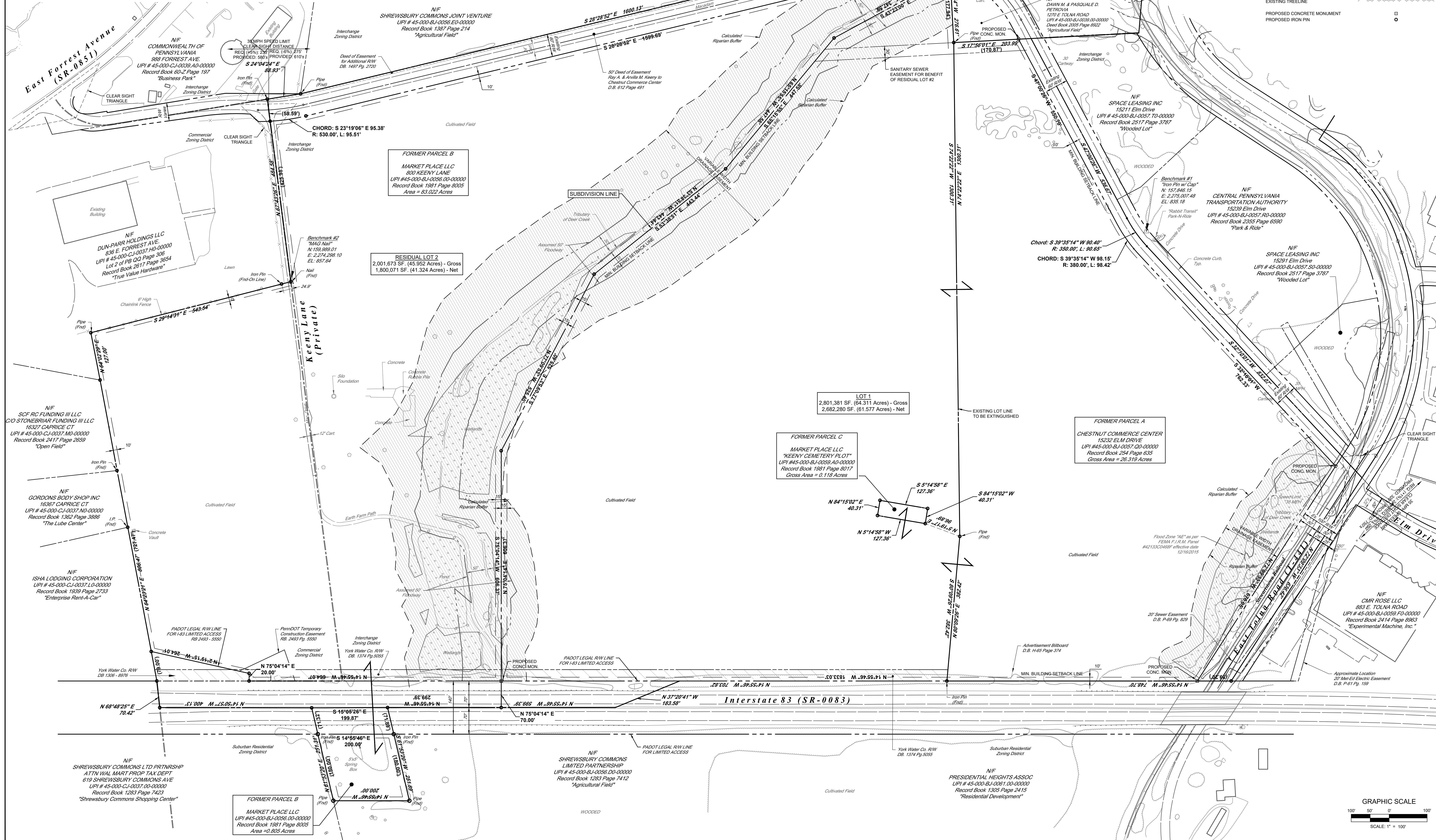
DESCRIPTION	NORTHING	EASTING	ELEVATION
BM#1 - IRON PIN	157,846.148	2,275,007.481	835.18
BM#2 - MAG NAIL	159,989.013	2,274,298.009	857.64

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE/SUBDIVIDE THREE (3) EXISTING PARCELS OR PORTIONS THEREOF INTO ONE (1) PROPOSED LOT AND ONE (1) RESIDUAL LOT. A PORTION OF THE LANDS N/F OF MARKET PLACE LLC (UP#45-000-BJ-0056-00-00000) & (UP#45-000-BJ-0059-00-00000) WILL BE ADJOINED WITH THE LANDS N/F OF CHESTNUT COMMERCE CENTER (UP#45-000-BJ-0057-00-00000) TO CREATE LOT #1 FOR FUTURE DEVELOPMENT. THE REMAINING PORTION OF THE LANDS N/F OF MARKET PLACE LLC (UP#45-000-BJ-0056-00-00000) WILL CREATE RESIDUAL LOT #2.
- LOT #1 WILL BE SERVED BY PUBLIC WATER AND SEWAGE FACILITIES.
- ALL PROPOSED OR NON-MARKED PROPERTY CORNERS DEPICTED ON THIS PLAN SHALL BE INSTALLED PER SECTION 22-601 OF THE SHERWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. CONCRETE MONUMENTS SHALL BE A 6" X 6" SQUARE OR 6" IN DIAMETER AND 30 INCHES IN LENGTH. ALL OTHER NON-MARKED PROPOSED CORNERS INDICATED ON THIS PLAN SHALL BE PROVIDED WITH A 3/4 INCH DIAMETER IRON PIN AT LEAST 36 INCHES IN LENGTH.
- SHERWSBURY TOWNSHIP, THE SHERWSBURY TOWNSHIP BOARD OF SUPERVISORS, AND THE SHERWSBURY TOWNSHIP PLANNING COMMISSION DO NOT WARRANT AND ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE PROPOSED LINES SET FORTH UPON THIS SUBDIVISION PLAN, NOR DO THEY WARRANT THE TITLE TO THE PROPERTY SET FORTH UPON SUCH PLAN. RATHER, THEY RELY UPON THE REPRESENTATIONS MADE BY THE SUBDIVIDER, LAND DEVELOPER, ENGINEER, AND SURVEYOR WHO HAVE PREPARED THE PLAN.
- ANY APPLICABLE ROAD IMPROVEMENTS UNDER SALDO SECTION 22-605.3.B TO ELM DRIVE OR EAST TOLNA ROAD WILL BE ADDRESSED WITH THE APPROVAL OF ANY FUTURE LAND DEVELOPMENT PLAN.
- ANY APPLICABLE CURBING UNDER SALDO SECTION 22-603.1 TO ELM DRIVE OR EAST TOLNA ROAD WILL BE ADDRESSED WITH THE APPROVAL OF ANY FUTURE LAND DEVELOPMENT PLAN.
- ANY APPLICABLE SIDEWALKS UNDER SALDO SECTION 22-606.4 TO ELM DRIVE OR EAST TOLNA ROAD WILL BE ADDRESSED WITH THE APPROVAL OF ANY FUTURE LAND DEVELOPMENT PLAN.

LEGEND

EXISTING BOUNDARY LINE	---
EXISTING ADJOINER BOUNDARY LINE	---
PROPOSED LOT LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING CURB	---
EXISTING PAVEMENT	---
EXISTING VEGETATION	---
EXISTING TREELINE	---
PROPOSED CONCRETE MONUMENT	□
PROPOSED IRON PIN	○



PROJECT NO. 19-0158-020

DATE: 10/19/2020

SCALE: 1" = 100'

SHEET 3 of 3

SD 3.0

PROJECT MGR. - JDH

DESIGN - TBF

CADD - JAS

CHECKED - JSS

3. 09/02/2020 REVISED PER TOWNSHIP COMMENTS

2. 09/01/2020 REVISED PER TOWNSHIP COMMENTS

1. 01/11/2020 REVISED PER TOWNSHIP & COUNTY COMMENTS

DATE

NO.

REVISION

BY

SUBDIVISION PLAN FOR

CHESTNUT COMMERCE CENTER & MARKET PLACE, LLC

LOCATED AT

15232 ELM DRIVE & 800 KEENEY LANE

SHERWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

Snyder Secary & Associates, LLC

ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

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