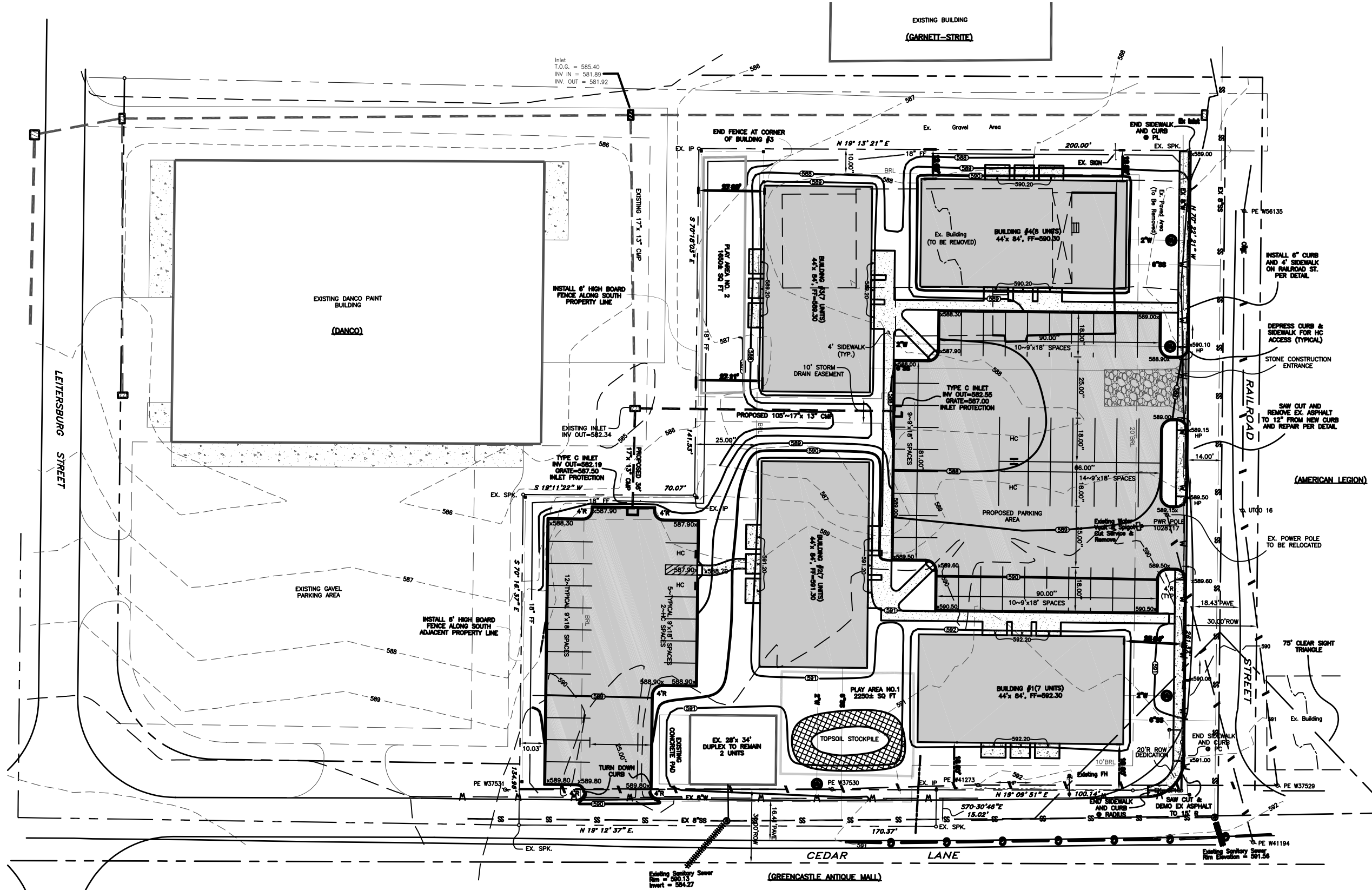

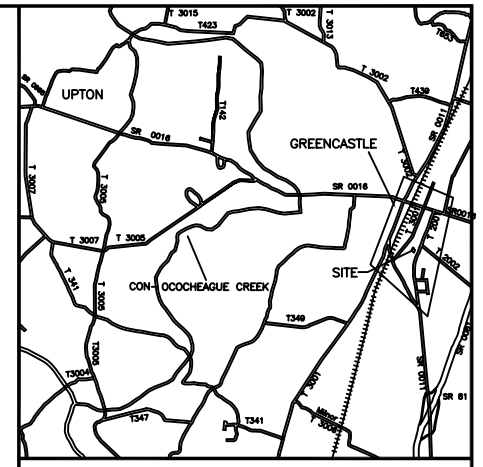

VICINITY MAP: Scale: 1" = 5,280'

Reviewed by the Franklin County Planning Commission on this _____ day of _____, 20___

Reviewed by the Greencastle Planning Commission on this _____ day of _____, 20___

Approved by the Greencastle Mayor and Council on this _____ day of _____, 20___

LEGEND

- 5/8" Rebar & Cap (Set) unless otherwise shown
- BRL — Building Restriction Line
- 500 — Existing 1' Contour
- 500 — Existing 5' Contour
- 458 — Proposed 2' Contour
- 500 — Proposed 10' Contour
- Utility Pole
- 18" FF — 18" Silt Fence
- Topsoil Stockpile
- Stone Construction Entrance (SCE)

OWNER/DEVELOPER

DAVID BINKLEY
301 S. CARLISLE STREET
GREENCASTLE, PA 17225

OWNERS CERTIFICATION

I, David Binkley, being duly sworn, according to law depose I am the true owner of the lands shown hereon being considered for subdivision approval and hereby after for dedication the proposed rights of way and easements.

David Binkley

Affidavit:

Commonwealth of Pennsylvania: } SS:
County of Franklin }
Sworn and subscribed to me this __ day, _____,2004

Notary Public

GENERAL NOTES:

1. NO SIGNS ARE PROPOSED WITH THIS LAND DEVELOPMENT PLAN SIGNS SHALL BE SUBMITTED TO THE BOROUGH OF GREENCASTLE FOR REVIEW, APPROVAL, AND PERMITTING.
2. SEE SHEET 2 FOR ADDITIONAL NOTES AND DETAILS.
3. SITE SHALL BE PROVIDED WITH A 6' BOARD FENCE PROVIDED ALONG THE REAR PROPERTY LINE AS SHOWN.
4. ALL CURB, GUTTER, SIDEWALK, AND STREETS SHALL BE INSTALLED IN ACCORDANCE WITH THE BOROUGH OF GREENCASTLE STANDARDS.

UTILITY NOTES:

1. ALL UTILITY SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE BOROUGH OF GREENCASTLE MUNICIPAL AUTHORITY SPECIFCATIONS AND DETAILS.
2. SEWER SERVICES SHALL BE 6" SCH 40 PVC WITH CLEANOUTS
3. WATER SERVICES SHALL BE 2" SDR35 PVC WITH 1-1/2" METERS

THIS LAND PLAN IS FOR THE PURPOSE OF CONSTRUCTION OF FOUR APARTMENT BUILDINGS AND A PARKING AREA. WHICH INCLUDES DRIVE AREAS, AND DRAINAGE.
ZONING: "R-2" – MEDIUM DENSITY RESIDENTIAL DISTRICT
BUILDING RESTRICTION LINES (B.R.L.)

TOTAL EARTH DISTURBANCE= 1.453 Acres±
, = 62
7. TOTAL PLAY AREA = 3900 SQ. FT.

THE SITE IS NOT AFFECTED BY A 100-YEAR FLOODPLAIN AS PER THI

PRELIMINARY/FINAL

DATE	NO.	REVISION

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SHELLY & WITTER, INC.
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41 South Antrim Way, Greencastle, PA 17225, (717) 597-4433, (717) 597-4435 Fax
MD Telephone No. (301) 791-0223

SEAL
SIGNATURE

RHS ENGINEERING, INC.
CIVIL ENGINEERING & PROJECT MANAGEMENT SERVICES
41 SOUTH ANTRIM WAY, GREENCASTLE, PA 17225
SERVING CENTRAL PENNSYLVANIA AND WESTERN MARYLAND
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EMAIL: INFO@RHSENGINEERING.COM

SEAL
SIGNATURE

GREENCASTLE APARTMENT COMPLEX
LAND DEVELOPMENT PLAN
BINKLEY DEVELOPMENT
BOROUGH OF GREENCASTLE — FRANKLIN COUNTY, PA

SHEET 1
SCALE 1" = 20'
DATE APRIL, 2004
JOB NO. BINK-001-01-2004