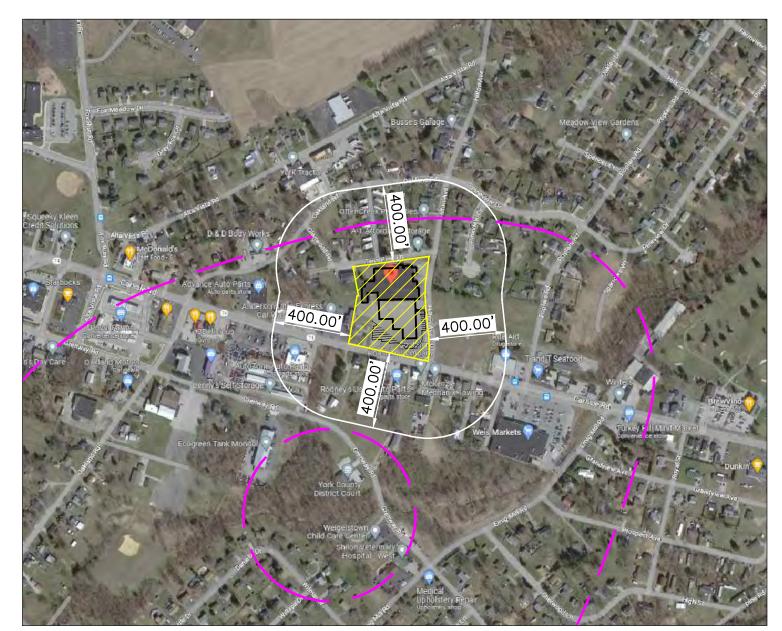
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4	GRADING, DRA	AINAGE AND UTILITY PLAN	
5	LANDSCAPI	NG PLAN AND DETAILS	
6	L	IGHTING PLAN	
7	EROSION AND SEDIM	IENT POLLUTION CONTROL PLAN	
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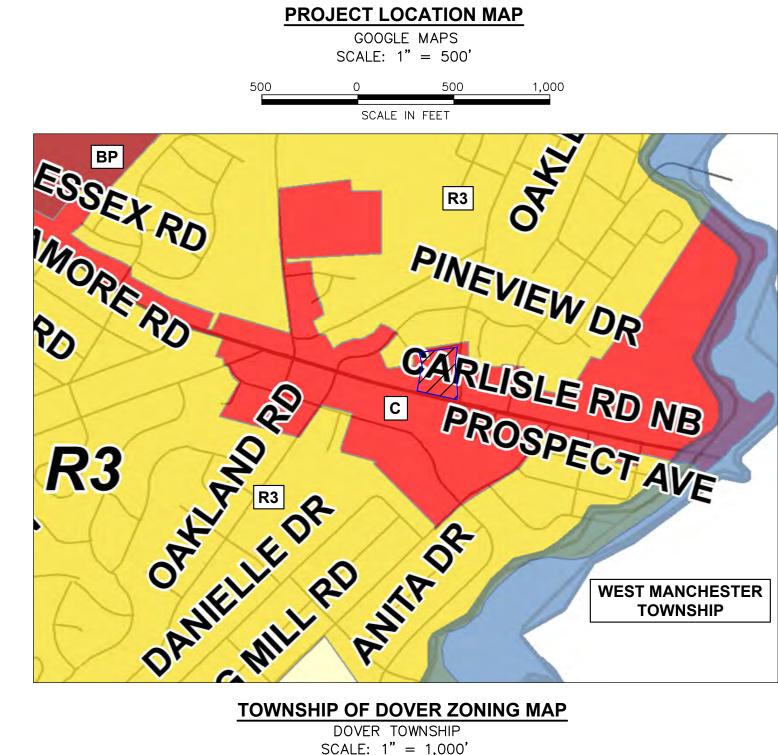
NUMERALS AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUN NUMERALS AND ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. YRIGHT © 2022, FRENCH & PARRELLO ASSOCIATES – THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN PERMISSION OF FRENCH & PARRELLO ASSOCIATES, PA IS PROHIBITED. DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

# MINARY / FINAL LAND DEVELOPMENT PLAN FOR **/E IN SELF STORAGE FACILITY 3025 CARLISLE ROAD GENERAL INFORMATION**

PARCEL ID: 2400003004700

TOWNSHIP OF DOVER, YORK COUNTY, PENNSYLVANIA





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SCALE IN FEET

2,000

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- 2. OWNER:
- LIDL US OPERTIONS, LLC 3500 S. CLARK STREET ARLINGTON, VA 22202 (844) 747–5435
- 3. EXISTING USE: GROCERY STORE PROPOSED USE: SELF STORAGE FACILITY

- INFORMATION, NAVD-88 AND NAD-83

- PRO/IFC

- 17. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THE SET.
- FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.
- SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVERS

- ARFA
- THE FOLLOWING ARE EXISTING NON-CONFORMITIES TO BE CONTINUED:
- THE FOLLOWING VARIANCE IS REQUIRED:
- Date Revision SCALE IN FEET

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- GRANTED.
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NO CONSTRUCTION SHALL BEGIN UNTIL AFTER THE PRECONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE TOWNSHIP ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND. APPROVAL FROM DOVER TOWNSHIP PUBLIC WORKS IS REQUIRED PRIOR TO CONSTRUCTION OF SANITARY SEWER AND POTABLE WATER FACILITIES

1. THE PROPERTY IS KNOWN AND DESIGNATED AS PARCEL 2400003004700 AS SHOWN ON DEED BOOK 2347 AND THE YORK COUNTY PLANNING COMMISSION PROPERTY VIEWER. PAGE 2500 FOR YORK COUNTY, PENNSYLVANIA AND IS SITUATED IN THE "C ZONE" (COMMERCIAL USE) ZONING DISTRICT. THE SUBJECT PROPERTY IS REFERENCED AS PARCEL 2400003004700 ON THE SURVEY IDENTIFIED IN NOTE 3.1. AND CONTAINS A TOTAL OF 4.16 ACRES.

**APPLICANT:** 

INVESTMENT REAL ESTATE, LLC c/o AMBER MILLER 3100 FARMTRAIL ROAD, SUITE 200 YORK, PA 17406 (717) 893–0513

(PERMITTED)

(PERMITTED)

4. BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:

4.1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, VACANT RETAIL STORE, SITE NO.001.220 3025 CARLISLE ROAD, DOVER, PENNSYLVANIA 17315." PREPARED BY LUDGATE ENGINEERING CORP. AND COORDINATED BY BUREAU VERITAS, DATED JANUARY 17, 2023. 4.2. SUPPLEMENTAL SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR #3025 CARLISLE ROAD TAX MAP NO. 24-000-03-0047.00-00000 TOWNSHIP OF DOVER. YORK COUNTY COMMONWEALTH OF PENNSYLVANIA." PREPARED BY BLUE MARSH ASSOCIATES, INC, DATED JUNE 2, 2015.

5. REFER TO "ALTA/NSPS LAND TITLE SURVEY, VACANT RETAIL STORE, SITE NO.001.220 3025 CARLISLE ROAD, DOVER, PENNSYLVANIA 17315." FOR VERTICAL AND HORIZONTAL DATUM

6. THE APPLICANT IS PROPOSING TO CONVERT THE EXISTING BUILDING TO A SELF STORAGE FACILITY AND ADD TWO STORIES. SITE IMPROVEMENTS CONSIST OF ADDING PERIMETER FENCING, RESTRIPING THE PARKING LOT, AND NEW RAMPS AND STAIRS FOR BUILDING ACCESS.

7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWNSHIP OF DOVER REQUIREMENTS.

8. SOIL EROSION AND SEDIMENT CONTROL SHALL FALL UNDER THE JURISDICTION OF THE YORK COUNTY SOIL CONSERVATION DISTRICT. NO SOIL DISTURBANCE IS PROPOSED AS PART OF THIS

9. EXISTING UTILITIES ARE TO BE MAINTAINED. NO NEW CONNECTIONS ARE PROPOSED

10. ALL DESIGN FEATURES DEPICTED HEREON WERE BASED ON CONSTRAINTS AND REGULATIONS IN EFFECT AT THE TIME OF PREPARATION AND INITIAL PRESENTATION OF THIS PLAN. ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THIS PLAN.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND CABLE TV SERVICE LOCATIONS. LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATION. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS PRIOR TO PERFORMING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES ASSOCIATED WITH THE UTILITIES. ALL REPAIRS SHALL BE TO THE SATISFACTION OF THE AGENCIES GOVERNING THOSE UTILITIES.

12. ANY CONFLICTS ENCOUNTERED WITH EXISTING UTILITIES MUST BE ADDRESSED. COORDINATE RELOCATION WITH RESPECTIVE UTILITY COMPANY.

13. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ANY AREA THAT HE/SHE DISTURBED BEYOND THE PROPERTY LIMITS TO ITS ORIGINAL CONDITION.

14. THE PROJECT SHALL CONFORM WITH ALL APPLICABLE PROVISIONS OF SECTION 27-407: C COMMERCIAL DISTRICT ZONE AND SECTION 27-7: OFF STREET PARKING AND LOADING, OF THE TOWNSHIP OF DOVER ZONE AND ZONE REGULATIONS WITH VARIANCES AND/OR WAIVERS AS APPROVED BY THE ZONING BOARD.

### TOWNSHIP OF DOVER COMMERCIAL DISTRICT ZONE BULK SCHEDULE

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ON-SITE PARKING REQUIREMENT 1 PARKING SPACE PER 5 STORAGE BAYS & 1 PARKING

SPACE PER EMPLOYEE:

630 BAYS / 1 SPACE PER 5 BAYS = 126 SPACES <u>2 EMPLOYEES X 1 SPACE</u> = <u>2 SPACES</u> TOTAL PARKING REQUIRED = 128 SPACES

9 PARKING SPACES PROVIDED (INCLUDING 2 ADA SPACES) + 10 PARKING/ LOADING SPACES TOTAL = 19 SPACES

\* EXISTING NON-CONFORMING CONDITION \*\* VARIANCE REQUIRED

15. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.

16. THE SUBJECT PROPERTY DOES NOT CONTAIN WETLANDS OR ANY FLOOD HAZARD AREAS.

18. WELL HEAD PROTECTION ZONE 2 RESTRICTIONS - THE FOLLOWING LAND USES, FACILITIES AND/OR ACTIVITIES SHALL NOT BE PERMITTED IN THE ZONE 2 PROTECTION AREAS: UNDERGROUND STORAGE TANKS, ABOVE GROUND STORAGE TANKS, HAZARDOUS MATERIAL STORAGE, PROCESSING AND DISPOSAL FACILITIES, ROAD SALT STORAGE STOCKPILES, GOLF COURSES, QUARRIES AND MINING OPERATIONS, ON-SITE FLOOR DRAINS, LAND APPLICATION OF WASTEWATER OR WASTE SLUDGE, OR MANURE, AND FERTILIZERS WITHOUT A NUTRIENT MANAGEMENT PLAN IN PLACE, MEDICAL OFFICES, VETERINARIAN CLINICS, AND FUNERAL HOMES WASTE WITHOUT A DISPOSAL PLAN, CEMETERIES, JUNK OR SALVAGE YARDS, OPEN BURNING SITES AND DUMPS, CONSTRUCTION MATERIAL STOCKPILES AND DEBRIS, STORAGE AND MIXING OF PESTICIDES AND/OR FERTILIZERS, OR CONCENTRATED ANIMAL FEEDING OPERATIONS.

19. THE SUBJECT SITE IS LOCATED WITHIN THE LITTLE CONEWAGO CREEK WATERSHED. SPCEIFICALLY AN UNNAMED TRIBUTARY TO LITTLE CONEWAGO CREEK WHICH HAS A TSF (TROUT STOCKING

20. DEP PLANNING MODULE- PA DEP CODE NO. A3-67915-376-5, APPROVED MAY 13, 2015 - NO PLANNING NEEDED.

21. NO DEED RESTRICTIONS ARE KNOWN, OR HAVE BEEN FOUND TO BE IMPOSED ON THE SUBJECT PROPERTY

THE FOLLOWING WAIVERS OF THE TOWNSHIP OF DOVER'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED:

• SALDO SECTION 22-1103.12.A THE EXISTING PARKING LOT IS NOT SCREENED. THE APPLICANT PROPOSES TO MAINTAIN EXISTING CONDITIONS AS IT IS AN EXISTING DEVELOPED SITE. • SALDO SECTION 22-1103.12.F THE AREA BETWEEN THE EXISTING PARKING LOT AND RIGHT-OF-WAY IS NOT PLANTED. THE APPLICANT PROPOSES TO MAINTAIN EXISTING CONDITIONS AS IT IS AN EXISTING DEVELOPED SITE. SALDO SECTION 22-710.1 THERE IS NO GRASS STRIP BETWEEN THE CURB AND THE SIDEWALK. THIS IS AN EXISTING NON-CONFORMING CONDITION THAT IS PROPOSED TO BE MAINTAINED.
 SALDO SECTION 22-713.2.H THE SANITARY SEWER LATERAL WILL BE LOCATED UNDER THE ACCESS DRIVE AND PARKING AREA. THIS IS NEEDED TO SERVICE THE BATHROOMS IN THE OFFICE

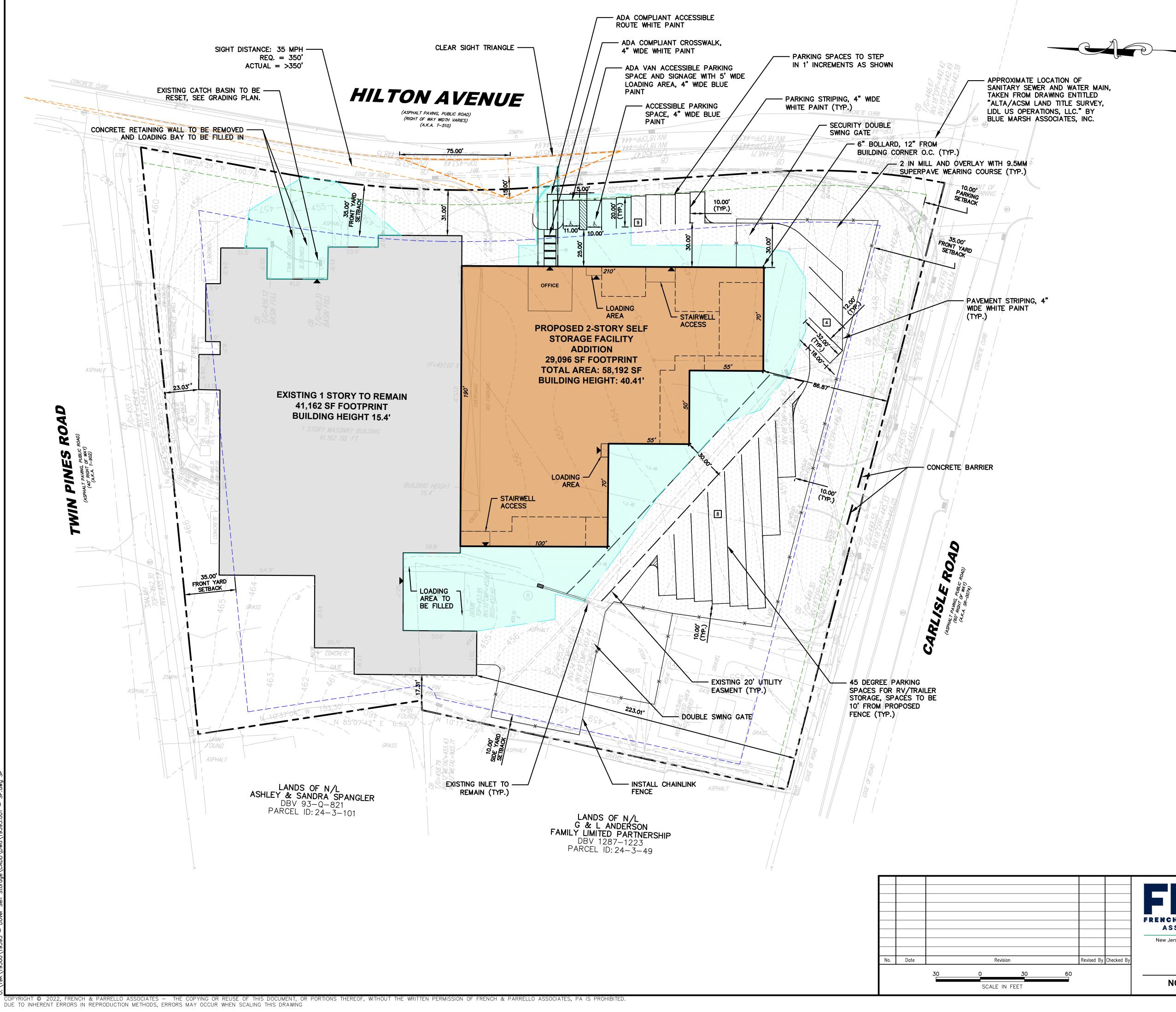
• SALDO SECTION 22-713.2.E THE WATER LATERAL WILL BE LOCATED UNDER THE ACCESS DRIVE AND PARKING AREA. THIS IS NEEDED TO SERVICE THE BATHROOMS IN THE OFFICE AREA.

• ZONING SECTION 27-407.5.C THE EXISTING BUILDING HAS A 23.03 FT SETBACK WHERE 35 FEET IS REQUIRED.

• ZONING SECTION 27-407.5.E THE EXISTING LOT COVERAGE IS 84% WHERE 75% IS PERMITTED.

• ZONING SECTION 27-703.1 THE REQUIRED AMOUNT OF PARKING SPACES IS ONE SPACE FOR FIVE STORAGE BAYS (630 STORAGE BAYS REQUIRE 126 SPACES) PLUS 1 PER EMPLOYEE (2 EMPLOYEES REQUIRE 2 SPACES) FOR A TOTAL OF 128 SPACES REQUIRED. NINETEEN (19) PARKING SPACES ARE PROPOSED. THE PARKING REQUIREMENT FOR THE MULTI-STORY CLIMATE CONTROLLED STRUCTURES IS TYPICALLY MUCH LESS INTENSE. THIS IS DICTATED BY THE TYPE OF MATERIALS THAT ARE BEING STORED. THE APPLICANT WILL PROVIDE TESTIMONY TO ADDRESS THIS.

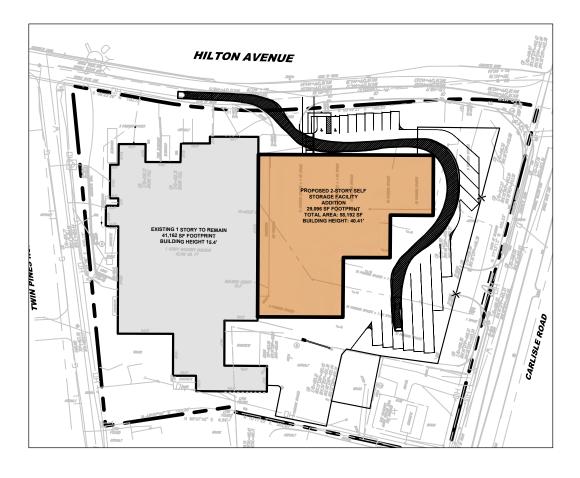
	FRENCH & PARRELLO ASSOCIATES	<u>Corporate Office:</u> 1800 Rt 34, Suite 101 Wall, New Jersey 07719 732.312.9800 FPAengineers.com	COVER SHEET FOR PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE 3025 CARLISLE ROAD PARCEL ID: 2400003004700			
	New Jersey 🔺 New York 🔺 Penns	sylvania 🔺 Georgia				
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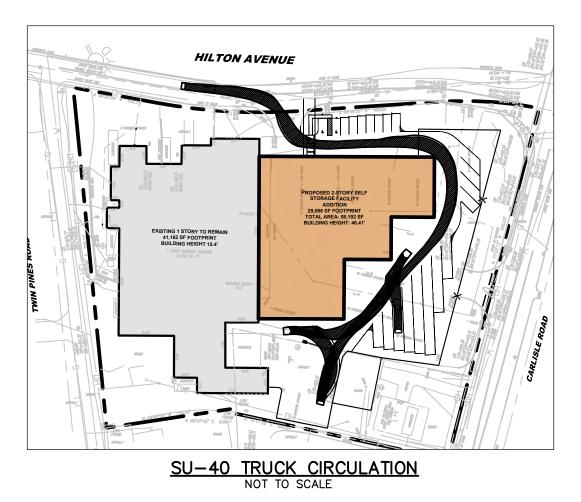


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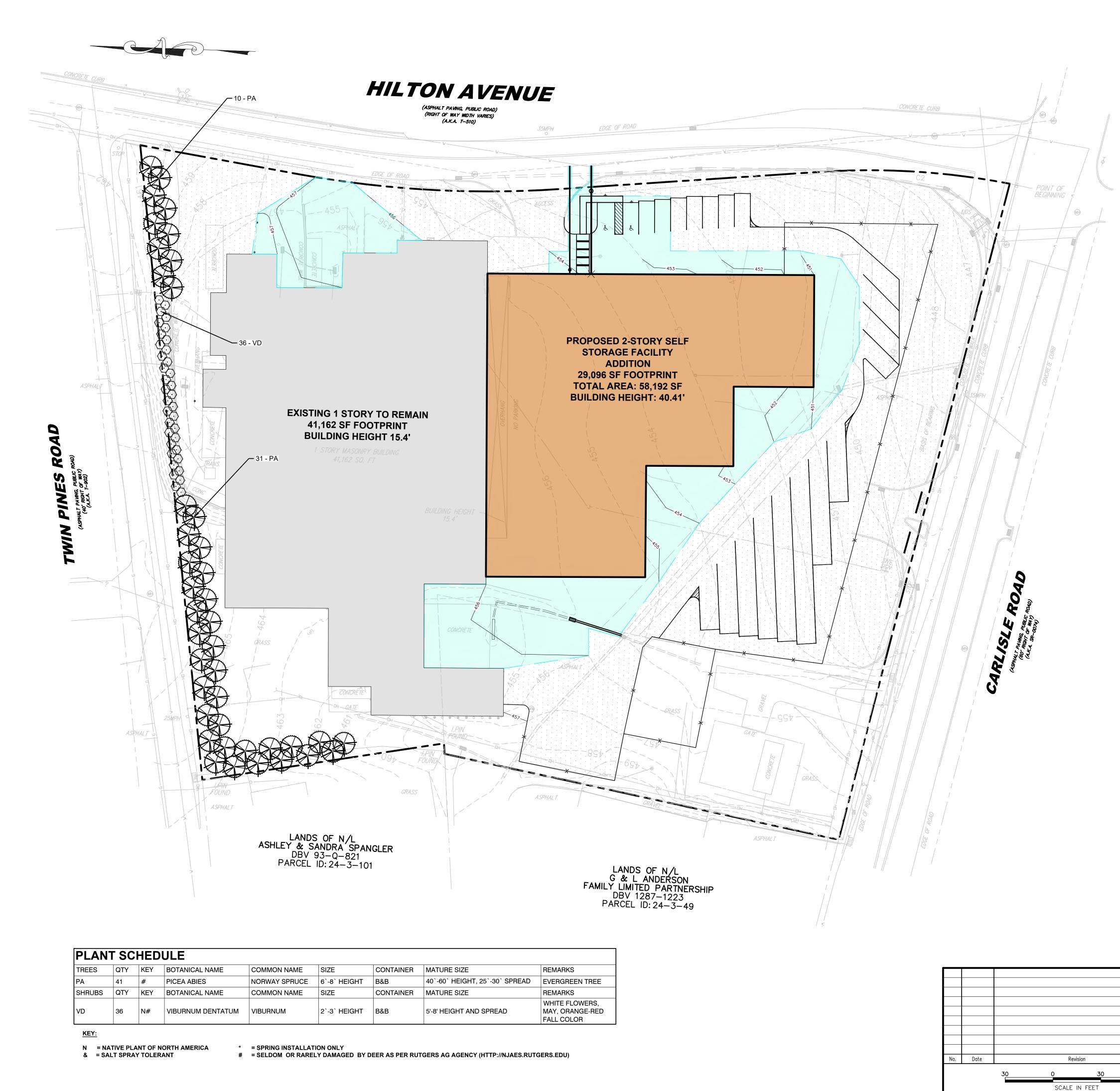
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PROPERTY LINE BUILDING SETBACK LINE PARKING SETBACK LINE CLEAR SIGHT TRIANGLE SECURITY FENCE FULL DEPTH PAVEMENT 2" MILL AND OVERLAY PROPOSED DOOR





	FFENCH & PARRELLO         ASSOCIATES    New Jersey A New York A Pennsylvania A Georgia	PRELIMINAR	Y / FINAL MAJO FO DOVE IN SE 3025 CARL PARCEL ID: 2 DOVER 1	DR R LAND DEVELC DR LF STORA(	OPMENT PLAN
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PLANT SCHEDULE
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TREES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE
PA	41	#	PICEA ABIES	NORWAY SPRUCE	6`-8` HEIGHT	B&B	40`-60` HEIGHT, 25`-30` SPREAD
SHRUBS	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE
VD	36	N#	VIBURNUM DENTATUM	VIBURNUM	2`-3` HEIGHT	B&B	5'-8' HEIGHT AND SPREAD
<u>KEY:</u>							

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