

MINOR LAND DEVELOPMENT PLAN SHEETZ STORE #268 SHEETZ, INC. YORK TOWNSHIP YORK COUNTY, PENNSYLVANIA

OWNER
SEL PROPERTIES INC. ATTN: SHEETZ 268
3200 CAPE HORN ROAD
RED LION, PA 17358

OWNER'S STORMWATER CERTIFICATION

I, _____, AM AWARE OF AND ACCEPT RESPONSIBILITY THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs PROPOSED BY THIS PLAN.

TITLE _____

DATE _____

NOTARIZATION:
SWORN TO AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY SEAL _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
COMMONWEALTH OF PENNSYLVANIA (NO AREAS ARE OFFERED FOR DEDICATION)
COUNTY OF YORK

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF _____, KNOW TO ME (OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HEREON, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT (HIS/HER) DIRECTION, THAT (HE/SHE) ACKNOWLEDGES THE SAME TO BE (HIS/HER) ACT AND PLAN THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, THAT (HE/SHE) DESIRES THE SAME TO BE RECORDED, AND ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

YORK TOWNSHIP BOARD OF COMMISSIONERS FINAL APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE YORK TOWNSHIP BOARD OF COMMISSIONERS APPROVED THIS PROJECT INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSIONERS, BASED ON ITS CONFORMITY WITH THE STANDARDS OF THE YORK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

YORK TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE YORK TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

YORK COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1988, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YORK FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE YORK COUNTY PLANNING COMMISSION, AND THE COMMISSION NEITHER REPRESENTS NOR GUARANTEES THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

*SIGNATURES OF THE PLANNING COMMISSION MEMBERS OR THEIR DESIGNEES.

RECORDER OF DEEDS

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

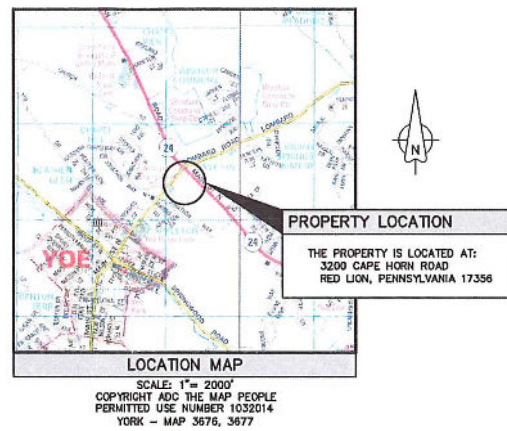
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FCE # 101-50
DATE: 06-03-19
PROJECT MANAGER: JMG
DRAWN BY: THR
CHECKED BY:



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
*CS	COVER SHEET
*C-1	GENERAL NOTES SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	DEMOLITION PLAN
*C-4	SITE PLAN
*C-5	GRADING PLAN-UTILITY PLAN
*C-6	SHEETZ STANDARD DETAILS SHEET
C-7	LIGHTING PLAN
C-8	LIGHTING DETAIL SHEET 1
C-9	LIGHTING DETAIL SHEET 2
ES-CS	EROSION & SEDIMENTATION COVER SHEET
ES-1	EROSION & SEDIMENTATION CONTROL PLAN
ES-2	EROSION & SEDIMENTATION CONTROL DETAILS
*PLAN SHEETS TO BE RECORDED	

MODIFICATION / WAIVER REQUEST

ON _____, 20____, THE YORK TOWNSHIP BOARD OF COMMISSIONERS GRANTED MODIFICATION / WAIVER OF THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF YORK TOWNSHIP:

- SECTION 308 - PRELIMINARY PLAN
- SECTION 313 - WATER SUPPLY FEASIBILITY STUDY
- SECTION 314 - SANITARY SEWAGE DISPOSAL FEASIBILITY STUDY
- SECTION 316 - TRAFFIC IMPACT REPORT
- SECTION 318 - PHASE I ENVIRONMENTAL SITE ASSESSMENT

CERTIFICATION OF EROSION SEDIMENT CONTROL PLAN ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE EROSION AND SEDIMENT CONTROL PLAN AND ASSOCIATED BEST MANAGEMENT PRACTICES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE YORK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AND THE PENNSYLVANIA CHAPTER 102 EROSION AND CONTROL REGULATIONS.

_____, 20____

*SIGNATURE AND SEAL OF A QUALIFIED DESIGNER LICENSED BY THE COMMONWEALTH OF PENNSYLVANIA AS QUALIFIED TO PERFORM AND TO BE RESPONSIBLE FOR THE PREPARATION OF THE STORMWATER MANAGEMENT SITE PLAN.

CERTIFICATION OF PLAN ACCURACY

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

_____, 20____

*SIGNATURE AND SEAL OF A PROFESSIONAL REGISTERED IN COMMONWEALTH OF PENNSYLVANIA AS QUALIFIED TO PERFORM SUCH DUTIES AND RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

CERTIFICATION OF SURVEY ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY IN ACCORDANCE WITH THE STATE MINIMUM STANDARD PUBLISHED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

_____, 20____

*SIGNATURE AND SEAL OF A PROFESSIONAL REGISTERED IN COMMONWEALTH OF PENNSYLVANIA AS QUALIFIED TO PERFORM SUCH DUTIES AND RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

PA ONE CALL

PA ONE CALL ID NUMBER FOR THIS JOB IS 20170581974.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS, AND/OR SURFACE EVIDENCE ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776), A MINIMUM OF 3 DAYS PRIOR TO EXCAVATION AS REQUIRED BY PA ACT 121 (OCT. 2008).

PROPERTY CORNER CERTIFICATION

I HEREBY CERTIFY THAT ALL OF THE PROPERTY CORNER MONUMENTATION AS REQUIRED BY THE YORK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND NOTED HEREON, HAS BEEN FOUND, SET OR OTHERWISE ESTABLISHED IN THE FIELD AS OF ACCORDANCE WITH ACCEPTED STANDARD PRACTICE OF THE REGISTERED SURVEYORS OF PENNSYLVANIA.

_____, 20____

*SIGNATURE AND SEAL OF A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE COMMONWEALTH OF PENNSYLVANIA AS QUALIFIED TO PERFORM SUCH DUTIES AND RESPONSIBLE FOR THE ESTABLISHMENT OF THE PROPERTY CORNERS

UPI CHART	
UPI NUMBER	STREET ADDRESS
54-000-HJ-0069-00-00000	3200 CAPE HORN ROAD

SITE DATA

OWNER: SEL PROPERTIES INC.
ATTN: BENJAMIN D. ORLANDO
P.O. BOX 230
JARRETTSVILLE, MD 21804
410-557-7000

PROPERTY LOCATED AT: 3200 CAPE HORN ROAD

SOURCE OF TITLE: P.B. 1333; PG. 7528

ZONE: COMMERCIAL SHOPPING DISTRICT (CS)

REQUIRED MINIMUM LOT AREA: 10,000 SF.
0.23 ACRES

EX. PROPERTY AREA (GROSS): 96,317.8059 SF.
2.211 ACRES

EX. PROPERTY AREA (NET): 92,297.8714 SF.
2.119 ACRES

REQUIRED MINIMUM LOT WIDTH: 100 FT. AT SETBACK LINE

MINIMUM LOT FRONTAGE: 80 FT. AT STREET R.O.W.

SETBACK LINES: S.265-407 COMMERCIAL SHOPPING DISTRICT (CS)

A. FRONT YARD:
BUILDING: 25 FT.*
PARKING: 10 FT.

B. SIDE YARD:
BUILDING: 10 FT.
PARKING: 10 FT.

C. REAR YARD:
BUILDING: 20 FT.
PARKING: 10 FT.

MAXIMUM BUILDING HEIGHT:
PRINCIPAL: 45 FT.
ACCESSORY: 15 FT.

ALLOWABLE MAX. LOT COVERAGE: 85%

EX. IMPERVIOUS AREA: 61,103.98 S.F.

EX. IMPERVIOUS PERCENTAGE: 63%

PR. IMPERVIOUS AREA: 60,730.98 S.F.

PR. IMPERVIOUS PERCENTAGE: 63%

* S.265-514 FRONT SETBACKS FROM MAJOR THOROUGHFARES TO BE 50 FT.

REQUIRED PARKING: 36
(SEE NOTE #17, SHEET C-1)
1 SPACE/200 S.F. GROSS FLOOR AREA (28), PLUS 1 SPACE/EMPLOYEE OF THE LARGEST SHIFT (8)

EX. PARKING: 50 SPACES (2 HANDICAP)

EX. WATER SERVICE: PUBLIC

EX. SEWER SERVICE: PUBLIC

No.	DATE	REVISION	BY
1	7-3-19	PER JMT REVIEW DATED 7-1-19	THR
1	7-3-19	PER YCPC REVIEW 6-27-19	THR
1	7-3-19	PER GANNETT FLEMING REVIEW 6-24-19	THR

- 1 THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 1,160 SQUARE FOOT ADDITION ONTO THE EXISTING SHEETZ STORE, UPGRADE SIDEWALKS/PARKING AT THE FRONT OF THE STORE AND UPGRADE EXISTING FUEL DISPENSING PUMPS WITHIN THE URBANIZED ROAD CORRIDOR.
- 2 THIS SURVEY WAS DRAFTED WITHOUT THE BENEFIT OF A TITLE REPORT AND ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS AND/OR RIGHTS-OF-WAY. FIRST CAPITAL ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3 THIS BOUNDARY AND RIGHT-OF-WAY SURVEY IS BASED ON A FINAL SUBDIVISION PLAN FOR SHEETZ YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA BY FIRST CAPITAL ENGINEERING, JOB NUMBER 101-5 DATED 7/3/1998 LAST REVISED 11/7/1998 AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR THE COUNTY OF YORK PENNSYLVANIA IN PLAN BOOK QG PAGE 15.
- 4 UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM VARIOUS AGENCIES HAVING JURISDICTION THEREOF. WE DO NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE PA ONE CALL SYSTEM, INC. (1-800-242-1776) A MINIMUM OF 3 DAYS PRIOR TO EXCAVATION AS REQUIRED BY PA ACT 121 (602) PRIOR TO EXCAVATING ANY EXCAVATING ACTIVITIES. FIRST CAPITAL ENGINEERING, INC. IS NOT LIABLE FOR ANY DAMAGE ASSOCIATED WITH EXCAVATING ACTIVITIES BY OTHERS, OR AS A RESULT OF UNDERGROUND UTILITIES NOT BEING SHOWN HEREON, OR FOUND TO BE IN DIFFERENT LOCATIONS THAN AS SHOWN HEREON.
- 5 THIS SURVEY AS SHOWN, WAS TAKEN BY CONVENTIONAL SURVEY METHODS IN FEBRUARY OF 2017.
- 6 HORIZONTAL DATUM PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, HAD 83.
- 7 VERTICAL DATUM NAVD 88.
- 8 BENCHMARK MARK WAS IN NOSE OF CURB EAST SIDE OF SOUTHERN ENTRANCE TO STORE ELEVATION = 792.44.
- 9 RIGHT-OF-WAY WIDTH FOR SR 209 (CAPE HORN ROAD) AND SR 207 (LOWLAND ROAD) VARY BASED ON A FINAL SUBDIVISION PLAN FOR SHEETZ YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA BY FIRST CAPITAL ENGINEERING, JOB NUMBER 101-5 DATED 7/3/1998 LAST REVISED 11/7/1998 AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR THE COUNTY OF YORK PENNSYLVANIA IN PLAN BOOK QG PAGE 15.
- 10 BASED ON REVIEW OF THE FLOODED INSURANCE RATE MAP, YORK COUNTY, PENNSYLVANIA PLANE 562 OF 701, MAP NUMBER 421330343R DATED 12/18/2019 THE PROJECT SITE IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY.
- 11 PARKING REQUIREMENTS PER YORK TOWNSHIP ZONING ORDINANCE SECTION 285-806 B(1) CONVENIENCE STORE (WITH OR WITHOUT) FUEL DISPENSING
PROPOSED SHEETZ STORE = 5,437 SF
 $5,437 \text{ SF RETAIL} / 200 \text{ SF} = 27.19 = 28 \text{ PARKING SPACES}$
8 EMPLOYEES ON LARGEST SHIFT = 6 = 8 PARKING SPACES
YORK TOWNSHIP ZONING ORDINANCE REQUIREMENT = 6 PARKING SPACES
PROJECT PROPOSES 50 PARKING SPACES (INCLUDES 2 HANDICAPPED SPACES)
- 12 A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF ACT OF JUNE 1, 1945 (P.L. 1242, NO. 420), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED ACCESS TO THE STATE HIGHWAY SHALL BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE BOARD OF SUPERVISORS' APPROVAL. OF THIS PLAN DOES NOT IMPLY THAT A PERMIT CAN BE ACQUIRED.
- 13 SHEETZ, INC. IS THE OWNER/OPERATOR OF THE CURRENT UTILITY SYSTEM AT THIS FACILITY. IN THE EVENT THAT CONTAMINATION FROM THE CURRENT SHEETZ UTILITY SYSTEM IS FOUND DURING EXCAVATION ACTIVITIES, SHEETZ, INC. WOULD BE THE RESPONSIBLE PARTY FOR ANY REQUIRED PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION INVESTIGATION OR REMEDIATION ACTIVITIES.

- 1 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- 2 THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- 3 EXISTING CONDITIONS AS REFLECTED 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 FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- 4 ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAISED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
- 5 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.
- 6 ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- 7 THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- 8 UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
- 9 EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION DEMOLITION ACTIVITIES. REFER TO EARLIER PLAN FOR DETAILS.
- 10 ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- 11 CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- 12 CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
- 13 CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PermitD STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- 14 CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- 15 DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE SHEETZ CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
- 16 CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.


1. CONTRACTOR SHALL REFER TO THE SHEET ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEAKS, EXIT DOORS, EXIT RAMPS AND FIREWAYS
2. ALL DIMENSIONS ARE TO BUILDING FACE, LEAVE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNS AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET OC
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE Pylon SIGN WITH SHEET.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FIRST CAPITAL ENGINEERING, INC. THE CURRENT REQUIREMENTS OF THE YORK TOWNSHIP, THE APPLICABLE SECTIONS OF THE PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-554) FEDERAL REGISTER, CHAPTER XLX, PART 1925 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSIDERED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED BY THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA 1 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. ALL EXISTING TREES, VEGETATION, PAYMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL VERTICAL) MINIMUM UNLESS NOTED OTHERWISE.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
9. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FIRST CAPITAL ENGINEERING INC., THE CURRENT REQUIREMENTS OF THE YORK TOWNSHIP, THE APPLICABLE SECTIONS OF THE FENNERT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (FEDERAL LAW OF THE UNITED STATES), FEDERAL REGULATION, CHAPTER 19A, PART 1900 OF TITLE 23 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSIDERED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PA 1 CALL AT 1-800-242-4776. 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION
7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL, AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO SHEET STORE.
8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT
9. AN AS-BUILT DRAWINGS OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT
10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON THE COVER SHEET
11. CONDUIT LOCATIONS TO Pylon SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SHEET SUPERINTENDENT
12. CONTRACTOR SHALL COORDINATE WITH SHEET SUPERINTENDENT ON LOCATION AND SIZE OF THE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE 300-36 IN PVC UNLESS OTHERWISE NOTED
13. CONTRACTOR SHALL COORDINATE WITH SHEET SUPERINTENDENT ON CONDUIT ROUTE TO STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICE
14. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR

FIRST CAPITAL ENGINEERING

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☆ LANDSCAPE ARCHITECTS ☆ PLANNERS ☆ SURVEYORS ☆

NO	DATE	REASON	BY
1	7-3-19	PER AMT REVIEW DATED 7-1-19	THR
1	7-3-19	PER NQPC REVIEW 6-27-19	THR
1	7-3-19	PER GANNETT FLEISCHER REVIEW 6-24-19	THR

YORK TOWNSHIP	YORK COUNTY, PENNSYLVANIA
GENERAL NOTES SHEET	
3200 CAPE HORN ROAD	
SHEETZ, INC.	
MINOR LAND DEVELOPMENT PLAN	
SHEETZ STORE #268	

DRAWING BY THR	CHECK BY
CADD FILE No.	
101-50 LD NOT	
DATE	JOB No
06-03-19	101-50
SCALE	
AS NOTED	

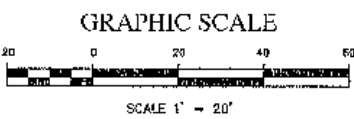
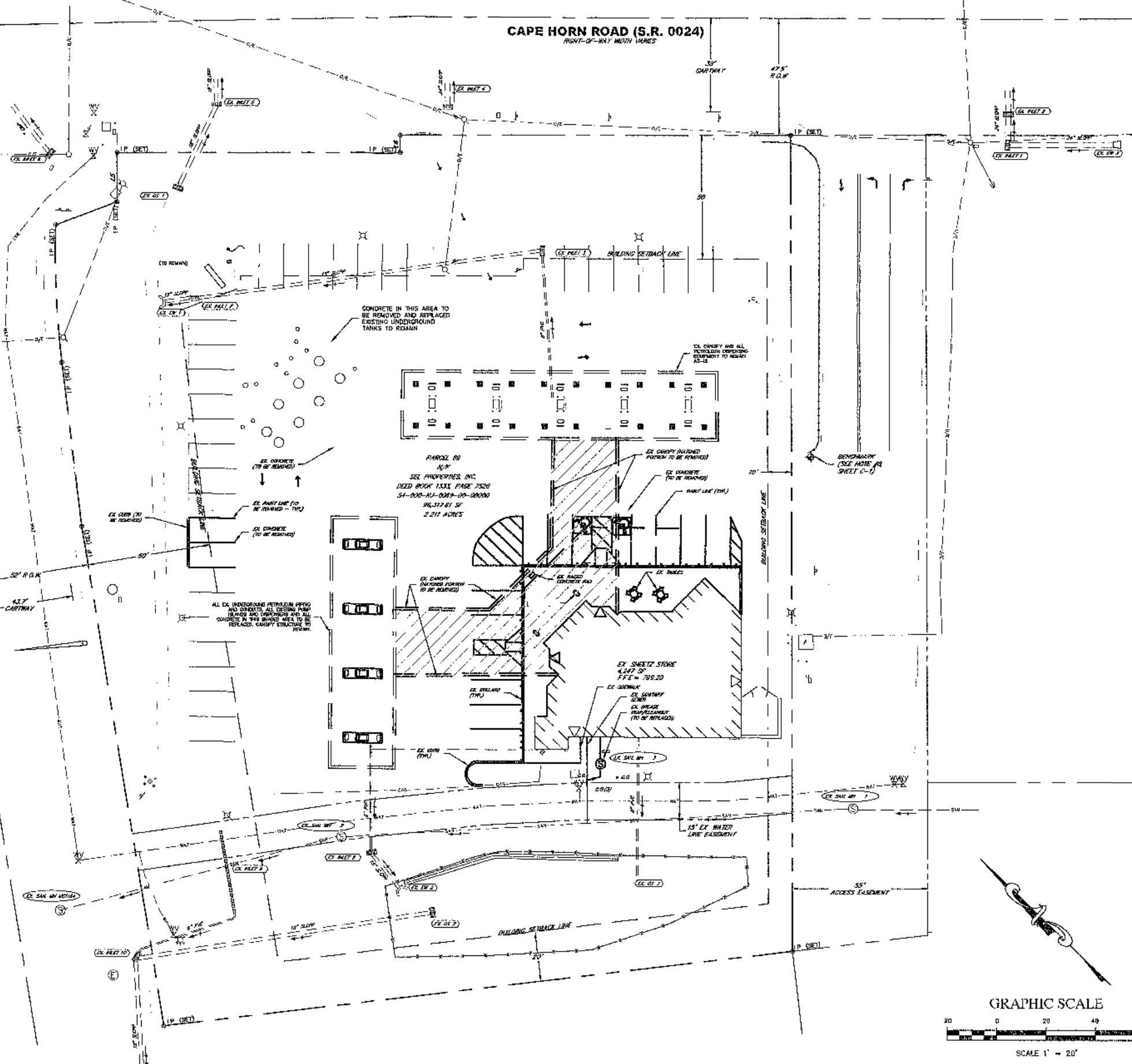
LEGEND	
ADJOINING PROPERTY LINE	---
EASEMENT LINE	---
CENTER LINE	---
BUILDING SETBACK LINE	---
EXISTING DRIVE	---
EXISTING INDEX GRADES	---
EXISTING CURB	---
EXISTING DRAINAGE	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING UNDERGROUND ELECTRIC	---
EXISTING OVERHEAD TELEPHONE	---
EXISTING UNDERGROUND TELEPHONE	---
EXISTING NATURAL GAS	---
EXISTING SANITARY SEWER	---
EXISTING WATER	---
EXISTING FENCE	---
EXISTING GUIDERAIL	---
PROPERTY LINE	---
RIGHT-OF-WAY	---
STREAM	---
100 YEAR FLOOD PLAIN	---
SOILS BOUNDARY	---
ZONING BOUNDARY	---
EXISTING TREE LINE	---
EXISTING UTILITY POLE	---
EXISTING GUY WIRE	---
EXISTING ELECTRIC MANHOLE	---
EXISTING GAS MANHOLE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING STORM DRAIN MANHOLE	---
EXISTING TELEPHONE MANHOLE	---
EXISTING WATER MANHOLE	---
EXISTING ELECTRIC BOX	---
EXISTING TELEPHONE BOX	---
EXISTING CABLE BOX	---
EXISTING GAS VALVE	---
EXISTING GAS METER	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING INLET	---
EXISTING LIGHT POLE	---
EXISTING STREET SIGN	---

DEMOLITION NOTES:

- ALL BOLD AND/OR SHADED AND HATCHED ITEMS ARE TO BE REMOVED.
- SEE SHEET C-1 FOR GENERAL DEMOLITION NOTES
- CONTRACTOR SHALL COORDINATE WITH YORK TOWNSHIP STAFF REGARDING THE FINAL DISPOSITION OF ALL SIGNS TO BE REMOVED WITHOUT BEING REPLACED.

LOMBARD ROAD (S.R. 2007)
RIGHT-OF-WAY 100' WIDEN

CAPE HORN ROAD (S.R. 0024)
RIGHT-OF-WAY 100' WIDEN



First Capital Engineering
 46 South Richmond Avenue
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 ★ LANDSCAPE ARCHITECTS ★ PLANNERS ★ SURVEYORS ★

NO.	DATE	REVISION	BY
1	7-3-13	PER AWT REVIEW DATED 7-1-13	THR
1	7-3-13	PER YDC REVIEW DATED 7-1-13	THR
1	7-3-13	PER GANNETT FLEMING REVIEW 6-24-13	THR

SHEETZ STORE #268
 MINOR LAND DEVELOPMENT PLAN
 SHEETZ, INC.
 3200 CAPE HORN ROAD
 YORK TOWNSHIP YORK COUNTY, PENNSYLVANIA

DEMOLITION PLAN

CHUNK	SP	CHECK BY
101-50	LD-DEMO	DATE
101-50	LD-DEMO	DATE

LANDSCAPE SCHEDULE

DECIDUOUS TREES					
KEY	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE @ PLANTING	COMMENTS
P.T.	1	Fraxinus s. incana / Common Cherry	B&B	2 CAL (W.H.)	10' CALIPER
TOTAL 1065 CALIPER					
DECIDUOUS SHRUBS					
KEY	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE @ PLANTING	COMMENTS
S.A.	2	Shrubus alba / Narrow leaved Mirevine Street	B&B	18" HEIGHT (MIN)	SEE PLAN
TOTAL 2 B. HT / 4-5 SPREAD					

LEGEND

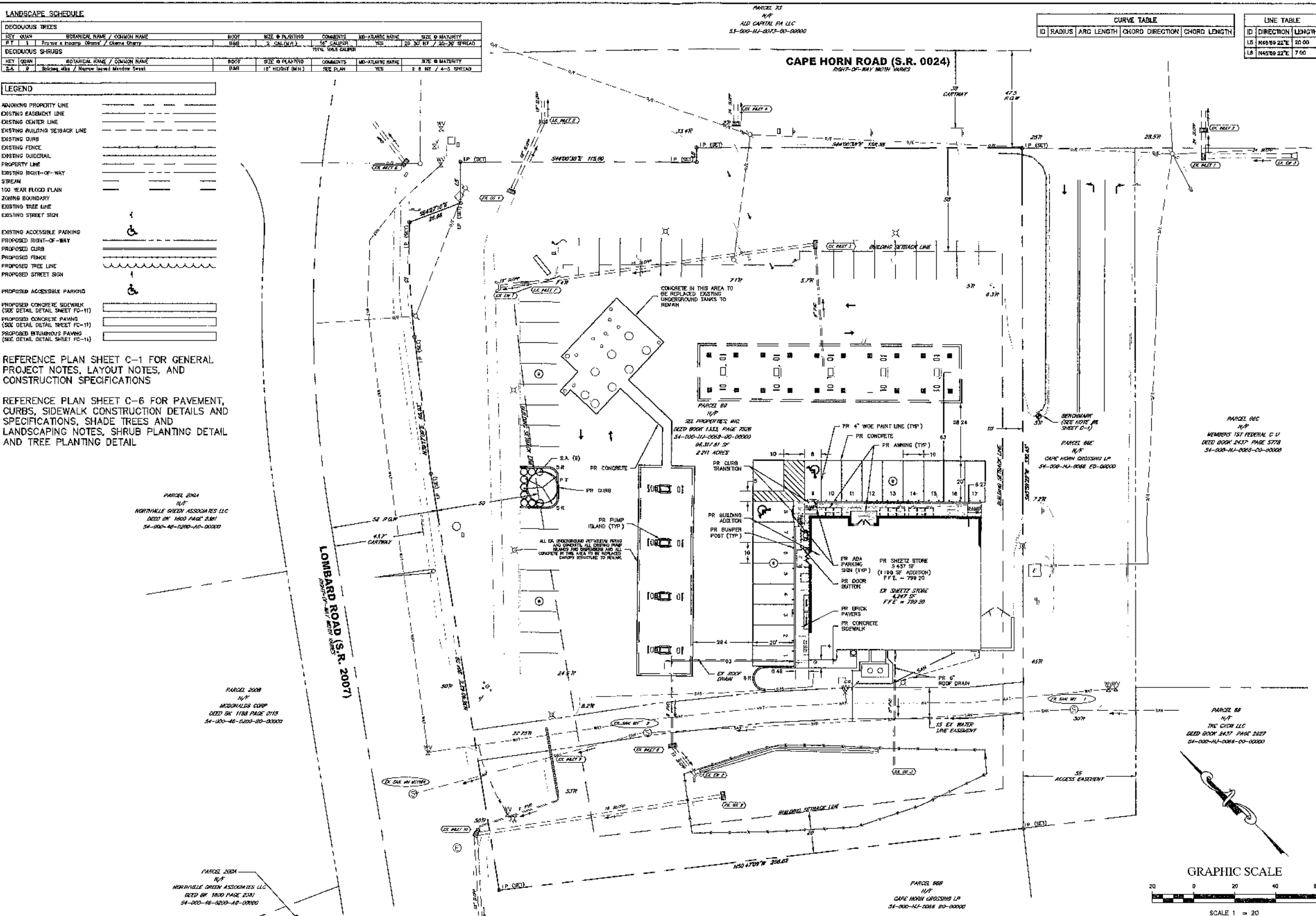
ADJOINING PROPERTY LINE	---
EXISTING EASEMENT LINE	---
EXISTING CENTER LINE	---
EXISTING BUILDING SETBACK LINE	---
EXISTING CURB	---
EXISTING FENCE	---
EXISTING GUIDERAIL	---
PROPERTY LINE	---
EXISTING RIGHT-OF-WAY	---
STREAM	---
100 YEAR FLOOD PLAIN	---
ZONING BOUNDARY	---
EXISTING TREE LINE	---
EXISTING STREET SIGN	---

EXISTING ACCESSIBLE PARKING	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED CURB	---
PROPOSED FENCE	---
PROPOSED TREE LINE	---
PROPOSED STREET SIGN	---

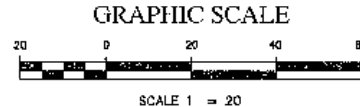
PROPOSED ACCESSIBLE PARKING	---
PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET FC-11)	---
PROPOSED CONCRETE PAVING (SEE DETAIL SHEET FC-11)	---
PROPOSED BITUMINOUS PAVING (SEE DETAIL SHEET FC-11)	---

REFERENCE PLAN SHEET C-1 FOR GENERAL PROJECT NOTES, LAYOUT NOTES, AND CONSTRUCTION SPECIFICATIONS

REFERENCE PLAN SHEET C-6 FOR PAVEMENT, CURBS, SIDEWALK CONSTRUCTION DETAILS AND SPECIFICATIONS, SHADE TREES AND LANDSCAPING NOTES, SHRUB PLANTING DETAIL AND TREE PLANTING DETAIL



CURVE TABLE				LINE TABLE	
ID	RADIUS	ARC LENGTH	CHORD DIRECTION	ID	LENGTH
L5	14559.22'E	20.00		L5	14559.22'E
L6	14559.22'E	7.00		L6	14559.22'E



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 www.fce.com

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NO.	DATE	REVISION
1	7-3-19	PER AMT REVIEW DATED 7-1-19
2	7-3-19	PER YPC REVIEW DATED 6-27-19
3	7-3-19	PER GANNETT REVIEW DATED 6-24-19

SHEETZ STORE #268
 MINOR LAND DEVELOPMENT PLAN
SHEETZ, INC
 3200 CAPE HORN ROAD
 YORK TOWNSHIP
 YORK COUNTY, PENNSYLVANIA

SITE PLAN

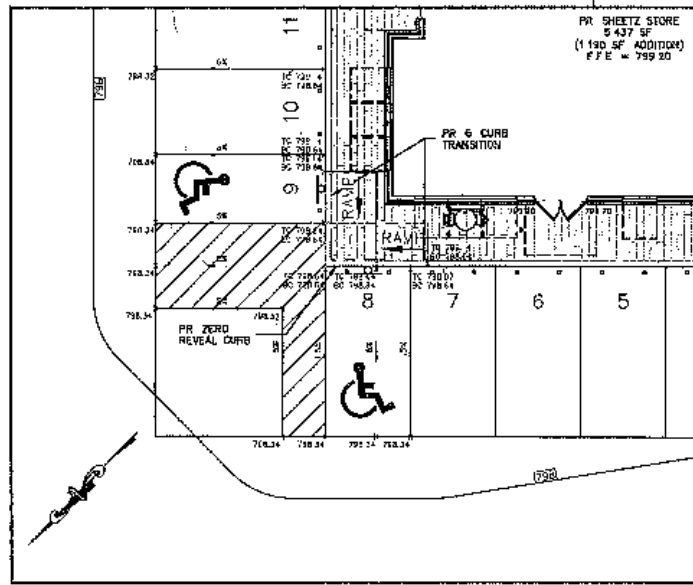
DESIGNED BY	CHKD BY
THR	THR
CADD FILE NO.	101-SD
DATE	06-03-19
SCALE	1" = 20'

SHEET C-4

LEGEND

ADJOINING PROPERTY LINE	---
EASEMENT LINE	---
CENTER LINE	---
BUILDING SETBACK LINE	---
EXISTING GRADES	---
EXISTING INDEX GRADES	---
EXISTING CURB	---
EXISTING DRAINAGE	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING UNDERGROUND ELECTRIC	---
EXISTING NATURAL GAS	---
EXISTING SANITARY SEWER	---
EXISTING WATER	---
EXISTING FENCE	---
EXISTING CLUTTER	---
PROPERTY LINE	---
RIGHT-OF-WAY	---
EXISTING TREE LINE	---
EXISTING UTILITY POLE	---
EXISTING GUY WIRE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING STORM DRAIN MANHOLE	---
EXISTING WATER MANHOLE	---
EXISTING ELECTRIC BOX	---
EXISTING TELEPHONE BOX	---
EXISTING CABLE BOX	---
EXISTING GAS VALVE	---
EXISTING GAS METER	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING INLET	---
EXISTING LIGHT POLE	---
EXISTING STREET SIGN	---
RCP	---
CC	---
CWP	---
REINFORCED CONCRETE PIPE	---
CLEANOUT	---
CORRUGATED METAL PIPE	---

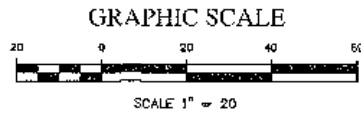
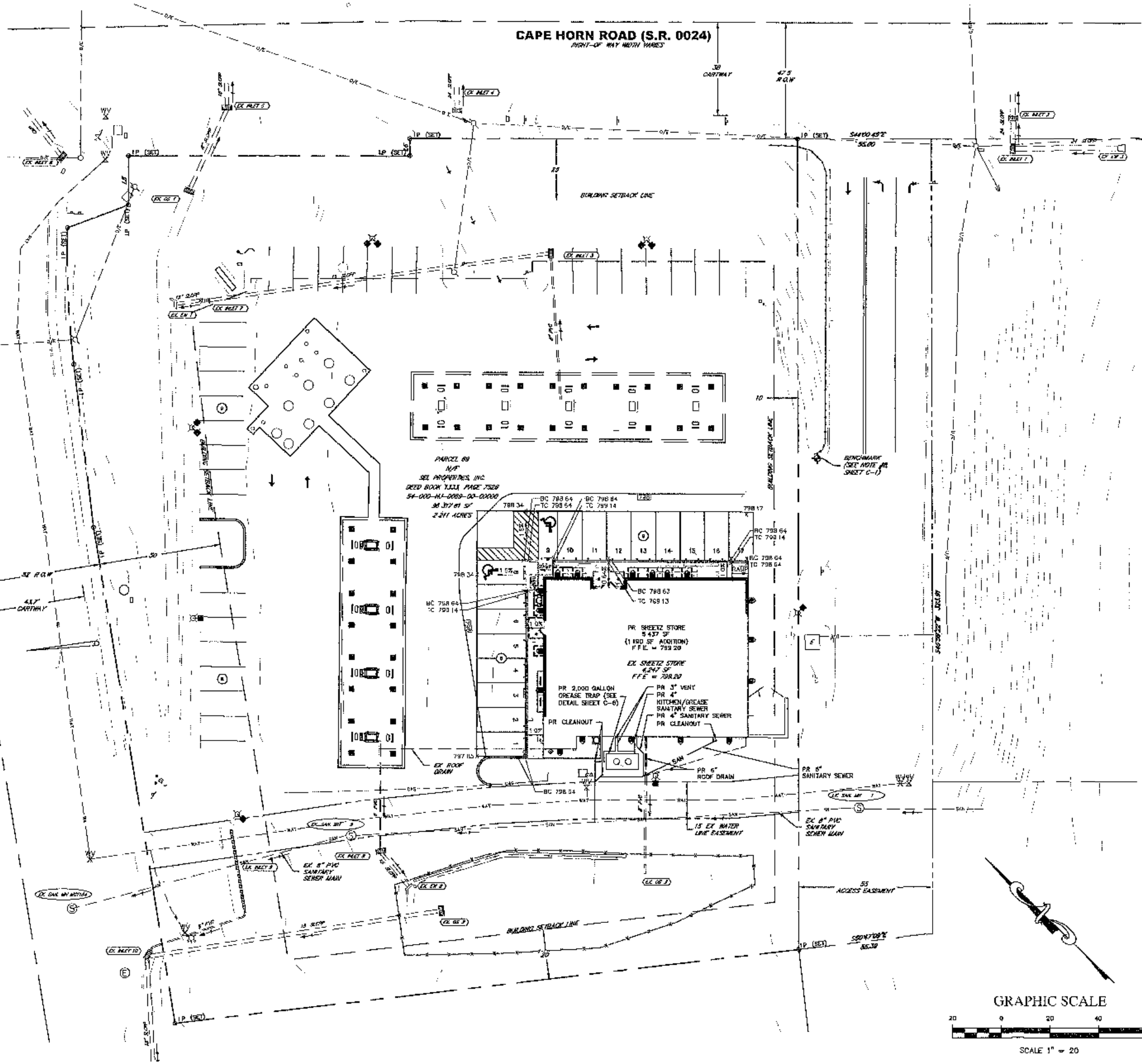
REFERENCE PLAN SHEET C-1 FOR GENERAL CONSTRUCTION AND SOILS LIMITATION NOTES



HANDICAP PARKING AREA DETAILED GRADING
SCALE 1" = 10'

LOMBARD ROAD (S.R. 2007)
RIGHT-OF-WAY NORTH VARIES

CAPE HORN ROAD (S.R. 0024)
RIGHT-OF-WAY NORTH VARIES



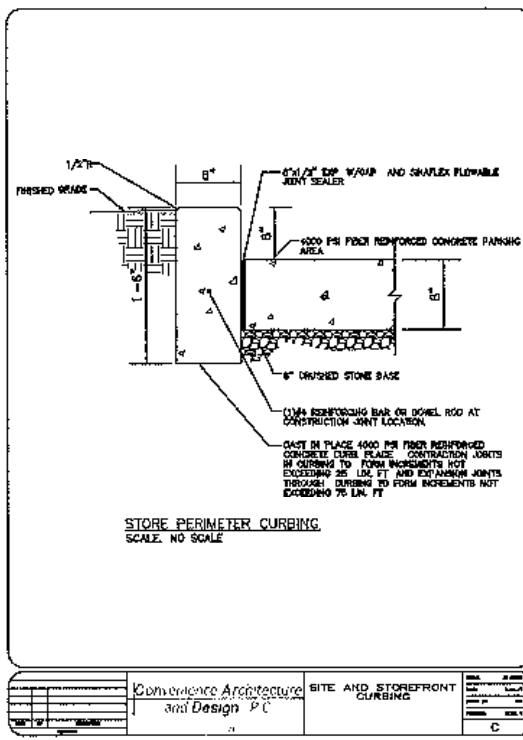
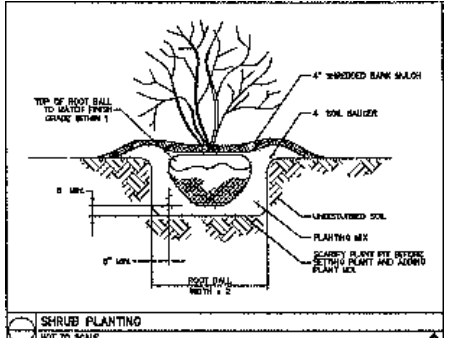
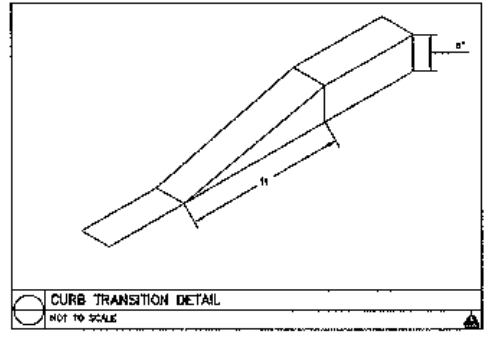
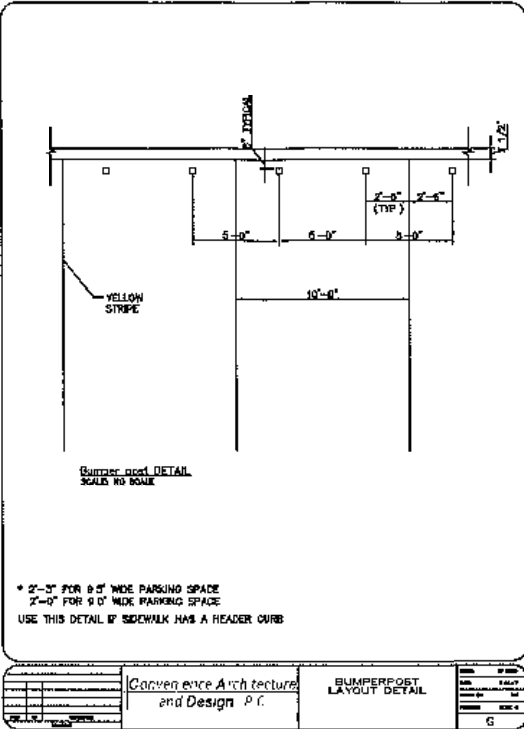
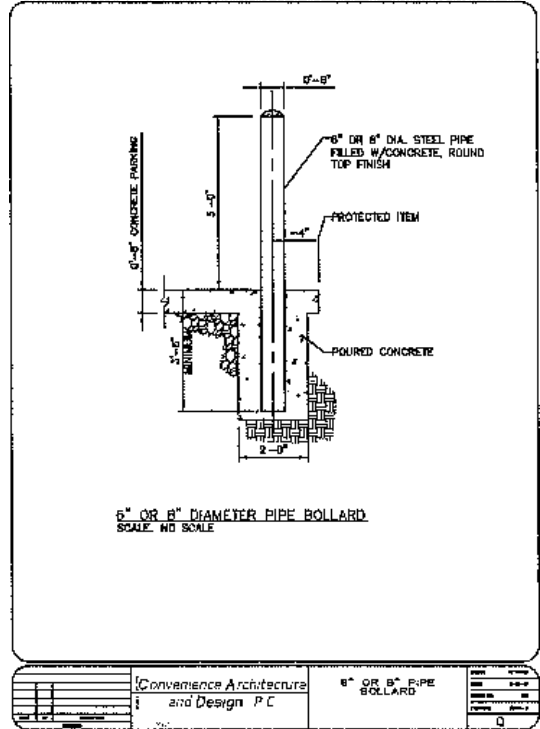
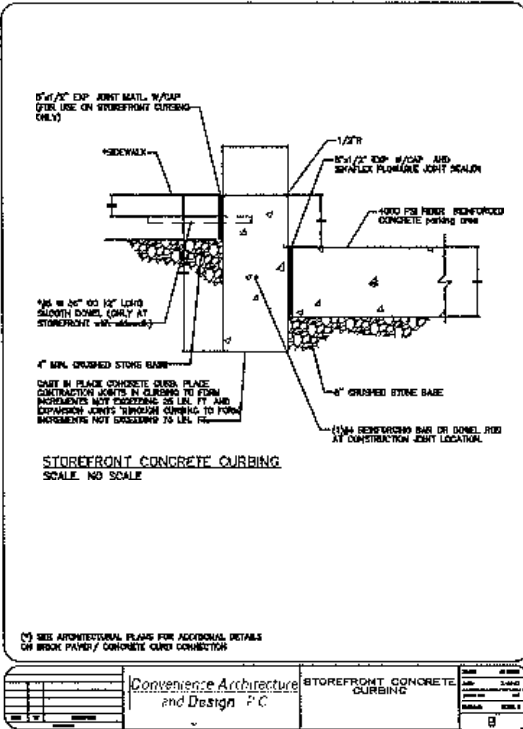
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* LANDSCAPE ARCHITECTS & PLANNERS *
* SURVEYORS *

NO.	DATE	REVISION	BY
1	7-2-19	PER JMT REVIEW DATED 7-1-19	THR
1	7-2-19	PER TPC REVIEW 6-27-19	THR
1	7-2-19	PER GANNETT PLANNING REVIEW 6-24-19	THR

SHEETZ STORE #268
MINOR LAND DEVELOPMENT PLAN
SHEETZ, INC
3200 CAPE HORN ROAD
YORK TOWNSHIP YORK COUNTY PENNSYLVANIA
GRADING-UTILITY PLAN

DRAWN BY	THR
CHECK BY	THR
CADD FILE NO.	101-50 LD-CRD
DATE	06-03-19
JOB NO.	101-50
SCALE	1" = 20'

SHEET
C-5



LEGEND

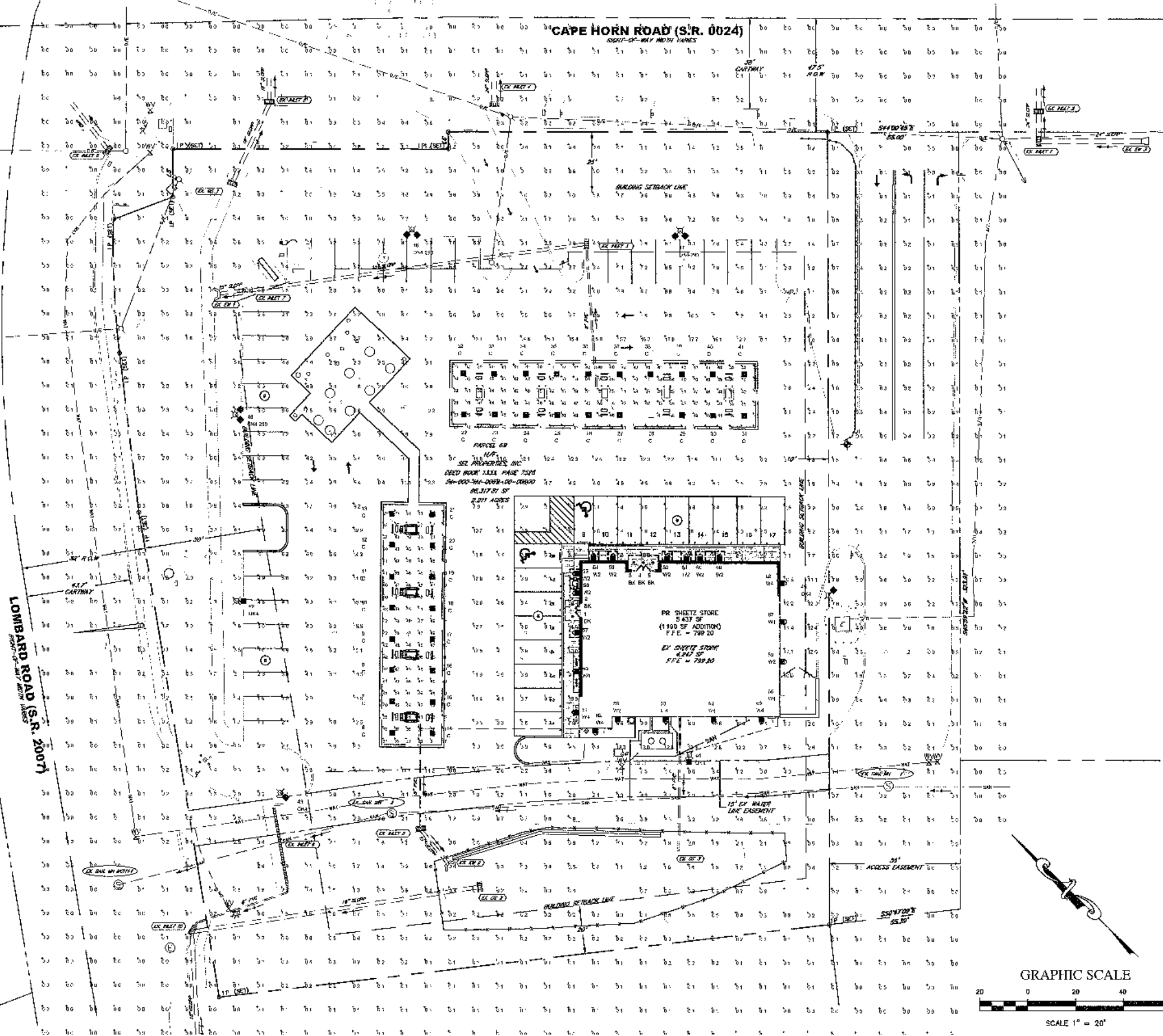
ADJOINING PROPERTY LINE
 EASEMENT LINE
 CENTER LINE
 EXISTING GRADES
 EXISTING INDEX GRADES
 EXISTING CURB
 EXISTING DRAINAGE
 EXISTING OVERHEAD ELECTRIC
 EXISTING UNDERGROUND ELECTRIC
 EXISTING OVERHEAD TELEPHONE
 EXISTING UNDERGROUND TELEPHONE
 EXISTING NATURAL GAS
 EXISTING SANITARY SEWER
 EXISTING WATER
 PROPERTY LINE
 RIGHT-OF-WAY
 STREAM
 100 YEAR FLOOD PLAIN
 SOILS BOUNDARY
 ZONING BOUNDARY
 EXISTING TREE LINE
 PROPOSED CURB
 PROPOSED CHAISE
 PROPOSED INDEX GRADES
 PROPOSED DRAINAGE
 PROPOSED SANITARY SEWER
 PROPOSED UNDERGROUND ELECTRIC
 PROPOSED NATURAL GAS
 PROPOSED WATER
 PROPOSED TREE LINE

SANITARY SEWER MANHOLE
 STORM DRAIN MANHOLE
 INLET

EXISTING PROPOSED

LOMBARD ROAD (S.R. 2007)
 RIGHT-OF-WAY NORTH LANE

CAPE HORN ROAD (S.R. 0024)
 RIGHT-OF-WAY NORTH LANE



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SHEETZ STORE #268
 MINOR LAND DEVELOPMENT PLAN

SHEETZ, INC.

3200 CAPE HORN ROAD

YORK COUNTY, PENNSYLVANIA

YORK TOWNSHIP

YORK COUNTY, PENNSYLVANIA

YORK TOWNSHIP

YORK COUNTY, PENNSYLVANIA

YORK TOWNSHIP

YORK COUNTY, PENNSYLVANIA

YORK TOWNSHIP

YORK COUNTY, PENNSYLVANIA

SHEET

C-7

WALL MOUNTED

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	11	W2

SEC-EDG-3M-WM-02-E-UL-BZ-525

	9	W4
--	---	----

SEC-EDG-3M-WM-04-E-UL-BZ-525

Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall pack luminaire is a high performance, high output LED luminaire designed for high performance security lighting applications. It is designed for use in a variety of applications, including parking lots, streets, and other outdoor areas. The luminaire is designed to provide a high level of security lighting, and is available in a variety of colors and finishes.

Performance Summary

Patented NanoLight™ Power Technology

Available in the U.S.A. - A125 and standard parts

ETL Listed to UL924

CEC Listed to 2004, 2005 and 2006

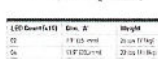
Luminaire Warranty: 5 years on luminaire, 3 years on luminaire and luminaire

For more information, visit us online at www.cree.com

Accessories

Part Number	Part Name	Part Description	Part Price
SEC-EDG-3M-WM-02-E-UL-BZ-525	SEC-EDG-3M-WM-02-E-UL-BZ-525	SEC-EDG-3M-WM-02-E-UL-BZ-525	12.00

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Ordering Information

For a full list of all Cree products, visit us online at www.cree.com

Product	Part Number	Part Name	Part Description	Part Price
SEC-EDG-3M-WM-02-E-UL-BZ-525	SEC-EDG-3M-WM-02-E-UL-BZ-525	SEC-EDG-3M-WM-02-E-UL-BZ-525	SEC-EDG-3M-WM-02-E-UL-BZ-525	12.00

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LUM NO	LABEL	MTG HT
1 - 5	BK	10
6 - 41	C	16
42 - 45	QK4	23
46 - 48	QK4-290	23
49 - 57	W2	10/67
58, 59	W2	9
60 - 68	W4	12

NOTE:
- ALL EXISTING AREA LIGHTS ON EXISTING 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
POLES TO BE PAINTED BRONZE TO MATCH EXISTING (ALREADY UPGRADED) FIXTURES

First Capital Engineering

48 South Richmond Avenue
Cork, PA 17025
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www.fce.com

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★ LANDSCAPE ARCHITECTS ★ PLANNERS ★ SURVEYORS ★

DATE	REVISION	BY
7-3-18	PER JMT REVIEW DATED 7-1-18	THR
7-3-18	PER JMT REVIEW DATED 6-27-18	THR
7-3-18	PER GANNETT REVIEW DATED 6-24-18	THR

SHEETZ STORE #268

MINOR LAND DEVELOPMENT PLAN

SHEETZ, INC.

3200 CAPE HORN ROAD

YORK TOWNSHIP

YORK COUNTY, PENNSYLVANIA

LIGHTING DETAIL SHEET 1

YORK TOWNSHIP

YORK COUNTY, PENNSYLVANIA

DRAWN BY:	CHECK BY:
THR	THR
CADD FILE No.	CADD FILE No.
101-SD-LD-LGT-DTL	101-SD-LD-LGT-DTL
DATE:	DATE:
06-03-19	06-03-19
JOB No.:	JOB No.:
101-SD	101-SD
SCALE:	SCALE:
AS NOTED	AS NOTED

SHEET

C-8

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ACCESS ROAD	1.57	8.6	0.0	N.A.	N.A.
SITE PAVED AREA	6.44	17.9	0.5	12.88	35.80
UNDEFINED	0.79	13.3	0.0	N.A.	N.A.
UNDER NORTHEAST CANOPY	42.01	51	25	1.68	2.04
UNDER NORTHWEST CANOPY	41.36	51	27	1.53	1.80

NOTE :
THIS LAYOUT INCLUDES EXISTING (PREVIOUSLY UPGRADED)
CANOPY LIGHTS AND AREA LIGHTS TO REMAIN, AS WELL AS
NEW (WHITE BLOCK REMODEL) BUILDING MOUNTED LIGHTS.
REFER TO LAYOUT AND LUMINAIRE SCHEDULE BELOW,
AS WELL AS RED LEONARD UPGRADE LAYOUT UR-4228-S1, DATED 5/24/2018.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	5	BK	SINGLE	484	0.678	N.A.	8.1	40.5	B-K LIGHTING INC	BKLT CH-LED-e17-FL-BZP-12 (BY OTHERS), 328 ACTUAL LUMENS
	36	C	SINGLE	13043	1.020	B3-UB-G1	96.31	3467.16	Cree Inc	CPY250-B-DM-F-B-UL-WH-57K (EXISTING TO REMAIN, SHOWN FOR CONTRIBUTION)
	4	QK4	SINGLE	17291	1.030	B3-UB-G3	130	520	Cree Inc	OSQ-DABZ + OSQ-A-NM-4ME-K-57K-UL-BZ (EXISTING TO REMAIN, SHOWN FOR CONTRIBUTION, PAINT POLES BRONZE)
	3	QK4-290	2 @ 90 DEGREES	17291	1.030	B3-UB-G3	130	780	Cree Inc	OSQ-DABZ + OSQ-A-NM-4ME-K-57K-UL-BZ (EXISTING TO REMAIN, SHOWN FOR CONTRIBUTION, PAINT POLES BRONZE)
	11	W2	SINGLE	2947	1.030	B1-UB-G1	36	396	CREE, INC	SEC-EDG-3M-WM-02-E-UL-BZ-525
	9	W4	SINGLE	5883	1.030	B2-UB-G2	68	612	CREE, INC	SEC-EDG-3M-WM-04-E-UL-BZ-525

US Lighting Systems 1 800 336 4878 F 302 336 5475
Details: www.cree.com/details 1 800 475 9224 F 302 336 5527

CREE

EROSION & SEDIMENTATION CONTROL PLAN

SHEETZ STORE #268 YORK COUNTY, PENNSYLVANIA YORK TOWNSHIP

EROSION NOTES

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE YORK COUNTY CONSERVATION DISTRICT.
2. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES INCREASING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE YORK COUNTY CONSERVATION DISTRICT.
3. INSTALL EROSION & SEDIMENT CONTROLS PER THE CONSTRUCTION DETAILS AND LOCATIONS PROVIDED ON THE PLAN.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
2. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTCROPPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
3. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION, COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE YORK COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
5. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
6. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE EARTH DISTURBANCE ACTIVITY, OR FAILURE TO TAKE IMMEDIATE CORRECTION ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 802 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
7. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 267.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
9. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM USED ASPHALT DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
10. ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
11. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRE, TRANSECTION SCHEDULING, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY MANAGEMENT OF CLEAN FILL.
12. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THE AREA DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. ONLY DISTURB INITIALLY WHAT IS NEEDED TO INSTALL BMP'S.
13. ALL WASTES AND MATERIALS DEPOSITED IN AND REMOVE FROM POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BMP FACILITIES AND FROM IMPERVIOUS AREAS (EX. SWEEPING OF STREETS & PARKING LOTS) DURING OPERATION AND MAINTENANCE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 267.1 ET SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

MAINTENANCE PROGRAM

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
2. ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
3. A LOG SHOWING THE DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE YORK COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

SOILS LIMITATIONS AND RESOLUTIONS

1. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
2. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
3. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOO, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
4. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
5. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

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FCE # 101-30
DATE: 06-03-19
PROJECT MANAGER: JMG
DRAWN BY: THR
CHECKED BY:

PA ONE CALL



PA ONE CALL ID NUMBER FOR THIS JOB IS 20171212258.
LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS, AND/OR SURFACE EVIDENCE ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM (1-800-242-1778), A MINIMUM OF 3 DAYS PRIOR TO EXCAVATION AS REQUIRED BY PA ACT 121 (OCT. 2009).

HANDLING OF MATERIALS WITH POTENTIAL TO CAUSE POLLUTION

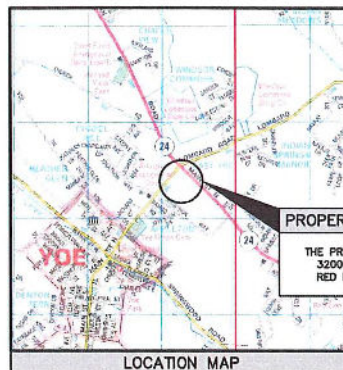
1. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 267.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
2. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES INCREASING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND CONTACT THE YORK COUNTY CONSERVATION DISTRICT TO ENSURE THAT THE BMPs INSTALLED IS SUFFICIENT FOR THE SITUATION.

STABILIZATION SPECIFICATIONS

1. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
2. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
3. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEED, MULCH, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

CONSTRUCTION SEQUENCE

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE THE FOLLOWING STAGE IS INITIATED. TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ONLY DISTURB INITIALLY WHAT IS NEEDED TO INSTALL THE BMP'S.
2. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED, AND A REPRESENTATIVE OF THE YORK COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1778 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. FIELD MARK THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN. INSTALL WEIGHTED SEDIMENT FILTER TUBE WHERE INDICATED ON THE PLAN. INSTALL MUST PROTECTION IN EXISTING SLEETS WHERE INDICATED ON THE PLAN. INSTALL COMPOST FILTER SOCK WHERE INDICATED ON THE PLAN.
5. BEGIN THE CONSTRUCTION OF THE BUILDING EXPANSION. TAKE CARE TO PREVENT CONSTRUCTION DEBRIS FROM ACCUMULATING ON SITE.
6. EXCAVATE AND REMOVE CONCRETE UNDER FUEL CANOPY AND EXISTING PETROLEUM PIPING FROM THE UNDER GROUND TANKS TO THE FUEL CANOPY. REPLACE PUMP ISLAND AND DISPENSERS AND REPLACE CONCRETE PAVING AS INDICATED ON THE PLAN.
7. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNERS AND/OR OPERATORS SHALL CONTACT THE YORK COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL OF THE BMP'S.
8. ONCE SITE IS PERMANENTLY STABILIZED (PERMANENT STABILIZATION IS DEFINED AS: A MINIMUM OF 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH DENSITY SUFFICIENT TO RESIST EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS) AND WITH CONSENT FROM THE YORK COUNTY CONSERVATION DISTRICT, REMOVE THE REMAINING SEDIMENT CONTROLS FROM THE SITE AND SEED AND MULCH ANY DISTURBED AREAS CAUSED BY THEIR REMOVAL.
9. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMP'S AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE YORK COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.
10. THE ORDER OF THE ABOVE SCHEDULE IS SUBJECT TO CHANGE DUE TO SITE-SPECIFIC CONDITIONS AND CONSTRUCTION METHODS. ANY CHANGES SHOULD BE MADE UNDER THE DIRECTION OF A REPRESENTATIVE FROM THE YORK COUNTY CONSERVATION DISTRICT.



SCALE: 1"= 2000'
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YORK - MAP 3676, 3677

E&S SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
ES-CS	EROSION & SEDIMENTATION COVER SHEET
ES-1	EROSION & SEDIMENTATION CONTROL PLAN
ES-2	EROSION & SEDIMENTATION CONTROL DETAILS

ENGINEER'S CERTIFICATION

I, JACOB M. DORTCH, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED USING ACCEPTED ENGINEERING METHODS AND TO THE BEST OF MY KNOWLEDGE, REPRESENTS THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS SURVEYED AND PLOTTED UNDER MY DIRECTION FOR THE OWNERS OR AGENTS.

JACOB M. DORTCH, PROFESSIONAL ENGINEER, PA NO. PE080443

DATE

No.	DATE	REVISION	BY

UNIQUE LAND DEVELOPMENT PLAN
101-30
SHEET STORE 000



FIRST CAPITAL ENGINEERING

LEGEND

ADJOINING PROPERTY LINE
 EASEMENT LINE
 CENTER LINE
 EXISTING GRADES
 EXISTING INDEX GRADES
 EXISTING CURB
 EXISTING DRAINAGE
 EXISTING OVERHEAD ELECTRIC
 EXISTING UNDERGROUND ELECTRIC
 EXISTING OVERHEAD TELEPHONE
 EXISTING UNDERGROUND TELEPHONE
 EXISTING NATURAL GAS
 EXISTING SANITARY SEWER
 EXISTING WATER
 PROPERTY LINE
 RIGHT-OF-WAY
 STREAM
 100 YEAR FLOOD PLAIN
 SOILS BOUNDARY
 ZONING BOUNDARY
 EXISTING TREE LINE
 PROPOSED CURB
 PROPOSED GRADES
 PROPOSED INDEX GRADES
 PROPOSED DRAINAGE
 PROPOSED SANITARY SEWER
 PROPOSED UNDERGROUND ELECTRIC
 PROPOSED NATURAL GAS
 PROPOSED WATER
 PROPOSED TREE LINE

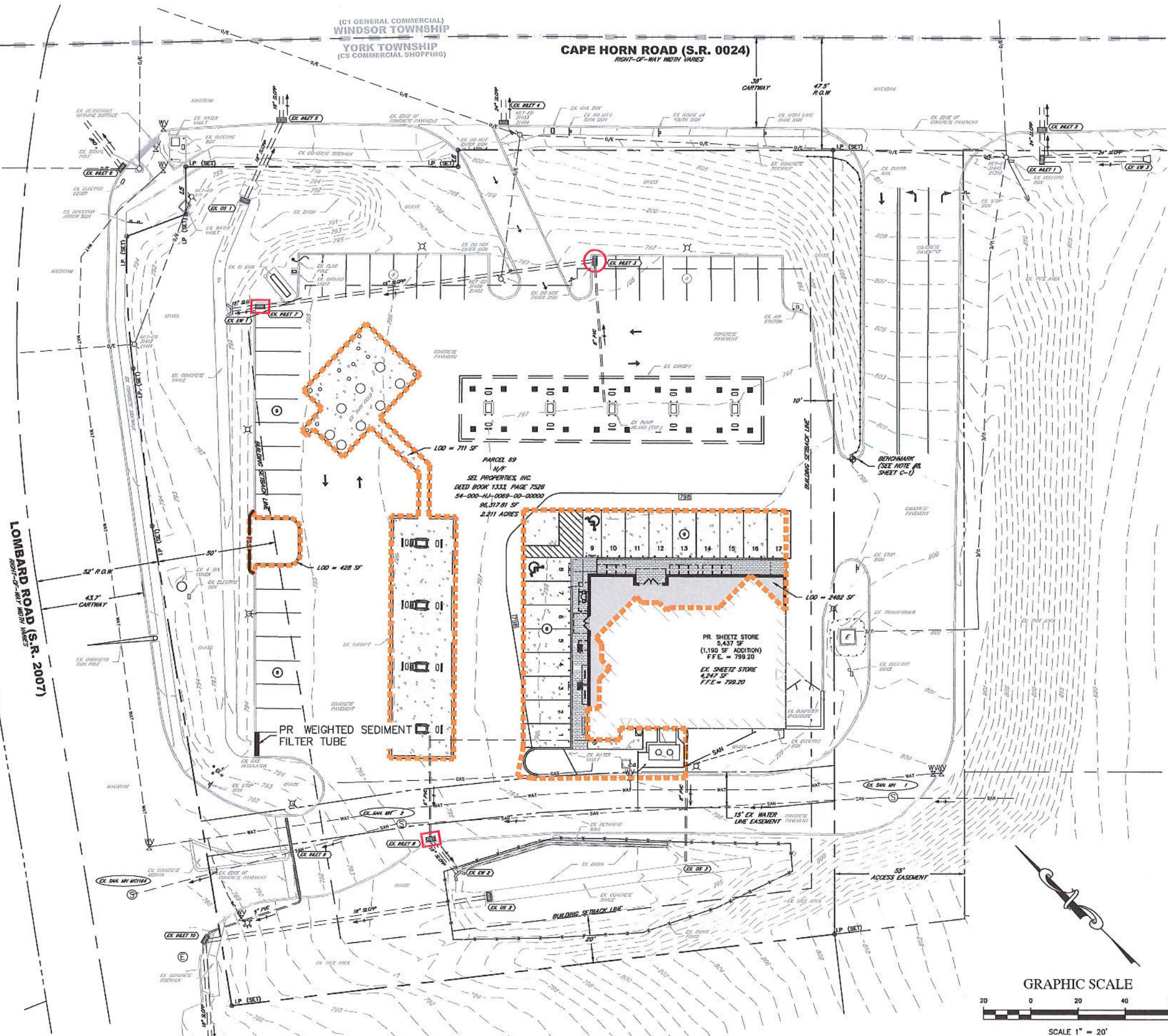
SANITARY SEWER MANHOLE
 STORM DRAIN MANHOLE
 INLET
 RCP
 CO
 CMP
 WEIGHTED SEDIMENT FILTER TUBE
 12" FILTREXX SILT SOXX
 LIMIT OF DISTURBANCE
 FILTER BAG INLET PROTECTION
 STONE INLET PROTECTION

EXISTING PROPOSED
 REINFORCED CONCRETE PIPE
 CLEANOUT
 CORRUGATED METAL PIPE
 FSS FSS
 1" = 20'

REFERENCE PLAN SHEET C-1 FOR GENERAL
 CONSTRUCTION AND SOILS LIMITATION NOTES.

DISTURBED AREA 11,905 SQ. FT. / 0.27 ACRES

LOMBARD ROAD (S.R. 2007)
 RIGHT-OF-WAY WIDTH VARIES



GRAPHIC SCALE
 SCALE 1" = 20'

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NO.	DATE	REVISION	BY
1	7-3-19	PER JMT REVIEW DATED 7-1-19	THR
1	7-3-19	PER YCP REVIEW 6-27-19	THR
1	7-3-19	PER GANNETT FLEMING REVIEW 6-24-19	THR
1	7-3-19	PER GANNETT FLEMING REVIEW 6-24-19	THR

SHEETZ STORE #268
 MINOR LAND DEVELOPMENT PLAN
 SHEETZ, INC.
 3200 CAPE HORN ROAD
 YORK TOWNSHIP
 YORK COUNTY, PENNSYLVANIA
 EROSION & SEDIMENTATION CONTROL PLAN

DRAWN BY	CHECK BY
SSP	SSP
CADD FILE NO.	101-SD ES-CRD
DATE	06-03-19
JOB NO.	101-SD
SCALE	1" = 20'

SHEET
 ES-1

