

Designer	MAM
Draftsman	PAC
Proj/Manager	MAM
Surveyor	LCS
Perimeter Clk.	
Book	Pg
Acad	16054_3-LAYOUT
Layout	3-LAYOUT

12-14-18	PLAN REVISIONS/COMMENTS
11-28-18	PLAN REVISIONS/COMMENTS
9-25-18	PLAN REVISIONS
8-24-18	PLAN REVISIONS
9-08-17	E & S PER COMMENTS
7-18-17	PSDM
6-30-17	PER DM/A LETTER DATED 6-16-17
Date	Description
	REVISIONS

**JMS MOTORS**

EAST HEMPFIELD TOWNSHIP  
LANCASTER COUNTY  
PENNSYLVANIA

**PRELIMINARY/FINAL  
LAND DEVELOPMENT  
PLAN**

**LAYOUT PLAN**

16054	DATE
MAY 3, 2017	SCALE
1"=20'	SHEET NO.
3 OF 16	

**SIGNAGE LEGEND**

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.
[A]	STOP SIGN	24"x24"	R1-1
[B]	HANDY-CAP VAN ACCESSIBLE	6"x12"	R7-BB
[C]	HANDY-CAP SIGN	12"x18"	R7-B

**SOILS LEGEND**

Soil cover on the site consists of:  
CbB - Chester Silt Loam, 3%-8% Slopes  
MaC - Manor Silt Loam, 8%-15% Slopes

**EXISTING FEATURES LEGEND**

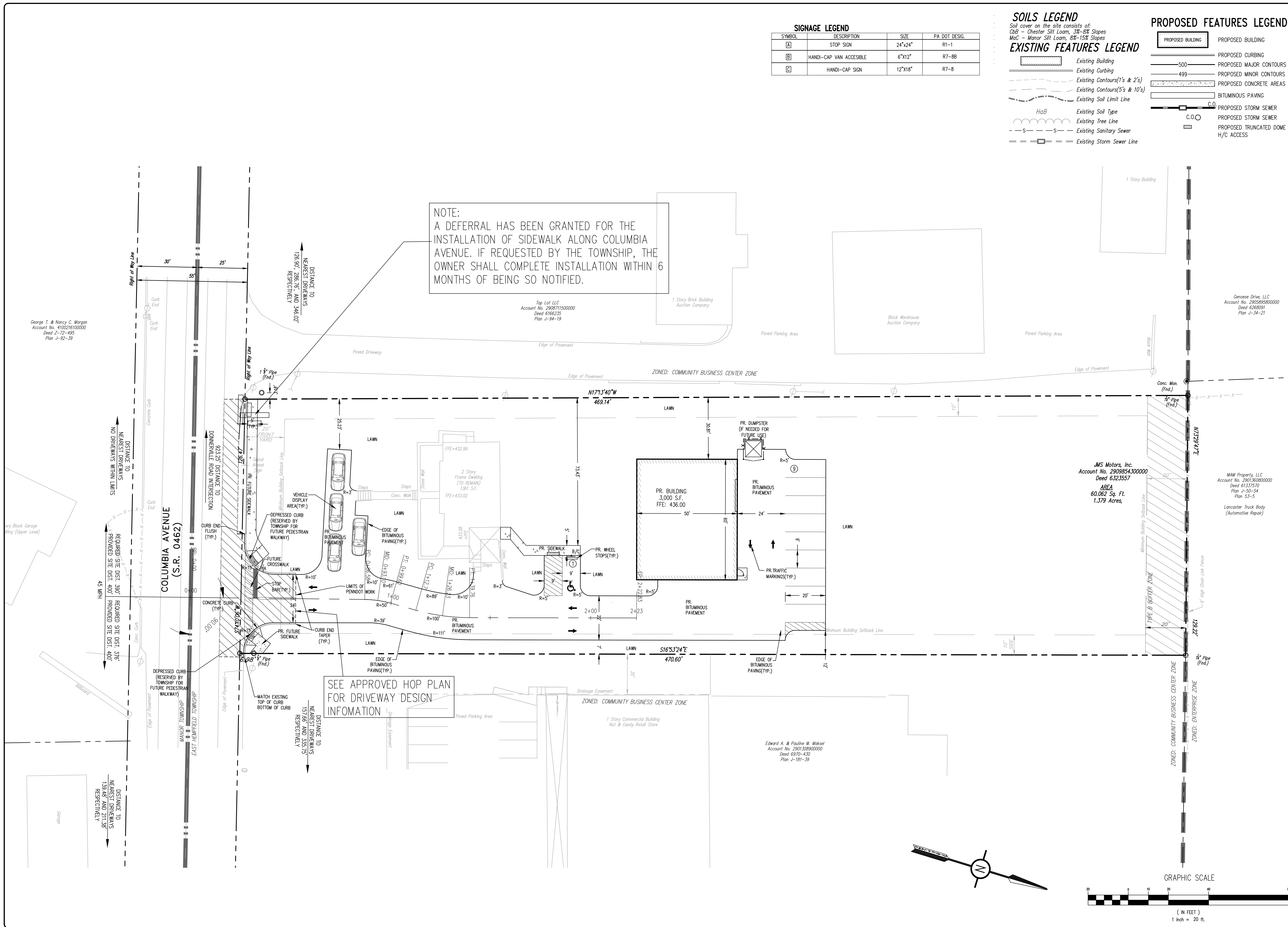
- [Symbol] Existing Building
- [Symbol] Existing Curbing
- [Symbol] Existing Contours(1's & 2's)
- [Symbol] Existing Contours(5's & 10's)
- [Symbol] Existing Soil Limit Line
- [Symbol] Existing Soil Type
- [Symbol] Existing Tree Line
- [Symbol] Existing Sanitary Sewer
- [Symbol] Existing Storm Sewer Line

**PROPOSED FEATURES LEGEND**

- [Symbol] PROPOSED BUILDING
- [Symbol] PROPOSED CURBING
- [Symbol] 500 PROPOSED MAJOR CONTOURS
- [Symbol] 499 PROPOSED MINOR CONTOURS
- [Symbol] PROPOSED CONCRETE AREAS
- [Symbol] BITUMINOUS PAVING
- [Symbol] PROPOSED STORM SEWER
- [Symbol] C.O.O. PROPOSED STORM SEWER
- [Symbol] PROPOSED TRUNCATED DOME H/C ACCESS

**NOTE:**  
A DEFERRAL HAS BEEN GRANTED FOR THE INSTALLATION OF SIDEWALK ALONG COLUMBIA AVENUE. IF REQUESTED BY THE TOWNSHIP, THE OWNER SHALL COMPLETE INSTALLATION WITHIN 6 MONTHS OF BEING SO NOTIFIED.

SEE APPROVED HOP PLAN FOR DRIVEWAY DESIGN INFORMATION



George T. & Nancy C. Morgan  
Account No. 4100216100000  
Deed Z-72-495  
Plan J-92-39

Top Lot LLC  
Account No. 290871500000  
Deed 6166235  
Plan J-94-19

Geneese Drive, LLC  
Account No. 2905895800000  
Deed 6268091  
Plan J-34-21

JMS Motors, Inc.  
Account No. 2909854300000  
Deed 6323557  
AREA  
60,062 Sq. Ft.  
1.379 Acres,

MAM Property, LLC  
Account No. 2901568800000  
Deed 6133750  
Plan J-50-54  
Plan 53-5  
Lancaster Truck Body  
(Automotive Repair)

Edward A. & Pauline M. Mokol  
Account No. 2901508800000  
Deed 6970-430  
Plan J-181-39