PRELIMINARY/FINAL
SUBDIVISION & LAND DEVELOPMENT PLAN
FOR
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
SOUTHAMPTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA
JANUARY 30, 2023

APPROVALS

FRANKLIN COUNTY PLANNING COMMISSION:

SOUTHAMPTON TOWNSHIP PLANNING COMMISSION:

SOUTHAMPTON TOWNSHIP SUPERVISORS:

FIRE CHIEF REVIEW:

RECORDER OF DEEDS CERTIFICATE

RECORDED THIS _____ DAY OF _____, 20_____ IN PLAN BOOK _____, VOLUME _____, PAGE _____ IN THE RECORDER OF DEEDS OFFICE IN AND FOR FRANKLIN COUNTY, PENNSYLVANIA.

OWNERSHIP CERTIFICATION AND DEDICATORY STATEMENT

STATE OF NEW JERSEY :
: SS
COUNTY OF MIDDLESEX:

ON THIS ___ DAY OF _____ 2021,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DONALD M. EPSTEIN, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGES THAT HE IS THE MANAGER OF TAYLOR/EPSTEIN INVESTMENT FUND, L.L.C., THE MANAGER OF MATRIX SHIPPENSBURG MANAGEMENT, LLC, THE ADMINISTRATIVE GENERAL PARTNER OF MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, ACKNOWLEDGES THIS TO BE ITS PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND ALL ROADS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED OR SHOWN OTHERWISE, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SOUTHAMPTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____ _____
MICHAEL D. KREIGER, PLS

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SOUTHAMPTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____ _____
SCOTT B. BERT, PE

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE SOUTHAMPTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____ _____
SCOTT B. BERT, PE

WAIVER REQUESTS

THE FOLLOWING WAIVERS OF SPECIFIC SECTIONS OF THE SOUTHAMPTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE STORMWATER ORDINANCE HAVE BEEN REQUESTED:

SECTION	ITEM	DATE	ACTION
31-700.A	SHEET SIZE AND PLAN SCALE	01/31/2023	PENDING
31.908.C.4.c	SCREENING ON INTERIOR SIDE OF BUFFER	01/31/2023	PENDING
31.906.D.7	RAINFALL INTENSITIES (5YR. & 10YR.)	01/31/2023	PENDING
31-908.C	200' BUFFER FOR ADJOINING RESIDENTIAL ZONE	01/31/2023	PENDING

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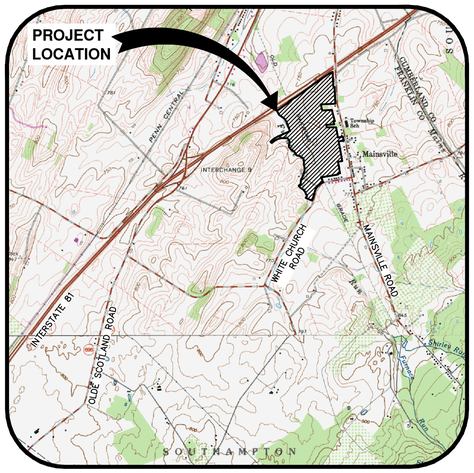

LOCATION MAP
SHIPPENSBURG AND SCOTLAND QUADRANGLE
SCALE: 1" = 2,000'

OWNER/DEVELOPER

MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
FORSGATE DRIVE, CN4000
CRANBURY, NJ 08512

CONTACT PERSON

DAVID THOMAS, VP INDUSTRIAL DEVELOPMENT
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
FORSGATE DRIVE, CN 4000
CRANBURY, NJ 08512
PHONE: 732-521-2900
EMAIL:
DTHOMAS@MATRIXCOMPANIES.COM

SITE LOCATION

UNITED DRIVE EXTENDED
SHIPPENSBURG, PA 17257

PA ONE CALL
ACT 199 OF 2004

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 199 (2004) REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
PA ONE-CALL SERIAL NO. 20213180983-000 HAS BEEN ASSIGNED TO THIS PROJECT ON 11-15-21 & PA ONE-CALL SERIAL NO. 20223060102-000 HAS BEEN ASSIGNED TO THIS PROJECT ON 06-22-

PA ONE CALL - UTILITY RESPONSE LIST

ADAMS ELECTRIC COOPERATIVE INC (AI)
CENTURYLINK FORMERLY EMBARQ (TW)
COMCAST CABLE COMMUNICATIONS INC. (RS)
CUMBERLAND FRANKLIN JOINT MUNICIPAL AUTHORITY (FN1)
GUILFORD WATER AUTHORITY (GTW)
ZITO MEDIA COMM (KCI)
WEST PENN POWER (KN)
PENELEC CO. (LV)
SHIPPENSBURG BOROUGH AUTHORITY (SBA)
UGI CENTRAL PENN GAS (VWD & V01)

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3	NT-2	PLAN NOTES
4	NT-3	PLAN NOTES
5	EC	EXISTING CONDITIONS PLAN
6	PP	EXISTING PROPERTY PLAN
7	SP	SUBDIVISION PLAN
8	SU-OA	OVERALL SITE & UTILITY PLAN
9	SU-DT-1	DETAIL SITE & UTILITY PLAN
10	SU-DT-2	DETAIL SITE & UTILITY PLAN
11	SU-DT-3	DETAIL SITE & UTILITY PLAN
12	SU-DT-4	DETAIL SITE & UTILITY PLAN
13	SU-DT-5	DETAIL SITE & UTILITY PLAN
14	GS-OA	OVERALL GRADING AND STORMWATER MANAGEMENT PLAN
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17	GS-DT-3	DETAIL GRADING AND STORMWATER MANAGEMENT PLAN
18	GS-DT-4	DETAIL GRADING AND STORMWATER MANAGEMENT PLAN
19	GS-DT-5	DETAIL GRADING AND STORMWATER MANAGEMENT PLAN
20	LA-OA	OVERALL LANDSCAPING PLAN
21	LA-DT-1	DETAIL LANDSCAPING PLAN
22	LA-DT-2	DETAIL LANDSCAPING PLAN
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24	LA-DT-4	DETAIL LANDSCAPING PLAN
25	LA-DT-5	DETAIL LANDSCAPING PLAN
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27	LI-DT-1	DETAIL LIGHTING PLAN
28	LI-DT-2	DETAIL LIGHTING PLAN
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47	CD-8	CONSTRUCTION DETAILS - STORMWATER
48	CD-9	CONSTRUCTION DETAILS - STORMWATER
49	CD-10	CONSTRUCTION DETAILS - STORMWATER
50	CD-11	CONSTRUCTION DETAILS - STORMWATER

GRAPHIC SCALE
120' 60' 0' 120'
SCALE: 1"=120'

SOIL LEGEND

DaB – DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
Fu – FUNKSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
MrB – MURRILL GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
MrC – MURRILL GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
Po – POPE SILT LOAM, 0 TO 3 PERCENT SLOPES
W – WATER

LEGEND

- Monument
- Property Corner
- Iron Pipe
- Iron Pin
- Benchmark
- Property Line
- Legal Right-of-Way Line
- Setback Line
- Zoning Boundaries
- CeA / ErB — Soil Boundaries
- Floodplain
- 540 — Existing Contour Major
- Existing Contour Minor
- 540 — Lot A Design Contour Major
- Lot A Design Contour Minor
- Existing Stream Line
- x 540.3 — Existing Ground Elevation
- Existing Shrub
- Existing Coniferous Tree
- Existing Deciduous Tree
- Tree/Brush Line
- Shrub Row
- Existing Edge of Road
- Existing Edge of Gravel
- Existing Guide Rail
- X — Existing Fence
- Existing Fence Post
- Existing Sign
- FP — Existing Flag Pole
- LP — Existing Lamp Post
- MB — Existing Mailbox
- T — Existing Above Ground Telephone Line
- T,CTV — Existing Above Ground Telephone and Cable TV Line
- Existing Utility Pole
- E,T — Existing Above Ground Electric and Telephone Line
- E — Existing Above Ground Electric Line
- E,CTV — Existing Above Ground Electric and Cable TV Line
- E,T,CTV — Existing Above Ground Electric, Telephone and Cable TV Line
- Existing Guy Wire
- E — Existing Electrical Box
- G — Existing Gas Line
- S — Existing Sanitary Sewer Line
- 12" CMP — Existing Storm Sewer Line
- San. MH — Existing Sanitary Sewer Manhole
- CO — Existing Cleanout
- W — Existing Water Line
- WV — Existing Water Valve
- FH — Existing Fire Hydrant
- WM — Existing Water Meter

SENSITIVE NATURAL RESOURCES LEGEND

WETLANDS – WETLAND INVESTIGATIONS WERE PERFORMED ON THIS SITE ON MAY 25, 2006 AND JUNE 1, 2010 AND UPDATED ON MARCH 23, 2022 AND JULY 24, 2022 BY SKELLY AND LOY – ENVIRONMENTAL CONSULTANTS. EXISTING WETLAND AREAS HAVE BEEN DELINEATED AND ARE SHOWN HEREON.

EXISTING FLOODPLAIN – BASED UPON FEMA MAP NUMBER 42055C0194E, DATED JANUARY 18, 2012, A PORTION OF THE PROJECT SITE IS LOCATED IN ZONE A – AREAS ASSOCIATED WITH FURNACE RUN TRIBUTARY TO BE DETERMINED TO BE INUNDATED BY THE 1% ANNUAL CHANCE FLOOD.

FLOODWAY – 50' FROM TOP OF BANK

PROPOSED FLOODPLAIN – A CONDITIONAL LETTER OF MAP REVISION (CLOMR) CASE NO. 22-03-0255R WAS ISSUED ON AUGUST 2, 2022 AND IS ALSO SHOWN HEREON.

Woodlands

NOTE:
SEE EXISTING PROPERTY PLAN (SHT. PP) FOR ADJOINER TABLE.

NO.	REVISION	DATE	BY

HRG
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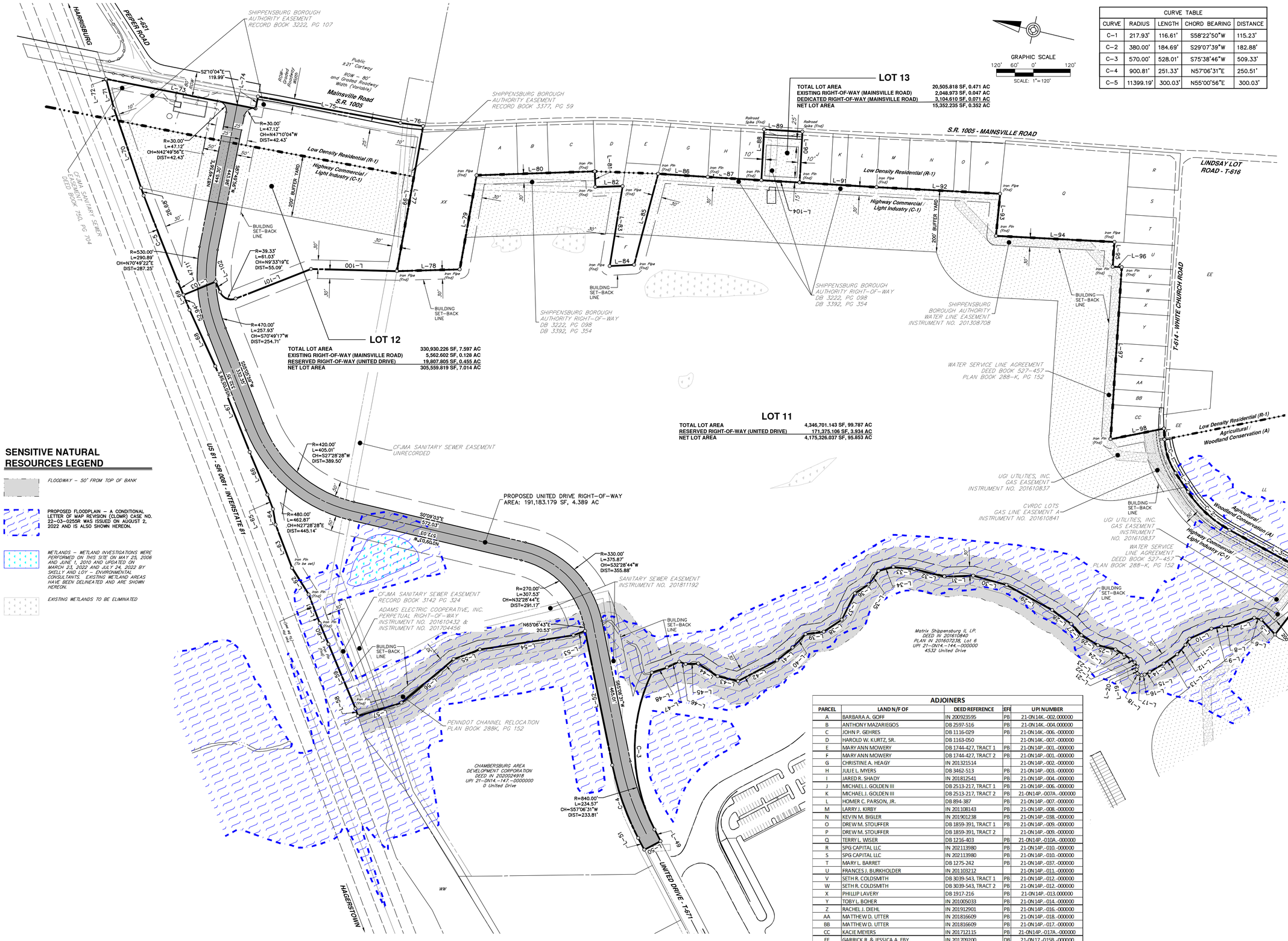
EXISTING CONDITIONS PLAN
FOR
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
SOUTHAMPTON TOWNSHIP FRANKLIN COUNTY PENNSYLVANIA

PROJ. MGR.	SBB
DESIGN	SBB
CADD	TLB
CHECKED	SBB
SCALE	AS SHOWN
DATE	2023.01.30

DRAWING NO. EC
SHEET NO. 5 OF 50
PROJECT R007448.0435



SENSITIVE NATURAL RESOURCES LEGEND

FLOODWAY – 50' FROM TOP OF BANK

PROPOSED FLOODPLAIN – A CONDITIONAL LETTER OF MAP REVISION (CLOMR) CASE NO. 22-03-0255R WAS ISSUED ON AUGUST 2, 2022 AND IS ALSO SHOWN HEREON.

WETLANDS – WETLAND INVESTIGATIONS WERE PERFORMED ON THIS SITE ON MAY 25, 2006 AND JUNE 1, 2010 AND UPDATED ON MARCH 23, 2022 AND JULY 24, 2022 BY SKELLY AND LOY – ENVIRONMENTAL CONSULTANTS. EXISTING WETLAND AREAS HAVE BEEN DELINEATED AND ARE SHOWN HEREON.

EXISTING WETLANDS TO BE ELIMINATED

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C–1	217.93'	116.61'	S58°22'50"W	115.23'
C–2	380.00'	184.69'	S29°07'39"W	182.88'
C–3	570.00'	528.01'	S75°38'46"W	509.33'
C–4	900.81'	251.33'	N57°06'31"E	250.51'
C–5	11399.19'	300.03'	N55°00'56"E	300.03'

LINE TABLE		
LINE	BEARING	LENGTH
L–1	S73°42'36"W	35.18'
L–2	S43°03'04"W	73.08'
L–3	S15°12'13"W	326.94'
L–4	N65°59'26"W	229.86'
L–5	N33°45'12"E	65.69'
L–6	N0°48'54"E	23.59'
L–7	N33°28'42"W	74.55'
L–8	N18°58'15"W	35.81'
L–9	N24°24'47"W	34.05'
L–10	N37°39'45"W	78.33'
L–11	N71°06'43"W	23.24'
L–12	N62°04'50"W	40.86'
L–13	N48°04'34"W	53.56'
L–14	N44°29'25"W	53.18'
L–15	N40°28'11"W	17.79'
L–16	N26°43'07"W	10.08'
L–17	N3°28'25"E	10.98'
L–18	N27°14'25"E	4.14'
L–19	N66°14'48"E	12.87'
L–20	N89°02'41"E	9.88'

LINE TABLE		
LINE	BEARING	LENGTH
L–21	N43°13'11"E	16.19'
L–22	N24°55'14"E	17.06'
L–23	N22°34'22"E	25.54'
L–24	N16°40'10"E	32.45'
L–25	N0°39'32"E	58.82'
L–26	N17°44'10"E	62.60'
L–27	N34°08'37"E	49.28'
L–28	N22°37'49"E	76.14'
L–29	N15°33'58"E	169.04'
L–30	N2°11'52"E	112.13'
L–31	N15°09'53"W	94.00'
L–32	N0°37'15"E	100.74'
L–33	N8°01'30"W	68.19'
L–34	N27°46'12"W	49.37'
L–35	N67°19'57"W	54.91'
L–36	N45°43'54"W	52.83'
L–37	N77°13'35"W	95.54'
L–38	N47°03'07"W	70.46'
L–39	N21°01'26"W	59.51'
L–40	N59°29'08"W	61.12'

LINE TABLE		
LINE	BEARING	LENGTH
L–41	N52°51'18"W	65.29'
L–42	N41°21'32"W	142.95'
L–43	N0°06'24"E	68.20'
L–44	N19°41'14"E	74.86'
L–45	N15°11'54"W	41.14'
L–46	N6°24'18"E	22.18'
L–47	N39°00'48"W	43.68'
L–48	N31°41'06"W	51.81'
L–49	S49°06'31"W	43.03'
L–50	N40°53'29"W	60.00'
L–51	N49°06'31"E	43.03'
L–52	N65°06'31"E	444.49'
L–53	N33°35'35"W	39.82'
L–54	N22°05'55"W	307.33'
L–55	N33°31'11"W	90.44'
L–56	N53°20'41"W	220.70'
L–57	N30°14'57"W	147.94'
L–58	N58°12'23"E	25.27'
L–59	N53°51'39"E	227.05'
L–60	N53°51'39"E	73.12'

LINE TABLE		
LINE	BEARING	LENGTH
L–61	N55°46'12"E	100.00'
L–62	N44°27'36"E	101.98'
L–63	N55°46'12"E	150.00'
L–64	N67°04'47"E	50.99'
L–65	N55°46'12"E	50.00'
L–66	N53°51'39"E	150.08'
L–67	N54°48'54"E	300.04'
L–68	N52°03'24"E	200.42'
L–69	N54°00'41"E	100.05'
L–70	N57°40'44"E	300.17'
L–71	N61°50'32"E	94.53'
L–72	N58°47'07"E	3.54'
L–73	S2°10'04"E	494.88'
L–74	N87°49'56"E	40.00'
L–75	S2°51'01"E	470.00'
L–76	S5°47'10"E	74.06'
L–77	S86°52'21"W	478.37'
L–78	S15°01'46"E	204.44'
L–79	N86°42'38"E	309.96'
L–80	S15°19'40"E	383.88'

LINE TABLE		
LINE	BEARING	LENGTH
L–81	S74°57'18"W	51.00'
L–82	S15°17'37"E	88.70'
L–83	S85°46'00"W	262.82'
L–84	S16°22'24"E	79.24'
L–85	S88°34'47"E	305.73'
L–86	S9°39'32"E	161.32'
L–87	S9°57'25"E	174.08'
L–88	N79°45'57"E	165.06'
L–89	S9°54'38"E	124.17'
L–90	S79°42'32"W	165.00'
L–91	S9°57'04"E	250.00'
L–92	S10°21'20"E	401.62'
L–93	S82°19'13"W	137.34'
L–94	S10°27'01"E	385.11'
L–95	S80°33'27"W	80.69'
L–96	S10°31'58"E	29.04'
L–97	S80°18'17"W	559.18'
L–98	S24°38'59"E	176.85'
L–99	S86°52'21"W	478.37'
L–100	N11°57'46"W	278.37'

LINE TABLE		
LINE	BEARING	LENGTH
L–101	N34°54'01"W	262.72'
L–102	N54°00'41"E	36.76'
L–103	N35°59'19"W	113.52'
L–104	N9°56'27"W	124.34'

ADJOINERS

PARCEL	LAND N/F OF	DEED REFERENCE	EFF	UPI NUMBER
A	BARBARA A. GOFF	IN 200923595	PB	21-0N14K.-002.000000
B	ANTHONY MAZARIEGOS	DB 2597-516	PB	21-0N14K.-004.000000
C	JOHN P. GEHRES	DB 1116-029	PB	21-0N14K.-006.-000000
D	HAROLD W. KURTZ, SR.	DB 1163-050		21-0N14K.-007.-000000
E	MARY ANN MOWERY	DB 1744-427, TRACT 1	PB	21-0N14P.-001.-000000
F	MARY ANN MOWERY	DB 1744-427, TRACT 2	PB	21-0N14P.-001.-000000
G	CHRISTINE A. HEAGY	IN 201321514		21-0N14P.-002.-000000
H	JULIE L. MYERS	DB 3462-513	PB	21-0N14P.-003.-000000
I	JARED R. SHADY	IN 201812541	PB	21-0N14P.-004.-000000
J	MICHAEL J. GOLDEN III	DB 2513-217, TRACT 1	PB	21-0N14P.-006.-000000
K	MICHAEL J. GOLDEN III	DB 2513-217, TRACT 2	PB	21-0N14P.-007A.-000000
L	HOMER C. PARSON, JR.	DB 894-387	PB	21-0N14P.-007.-000000
M	LARRY J. KIRBY	IN 201108143	PB	21-0N14P.-008.-000000
N	KEVIN M. BIGLER	IN 201901238	PB	21-0N14P.-038.-000000
O	DREW M. STOUFFER	DB 1859-391, TRACT 1	PB	21-0N14P.-009.-000000
P	DREW M. STOUFFER	DB 1859-391, TRACT 2		21-0N14P.-009.-000000
Q	TERRY L. WISER	DB 1216-403	PB	21-0N14P.-010A.-000000
R	SPG CAPITAL LLC	IN 202113980	PB	21-0N14P.-010.-000000
S	SPG CAPITAL LLC	IN 202113980	PB	21-0N14P.-010.-000000
T	MARY L. BARRET	DB 1275-242	PB	21-0N14P.-037.-000000
U	FRANCES J. BURKHOLDER	IN 201103212		21-0N14P.-011.-000000
V	SETH R. COLDSMITH	DB 3039-543, TRACT 1	PB	21-0N14P.-012.-000000
W	SETH R. COLDSMITH	DB 3039-543, TRACT 2	PB	21-0N14P.-012.-000000
X	PHILLIP LAVERY	DB 1917-216	PB	21-0N14P.-013.000000
Y	TOBY L. BOHER	IN 201005033	PB	21-0N14P.-014.-000000
Z	RACHEL J. DIEHL	IN 201912901	PB	21-0N14P.-016.-000000
AA	MATTHEW D. UTTER	IN 201816609	PB	21-0N14P.-018.-000000
BB	MATTHEW D. UTTER	IN 201816609	PB	21-0N14P.-017.-000000
CC	KACIE MEYERS	IN 201712115	PB	21-0N14P.-017A.-000000
EE	GARRICK R. & JESSICA A. EBY	IN 201709200	DB	21-0N17.-015B.-000000
FF	LARRY A. WADEL	DB 1088-567	PB	21-0N17.-011B.-000000
LL	RICK L WADEL	IN 202008025	PB	21-0N17.-013.-000000
WW	GORDON J. BIGLER	DB 1107-301		21-0N14.-071.-000000
XX	JOHN D. COOK	DB 1690-112		21-0N14.-001.-000000

NO.	REVISION	DATE	BY

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SUBDIVISION PLAN
FOR
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
SOUTHAMPTON TOWNSHIP FRANKLIN COUNTY PENNSYLVANIA

PROJ. MGR. –	SBB
DESIGN–	SBB
CADD–	TLB
CHECKED–	SBB
SCALE–	AS SHOWN
DATE–	2023.01.30

DRAWING NO. SP
SHEET NO. 7 OF 50
PROJECT R007448.0435

GRAPHIC SCALE
120' 60' 0' 120'
SCALE: 1" = 120'

LEGEND

WETLANDS – WETLAND INVESTIGATIONS WERE PERFORMED ON THIS SITE ON MAY 25, 2006 AND JUNE 1, 2010 AND UPDATED ON MARCH 23, 2022 AND JULY 24, 2022 BY SKELLY AND LOY – ENVIRONMENTAL CONSULTANTS. EXISTING WETLAND AREAS HAVE BEEN DELINEATED AND ARE SHOWN HEREON.

EXISTING WETLANDS TO BE ELIMINATED

PROPOSED WETLAND AREA

PROPOSED FLOODPLAIN – A CONDITIONAL LETTER OF MAP REVISION (CLOMR) CASE NO. 22-03-0253R WAS ISSUED ON AUGUST 2, 2022 AND IS ALSO SHOWN HEREON.

FLOODWAY – 50' FROM TOP OF BANK

- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED/REQUIRED RIGHT-OF-WAY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ACCESSIBLE RAMP
- PROPOSED FENCE
- PROPOSED BOLLARD
- PROPOSED LIGHT STANDARD
- G — PROPOSED GAS LINE
- GV — PROPOSED GAS VALVE
- GM — PROPOSED GAS METER
- PVC — POLYVINYL CHLORIDE
- DIP — DUCTILE IRON PIPE
- S — PROPOSED SANITARY LINE
- FM — PROPOSED FORCEMAIN LINE
- PROPOSED SANITARY/STORM MANHOLE
- CO — PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- WV — PROPOSED WATER VALVE
- FH — PROPOSED FIRE HYDRANT
- WM — PROPOSED WATER METER
- ZONING LINE
- LIGHT BASES
- PROPOSED LIGHT DUTY PAVING
- PROPOSED HEAVY DUTY PAVING
- UNITED DRIVE PAVING
- HIGHWAY OCCUPANCY PERMIT PAVING
- PROPOSED CONCRETE
- PROPOSED 200' BUFFER ZONE
- PROPOSED CONCRETE RAMP
- BANKED PAVING

NOTE: THESE AREAS TO BE ROUGH GRADED TO FINISHED PAVEMENT SUBGRADE THEN TOPSOILED A MINIMUM OF 4 INCHES.

NO LOADING DOCKS IN THIS AREA

NOTE: THE CONDITIONAL USE DECISION DATED AUGUST 26, 2022 STATES THAT THE CONDITION OF "NO LOADING DOCKS" MAY BE RENEGOTIATED IN THE EVENT THAT BOTH THE PROPERTY OWNER AT 925 MAINSVILLE ROAD AND THE APPLICANT AGREE ON A CHANGE OF THIS CONDITION.

HARRISBURG
T-624 PEPPER ROAD
Mainsville Road S.R. 1005
S.R. 1005 - MAINSVILLE ROAD
LINDSAY LOT ROAD - T-616
T-617 - WHITE CHURCH ROAD
US 81 - SR 0081 - INTERSTATE 81
RAIN GARDEN (RG-1)
HAGERSTOWN
UNITED DRIVE - T-671
Low Density Residential (R-1)
Highway Commercial / Light Industry (C-1)
Agricultural / Woodland Conservation (A)
LOT 11
LOT 12
LOT 13
PROPOSED BUILDING
500' X 1,800'
900,000 SF
EMPLOYEE PARKING SPACES = 329 (165 BANKED)
DOCK SPACES = 196
TRAILER SPACES = 249
34 DOCK SPACES
56 DOCK SPACES
106 DOCK SPACES
39 TRAILER SPACES
84 TRAILER SPACES
126 TRAILER SPACES
329 EMPLOYEE SPACES
165 EMPLOYEE SPACES
RAMP DRIVE-IN
GUARD HOUSE
BUILDING SET-BACK LINE
200' BUFFER YARD
RETAINING WALL 1
RETAINING WALL 2
RETAINING WALL 3
INFILTRATION BASIN A
INFILTRATION BASIN B1
INFILTRATION BASIN B2
PROPOSED WETLAND AREA

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY
5 North Main Street - Suite 3
Chambersburg, PA 17201
(717) 263-2070
hrg@hrg-inc.com
www.hrg-inc.com

MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
CN4000 FORSGATE DRIVE
CRANBURY, NJ 08512
732-521-2900 OFFICE

OVERALL SITE & UTILITY PLAN
FOR
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC

SOUTHAMPTON TOWNSHIP FRANKLIN COUNTY PENNSYLVANIA

PROJ. MGR. –	SBB
DESIGN–	SBB
CADD–	TLB
CHECKED–	SBB
SCALE–	AS SHOWN
DATE–	2023.01.30

DRAWING NO.
SU-OA
SHEET NO.
8 OF 50
PROJECT R007448.0435

GRAPHIC SCALE
120' 60' 0' 120'
SCALE: 1"=120'

LEGEND

- WETLANDS – WETLAND INVESTIGATIONS WERE PERFORMED ON THIS SITE ON MAY 25, 2006 AND JUNE 1, 2010 AND UPDATED ON MARCH 23, 2022 AND JULY 24, 2022 BY SKELLY AND LOY – ENVIRONMENTAL CONSULTANTS. EXISTING WETLAND AREAS HAVE BEEN DELINEATED AND ARE SHOWN HEREON.
- EXISTING WETLANDS TO BE ELIMINATED
- PROPOSED WETLAND AREA
- PROPOSED FLOODPLAIN – A CONDITIONAL LETTER OF MAP REVISION (CLOMR) CASE NO. 22-03-0255R WAS ISSUED ON AUGUST 2, 2022 AND IS ALSO SHOWN HEREON.
- FLOODWAY – 50' FROM TOP OF BANK
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED/REQUIRED RIGHT-OF-WAY LINE
- 1010 PROPOSED CONTOUR
- X 410.00 PROPOSED SPOT ELEVATION
- X BC 410.00 PROPOSED BOTTOM OF CURB SPOT ELEVATION
- X TC 410.00 PROPOSED TOP OF CURB SPOT ELEVATION
- X HP 410.00 PROPOSED HIGH POINT SPOT ELEVATION
- X LP 410.00 PROPOSED LOW POINT SPOT ELEVATION
- X TW 410.00 PROPOSED TOP OF WALL SPOT ELEVATION
- X GR 410.00 PROPOSED FINISHED GRADE AT WALL FACE SPOT ELEVATION
- PROPOSED DITCH OR SWALE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCE
- DRAINAGE BASIN
- INLET DRAINAGE BASIN
- CHANNEL FLOW
- PROPOSED STORM SEWER & INLET
- PROPOSED UNDERGROUND DETENTION
- CMP CORRUGATED METAL PIPE
- SLCPP SMOOTH LINED CORRUGATED PLASTIC PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- DIP DUCTILE IRON PIPE
- LIGHT BASES
- PROPOSED RIP-RAP APRON
- IT-## INFILTRATION TEST PIT AND NUMBER

HARRISBURG
T-621 PEIFFER ROAD
Mainsville Road S.R. 1005
S.R. 1005 - MAINSVILLE ROAD
LINDSAY LOT ROAD - T-616
T-614 - WHITE CHURCH ROAD
US 81 - SFN 0081 - INTERSTATE 81
HAGERSTOWN
UNITED DRIVE - T-617
200' BUFFER YARD
POI 1
POI 2
POI 3
POI 4
PROPOSED BUILDING
900,000 SF
FF ELEV = 750.00
RAMP DRIVE-IN
GUARD HOUSE
RAIN GARDEN 1 (RG-1)
BOTTOM ELEV=735.00
BMP ID 003
INFILTRATION BASIN A
BMP ID 001
BOTTOM OF BASIN ELEV = 731.00
INFILTRATION BASIN B1
BMP ID 002
INFILTRATION BASIN B2
BMP ID 002
BOTTOM OF BASIN ELEV = 735.00
BOTTOM OF BASIN ELEV = 733.00
PROPOSED WETLAND AREA
IT-1 IT-2 IT-5 IT-7 IT-9 B IT-10 B IT-11 A (B) IT-12 B IT-13 A IT-15 IT-17 A IT-18 A IT-19 A IT-20 A IT-21 A IT-22 A IT-23 A IT-24 A IT-52

NO.	REVISION	DATE	BY

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OVERALL GRADING AND STORMWATER MANAGEMENT PLAN FOR MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC

SOUTHAMPTON TOWNSHIP FRANKLIN COUNTY PENNSYLVANIA

PROJ. MGR. –	SBB
DESIGN–	SBB
CADD–	TLB
CHECKED–	SBB
SCALE–	AS SHOWN
DATE–	2023.01.30

DRAWING NO.
GS-OA
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14 OF 50
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