

REDEVELOPMENT AUTHORITY OF THE CITY OF YORK

NBOA FINAL SUBDIVISION PLAN OF LANDS LOCATED AT 260 NORTH BEAVER STREET & 132 NORTH PERSHING AVENUE CITY OF YORK

YORK COUNTY, PENNSYLVANIA

CITY OF YORK PLANNING COMMISSION
APPROVED AND RECOMMENDED BY THE CITY OF YORK PLANNING COMMISSION
Mark P. ...
DATE: 5/13/17
CHAIRMAN

CITY OF YORK CITY COUNCIL
APPROVED BY THE CITY OF YORK CITY COUNCIL
...
DATE: 5/13/17
CITY CLERK

CITY OF YORK ZONING OFFICER
APPROVED BY THE CITY OF YORK ZONING OFFICER
ZONING OFFICER: _____ DATE: _____

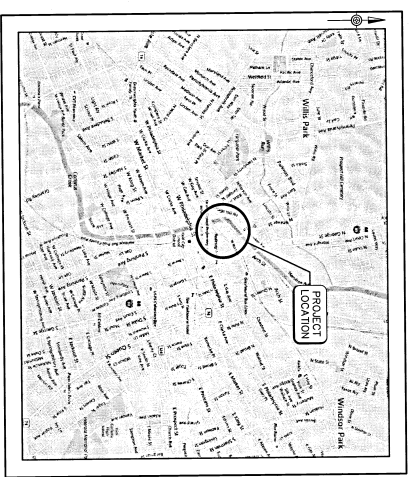
YORK COUNTY PLANNING COMMISSION
FORMED BY THE YORK COUNTY PLANNING COMMISSION
...
DATE: 5/13/17
DIRECTOR

OWNER CERTIFICATION
UNLESS OTHERWISE NOTED, STREETS SHOWN HEREON ARE DEDICATED, AND THE SUBDIVISION PLAN, ARE HEREBY APPROVED BY THE OWNER.
...
DATE: 5/13/17

COMMONWEALTH OF PENNSYLVANIA
ON THIS 13th DAY OF MAY, 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF YORK, PENNSYLVANIA, WHO KNOWLEDGE THE OFFICE PERSONAL APPEARANCE OF SAID *...* WHO ACKNOWLEDGED AND AS SUCH, BEING AUTHORIZED TO DO SO, AFFIXED HIS SIGNATURE TO THE THAT IT MAY BE RECORDED AS SUCH.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
...
MY COMMISSION EXPIRES: 05/21/2019

YORK COUNTY COURT HOUSE
FACE: _____ IN: _____ DATE: _____

REQUESTED WAIVER/APPLICATION
THE FOLLOWING WAIVER HAS BEEN REQUESTED FROM THE CITY OF YORK SUPERVISOR AND LAND DEVELOPMENT OFFICER AT A MEETING ON: _____
SECTION 1331.0(a) - PRELIMINARY PLAN PROCEDURES
PROJECT WHERES OF REQUIREMENT FOR PRELIMINARY PLAN SUBMISSION
SECTION 1336.0 - MONUMENTS AND MARKERS
REQUEST WHERES FOR RECORD OF MONUMENTS AND MARKERS AT ALL LOT CORNERS. MARKERS WILL BE SET AT CORNERS SHOWN ON SHEET 3 OF 3.



ENGINEER'S PROJECT NO. 0407.3.14.13

APRIL 2017
(REVISED 01/12/2017)



38 NORTH DUNE STREET, YORK, PA • PHONE (717) 846-1555 • FAX (717) 846-4811
50 WEST MIDDLE STREET, GETTYSBURG, PA • PHONE (717) 481-1201 • FAX (717) 337-0782
315 WEST JAMES STREET, STATE COLLEGE, PA • PHONE (717) 481-1291 • FAX (717) 481-8580
WWW.CSDAVIDSON.COM

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	FINAL SUBDIVISION PLAN

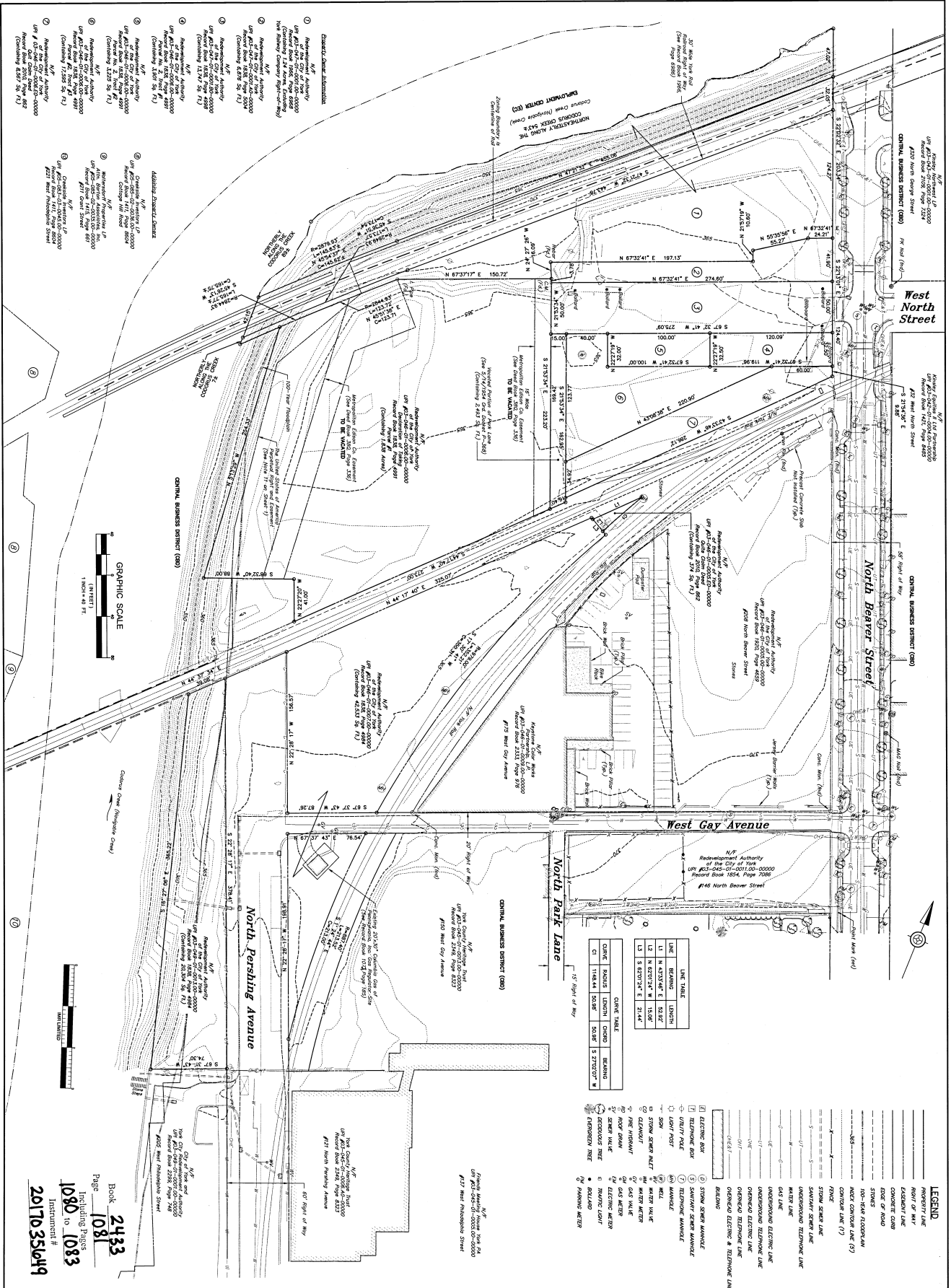
SITE DATA

1.	LOT NO./SOURCE OF TITLE:	03-047-01-0001-00-0000 (RECORD BOOK 1838, PAGE 6889)
		03-047-01-0001-00-0000 (RECORD BOOK 1838, PAGE 5096)
		03-046-01-0005-03-0000 (RECORD BOOK 2010, PAGE 882)
		03-046-01-0005-03-0000 (RECORD BOOK 2010, PAGE 882)
		03-046-01-0005-03-0000 (RECORD BOOK 2010, PAGE 882)
		03-046-01-0007-00-0000 (RECORD BOOK 1835, PAGE 4984)
		03-046-01-0013-00-0000 (RECORD BOOK 1835, PAGE 4984)
2.	EXISTING ZONING:	CENTRAL BUSINESS DISTRICT (CBD)
3.	EXISTING LAND USE:	VACANT LOTS
4.	PROPOSED LAND USE:	POSSIBLE FUTURE DEVELOPMENT
5.	TOTAL AREA:	5.764 ACRES
6.	PROPOSED NO. OF LOTS:	4
7.	MINIMUM LOT AREA REQUIRED:	1,500 SQ. FT.
8.	MINIMUM LOT WIDTH REQUIRED:	20 FEET
9.	MINIMUM LOT WIDTH REQUIRED:	32.50 FEET
10.	REQUIRED BUILDING SETBACKS:	NONE
11.	SEWER:	PUBLIC
12.	MAXIMUM ALLOWABLE BUILDING HEIGHT:	NONE
13.	MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE:	100% OF GROSS LOT AREA
14.	MINIMUM OPEN AREA:	0% OF GROSS LOT AREA

- NOTES**
- THE PURPOSE OF THIS SUBMISSION IS TO CONSOLIDATE EXISTING PARKS AND SHEDS INTO FOUR (4) LOTS AND CREATE A NEW STREET RIGHT OF WAY.
 - HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD83) TWO 53, SOUTH ZONE.
 - VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD83) MEAN SEA LEVEL.
 - STREET RIGHT OF WAY INFORMATION SHOWN WAS PROVIDED BY THE CITY OF YORK.
 - PROPOSED THE INFORMATION SHOWN IS BASED ON FIELD SURVEYS DONE IN SEPTEMBER 2013 AND SEPTEMBER 2014.
 - THIS PROPERTY MAY BE SUBJECT TO RECORD OR UNRECORDED EASEMENTS AND RIGHTS OF WAY THAT ARE NOT SHOWN.
 - NO NEW LAND DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
 - THE 100'-WIDE ROAD BOUNDARY SHOWN IS TAKEN FROM THE MAP OF YORK COUNTY, PA 2013 AND 2014.
 - THE 100'-WIDE ROAD BOUNDARY SHOWN IS TAKEN FROM THE MAP OF YORK COUNTY, PA 2013 AND 2014.
 - THERE ARE NO DEED RESTRICTIONS PROPOSED WITH THIS PLAN.
 - RESTRICTIONS REGARDING THE NORTH BOUNDARY OF THE 100' WIDE ROAD AND 200' WIDE ROAD.



C.S. Davidson, Inc.
1151897
2017035649
SHEET 1 OF 3
04/01/17 C.S.



- 1. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
North Pershing Avenue (Proposed)
- 2. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 3. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 4. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 5. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 6. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 7. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 8. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 9. Management Authority of the City of York, PA
UP # 2015-00000-00000
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- 10. Management Authority of the City of York, PA
UP # 2015-00000-00000
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West North Street

- 11. Management Authority of the City of York, PA
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- 12. Management Authority of the City of York, PA
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- 13. Management Authority of the City of York, PA
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- 14. Management Authority of the City of York, PA
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- 15. Management Authority of the City of York, PA
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- 16. Management Authority of the City of York, PA
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- 17. Management Authority of the City of York, PA
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- 18. Management Authority of the City of York, PA
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- 19. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street
- 20. Management Authority of the City of York, PA
UP # 2015-00000-00000
Record Book 1824, Page 8883
West North Street



Book **2433**
Page **1081**
Including Pages **1080 to 1083**
Instrument # **20170350449**

LINE	BEARING	LENGTH	REMARKS
1	N 67°32'41" E	187.13	
2	S 87°32'41" W	100.00	
3	N 67°32'41" E	100.00	
4	S 87°32'41" W	100.00	
5	N 67°32'41" E	100.00	
6	S 87°32'41" W	100.00	
7	N 67°32'41" E	100.00	
8	S 87°32'41" W	100.00	
9	N 67°32'41" E	100.00	
10	S 87°32'41" W	100.00	
11	N 67°32'41" E	100.00	
12	S 87°32'41" W	100.00	
13	N 67°32'41" E	100.00	
14	S 87°32'41" W	100.00	
15	N 67°32'41" E	100.00	
16	S 87°32'41" W	100.00	
17	N 67°32'41" E	100.00	
18	S 87°32'41" W	100.00	
19	N 67°32'41" E	100.00	
20	S 87°32'41" W	100.00	

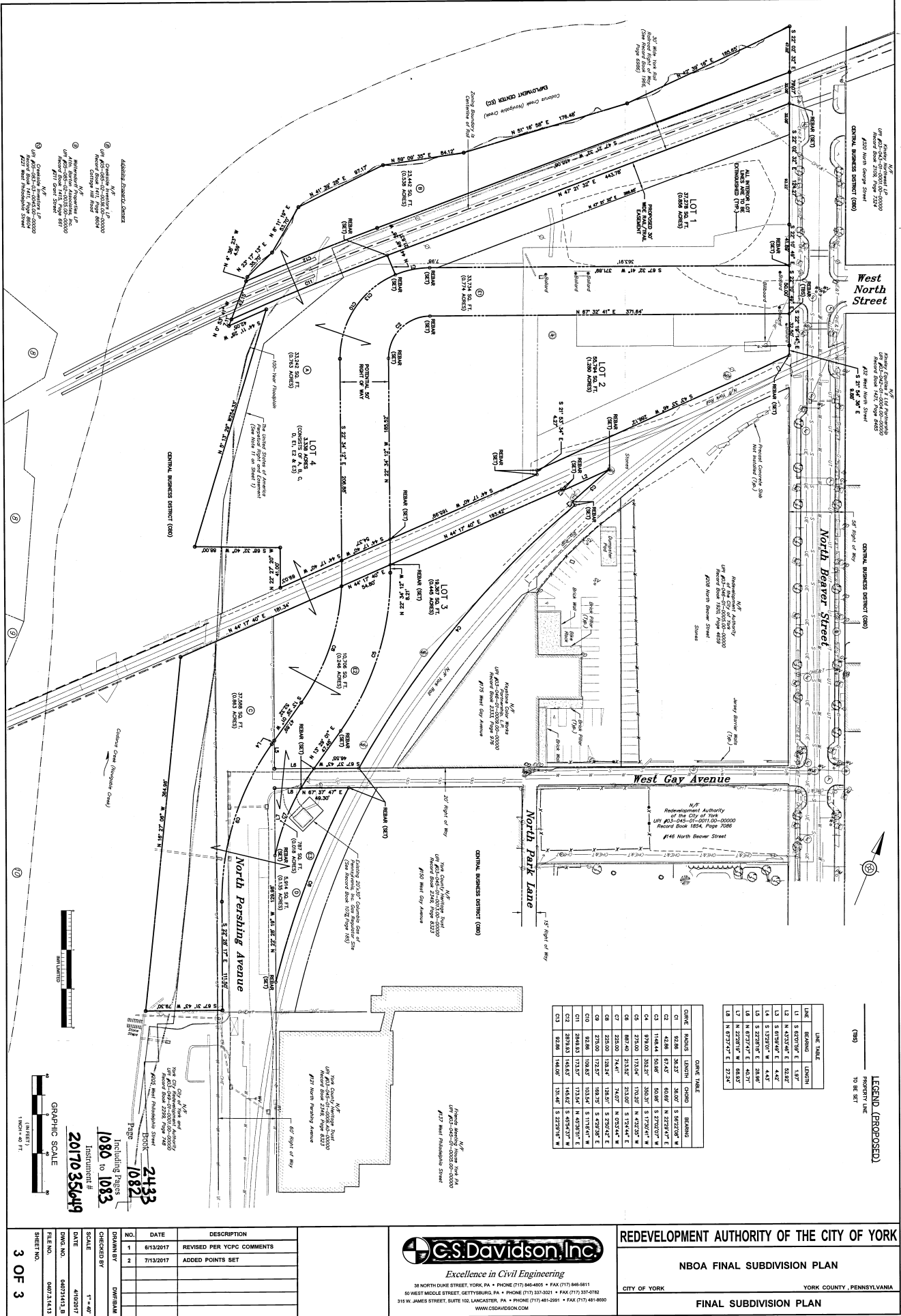
- 1. PROPERTY LINE
- 2. RIGHT OF WAY
- 3. EASEMENT LINE
- 4. CONCRETE CURB
- 5. EDGE OF ROAD
- 6. 100'-FEET EASEMENT
- 7. 100'-FEET EASEMENT
- 8. CENTERLINE (CL)
- 9. CENTRAL LINE (CL)
- 10. STORM SEWER LINE
- 11. SANITARY SEWER LINE
- 12. OVERHEAD TELEPHONE LINE
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- 99. OVERHEAD TELEPHONE LINE
- 100. OVERHEAD TELEPHONE LINE

NO.	DATE	DESCRIPTION
1	6/13/2017	REVISED PER YCPC COMMENTS

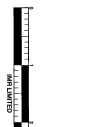
DRAWN BY
CHECKED BY
SCALE
DATE
DWG. NO.
FILE NO.
SHEET NO.

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REDEVELOPMENT AUTHORITY OF THE CITY OF YORK
NBOA FINAL SUBDIVISION PLAN
CITY OF YORK YORK COUNTY, PENNSYLVANIA
EXISTING CONDITIONS PLAN



- ① Adjacent Property LP
Record Book 141, Page 0000
City of York
CITY OF YORK
- ② Adjacent Property LP
Record Book 141, Page 0000
CITY OF YORK
- ③ Adjacent Property LP
Record Book 141, Page 0000
CITY OF YORK
- ④ Adjacent Property LP
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CITY OF YORK
- ⑤ Adjacent Property LP
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- ⑥ Adjacent Property LP
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- ⑦ Adjacent Property LP
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- ⑧ Adjacent Property LP
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- ⑨ Adjacent Property LP
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- ⑩ Adjacent Property LP
Record Book 141, Page 0000
CITY OF YORK



GRAPHIC SCALE
1" = 40'
1" = 80'
1" = 160'

Including Pages
1080 to 1083
Instrument #
2017035419

NO. DATE DESCRIPTION
1 6/13/2017 REVISED PER YCPC COMMENTS
2 7/13/2017 ADDED POINTS SET
DRAWN BY DWYBAM
CHECKED BY
SCALE 1" = 40'
DATE 4/10/2017
DWG. NO. A001913.3
FILE NO. 000214173
SHEET NO. 3 OF 3

LINE	BEARING	LENGTH	BEARING
L1	S 67°50'47" E	13.97'	
L2	N 45°54'47" E	52.82'	
L3	S 01°50'47" E	4.42'	
L4	S 13°50'47" E	4.42'	
L5	S 22°50'47" E	26.98'	
L6	N 55°50'47" W	64.83'	
L7	N 55°50'47" W	64.83'	
L8	N 67°50'47" E	22.24'	

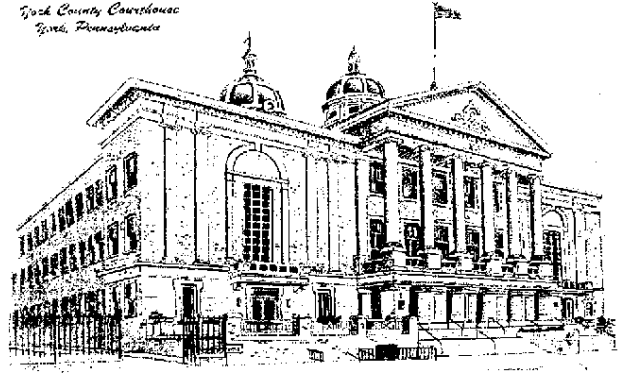
CHORD	BEARING	CHORD	BEARING
C1	S 24°26' 34.32"	36.00'	S 80°27'00" W
C2	S 42°06' 42.42"	60.60'	N 22°24'00" W
C3	N 14°44' 50.68"	50.80'	S 27°00'00" W
C4	S 27°00' 50.25"	50.30'	S 17°00'00" W
C5	S 27°00' 17.02"	17.00'	N 42°00'00" W
C6	S 67°50' 47.12"	21.00'	N 12°00'00" W
C7	S 67°50' 47.12"	19.34'	S 59°42'00" E
C8	S 22°50' 47.12"	19.34'	S 59°42'00" E
C9	S 22°50' 47.12"	19.34'	S 59°42'00" E
C10	S 67°50' 47.12"	19.34'	S 59°42'00" E
C11	S 22°50' 47.12"	19.34'	S 59°42'00" E
C12	S 22°50' 47.12"	19.34'	S 59°42'00" E
C13	S 67°50' 47.12"	19.34'	S 59°42'00" E

LEGEND (PROPOSED)
PROPERTY LINE
TO BE SET

C.S. Davidson, Inc.
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REDEVELOPMENT AUTHORITY OF THE CITY OF YORK
NBOA FINAL SUBDIVISION PLAN
CITY OF YORK YORK COUNTY, PENNSYLVANIA
FINAL SUBDIVISION PLAN

York County Courthouse
York, Pennsylvania



YORK COUNTY RECORDER OF DEEDS
28 EAST MARKET STREET
YORK, PA 17401

Randi L. Reisinger - Recorder
Bradley G. Daugherty - Deputy

Instrument Number - 2017035649
Recorded On 8/7/2017 At 9:14:32 AM

Book - 2433 Starting Page - 1080
*** Total Pages - 4**

* Instrument Type - PLAN 24 X 36

Invoice Number - 1243313

* Grantor - REDEVELOPMENT AUTHORITY OF THE CITY OF YORK

*

User - CND

* Received By: COUNTER

* Customer - CS DAVIDSON

* **FEEs**

STATE WRIT TAX	\$0.50
RECORDING FEES	\$15.50
PIN NUMBER FEES	\$80.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$101.00

PARCEL IDENTIFICATION NUMBER

03047010001000000
03047010001A000000
03047010001B000000
03046010005E000000

Total Parcels: 8

**I Certify This Document To Be
Recorded In York County, Pa.**



Randi L. Reisinger
Recorder of Deeds

THIS IS A CERTIFICATION PAGE
PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 2433 Page: 1083