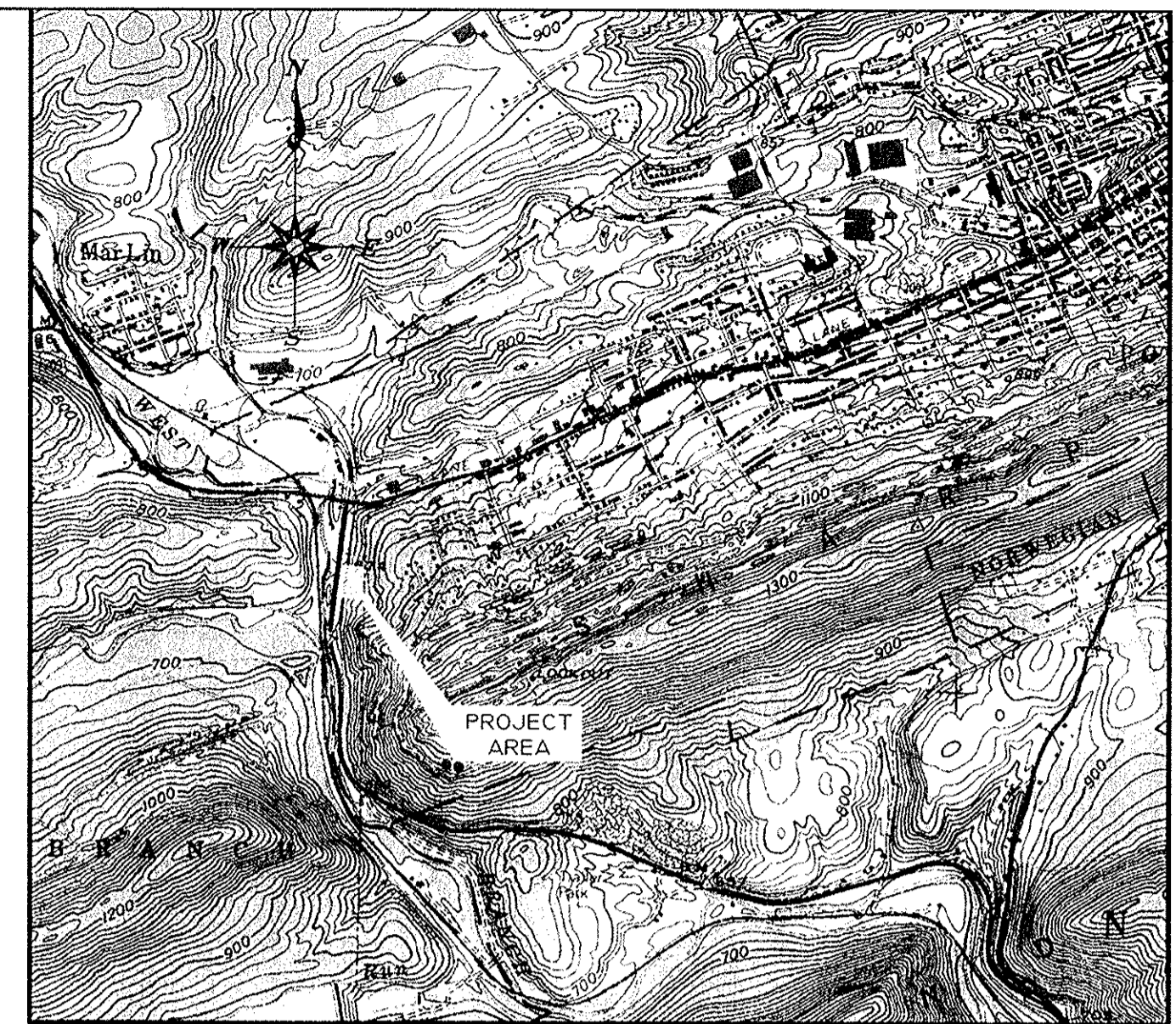
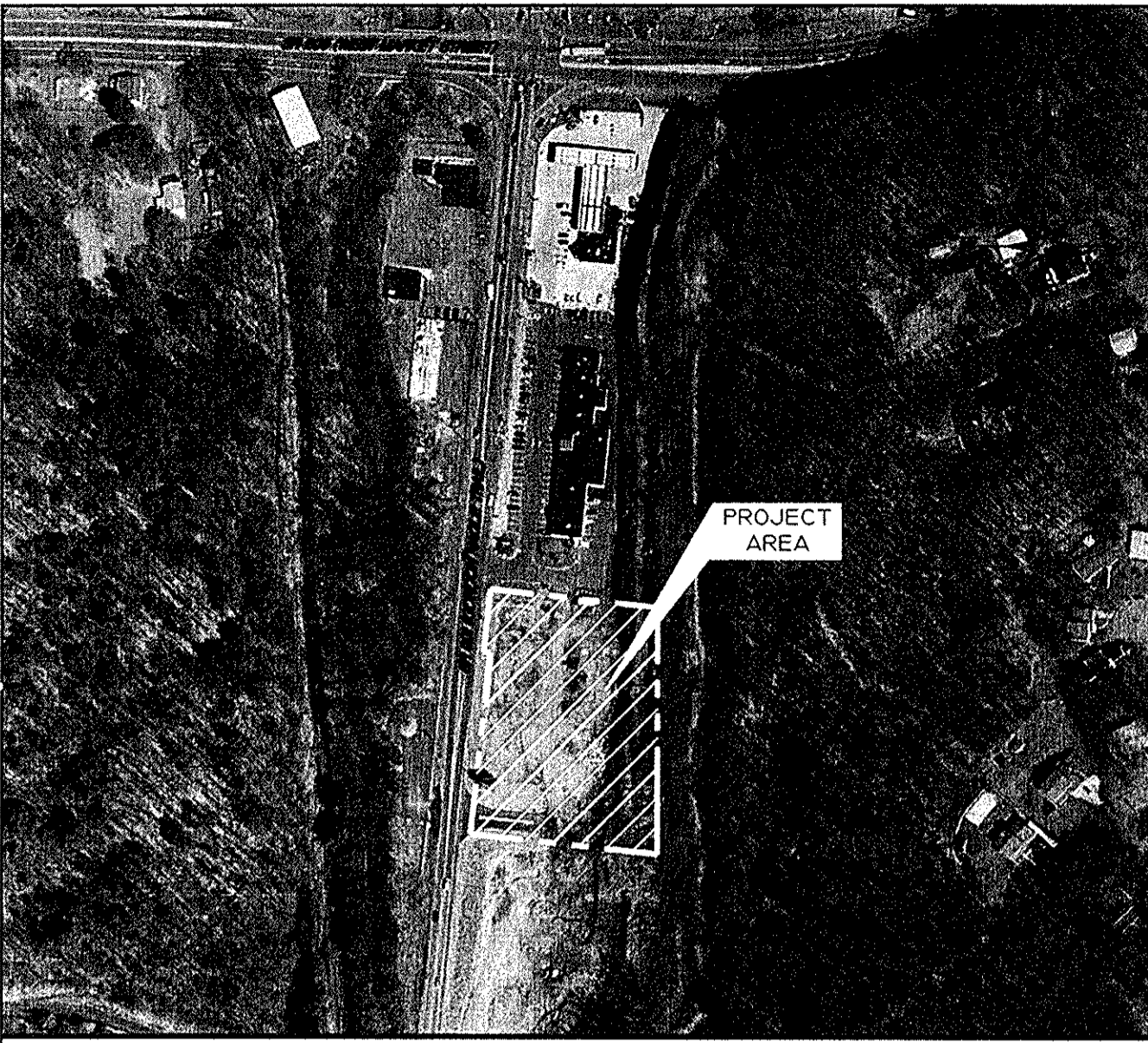


# PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR SHARP MOUNTAIN PLAZA LOT 3

GORDON NAGLE TRAIL  
CITY OF POTTSVILLE, SCHUYLKILL COUNTY, PA



LOCATION MAP  
SCALE: 1" = 250'

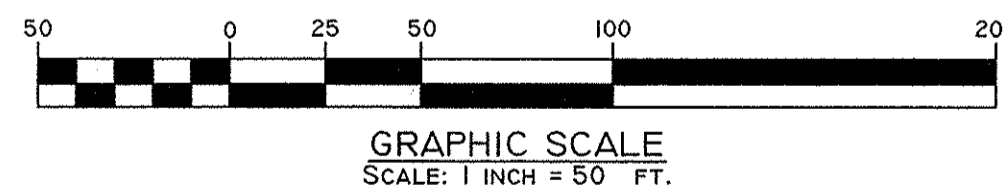
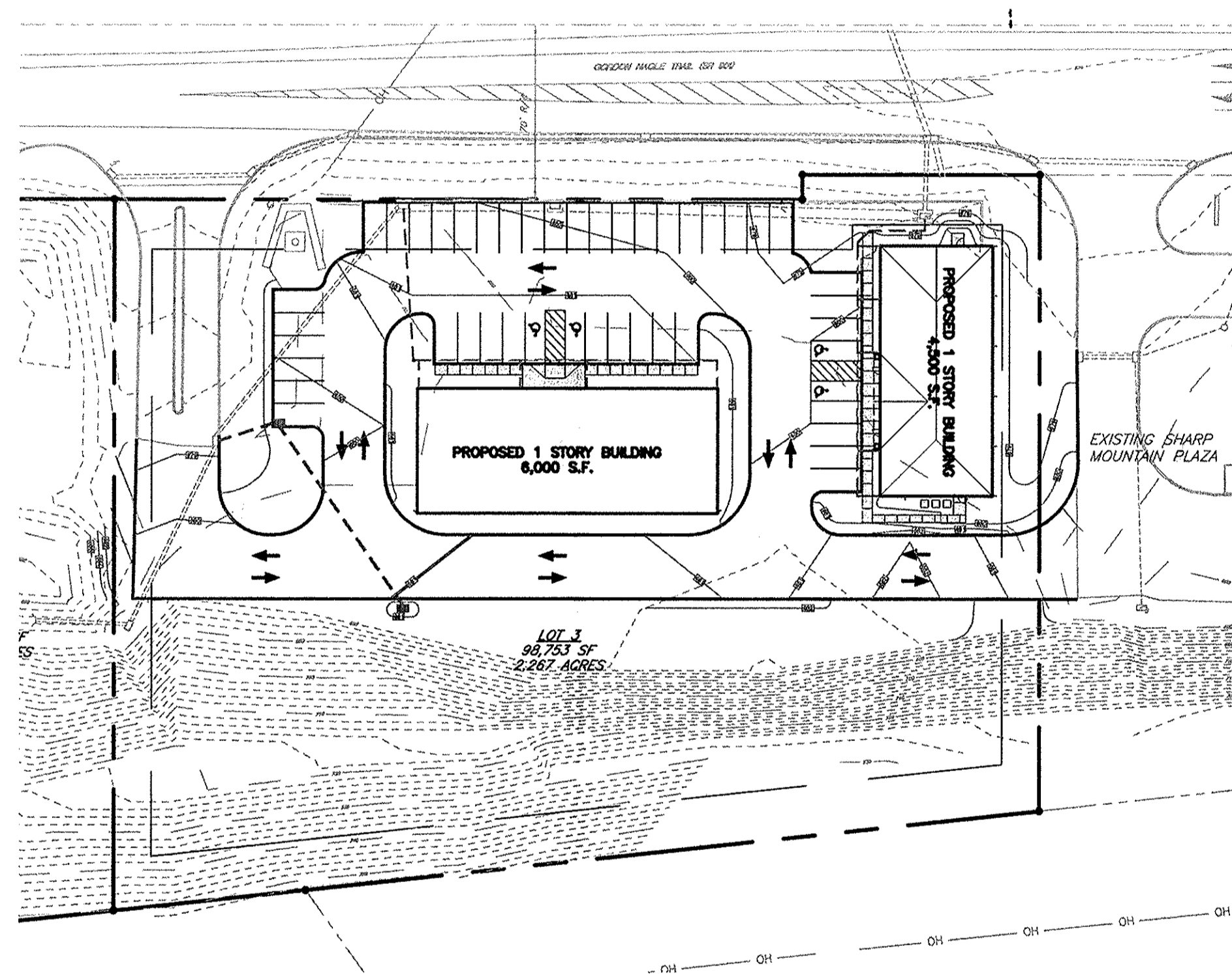
VICINITY MAP  
SCALE: 1" = 2000'

### PLAN NOTES

- RECORD OWNER**  
MBC PROPERTIES, LP  
950 EAST MAIN STREET  
P.O. BOX 472  
SCHUYLKILL HAVEN, PA 17972  
UPI No.: 68-30-0022.004
- SOURCE OF TITLE**  
BEING A PORTION OF PROPERTY CONVEYED TO MILLER BROTHERS CONTRACTING, A GENERAL PARTNERSHIP, FROM MILLER BROTHERS CONTRACTING, A GENERAL PARTNERSHIP, BY DEED DATED FEBRUARY 26, 2004 AND RECORDED IN RECORD BOOK 2086, PAGE 649.  
  
ALSO BEING LOT 3 AS SHOWN ON THE SUBDIVISION PLAN DATED MARCH 13, 2013 TITLED "MILLER BROTHERS CONTRACTING, SHARP MOUNTAIN PLAZA, LOT 2B SUBDIVISION" AND APPROVED BY THE POTTSVILLE PLANNING COMMISSION ON APRIL 2, 2013 AND THE POTTSVILLE CITY COUNCIL ON MAY 13, 2013 AND RECORDED IN THE SCHUYLKILL COUNTY RECORDER OF DEED OFFICE IN MAP BOOK 58, PAGE 315.
- ZONING INFORMATION (C-2 COMMUNITY COMMERCIAL)**

ITEM	LOT 3	
MINIMUM LOT SIZE	REQUIRED	PROPOSED
AREA	NONE	2,267 AC.
WIDTH	NONE	370.00 FT.
DEPTH	NONE	254.26 FT.
MINIMUM YARDS		
FRONT	20 FT.	28.3 FT.
REAR	20 FT.	127.2 FT.
EACH SIDE YARD	15 FT.	18.8 FT.
MAXIMUM BUILDING HEIGHT		
NUMBER OF STORIES	3	1
HEIGHT	45 FT	<45 FT
MAXIMUM BUILDING COVERAGE	70%	10.6%

- LAND USE**  
VACANT
- INTENT OF PLAN**  
CONSTRUCT COMMERCIAL/OFFICE BUILDINGS, PARKING AND UTILITIES.
- TRACT ACREAGE**  
2.267 AC.
- WATER SUPPLY**  
NEW CONNECTION TO PUBLIC WATER SUPPLY BY SCHUYLKILL COUNTY MUNICIPAL.
- SEWAGE DISPOSAL**  
NEW CONNECTION TO PUBLIC SEWER PROVIDED BY GREATER POTTSVILLE AREA SEWER AUTHORITY. A PRIVATE SEWAGE GRINDER PUMP STATION WILL BE INSTALLED.
- ELEVATION DATUM**  
ELEVATIONS AND CONTOURS SHOWN ARE BASED ON GREATER POTTSVILLE SEWER AUTHORITY DATUM. BENCHMARK - TOP OF SEWER MANHOLE AT THE INTERSECTION OF WEST MARKET STREET AND S.R. 904, RIM EL. 677.00
- PARKING REQUIREMENTS**  
1 SPACE PER 300 SF  
REQUIRED - 10,500/300 = 35 SPACES  
PROVIDED = 45 SPACES
- FIRE PROTECTION**  
A FIRE HYDRANT EXISTS ON SITE AS SHOWN HEREON.
- WETLANDS**  
NO WETLANDS EXIST ON THE PROPERTY.
- FLOOD PLAIN**  
THE AREA IS LOCATED WITHIN ZONE C, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF POTTSVILLE, PA, COMMUNITY No. 420785B, PANEL H&I-01, DATED JULY 5, 1977.
- SURVEY INFORMATION**  
SURVEY INFORMATION SHOWN IN ACCORDANCE WITH A SUBDIVISION PLAN, PREPARED BY WJP ENGINEERS, TITLED "MILLER BROTHERS CONTRACTING, SHARP MOUNTAIN PLAZA, LOT 2B SUBDIVISION", DATED MARCH 13TH, 2013, RECORDED IN THE SCHUYLKILL COUNTY RECORDER OF DEEDS OFFICE, MAP BOOK 58, PAGE 315.
- NPDES PERMIT**  
NPDES PERMIT # PAG02-0054-04-005 RR EXISTS AS DATED APRIL 25TH, 2014 AND EXPIRING ON APRIL 24TH, 2019.
- EASEMENTS**  
THE FOLLOWING EXISTING EASEMENTS ARE SHOWN ON THIS PLAN:  
• EXISTING BILLBOARD EASEMENT, RECORDED IN R.B. 2472, PG. 2343  
• EXISTING CROSS ACCESS EASEMENT FOR LOT No. 4, RECORDED IN R.B. 2472, PG. 2355  
• EXISTING CROSS EASEMENT AGREEMENT/ACCESS EASEMENT, RECORDED IN R.B. 2087, PG. 636, M.B. 48, PG. 16



I HEREBY CERTIFY that this document is recorded in the office of the Recorder of Deeds in and for the County of Schuylkill and Commonwealth of Pennsylvania



CERTIFICATION OF PARCEL NUMBERS ONLY  
DOES NOT CERTIFY CONTENTS OF THIS DOCUMENT  
SCHUYLKILL COUNTY ASSESSMENT BUREAU

UPI No. 68-30-0022.004

STOP-CALL BEFORE YOU DIG!  
Pennsylvania One Call System, Inc  
1-800-242-1771



PENNSYLVANIA ACT 187 (1997)  
REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

SERIAL NUMBERS:  
2011221283

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF SCHUYLKILL  
ON THIS, THE 10<sup>th</sup> DAY OF July, 2014, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES L. MILLER, WHO BEING DULY SWORN ACCORDING LAW, DEPOSES AND SAYS THAT HE IS PRESIDENT OF MBC PROPERTIES, LP, WHICH IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION AND LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.  
By: *James L. Miller*  
EDWARD E. DAVIS (P.E. #39521-R)  
ATTTEST:

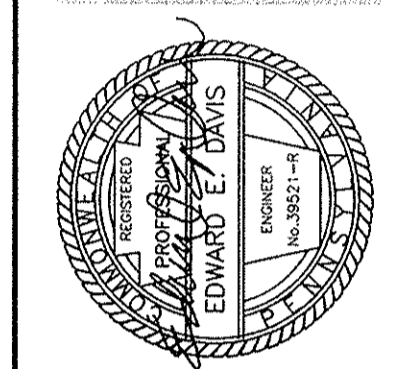
CERTIFICATE OF PLANNING COMMISSION APPROVAL  
AT A MEETING HELD ON July 14, 2014, THE PLANNING COMMISSION OF THE CITY OF POTTSVILLE APPROVED THE LAND DEVELOPMENT PLAN AS SHOWN HEREON.  
*Batavia A. Ross*  
*Stanley Burke*  
*Richard J. Jeff*

CERTIFICATE OF MUNICIPAL APPROVAL  
AT A MEETING HELD ON July 14, 2014, THE CITY COUNCIL OF THE CITY OF POTTSVILLE APPROVED THE LAND DEVELOPMENT PLAN AS SHOWN HEREON.  
*James J. McElroy*  
*Richard A. ...*

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COMMISSION AND WAS PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.  
*Edward E. Davis*  
EDWARD E. DAVIS (P.E. #39521-R)  
7/14/2014  
DATE

PLAN SET INDEX	WAIVERS REQUESTED	COUNTY PLANNING COMMISSION	RECORDED OF DEEDS
<ul style="list-style-type: none"> <li>T-1 TITLE PAGE</li> <li>EX-1 EXISTING CONDITIONS</li> <li>SP-1 SITE PLAN</li> <li>D-1 CONSTRUCTION DETAILS PLAN</li> <li>D-2 CONSTRUCTION DETAILS PLAN</li> </ul> <p>(*) DENOTES PLANS TO BE RECORDED</p>	<p>THE FOLLOWING WAIVERS HAVE BEEN REQUESTED AS PART OF THIS PLAN BY THE CITY OF POTTSVILLE BOARD OF SUPERVISORS</p> <p>WAIVER APPROVAL DATE</p>	<p>REVIEWED SCHUYLKILL COUNTY PLANNING COMMISSION</p> <p>This review does not include an in depth examination of the plan relative to subdivision or land development design standards or other ordinance requirements of the municipality or a judgment as to the merit or adequacy of the development layout since these items are covered in the municipal level review.</p> <p><i>Luan ...</i> Director 6/18/2014 Date</p>	<p>20140008790 Filed For Record in SCHUYLKILL COUNTY - PA NARCIE SCHULTZ, RECORDER OF DEEDS 07-23-2014 At 11:48 am. MAP OR SUBD 87.00</p> <p>20140008790 REC PROP / SHARP MOUNTAIN PLAZA LOTS CITY OF POTTSVILLE MAP BK 58 PG 451 PRE-FINAL</p>

No.	DATE	DESCRIPTION	REVISION
1	7/9/14	REVISED PER CITY OF POTTSVILLE REVIEW	MNR

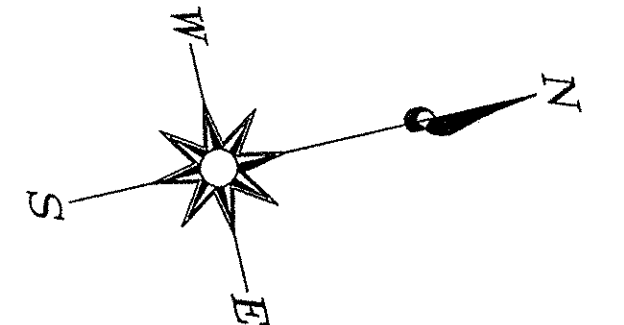
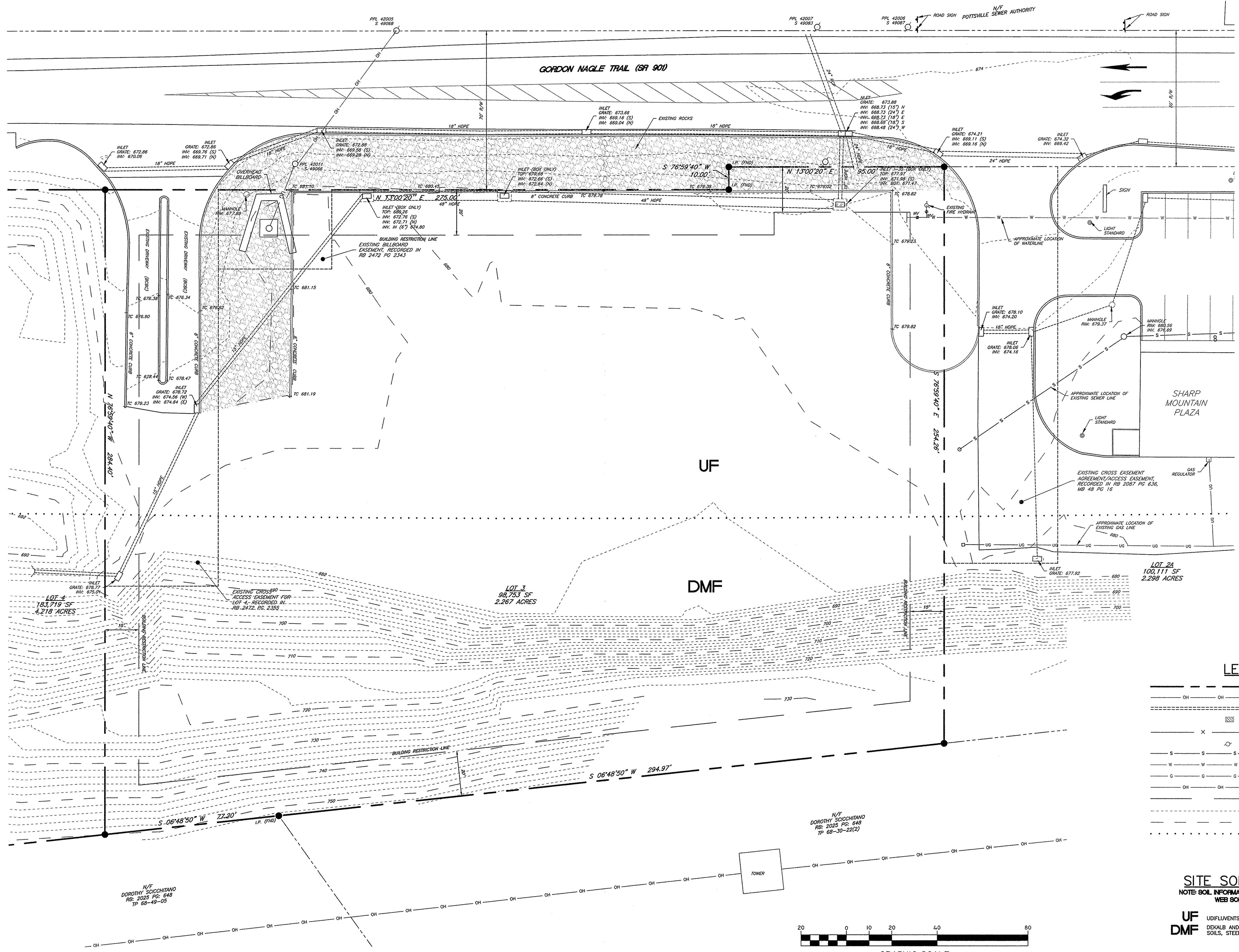


**MILLER BROS. CONSTRUCTION INC.**  
PO BOX 472-950 EAST MAIN STREET  
SCHUYLKILL HAVEN PA 17972-0472  
PHONE: 570.385.1662 - FAX: 570.385.3713  
commercial | residential | foundation | excavation | general contracting | landscape | earth retaining | construction

PROJECT #: 14-044  
SCALE: AS NOTED  
DRAWN BY: MNR  
CHECKED BY: EED  
DATE: 5/14/2014  
Dwg. No.: 14-044-002

SHARP MOUNTAIN PLAZA  
LOT 3  
CITY OF POTTSVILLE  
SCHUYLKILL COUNTY, PA

TITLE PAGE  
SHEET No.: T-1

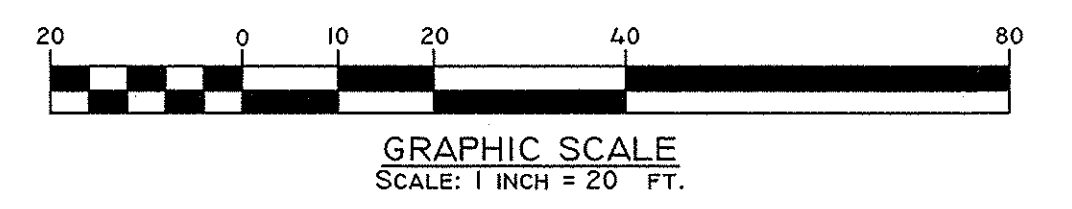


**LEGEND**

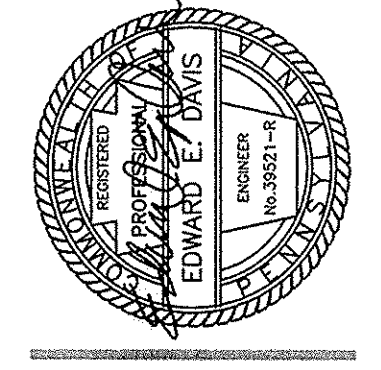
- — — — — PROPERTY LINE
- OH — OH — EXISTING OVERHEAD UTILITIES
- — — — — EXISTING STORM SEWER
- X — EXISTING STORM INLET
- X — EXISTING FENCE
- O — EXISTING UTILITY POLE
- S — S — EXISTING SEWER MAIN
- W — W — EXISTING WATER MAIN
- G — G — EXISTING GAS MAIN
- OH — OH — EXISTING OVERHEAD UTILITY LINE
- — — — — EXISTING BUILDING SETBACK
- · — · — EXISTING CONTOUR
- · — · — EXISTING INDEX CONTOUR
- · · · · SOIL BOUNDARY LINE

**SITE SOIL TYPES**  
NOTE: SOIL INFORMATION CAME FROM THE WEB SOIL SURVEY

- UF** UDIFLUVENTS, GRAVELLY
- DMF** DEKALB AND LEHEW, EXTREMELY STONY SOILS, STEEP



NO.	DATE	DESCRIPTION	REVISION
1	7/9/14	REVISED PER CITY OF POTTSVILLE REVIEW	MNR



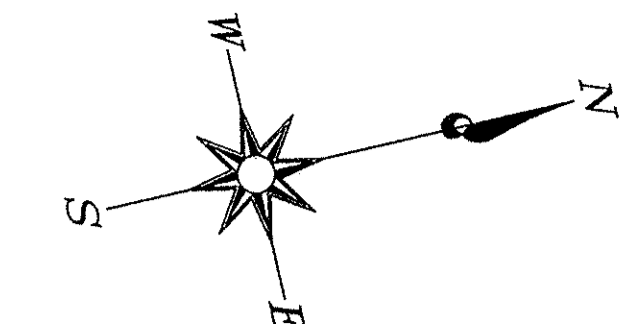
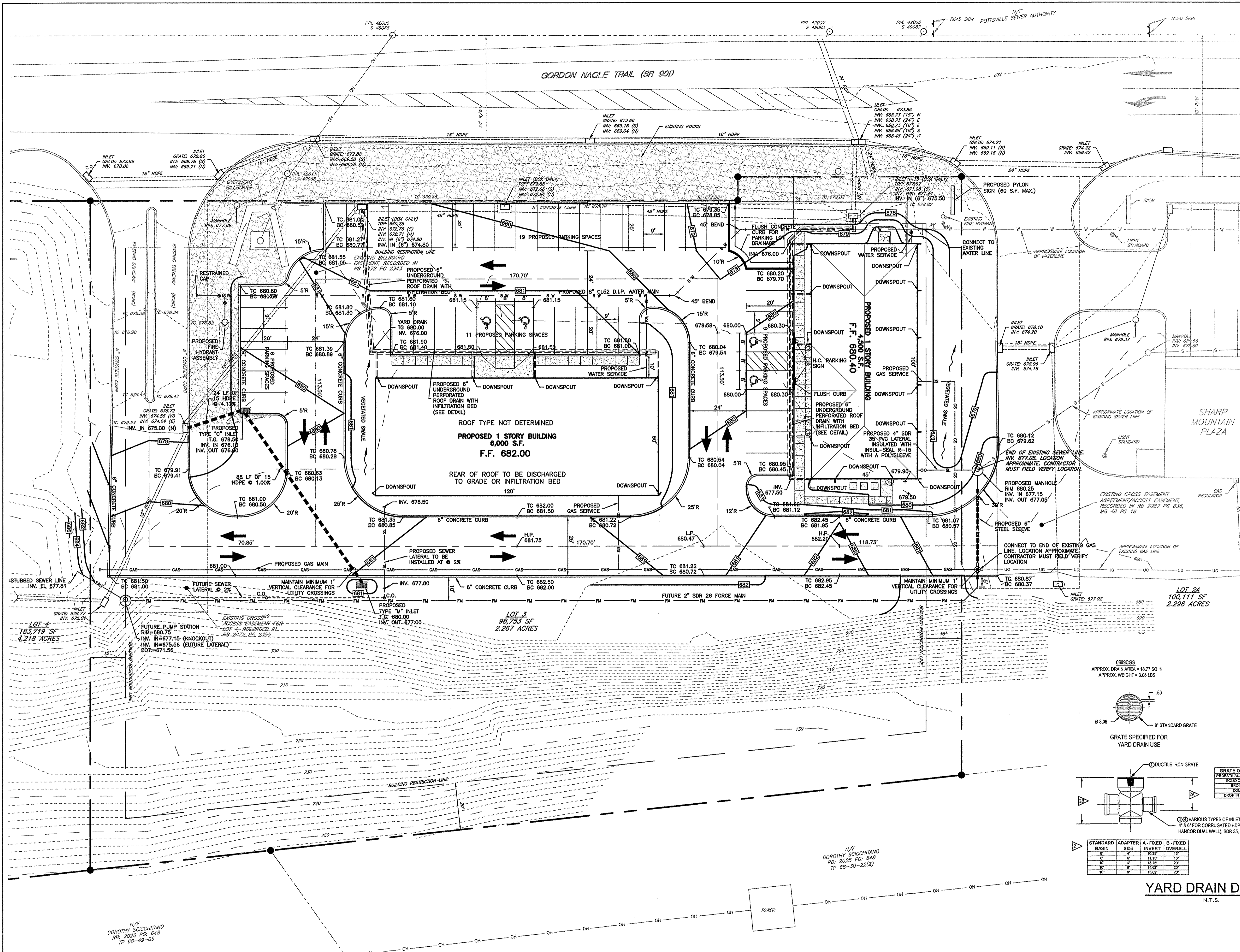
**MILLER BROS. CONSTRUCTION INC.**  
 Building businesses from the ground up since 1976  
 PO BOX 472-950 EAST MAIN STREET  
 SCHUYKILL HAVEN PA 1972-0472  
 PHONE: 570.385.1662 - FAX: 570.385.3713  
 commercial construction | pre-engineered structures | demography | landscape | restoration | general construction | additions | renovations | total facilities | relocations

PROJECT #: 14-044  
 SCALE: 1" = 20'  
 DRAWN BY: MNR  
 CHECKED BY: EED  
 DATE: 4/25/2014  
 DWG. No.: 14-044-002

**SHARP MOUNTAIN PLAZA**  
**LOT 3**  
 GORDON NAGLE TRAIL  
 CITY OF POTTSVILLE, SCHUYKILL COUNTY, PA

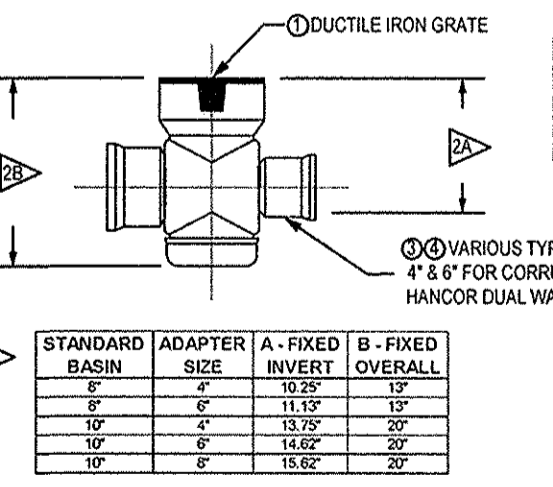
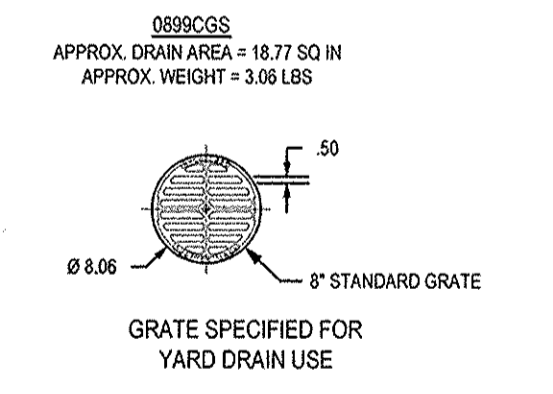
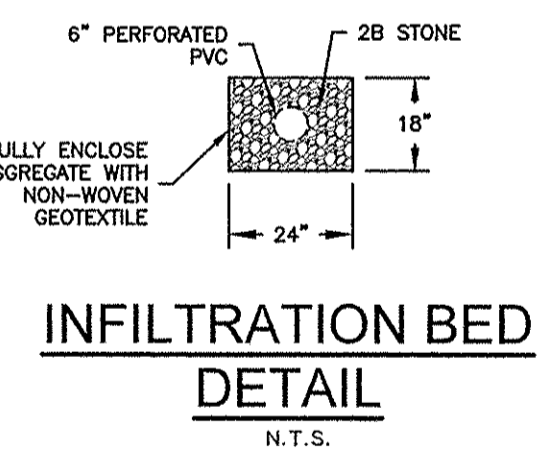
TITLE  
**EXISTING CONDITIONS PLAN**

SHEET No.:  
**EX-1**



**LEGEND**

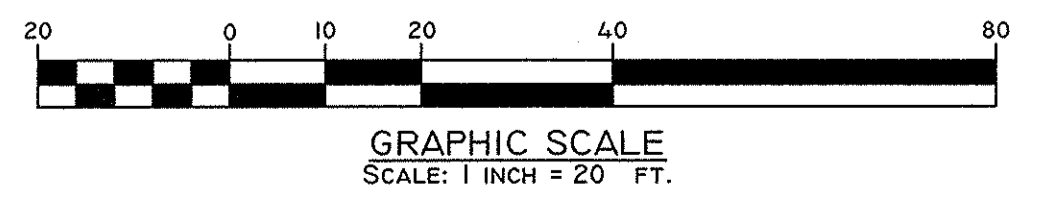
- CH — CH — PROPERTY LINE
- SS — SS — EXISTING OVERHEAD UTILITIES
- SS — SS — EXISTING STORM SEWER
- SS — SS — EXISTING STORM INLET
- X — X — EXISTING FENCE
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- W — W — EXISTING WATER MAIN
- G — G — EXISTING GAS MAIN
- — — — EXISTING BUILDING SETBACK
- — — — EXISTING CONTOUR
- — — — EXISTING INDEX CONTOUR
- — — — PROPOSED CENTERLINE DRIVE AISLE
- — — — PROPOSED STORM PIPE
- — — — PROPOSED CATCH BASIN
- — — — PROPOSED WATER 8" WATER LINE
- — — — PROPOSED WATER SERVICE
- — — — PROPOSED SEWER MAIN
- — — — PROPOSED SEWER LATERAL
- — — — PROPOSED GAS LINE
- — — — PROPOSED GAS SERVICE
- — — — PROPOSED CONTOUR
- — — — PROPOSED SEWER MANHOLE
- — — — PROPOSED ACCESSIBLE PARKING
- — — — PROPOSED CONCRETE SIDEWALK
- — — — PROPOSED ASPHALT PAVING



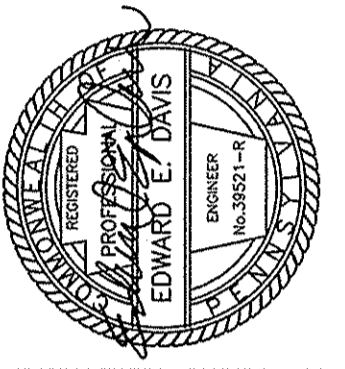
GRATE OPTIONS	PART #	DRAWING #
PEDESTRIAN/FIREBOX	089CCS	1001-110-154
SEWER COVER	089CCS	1001-110-155
BRONZE	089CCS	1001-110-156
DOME	089CCD	1001-110-157
DROP IN GRATE	089CE	1001-110-153

VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:  
 4" & 6" FOR CORRUGATED HOPE (ABS/HDPE), ADS SINGLE WALL HANGOR (DUAL WALL), SCR 26, SCR 40 D/WV, CORRUGATED & RIBBED PVC

NOTE: PER SECTION 502 OF POTTSVILLE'S ORDINANCE 193.STORMWATER, ROOF DRAINS AND SUMP PUMPS SHALL DISCHARGE TO INFILTRATION OR VEGETATIVE BMP'S



NO.	DATE	DESCRIPTION	REVISION
1	7/9/14	REVISED PER CITY OF POTTSVILLE REVIEW	MNR



**MILLER BROS. CONSTRUCTION INC.**  
 Building business from the ground up since 1976  
 PO BOX 472-950 EAST MAIN STREET  
 SCHUYLKILL HAVEN PA 19712-0472  
 PHONE: 570.385.1642 - FAX: 570.385.3713  
 commercial construction | pre-engineered structures | design/build | landscape | excavation  
 general construction | additions | renovations | remodels

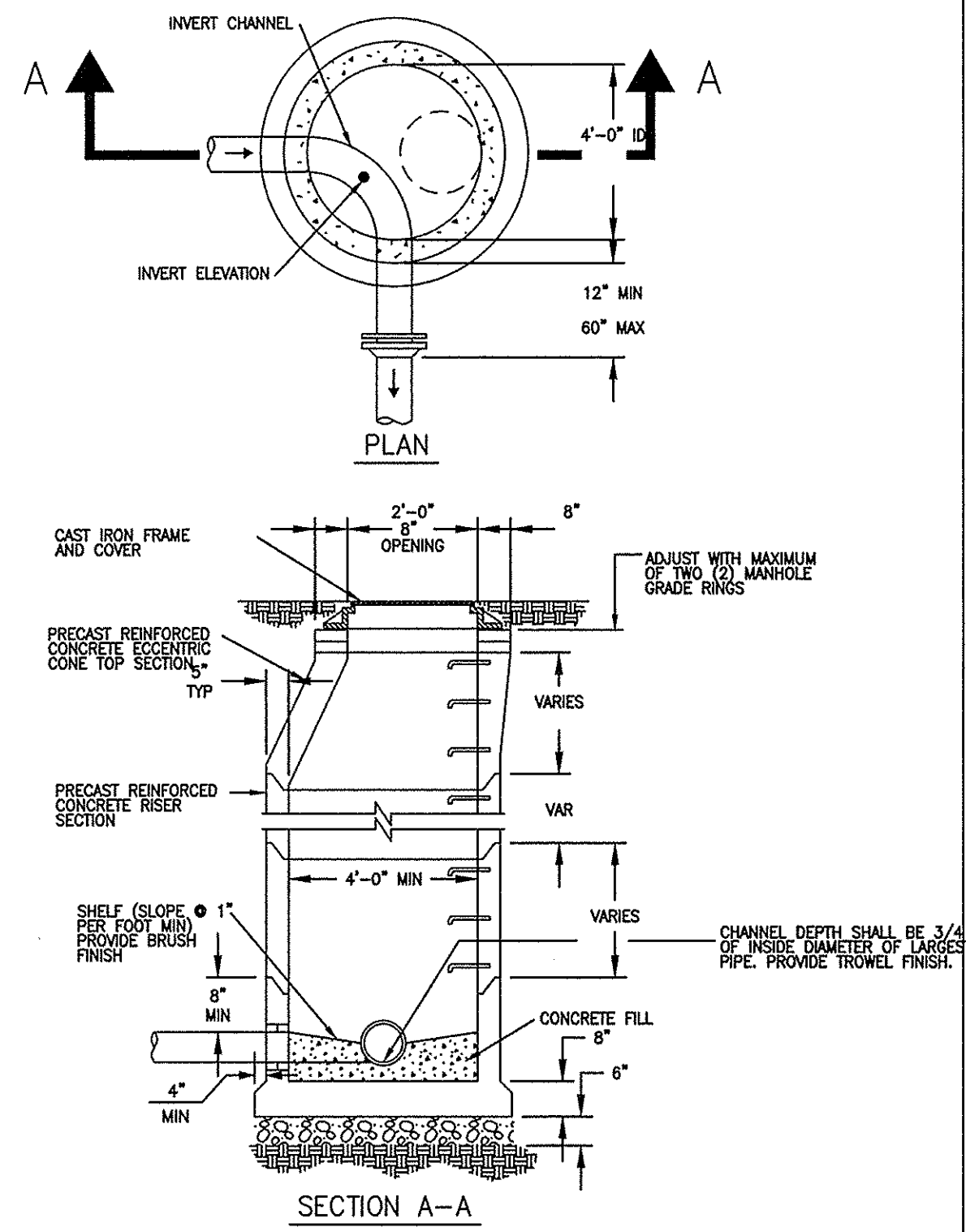
PROJECT #: 14-044  
 SCALE: 1" = 20'  
 DRAWN BY: MNR  
 CHECKED BY: EED  
 DATE: 5/15/2014  
 DWG. No.: 14-044-002

**SHARP MOUNTAIN PLAZA  
 LOT 3**  
 GORDON NAGLE TRAIL  
 CITY OF POTTSVILLE, SCHUYLKILL COUNTY, PA

TITLE  
**SITE PLAN**

SHEET No.:  
**SP-1**



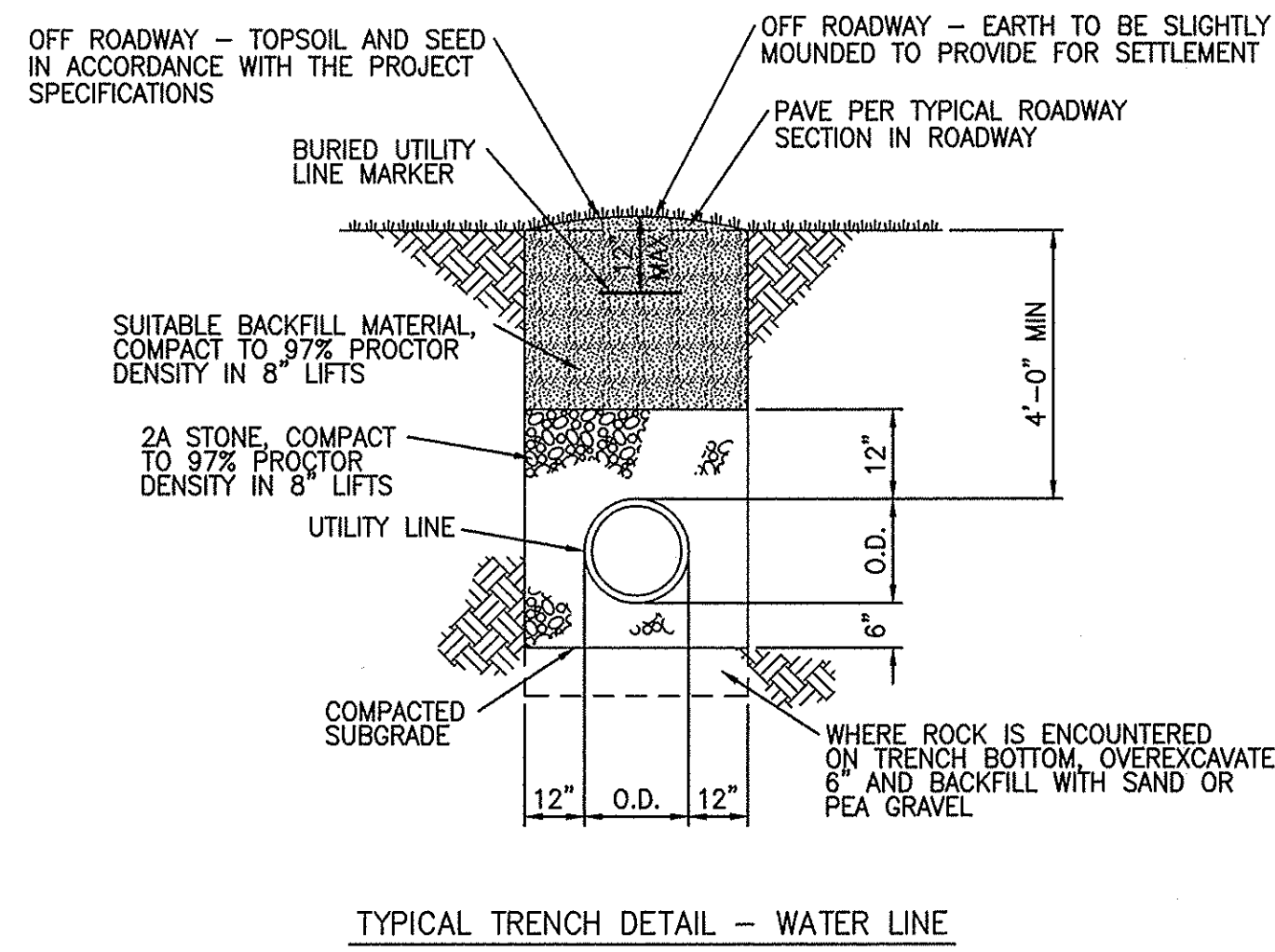


**STANDARD PRECAST CONCRETE MANHOLE**  
N.T.S.

- NOTES:  
 1. MECHANICALLY VIBRATE PRECAST CONCRETE RISER AND TOP SHALL CONFORM TO ASTM SPEC C-493.  
 2. MANHOLE SHALL HAVE BITUMASTIC COATING ON EXTERIOR WALL.  
 3. MAINTAIN POSITIVE GRADE THROUGH MANHOLE.  
 4. ALL PIPE PENETRATIONS SHALL BE CORE DRILLED, LINK & SEALS, OR AN APPROVED EQUAL, SHALL BE USED AS DIRECTED BY THE ENGINEER.  
 5. CONTRACTOR MAY USE PRECAST INVERT BASES.  
 6. SEAL ALL TONGUE AND GROOVE JOINTS WITH DOUBLE RUBBERNECK GASKET OR APPROVED EQUAL.

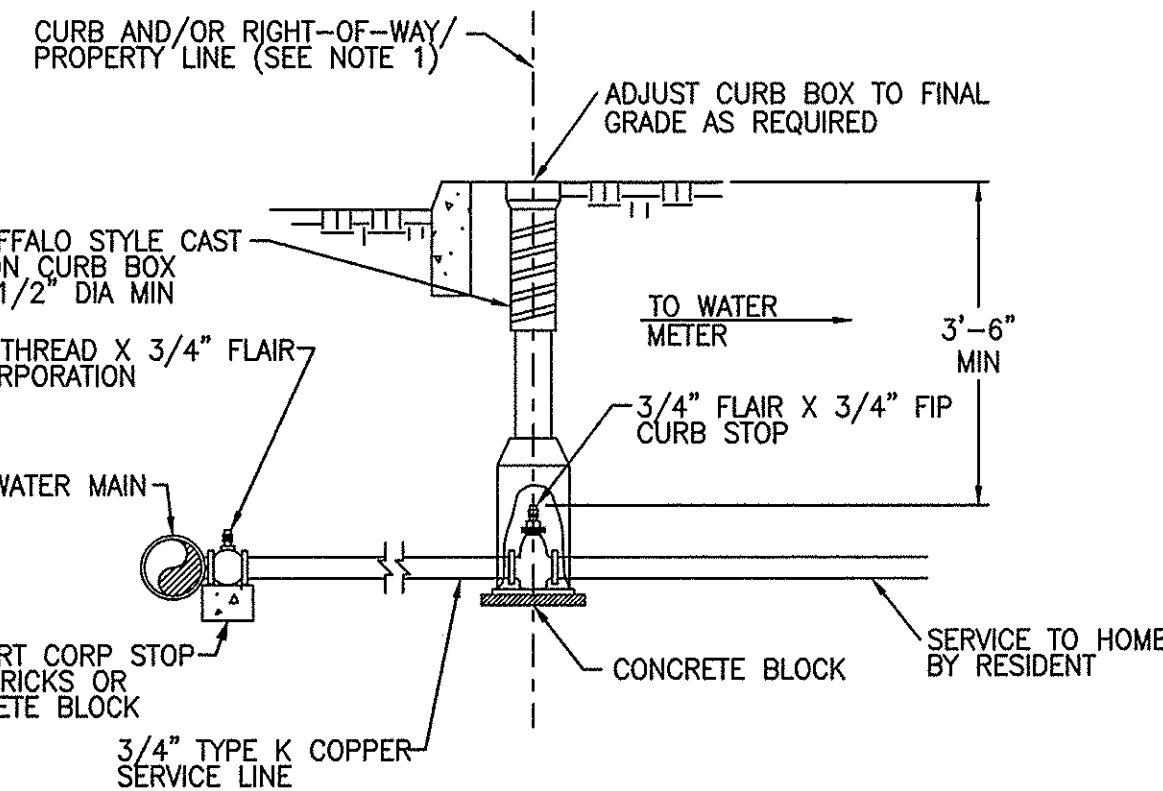
SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>TRENCH RESTORATION - OFF ROADWAY</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 8-11-09	DWG. NO.: 00106

**TRENCH RESTORATION OFF-ROADWAY**



- NOTES:  
 1. ALL BACKFILL MATERIAL IS SUBJECT TO ENGINEER APPROVAL.  
 2. SUITABLE MATERIAL: MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE STONES WITH A DIAMETER GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING PLACED.  
 3. COMPACT IN 8" LIFTS  
 4. PERMANENT MARKERS ABOVE GRADE AT ALL BENDS AND CHANGES IN ALIGNMENT.

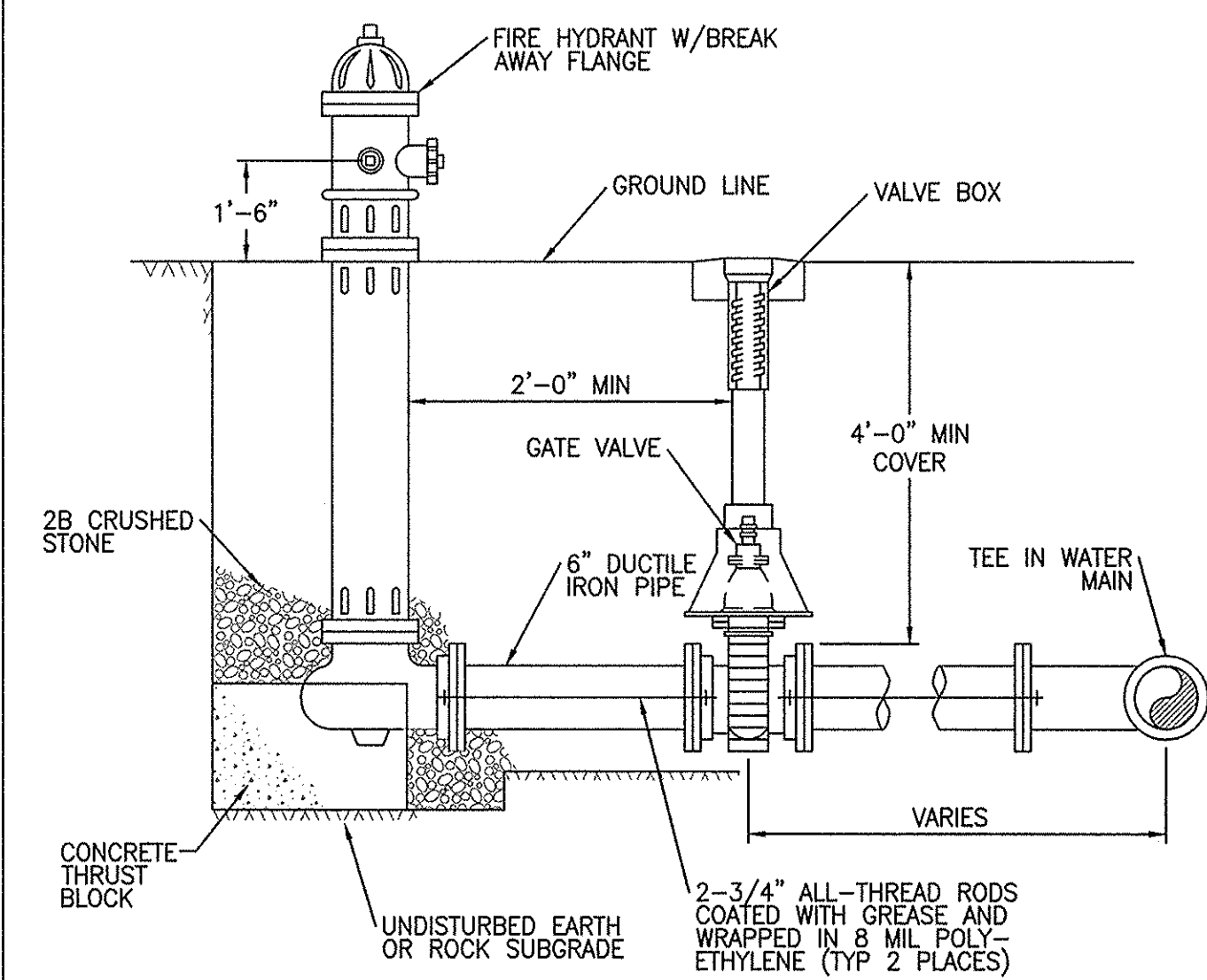
SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>TRENCH RESTORATION - OFF ROADWAY</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 8-11-09	DWG. NO.: 00106



- NOTES:  
 1. THE CONTRACTOR SHALL INSTALL A CURB STOP AND CURB BOX AT THE RIGHT-OF-WAY OR PROPERTY LINE, WHERE INDICATED ON THE DRAWINGS. EXACT LOCATION SHALL BE COORDINATED WITH PROPERTY OWNER.  
 2. SCMA MUST INSPECT CONNECTIONS ON NEW CONSTRUCTION.

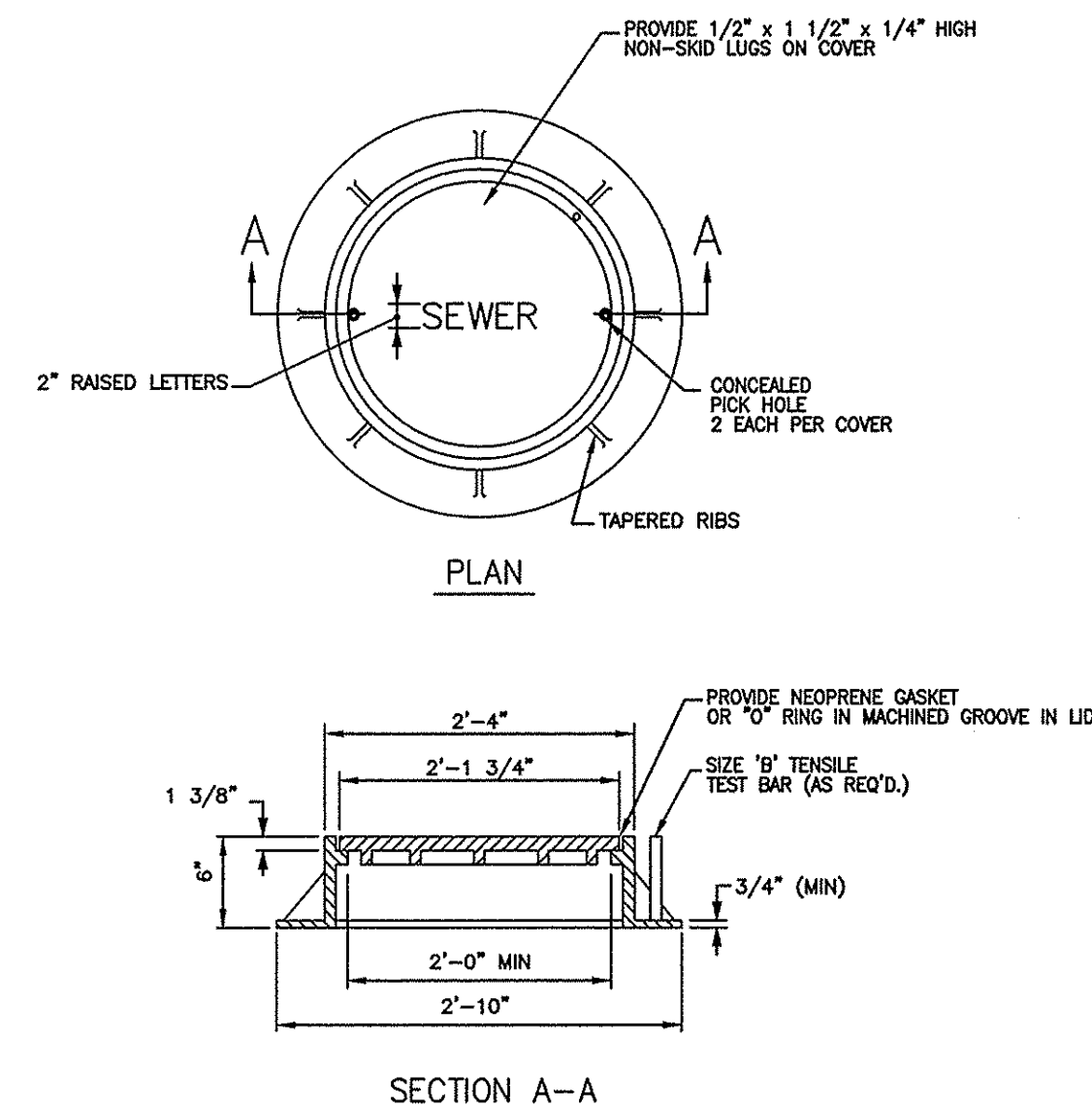
SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>SERVICE LINE CONNECTION DETAIL</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 8-10-09	DWG. NO.: 00102

**FIRE HYDRANT DETAIL**



- NOTES:  
 1. COORDINATE FIRE HYDRANT SPECIFICATION WITH LOCAL CITY, BOROUGH OR TOWNSHIP FIRE COMPANY  
 2. HYDRANTS SHALL BE AMERICAN DARLING B-84-BB  
 3. HYDRANTS AND VALVE SHALL BE "OPEN RIGHT"

SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>FIRE HYDRANT DETAIL</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 8-10-09	DWG. NO.: 00101

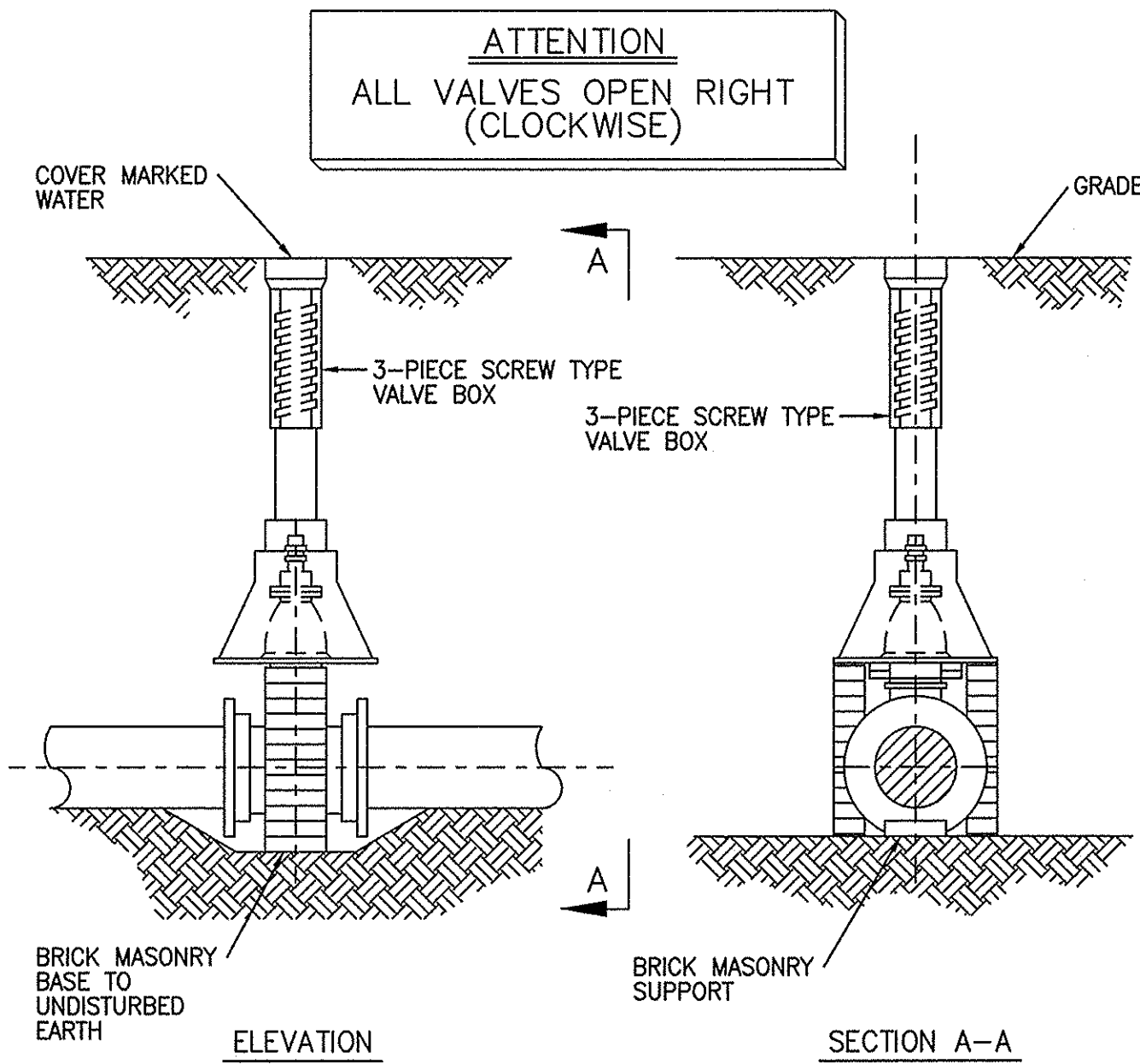


**STANDARD MANHOLE FRAME AND COVER**  
N.T.S.

- NOTES:  
 1. ALL MANHOLE FRAME AND COVER DIMENSIONS SHALL BE CONSIDERED MINIMUM, UNLESS OTHERWISE NOTED, WITH THE EXCEPTION OF THE BOLT HOLE AND COVER HOLE DIMENSIONS.  
 2. ALL MANHOLE FRAMES AND COVERS SHALL BE FOR HEAVY DUTY TRAFFIC.  
 3. ALL COVERS SHALL BE SELF SEALING AND GASKETED WITH A MACHINE GROOVE AND NEOPRENE COMPRESSION GASKET.

SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>GATE VALVE INSTALLATION</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 9-03-09	DWG. NO.: 00125

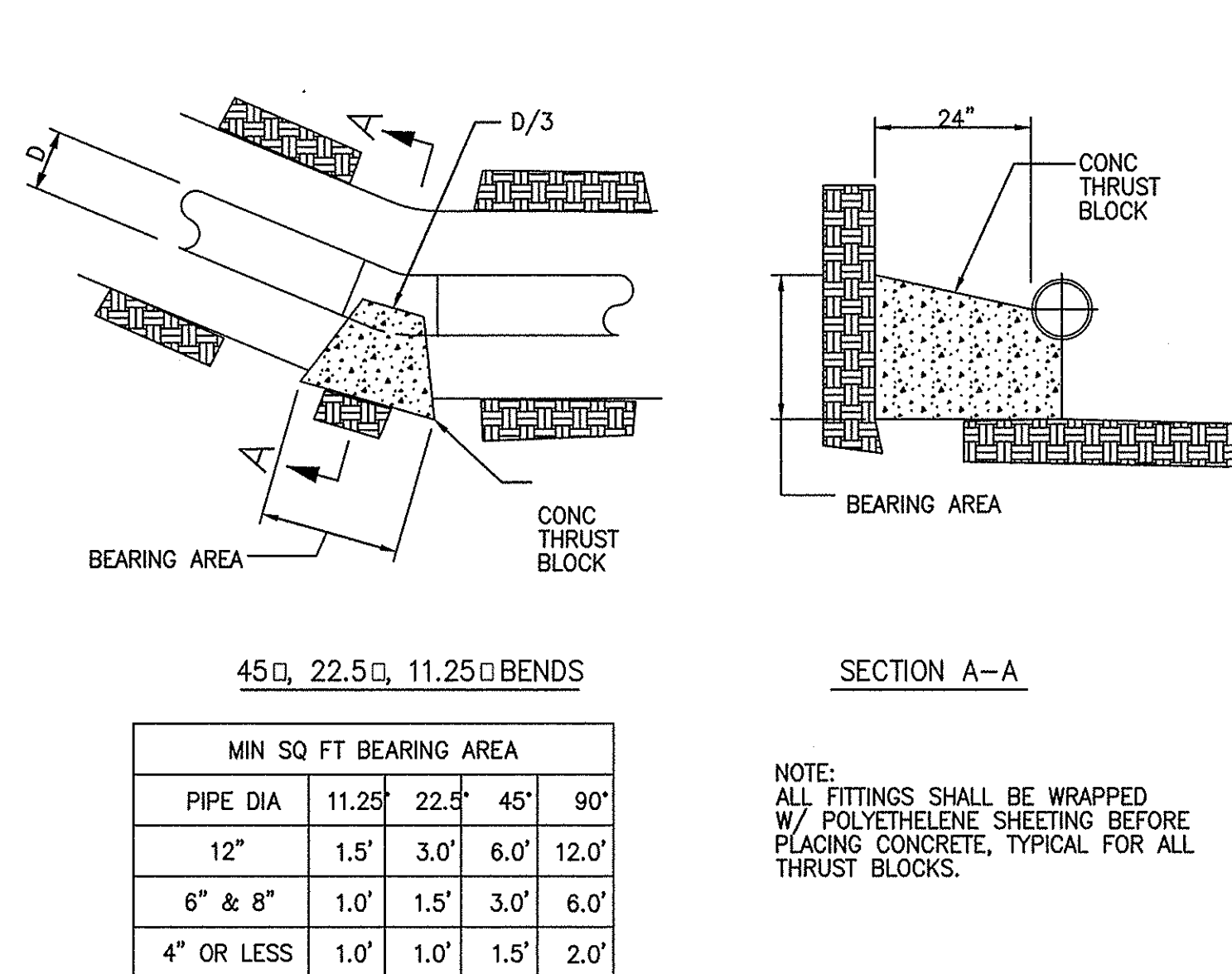
**GATE VALVE INSTALLATION**



- NOTE: VALVE BOX BASES TO BE:  
 NO. 4 ROUND - VALVES 4" AND SMALLER  
 NO. 6 ROUND - 6" AND 8" VALVES  
 NO. 140 DOME - 10" TO 24" VALVES  
 VALVES OPEN RIGHT.

SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>GATE VALVE INSTALLATION</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 9-03-09	DWG. NO.: 00125

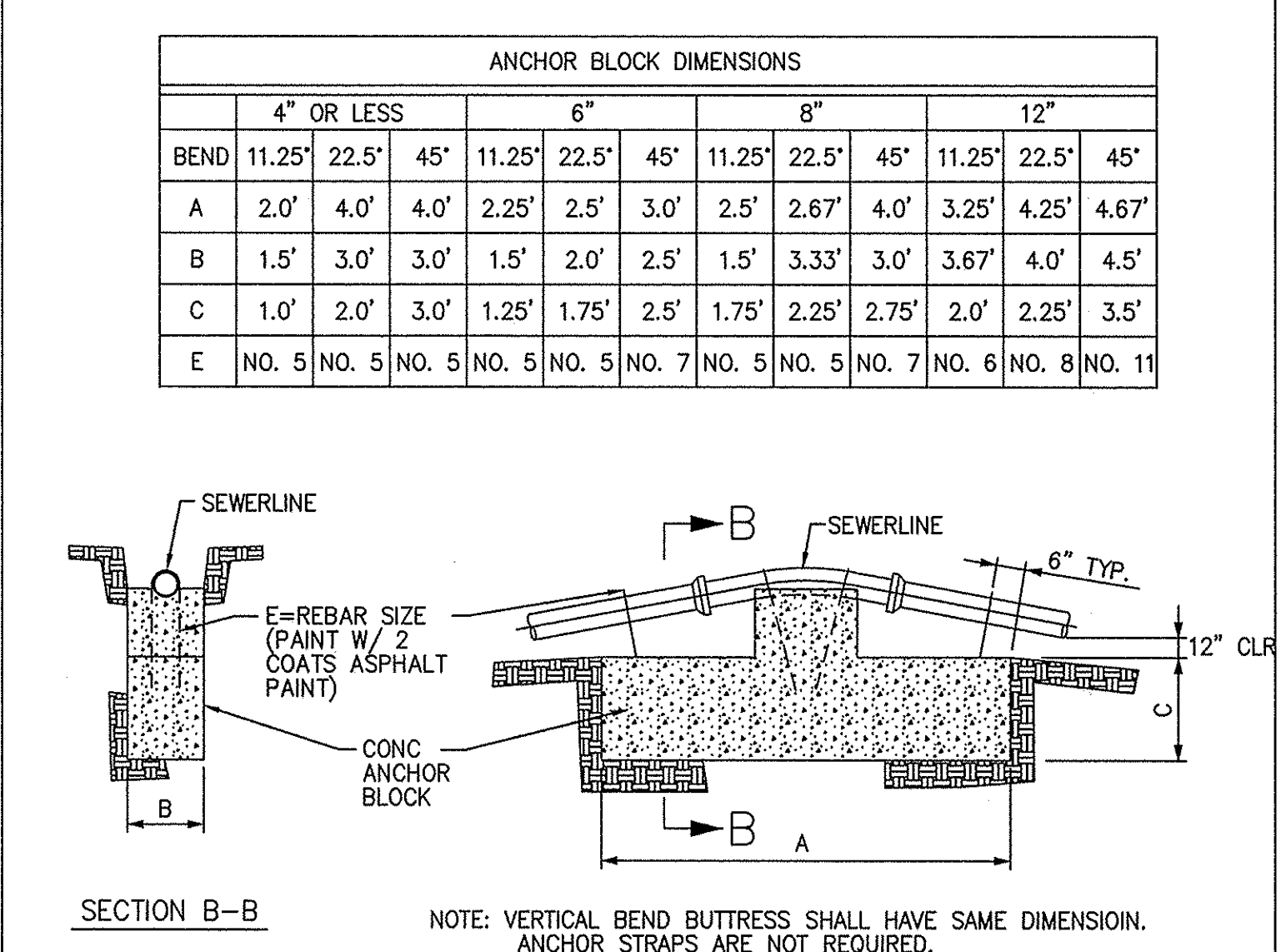
**THRUST BLOCKING FOR HORIZONTAL BENDS**



- NOTE: ALL FITTINGS SHALL BE WRAPPED W/ POLYETHYLENE SHEETING BEFORE PLACING CONCRETE, TYPICAL FOR ALL THRUST BLOCKS.

SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>THRUST BLOCKING FOR HORIZONTAL BENDS</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 9-10-09	DWG. NO.: 00136

**THRUST BLOCKING FOR VERTICAL BENDS**



- NOTE: VERTICAL BEND BUTTRESS SHALL HAVE SAME DIMENSION. ANCHOR STRAPS ARE NOT REQUIRED.

SCHUYLKILL COUNTY MUNICIPAL AUTHORITY	
<b>THRUST BLOCKING FOR VERTICAL BENDS</b>	
DRAWN BY: FSM	SCALE: NO SCALE
DATE: 9-14-09	DWG. NO.: 00137

BY	
REVISION	
DESCRIPTION	
DATE	
NO.	
1	7/9/14
	REVISED PER CITY OF POTTSVILLE REVIEW
	MNR

**MILLER BROS. CONSTRUCTION INC.**  
 Building businesses from the ground up since 1976  
 PO BOX 472-950 EAST MAIN STREET  
 SCHUYLKILL HAVEN PA 19772-0472  
 PHONE: 570.385.1622 - FAX: 570.385.3713  
 general.construction | addresses | renovations | install | fix-its | restorations

PROJECT #:	14-044
SCALE:	NONE
DRAWN BY:	MNR
CHECKED BY:	EED
DATE:	5/15/2014
DWG. NO.:	14-044-002

**SHARP MOUNTAIN PLAZA  
 LOT 3  
 GORDON NAGLE TRAIL  
 CITY OF POTTSVILLE, SCHUYLKILL COUNTY, PA**

TITLE  
**CONSTRUCTION DETAILS PLAN**