# FINAL LAND DEVELOPMENT PLANS **FOR** 935 STONE HILL ROAD

EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA



PENNSYLVANIA ACT 287 OF 1974 (AS AMENDED) REQUIRES NOTIFICATION OF EXCAVATORS. DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH DESIGN SERIAL NUMBER: 20231443684

DATE OF CALL: JUNE 08, 2023 COMPANY: WINDSTREAM ADDRESS: 1450 CENTER POINT RD HIAWATHA, IA. 52233 CONTACT: LOCATE DESK PERSONNEL ADDRESS: 100 HILL RD DENVER, PA. 17517 CONTACT: KENNETH MCCREA

ADDRESS: 102 HILL RD DENVER, PA. 17517 CONTACT: KENNETH SPITLER

ENGINEERING COMPLETED. A PDF FILE O MARKED UP PLANS WERE SENT TO THE ADDRESS: 21 S MAIN ST ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.

COMPANY: PENCOR SERVICES/BLUE RIDGI CLEAR. NO FACILITIES OR FACILITIES NOT COMMUNICATION ADDRESS: 475 DELAWARE AVE

PALMERTON, PA. 18071
CONTACT: JOE BUCCIERI
EMAIL: jbuccieri@brctv.com
PHONE: 610-826-9504 COCALICO TWP ADDRESS: PO BOX 244 REINHOLDS, PA. 17569

COMPANY: FIRSTENERGY CORPORATION

CONTACT: CAROLYN HILDEBRAND DESIGN CONFLICT. PLEASE EMAIL OR SEND PLANS TO: COMPANY: UGI UTILITIES INC ADDRESS: 225 MORGANTOWN RD READING, PA. 19611 CONTACT: KURT ZIELASKOWSKI KURT ZIELASKOWSKI UGI UTILITIES INC 225 MORGANTOWN RD

### REQUESTED WAIVERS- GRANTED MM/DD/YYYY

THE FOLLOWING WAIVERS OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2003 FOR CONSIDERATION BY THE EAST COCALICO TOWNSHIP BOARD OF

SECTION 194-9: PRELIMINARY PLAN APPLICATION\*

SECTION 194-10.A(1): APPLICATION FOR FINAL PLAN APPROVAL ONLY AFTER UNCONDITIONAL PRELIMINARY PLAN APPROVAL\*

READING PA 19611 KZIELASKOWSKI@UGI.COM

\*DUE TO THE SMALL NATURE OF THE PROJECT SIZE, THE APPLICANT REQUESTS A WAIVER FROM THESE SECTIONS TO SUBMIT A FINAL PLAN IN LIEU OF SEPARATE PRELIMINARY PLAN AND FINAL PLAN SUBMISSIONS.

<u>SECTIONS 194-25.0 & 194-41</u>: STREET TREES

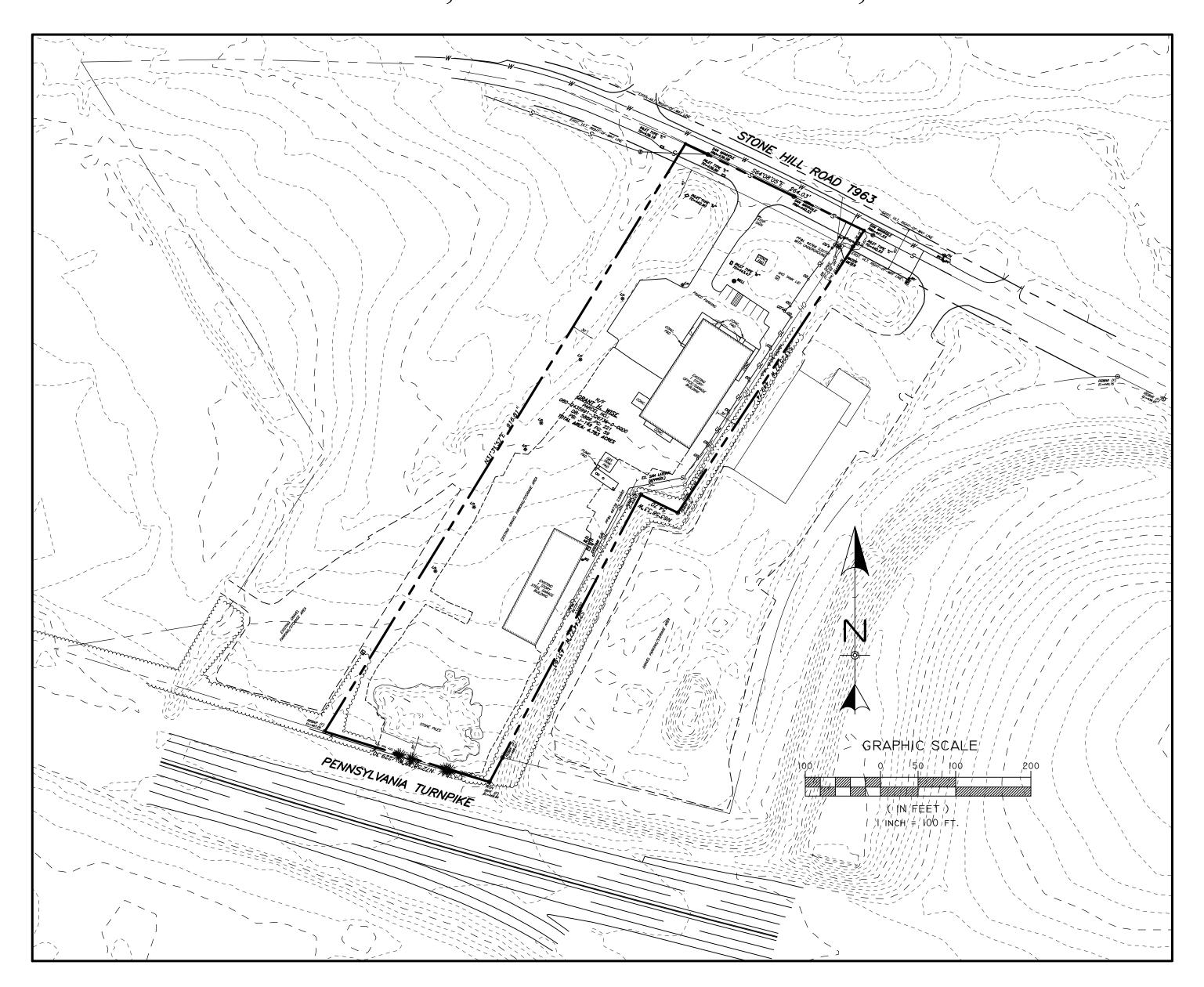
SECTION 194-32: SIDEWALKS (GRANTED WITH THE CONDITION THAT THE APPLICANT, AT THEIR EXPENSE, WILL INSTALL AT A LATER DATE IF THE TOWNSHIP REQUESTS IT)

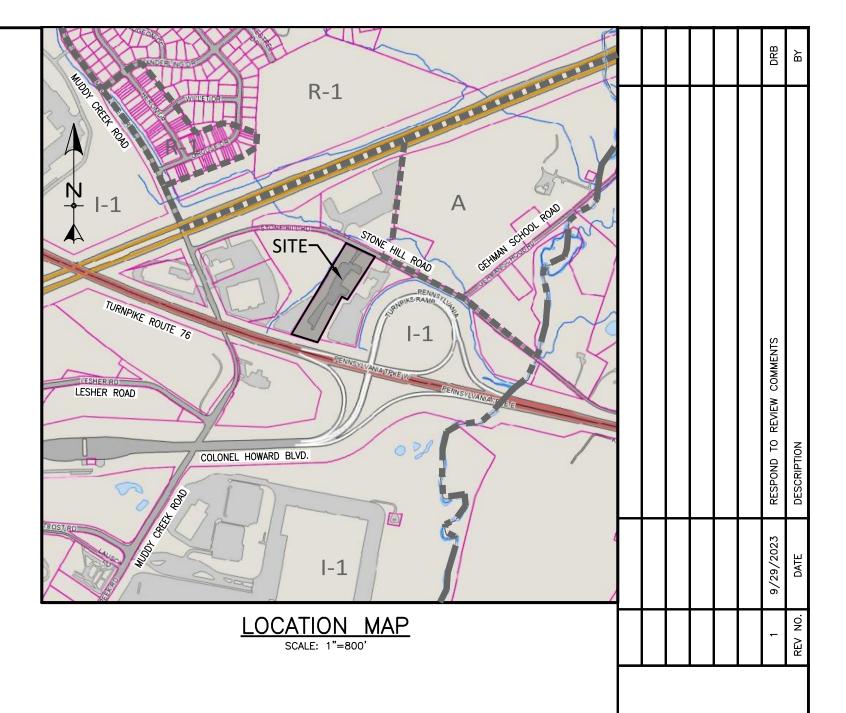
COMMONWEALTH OF PENNSYLVANIA

SECTION 194-37: MONUMENTS

SECTION 194-46.B(2): DEDICATION OF OPEN SPACE

SECTION 194-46.B(3): FEE IN LIEU OF DEDICATION





**GENERAL NOTES:** 

OWNER GRANT H. WISE 935 STONE HILL ROAD

PROPERTY DATA
OWNER: GRANT H. WISE SITE ADDRESS: 935 STONE HILL ROAD, DENVER PA, 17517 DBV: 5886, P. 221 PBV: J-149, P. 59

INTENT OF PLAN
THE EXISTING USE IS A WELDING FABRICATION AND REPAIR FACILITY

INTENDED USE OF THE LEASE AREA IS TO STORE NEW EMPTY PROPANE FUEL TANKS AND PARK APPROXIMATELY 5 TO 7 TRUCKS OVER NIGHT. NO FUEL WILL BE STORE ON SITE. NO NEW ACCESS TO THE PROPERTY IS BEING PROPOSED. EMPTY TANKS WILL BE BROUGHT ON SITE VIA A FLATBED TRUCK,

NO EARTH DISTURBANCE IS BEING PROPOSED WITH THIS PLAN, AND THERE WILL BE NO INCREASE IN IMPERVIOUS SURFACES (THE EXISTING SURFACE IS COMPACTED AGGREGATE).

THERE IS NO FLOODPLAIN LOCATED WITHIN THE PROJECT SITE AS TAKEN FROM FEMA FIRM COMMUNITY PANEL 42071C0204F, EFFECTIVE DATE 04/05/2016.

WETLANDS
THERE ARE NO KNOWN WETLANDS LOCATED WITHIN THE PROJECT SITE. THIS IS BASED ON RESEARCH OF THE CURRENT NATION WETLANDS INVENTORY (NWI) MAPPING, AND THE EXISTING SITE USE AS AN INDUSTRIAL FACILITY WITH MOSTLY IMPERVIOUS GROUND COVER.

SEWAGE DISPOSAL
SEWER SERVICE WILL BE PROVIDED VIA CONNECTION TO THE EXISTING SERVICE ON SITE.

WATER SUPPLY WATER SERVICE WILL BE PROVIDED VIA CONNECTION TO THE EXISTING SERVICE ON SITE.

PARKING
THERE WILL BE APPROXIMATELY 2 TO 3 EMPLOYEES WORKING OUT OF THE MOBILE OFFICE TRAILER. FOUR (4) PARKING SPACES ARE PROVIDED.

### **ZONING DATA**

I-1 - LIGHT INDUSTRIAL ZONE

	<u>REQUIRED</u>	<b>EXISTING</b>	<u>PROPOSED</u>
MINIMUM LOT SIZE MINIMUM LOT WIDTH FRONT YARD SETBACK PARKING SETBACK SIDE YARD SETBACK REAR YARD SETBACK MAXIMUM BLDG HEIGHT	1 ACRE 200 FEET 40 FEET 20 FEET 30 FEET 30 FEET 50 FEET	4.783 AC 264 FT. 172 FT. 45 FT. 34 FT. 190 FT. ≤50 FT.	264 FT.

#### LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO.  $\underline{86-212-2}$ , WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON \_\_\_\_\_\_, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE 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.

\*SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE.

#### **DRAWING INDEX**

TI-1 1 OF 4 TITLE SHEET\* EX-1 2 OF 4 EXISTING FEATURES PLAN\* LO-1 3 OF 4 LAYOUT PLAN\* DE-1 4 OF 4 DETAIL PLAN\*

\*PLANS TO BE RECORDED

WING	LANCASTER CO RECORDER OF DEEDS
HILL ROAD\7.0 DRA	RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR LANCASTER COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK, VOLUME, PAGE
5 STONE	WITNESS MY HAND AND SEAL OF OFFICE THIS, 20

LANGACTED OF DECODDED OF DEEDS

RECORDER

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

COUNTY OF \_\_\_\_\_ OFFICER, PERSONALLY APPEARED , BEING THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE

RECORDED, AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES

#### EAST COCALICO BOARD OF SUPERVISORS CERTIFICATE OF MUNICIPAL APPROVAL

AT A MEETING ON \_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF EAST COCALICO TOWNSHIP GRANTED FINAL PLAN APPROVAL OF THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS THAT ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR PUBLIC REVIEW. EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN OR DESIGNEE

ATTEST: **SUPERVISOR** EAST COCALICO TWP. SECRETARY SUPERVISOR

#### EAST COCALICO PLANNING COMMISSION CERTIFICATE OF MUNICIPAL APPROVAL

\_\_\_, 20\_\_\_\_, THE EAST COCALICO AT A MEETING HELD ON \_\_\_ PLANNING COMMISSION REVIEWED THIS PLAN. CHAIRMAN OR DESIGNEE

MEMBER

MEMBER

MEMBER MEMBER MEMBER MEMBER

## CERTIFICATION OF ACCURACY - PLAN/REPORT

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

LAWRENCE G. GRYBOSKY, P.E. 062915

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 EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN 10,000

CERTIFICATION OF ACCURACY - SURVEY

GREGORY DIMOVITZ, P.L.S.

CAD HECKED BY: BSF 7/28/2023 1 OF 4

OPM

AS SHOWN

WSE-ECT-01



#### **SURVEY NOTES:**

- 1. BEING THE SAME PREMISES THAT J. ROY WISE (THE GRANTOR HEREIN), BY DEED DATED OCTOBER 6, 2010 AND RECORDED ON OCTOBER 7, 2010 IN THE RECORDER OF DEEDS OFFICE IN LANCASTER COUNTY, PA, BY INSTRUMENT NO.: 5886221, GRANTED AND CONVEYED UNTO GRANT H. WISE (THE GRANTEE HEREIN).
- 2. DATE OF COMPLETED FIELD SURVEY: JULY 19, 2023.
- 3. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE, NAD 83 (REALIZATION YEAR: 2011).
- 4. DATUM: NORTH AMERICAN VERTICAL DATUM, NAVD 88.
- 5. CONTOURS SHOWN TAKEN FROM FIELD TOPOGRAPHIC SURVEY BY C2C DESIGN GROUP SURVEYORS SUPPLEMENTED WITH CONTOURS TAKEN FROM PENNSYLVANIA SPATIAL DATA ACCESS, 3.2 FT DIGITAL ELEVATION MODEL CONSTRUCTED FROM PAMAP LIDAR ELEVATION POINTS (2008).
- 6. HORIZONTAL AND VERTICAL DATUMS ESTABLISHED FROM FIELD GEODETIC MEASUREMENTS BY C2C DESIGN GROUP SURVEYORS UTILIZING THE KEYSTONE KEYNET VRS SYSTEM.
- 7. NOT ALL PHYSICAL FEATURES MAY HAVE BEEN DEPICTED ON THIS PLAN.
- 8. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT WHICH COULD REVEAL EASEMENTS, RIGHT—OF—WAY, LIENS, AGREEMENTS OR OTHER FACTORS AFFECTING TITLE.
- 9. ABOVE-GROUND FEATURES LOCATED BY C2C DESIGN GROUP SURVEYORS AS OF JULY. 26, 2023. BELOW-GROUND UTILITIES DEPICTED TAKEN FROM VISIBLE FIELD MARKINGS AND UTILITIES AS OBSERVED, AND PLANS PROVIDED FROM LISTED FACILITY OWNERS. C2C DESIGN GROUP MAKES NO WARRANTY TO THE LOCATION OF BELOW-GROUND UTILITIES.

#### **REFERENCE PLANS:**

- 1. "MINOR SUBDIVISION PLAN FOR SUNLINE COACH COMPANY" RECORDED IN PLAN BOOK VOL. J-149 PAGE 59, LANCASTER COUNTY RECORDS.
- "PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR KAOLDY, LLC" RECORDED IN PLAN BOOK VOL. J-232 PAGE 136, LANCASTER COUNTY RECORDS.

## <u>LEGEND</u>

IRON PIPE FOUND REBAR (IRON PIN) FOUND A/C UNIT ELECTRIC METER WATER VALVE/SHUT-OFF WATER VALVE/SHUT-OFF WATER METER WATER METER MH FIRE HYDRANT SANITARY MANHOLE SANITARY CLEAN-OUT STORM DRAINAGE MANHOLE TYPE 'C' INLET TYPE 'M' INLET STREET SIGN ADJOINER LINE — --- EASEMENT LINE

— — — — - 460 - — — — INDEX CONTOUR LINE ----- INTERMITTENT CONTOUR LINE TREE LINE

(IN FEET) I INCH = 50 FT.

**EXISTING** 

DEVELOPMENT N FOR ROAD

LAND 35 FINAL

WSE-ECT-01 1"=50' CAD

HECKED BY: BSF 7/28/2023

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EX-1

