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GENERAL NOTES:

- THIS SUBDIVISION AND LAND DEVELOPMENT PLAN IS FOR THE LOT CONSOLIDATION AND SUBDIVISION OF ELEVEN (11) LOTS AND THE CONSTRUCTION OF TWO (2) PARKING LOTS AND TWO (2) COURTYARD AREAS.
- SLANT TEXT INDICATES EXISTING FEATURES.
- UPRIGHT TEXT INDICATES PROPOSED FEATURES.
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON ARE FROM A TOPOGRAPHIC FIELD SURVEY OF WEST COLLEGE AVENUE PERFORMED BY SHAW SURVEYING, INC. ON MAY 20, 2024 AND BY LAND GRANT SURVEYORS ON FEBRUARY 9, 2024.
- THE METES AND BOUNDS SHOWN REFERENCE THE CURRENT DEED.
- THE HORIZONTAL DATUM REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83), THE VERTICAL DATUM REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND THE COORDINATE SYSTEM REFERENCES STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE.
- THE SITE IS SERVICED BY A PUBLIC WATER SUPPLY FROM THE YORK WATER COMPANY.
- THE SITE IS SERVICED BY PUBLIC SANITARY SEWER FROM PENNSYLVANIA AMERICAN WATER.
- THE PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED FLOOD PRONE AREA, AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS AMENDED, AS FLOOD INSURANCE RATE MAP PANEL # 42133C0328F, DATED DECEMBER 16, 2015, WHICH SAME MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (L.P. NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS OR MODIFICATION TO AN EXISTING DRIVEWAY ENTRANCE TO A STATE HIGHWAY IS PERMITTED.
- UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. WAREHAUS DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. WAREHAUS ASSUMES RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCUATELY SHOWN.
- THERE ARE NO KNOWN CONDITIONS OR RESTRICTIONS EXISTING ON THE LOTS DEPICTED BY THIS PLAN OTHER THAN THOSE SHOWN ON THE PLAN.
- NOTHING SHALL BE PLACED, PLANTED, PUT OR SET WITHIN THE AREA OF ANY EASEMENT. EASEMENTS SHALL BE KEPT FREE OF STRUCTURES AND PLANTINGS WHERE POSSIBLE, WITH THE EXCEPTION OF THE PROPOSED WALKING TRAIL.
- PER PA CODE CHAPTER 102, THIS PROJECT IS REQUIRED TO HAVE AN "NPDES INDIVIDUAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES".
- THE CITY OF YORK AND THEIR EMPLOYEES SHALL HAVE ACCESS TO ANY AND ALL DRAINAGE EASEMENTS AND/OR DRAINAGE FACILITIES AND SHALL HAVE THE RIGHT AT THEIR DISCRETION TO MAINTAIN OR REPAIR THE FACILITIES AS NECESSARY TO RESTORE THEM TO THE DESIGN CONDITIONS. THE COSTS INCURRED BY THE TOWNSHIP TO MAINTAIN OR REPAIR THE FACILITIES ARE TO BE PAID BY THE PROPERTY OWNER.
- STORMWATER MANAGEMENT SITE PLANS APPROVED BY THE CITY OF YORK SHALL BE ONSITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.
- ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO PENNDOT PUBLICATION 408 AND CONSTRUCTION STANDARDS PUBLICATION 72, CURRENT EDITION AND WITH MUNICIPAL CONSTRUCTION REQUIREMENTS AND ORDINANCES.
- ORDINANCE IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION:
CITY OF YORK ZONING ORDINANCE OF 2011
ENACTED 2011
- THE OWNER OR OWNERS OF THE PREMISES DESCRIBED ON THE PLAN HEREBY GRANT TO CITY OF YORK MUNICIPAL AUTHORITY AND/OR CITY OF YORK, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT, PERPETUAL, FREE AND UNINTERRUPTED EASEMENT FOR PASSAGE AND RIGHT-OF-WAY FOR INGRESS, EGRESS AND REGRESS TO AND FROM THE WATER METER VAULTS SHOWN ON THE PLAN FOR THE PURPOSES OF PERFORMING OFFICIAL DUTIES TO THE WATER METER ON THE PREMISES DESCRIBED ON THE PLAN.
- CALCULATIONS ASSOCIATED WITH THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE PROVIDED IN A SEPARATE REPORT ENTITLED "POST CONSTRUCTION STORMWATER MANAGEMENT NARRATIVE FOR YORK LOFTS" DATED: 08/26/2024.
- THE CITY OF YORK, CITY OF YORK ENGINEERS'S OFFICE, AND WAREHAUS MUST BE NOTIFIED OF ANY PRECONSTRUCTION MEETINGS AND BE PROVIDED WITH CONTACTS AND A CONSTRUCTION SCHEDULE.
- ALL DISTURBED AREAS THAT WILL BE PERMANENTLY VEGETATED SHALL BE SURFACED WITH A MINIMUM SIX INCHES OF TOPSOIL, UNLESS DESIGN REQUIREMENTS SPECIFY ADDITIONAL TOPSOIL, OR OTHER SURFACE MATERIAL THAT WILL SUSTAIN VEGETATION AND SOIL PERMEABILITY.
- NO PERSON SHALL PLACE ANY OBSTRUCTION OR ENCRoACHMENT IN AN EASEMENT ASSOCIATED WITH A FEDERAL OR STATE-REGULATED RESOURCE WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE APPROPRIATE REGULATORY AUTHORITY.
- NO PERSON SHALL PLACE ANY OBSTRUCTION OR ENCRoACHMENT IN A STORMWATER FACILITY OR DRAINAGE EASEMENT WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE TOWNSHIP.
- A SEWER FACILITIES PLANNING MODULE (PA DEP CODE #A3-67001-201-3E) WAS SUBMITTED TO THE PENNSYLVANIA DEPARTMENT OF THE ENVIRONMENT AND WAS APPROVED ON 07/30/2025.
- THE APPLICANT WILL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT BMPs INCLUDED WITH THE APPROVED PLANS AND RECORDED WITH THE OPERATIONS AND MAINTENANCE AGREEMENT.
- THE APPLICANT HAS AGREED TO INSTALL DECORATIVE PEDESTRIAN SCALE STREET LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAN. AFTER INSTALLATION, THE CITY SHALL ACCEPT ALL FUTURE RESPONSIBILITY FOR OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT, INCLUDING COSTS OF ELECTRICITY.

DEMOLITION NOTE:

- EXISTING FEATURES CONFLICTING WITH THE PROPOSED IMPROVEMENTS SHALL REMAIN IN PLACE AND/OR CUT AND CAPPED UNLESS OTHERWISE NOTED. ALL DEMOLITION AND SITE CLEARING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- LIMITED DEMOLITION OF STRUCTURES ON THE SITE HAS OCCURRED BEFORE THE DATE OF THIS PLAN. THEREFORE "CURRENT" SITE CONDITIONS MAY NOT REFLECT THAT WHICH IS SHOWN ON THIS PLAN.

SURVEYOR'S NOTES/REPORT (LAND GRANT SURVEYORS):

- THE PURPOSE OF THIS ALTA/NSPS LAND TITLE SURVEY IS TO LOCATE AND MAP THE BOUNDARY LINES, FIXED IMPROVEMENTS AND APPURTENANT MATTERS OF TWO TAX PARCELS, #09-234-06-0001 00-00000 AT ADDRESS 550-570 WEST COLLEGE AVENUE AND #09-235-06-0001 00-00000 AT ADDRESS 500 WEST COLLEGE AVENUE IN THE CITY OF YORK, PA AS DIRECTED BY THE CLIENT.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 3702, NAD 83 (2011) EPOCH 2010.00 BASED ON GPS OBSERVATIONS MADE BY THIS FIRM THROUGH THE KEYNETGPS VIRTUAL REFERENCE STATION (VRS) NETWORK.
- THE UNDERSIGNED SURVEYOR HAS REVIEWED TWO TITLE COMMITMENTS (#2023-629 AND #2023-630) AS SUPPLIED BY THE CLIENT.
- THE MOST SOUTHERLY PORTIONS OF BOTH PROPERTIES LIE WITHIN A 100 YEAR FLOODPLAIN (ZONE AE) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #42133C0328F DATED DECEMBER 16, 2015 AS SHOWN HEREON.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (LAND GRANT SURVEYORS, LLC, CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE).
- THE RIGHT OF WAY OF GRANTLEY STREET (S.R. 4001, FORMERLY L.R. 66043) WAS DETERMINED FROM A PLAN (ONLY SHEET 3 OF 3) PROVIDED BY PENNDOT ON JANUARY 19, 2024 AS SIXTY FEET (60') BETWEEN CODRUS CREEK AND WEST COLLEGE AVENUE. THE RIGHT OF WAY OF WEST COLLEGE AVENUE WAS DETERMINED FROM DEED BOOK 56V, PAGE 631 AND DEED BOOK 62P, PAGE 483, BOTH STATING A WIDTH OF FIFTY FEET (50') AS SHOWN HEREON.
- THE PROJECT SITE WAS FLOWN BY STRAT0400 ON FEBRUARY 26, 2024. THE BUILDING HEIGHTS ("Bldg. Ht.") WERE DERIVED FROM PHOTOGRAMMETRIC METHODS BY SUBTRACTING THE ELEVATION OF THE TOP OF THE BUILDING FROM THE GROUND SURFACE ELEVATION AT THE BUILDING CORNERS AS DEPICTED AND LABELED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEYING STANDARDS OUTLINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021.
- THERE WERE NO SIGNS OR EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, NO EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.

ZONING/SITE DATA:

- | | |
|---|--|
| 1. EXISTING LAND TRACTS ZONED: | EC - EMPLOYMENT CENTER DISTRICT
UN2 - URBAN RESIDENTIAL NEIGHBORHOOD DISTRICT |
| 2. PROPOSED LAND TRACTS ZONE: | EC - EMPLOYMENT CENTER DISTRICT
UN2 - URBAN RESIDENTIAL NEIGHBORHOOD DISTRICT |
| 3. EXISTING LAND TRACTS USE: | VACANT, PARKING LOTS |
| 4. PROPOSED LAND TRACTS USE: | RESIDENTIAL AND COMMERCIAL |
| 5. ADJACENT LAND TRACTS ARE ZONED:
NORTH:
SOUTH:
EAST:
WEST: | CITY OF YORK - UN2 - URBAN RESIDENTIAL NEIGHBORHOOD DISTRICT
SPRING GARDEN TOWNSHIP - IP - INDUSTRIAL PARK DISTRICT
CITY OF YORK - OS - OPEN SPACE DISTRICT
CITY OF YORK - OS - OPEN SPACE DISTRICT |
| 6. MINIMUM REQUIRED LOT AREA: | EC DISTRICT - 5,000 SQ. FT. |
| EXISTING LOT AREA:
09-234-06-0001.00: | 5.08 ACRES |
| 09-235-06-0001.00: | 3.31 ACRES |
| 09-229-06-0080.00: | 0.82 ACRES |
| 09-229-06-0030.00: | 0.04 ACRES |
| 09-229-06-0029.00: | 0.05 ACRES |
| 09-229-06-0066.00: | 0.20 ACRES |
| 09-236-06-0022.00: | 1.02 ACRES |
| 09-236-06-0023.00: | 0.43 ACRES |
| PROPOSED LOT AREA:
LOT 2: | 1.20 ACRES |
| LOT 3: | 2.16 ACRES |
| LOT 4: | 1.57 ACRES |
| LOT 5: | 1.81 ACRES |
| LOT 6: | 1.20 ACRES |
| LOT 7: | 1.27 ACRES |
| PARCEL 1:
PARCEL 2:
PARCEL 3: | 1.35 ACRES
0.63 ACRES
0.22 ACRES |
| 7. MIN REQUIRED LOT AREA: | UN2 DISTRICT - 2,000 SQ. FT. |
| EXISTING LOT AREA:
09-227-06-0057.00: | 0.17 ACRES |
| 09-227-06-0065.00: | 0.03 ACRES |
| 09-227-06-0056.00: | 0.04 ACRES |
| 09-227-06-0055.00: | 0.06 ACRES |
| 09-227-06-0054.00: | 0.07 ACRES |
| 09-227-06-0053.00: | 0.08 ACRES |
| PROPOSED LOT AREA:
LOT 1: | 0.45 ACRES |
| 8. MINIMUM REQUIRED LOT WIDTH: | EC DISTRICT - 50 FT. |
| EXISTING LOT WIDTH:
09-234-06-0001.00: | 487.60 FT. |
| 09-235-06-0001.00: | 411.69 FT. |
| 09-229-06-0080.00: | 692.15 FT |
| 09-229-06-0030.00: | 24.15 FT. |
| 09-229-06-0029.00: | 17.29 FT. |
| 09-229-06-0066.00: | 208.03 FT. |
| 09-236-06-0022.00: | 140.97 FT. |
| 09-236-06-0022.00: | 157.73 FT. |
| PROPOSED LOT WIDTH:
LOT 2: | 692.15 FT. |
| LOT 3: | 487.60 FT |
| LOT 4: | 127.86 FT. |
| LOT 5: | 255.96 FT |
| LOT 6: | 155.74 FT. |
| LOT 7: | 140.97 FT. |
| 9. MIN REQUIRED LOT WIDTH: | UN2 DISTRICT - 20 FT. |
| EXISTING LOT WIDTH:
09-227-06-0057.00: | 46.50 FT. |
| 09-227-06-0065.00: | 33.90 FT. |
| 09-227-06-0056.00: | 16.50 FT. |
| 09-227-06-0055.00: | 16.50 FT. |
| 09-227-06-0054.00: | 18 FT. |
| 09-227-06-0053.00: | 20 FT. |
| PROPOSED LOT WIDTH:
LOT 1: | 117.50 FT. |
| 10. BUILDING HEIGHT:
MAXIMUM:
MINIMUM: | 65 FT.
20 FT. |
| 11. PROPOSED BUILDING HEIGHT: | TO REMAIN THE SAME |
| 12. MINIMUM REQUIRED SETBACKS:
FRONT YARD:
SIDE YARD:
REAR YARD: | EC DISTRICT
20 FT
10 FT
10 FT
UN2 DISTRICT
NONE
NONE
NONE |
| 13. MAXIMUM ALLOWABLE LOT COVERAGE: | EC DISTRICT 80%
UN2 DISTRICT 75% |
| LOT 1: EC DISTRICT
EXISTING:
PROPOSED:
DIFFERENCE: | 13,503 SF 68%
15,099 SF 75%
1,596 SF + 7% |
| LOT 2: UN2 DISTRICT
EXISTING:
PROPOSED:
DIFFERENCE: | 49,125 SF 93%
41,911 SF 79%
7,214 SF - 14% |
| LOT 3: UN2 DISTRICT
EXISTING:
PROPOSED:
DIFFERENCE: | 72,075 SF 76%
70,375 SF 74%
1,700 SF - 2 % |
| LOT 4: UN2 DISTRICT
EXISTING:
PROPOSED:
DIFFERENCE: | 45,669 SF 66%
43,532 SF 62%
2,137 SF - 4% |
| LOT 5: UN2 DISTRICT
EXISTING:
PROPOSED:
DIFFERENCE: | 72,106 SF 91%
68,756 SF 87%
3,350 SF - 4% |
| LOT 6: UN2 DISTRICT
EXISTING:
PROPOSED:
DIFFERENCE: | 51,541 SF 98%
50,445 SF 96%
1,096 SF - 2% |
| LOT 7: UN2 DISTRICT
EXISTING:
PROPOSED:
DIFFERENCE: | 52,683 SF 95%
50,014 SF 90%
2,669 SF - 5 % |
| 14. PARKING:
RESIDENTIAL REQUIREMENTS: | 1.5 SPACE PER UNIT
176 UNITS X 1.50
267 PARKING STALLS |
| PROPOSED PARKING: | 301 PARKING SPACES |

* PER TPD PARKING STUDY FROM 04/16/2025: THE PROJECT SITE HAS ADEQUATE PARKING AVAILABILITY FOR ALL BUILDINGS AND USES.

NOTE:

THE RECREATION PLANS SHOWN ON SLD-33, SLD-34, AND SLD-35 OF THE SUBDIVISION AND LAND DEVELOPMENT PLAN TITLED "TOWNS AT YORK CREEK", LAST REVISED ON DECEMBER 8TH, 2025 ALSO APPLY TO THE SUBJECT PROPERTIES SHOWN IN THIS PLAN.

ADJOINING PROPERTIES

1	EA CAPITAL LLC 09-227-06-0020.00 DB 2855 PG 5251
2	STRATEGIC INVESTMENTS LLC 09-227-06-0019.00 DB 1880 PG 6116
3	SLATEHOUSE GROUP LLC ATTN GALLAGHER CHAD 09-227-06-0018.00 DB 2554 PG 5829
4	515 WEST MARKET LLC ATTN AMERICAN HERITAGE PROPERTY MGT 09-227-06-0017.00 DB 1478 PG 3012
5	SPG CAPITAL LLC 09-227-06-0015.00 DB 2661 PG 3609
6	REDEVELOPMENT AUTHORITY Y.C. DB 2317 PG 1630
7	REDEVELOPMENT AUTHORITY Y.C. DB 2101 PG 8994
8	ROLDAN JOAN 09-227-06-0013.00 DB 2808 PG 5414
9	FLAUD CALVIN L. 09-227-06-0012.00 DB 2826 PG 6502
10	FOUR SQUARES DEVELOPMENT LLC 09-227-06-0011.00 DB 2731 PG 4533
11	CRUZ JOSE MANUEL LEBRON 09-227-06-0010.00 DB 2790 PG 8118
12	COLON DAISY M SANABRIA 09-227-06-0051.00 DB 2553 PG 6285
13	DEJESUS ISAAC RAMOS 09-227-06-0052.00 DB 2497 PG 4957
14	MORELAND HELEN D 09-227-06-0050.00 DB 1859 PG 4711
15	HERNANDEZ-CASTILLO VARYZOE & CONCEPCION SANTANA VLE020-227-06-0059.00 DB 2622 PG 1853
16	TORRES WILLIAM A & AMANDA V 09-227-06-0060.00 DB 2082 PG 2869
17	LEFEVER JAMES M & E GAILE 09-227-06-0061.00 DB 2059 PG 4652
18	TORRES MARIANO 09-227-06-0062.00 DB 1371 PG 8709
19	WRIGHT TRACI L 09-227-06-0063.00 DB 2407 PG 4266
20	ROBINSON SABRINA 09-227-06-0064.00 DB 2649 PG 8107
21	POE GARY L & PAULETTE E 09-223-06-0001.00 DB 1287 PG 5374
22	C J GOOD LLC 09-223-06-0001 A0 DB 2667 PG 4574
23	JONES JEFFREY & ALICIA 09-227-06-0050.00 DB 2748 PG 5620
24	REDEVELOPMENT AUTHORITY Y.C. DB 2815 PG 0947
25	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0051.00 DB 2815 PG 0947
26	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0050.00 DB 2815 PG 0947
27	PREMIERE & ASSOCIATES LLC 09-228-06-0049.00 DB 2730 PG 0089
28	CALHOUN MARY 09-228-06-0048.00 DB 1469 PG 7027
29	SANDERS SANDRA M & HARRIS BANK 09-228-06-0047.00 DB 1367 PG 6931
30	SHAUB KEITH A & MERLE E 09-228-06-0046.00 DB 1649 PG 2262
31	ROACH SCOTT & NANCY L 09-228-06-0045.00 DB 1463 PG 6243
32	SANTANA JOHAN SUERO 09-228-06-0044.00 DB 2047 PG 7715
33	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0043.00 DB 2815 PG 0947
34	BOLYARD MICHAEL W 09-228-06-0042.00 DB 2039 PG 6692
35	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0041.00 DB 2815 PG 0947
36	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0040.00 DB 2815 PG 0947
37	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0039.00 DB 2815 PG 0947
38	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0038.00 DB 2815 PG 0947
39	REDEVELOPMENT AUTHORITY Y.C. DB 228-06-0037.00 DB 2815 PG 0947
40	FULCAR ANDRY SMITH GARCIA 09-229-06-0028.00 DB 2861 PG 5747
41	ALBARRAN PRISCILLA & IVAN 09-229-06-0027.00 DB 2798 PG 8942
42	FERNANDEZ LLOYD NELSON 09-229-06-0026.00 DB 2511 PG 6730
43	RICHARD WAYNE E & SANDRA K 09-229-06-0025.00 DB 2208 PG 6491
44	HORTON TRINA A 09-229-06-0024.00 DB 2379 PG 4825
45	FIRST CHOICE HOME BUYERS 09-229-06-0070.00 DB 2643 PG 3142
46	REDEVELOPMENT AUTHORITY DB 1859 PG 4711
47	REDEVELOPMENT AUTHORITY DB 229-06-0078.00 DB 2132 PG 1048
48	REDEVELOPMENT AUTHORITY Y.C. DB 229-06-0077.00 DB 2157 PG 0766
49	REDEVELOPMENT AUTHORITY DB 229-06-0076.00 DB 2132 PG 1044
50	MISS BOBBIE'S PLACE INC ET AL DB 229-06-0075.00 DB 2844 PG 4697
51	MISS BOBBIE'S PLACE INC ET AL DB 229-06-0074.00 DB 2798 PG 5833
52	MISS BOBBIE'S PLACE INC ET AL DB 229-06-0073.00 DB 2749 PG 7717
53	MISS BOBBIE'S PLACE INC ET AL DB 229-06-0072.00 DB 2683 PG 7748
54	QUICK HOLDINGS LLC DB 229-06-0065.00 DB 2863 PG 5956
55	ROMAN NATHANIEL CENTENO & RAMOS SANTIAGO EDIVETTE DB 229-06-0064.00 DB 2798 PG 1952
56	CRUZ RAMON & SUERO SUSANA DB 229-06-0042.00 DB 2782 PG 1485
57	CRUZ RAMON & SUERO SUSANA DB 229-06-0041.00 DB 2782 PG 1489
58	CRUZ JULIO DE LA DB 229-06-0040.00 DB 2388 PG 4243
59	JAVIER ROSANNA B SUERO DB 229-06-0040.00 DB 2673 PG 4576
60	FREY REI LLC DB 229-06-0046.00 DB 2085 PG 5548
61	CARTER JEROME K & BARBARA M DB 228-06-0047.00 DB 80A PG 747

SURVEYOR'S NOTES/REPORT (SHAW SURVEYING):

- THE MERIDIAN SHOWN HEREON ARE RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICA DATUM OF 1983 BASED ON GPS OBSERVATIONS MADE BY SHAW SURVEYING, INC. THROUGH THE USE OF KEYNET-GPS VIRTUAL REFERENCE STATION NETWORK.
- THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED DUE TO DEPTH. ALL UTILITIES SHOWN ARE Schematic IN NATURE AND SHOULD BE ASSUMED APPROXIMATE AND FOR REFERENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION.
- THE VERTICAL CONTROL & CONTOURS SHOWN HEREON ARE IN THE NORTH AMERICA VERTICAL DATUM OF 1988.
- PLAN OF REFERENCE USED IN SURVEY:
AN ALTA SURVEY PREPARED BY LGS (DWG#241586-01) FOR 500 & 550-570 WEST COLLEGE AVENUE DATED 2-9-2024.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, RIGHTS-OF-WAYS AND OTHER MATTERS OF RECORD MAY EXIST.

NOTE:

THIS PLAN SHOWS IMPROVEMENTS THAT ARE CLOSELY TIED TO A PARTNER DEVELOPMENT PROJECT ON OR IN THE SAME SIMILAR AREA. ALL SHOULD BE AWARE THAT THIS PLAN CONTAINS INFORMATION ALSO SHOWN OR APPLICABLE TO THE PLAN KNOWN AS TOWNS AT YORK CREEK WITH A DATE OF 05/22/2025 AND LAST REVISED 12/05/2025.

LEGEND

PROPERTY LINE	=====
ADJOINING PROPERTY LINE	=====
BUILDING SETBACK LINE	=====
EXISTING RIGHT-OF-WAY LINE	=====
EASEMENT LINE	=====
CENTER LINE	=====
PROPOSED CONTOUR LINE	===== 650 =====
EXISTING CONTOUR LINE	===== 650 =====
EXISTING OVERHEAD GUY WIRE	===== GUY =====>
PROPOSED UNDERGROUND ELECTRIC LINE	===== U/E ===== U/E =====
EXISTING UNDERGROUND ELECTRIC LINE	===== U/E ===== U/E ===== U/E =====
PROPOSED OVERHEAD ELECTRIC LINE	===== E ===== E ===== E =====
EXISTING OVERHEAD ELECTRIC LINE	===== E ===== E ===== E =====
EXISTING UNDERGROUND TELEPHONE LINE	===== U/T ===== U/T ===== U/T =====
PROPOSED UNDERGROUND TELEPHONE LINE	===== U/T ===== U/T =====
PROPOSED OVERHEAD TELEPHONE LINE	===== T ===== T ===== T =====
EXISTING OVERHEAD TELEPHONE LINE	===== T ===== T ===== T =====
PROPOSED UNDERGROUND CABLE TV LINE	===== U/C ===== U/C =====
EXISTING UNDERGROUND CABLE TV LINE	===== U/C ===== U/C ===== U/C =====
PROPOSED OVERHEAD CABLE TV LINE	===== C ===== C ===== C =====
EXISTING OVERHEAD CABLE TV LINE	===== C ===== C ===== C =====
PROPOSED WATER LINE	===== W ===== W ===== W =====
EXISTING WATER LINE	===== W ===== W ===== W =====
PROPOSED GAS LINE	===== G ===== G ===== G =====
EXISTING GAS LINE	===== G ===== G ===== G =====
PROPOSED FORCE MAIN	===== FM ===== FM ===== FM =====
EXISTING FORCE MAIN	===== FM ===== FM ===== FM =====
EXISTING ZONING BOUNDARY	===== . . . =====
PROPOSED SANITARY SEWER LINE	===== SAN ===== SAN =====
EXISTING SANITARY SEWER LINE	===== SAN ===== SAN ===== SAN =====
PROPOSED STORM SEWER LINE	===== D ===== D ===== D =====
EXISTING STORM SEWER LINE	===== D ===== D ===== D =====
PROPOSED UNDERDRAIN	===== UD ===== UD ===== UD =====
EXISTING UNDERDRAIN	===== UD ===== UD ===== UD =====
EXISTING STREAM	===== . . . =====
EXISTING SOIL BOUNDARY	===== + ===== + ===== + =====
PROPOSED GUIDE RAIL	===== a a a a a =====
EXISTING GUIDE RAIL	===== a a a a a =====
EXISTING EDGE OF TREES	
PROPOSED EDGE OF TREES	
EXISTING TEST PIT LOCATION	
PROPOSED TEST PIT LOCATION	
EXISTING UTILITY POLE	
PROPOSED UTILITY POLE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING STORM SEWER MANHOLE	
PROPOSED STORM SEWER MANHOLE	
EXISTING WATER VALVE	
PROPOSED WATER VALVE	
EXISTING GAS VALVE	
PROPOSED GAS VALVE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING DOWNSPOUT	
PROPOSED DOWNSPOUT	
EXISTING CLEANOUT	
PROPOSED CLEANOUT	
EXISTING INLET	
PROPOSED INLET	
EXISTING LIGHT POLE	
EXISTING MAN DOOR	
PROPOSED MAN DOOR	
EXISTING OVERHEAD DOOR	
PROPOSED OVERHEAD DOOR	
EXISTING HANDICAPPED PARKING	
PROPOSED HANDICAPPED PARKING	
FLOODPLAIN LINE	===== . . . =====

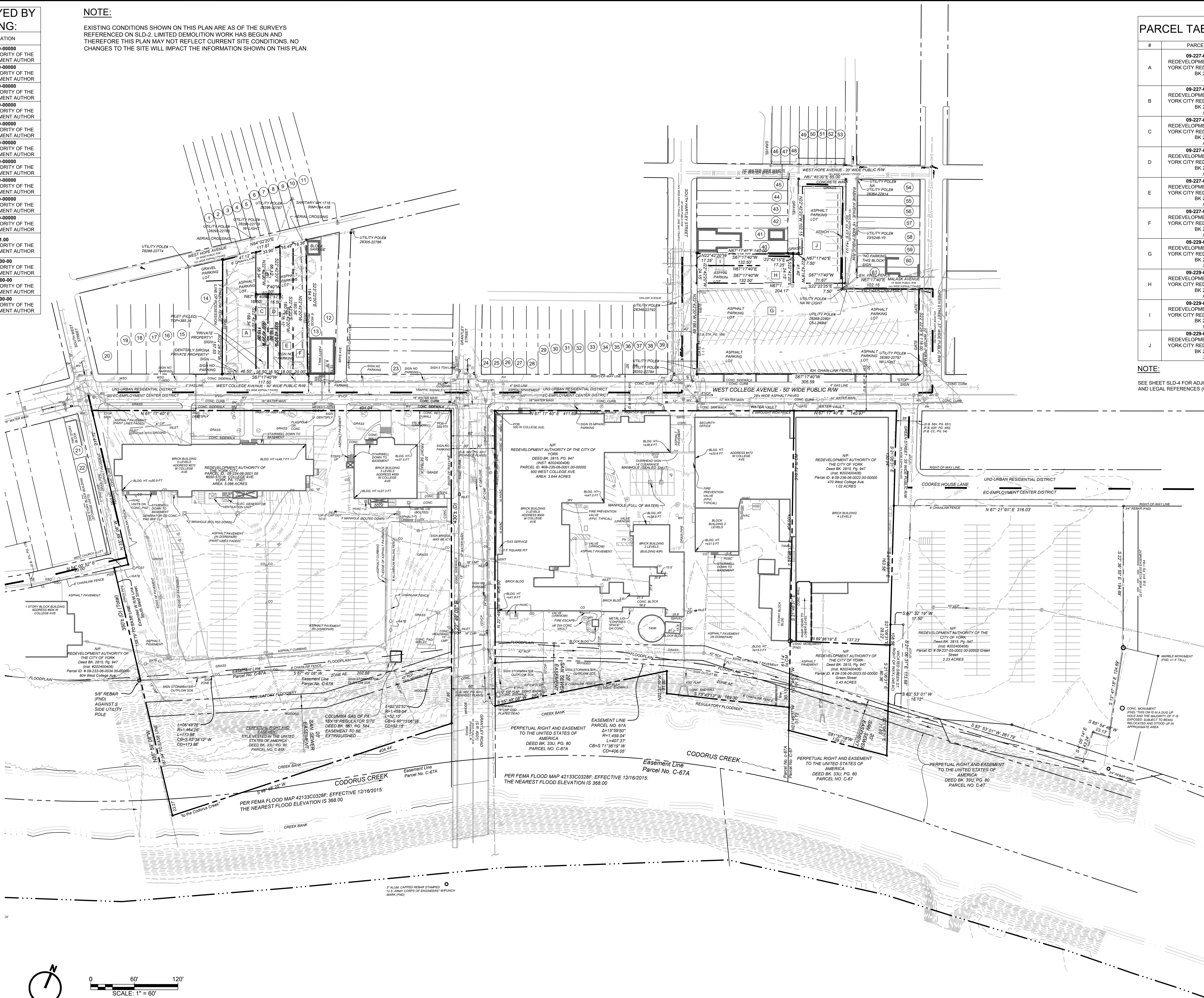
\\jobs-2023\\2023.0191.0003 CIVIL\\Engineering Documents\\2023.0191.00_LD 3.dwg 05/19/26 7:24:46 AM EST

PARCELS SURVEYED BY THE FOLLOWING:

SURVEYOR	PARCEL INFORMATION
SHAW SURVEYING	09-227-06-0057.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-227-06-0065.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-227-06-0056.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-227-06-0055.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-227-06-0054.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-229-06-0060.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-227-06-0053.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-229-06-0030.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
SHAW SURVEYING	09-229-06-0066.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
LAND GRANT SURVEYORS	09-234-06-0001.00 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
LAND GRANT SURVEYORS	09-235-06-0001.00-00 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
LAND GRANT SURVEYORS	09-236-06-0022.00-00 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR
LAND GRANT SURVEYORS	09-236-06-0023.00-00 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR

NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN ARE AS OF THE SURVEYS REFERENCED ON SLD-2. LIMITED DEMOLITION WORK HAS BEGUN AND THEREFORE THIS PLAN MAY NOT REFLECT CURRENT SITE CONDITIONS. NO CHANGES TO THE SITE WILL IMPACT THE INFORMATION SHOWN ON THIS PLAN.



PARCEL TABLE

#	PARCEL INFORMATION
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B	09-227-06-0065.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .03 ACRES
C	09-227-06-0056.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .04 ACRES
D	09-227-06-0055.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .06 ACRES
E	09-227-06-0054.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .07 ACRES
F	09-227-06-0060.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .08 ACRES
G	09-229-06-0066.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .04 ACRES
H	09-229-06-0030.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .04 ACRES
I	09-229-06-0023.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .05 ACRES
J	09-229-06-0068.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .20 ACRES

NOTE:

SEE SHEET SLD-4 FOR ADJOINING LOT NUMBERS AND LEGAL REFERENCES (CIRCLE TAGS).

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drawing set

PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

revisions

#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS
5	05/05/2026	PER SURVEYOR

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title

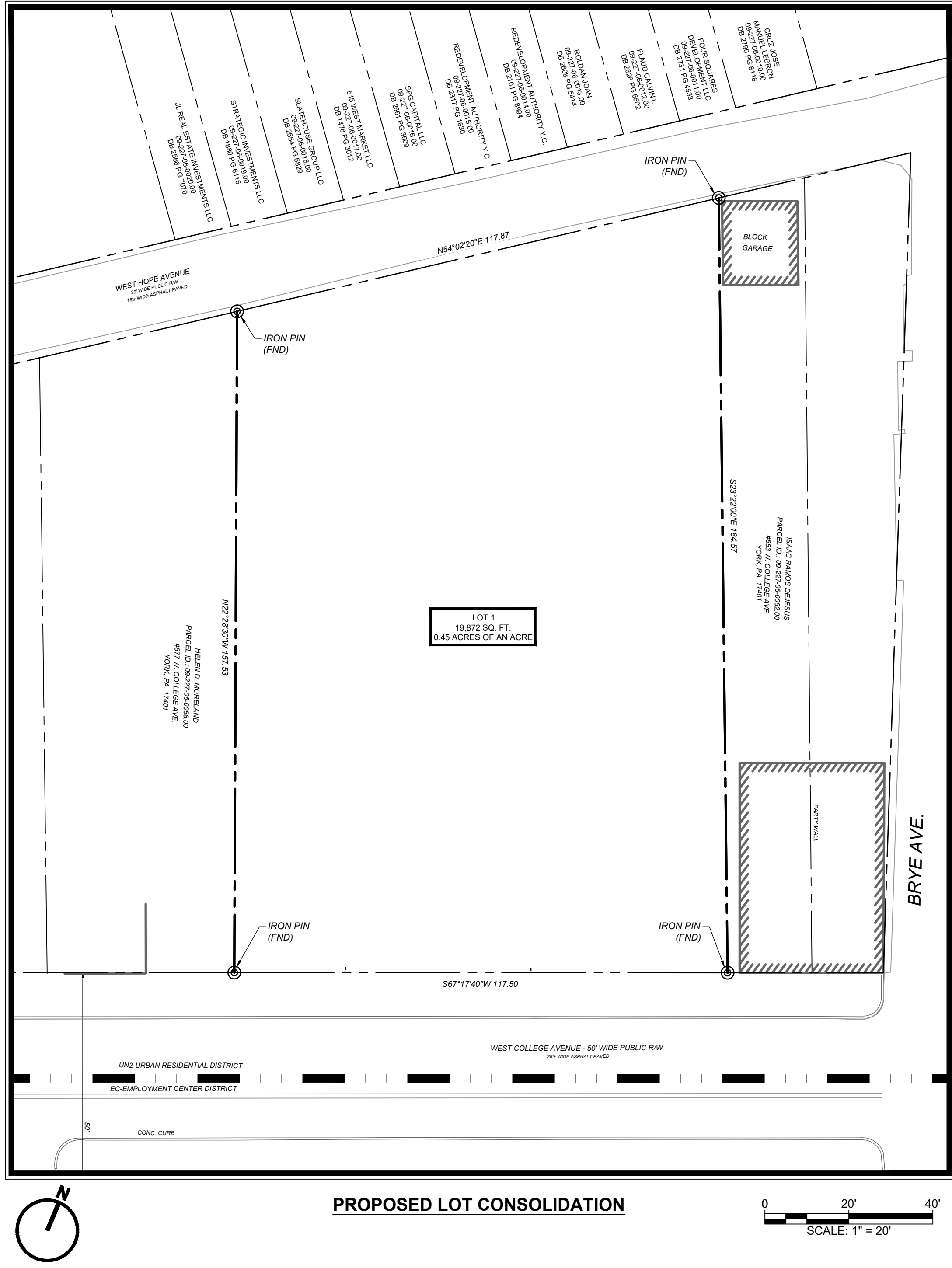
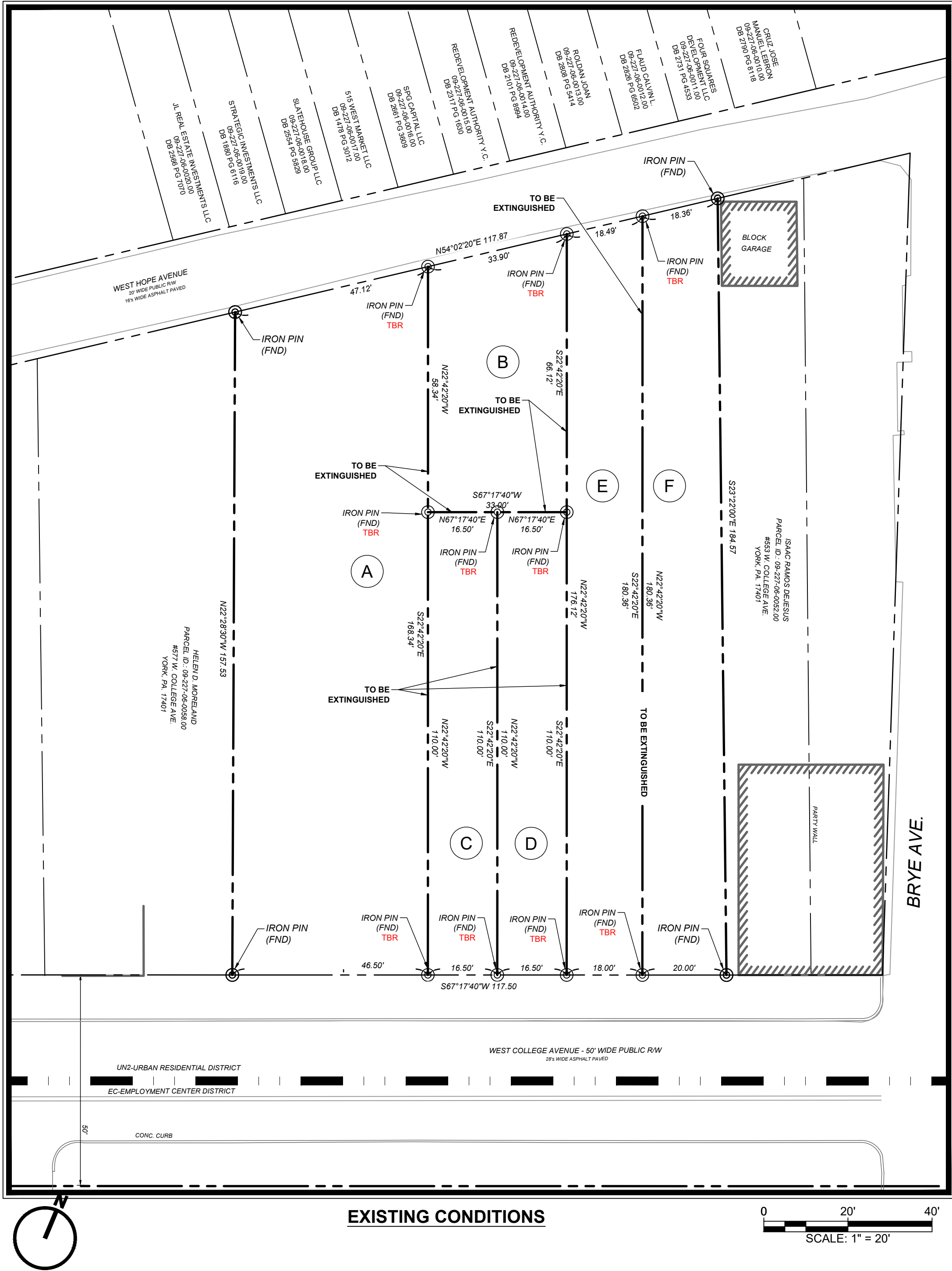
EXISTING CONDITIONS

sheet no.

SLD-3

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B	09-227-06-0065.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .03 ACRES
C	09-227-06-0056.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .04 ACRES
D	09-227-06-0055.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .06 ACRES
E	09-227-06-0054.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .07 ACRES
F	09-227-06-0053.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 .08 ACRES



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drawing set	
PRELIMINARY & FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	
date	2024.12.10
project no.	2023.0191.00
project mgr.	JJS
drawn by	DJB

revisions		
#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

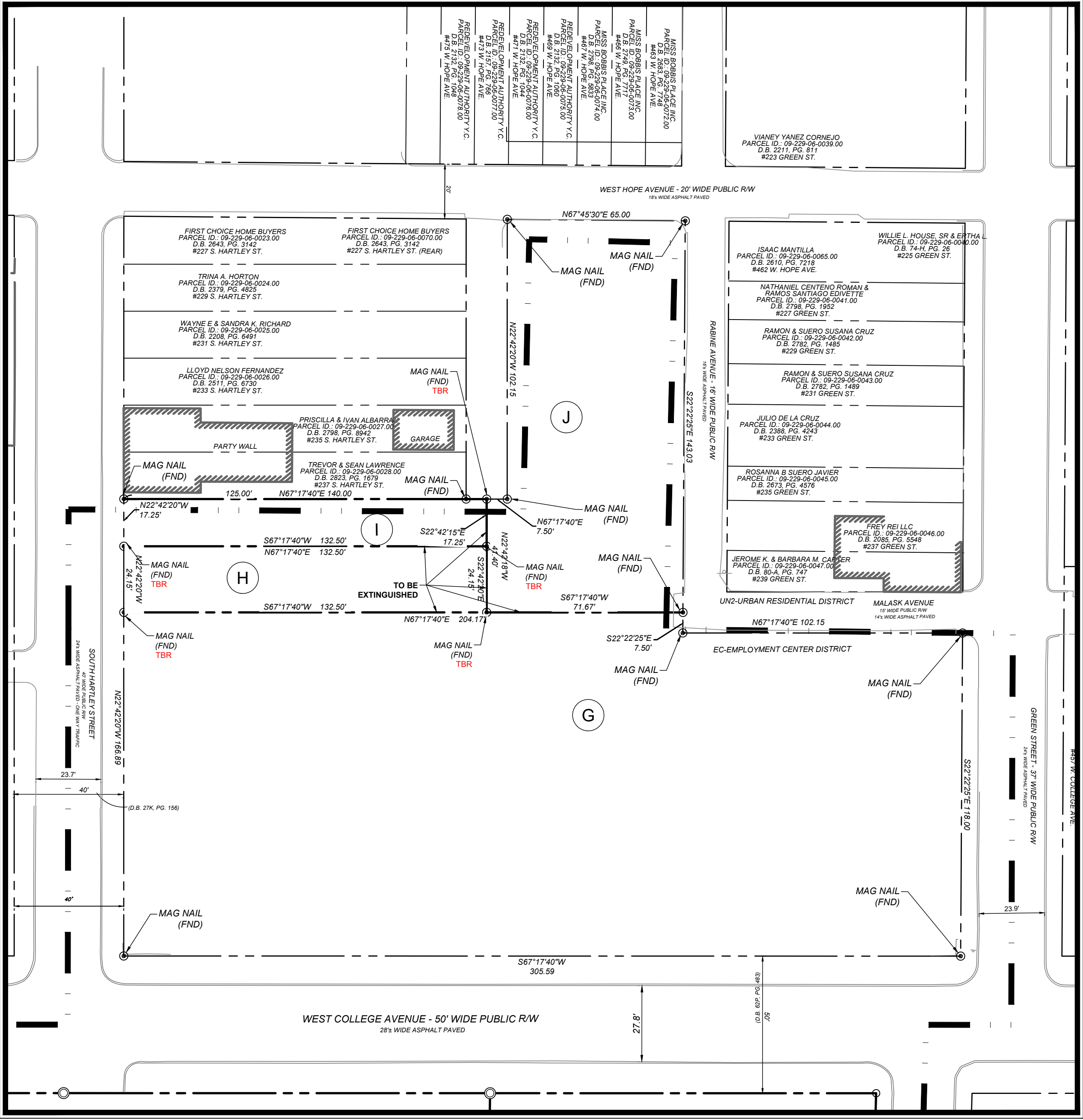
drawing title
LOT CONSOLIDATION PLAN - LOT 1

sheet no.

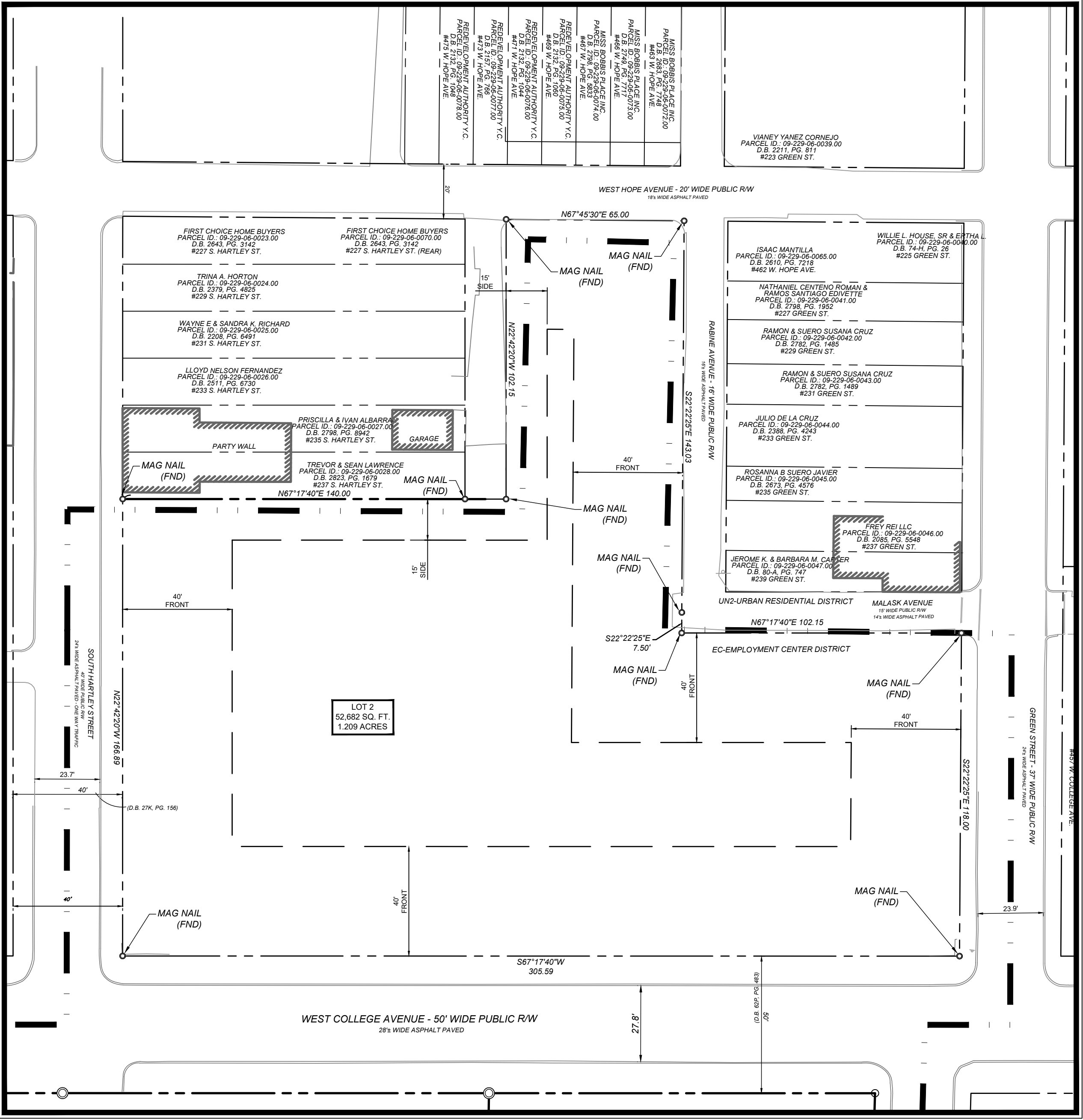
SLD-4

J:\Jobs_2023\2023.0191.0003 CIVIL Engineering Documents\2023.0191.00_LD 5 AND 7.dwg 05/19/26 7:24:59 AM EST

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G	09-229-06-0080.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 0.864 OF AN ACRE
H	09-229-06-0030.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 0.073 OF AN ACRE
I	09-229-06-0029.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 0.052 OF AN ACRE
J	09-229-06-0066.00-00000 REDEVELOPMENT AUTHORITY OF THE YORK CITY REDEVELOPMENT AUTHOR BK 2815 PG 0947 0.219 OF AN ACRE



EXISTING CONDITIONS



PROPOSED LOT CONSOLIDATION

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drawing set
**PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN**

date **2024.12.10**

project no. **2023.0191.00**

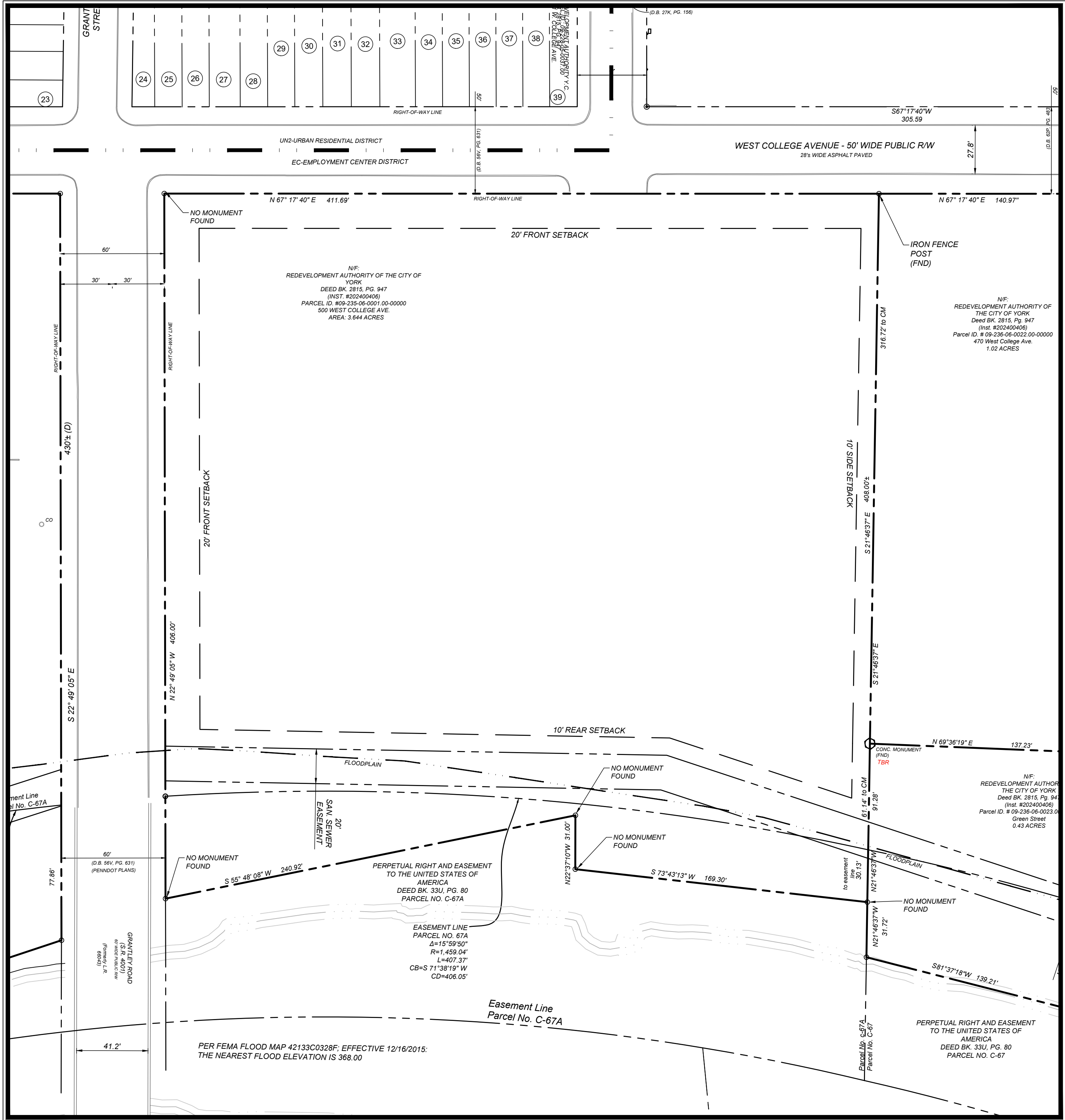
project mgr. **JJS**

drawn by **DJB**

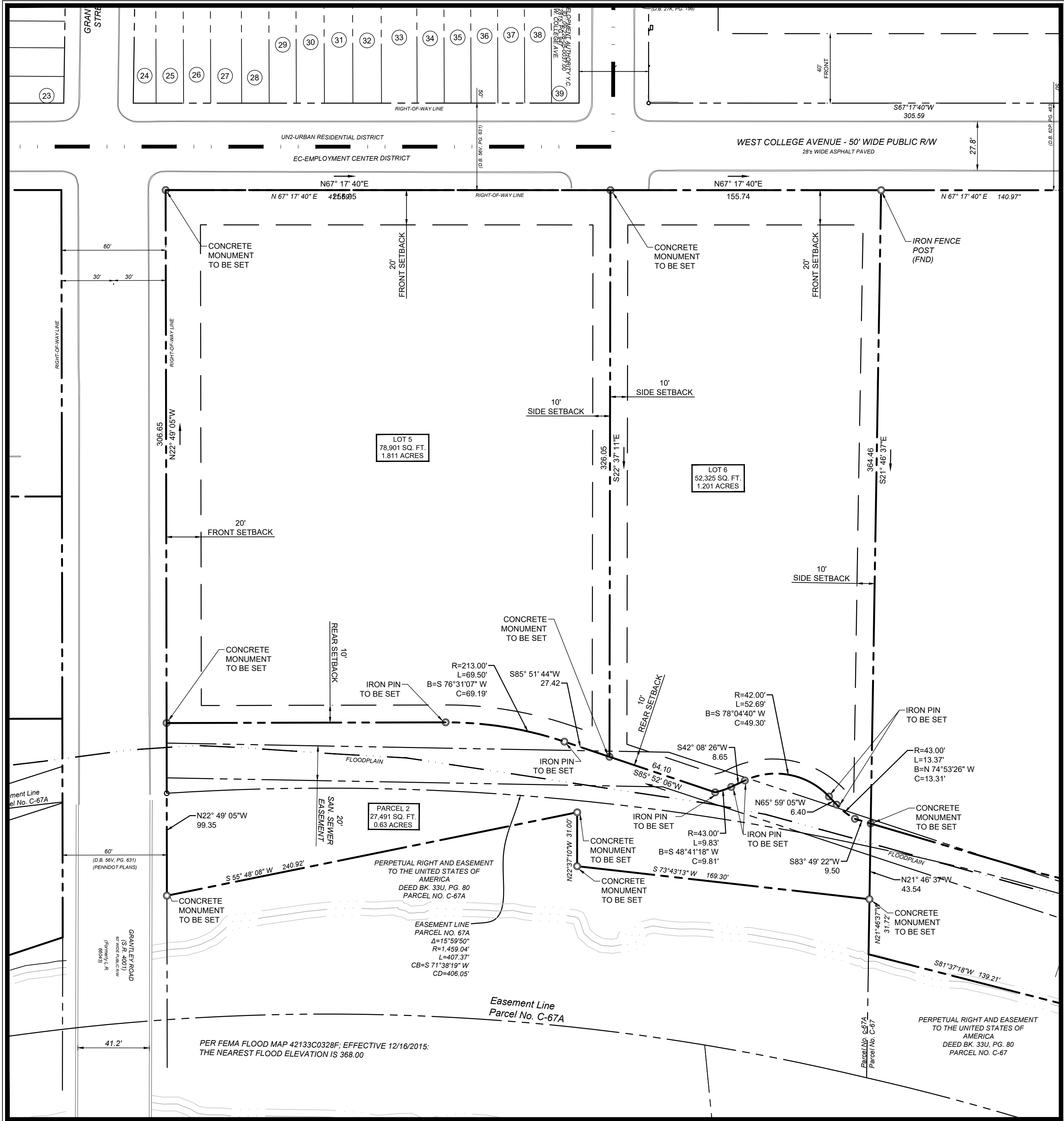
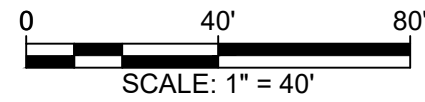
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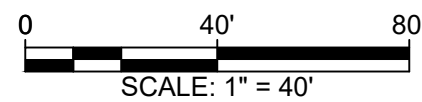
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EXISTING CONDITIONS



PROPOSED LOT SUBDIVISION



NOTE:

THIS PLAN SHOWS IMPROVEMENTS THAT ARE CLOSELY TIED TO A PARTNER DEVELOPMENT PROJECT ON OR IN THE SAME SIMILAR AREA. ALL SHOULD BE AWARE THAT THIS PLAN CONTAINS INFORMATION ALSO SHOWN OR APPLICABLE TO THE PLAN KNOWN AS TOWNS AT YORK CREEK WITH A DATE OF 05/22/2025 AND LAST REVISED 12/05/2025.

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title

LOT SUBDIVISION PLAN - LOT 5 & 6

sheet no.

SLD-7

drawing set

PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

revisions

#	date	description
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2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

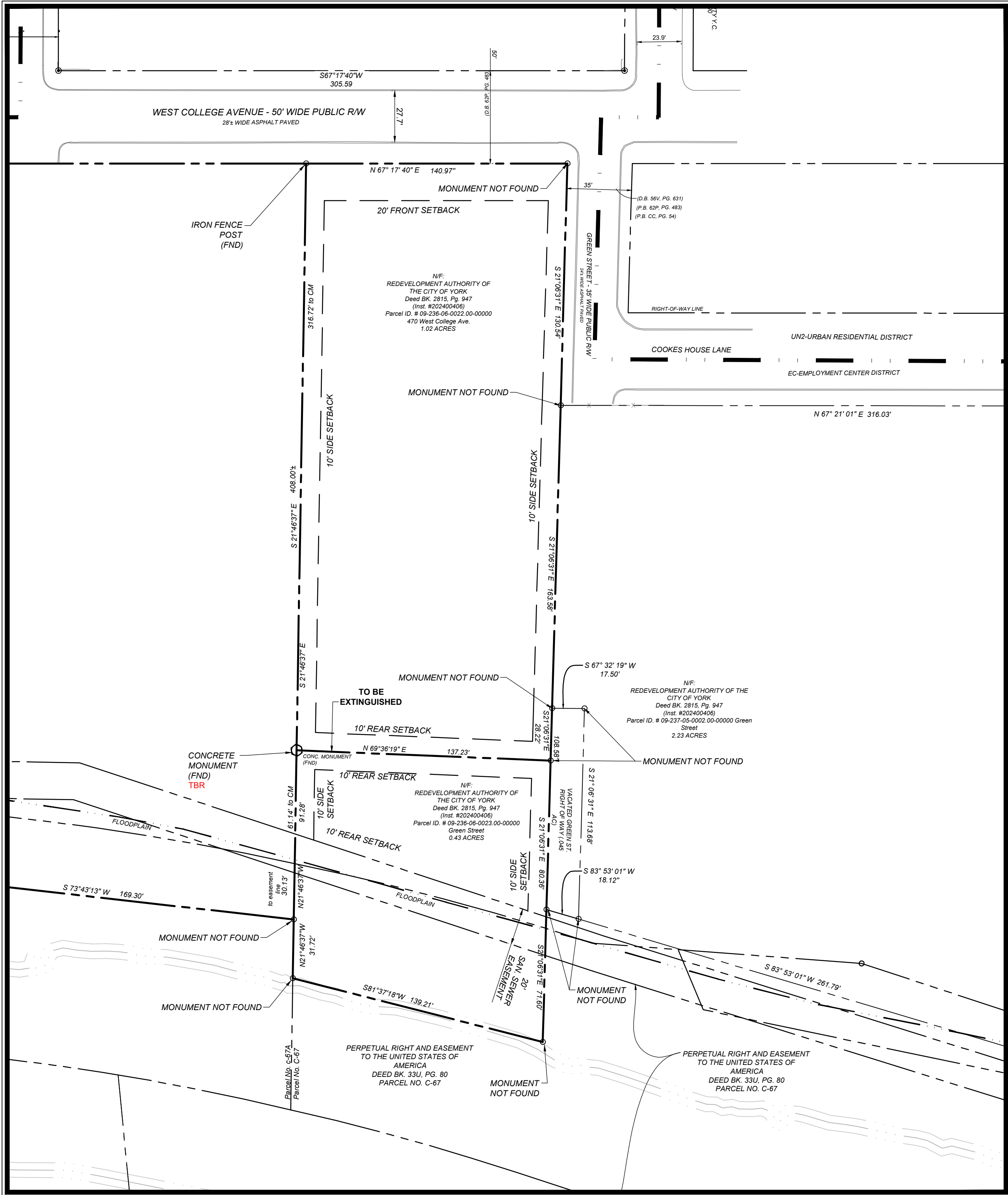
seal / stamp

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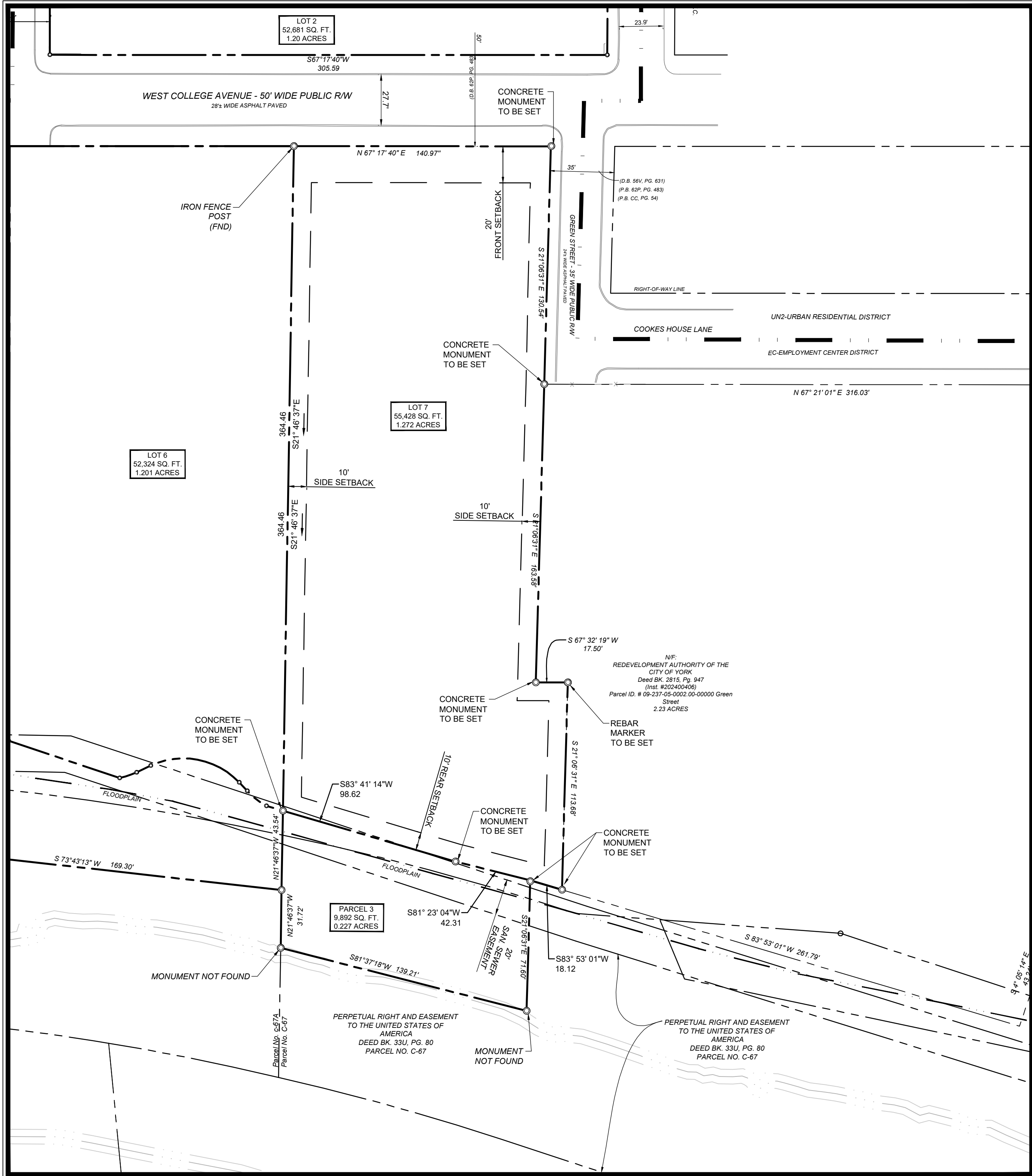
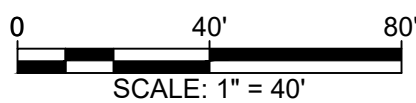
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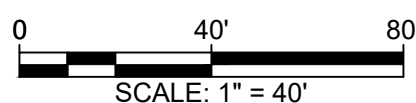
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EXISTING CONDITIONS



PROPOSED LOT CONSOLIDATION



NOTE:

- THIS PLAN SHOWS IMPROVEMENTS THAT ARE CLOSELY TIED TO A PARTNER DEVELOPMENT PROJECT ON OR IN THE SAME SIMILAR AREA. ALL SHOULD BE AWARE THAT THIS PLAN CONTAINS INFORMATION ALSO SHOWN OR APPLICABLE TO THE PLAN KNOWN AS TOWNS AT YORK CREEK WITH A DATE OF 05/22/2025 AND LAST REVISED 12/05/2025.
- LOT 2 IS INCREASED BY 0.203 ACRES FROM GREEN STREET PARCEL CONTAINING 0.43 ACRES.
- GREEN STREET RIGHT OF WAY WAS VACATED BY YORK CITY HISTORICAL STREET CLOSURE ORDINANCE (2025 PAGE 17), AND IS DOCUMENTED IN PARCEL TITLE REPORT.

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title

LOT CONSOLIDATION PLAN - LOT 7

sheet no.

SLD-8

drawing sel

PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

revisions

#	date	description
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2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

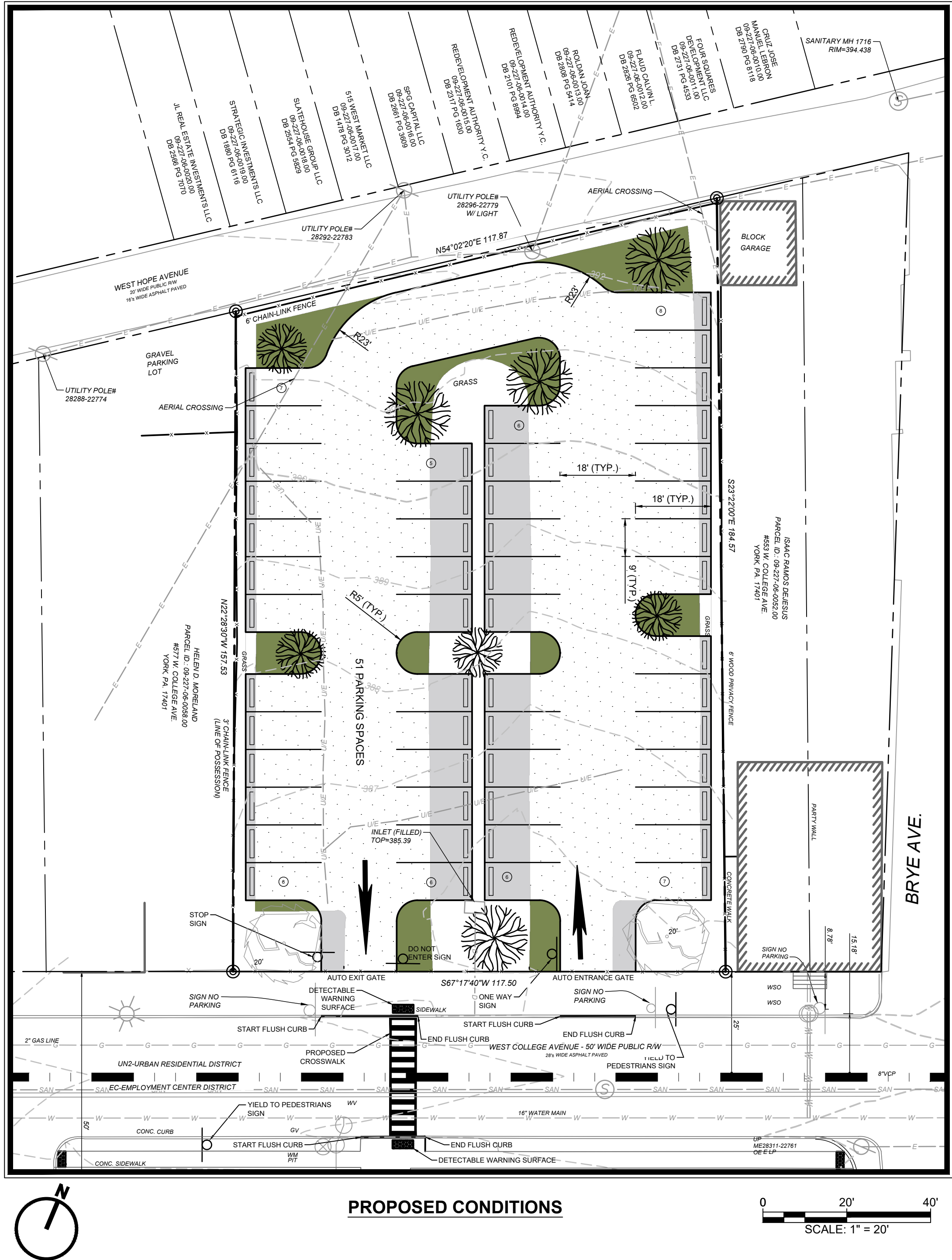
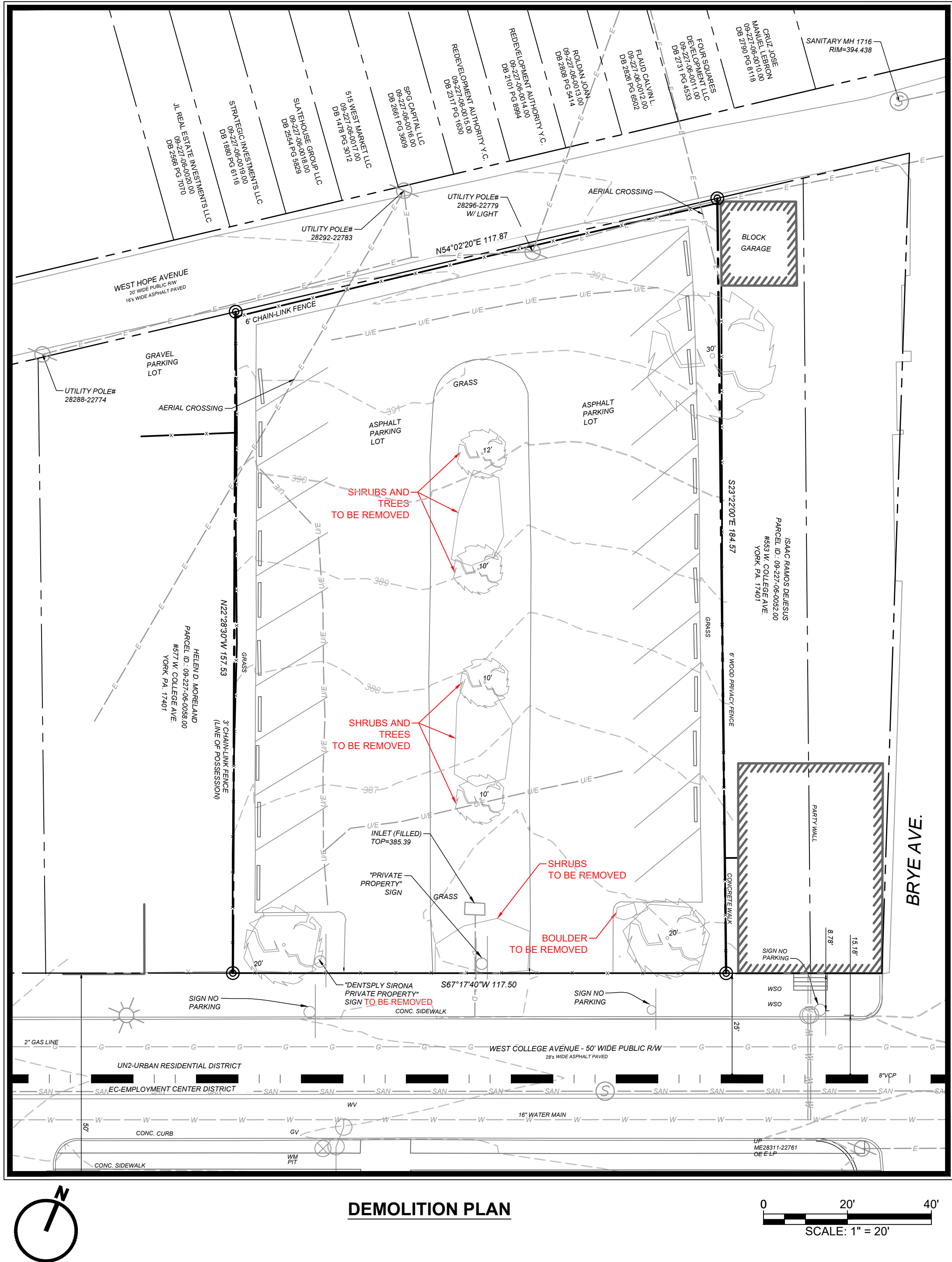
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NOTE:
CONTRACTOR IS TO MATCH EXISTING GRADES IN ANY
MILL AND OVERLAY AREAS OR PROPOSED GRASS
AREAS WHERE NO GRADE CHANGES ARE PRESENT

HATCH LEGEND	
	NEW GRASS AREA
	NEW ASPHALT
	MILL AND OVERLAY

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drawing set

PRELIMINARY & FINAL
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DEVELOPMENT PLAN

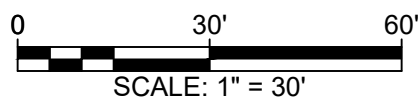
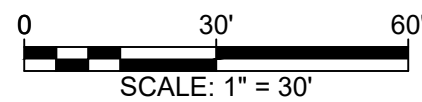
date	2024.12.10
project no.	2023.0191.00
project mgr.	JJS
drawn by	DJB

revisions

#	date	description
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2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

MILL AND OVERLAY

CONTRACTOR IS TO MATCH EXISTING GRADES IN ANY
MILL AND OVERLAY AREAS OR PROPOSED GRASS
AREAS WHERE NO GRADE CHANGES ARE PRESENT

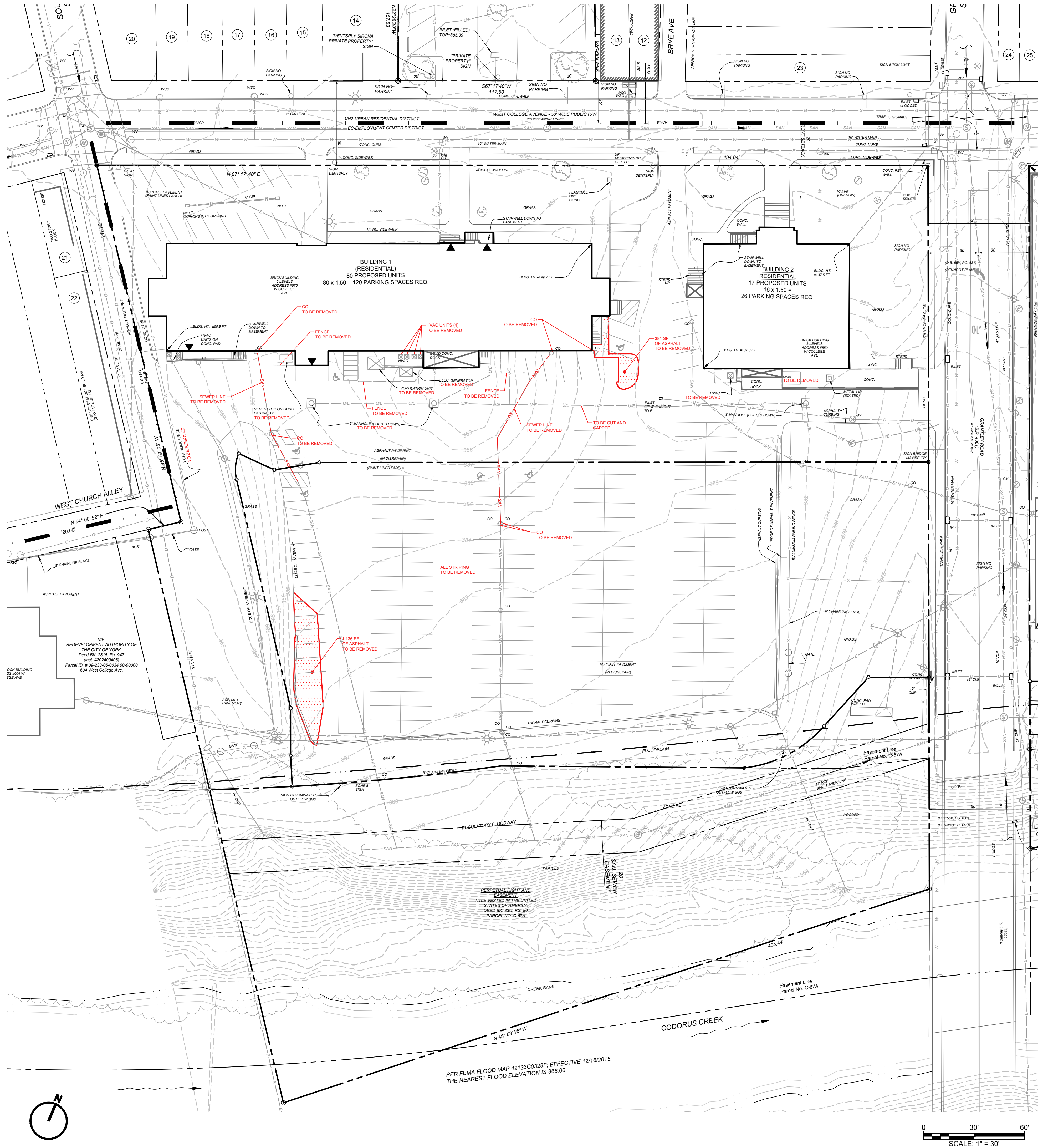


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DEMOLITION LEGEND

BUILDING TO BE
DEMOLISHED

ASPHALT TO BE
REMOVED



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PRELIMINARY & FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

revisions

#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

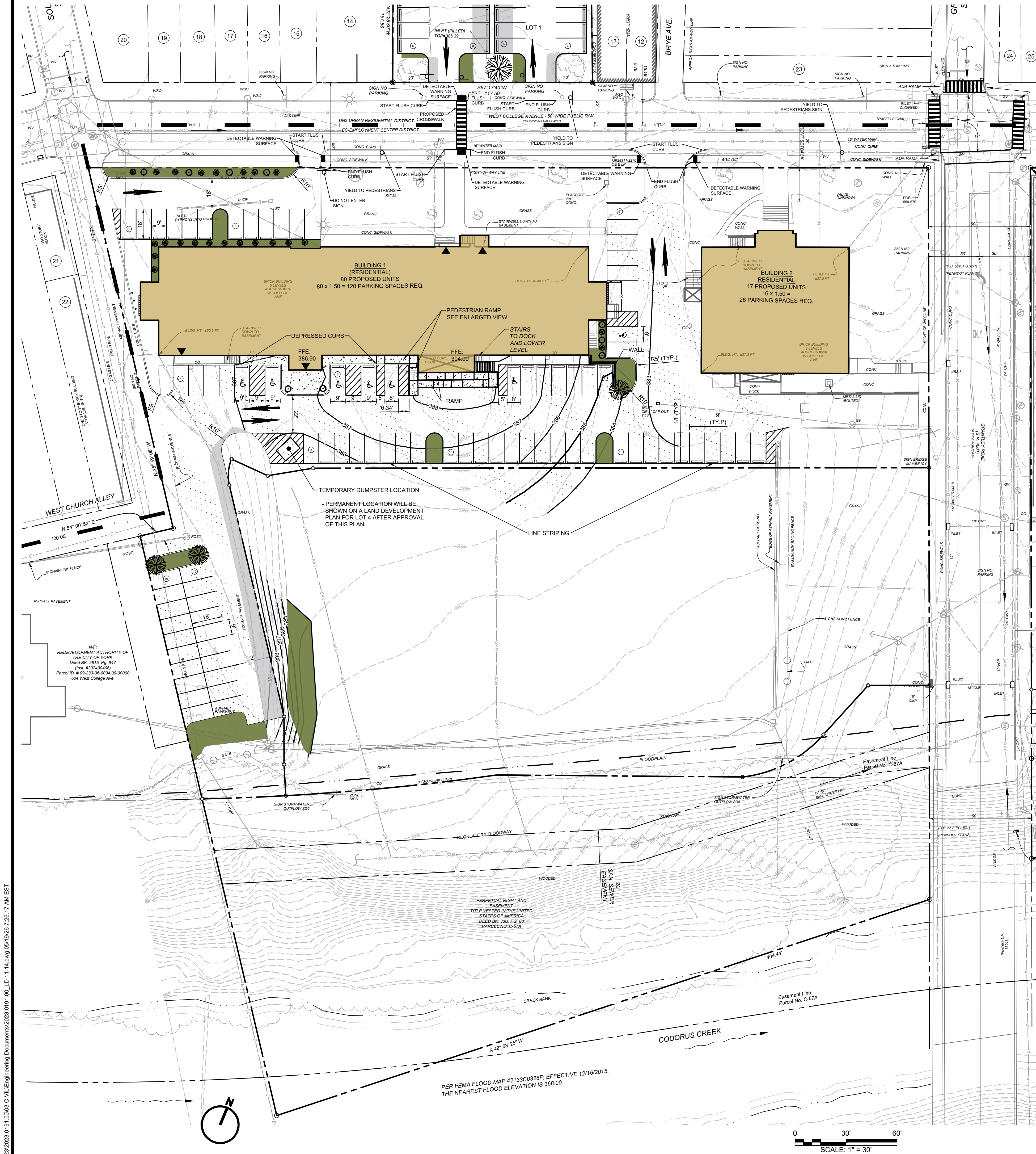
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DEMOLITION PLAN - LOTS 3 & 4

sheet no.

SLD-11

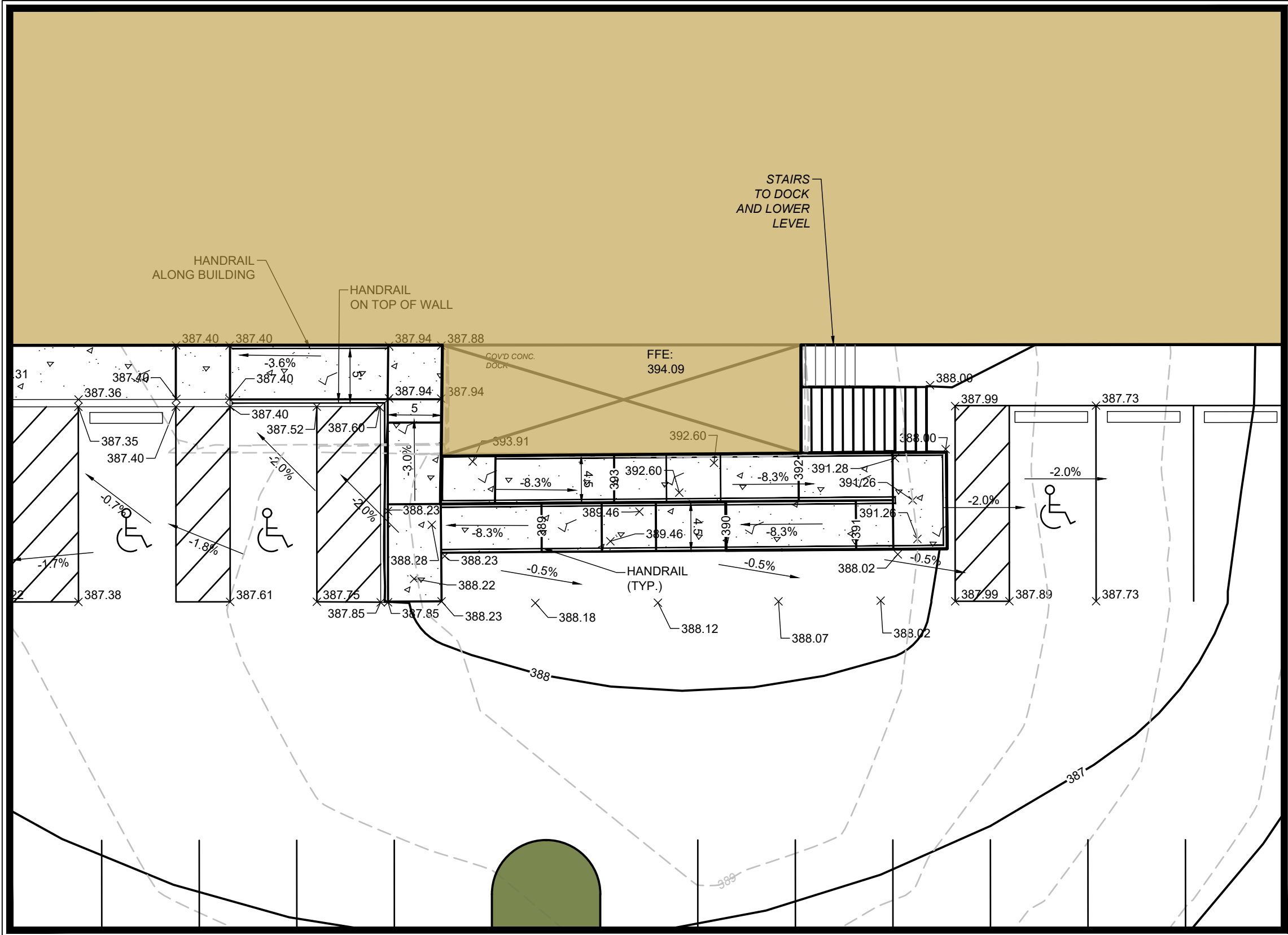
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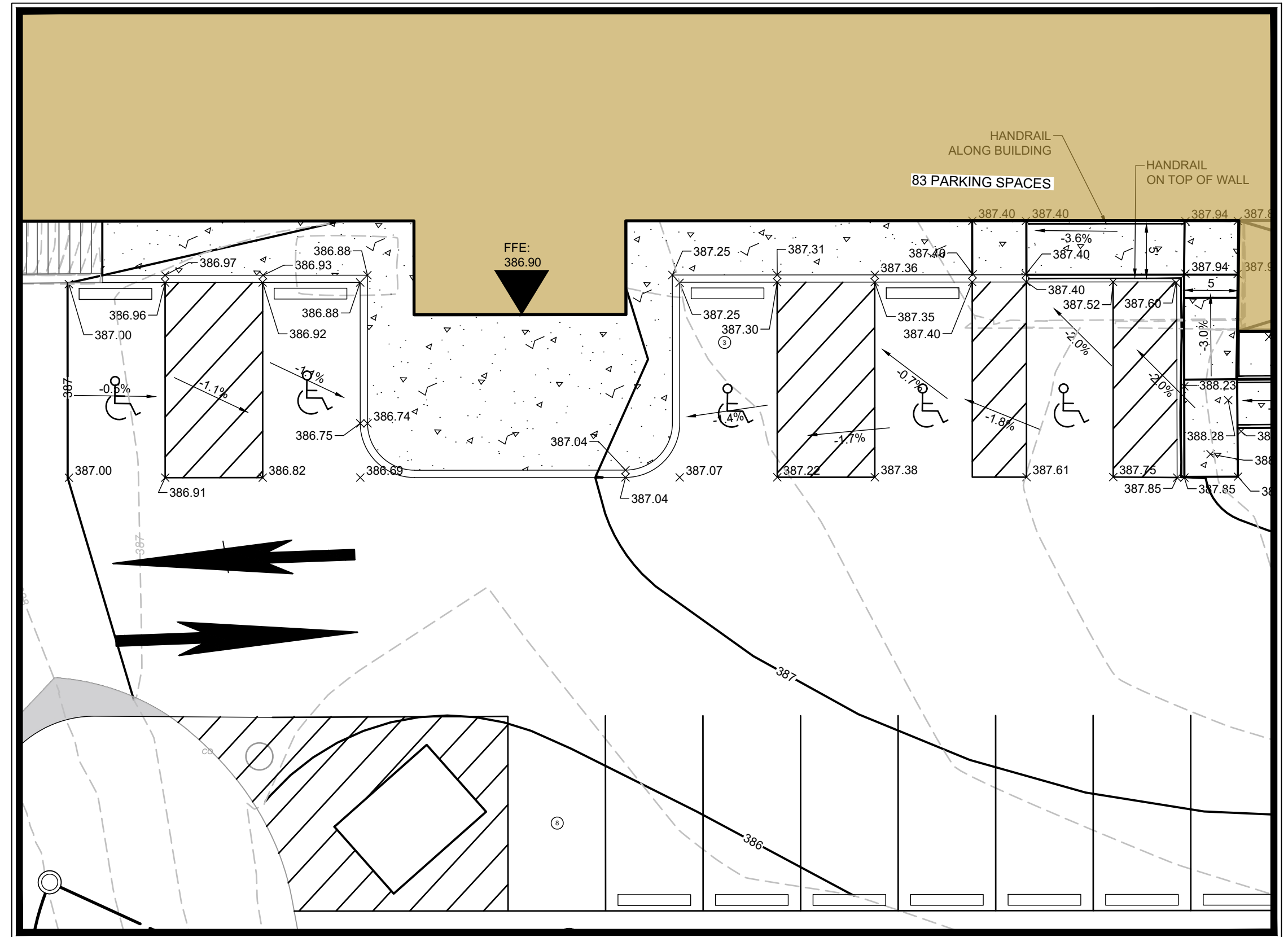
NOTE:

CONTRACTOR IS TO MATCH EXISTING GRADES IN ANY MILL AND OVERLAY AREAS OR PROPOSED GRASS AREAS WHERE NO GRADE CHANGES ARE PRESENT

HATCH LEGEND	
	NEW GRASS AREA
	NEW ASPHALT
	MILL AND OVERLAY
	CONCRETE SIDEWALK
	EXISTING BUILDING



ENLARGED ADA PARKING AND RAMPS



ENLARGED ADA PARKING

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DEVELOPMENT PLAN

date 2024.12.10

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drawn by DJB

revisions

#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

LOFTS AT YORK CREEK

sheet no.

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

PROPOSED CONDITIONS AND GRADING - LOTS 3 & 4

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DEMOLITION LEGEND	
BUILDING TO BE DEMOLISHED	[Red solid box]
ASPHALT TO BE REMOVED	[Red hatched box]

seal / stamp

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PRELIMINARY & FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		
date	2024.12.10	
project no.	2023.0191.00	
project mgr.	JJS	
drawn by	DJB	

revisions		
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LOFTS AT YORK CREEK

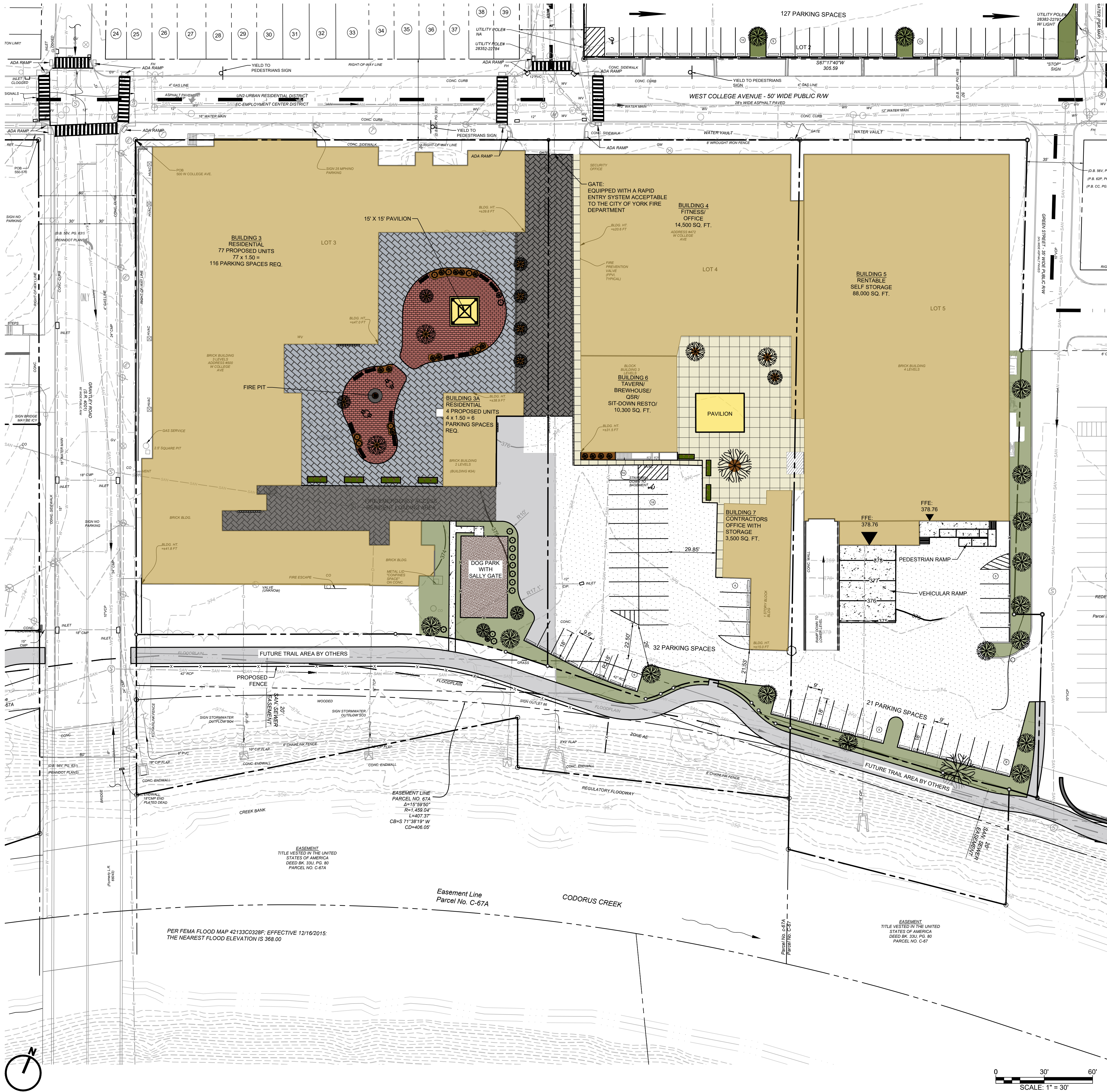
WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

DEMOLITION PLAN - LOTS 5, 6 & 7

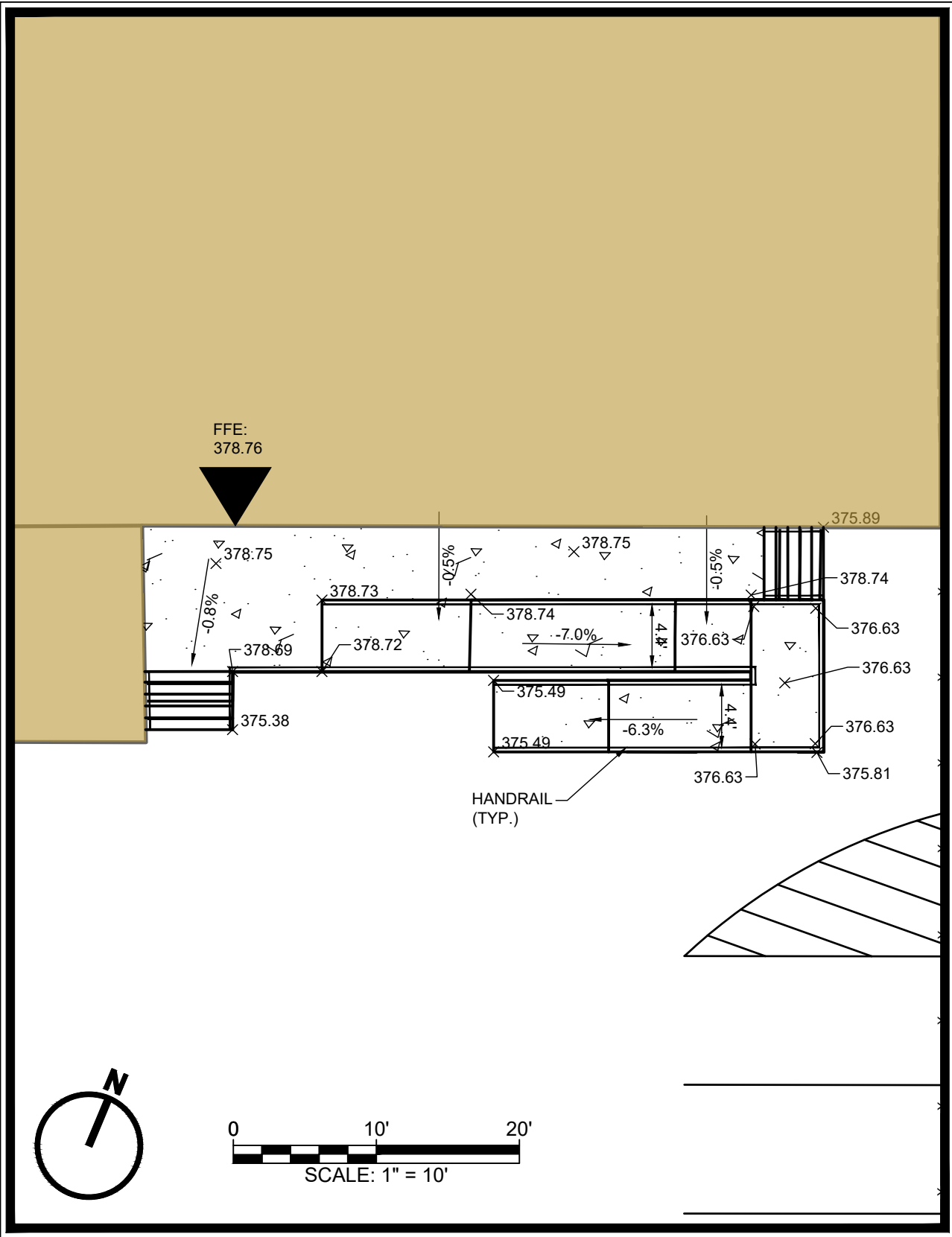
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SLD-13

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HATCH LEGEND	
	NEW GRASS AREA
	NEW ASPHALT
	MILL AND OVERLAY
	STAMPED CONCRETE
	STAMPED CONCRETE
	CONCRETE
	EXISTING BUILDING



PEDESTRIAN RAMP BLOW UP

NOTE:

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drawing set

**PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN**

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

revisions

#	date	description
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2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
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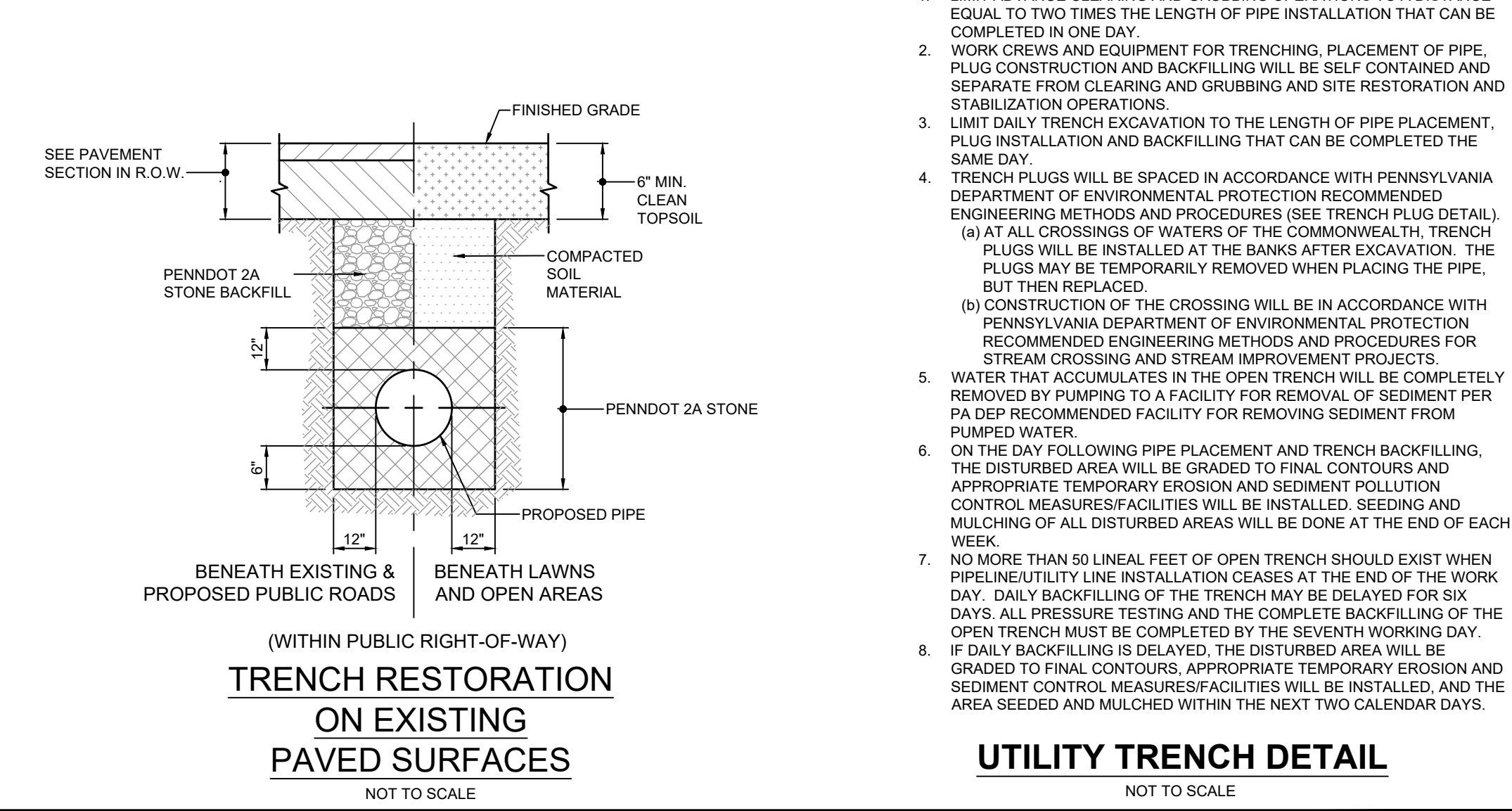
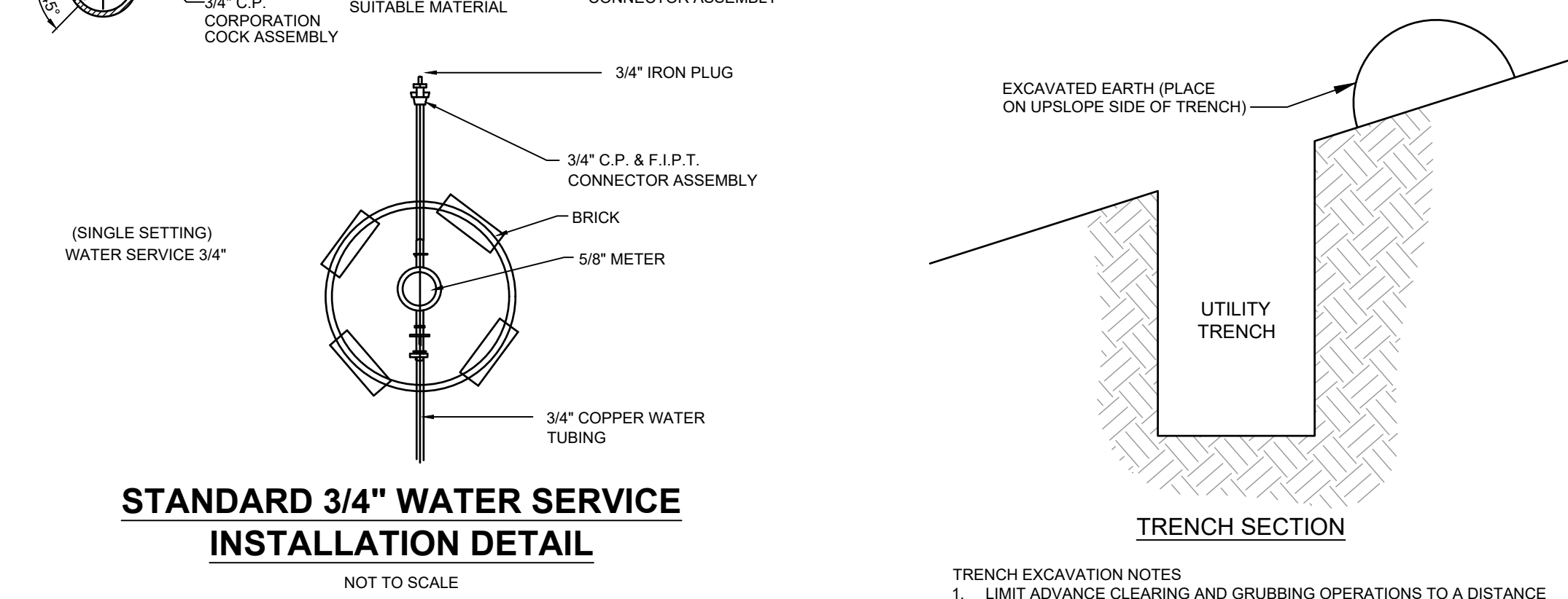
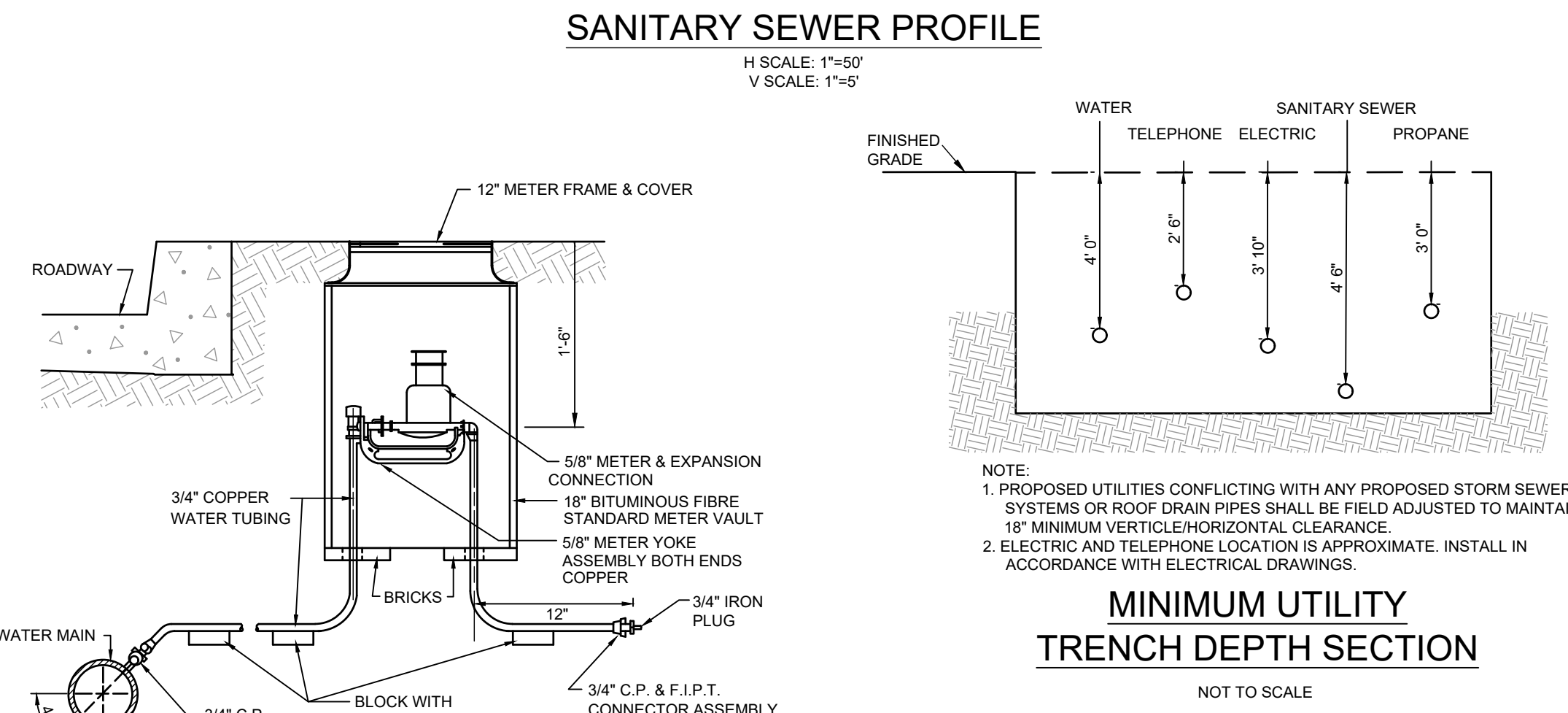
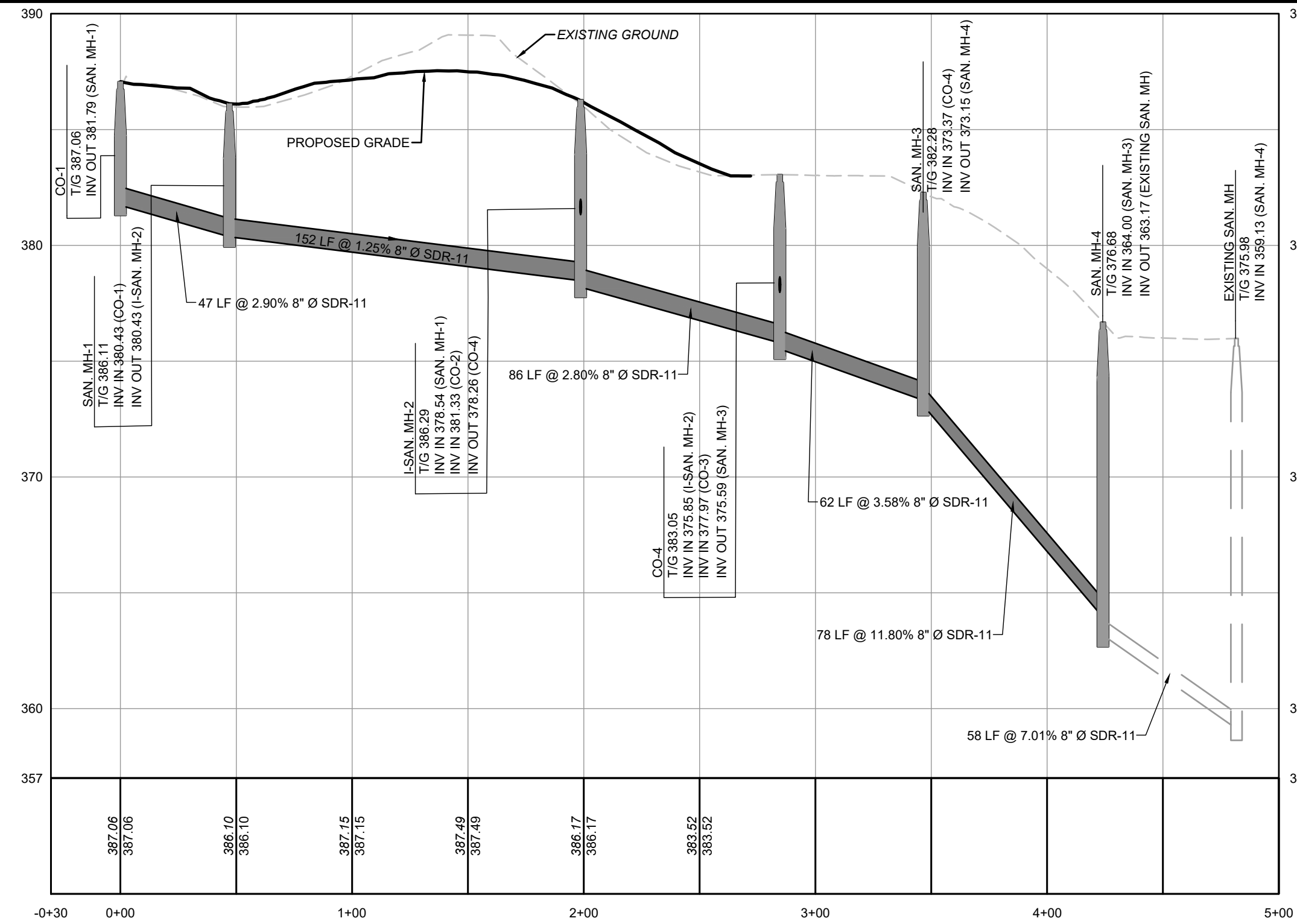
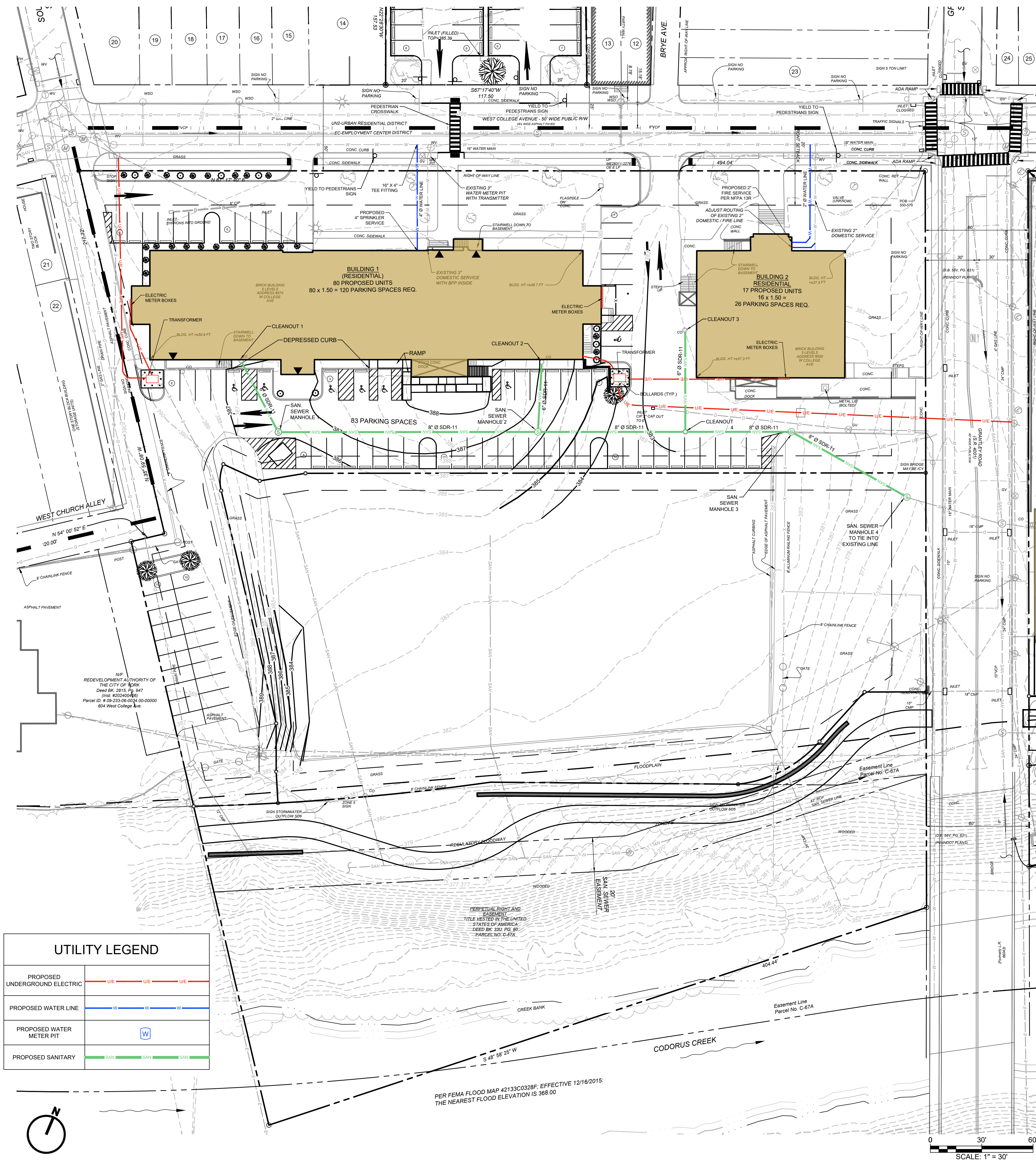
LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

PROPOSED CONDITIONS - LOTS 5, 6 & 7

sheet no.

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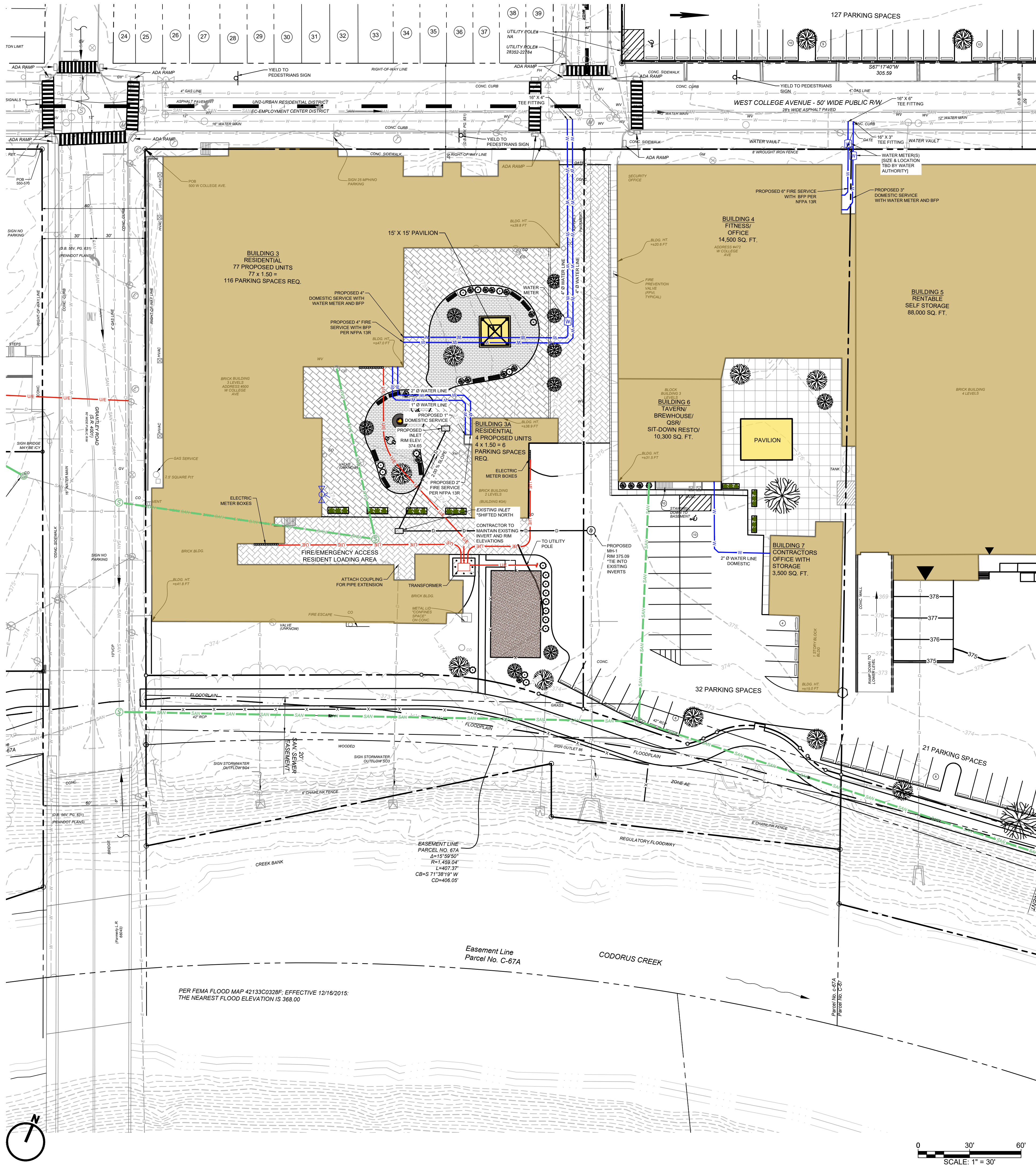
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drawing set
PRELIMINARY & FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
date **2024.12.10**
project no. **2023.0191.00**
project mgr. **JJS**
drawn by **DJB**

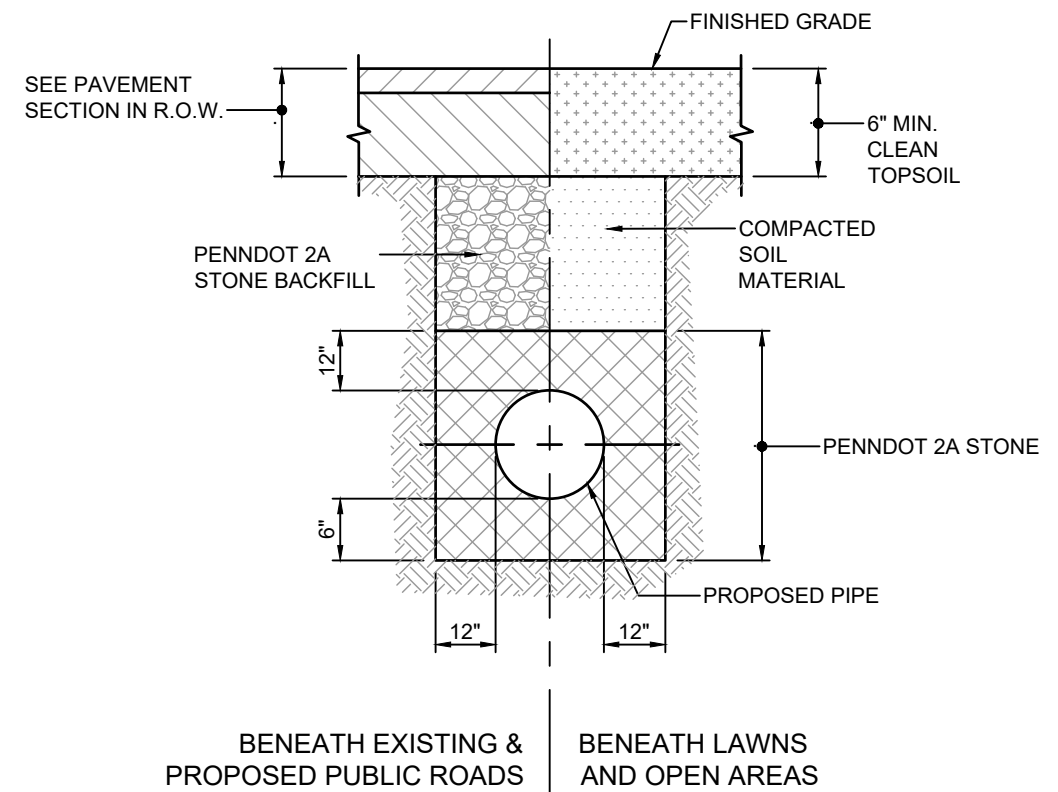
revisions

#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

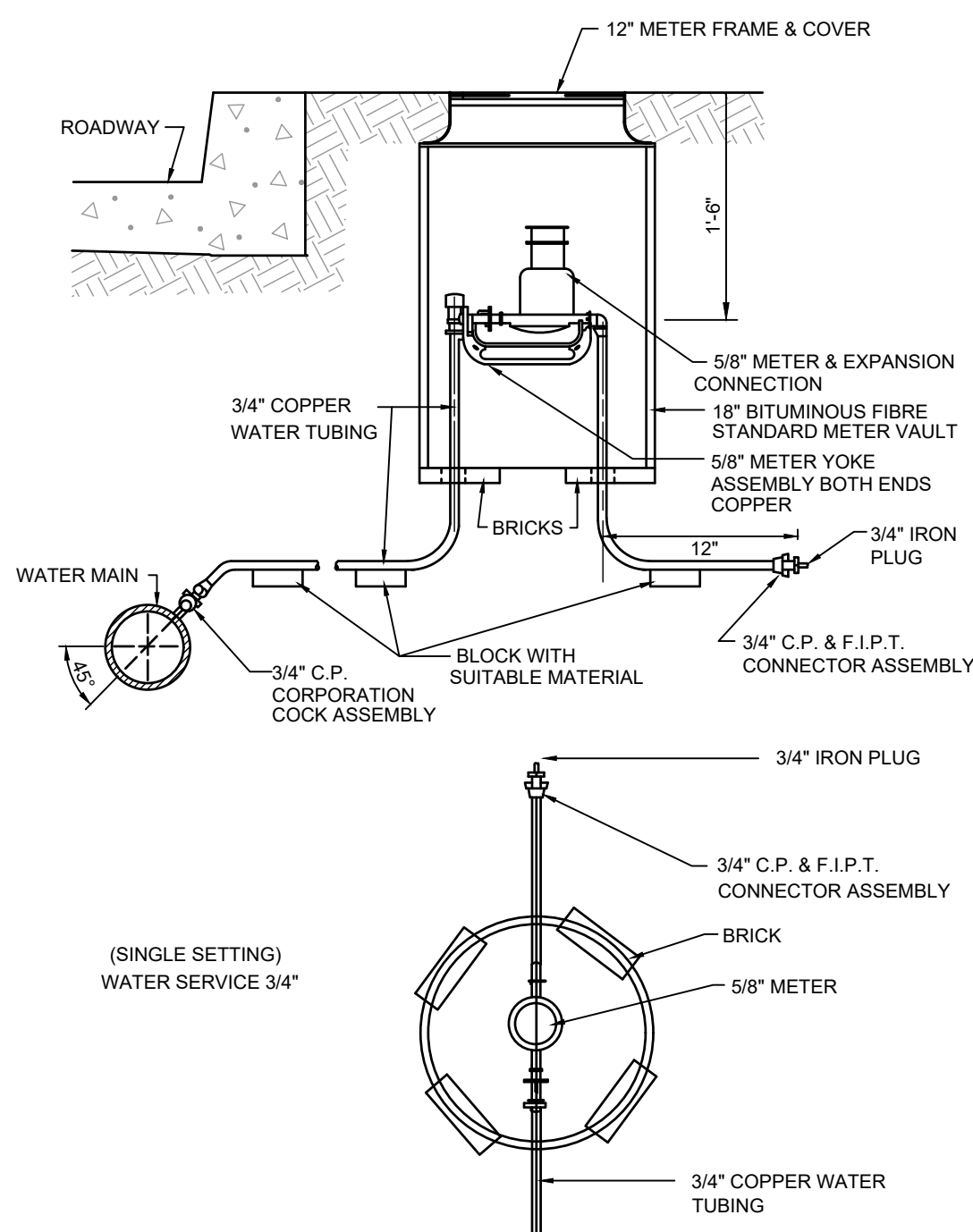
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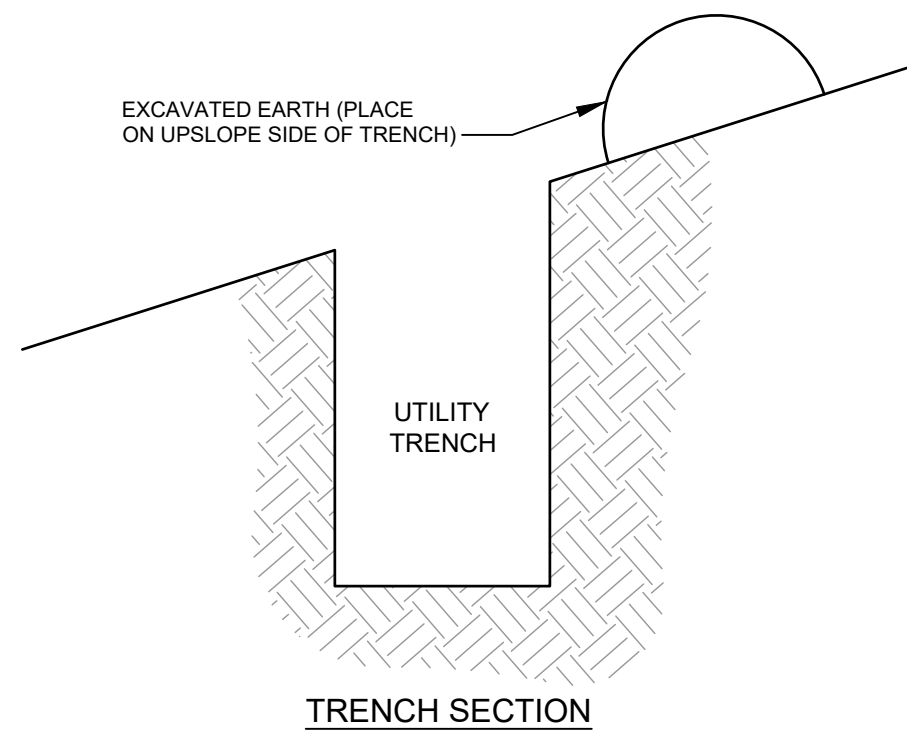
UTILITY LEGEND	
PROPOSED UNDERGROUND ELECTRIC	— U/E — U/E — U/E
PROPOSED WATER LINE	— W — W — W
PROPOSED STORM LINE	— D — D — D
PROPOSED WATER METER PIT	W
EXISTING SANITARY	— SAN — SAN — SAN
PROPOSED STORM LINE	— D — D — D



(WITHIN PUBLIC RIGHT-OF-WAY)
**TRENCH RESTORATION
ON EXISTING
PAVED SURFACES**
NOT TO SCALE



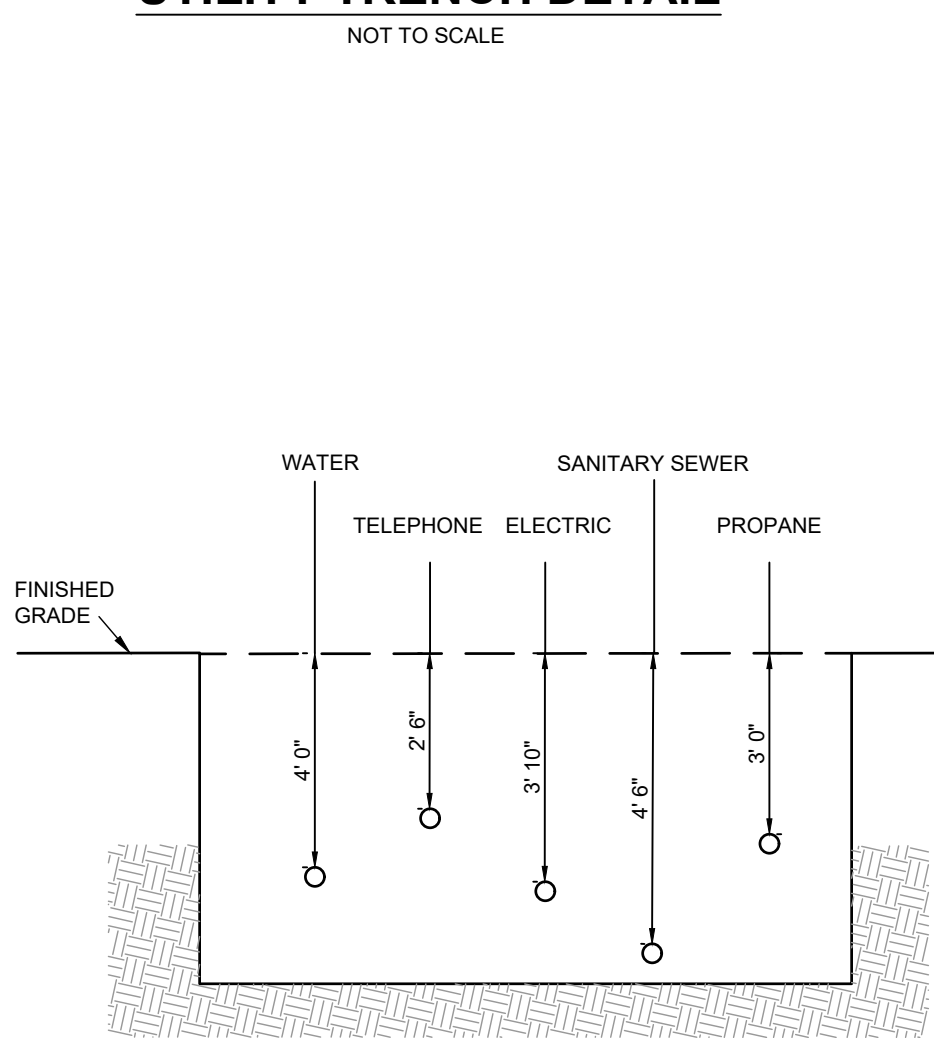
**STANDARD 3/4" WATER SERVICE
INSTALLATION DETAIL**
NOT TO SCALE



TRENCH SECTION

- TRENCH EXCAVATION NOTES
1. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 3. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 4. TRENCH PLUGS WILL BE SPACED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDED ENGINEERING METHODS AND PROCEDURES (SEE TRENCH PLUG DETAIL).
(a) AT ALL CROSSINGS OF WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE BANKS AFTER EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.
(b) CONSTRUCTION OF THE CROSSING WILL BE IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDED ENGINEERING METHODS AND PROCEDURES FOR STREAM CROSSING AND STREAM IMPROVEMENT PROJECTS.
 5. WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT PER PA DEP RECOMMENDED FACILITY FOR REMOVING SEDIMENT FROM PUMPED WATER.
 6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
 7. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORK DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
 8. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREA SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

UTILITY TRENCH DETAIL
NOT TO SCALE



- NOTE:
1. PROPOSED UTILITIES CONFLICTING WITH ANY PROPOSED STORM SEWER SYSTEMS OR ROOF DRAIN PIPES SHALL BE FIELD ADJUSTED TO MAINTAIN 18" MINIMUM VERTICAL/HORIZONTAL CLEARANCE.
 2. ELECTRIC AND TELEPHONE LOCATION IS APPROXIMATE. INSTALL IN ACCORDANCE WITH ELECTRICAL DRAWINGS.

**MINIMUM UTILITY
TRENCH DEPTH SECTION**
NOT TO SCALE

WAREHAUS
architects/engineers/designers

WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

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drawing set

**PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN**

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

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LOFTS AT YORK CREEK

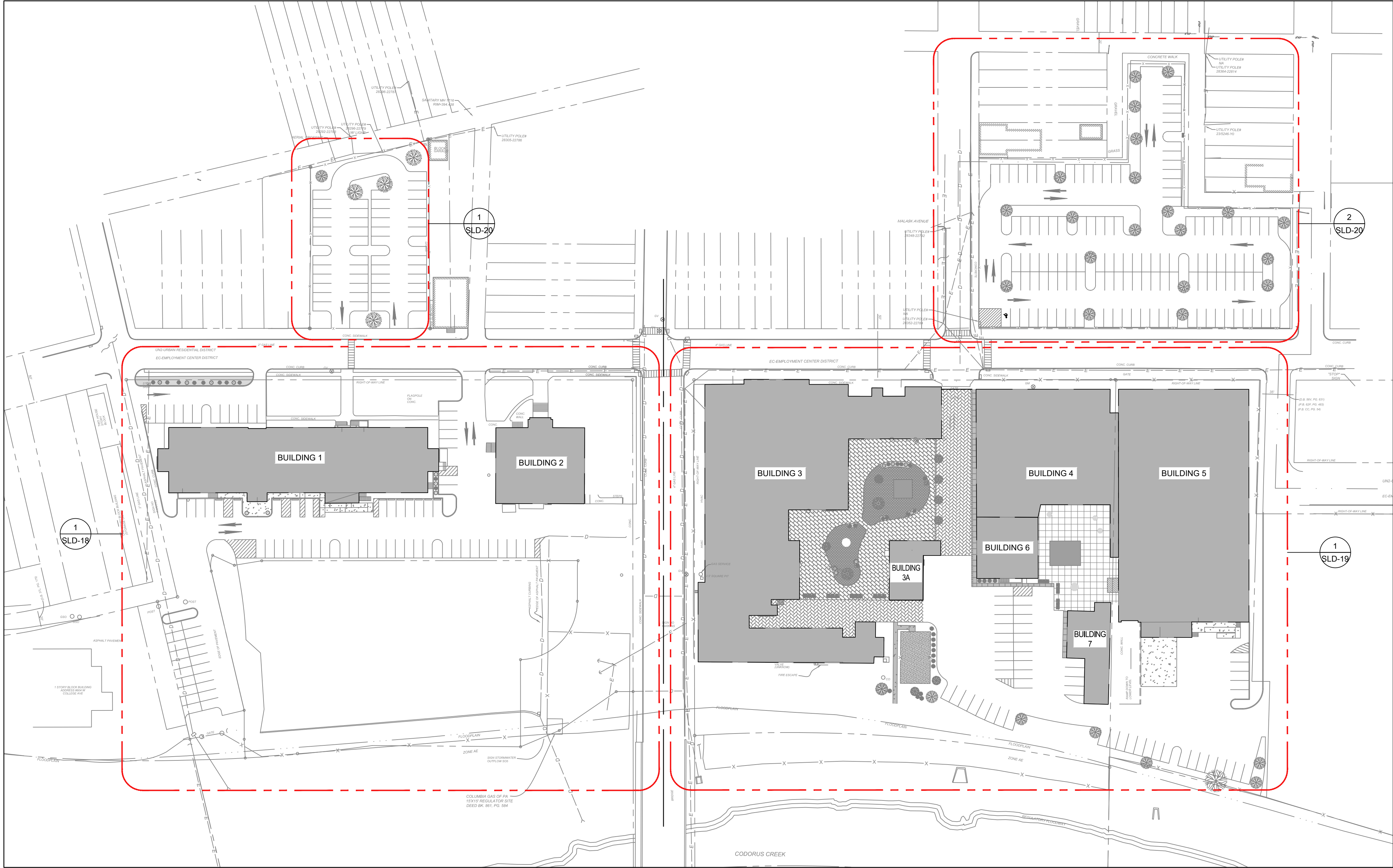
WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

UTILITY PLAN - LOTS 5 & 6

sheet no.

SLD-16

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(717) 854-7214 | YORK • LANCASTER • CHAMBERSBURG | ONETeam@PEServices.org

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title

LIGHTING KEY MAP

sheet no.

SLD-17

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seal / stamp

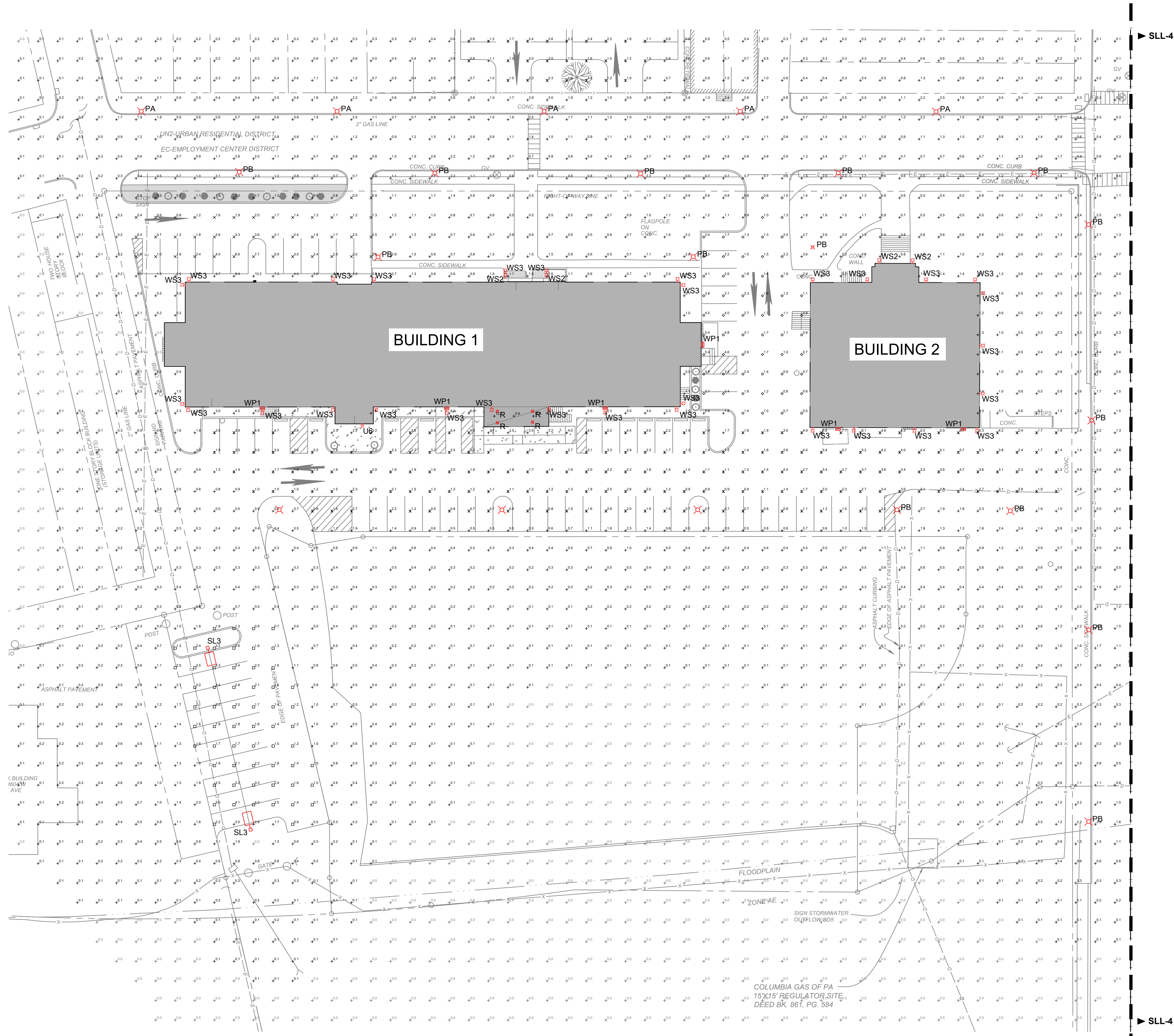


architects/engineers/designers

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LOTS 3 & 4
PROPOSED SITE LIGHTING PLAN

LIGHT STATISTICS			
AREA	AVG.	MAX/MIN	POINT DESIGNATION
BUILDING 1 FRONT PARKING	2.2 FC	10.1 : 1	x
BUILDING 1 SIDE PARKING	2.1 FC	10.8 : 1	o
BUILDING 1 & 2 REAR PARKING	2.6 FC	8.9 : 1	*
BUILDING 1 REAR OVERFLOW PARKING	2.0 FC	6.1 : 1	□

seal / stamp

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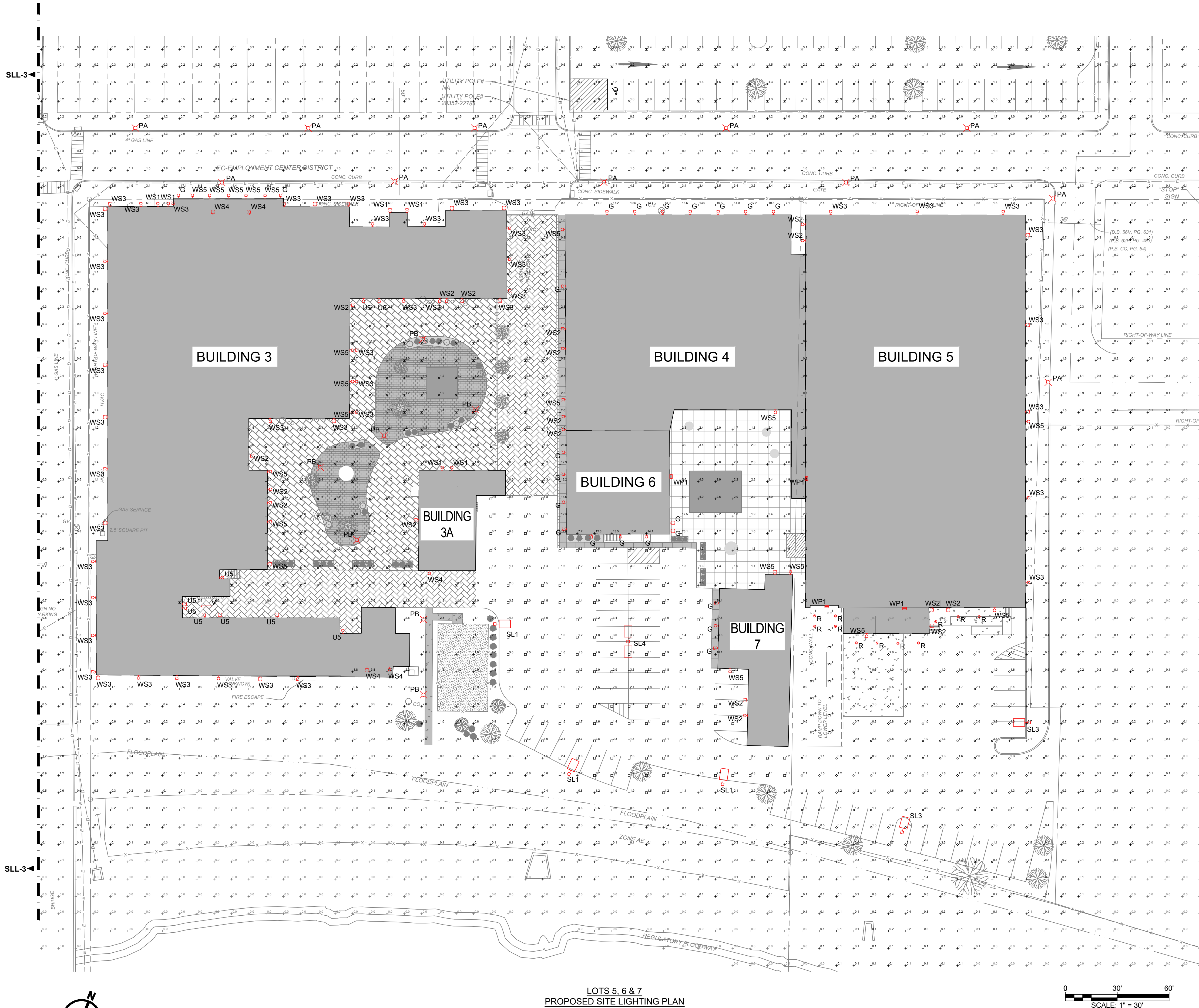
drawing set
**PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN**

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sheet no.

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LIGHT STATISTICS			
AREA	AVG.	MAX/MIN	POINT DESIGNATION
BUILDING 5 PARKING LOT	1.6	10.8 : 1	◊
BUILDING 3 & 3A COURTYARD	1.6 FC	33.7 : 1	*
BUILDING 6 & 7 PARKING	2.2 FC	16.4 : 1	□

seal / stamp

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**PRELIMINARY & FINAL
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LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

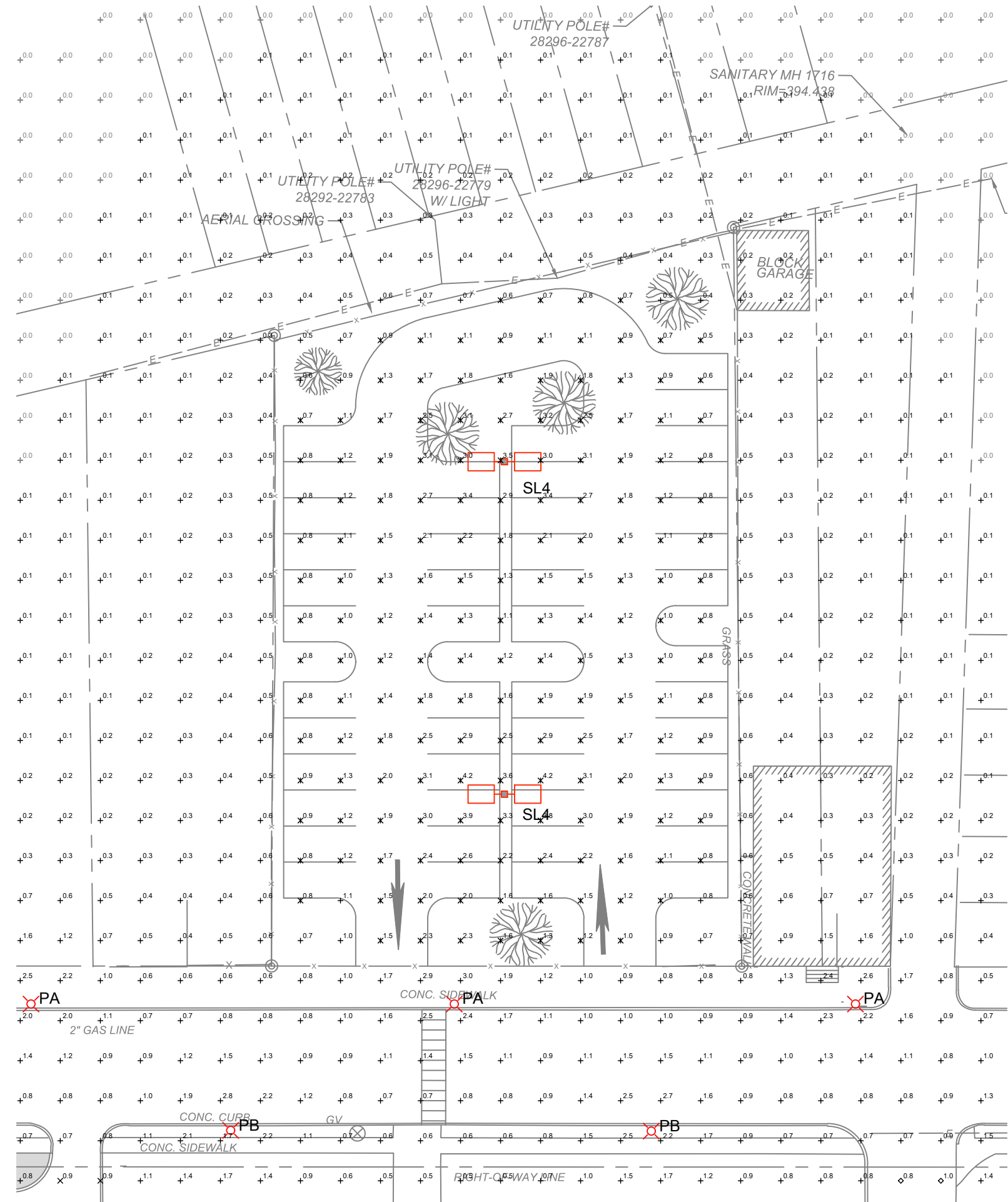
LOTS 5 THROUGH 7 LIGHTING PLAN

sheet no.

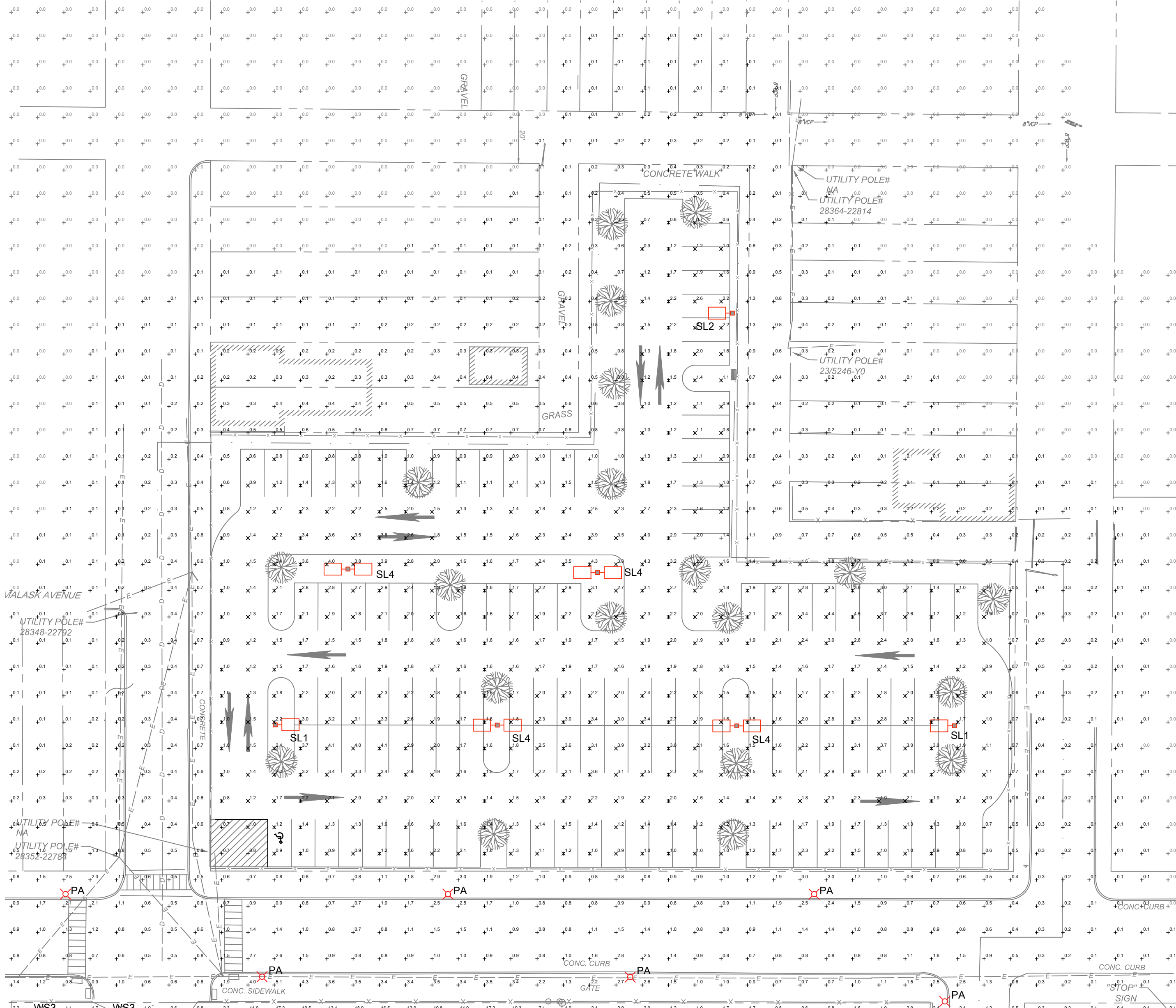
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LIGHT STATISTICS			
AREA	AVG.	MAX/MIN	POINT DESIGNATION
PARKING LOT 1	1.7 FC	7.0 : 1	*
PARKING LOT 2	1.9 FC	9.0 : 1	*



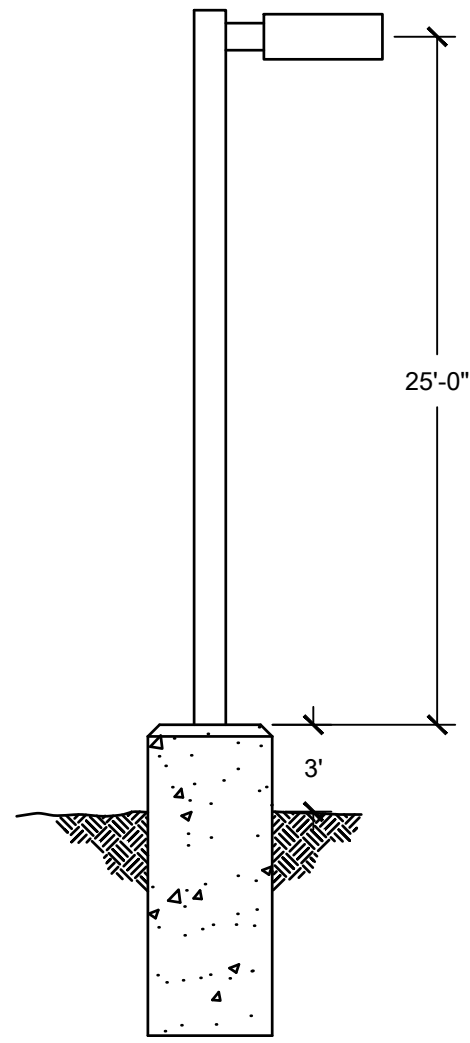
LOT 1
PROPOSED SITE LIGHTING PLAN



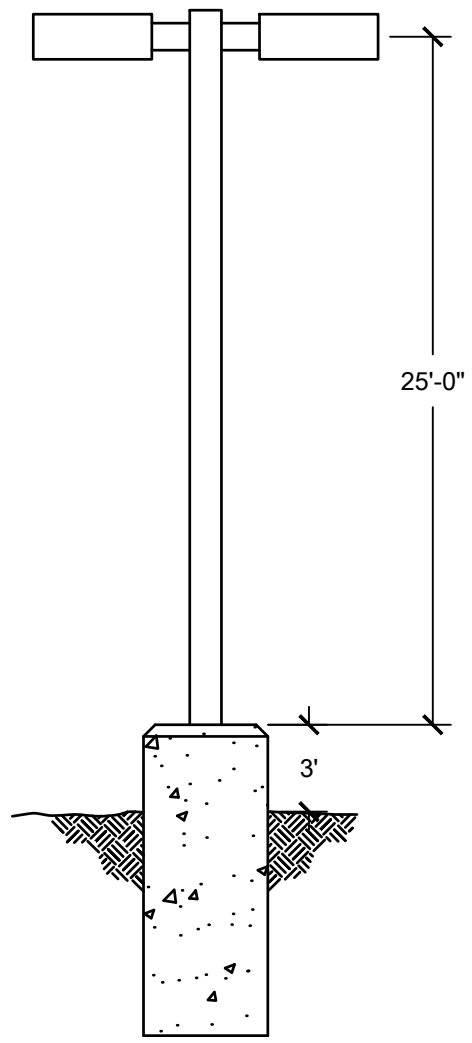
LOT 2
PROPOSED SITE LIGHTING PLAN

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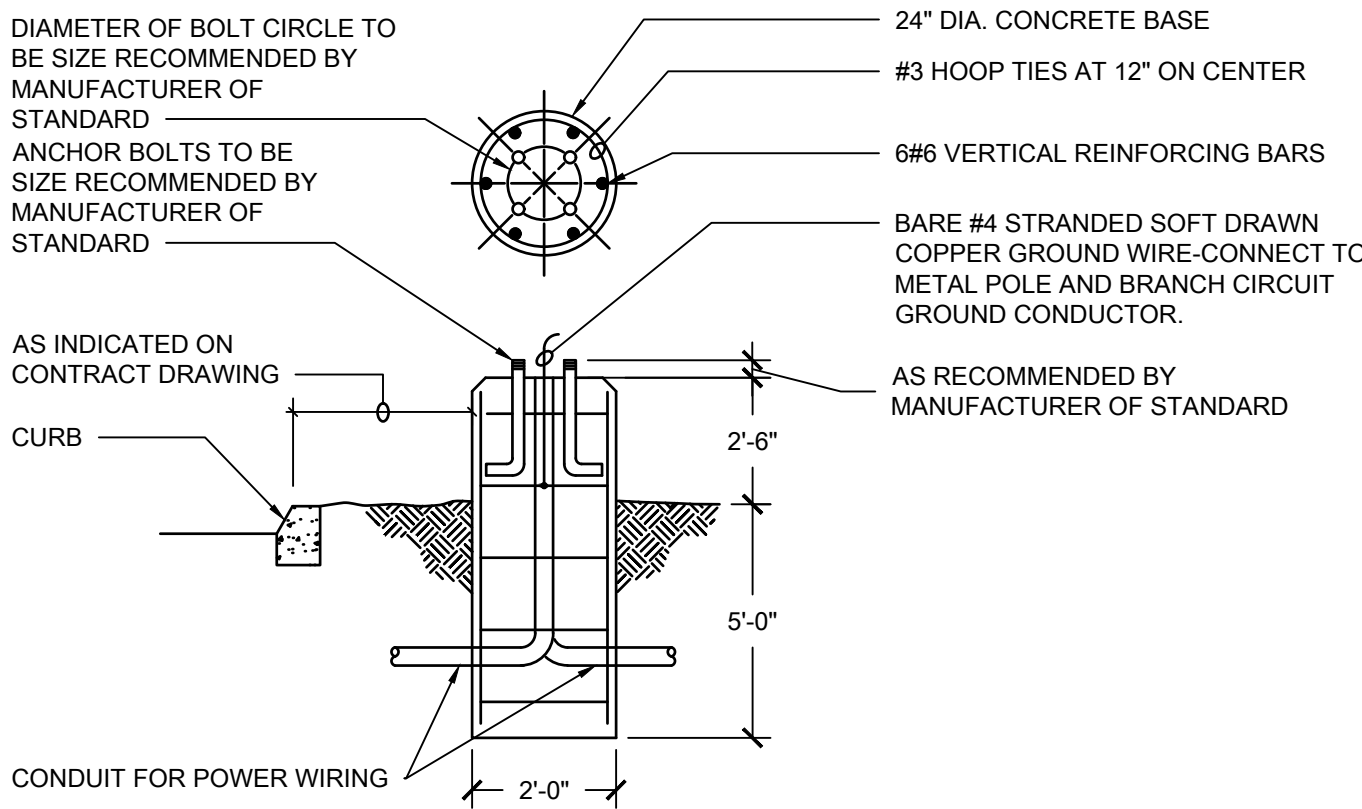
LIGHTING FIXTURE SCHEDULE							
MARK	MANUFACTURER	MODEL NO.	LAMP	LUMENS	WATTAGE	VOLTAGE	REMARKS
G	SATCO	NUVO 65-661	LED	3,300	30	120 V	WALL MOUNT LED GOOSNECK TYPE FIXTURE WITH INTEGRATED LED LIGHT
PA	WAVE LIGHTING	C37T-C-BK; WITH SATCO LED LIGHT BULB # S13193; WITH POLE AND BASE #: 3690-VB-BK-HH	LED	10,000	56	120 V	POST TOP LIGHT FIXTURE WITH LED LIGHT BULB, 10' POLE AND DECORATIVE BASE
PB	WAVE LIGHTING	C37T-C-BK; WITH SATCO LED LIGHT BULB - S13193; WITH POLE: 3690-VB-BK-HH	LED	10,000	56	120 V	POST TOP LIGHT FIXTURE WITH LED LIGHT BULB, 10' POLE AND DECORATIVE BASE
R	WESTGATE	RSLG-G2-MCT5-BK	LED	1,000	12	120 V	6" ROUND RECESSED LED TYPE LIGHT FIXTURE. WET/DAMP LOCATION RATED
SL1	KEYSTONE LIGHTING	KT-ALED100-S2-OSA-NM-840-VDIM/FC3; WITH TYPE 2 DISTRIBUTION LENS KIT: KT-ALED-LENS-S2-2-KIT; AND POLE MOUNTING KIT: KT-ALED-PM-1-KIT; POLE MODEL #: KT-SP-4SQ-25-11G-UNV	LED	14850 LM	100	120 V	LED POLE MOUNTED AREA LIGHT WITH TYPE 2 DISTRIBUTION LENS, INTEGRATED PIR SENSOR, 25' SQUARE POLE, AND FIXED POLE MOUNTING
SL2	KEYSTONE LIGHTING	KT-ALED100-S2-OSA-NM-840-VDIM/FC3; WITH GLARE SHIELD: KT-ALED-GS-S2-KIT; AND POLE MOUNTING KIT: WITH KT-ALED-PM-1-KIT; POLE MODEL #: KT-SP-4SQ-25-11G-UNV	LED	14850 LM	100	120 V	LED POLE MOUNTED AREA LIGHT WITH TYPE 3 DISTRIBUTION LENS, INTEGRATED PIR SENSOR, GLARE SHIELD, 25' SQUARE POLE, AND FIXED POLE MOUNTING
SL3	KEYSTONE LIGHTING	KT-ALED100-S2-OSA-NM-840-VDIM/FC3; WITH TYPE 4 DISTRIBUTION LENS KIT: KT-ALED-LENS-S2-4-KIT; AND POLE MOUNTING KIT: KT-ALED-PM-1-KIT; POLE MODEL #: KT-SP-4SQ-25-11G-UNV	LED	14850 LM	100	120 V	LED POLE MOUNTED AREA LIGHT WITH TYPE 4 DISTRIBUTION LENS, INTEGRATED PIR SENSOR, 25' SQUARE POLE, AND FIXED POLE MOUNTING
SL4	KEYSTONE LIGHTING	KT-ALED70-S2-OSA-NM-840-VDIM/FC3; WITH TYPE 4 DISTRIBUTION LENS KIT: KT-ALED-LENS-S2-4-KIT; AND POLE MOUNTING KIT: KT-ALED-PM-1-KIT; POLE MODEL #: KT-SP-4SQ-25-11G-UNV	LED	10,000	70	120 V	LED POLE MOUNTED AREA LIGHT WITH TYPE 4 DISTRIBUTION LENS, INTEGRATED PIR SENSOR, 25' SQUARE POLE, AND FIXED POLE MOUNTING
U5	SOUTHWIRE	L1707SVBLK	LED	800 LM	10 W	120 V	WALL MOUNTED JELLY JAR LIGH T FIXTURE WITH (1) 9.1W LED LIGHT BULB
U6	BOCK LIGHTING	VP215-EG0 / MED5 / 41 / G-G0 / GNX-1072-6-6-G0	LED	1600 LM	16 W	120 V	DUAL JELLY JAR WALL MOUNTED LIGHT FIXTURE WITH (2) SATCO S12420 LED LIGHT BULBS
V	KEYSTONE LIGHTING	KT-VTLED28-4A-840-VDIM-P	LED	3,580 LM	28 W	120 V	4' LED VAPOR TIGHT LIGHT FIXTURE
WP1	WESTGATE	WAX-90-120W-MCTP-C241-BK109	LED	16800 LM	120 W	120 V	LED WALL PACK, BLACK TEXTURE FINISH
WS1	WESTGATE	LDSXL-MCT-DD-BK	LED	1800 LM	25 W	120 V	WALL MOUNTED DECORATIVE LED WALL SCNCE
WS2	PROGRESS LIGHTING	P560211-031-30	LED	847 LM	11 W	120 V	WALL MOUNTED DECORATIVE LED WALL SCNCE
WS3	PROGRESS LIGHTING	P560292-020; WITH (2) SATCO S29441 PAR38 LED BULBS	LED	1200 LM	30 W	120 V	WALL MOUNTED LED UP/DOWN LIGHT FIXTURE WITH TOP COVER LENS AND (2) 15W PAR38 LED BULBS
WS4	PROGRESS LIGHTING	P560292-020; SATCO S29441 PAR38 LED BULB	LED	1200 LM	15 W	120 V	WALL MOUNTED LED UP LIGHT FIXTURE WITH TOP COVER LENS AND (1) 15W PAR38 LED BULBS
WS5	WESTGATE LIGHTING	LDSS-MCT5-ORB	LED	1200	12 W	120 V	WALL MOUNTED DECORATIVE LED WALL SCNCE
* INCLUDE ALL LIGHT FIXTURES WITH LAMPS. * COLOR SELECTABLE FIXTURES TO BE SET TO 4000K COLOR TEMPERATURE.							



TYPE "SL1" - "SL3" POLE MOUNTED LIGHTING FIXTURE DETAIL
NO SCALE

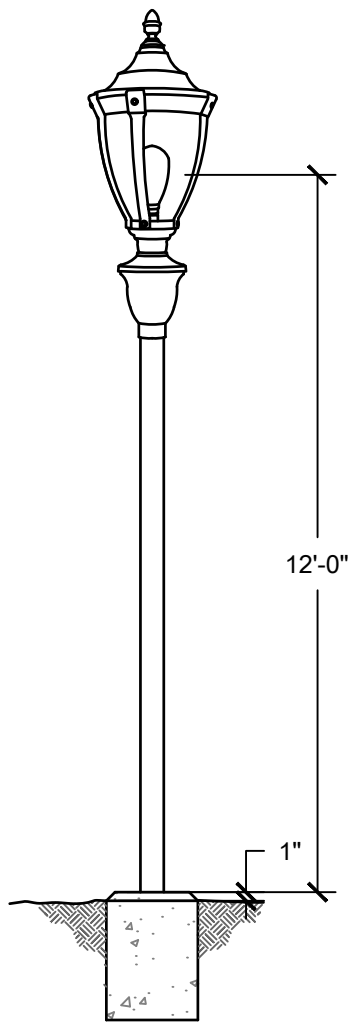


TYPE "SL4" POLE MOUNTED LIGHTING FIXTURE DETAIL
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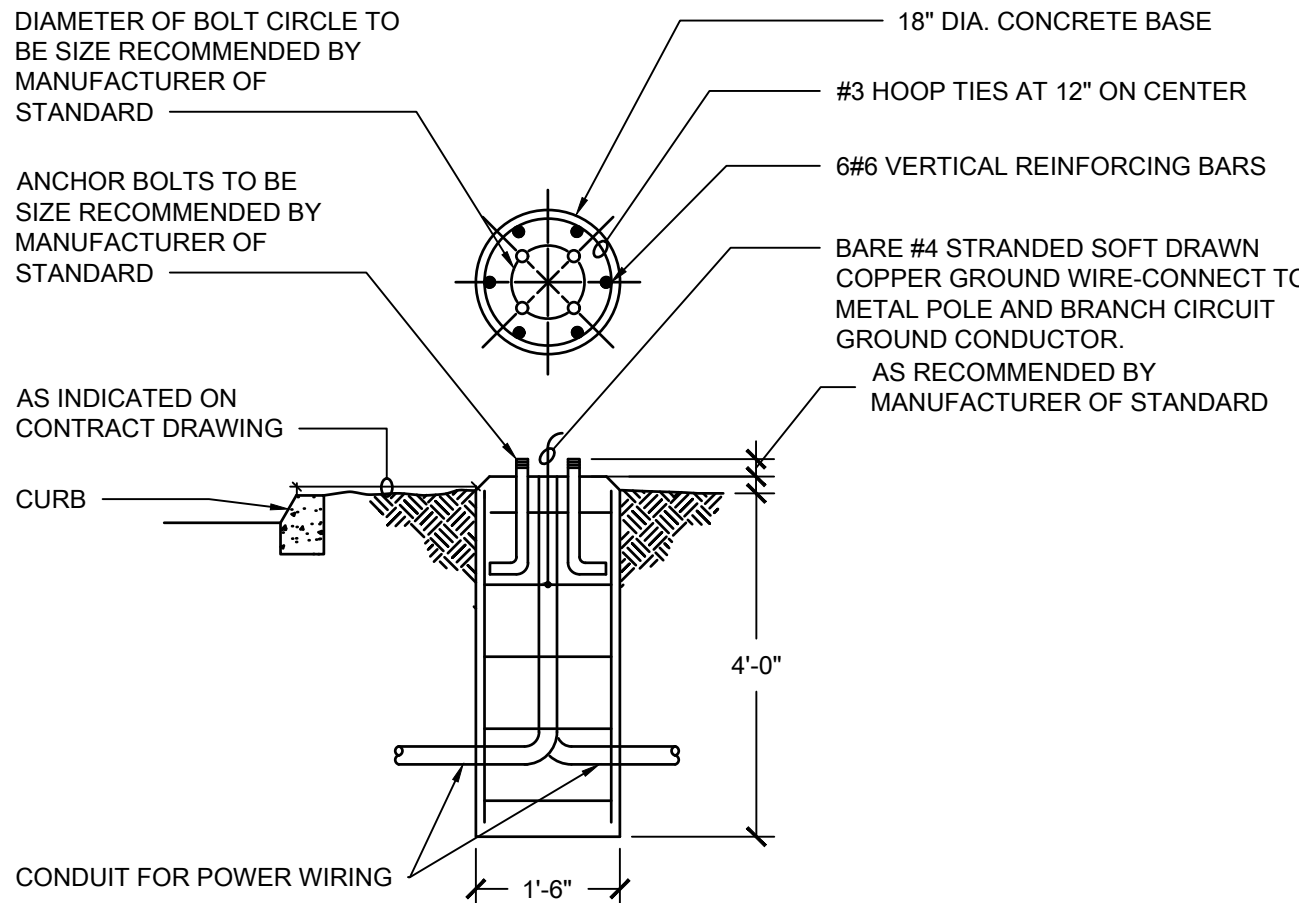


- NOTES:
- CONCRETE: 3000 PSI AT 28 DAYS.
 - REINFORCING: GRADE 60 DEFORMED.
 - HOLES TO BE DRILLED AND CONCRETE TO BE CAST DIRECTLY AGAINST EARTH.

BASE DETAIL FOR NEW POLE LIGHT FIXTURES
NO SCALE

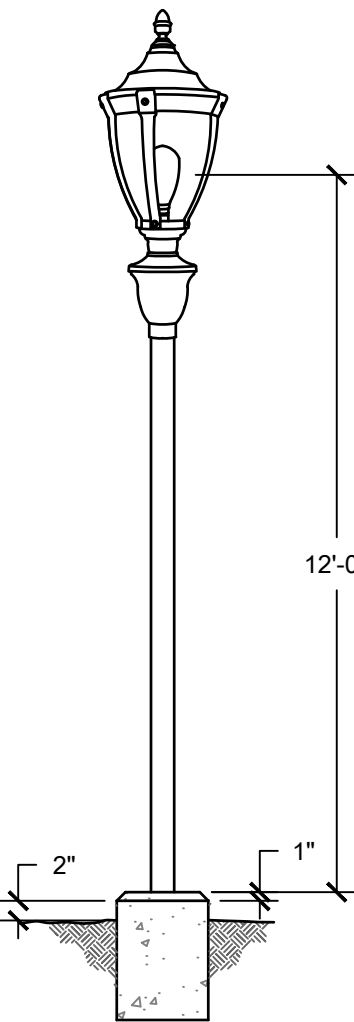


POLE MOUNTED LIGHTING FIXTURE DETAIL -
TYPICAL FOR ALL TYPE "PA" FIXTURES
NO SCALE

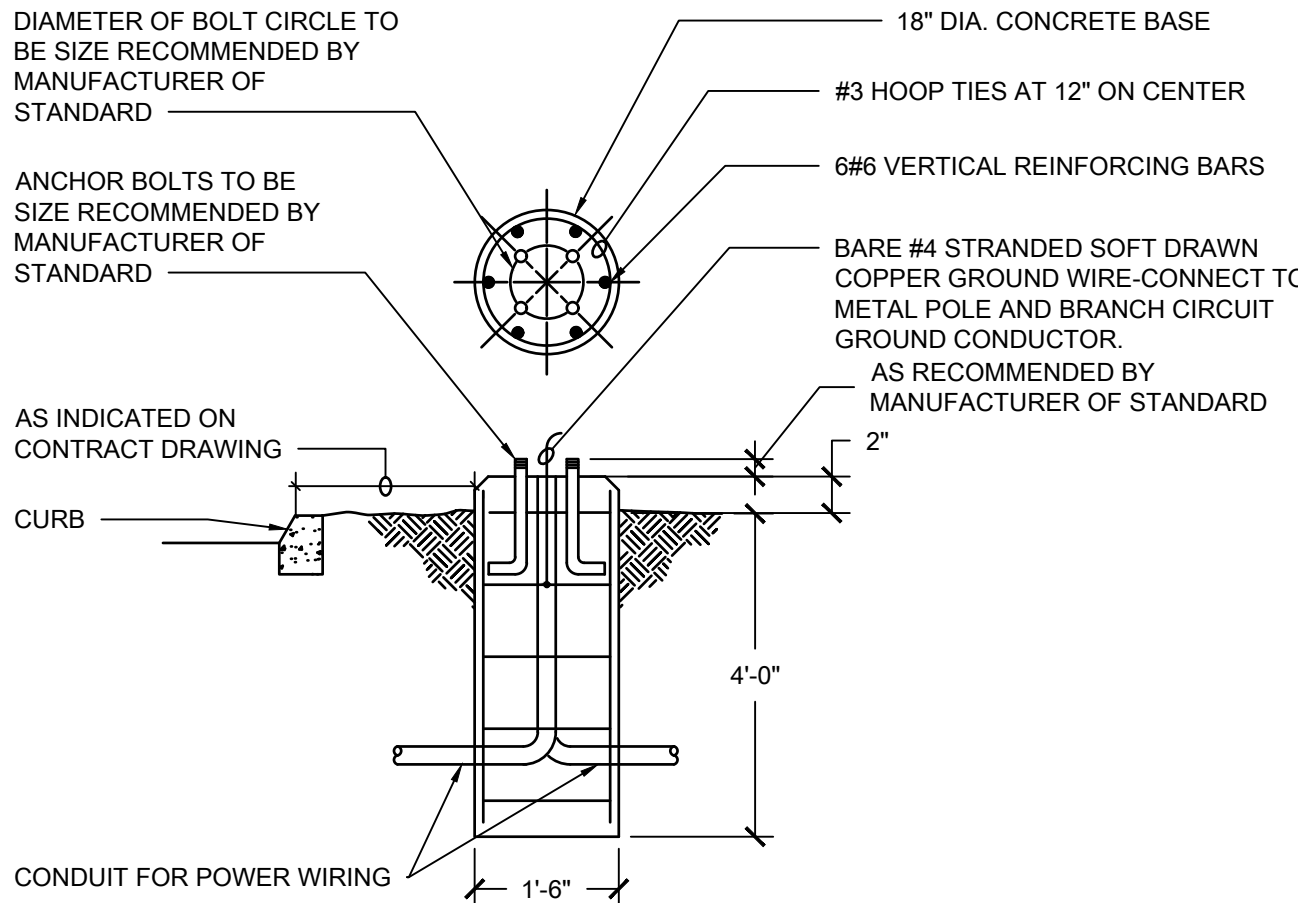


- NOTES:
- CONCRETE: 3000 PSI AT 28 DAYS.
 - REINFORCING: GRADE 60 DEFORMED.
 - HOLES TO BE DRILLED AND CONCRETE TO BE CAST DIRECTLY AGAINST EARTH.

BASE DETAIL FOR NEW TYPE "PA" POLE LIGHT FIXTURES
NO SCALE



POLE MOUNTED LIGHTING FIXTURE DETAIL -
TYPICAL FOR ALL TYPE "PB" FIXTURES
NO SCALE



- NOTES:
- CONCRETE: 3000 PSI AT 28 DAYS.
 - REINFORCING: GRADE 60 DEFORMED.
 - HOLES TO BE DRILLED AND CONCRETE TO BE CAST DIRECTLY AGAINST EARTH.

BASE DETAIL FOR NEW TYPE "PB" POLE LIGHT FIXTURES
NO SCALE

	<u>TYPE G</u>
	<u>PROJECT</u>
	<u>TYPE</u>
	<u>VOLTAGE</u>

TYPE PA & PB



TYPE R

PROJECT _____

TYPE _____

VOLTAGE _____

ROUND ALUMINUM 10 FOOT LONG
3 INCH DIAMETER SURFACE MOUNT

3690/3690F

COMMERCIAL POSTS

FRONT

BACK

SIDE

Maximum EPA (ft²)



TYPE PA & PB

TYPE R																					
 Project Name Location Prepared By 	General <table> <tr> <td>Status</td><td>Active</td></tr> <tr> <td>Watts</td><td>56W</td></tr> <tr> <td>HD Equivalent</td><td>320W</td></tr> <tr> <td>Volts</td><td>120V-277V</td></tr> <tr> <td>Shape</td><td>ED37</td></tr> <tr> <td>Base</td><td>Mogul Extended</td></tr> <tr> <td>ANSI Base</td><td>EX39</td></tr> <tr> <td>Finish</td><td>Clear</td></tr> <tr> <td>CCT (Kelvin)</td><td>4000K</td></tr> <tr> <td>Temperature</td><td>Co² White</td></tr> </table>	Status	Active	Watts	56W	HD Equivalent	320W	Volts	120V-277V	Shape	ED37	Base	Mogul Extended	ANSI Base	EX39	Finish	Clear	CCT (Kelvin)	4000K	Temperature	Co ² White
Status	Active																				
Watts	56W																				
HD Equivalent	320W																				
Volts	120V-277V																				
Shape	ED37																				
Base	Mogul Extended																				
ANSI Base	EX39																				
Finish	Clear																				
CCT (Kelvin)	4000K																				
Temperature	Co ² White																				

TYPE PA & PB

SLD-22

SLD-22

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VP215

Custom Build

FULL NAME:	COMPANY:
EMAIL:	PROJECT:

VP215 - VAPORTIGHT PENDANT - 1/2-NPT, 41 GLOBE

Application: Approved for use in all indoor and outdoor locations exposed to moisture and rain. Corrosive fumes, non-explosive vapors and gases or non-combustible dusts. Vapor tight and rain tight. Pendant type with heavy die-cast aluminum body, tapped 1/2" with conduit stop. Dimensions: Height 10in Diameter 4-1/4in- Construction: Heavy die-cast copper free aluminum body, tapped 1/2" with conduit stop. Finish: Standard finish is textured natural aluminum. Optional powder coat finishes are available at an additional cost. Globe: 41 Size. Threaded for easy lamp replacement. Approvals: Listed with Underwriter's Laboratories for wet locations. C-UL listed for Canada.

SHADE COLOR (EXTERIOR)
G0 (Black)



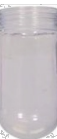
MED5 - E26 MEDIUM BASE SOCKET

Dimming Compatibility: Triac Dimmable with Supported Lamps. Lutron Ketra Capable. Certification: Underwriter's Laboratories Inc. Listed "Suitable for Wet Locations". cULus listed for Canadian use.



41 - 41 - CLEAR

Max INC - 150W, HID - 175W, CFL - 32W



GNX-1072-6-6 - DOUBLE INLINE MOUNT



PART NUMBER: VP215-EG0 / MED5 / 41 / G-G0 / GNX-1072-6-6-G0



2476 EDISON BLVD, TWINSBURG,
OHIO 44087 USA

TEL: +1 (216) 912-7050 FAX: +1 (216)
912-7051

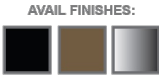


TYPE U6

LDSXL SERIES

Outdoor Lighting

LDSXL-MCT-DD-BK
24" OUTDOOR/INDOOR LED DECORATIVE WALL SCONCE
MCT Multi Color Temperature (Selectable)



Wall sconce fixture updated with the latest in LED technology. It provides accent illumination that visually expands the space and creates a relaxing atmosphere. Ideal for use in hallways, stairways, dining areas, foyers, and meeting rooms for residential and commercial applications. The long LED life, coupled with exceptional color rendering, make this fixture attractive for new or retrofit projects.

Features

- High-Transmission Frosted Plastic Lens with Excellent Distribution and Uniformity
- Direct replacement for Fluorescent
- Full distribution LED luminaires
- 70,000 Hours Rated Life
- 7-Year Warranty

Technical Specifications

Electrical:

- Voltage: 120-277V
- Wattage: 25W
- Power factor: >0.9
- Efficacy: 72 LPW

Mechanical:

- Die-cast Aluminum Housing with Powder Coat Finish
- High-Transmission Frosted Plastic Lens with Excellent Distribution and Uniformity
- Direct replacement for Fluorescent
- Full distribution LED luminaires
- IP Rating: IP65
- Operating Temperature: -4°F to 113°F
- Suitable for Wet Locations

Other Models:

- 25W | 1800LM | LDSXL-MCT-DD-SIL
- 25W | 1800LM | LDSXL-MCT-DD-ORB



Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgateimg.com



TYPE WS1



Page 1 of 5

KT-VTLED28-4A-8XX-VDIM-P

VAPOR TIGHT FIXTURE

DESCRIPTION

4' 28W LED Vapor Tight Fixture | 120-277V Input | 0-10V Dimming | Premium Series

APPLICATION

Used for commercial and industrial rugged or outdoor applications



PRODUCT FEATURES

- Traditional design, narrow body, Vapor Tight fixture, suitable for rugged, demanding applications
- Powered by Keystone 120-277V, 0-10V dimming LED driver, 10% minimum
- Smooth, diffused, impact resistant polycarbonate lens provides even lit appearance
- Stainless steel, tamper resistant lens clips (screws not included)
- Includes mounting hardware, cordgrip, and hole plug for out-of-the-box installation
- Compatible with Keystone motion and occupancy sensors, featuring high-end trim and daylight sensing.
- Compatible with Keystone SmartSafe emergency backups, max of 30°C ambient operating temperature with emergency pack installed
- NEMA 4X rated enclosure
- IP66 Ingress Protection
- IK10 Impact Rating
- Ambient operating temperature: -40°C/-40°F to 50°C/122°F
- LED chip lifetime: L70 >100,000 hours @ 25°C/77°F ambient fixture temperature
- PF: > 0.95
- THD: < 20%
- UL Certified for Wet Locations
- ETL Sanitation Listed NSF/ANSI Standard 2 - Food Equipment, Splash Zone (Not for Direct Food Zone)
- DesignLights Consortium® (DLC) qualified product. Not all product variations listed on this page are DLC premium. Visit https://qpl.designlights.com to confirm if the product meets the DLC Standard or Premium designation

Disclaimer: Not suitable for car wash applications or other applications with similar heavy pressure spray and/or splashing considerations with cleaning chemicals such as petrochemical detergents (aka soaps), chlorine, and/or humidity typically above 85% for prolonged periods

PRODUCT SPECIFICATIONS

Catalog Number	Color Temperature	Nominal Length	Input Voltage	Wattage	CRI	Lumen Output	Efficacy
KT-VTLED28-4A-840-VDIM-P	4000K	4 ft.	120-277V	28W	> 82.0	3,580	128 lm/W
KT-VTLED28-4A-850-VDIM-P	5000K	4 ft.	120-277V	28W	> 82.0	3,640	130 lm/W

Keystone Technologies • Philadelphia, PA • Phone (800) 464-2680 • www.keystonetech.com
Specifications subject to change. Last revised on 09.26.24

TYPE V



Z-1080 LED

Wall Mounted Vertical Only • Wet Location Listed



Project:
Fixture Type:
Location:
Contact:

Description:

Transform the mundane everyday with the sophisticated styling of this LED outdoor sconce. A smooth, elongated frame with a black finish dominates the design and exudes a modern attitude perfect for indoor or outdoor spaces. Beautiful acrylic shades stretch into a rectangular form, held in place by simple metal bars at each end for a picture-perfect finish. Vertical mount only.

Specifications:

- White acrylic Diffuser
- Beautiful acrylic shades stretch into a rectangular form, held in place by simple metal bars at each end for a picture-perfect finish.
- A smooth, elongated frame with a black finish dominates the design and exudes a modern attitude perfect for indoor or outdoor spaces.
- Transform the mundane everyday with the sophisticated styling of this LED outdoor sconce.
- Ideal for any foyer, bedroom, entryway, porch, or patio
- Perfect for transitional, modern, or contemporary settings.
- Measures 3-inch width by 23-1/2-inch height.
- Uses two integrated LED (11w max).
- Compatible with many TracELV dimmers (see dimming controls)
- Includes installation instructions and mounting hardware.
- Progress Lighting products are designed for exceptional quality, reliability, and functionality.
- Dimmable to 10% brightness (See Dimming Notes)
- Canopy covers a standard 4" recessed outlet box: 4.75 in W, 23.25 in Ht., 0.75 in depth
- Mounting backplate for outlet box included
- 6 in of wire supplied
- Americans With Disabilities Act (ADA) compliant

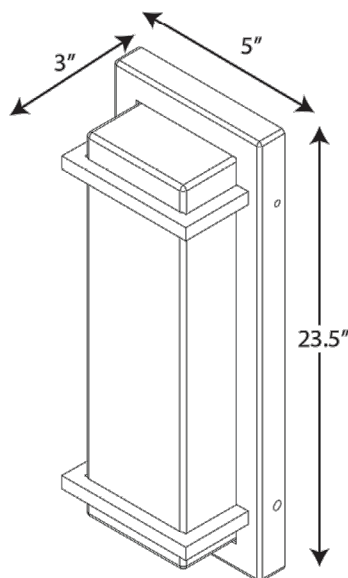
Performance:

Number of Modules	2
Input Power	11 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	847/38 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	54000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed ENERGY STAR® qualified
	Meets California Title 24 JAS-2019

Dimensions:

Width: 3 in
Height: 23-1/2 in
Depth: 3 in
H/CTR: 11-3/4 in

White acrylic Diffuser
Width: 4-1/8 in
Height: 22-5/8 in



TYPE WS2

701 Millennium Blvd., Greenville, South Carolina 29607

www.progresslighting.com

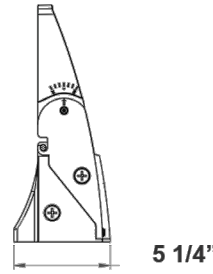
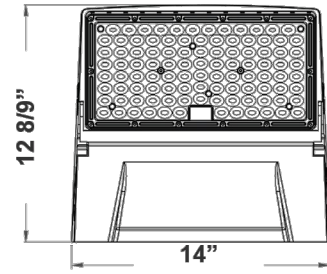
Rev. 12/19

WAX SERIES

Outdoor Lighting

WAX-90-120W-MCTP

MCTP Multi Color Temperature & Multi Power/Voltage (Selectable)



Customer Name:
Project Name: Dentsply Building 1
Note: Type:

Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas. Great for use with motion sensors or another instant on/off controls.

14" (W) x 12 8/9" (H) x 5 1/4" (D)

Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- Two 1/2" Knockouts on Each Side

- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- 7-Year Warranty
- Multi CCT and Power (Switches are inside fixture)

Technical Specifications

Electrical:

- Voltage: 120-277V AC 60Hz
- Wattage: 90W/105W/120W
- Power Factor: >0.9
- THD: <20%
- Efficacy: 140 LPW

Mechanical:

- Die-Cast Aluminum With Powder Coat Finish
- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- DC Button Photocell with ON/OFF switch Included
- Light Head Can Be Adjusted From 0° to 90°
- Full Cutoff, Dark Sky Compliant
- Two 1/2" Knockouts on Each Side
- Operating Temperature: -40°F -113°F
- 7-Year Warranty
- IP65, Suitable For Wet Location

Other Models:

- 80W | 11200LM | WAX-50-80W-MCTP

- 40W | 5600LM | WAX-20-40W-MCTP



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TYPE WP1



For Up-Light only, do not install light bulb in bottom socket

Project:
Fixture Type:
Location:
Contact:

P560292-020

6IN CYL RND5

6" Outdoor Up/Down Wall Cylinder Two-Light Modern Antique Bronze
Out-door Wall Lantern with Top Lens

Category: Outdoor
Finish: Antique Bronze (Powder Coat)
Construction: Aluminum Housing

Length: 6 in
Extends: 8-15/16 in
Height: 18 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	6 inches of wire supplied	(2) Medium Base (E26) Socket	cCSAus Wet Location Listed
Mounting backplate for outlet box included	120 VAC	Lamp Type PAR38	1-year Limited Warranty
Canopy covers a standard 4" recessed outlet box: 4.45" W, 4.45" Ht., 0.65" depth		250 W	Fully dimmable with dimmable bulbs



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WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title

LIGHTING CUT SHEETS

sheet no.

SLD-24

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PRELIMINARY & FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

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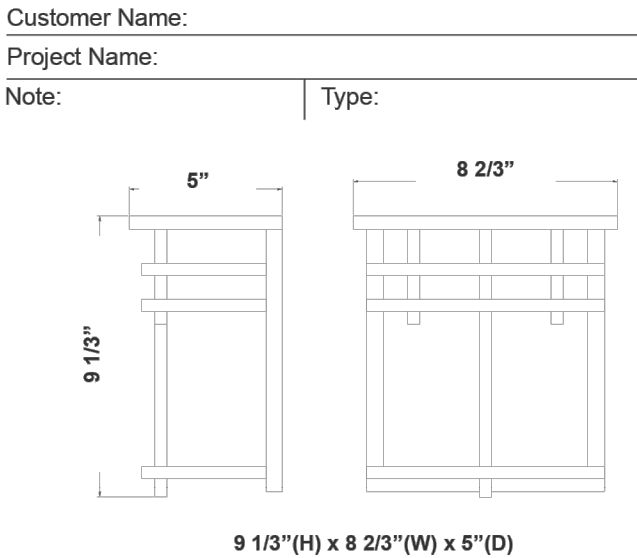
LDSS SERIES

OUTDOOR LIGHTING

LDSS-MCT5-ORB



LED outdoor wall light with aluminum housing & powder-coated finish, acrylic diffuser. Ideal for general site lighting, residential buildings, doorway, pathway and parking areas.



Features

- Oil-Rubbed Bronze Finish
- 7-Year Warranty
- Multi CCT (Selectable Switch on the LED Board)
- Aluminum Housing and Steel Back Plate
- Rated life: 70,000 Hrs

Technical Specifications

Electrical:

- Voltage: 120V AC 50/60Hz
- Power Factor: >0.90
- Wattage: 12W
- Efficacy: 100 LPW
- Total Harmonic Distortion: ≤20 %

Mechanical:

- Aluminum Housing and Steel Back Plate
- Oil-Rubbed Bronze Finish
- Maximum Ambient Temperature: 50~113°F
- IP42, Suitable for outdoor use
- 7-Year Warranty

Lighting:

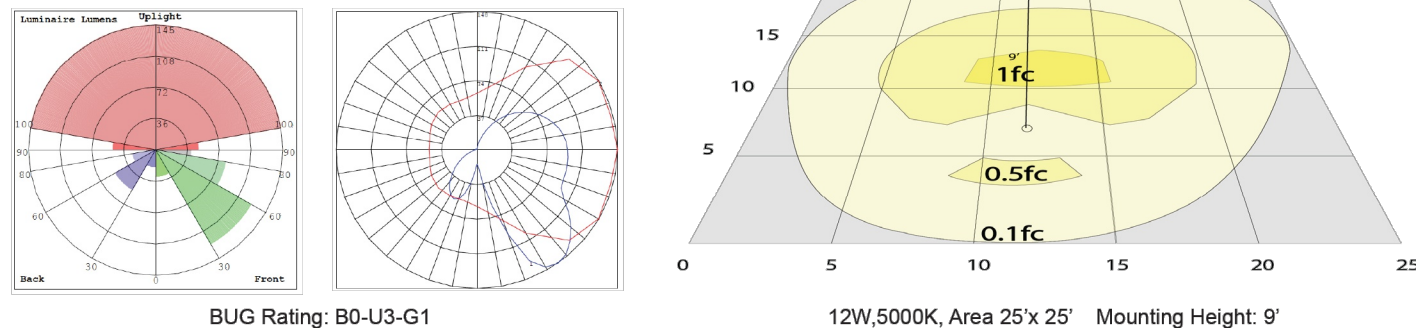
- Multi CCT (Selectable Switch on the LED Board)
- Lens: Acrylic PC lens
- Total Lumens: 1200LM
- Color Temperatures: 2700K/3000K/3500K/4000K/5000K
- Color Rendering Index: CRI ≥ 80
- Beam Angle: 120°
- Rated life: 70,000 Hrs

Applications:

- LED outdoor wall light with aluminum housing & powder-coated finish, acrylic diffuser. Ideal for general site lighting, residential buildings, doorway, pathway and parking areas.

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

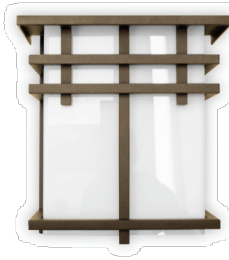
Photometrics: LDSS-MCT5-ORB



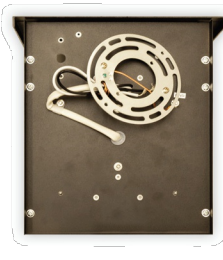
Other Views:



Side View



Front View



Back View

Performance Table: LDSS-MCT5-ORB

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LDSS-MCT5-ORB	12W	120V	1200LM	2700K/3000K/3500K/4000K/5000K	B0-U3-G1	100

Sample Ordering

Model	Color Temp.	Finish
LDSS	MCT5	ORB

Example:

1. LDSS-MCT5-ORB

(FOR LDSS 12W MCT5 FIXTURE 120V)

WESTGATE

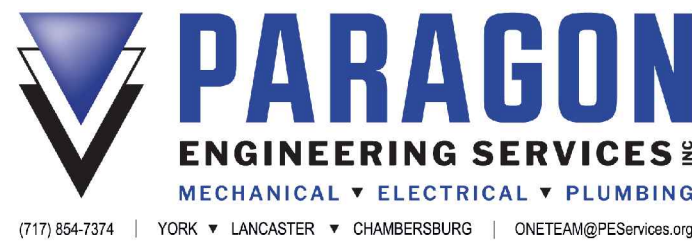
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TYPE WS5

TYPE WS5



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LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title

LIGHTING CUT SHEETS

sheet no.

SLD-25

drawing set

PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

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(ALL AREAS EXCEPT AS OTHERWISE NOTED)

APPLY SEED AT A MINIMUM OF 20 LBS. PER 1,000 S.Y.
SPECIFIC SEED MIX TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
PERMANENT SEEDING TO BE DONE BETWEEN MARCH 15 AND OCTOBER 15 AND PREFERRED PERIODS ARE MARCH 15 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15.

NOTE : EQUIVALENT SEED MIXTURES AND APPLICATION RATES MAY BE USED PROVIDED THEY ARE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

CLEAN HAY OR STRAW. APPLY MULCH UNIFORMLY AT A MINIMUM RATE OF 3 TONS/ACRE

EXISTING GRASS AREA

ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., IN THE AMERICAN STANDARD OF NURSERY STOCK, ANZ620, CURRENT EDITION, OR ANY AMENDMENTS MADE HEREAFTER.

1. THE TOP OF THE MAIN ROOT ORDER (FIRST LARGE SET OF ROOTS THAT DIVIDE FROM THE TRUNK) SHALL BE PLANTED NO LOWER THAN ONE (1) OR TWO (2) INCHES INTO THE SOIL.

2. STAKING AND WIRING OF TREES SHALL BE DONE WITHOUT A MAINTENANCE NOTE FOR THE STAKING AND WIRING TO BE REMOVED WITHIN ONE (1) YEAR OF PLANTING.

3. ALL REQUIRED LANDSCAPE TREES SHALL BE MAINTAINED AND GUARANTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN ONE-THIRD (1/3) OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF THIS SECTION AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.

B. THE PLANT'S GROWTH SHALL NOT INTERFERE WITH THE STREET CURTAWAY, ACCESS DRIVES OR DRIVEWAY LOCATIONS, SIDEWALK, SIGNAGE, EASEMENT LOCATIONS, CLEAR SIGHT TRIANGLES, OR UTILITY LINE LOCATIONS. NO LANDSCAPING WITH SIGHT TRIANGLE EASEMENT LOCATIONS SHALL EXCEED TWO (2) FEET IN HEIGHT.

C. IN ORDER TO AID SURVEILLANCE AND MINIMIZE THE POTENTIAL FOR CRIME, PLANTINGS SHALL BE SITED, MASSED, AND SCALED TO MAINTAIN VISIBILITY OF DOORS AND FIRST FLOOR WINDOWS FROM THE STREET AND FROM WITHIN THE DEVELOPMENT TO THE STREET. PLANTINGS SHALL NOT OBSTRUCT SIGHT LINES OR CREATE ISOLATED AREAS, ESPECIALLY NEAR PEDESTRIAN PATHS.

D. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECT EGGS, AND LARVAE.

E. THE TRUNK CALIPER, MEASURED AT A HEIGHT OF SIX (6) INCHES ABOVE FINISH GRADE SHALL BE A MINIMUM OF TWO (2) INCHES.

F. TREES PLANTING DEPTH SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE AS THE TOP OF THE ROOTBALL OR ORIGINAL GRADE OF ORIGIN. ALL TREES NOT IN A PLANTING BED SHALL BE PLANTED WITHIN A 3" MINIMUM DIAMETER MULCH RING.

G. NO TREE SHALL BE PLANTED WITHIN 5' OF SANITARY SEWER LATERALS

LOT 2 AREA: 52,684 SF

INTERIOR LANDSCAPE AREA: 10,770 SF
20%

LOT 2 TREE PLANTING LEGEND					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	QUANTITY
	CORNUS FLORIDA	DOGWOOD	15' - 20" T X 15' - 30' W	2.5' CAL. B&B	17
	CERCIS CANADENSIS	REDBUD	15' - 20" T X 15' - 30' W	2.5' CAL. B&B	15
	RHODODENDRON	AZALEA	2' - 4" T X 2' - 4' W	3' HT. #3 CONTAINER	37
	ILEX GLABRA	INKBERRY HOLLY	3' - 5' T - 3' - 5' W	3' HT. #3 CONTAINER	28

LEGEND

 SCREENED TOPSOIL + LAWN SEED MIXTURE (BELOW) + FERTILIZER + STRAW

LANDSCAPING PLAN NOTES:

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2. NO STAKING AND WIRING OF TREES SHALL BE ALLOWED WITHOUT A MAINTENANCE NOTE FOR THE STAKING AND WIRING TO BE REMOVED WITHIN ONE (1) YEAR OF PLANTING.
3. ALL REQUIRED LANDSCAPE PLANTS SHALL BE MAINTAINED AND GUARANTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN ONE-THIRD (1/3) OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF THIS SECTION AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.
- B. THE PLANT'S GROWTH SHALL NOT INTERFERE WITH THE STREET CARTWAY, ACCESS DRIVES OR DRIVEWAY LOCATIONS, SIDEWALK, SIGNAGE, EASEMENT LOCATIONS, CLEAR SIGHT TRIANGLES, OR UTILITY LINE LOCATIONS. NO LANDSCAPING WITH SIGHT TRIANGLE EASEMENT LOCATIONS SHALL EXCEED TWO (2) FEET IN HEIGHT.
- C. IN ORDER TO AID SURVEILLANCE AND MINIMIZE THE POTENTIAL FOR CRIME, PLANTINGS SHALL BE SITED, MASSED, AND SCALED TO MAINTAIN VISIBILITY OF DOORS AND FIRST FLOOR WINDOWS FROM THE STREET AND FROM WITHIN THE DEVELOPMENT TO THE GREATEST EXTENT POSSIBLE. PLANTING PATTERNS SHALL NOT OBSTRUCT SIGHT LINES OR CREATE ISOLATED AREAS, ESPECIALLY NEAR PEDESTRIAN WALKING PATHS.
- D. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, AND VIGOROUS; THEY SHALL BE FREE FROM DISEASE, INSECT EGGS, AND LARVAE.
- E. THE TRUNK CALIPER, MEASURED AT A HEIGHT OF SIX (6) INCHES ABOVE FINISH GRADE SHALL BE A MINIMUM OF TWO (2) INCHES.
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- G. NO TREE SHALL BE PLANTED WITHIN 5' OF SANITARY SEWER LATERALS

LAWN SEED MIXTURE

(ALL AREAS EXCEPT AS OTHERWISE NOTED)

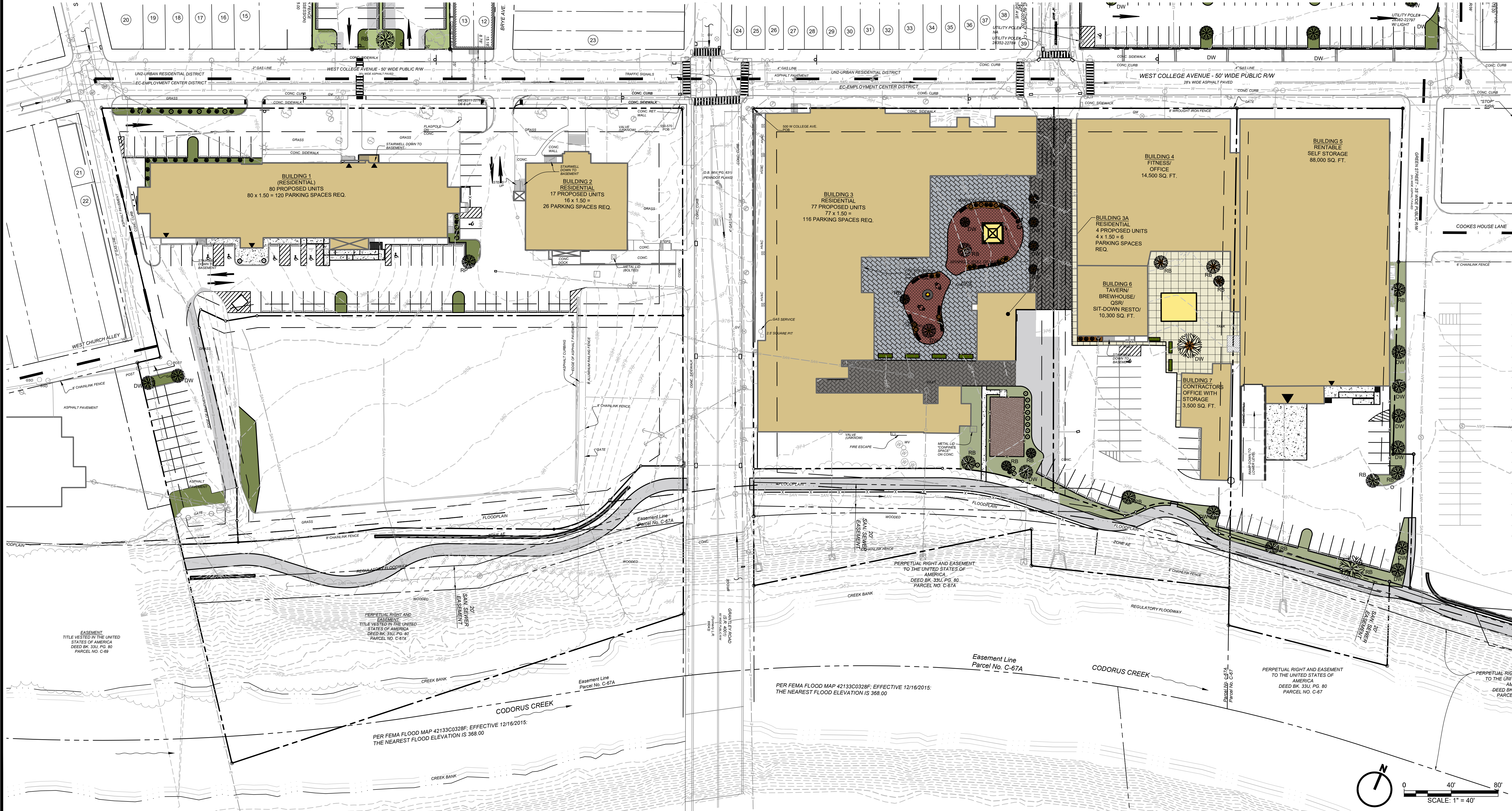
	%BY WEIGHT	PURITY	GERMINATION
MARQUIS KENTUCKY BLUEGRASS	50	98	85
RIVIERA PERENNIAL RYEGRASS	30	95	85
PENNLAWN RED FESCUE	20	98	85

APPLY SEED AT A MINIMUM OF 20 LBS. PER 1,000 S.Y.
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MULCHING

CLEAN HAY OR STRAW. APPLY MULCH UNIFORMLY AT A MINIMUM RATE OF 3 TONS/ACRE.



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project no.	2023.0191.00
project mgr.	JJS
drawn by	DJB

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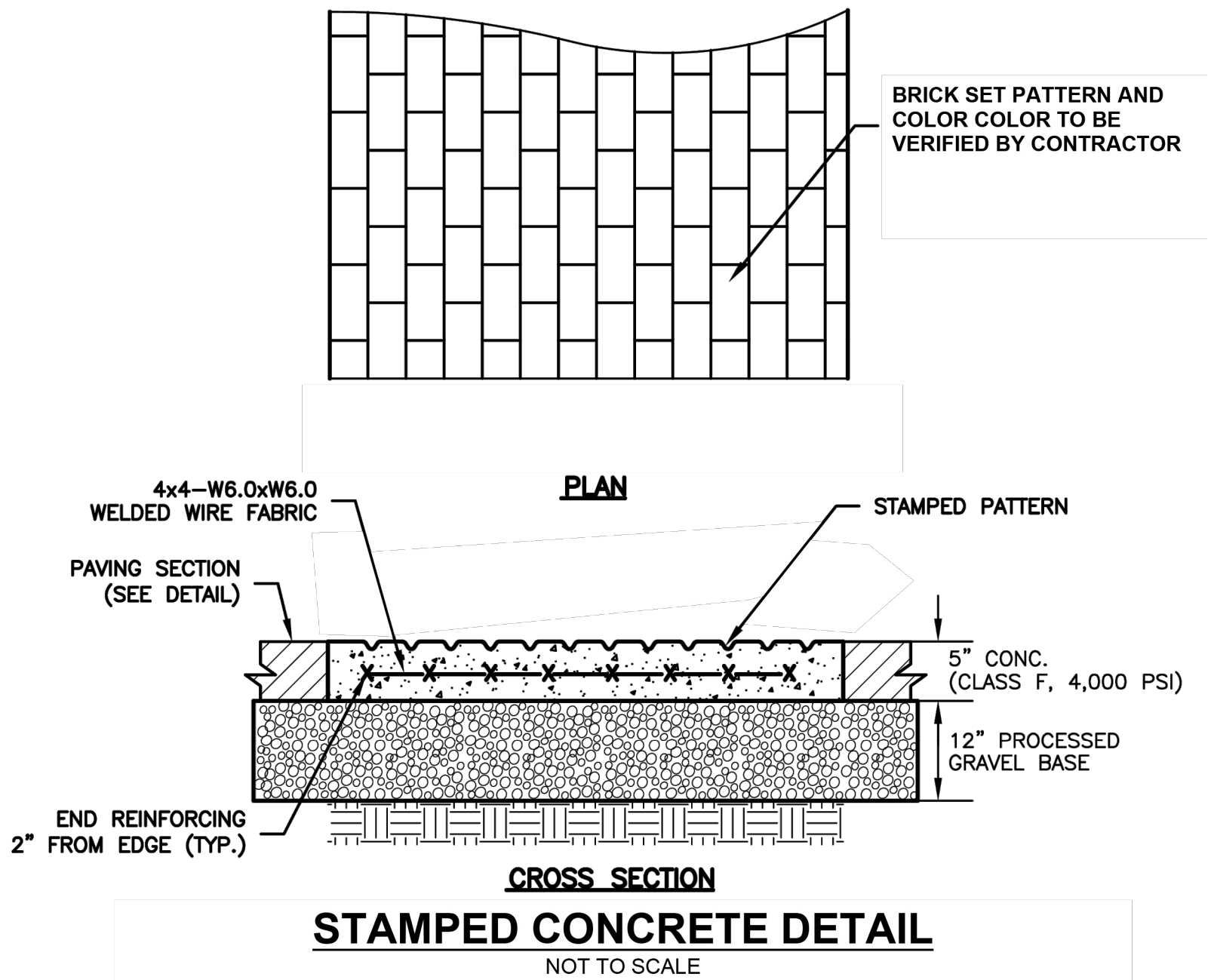
LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
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LANDSCAPE PLAN - LOTS 3 THROUGH 7

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SLD-27



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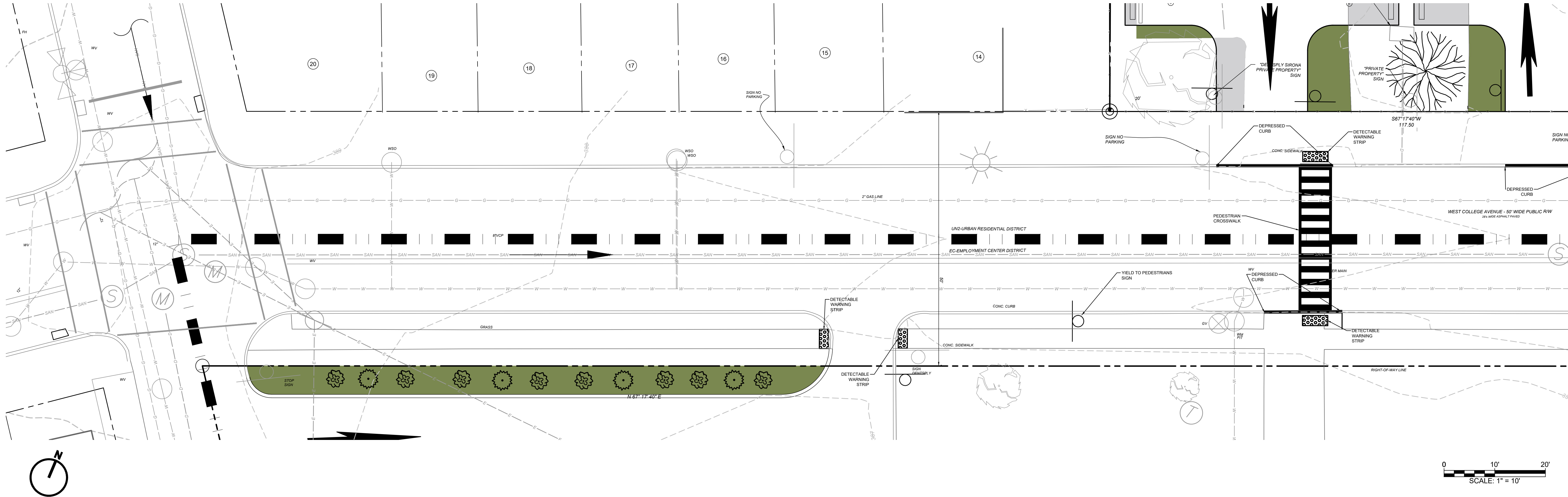
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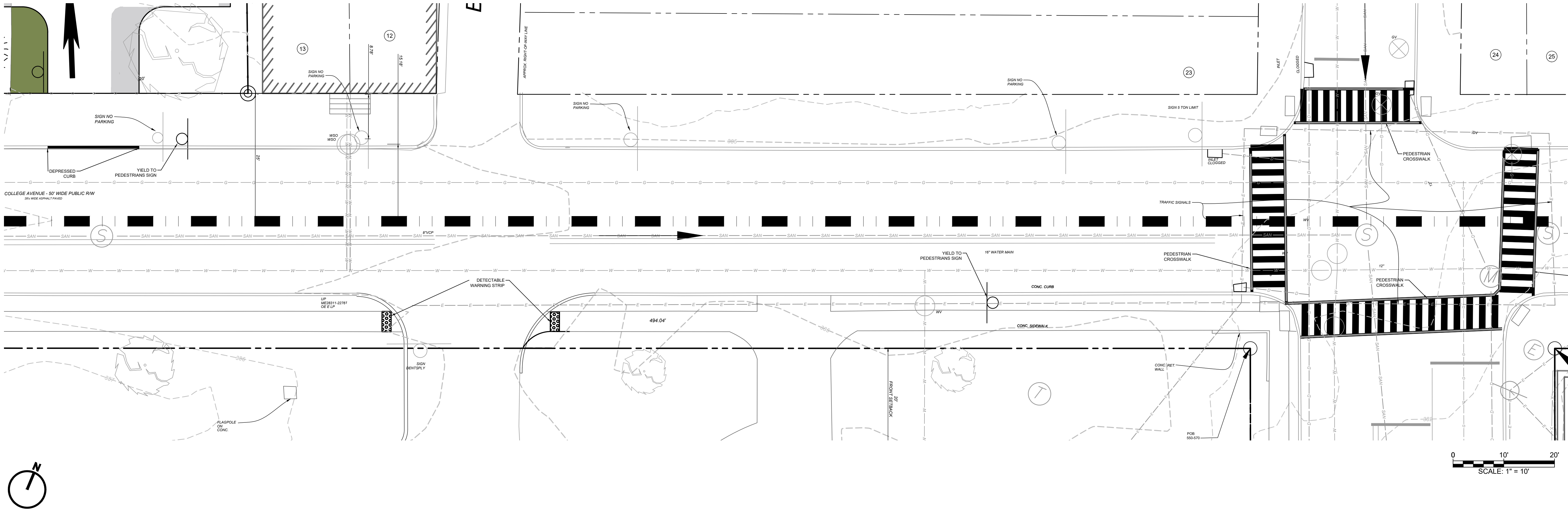
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LOFTS AT YORK CREEK

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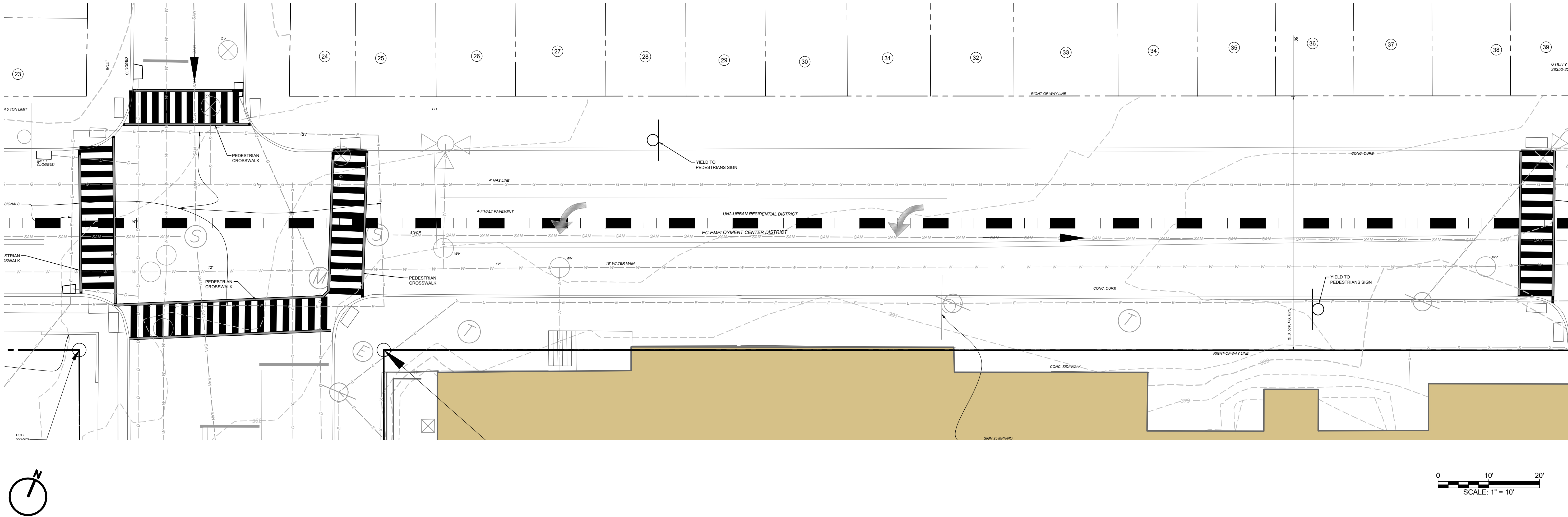
project mgr. JJS

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PRELIMINARY & FINAL

SUBDIVISION AND LAND

DEVELOPMENT PLAN

date

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2023.0191.00

project mgr.

JJS

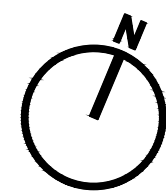
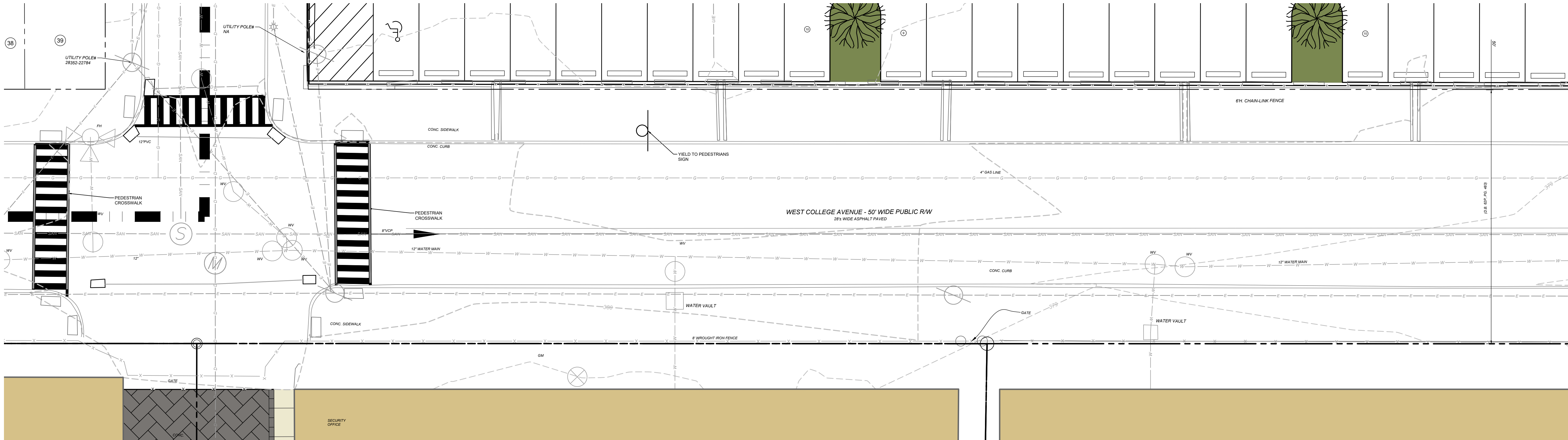
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drawing set

**PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN**

date **2024.12.10**

project no. **2023.0191.00**

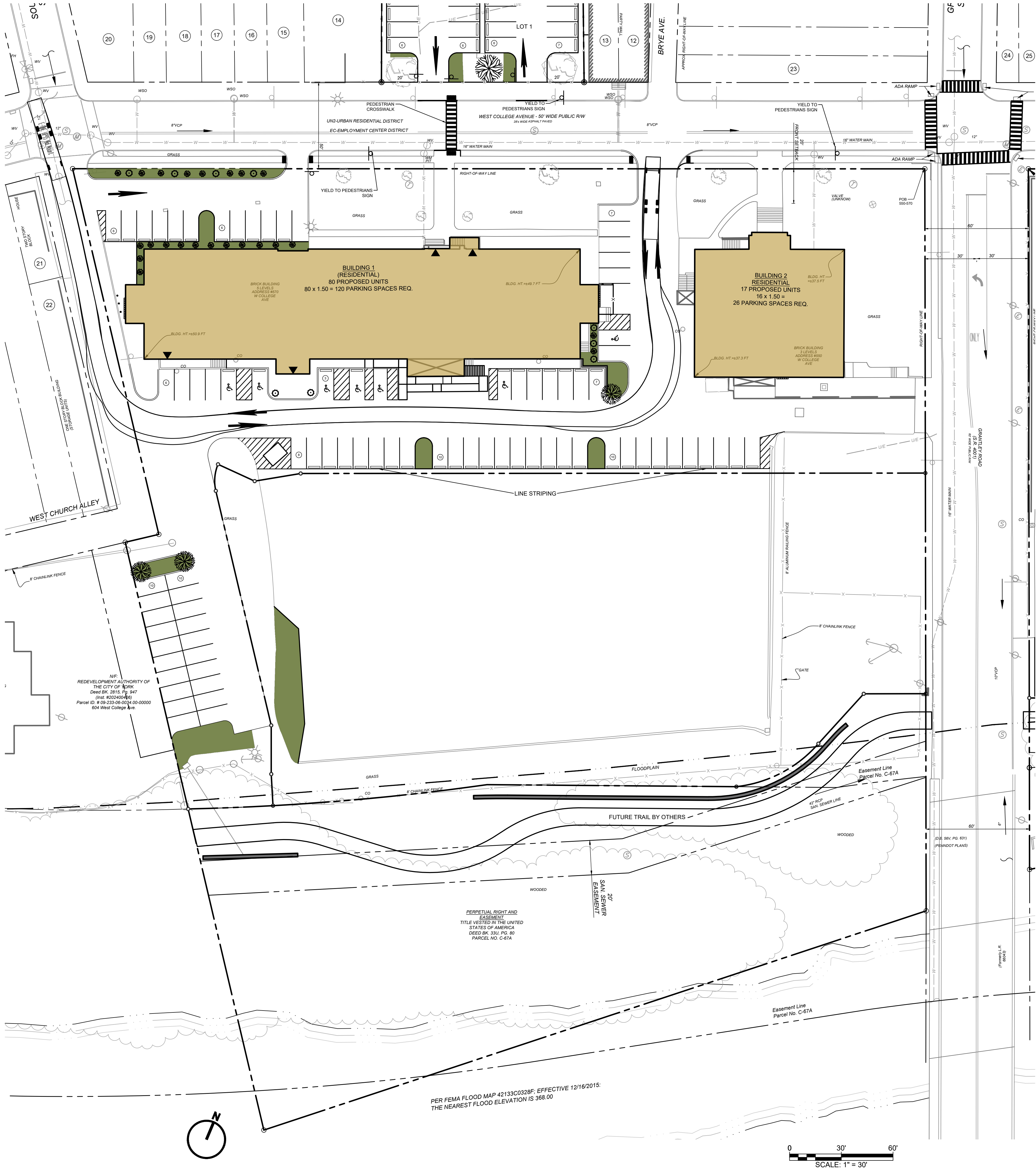
project mgr. **JJS**

drawn by **DJB**

revisions

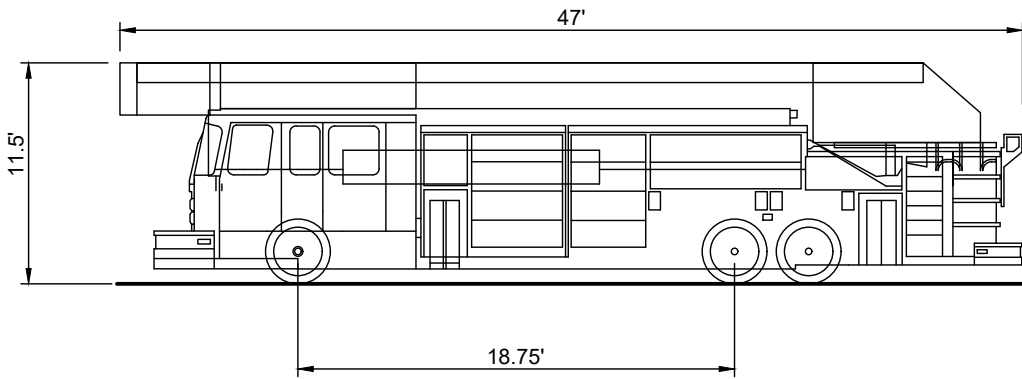
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2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

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KEYSTONE FIRE COMPANY
TRUCK DIMENSIONS

OVERALL LENGTH	47 FT.
OVERALL WIDTH	8 FT.
OVERALL BODY HEIGHT	11.5 FT.



FIRE TRUCK BLOW-UP

NOT TO SCALE

WAREHAUS
architects/engineers/designers

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drawing set

PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

revisions

#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title

VEHICLE TURN PLAN - LOT 3

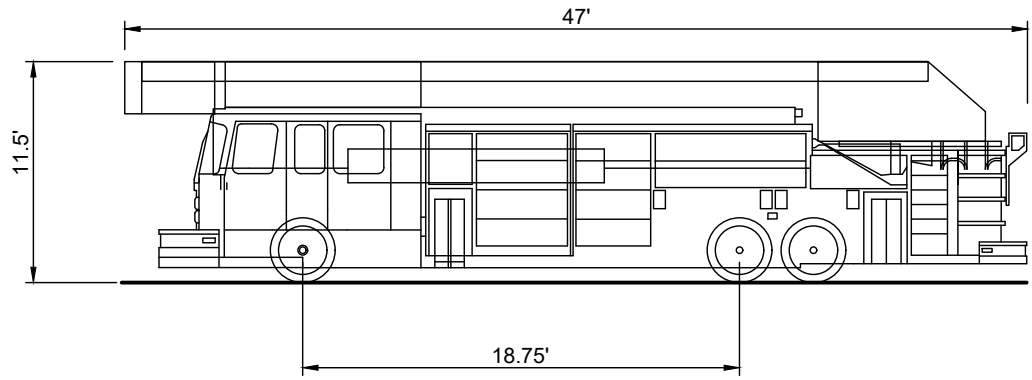
sheet no.

SLD-33

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KEYSTONE FIRE COMPANY TRUCK DIMENSIONS	
OVERALL LENGTH	47 FT.
OVERALL WIDTH	8 FT.
OVERALL BODY HEIGHT	11.5 FT.



FIRE TRUCK BLOW-UP
NOT TO SCALE

seal / stamp

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**PRELIMINARY & FINAL
SUBDIVISION AND LAND
DEVELOPMENT PLAN**

date 2024.12.10

project no. 2023.0191.00

project mgr. JJS

drawn by DJB

revisions

#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

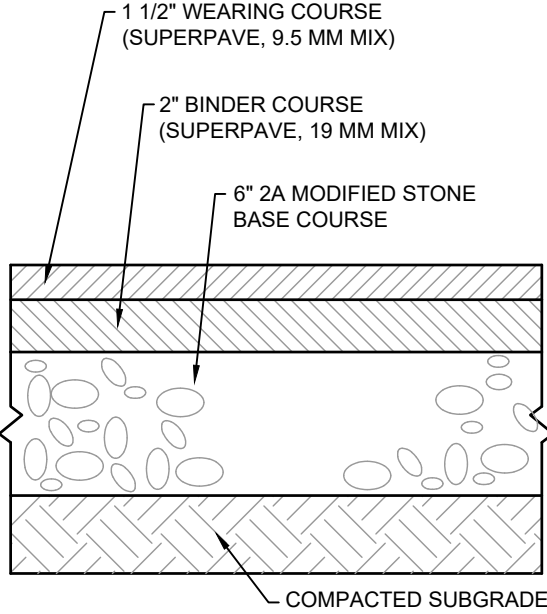
LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

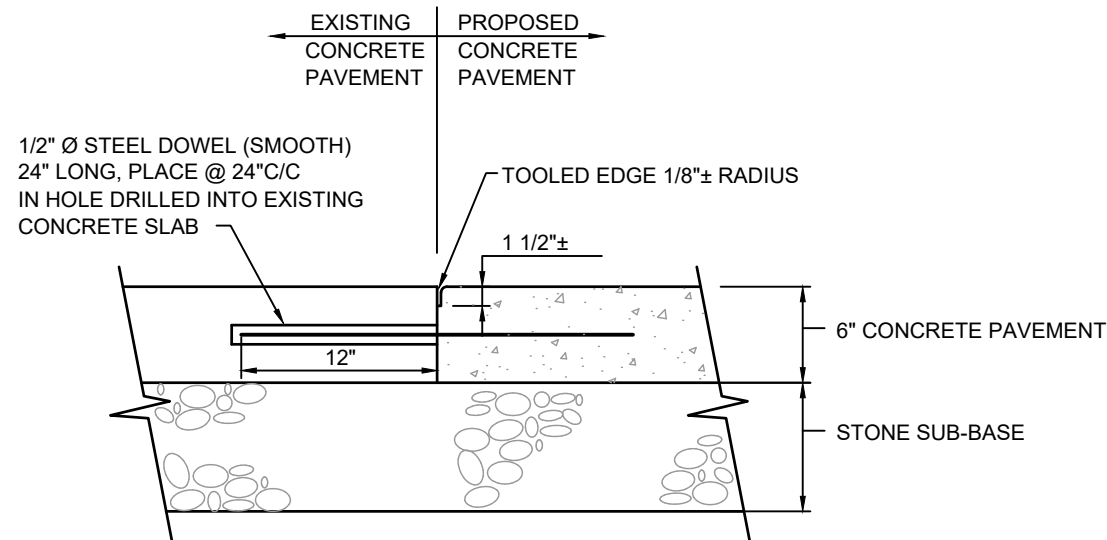
VEHICLE TURN PLAN - LOTS 5, 6 & 7

sheet no.

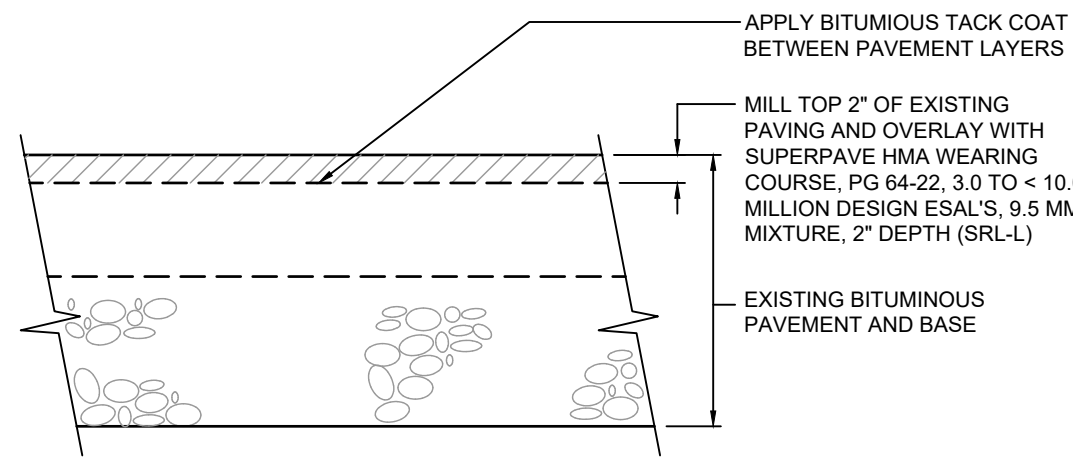
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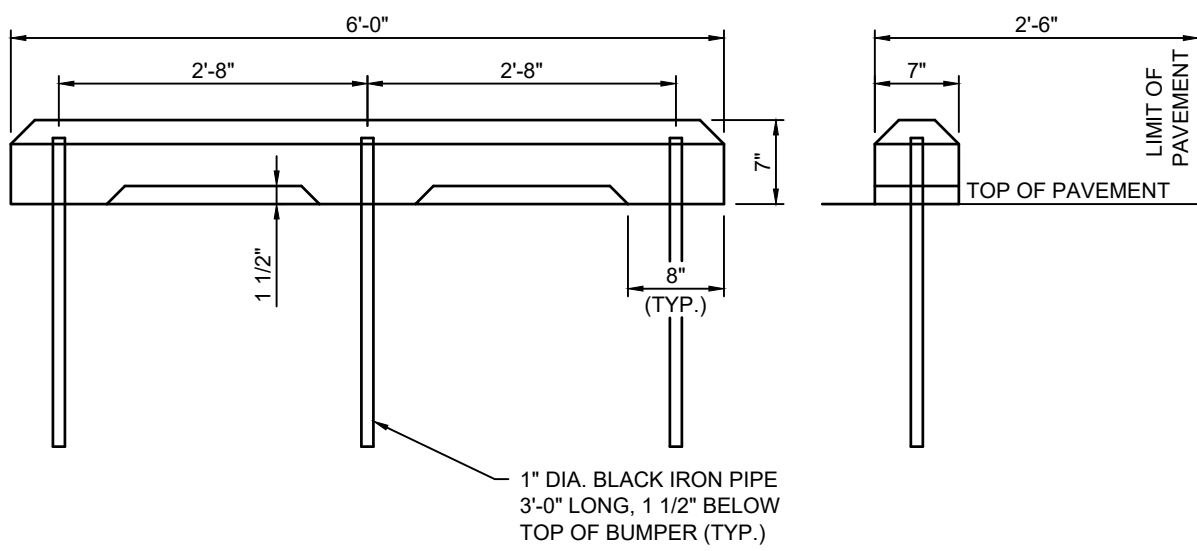
LIGHT DUTY PAVEMENT DETAIL
NOT TO SCALE



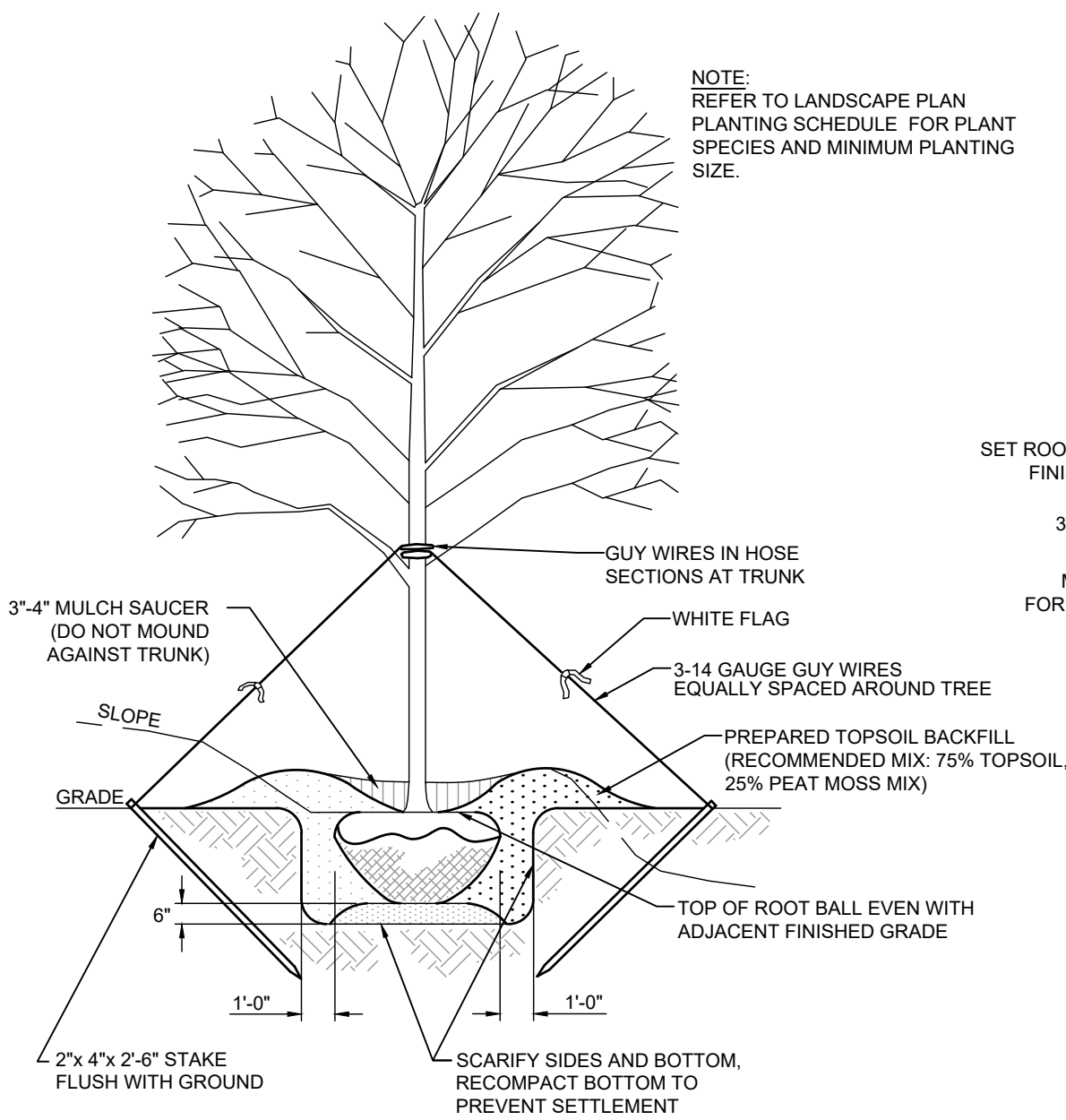
SECTION THRU TRANSITION TO EXISTING CONCRETE PAVEMENT
NOT TO SCALE



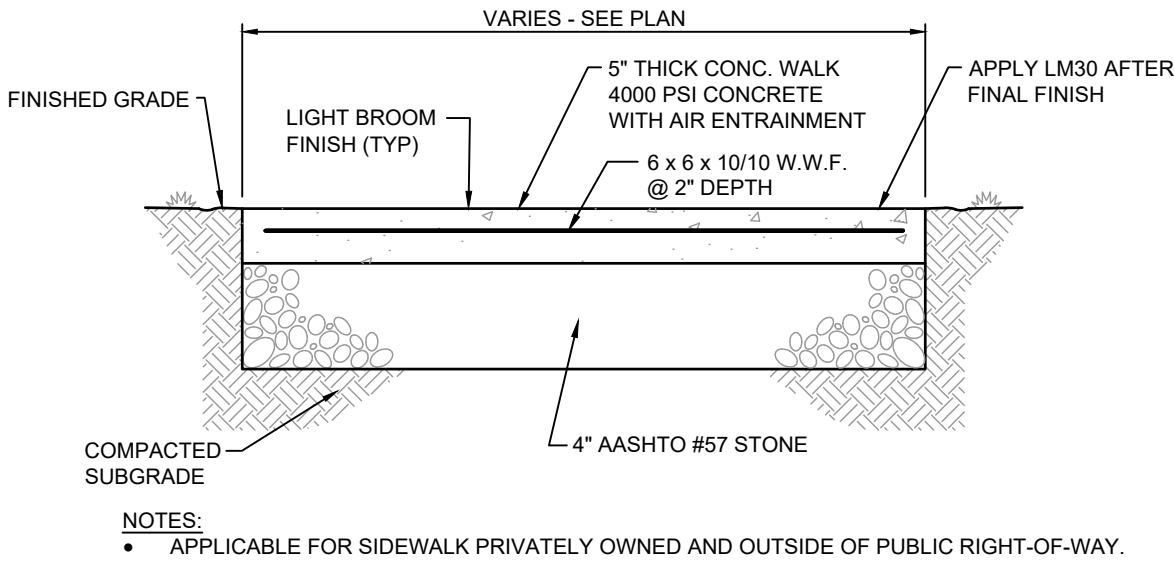
MILL & OVERLAY BITUMINOUS PAVEMENT
NOT TO SCALE



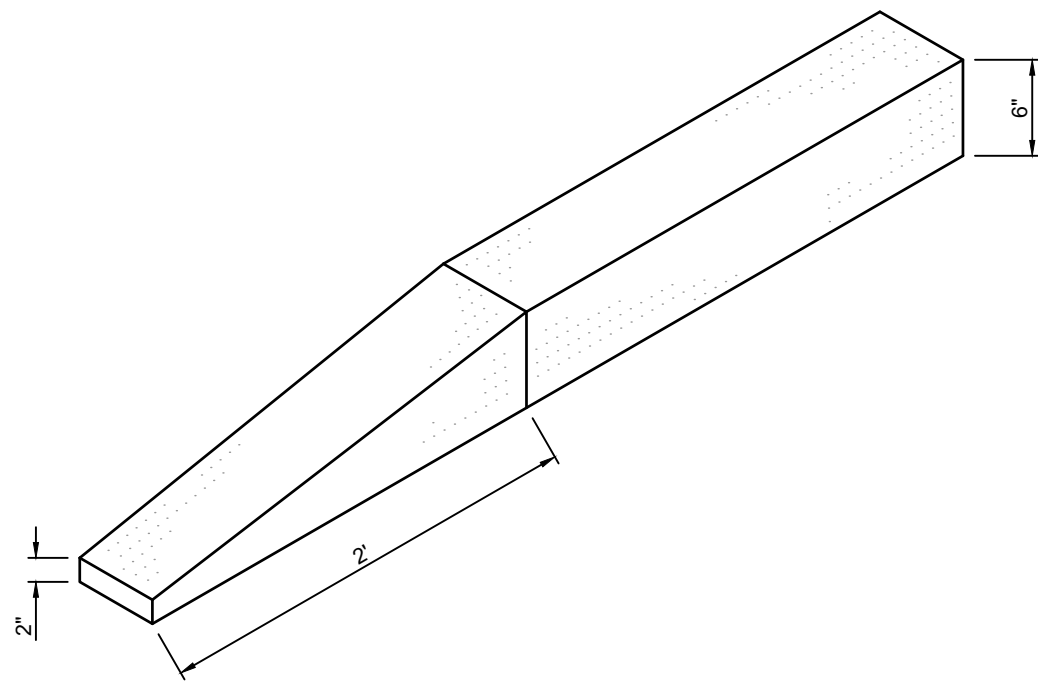
CONCRETE PARKING BUMPER DETAIL
NOT TO SCALE



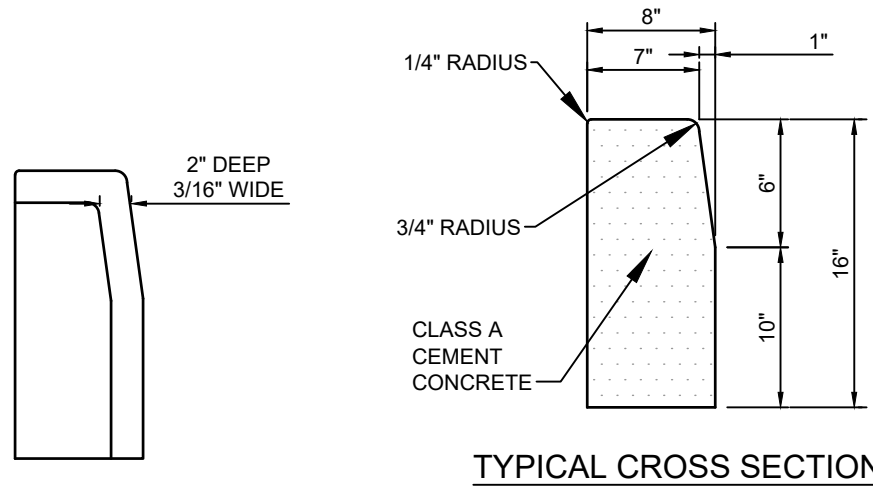
TREE PLANTING DETAIL
NOT TO SCALE



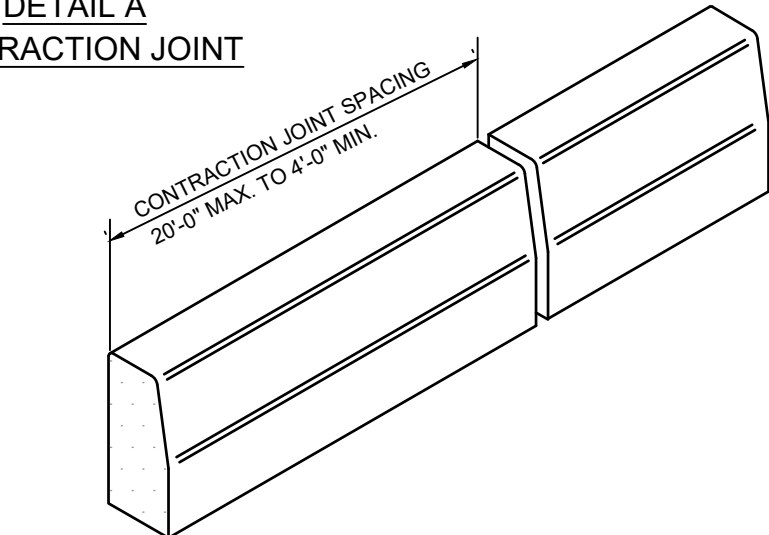
CONCRETE WALK DETAIL
NOT TO SCALE



CURB END TREATMENT DETAIL - 6\"/>



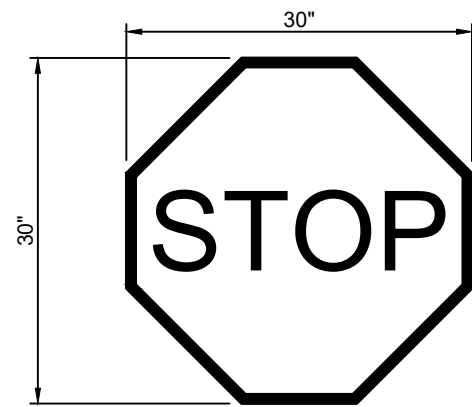
**DETAIL A
CONTRACTION JOINT**



PENNDOT PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



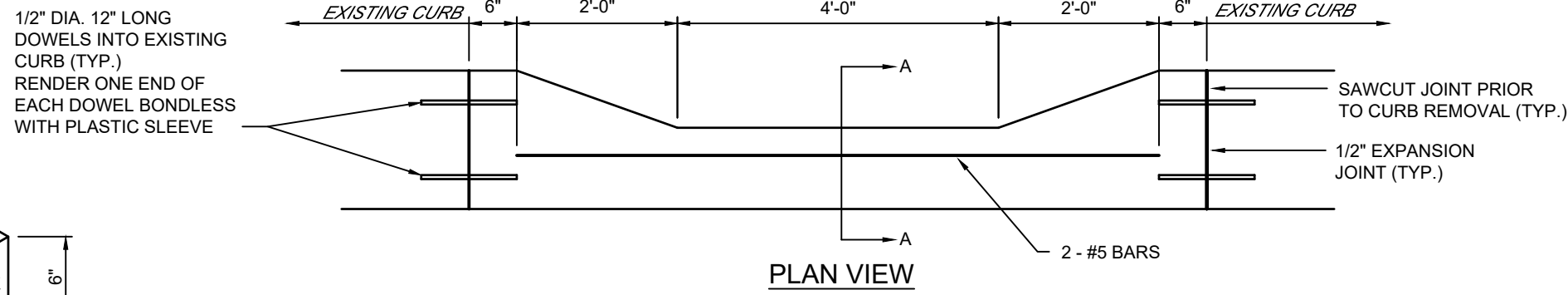
R6-1L ONE WAY SIGN
NOT TO SCALE



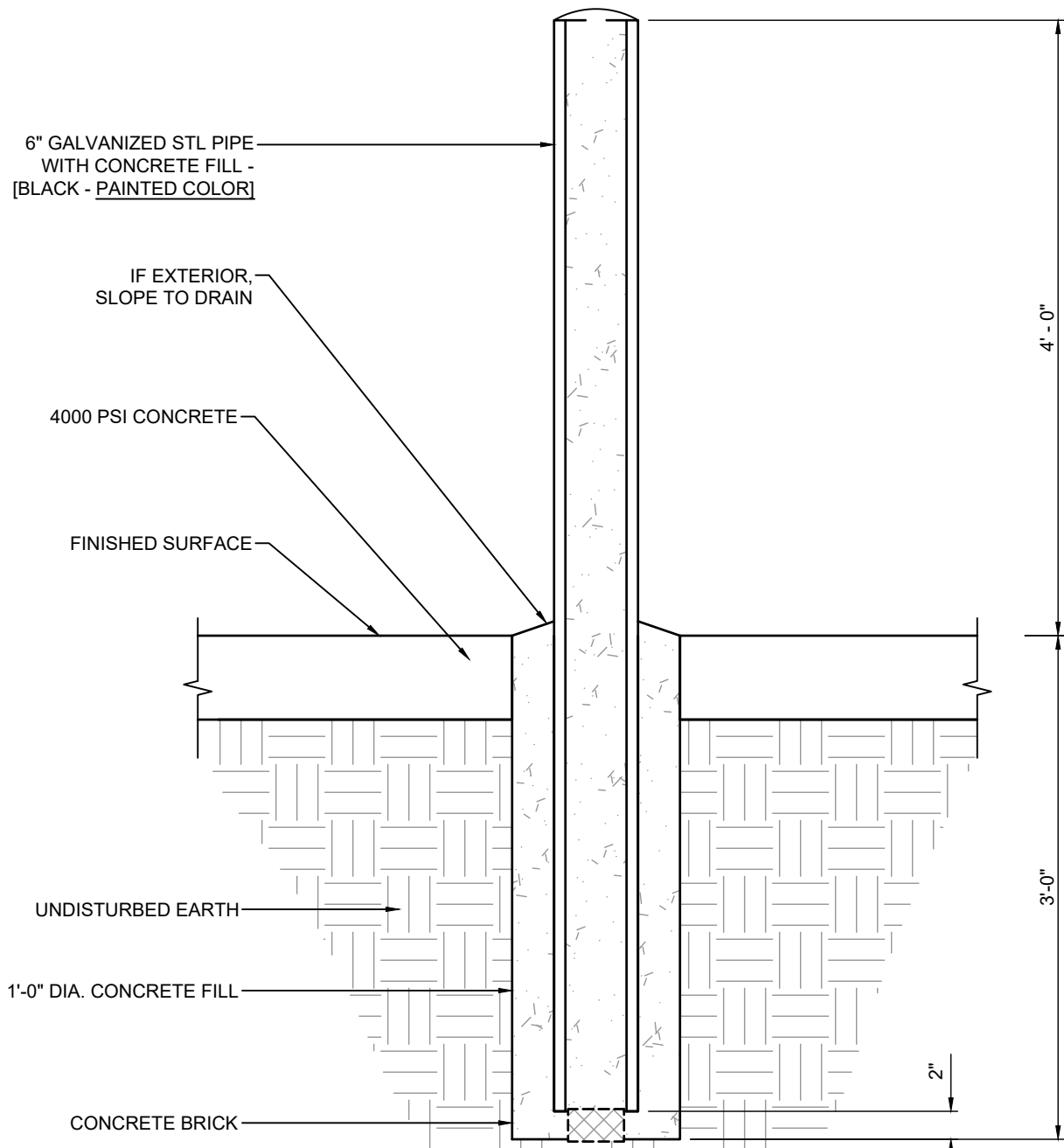
R1-1 STOP SIGN
NOT TO SCALE



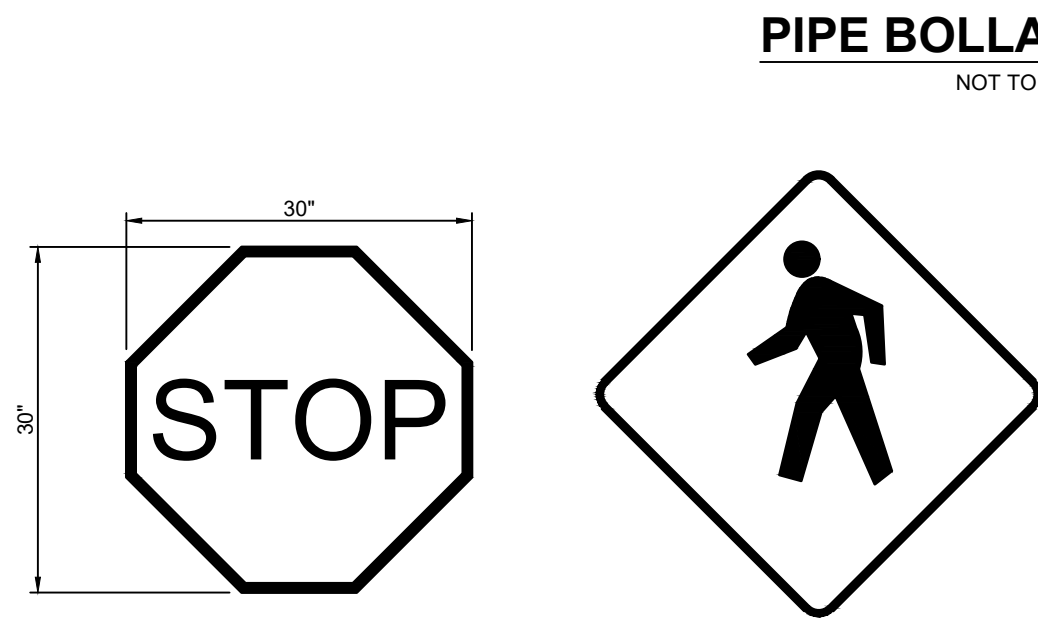
W11-2 PEDESTRIAN CROSSING SIGN
NOT TO SCALE



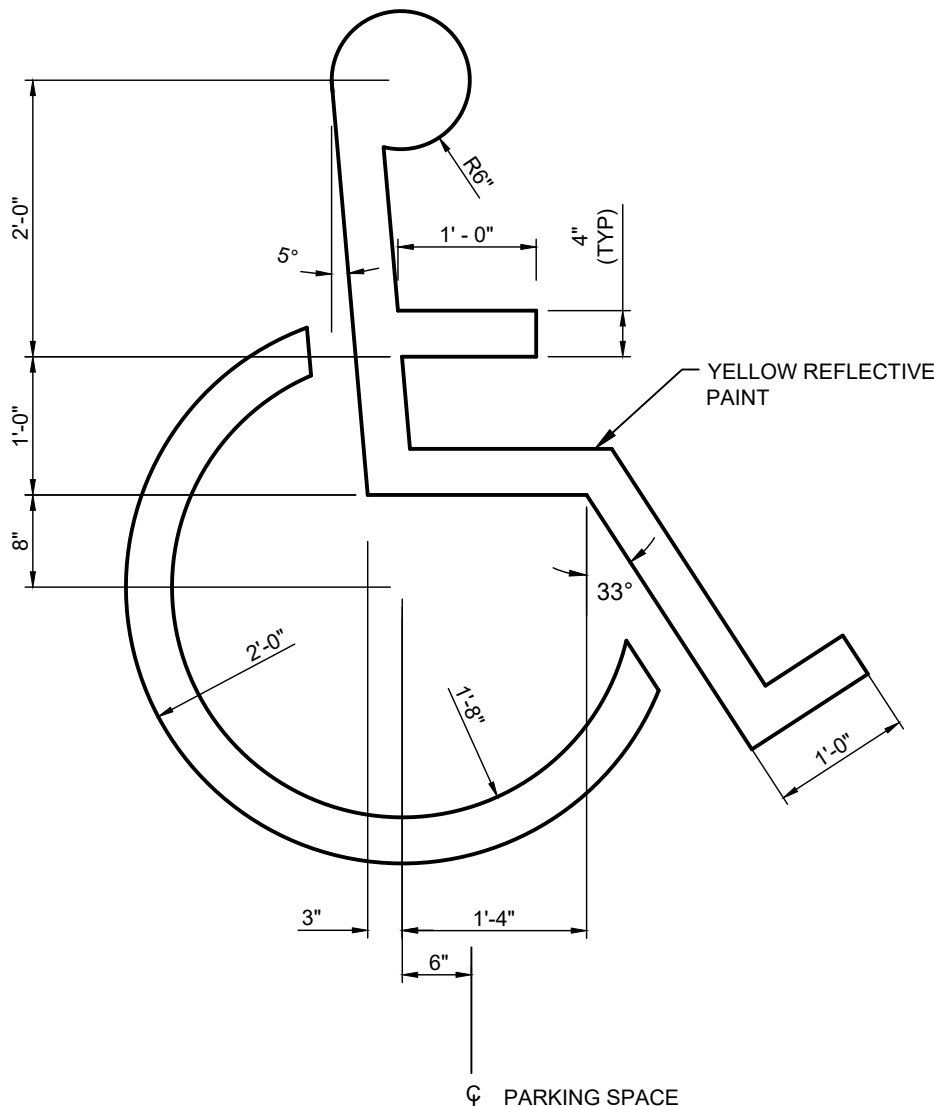
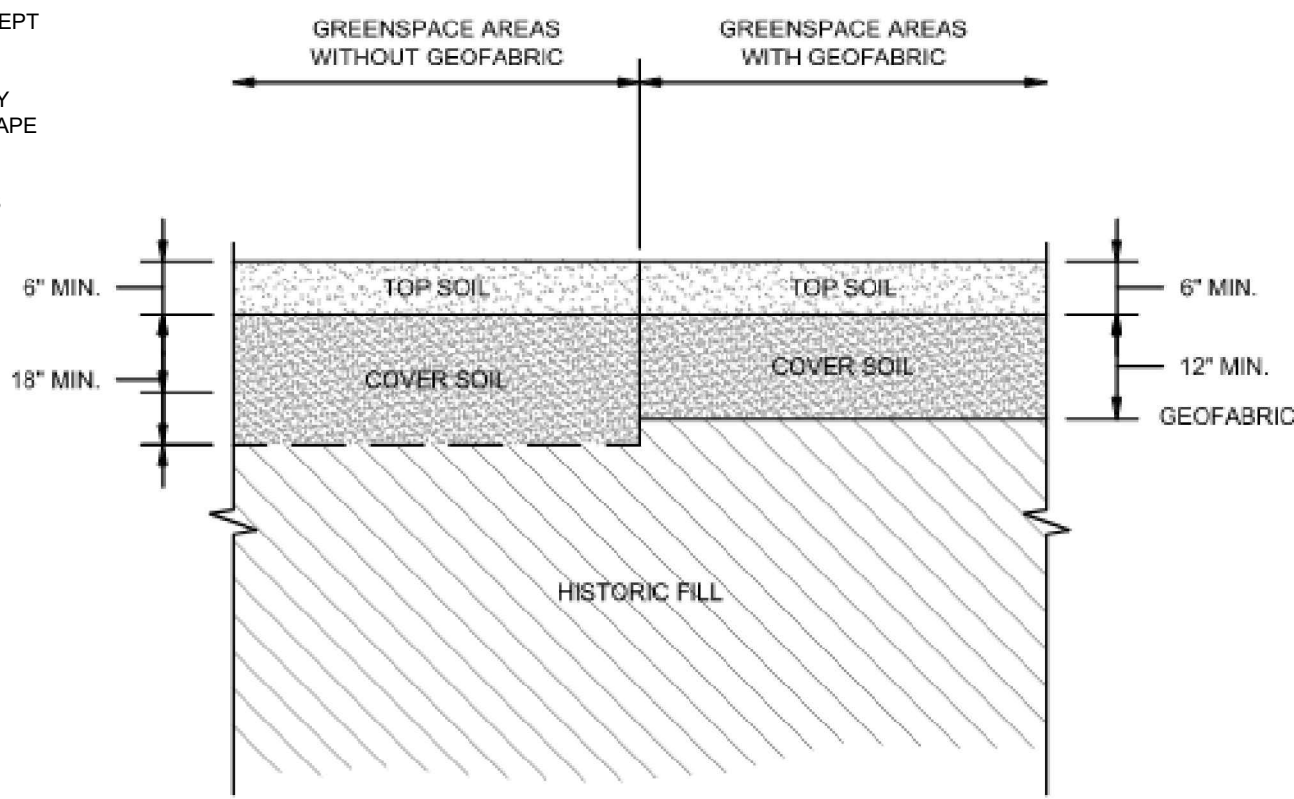
DETAIL OF DEPRESSED CURB FOR HANDICAPPED ACCESS
NOT TO SCALE



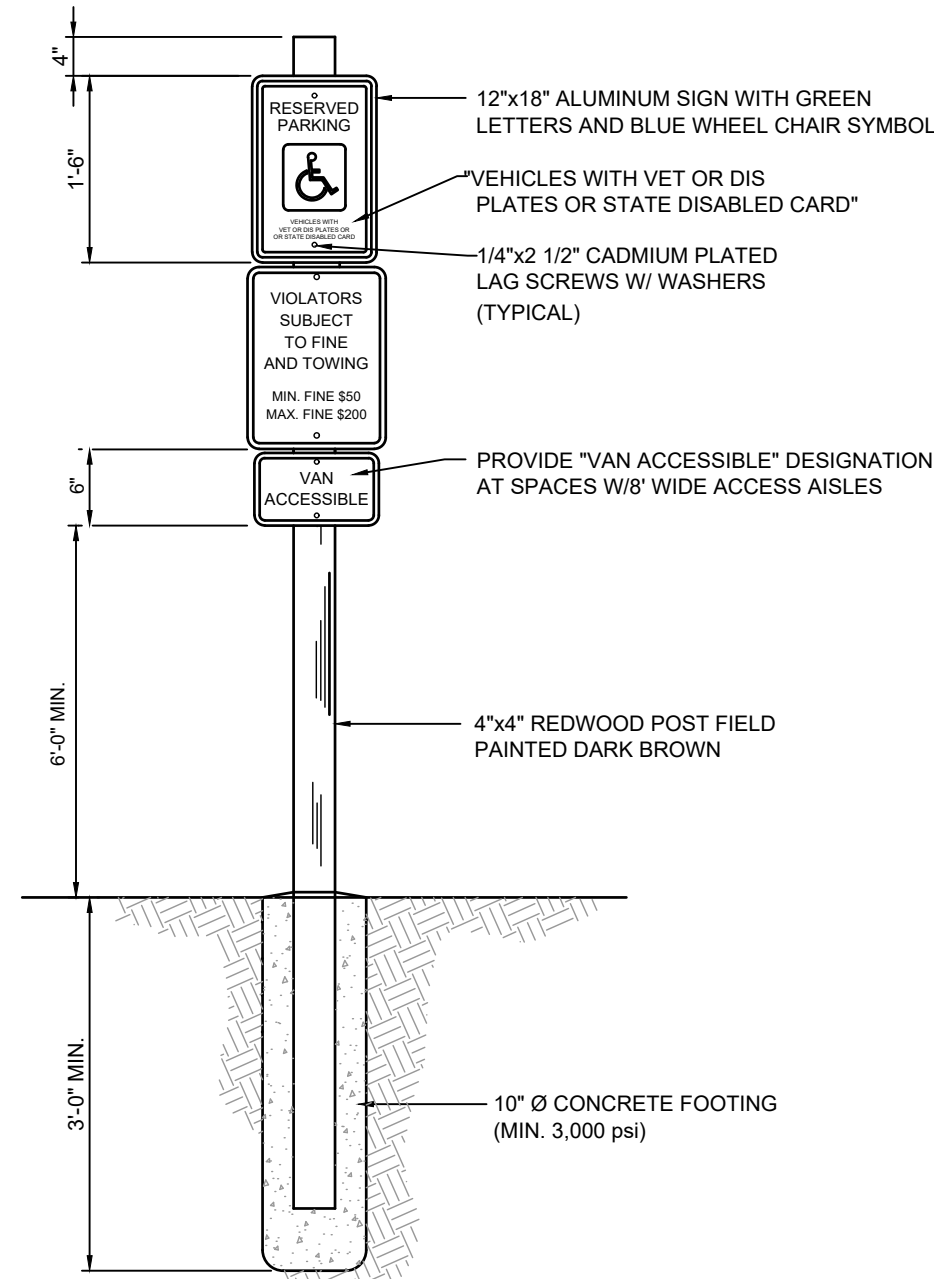
PIPE BOLLARD DETAIL
NOT TO SCALE



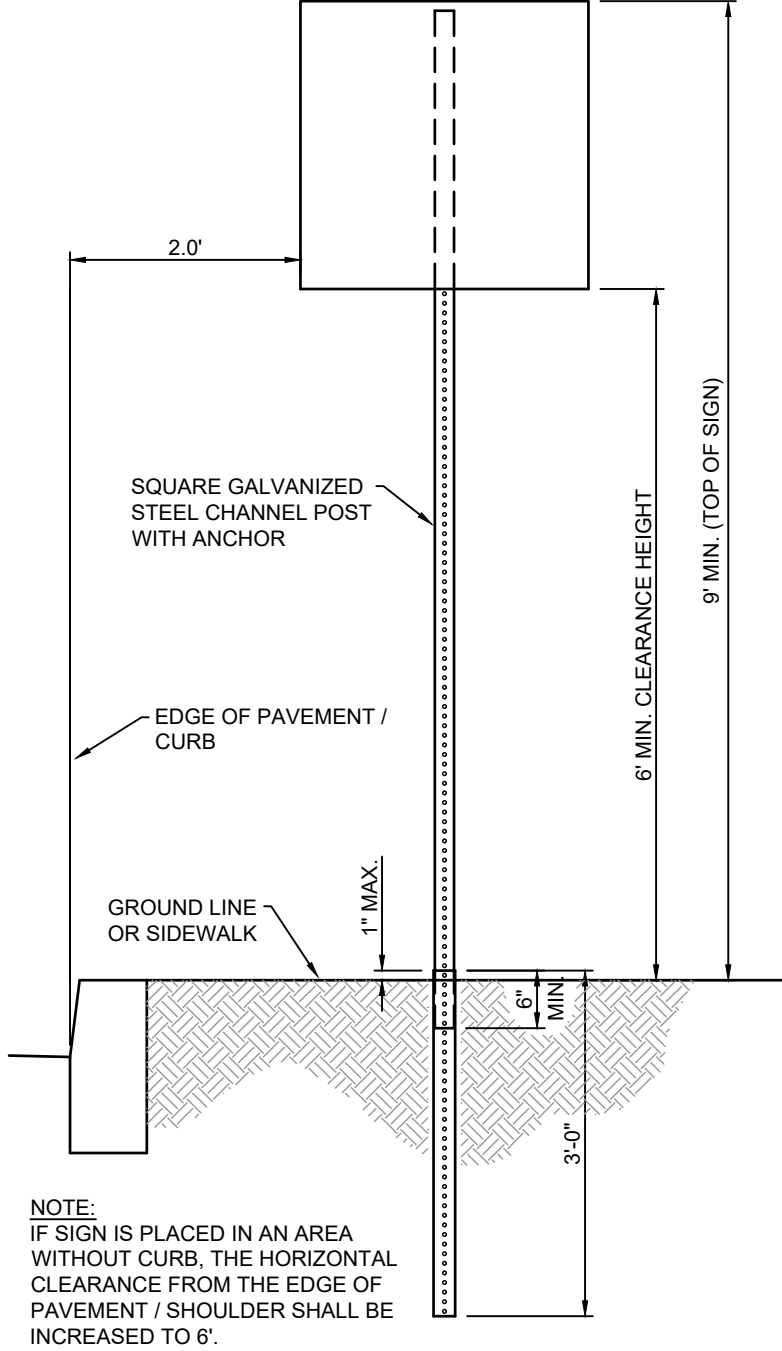
ENVIRONMENTAL CAP
NOT TO SCALE



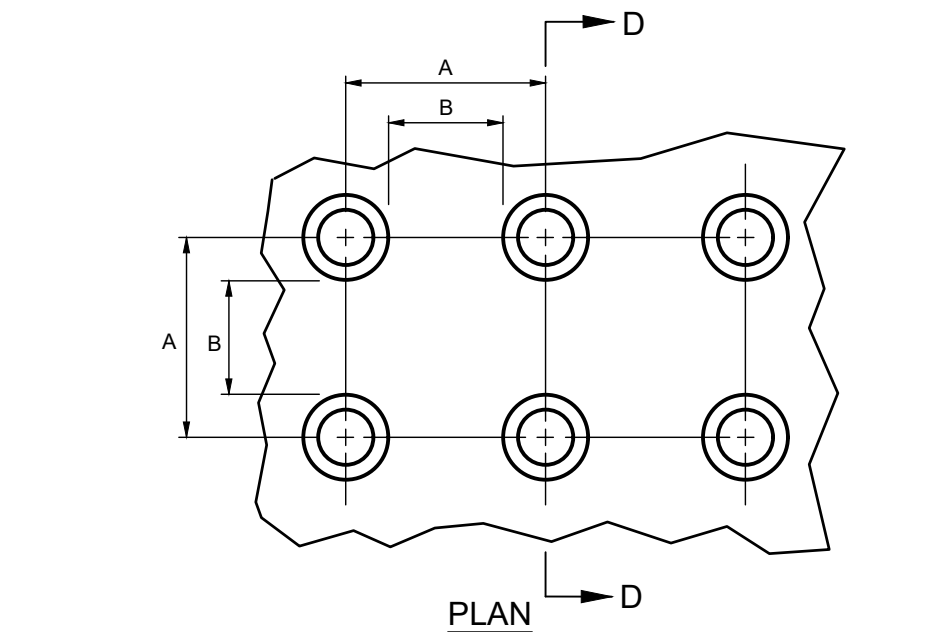
STANDARD HANDICAP SYMBOL
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

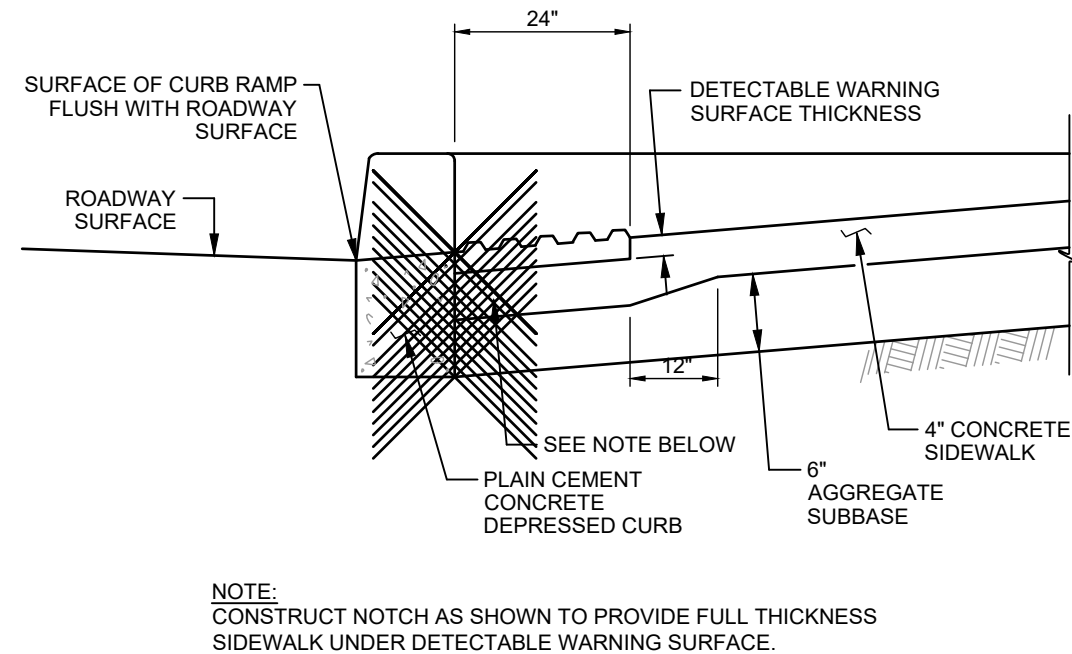


TRAFFIC CONTROL SIGN TYPICAL INSTALLATION DETAIL
NOT TO SCALE

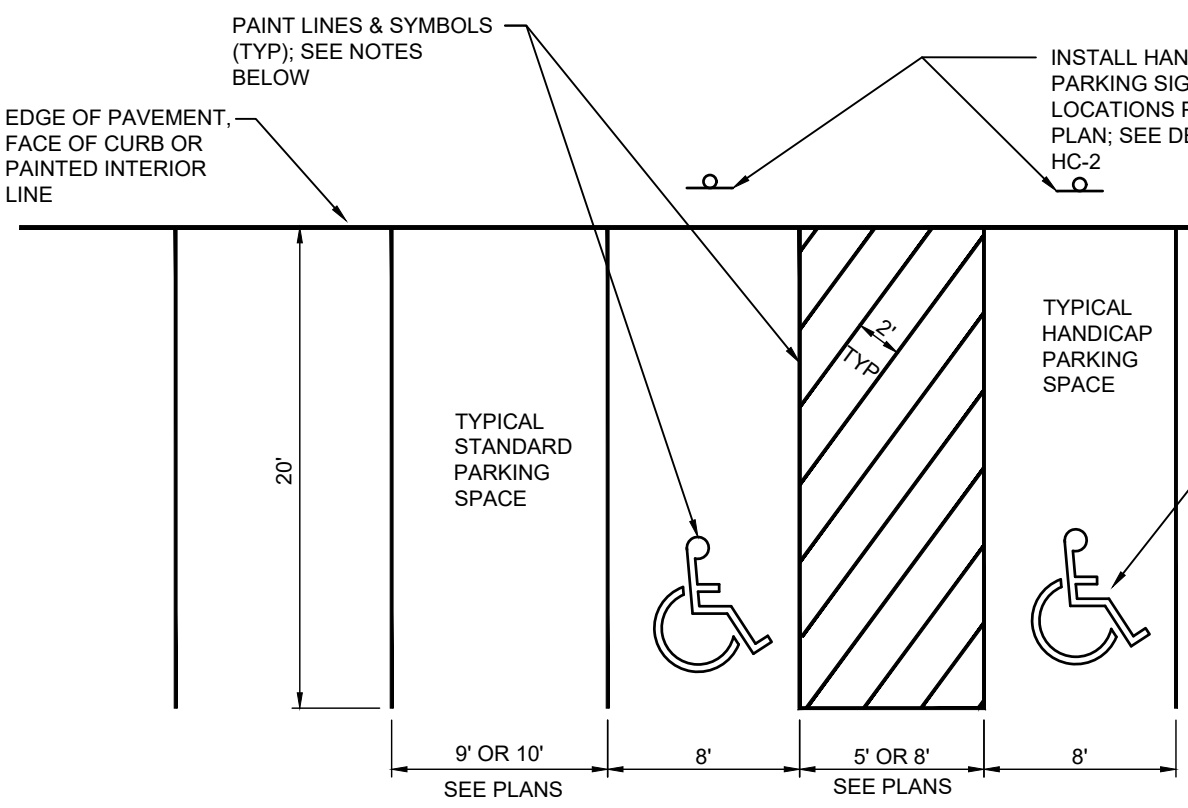


TRUNCATED DOME DIMENSIONS		
DIM	MINIMUM (INCH)	MAXIMUM (INCH)
A	1.6"	2.4"
B	0.65"	1.5"
C	(8)	(8)
D	0.9"	1.4"

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
NOT TO SCALE



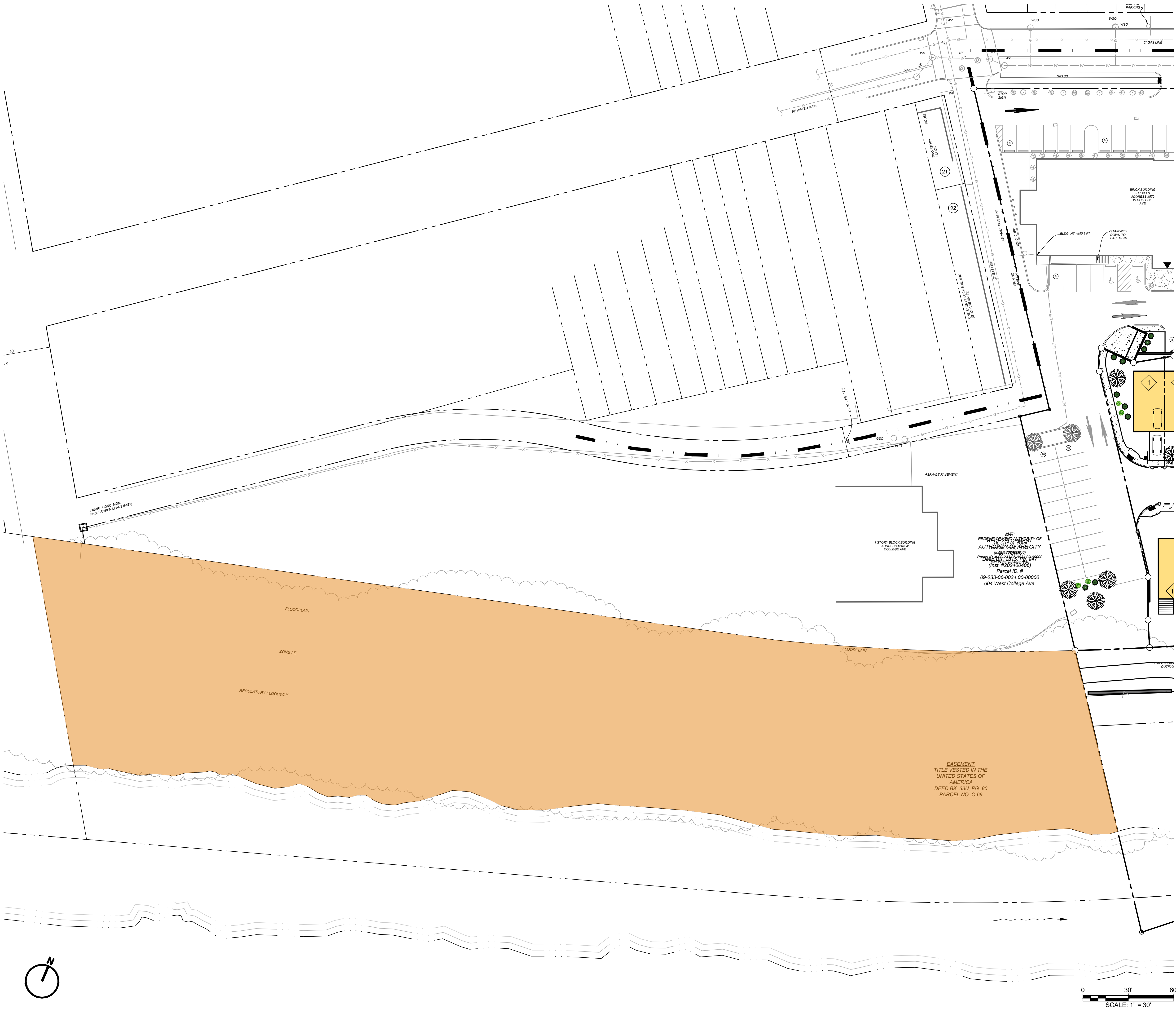
DETECTABLE WARNING SURFACE EMBEDDING DETAIL
NOT TO SCALE



TYPICAL PARKING SPACE STRIPING DETAIL FOR PERPENDICULAR PARKING
NOT TO SCALE

revisions		
#	date	description
1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

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NOTE:
THIS RECREATION PLAN APPLIES TO BOTH THE TOWNS AT YORK CREEK SUBDIVISION AND LAND DEVELOPMENT PLAN AND THE LOFTS AT YORK CREEK SUBDIVISION AND LAND DEVELOPMENT PLAN.

HATCH LEGEND		
	NON-TRAIL RECREATION AREA	N/A
	TRAIL RECREATION AREA	2.08 ACRES

seal / stamp

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drawing set	
PRELIMINARY & FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	
date	2024.12.10
project no.	2023.0191.00
project mgr.	JJS
drawn by	DJB

revisions		
#	date	description
1	02/20/2025	PER CITY COMMENTS
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4	04/07/2026	PER CITY COMMENTS

LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

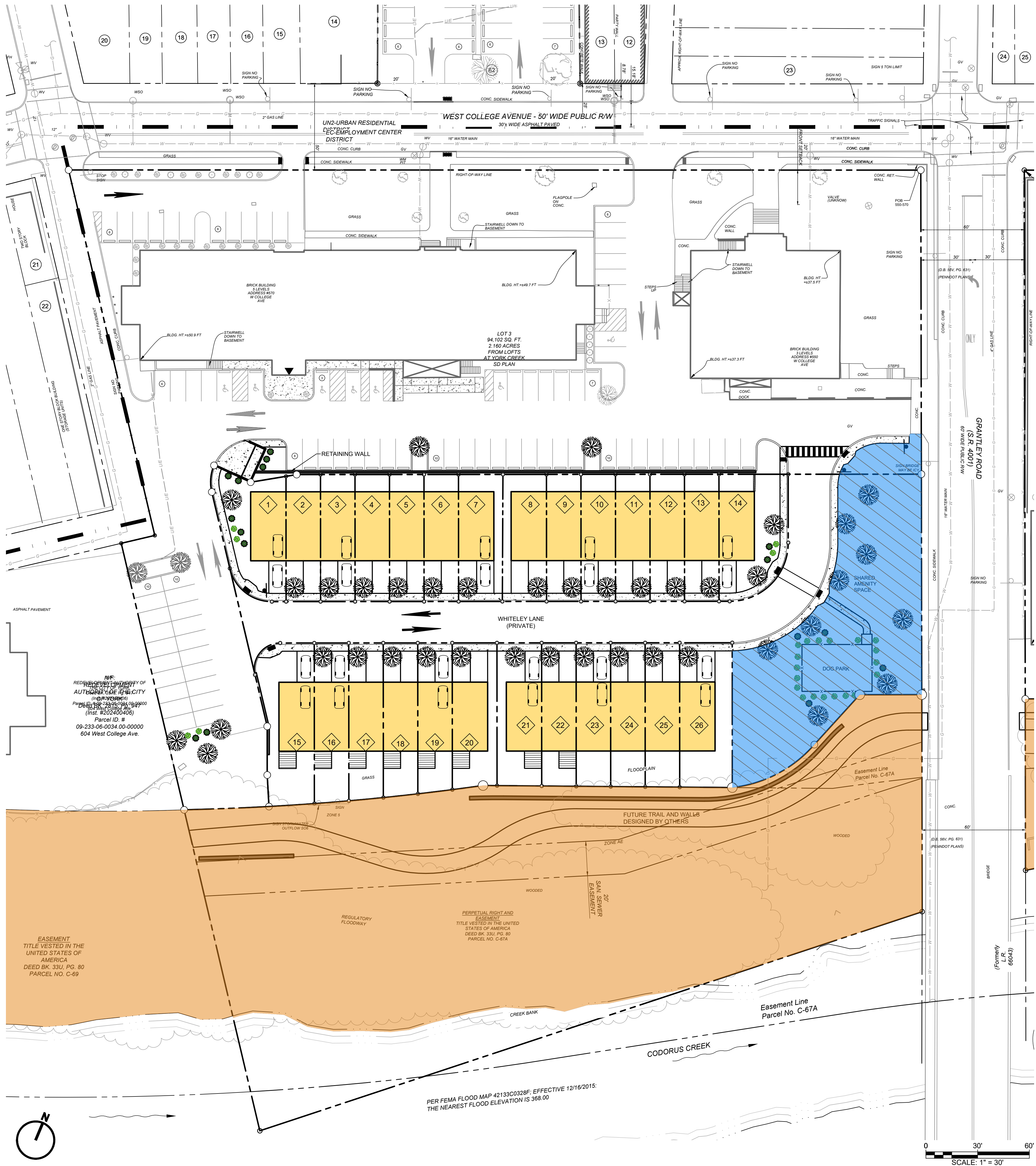
drawing title

RECREATION AREA PLAN

sheet no.

SLD-36

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NOTE:

THIS RECREATION PLAN APPLIES TO BOTH THE TOWNS AT YORK CREEK SUBDIVISION AND LAND DEVELOPMENT PLAN AND THE LOFTS AT YORK CREEK SUBDIVISION AND LAND DEVELOPMENT PLAN.

HATCH LEGEND		
	NON-TRAIL RECREATION AREA	0.27 ACRES
	TRAIL RECREATION AREA	1.18 ACRES

seal / stamp

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drawing set
PRELIMINARY & FINAL
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DEVELOPMENT PLAN

date	2024.12.10
project no.	2023.0191.00
project mgr.	JJS
drawn by	DJB

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1	02/20/2025	PER CITY COMMENTS
2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

LOFTS AT YORK CREEK

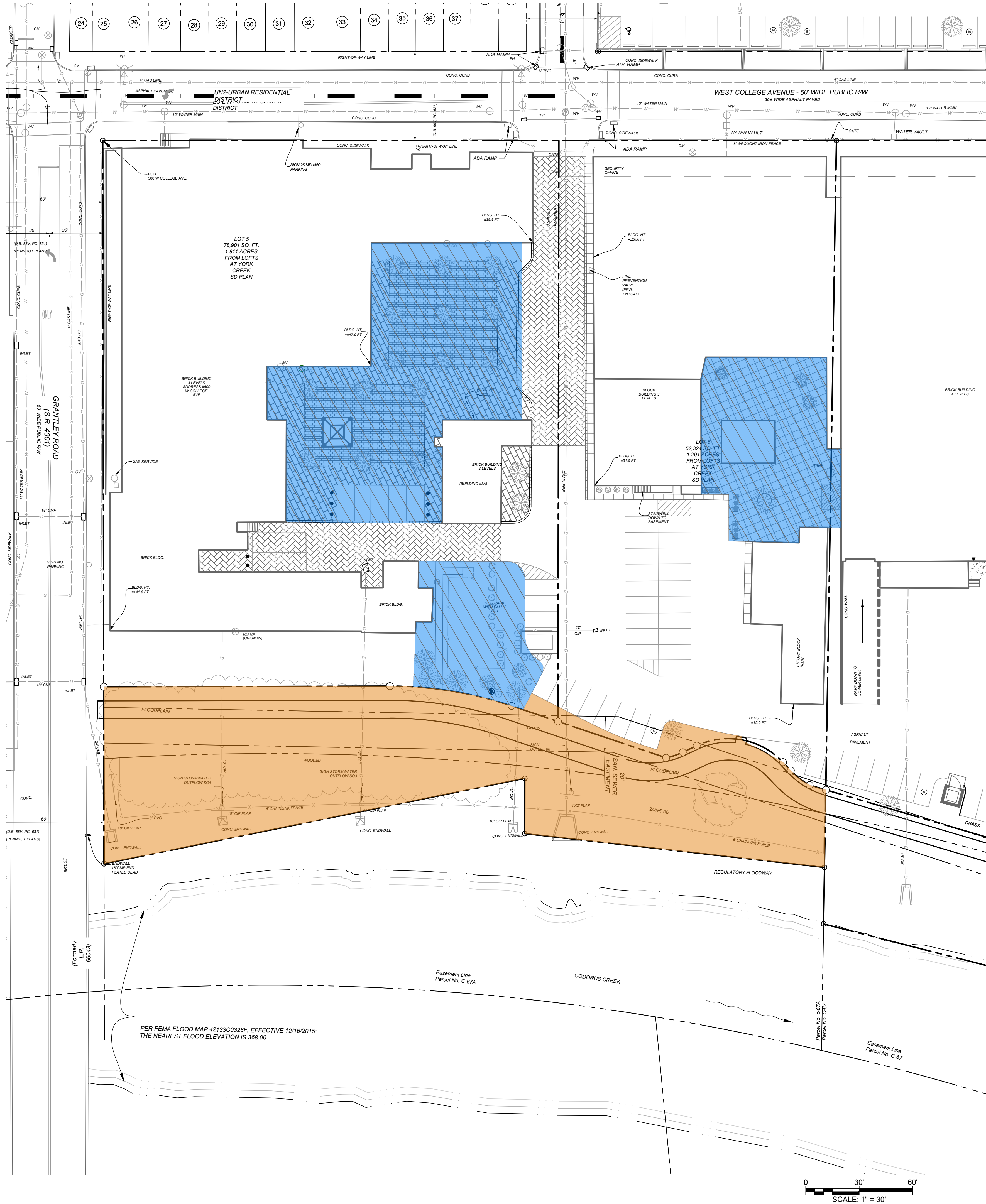
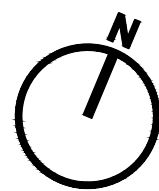
WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title
RECREATION AREA PLAN

sheet no.

SLD-37

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NOTE:
THIS RECREATION PLAN APPLIES TO BOTH THE TOWNS AT YORK CREEK SUBDIVISION AND LAND DEVELOPMENT PLAN AND THE LOFTS AT YORK CREEK SUBDIVISION AND LAND DEVELOPMENT PLAN.

HATCH LEGEND		
	NON-TRAIL RECREATION AREA	0.62 ACRES
	TRAIL RECREATION AREA	0.65 ACRES

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date	2024.12.10	
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project mgr.	JJS	
drawn by	DJB	

revisions		
#	date	description
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2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS

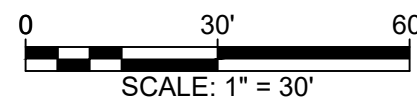
LOFTS AT YORK CREEK

WEST COLLEGE AVENUE, YORK, PENNSYLVANIA 17401
CITY OF YORK, YORK COUNTY

drawing title
RECREATION AREA PLAN

sheet no.

SLD-38



HATCH LEGEND		
	NON-TRAIL RECREATION AREA	N/A
	TRAIL RECREATION AREA	0.64 ACRES

#	date	description
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2	03/17/2025	PER CITY COMMENTS
3	08/05/2025	PER CITY COMMENTS
4	04/07/2026	PER CITY COMMENTS