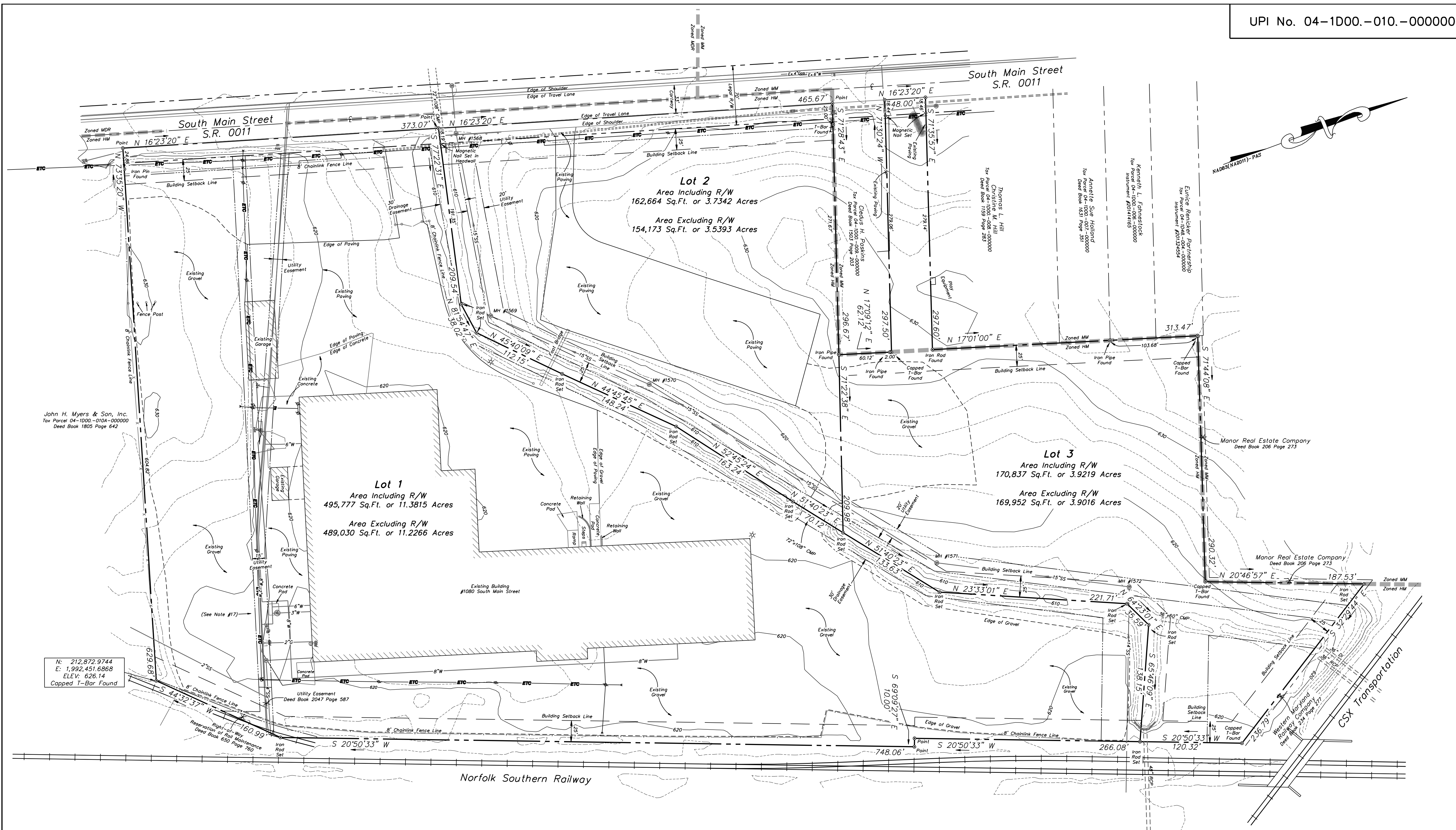


Notes:

- Owner/Applicant: B.Developed, LLC
1181 Falling Spring Road
Chambersburg, PA 17202
Contact: Brandon Stauffer - (717) 552-4497
- The property shown on this plan is #1080 South Main Street and is Franklin County tax Parcel number 04-1000-010-000000. Being all of the land conveyed by Orstow Bank to B.Developed, LLC by a deed dated June 28, 2018 and recorded as Franklin County Instrument #2018-12588.
- The purpose of this plan is to subdivide and establish Lots 1, 2 and 3 as lots for fee simple conveyance. This property is currently served by the public sanitary sewer and potable water systems of the Borough of Chambersburg.
- Project Areas:
Lot 1 = 495,777 Sq.Ft. or 11.3815 Acres
Lot 2 = 162,664 Sq.Ft. or 3.7342 Acres
Lot 3 = 170,837 Sq.Ft. or 3.9219 Acres
Total = 829,278 Sq.Ft. or 19.0376 Acres
- Existing Zoning: Heavy Manufacturing - HM
- Existing Uses: Manufacturing.
- Proposed Uses:
Lot 1, 2 & 3 = Uses compatible with the HM Zoning District.
- Maximum Allowable Residential Building Height = 6 Stories or 72'.
- Minimum Required Lot Area = No Requirements.
- Minimum Required Lot Width = No Requirements
- Minimum Required Setback Requirements: Front = 25', Side = 0', Rear = 25'.
- Maximum Lot Allowable Coverage by Buildings/Structures = No Requirements.
- All easements, right-of-ways, restrictions and/or covenants of record are intended to be shown on this plan however, Dennis E. Black Engineering, Inc. does not certify to the completeness and legitimacy of land title issues. The Web Soil Survey (Version 3.3, USDA Natural Resources Conservation Service, June 2018) indicates that the soil types of the site comprised of Urban Land - Hagerstown Complex soils (classified as not hydric) and Urban Land Underthents soils (classified as not hydric). The Chambersburg, PA Quadrangle of the National Wetland Inventory Maps does not indicate the presence of jurisdictional wetland habitats within the project site, but does show a R4SBC Riverine Habitat passing through the property along the excavated drainage channel. A visual inspection of the site by personnel of Dennis E. Black Engineering, Inc. did not reveal the presence of any wetland habitats with the project site.
- The properties shown hereon lie entirely outside of the Special Flood Hazard Area depicted on Flood Insurance Rate Maps published by the U.S. Department of Homeland Security, Federal Emergency Management Agency (Community Map Numbers 42055C0291E - Effective Date: January 18, 2012).
- The coordinates and bearings shown on this plan are referenced to the Pennsylvania State Plane Coordinate System (South Zone) of the 2011 Adjustment of the North American Datum of 1983 [NAD83(NA2011)-PAS]. The topography shown hereon has been taken from LIDAR elevation point data sets acquired April 2007 by the Pennsylvania Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey. All linear dimension units are in U.S. Survey Feet.
- The underground position of the utilities and drainage structures shown on this survey are approximate and are based on the surface location of the appearances (i.e.: inlets, hydrants, valves, manholes, etc.), construction plans, and as-built record drawings.
- The utilities shown within this easement were plotted from Boro Plan E-84 sheet 6 of 6.



John H. Myers & Son, Inc.
Tax Parcel 04-1000-010A-000000
Deed Book 1805 Page 642

Lot 1
Area Including R/W
495,777 Sq.Ft. or 11.3815 Acres
Area Excluding R/W
489,030 Sq.Ft. or 11.2266 Acres

Lot 2
Area Including R/W
162,664 Sq.Ft. or 3.7342 Acres
Area Excluding R/W
154,173 Sq.Ft. or 3.5393 Acres

Lot 3
Area Including R/W
170,837 Sq.Ft. or 3.9219 Acres
Area Excluding R/W
169,952 Sq.Ft. or 3.9016 Acres

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

PENNSYLVANIA LAW REQUIRES NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS NOTICE BEFORE EXCAVATION

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE.

REFER TO PENNSYLVANIA ONE CALL SYSTEM, INC. DESIGN NOTIFICATION SERIAL #20182001699 NOTIFIED 7/19/2018

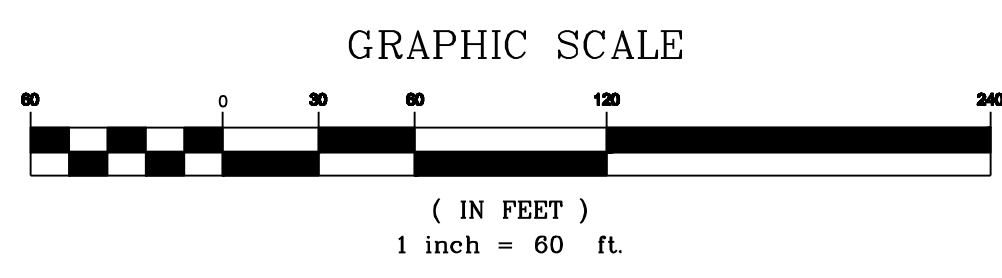
PA Act 287 of 1974 as amended by Act 50 of 2017 P.S. §176 et. seq. Utility Listing:

<p>COMPANY: WINDSTREAM ADDRESS: 829 MARKTAS WAY DRAWATHA, IA 52233 CONTACT: LOCATE DESK PERSONNEL EMAIL: locate.desk@windstream.com</p> <p>COMPANY: GULFORD TOWNSHIP AUTHORITY SEWER ADDRESS: 115 SPRING VALLEY RD CHAMBERSBURG, PA 17202 CONTACT: ERIC HARBALUGH EHARBALUGH@GULFORDTWP.US</p> <p>COMPANY: GULFORD WATER AUTHORITY ADDRESS: 115 SPRING VALLEY RD CHAMBERSBURG, PA 17202 CONTACT: GARY YEAGER GYEAGER@GULFORDTWP.US</p> <p>COMPANY: WEST PENN POWER ADDRESS: C/O USIC 8044 NORTH RIVER ROAD STE 300 INDIANAPOLIS, IN 46240 CONTACT: USIC LOCATING SERVICE PERSONNEL</p> <p>COMPANY: CHAMBERSBURG BOROUGH ADDRESS: P.O. BOX 1000 CHAMBERSBURG, PA 17201 CONTACT: KENNETH WEAVER kweaver@chambersburgpa.gov</p>	<p>COMPANY: CENTURYLINK FORMERLY EMBARO ADDRESS: 700 W MINERAL AVE LITTLETON, CO 80120 CONTACT: GEORGE MCELVAIN george.mcelvain@centurylink.com</p> <p>COMPANY: COMCAST CABLE COMMUNICATIONS INC ADDRESS: C/O USIC LOCATING SERVICES INC 13285 HAMILTON CROSSING BLVD STE 200 CARMEL, IN 46032 CONTACT: USIC OFFICE PERSONNEL</p> <p>COMPANY: BERKS WESTERN TELECOM INC ADDRESS: 723 BROWNVILLE RD SNYDER SPRING, PA 19068 CONTACT: DEANA REEDY deana@btccom.com</p> <p>COMPANY: CENTURYLINK ADDRESS: 122 BALTIMORE ST PO BOX 896 HANOVER, PA 17331 CONTACT: LEO HILBERT leo.hilbert@centurylink.com</p> <p>COMPANY: SPRINT NEXTEL ADDRESS: 11370 ENTERPRISE PARK DR SHARONVILLE, OH 45241 CONTACT: JOE THOMAS joe.thomas@ericsson.com</p>
--	--

Franklin County Planning Commission

LEGEND

—	PROPERTY LINE	⊙	SANITARY SEWER MANHOLE
- - -	ADJOINING PROPERTY LINE	⊙	SANITARY SEWER CLEANOUT
- · - · -	EASEMENT LINE	⊙	GAS METER
- · - · -	CENTERLINE	⊙	WATER VALVE
- · - · -	FENCE LINE	⊙	WATER METER
- · - · -	EX. OVERHEAD UTILITY LINE	⊙	FIRE HYDRANT
- · - · -	EX. 8"SS	⊙	ELECTRIC MANHOLE
- · - · -	EXISTING SEWER LINE	⊙	TELEPHONE MANHOLE
- · - · -	EXISTING WATER LINE	⊙	EXISTING LIGHT POLE
- · - · -	EXISTING GAS LINE	⊙	EXISTING UTILITY POLE
- · - · -	EXISTING STORM SEWER	⊙	UTILITY POLE AND GUY WIRE
- · - · -	EXISTING CONTOUR LINE	⊙	STORM SEWER INLET
- · - · -	ZONING BOUNDARY	⊙	
		⊙	EXISTING BUILDING



REVISIONS

NO.	DATE	DESCRIPTION	BY

Preliminary/Final Subdivision Plan
for
B.Developed, LLC
located in
Borough of Chambersburg, Franklin County, PA

SUBMITTED BY: Dennis E. Black Engineering, Inc. DATE: August 14, 2018

REVIEWED AND RECOMMENDED TO TOWN COUNCIL

CH. PLANNING & ZONING COMM. DATE

APPROVED BY TOWN COUNCIL: DATE

PROFESSOR

DENNIS E. BLACK ENGINEERING, INCORPORATED
ENGINEERING-SURVEYING-PLANNING

2400 PHILADELPHIA AVENUE 222 NORTH SECOND STREET
CHAMBERSBURG, PA 17201 CHAMBERSBURG, PA 17233
(717) 263-8794 (833) 238-0661 (717) 485-4028

DWN. SDM	CLIENT No. 4986	ORDER No. 180072.00	SHEET 1 OF 1
CHK. GDW	DATE 8/14/2018	AutoCAD DRAWING REF. NUMBER	DRAWING No.
APP. GDW	SCALE 1"=60'	AutoCAD#	18-54

THE ORIGINAL DRAWING AND THE INFORMATION THEREON ARE THE PROPERTY OF **D. E. BLACK ENG., INC.** AND SHALL NOT BE DUPLICATED WITHOUT WRITTEN PERMISSION