

SHEET INDEX

Table with 2 columns: Sheet Number, Sheet Title. Rows 1-12 listing various plan components like COVER SHEET, EXISTING CONDITIONS AND DEMOLITION PLAN, etc.

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE

3025 CARLISLE ROAD
PARCEL ID: 2400003004700
TOWNSHIP OF DOVER, YORK COUNTY, PENNSYLVANIA

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.

GENERAL INFORMATION

- 1. THE PROPERTY IS KNOWN AND DESIGNATED AS PARCEL 2400003004700 AS SHOWN ON DEED BOOK 2347, PAGE 2500 AND THE YORK COUNTY PLANNING COMMISSION PROPERTY VIEWER FOR YORK COUNTY, PENNSYLVANIA... 2. OWNER: LIDL US OPERATIONS, LLC... APPLICANT: INVESTMENT REAL ESTATE, LLC... 3. EXISTING USE: VACANT LOT - FORMERLY GROCERY STORE (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..."

CERTIFICATE FOR APPROVAL BY THE PLANNING COMMISSION
AT A MEETING HELD ON \_\_\_\_\_, THE DOVER TOWNSHIP PLANNING COMMISSION HAS REVIEWED THE SELF-STORAGE AND DESCRIBED HEREON, WHEREAS, THE DOVER TOWNSHIP PLANNING COMMISSION, BY MOTION, APPROVES THE PLAN IN ACCORDANCE WITH THE PROVISION OF DOVER TOWNSHIP.

SIGNATURE \_\_\_\_\_

CERTIFICATE FOR APPROVAL BY THE BOARD OF TOWNSHIP SUPERVISORS

AT A MEETING HELD ON \_\_\_\_\_, THE DOVER TOWNSHIP BOARD OF SUPERVISORS HAS REVIEWED THE SELF-STORAGE AND DESCRIBED HEREON, WHEREAS, THE DOVER TOWNSHIP BOARD OF SUPERVISORS, BY MOTION, APPROVES THE PLAN IN ACCORDANCE WITH THE PROVISION OF DOVER TOWNSHIP.

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

STORMWATER MANAGEMENT PLAN CERTIFICATION

TOWNSHIP ENGINEER REVIEW CERTIFICATE

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SITE OBSERVATION

I HEREBY CERTIFY THAT I HAVE BEEN TO THE SITE AND, TO THE BEST OF MY KNOWLEDGE, THE PLAN INDICATES THE PRESENT AND ACTUAL CONDITION OF THE SITE.

CERTIFICATION OF OWNER, ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK
ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED \_\_\_\_\_ THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

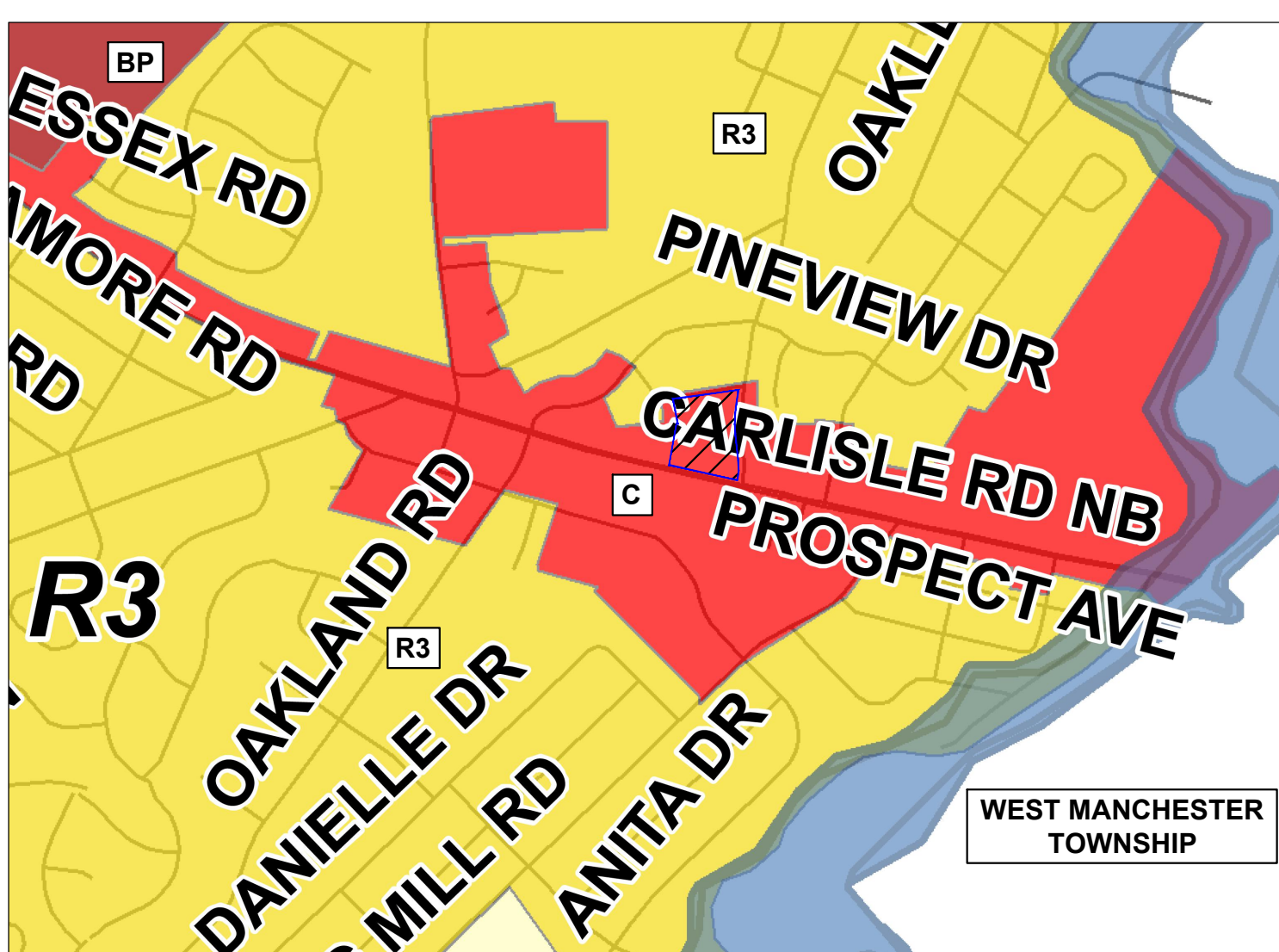
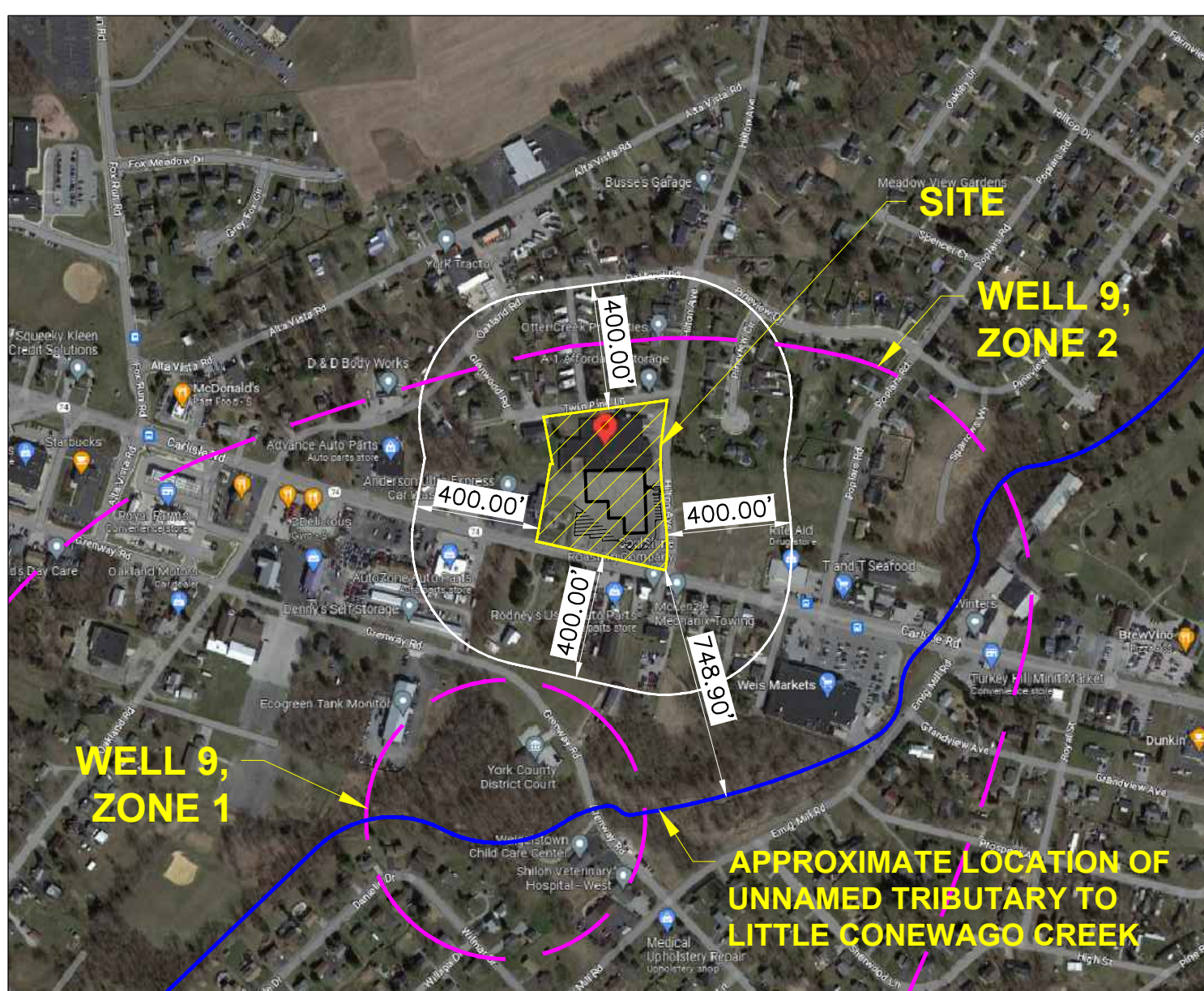
CERTIFICATION OF ACCURACY- PLAN

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION NOTES

- 1. WE, THE UNDERSIGNED LAND OWNERS, HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM IS A PERMANENT FIXTURE, WHICH CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP AND THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE.
2. THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORMWATER OR UTILITY RIGHT-OF-WAY/EASEMENT IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES, BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORMWATER OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE RIGHT-OF-WAY/EASEMENT WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE TOWNSHIP.
3. CONCRETE CURBS AND SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE DOVER TOWNSHIP CONSTRUCTION AND MATERIALS SPECIFICATIONS BY THE OWNERS, HEIRS, OR ASSIGNS, WITHIN SIX MONTHS AFTER RECEIPT OF WRITTEN NOTICE FROM DOVER TOWNSHIP. THIS NOTE APPLIES TO TWIN PINES ROAD ONLY.
4. A P.A.DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW"; BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
5. ALL PUBLIC IMPROVEMENT CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE DOVER TOWNSHIP CONSTRUCTION SPECIFICATIONS, UNLESS SPECIFIC WAIVERS ARE GRANTED.
6. A "KNOX BOX SYSTEM" SHALL BE PROVIDED FOR ACCESS BY EMERGENCY PERSONNEL.
7. IF ANY NON-CONFORMITY IS DESTROYED BY REASON OF WINDSTORM, FIRE, EXPLOSION, OR OTHER ACT OF GOD OR A PUBLIC ENEMY, TO AN EXTENT OF MORE THAN SEVENTY-FIVE PERCENT (75%) OF THE MARKET VALUE OF THE STRUCTURE, THEN SUCH DESTRUCTION SHALL BE DEEMED COMPLETE DESTRUCTION AND THE NONCONFORMITY MAY NOT BE REBUILT, RESTORED, OR REPAIRED. NOTHING IN THIS ORDINANCE SHALL PREVENT THE STRENGTHENING OR RESTORING TO A SAFE CONDITION ANY WALL, FLOOR OR ROOF WHICH HAS BEEN DECLARED UNSAFE.
8. DEPARTMENT OF LABOR AND INDUSTRY APPROVAL MUST BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. PROPOSED LIGHTING SHALL BE DIRECTED DOWNWARD AND INWARD.
10. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER THE PRECONSTRUCTION MEETING BETWEEN THE DEVELOPER, CONTRACTOR, TOWNSHIP ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUIRED TO ATTEND.
11. STREET TREES SHALL NOT BE PLACED ON PROPERTY LINES.
12. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, AND APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS AND ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.
13. THE SERVICING OR REPAIR OF STORED EQUIPMENT SHALL NOT BE CONDUCTED IN THE STORAGE UNITS OR OUTDOOR STORAGE AREAS. FURTHERMORE, NO BUSINESS ACTIVITIES SHALL BE CONDUCTED WITHIN THE STORAGE UNITS.
14. THE STORAGE OF FLAMMABLE LIQUIDS, HIGHLY COMBUSTIBLE OR EXPLOSIVE MATERIALS OR HAZARDOUS CHEMICALS IS PROHIBITED.



TOWNSHIP OF DOVER COMMERCIAL DISTRICT ZONE BULK SCHEDULE (24-643)

Table with 4 columns: REQUIREMENTS, PERMITTED, EXISTING, PROVIDED. Rows include MINIMUM LOT AREA, MINIMUM LOT FRONTAGE, MINIMUM LOT WIDTH, FRONT YARD SETBACK, etc.

ON-SITE PARKING REQUIREMENT
1 PARKING SPACE PER 5 STORAGE BAYS & 1 PARKING SPACE PER EMPLOYEE:
580 BAYS / 1 SPACE PER 5 BAYS = 116 SPACES
2 EMPLOYEES X 1 SPACE = 2 SPACES
4 SPACES FOR OFFICE = 4 SPACES
TOTAL PARKING REQUIRED = 122 SPACES
(19) STRIPED PARKING SPACES PROVIDED
(103) SPACES AVAILABLE FOR FUTURE STRIPING IF THE NEED ARISES
TOTAL PARKING AVAILABLE = 122 SPACES

- 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.
17. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THE SET.
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. SPECIFICALLY AN UNNAMED TRIBUTARY TO LITTLE CONEWAGO CREEK WHICH HAS A TSF (TROUT STOCKING FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.
20. DEP PLANNING MODULE- PA DEP CODE NO. A3-67915-376-5, APPROVED MAY 13, 2015 - NO PLANNING NEEDED. 9 EDUS EXISTED AT THE TIME OF APPLICATION. THE PROPERTY WILL HAVE A FLOW OF 30 GPD (2 EMPLOYEES).

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVERS
THE FOLLOWING WAIVERS OF THE TOWNSHIP OF DOVER'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED:
• SALDO SECTION 22-502.4 & SALDO SECTION 22-602.8 TO NOT REQUIRE A TRAFFIC IMPACT STUDY
• SALDO SECTION 22-502.5 TO NOT REQUIRE A TRAFFIC IMPACT STUDY
• SALDO SECTION 22-707.D ALL PARKING SPACES WILL NOT BE PAINTED
• 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.
• 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 AREA.

ZONING ORDINANCE EXISTING NON-CONFORMITIES
THE FOLLOWING ARE EXISTING NON-CONFORMITIES THE CONTINUATION OF WHICH HAS BEEN APPROVED BY THE ZONING HEARING BOARD ON APRIL 19, 2023:
• 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.

Revision table with columns: No., Date, Revision, Revised By, Checked By. Rows 1-4 showing revisions per planning commission and township comments.

FPA FRENCH & PARRELLO ASSOCIATES logo and contact information: Corporate Office: 1800 Rt 34, Suite 101, Wall, New Jersey 07719, 732.312.9800, FPAengineers.com

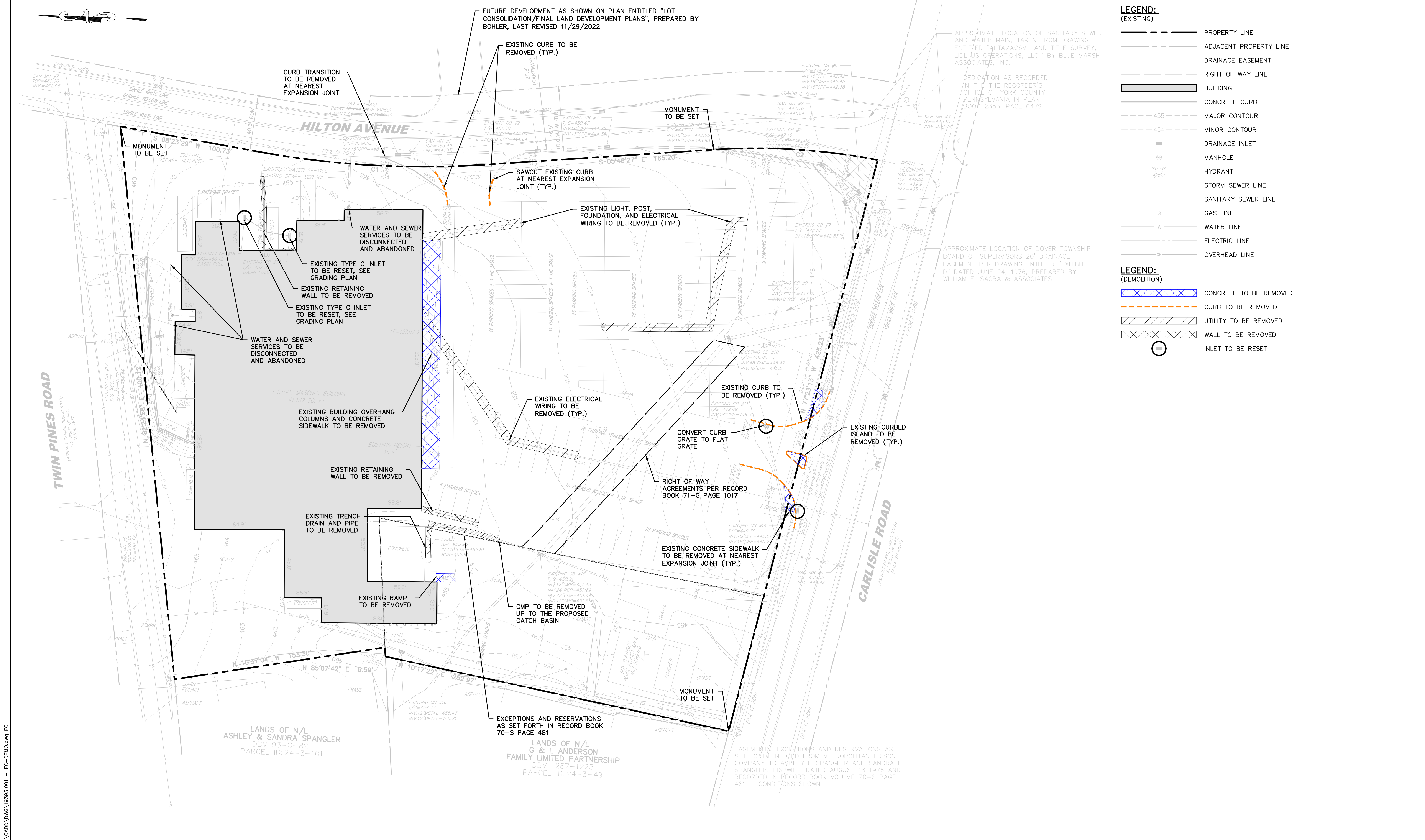
COVER SHEET FOR PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE 3025 CARLISLE ROAD. PARCEL ID: 2400003004700. DOVER TOWNSHIP YORK COUNTY, PA.

PERMIT SET
NOT FOR CONSTRUCTION

Table with 4 columns: DATE, DESIGNED BY, SCALE, PROJECT NUMBER. Rows 1-4 showing design details: 2/17/2023, CFE, AS SHOWN, 19393.001.

0:\19K\19300\19393 - Dover Self Storage\CADD\DWG\19393.001 - Cvr.dwg, CVR





**LEGEND:**  
(EXISTING)

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRAINAGE EASEMENT
- RIGHT OF WAY LINE
- ▭ BUILDING
- CONCRETE CURB
- MAJOR CONTOUR
- MINOR CONTOUR
- DRAINAGE INLET
- ⊙ MANHOLE
- ⊙ HYDRANT
- STORM SEWER LINE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD LINE

**LEGEND:**  
(DEMOLITION)

- ▨ CONCRETE TO BE REMOVED
- CURB TO BE REMOVED
- ▨ UTILITY TO BE REMOVED
- ▨ WALL TO BE REMOVED
- ⊙ INLET TO BE RESET

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	662.74'	163.86'	163.44'	S01°18'31"W	14°09'57"
C2	460.38'	188.77'	188.44'	S01°36'58"W	14°46'52"

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND PLANNING RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CFE	LB

30 0 30 60  
SCALE IN FEET

**FPA**  
FRENCH & PARRELLO  
ASSOCIATES

Corporate Office:  
1800 Rt. 24, Suite 101  
Wall, New Jersey 07719  
732.312.9800

FFAengineers.com

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

**PERMIT SET**  
NOT FOR CONSTRUCTION

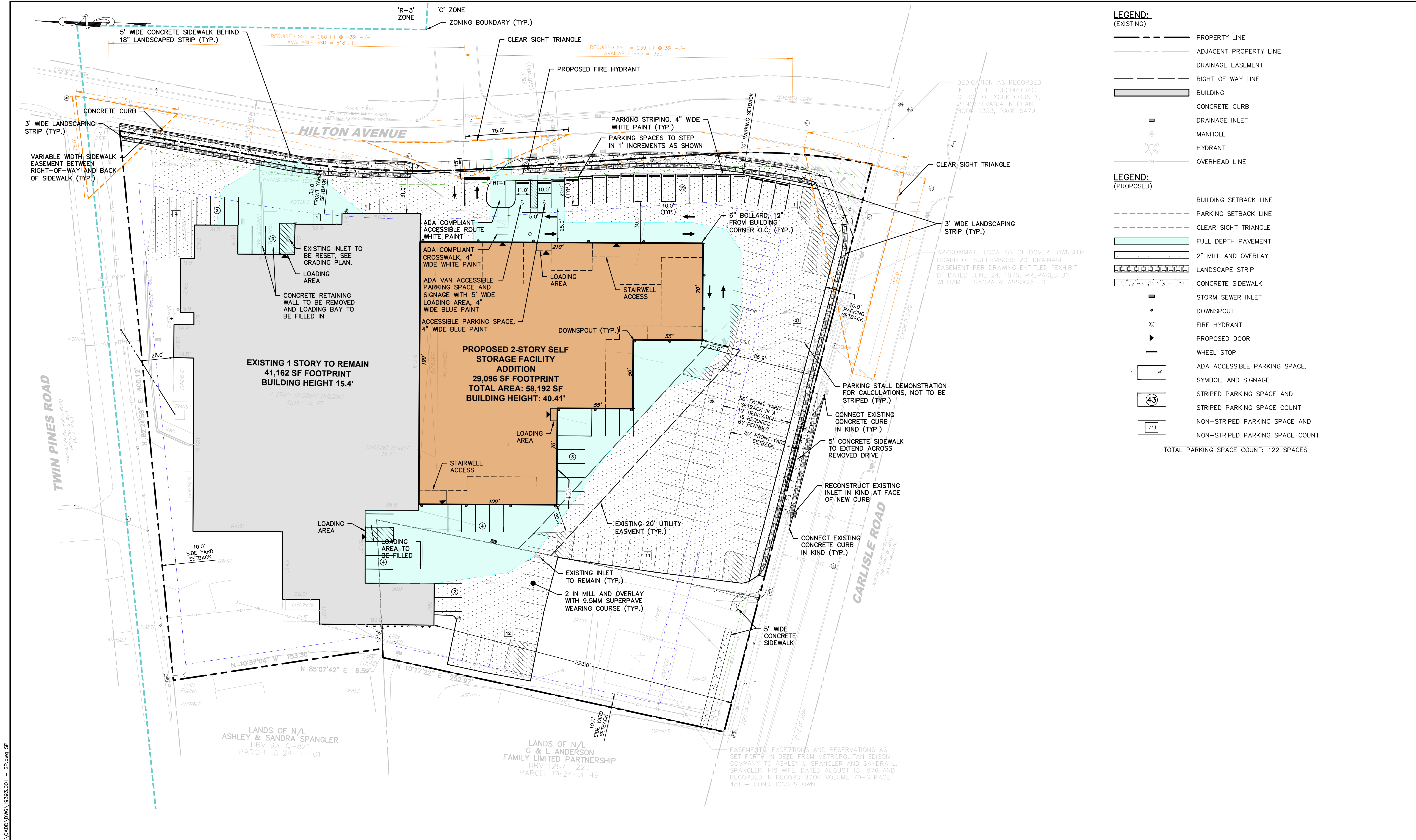
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
FOR  
PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN  
FOR  
**MOOVE IN SELF STORAGE**  
**3025 CARLISLE ROAD**  
PARCEL ID: 2400003004700

DOVER TOWNSHIP  
YORK COUNTY, PA

DATE: 2/17/2023	DESIGNED BY: CFE	SCALE: 1" = 30'	PROJECT NUMBER: 19393.001
DRAWN BY: CFE	CHECKED BY: LBB	FIELD BOOK	SHEET: 2 of 12

COPYRIGHT © 2023, 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.





- LEGEND:**  
(EXISTING)
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - DRAINAGE EASEMENT
  - - - RIGHT OF WAY LINE
  - ▭ BUILDING
  - ▭ CONCRETE CURB
  - ▭ DRAINAGE INLET
  - MANHOLE
  - HYDRANT
  - OVERHEAD LINE
- LEGEND:**  
(PROPOSED)
- - - BUILDING SETBACK LINE
  - - - PARKING SETBACK LINE
  - - - CLEAR SIGHT TRIANGLE
  - ▭ FULL DEPTH PAVEMENT
  - ▭ 2" MILL AND OVERLAY
  - ▭ LANDSCAPE STRIP
  - ▭ CONCRETE SIDEWALK
  - ▭ STORM SEWER INLET
  - DOWNSPOUT
  - FIRE HYDRANT
  - ▭ PROPOSED DOOR
  - ▭ WHEEL STOP
  - ▭ ADA ACCESSIBLE PARKING SPACE, SYMBOL, AND SIGNAGE
  - ▭ STRIPED PARKING SPACE AND STRIPED PARKING SPACE COUNT
  - ▭ NON-STRIPED PARKING SPACE AND NON-STRIPED PARKING SPACE COUNT
- TOTAL PARKING SPACE COUNT: 122 SPACES

TWIN PINES ROAD

CARLISLE ROAD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	662.74'	163.86'	163.44'	S01°18'31"W	14°09'57"
C2	460.38'	188.77'	188.44'	S01°36'58"W	14°46'52"

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CFE	LB

SCALE IN FEET  
0 30 60



LAYOUT AND DIMENSION PLAN FOR PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE 3025 CARLISLE ROAD PARCEL ID: 2400003004700 DOVER TOWNSHIP YORK COUNTY, PA

**PERMIT SET**  
NOT FOR CONSTRUCTION

DATE: 2/17/2023	DESIGNED BY: CFE	SCALE: 1" = 30'	PROJECT NUMBER: 19393.001
DRAWN BY: CFE	CHECKED BY: LBB	FIELD BOOK	SHEET: 3 of 12

COPYRIGHT © 2023, 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.



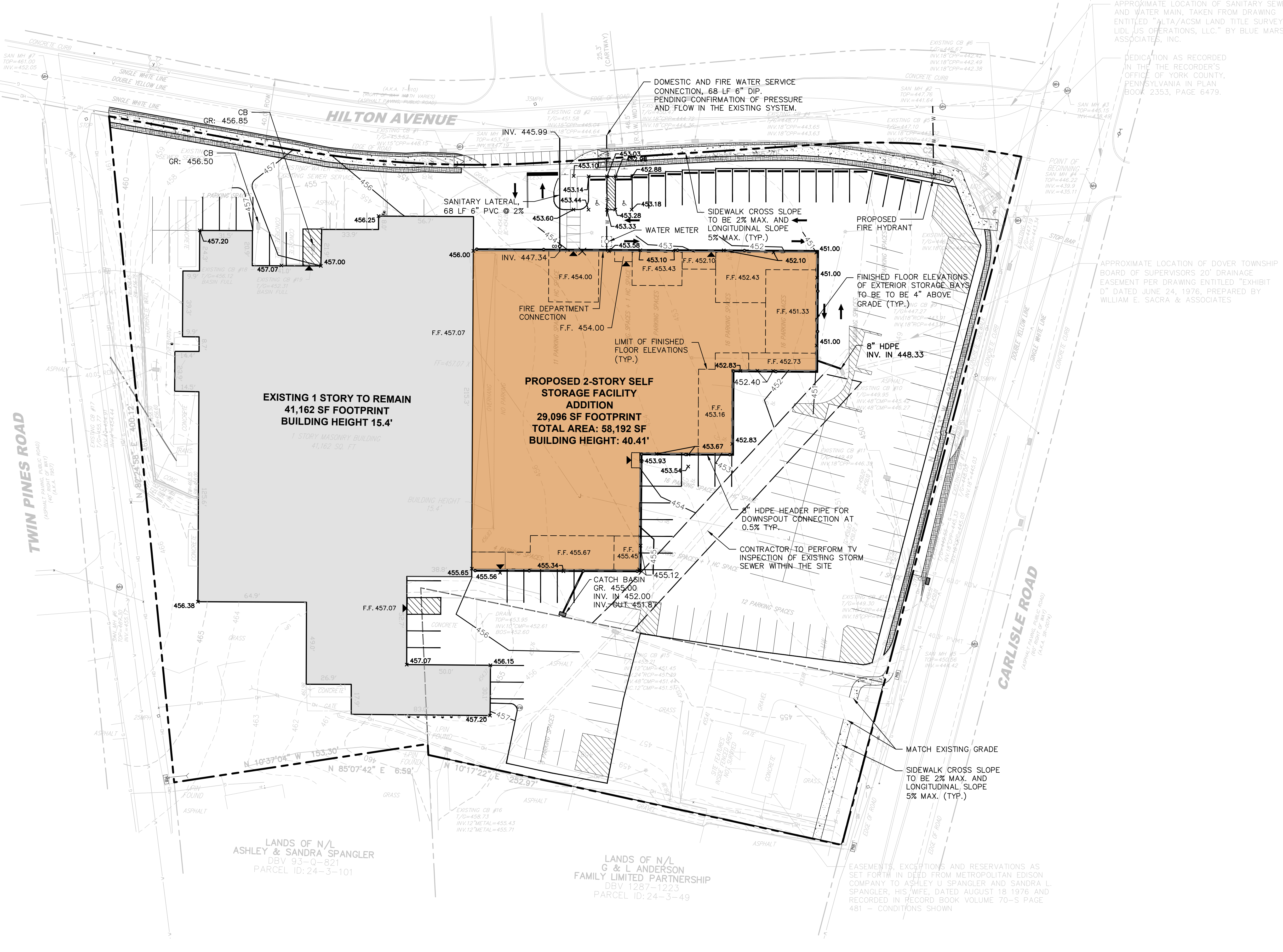


**LEGEND:**  
(EXISTING)

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRAINAGE EASEMENT
- RIGHT OF WAY LINE
- BUILDING
- CONCRETE CURB
- MAJOR CONTOUR
- MINOR CONTOUR
- DRAINAGE INLET
- MANHOLE
- HYDRANT
- STORM SEWER LINE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD LINE

**LEGEND:**  
(PROPOSED)

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT GRADE
- STORM SEWER PIPE
- SANITARY SEWER PIPE
- WATER PIPE
- LANDSCAPE STRIP
- CONCRETE SIDEWALK
- STORM SEWER INLET
- DOWNSPOUT
- SANITARY CLEANOUT
- WATER METER
- FIRE HYDRANT
- PROPOSED DOOR
- WHEEL STOP
- ADA ACCESSIBLE PARKING SPACE
- STRIPED PARKING SPACE
- NON-STRIPED PARKING SPACE



APPROXIMATE LOCATION OF SANITARY SEWER AND WATER MAIN, TAKEN FROM DRAWING ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LIDL US OPERATIONS, LLC." BY BLUE MARSH ASSOCIATES, INC.

DEDICATION AS RECORDED IN THE RECORDER'S OFFICE OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK 235.3, PAGE 6479.

APPROXIMATE LOCATION OF DOVER TOWNSHIP BOARD OF SUPERVISORS 20' DRAINAGE EASEMENT PER DRAWING ENTITLED "EXHIBIT D" DATED JUNE 24, 1976, PREPARED BY WILLIAM E. SACRA & ASSOCIATES

TWIN PINES ROAD  
(ASPHALT DRIVE, PUBLIC ROAD)  
(PART OF SP 810)

CARLISLE ROAD  
(FORMERLY FRANKLIN ROAD)  
(PART OF SP 802)

**EXISTING 1 STORY TO REMAIN**  
41,162 SF FOOTPRINT  
BUILDING HEIGHT 15.4'  
1 STORY MASONRY BUILDING  
41,162 SQ. FT.

**PROPOSED 2-STORY SELF STORAGE FACILITY ADDITION**  
29,096 SF FOOTPRINT  
TOTAL AREA: 58,192 SF  
BUILDING HEIGHT: 40.41'

LANDS OF N/L  
ASHLEY & SANDRA SPANGLER  
DBV 93-Q-821  
PARCEL ID: 24-3-101

LANDS OF N/L  
G & L ANDERSON  
FAMILY LIMITED PARTNERSHIP  
DBV 1287-1223  
PARCEL ID: 24-3-49

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	662.74'	163.86'	163.44'	S01°18'31"W	14°09'57"
C2	460.38'	188.77'	188.44'	S01°36'58"W	14°46'52"

AVERAGE ELEVATION = 453.42  
MAX BUILDING HEIGHT = 39.83  
ADJUSTED BUILDING HEIGHT = 40.41

**NOTE:**  
TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM DRAWING ENTITLED "ALTA /NSP/ LAND TITLE SURVEY VACANT RETAIL SITE" DRAWN BY LUGATE ENGINEERING CORPORATION, VERTICAL DATUM: NAVD88

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CFE	LB



Corporate Office:  
1800 Rt. 24, Suite 101  
Wall, New Jersey 07719  
732.312.9800

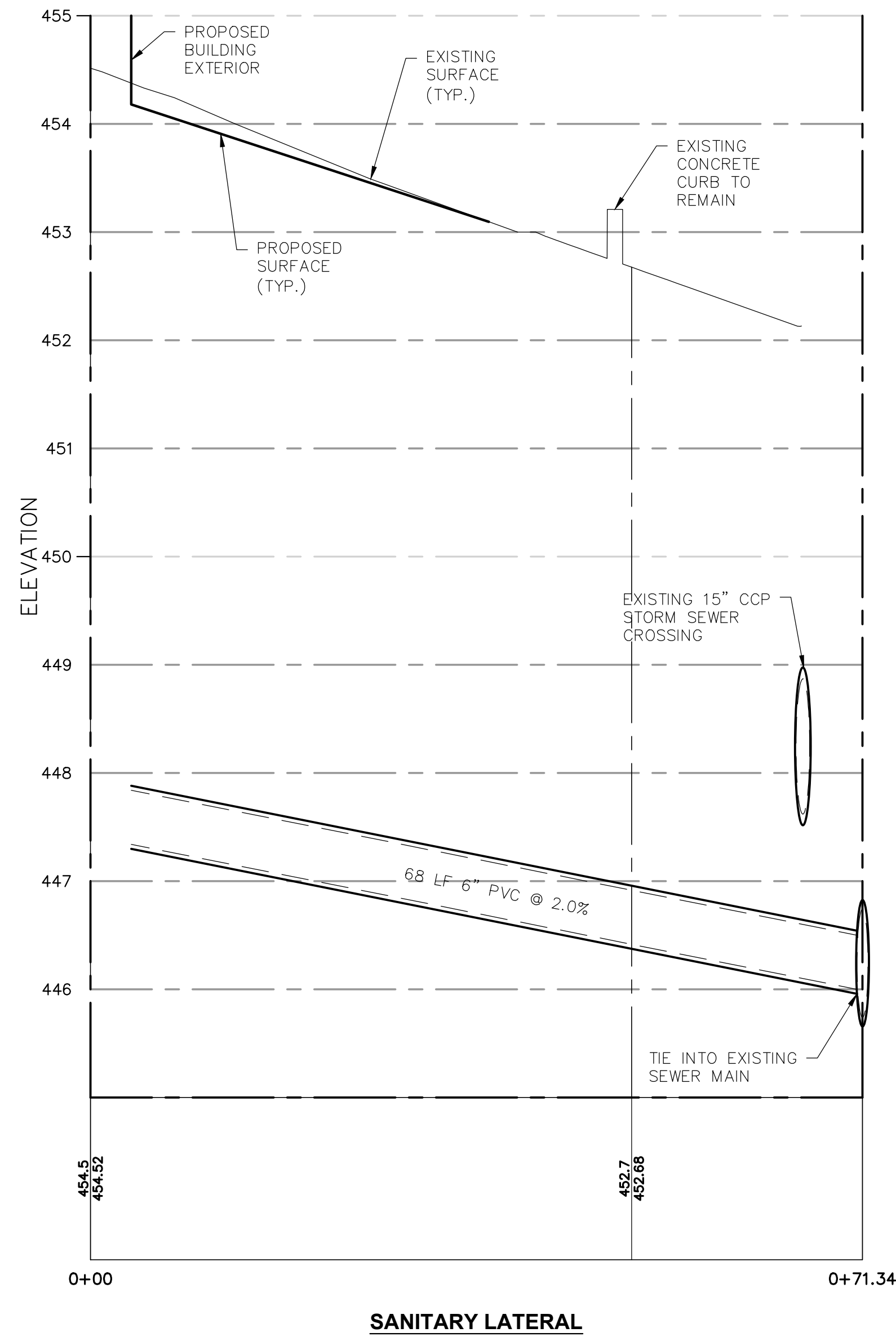
FPAengineers.com

**PERMIT SET**  
NOT FOR CONSTRUCTION

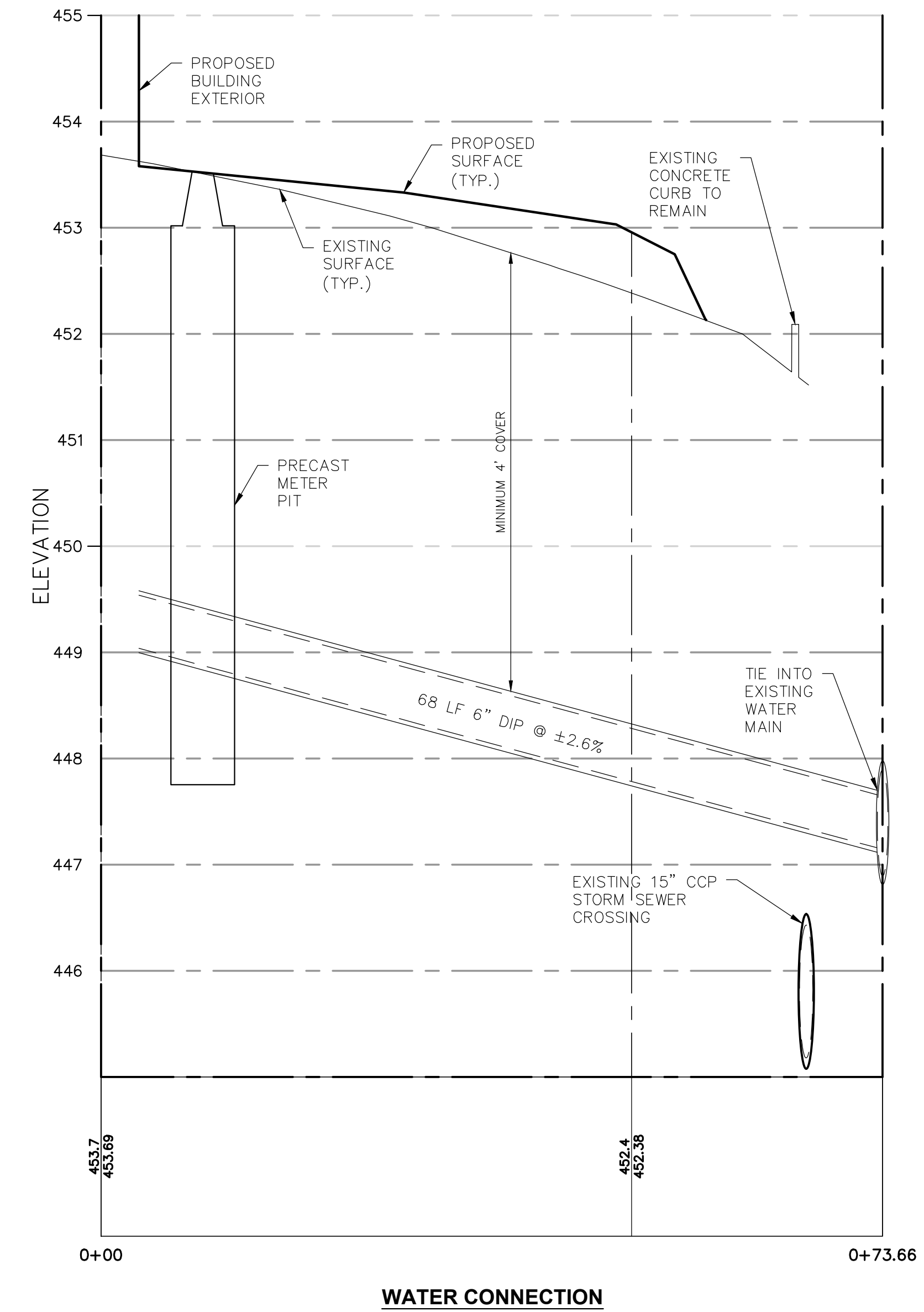
GRADING, DRAINAGE AND UTILITY PLAN FOR PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE 3025 CARLISLE ROAD PARCEL ID: 2400003004700			
DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
2/17/2023	CFE	1" = 30'	19393.001
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
CFE	LB		4 of 12

COPYRIGHT © 2023, 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.





**SANITARY LATERAL**



**WATER CONNECTION**

C:\19K\19300\19393 - Dover Self Storage\CADD\DWG\19393.001 - Prof.dwg PRF

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CJE	LB



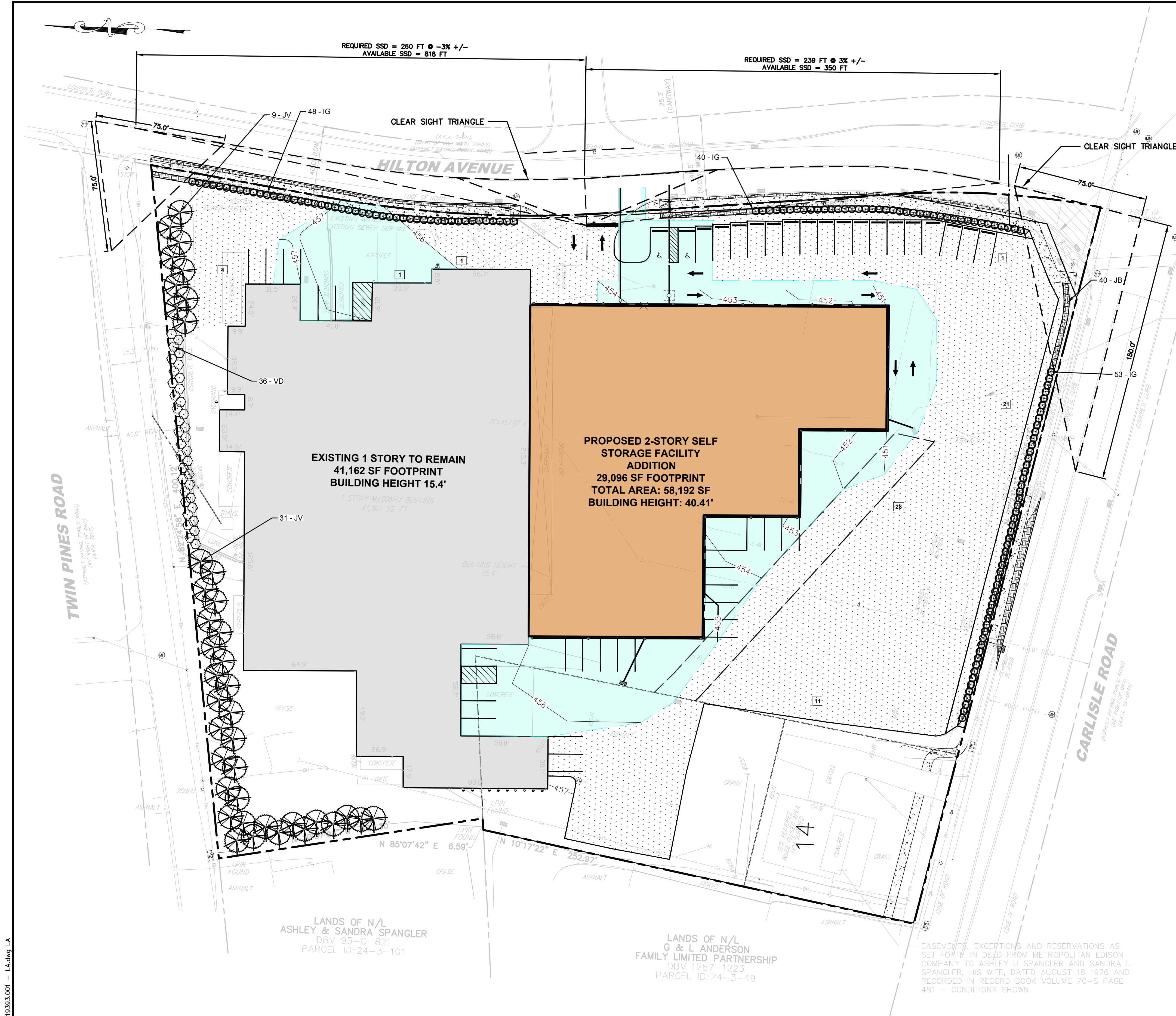
Corporate Office:  
1800 Rt. 24, Suite 101  
Wall, New Jersey 07719  
732.312.9800  
FPAengineers.com

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

**PERMIT SET**  
**NOT FOR CONSTRUCTION**

<p>PROFILES FOR PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE 3025 CARLISLE ROAD PARCEL ID: 2400003004700 DOVER TOWNSHIP YORK COUNTY, PA</p>			
DATE: 2/17/2023	DESIGNED BY: SP	SCALE: 1" = 10'	PROJECT NUMBER: 19393.001
DRAWN BY: SP	CHECKED BY: LBB	FIELD BOOK	SHEET: 5 of 12





REQUIRED SSD = 260 FT @ -3% +/-  
AVAILABLE SSD = 818 FT

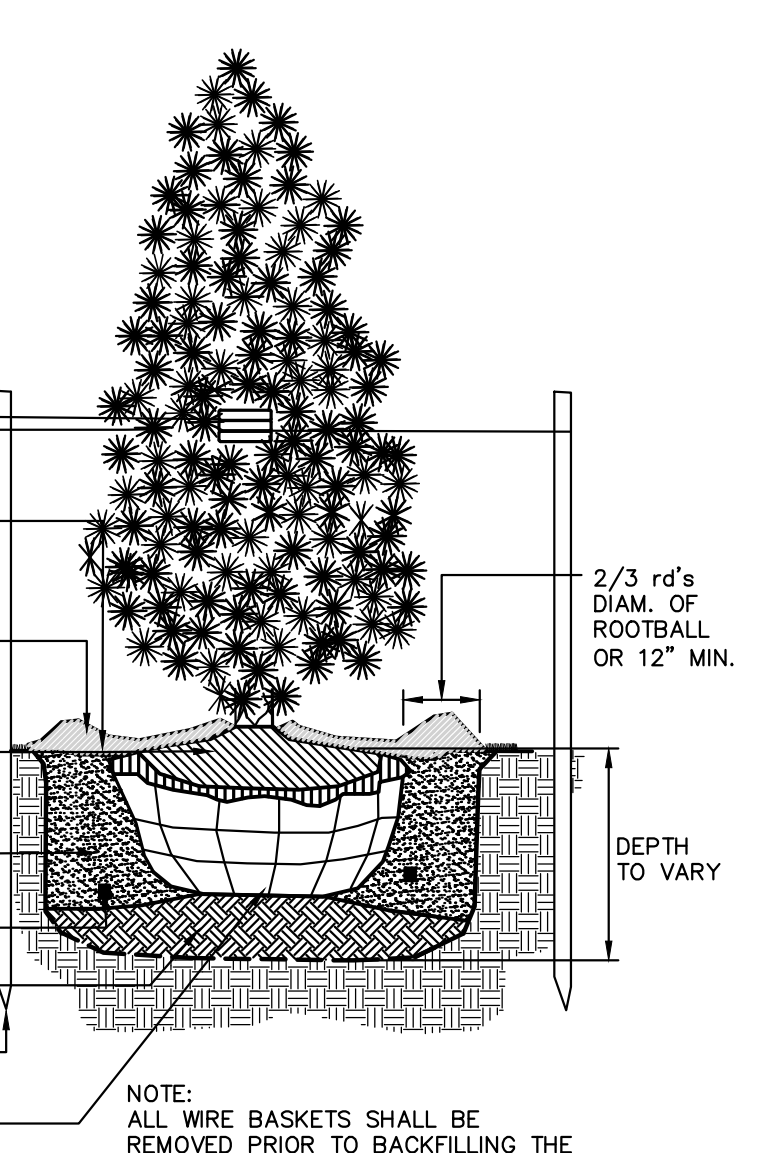
REQUIRED SSD = 239 FT @ 3% +/-  
AVAILABLE SSD = 350 FT

DEDICATION AS RECORDED IN THE RECORDER'S OFFICE OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK 2353, PAGE 6479.

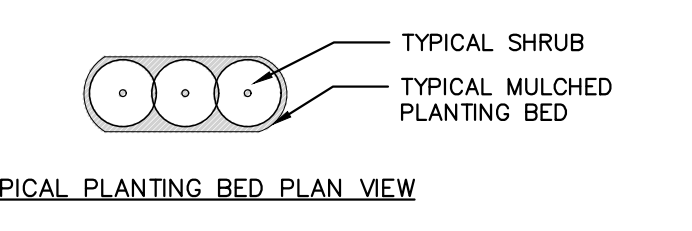
APPROXIMATE LOCATION OF DOVER TOWNSHIP BOARD OF SUPERVISORS 20' DRAINAGE EASEMENT PER DRAWING ENTITLED "EXHIBIT D" DATED JUNE 24, 1976, PREPARED BY WILLIAM E. SACRA & ASSOCIATES

**NOTES:**

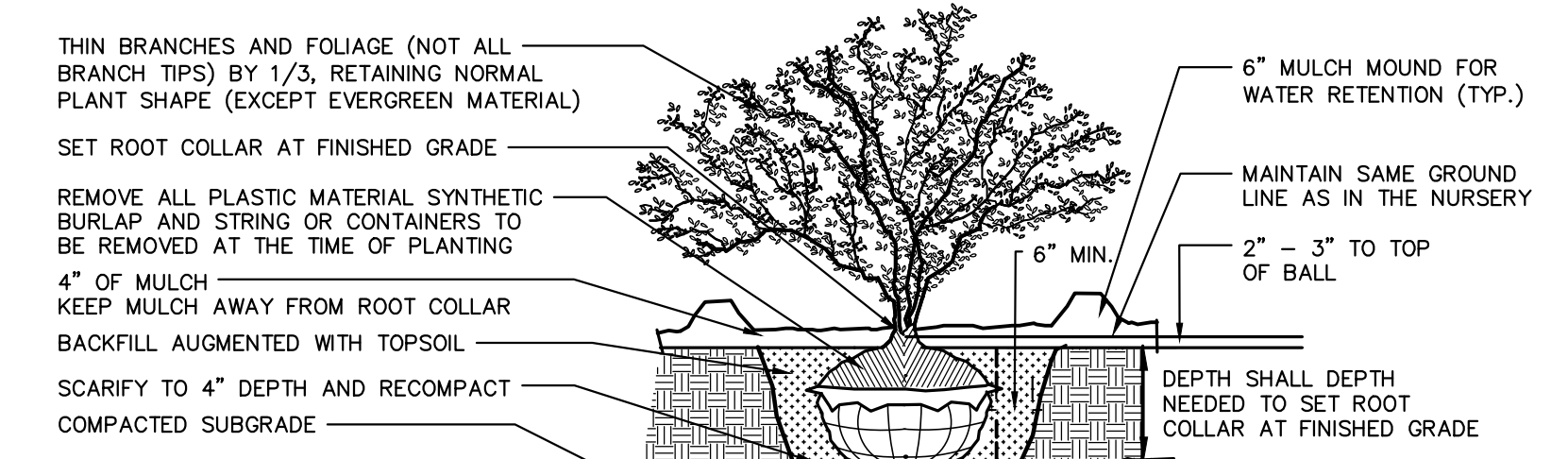
1. ALL EVERGREEN TREES TO BE STAKED AND/OR GUYED AS SPECIFIED IN THE DETAIL AND THE PLANTING NOTES
2. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
3. NEVER CUT LEADERS.
4. PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES. SEE TREE PRUNING DETAIL.
5. STAKES SHALL BE WHITE OR RED CEDAR, OAK, OR LOCUST TREATED WITH ACCEPTABLE WOOD PRESERVATIVE



**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



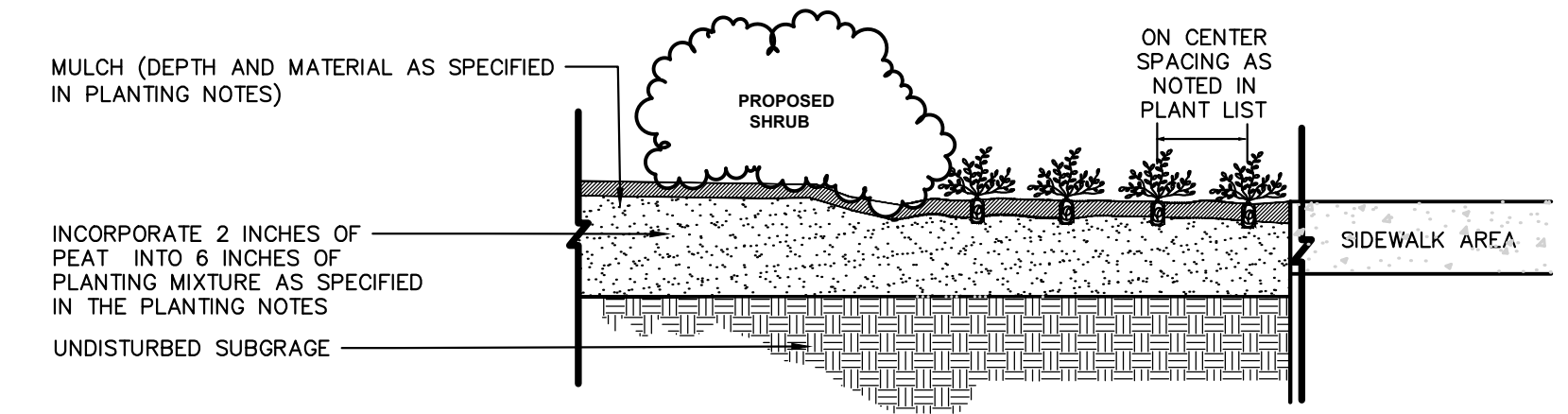
TYPICAL PLANTING BED PLAN VIEW



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

**NOTES:**

1. CONTRACTOR TO PROVIDE A MULCHED PLANTING BED FOR SHRUBS GROUPED TOGETHER. MULCHED BEDS MAY VARY IN SHAPE AND SIZE TO CONFORM WITH SHRUB LAYOUT.
2. DO NOT PRUNE EVERGREEN SHRUBS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES



**GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE

PLANT SCHEDULE								
EVERGREEN TREES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
JV	40	#	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL RED CEDAR	6'-8" HEIGHT	B&B	15'-25' HEIGHT, 6'-10' SPREAD	EVERGREEN TREE
SHRUBS	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
IG	141	#	ILEX GLABRA	INKBERRY HOLLY	2'-3" HEIGHT	B&B	5'-8" HEIGHT AND SPREAD	BROADLEAF EVERGREEN, HEDGE
VD	36	N#	VIBURNUM DENTATUM	VIBURNUM	2'-3" HEIGHT	B&B	5'-8" HEIGHT AND SPREAD	WHITE FLOWERS, MAY, ORANGE-RED FALL COLOR
GROUND COVERS	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	REMARKS
JB	40	N#	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	1 GAL.	POT	6" HEIGHT, 3'-8" SPREAD	LOW GROWING EVERGREEN GROUND COVER, 24" O.C.

**KEY:**  
 N = NATIVE PLANT OF NORTH AMERICA \* = SPRING INSTALLATION ONLY  
 & = SALT SPRAY TOLERANT # = SELDOM OR RARELY DAMAGED BY DEER AS PER RUTGERS AG AGENCY (HTTP://NJAES.RUTGERS.EDU)

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CJE	LB



**FPA**  
**FRENCH & PARRELLO ASSOCIATES**  
 Corporate Office:  
 1800 Rt. 24, Suite 101  
 Wall, New Jersey 07719  
 732.312.9800  
 FPAengineers.com

LANDSCAPING PLAN AND DETAILS FOR  
 PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR  
**MOOVE IN SELF STORAGE**  
**3025 CARLISLE ROAD**  
 PARCEL ID: 2400003004700  
 DOVER TOWNSHIP  
 YORK COUNTY, PA

**PERMIT SET**  
**NOT FOR CONSTRUCTION**

DATE: 2/17/2023  
 DESIGNED BY: JB  
 DRAWN BY: JB  
 SCALE: 1" = 30'  
 FIELD BOOK  
 CHECKED BY: LBB  
 PROJECT NUMBER: 19393.001  
 SHEET: 6 of 12

COPYRIGHT © 2023, 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.



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Area	Illuminance	Fc	0.5	4.8	0.0	N.A.
Parking and Drive Lane - Existing	Illuminance	Fc	1.2	4.8	0.0	N.A.
Parking and Drive Lane - New	Illuminance	Fc	1.4	4.6	0.0	N.A.

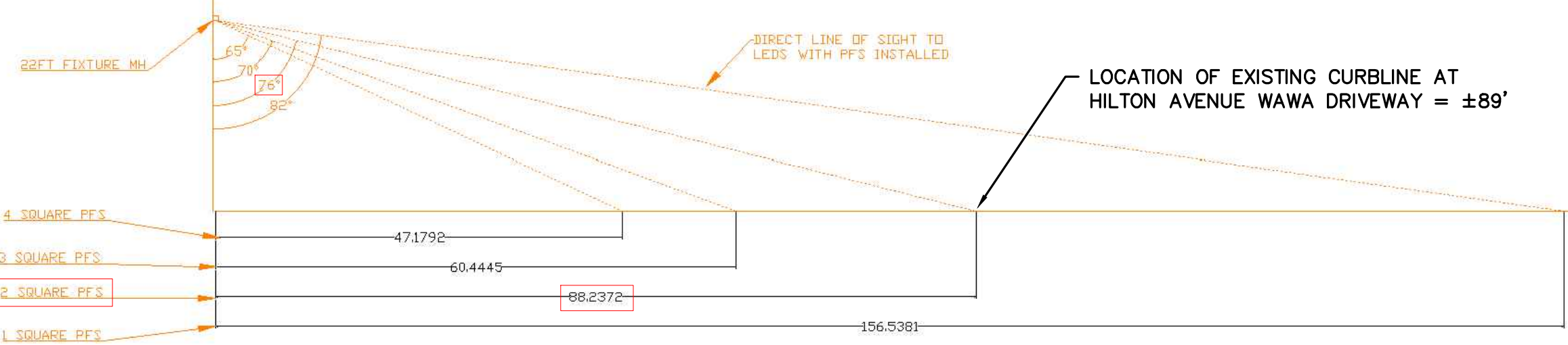
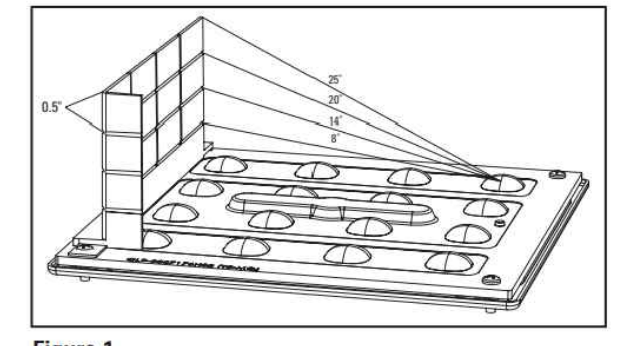
Luminaire Schedule						
Symbol	Label	Arrangement	Description	LLF	Luminaire Lumens	Total Watts
■	A-T2	Single	MCGRAW #ISx-SA1A-740-U-T2	1.000	2802	20.1
■	A-T3	Single	MCGRAW #ISx-SA1A-740-U-T3	1.000	2778	20.1
■	A-T4FT	Single	MCGRAW #ISx-SA1A-740-U-T4FT	1.000	2751	20.1
■	A-T4W	Single	MCGRAW #ISx-SA1A-740-U-T4W	1.000	2780	20.1
■	D-T3	Single	MCGRAW #ISx-SA1D-740-U-T3	1.000	5729	45.2
■	F-T4FT	Single	MCGRAW #ISx-SA1F-740-U-T4FT	1.000	7751	66



**1. LIGHT PRODUCT INFO:**  
**PRODUCT:** IMPACT ELITE LED WALL MOUNT LUMINAIRE COLOR TO BE SELECTED BY OWNER.  
**MANUFACTURER:** COOPER LIGHTING SOLUTIONS, PEACHTREE CITY, GA  
 WWW.COOPERLIGHTING.COM  
 PHONE: 770-486-4800  
**WALL MOUNTED LIGHT FIXTURE DETAIL**  
 NOT TO SCALE

**Installation Instructions - PFS Perimeter Fence Shield**

**Overview**  
 The PFS is a versatile house side shield option compatible with all optical distributions, designed for field installation to address spill light issues. Measuring 2" high and 6" long, the PFS is available in black and features 4 horizontal sections and 4 vertical sections for cutting if adjustments are needed. Each section measures 0.5" high x 1.25" long.  
 Horizontal angles of occlusion, measured perpendicular to the shield from the farthest LED are as follows (FIG 1):  
 No adjustment: 25°  
 Remove one horizontal section: 20°  
 Remove two horizontal sections: 14°  
 Remove three horizontal sections: 9°



- NOTES:**
1. FIXTURES FACING TWN PINES ROAD AND HILTON AVENUE TO HAVE FENCE SHIELD
  2. TWO HORIZONTAL SECTIONS TO BE REMOVED FROM THE PFS FENCE SHIELD ON EACH FIXTURE TO ACHIEVE 14" CUT OFF.

**PFS PERIMETER FENCE SHIELD DIAGRAM DETAIL**  
 NOT TO SCALE

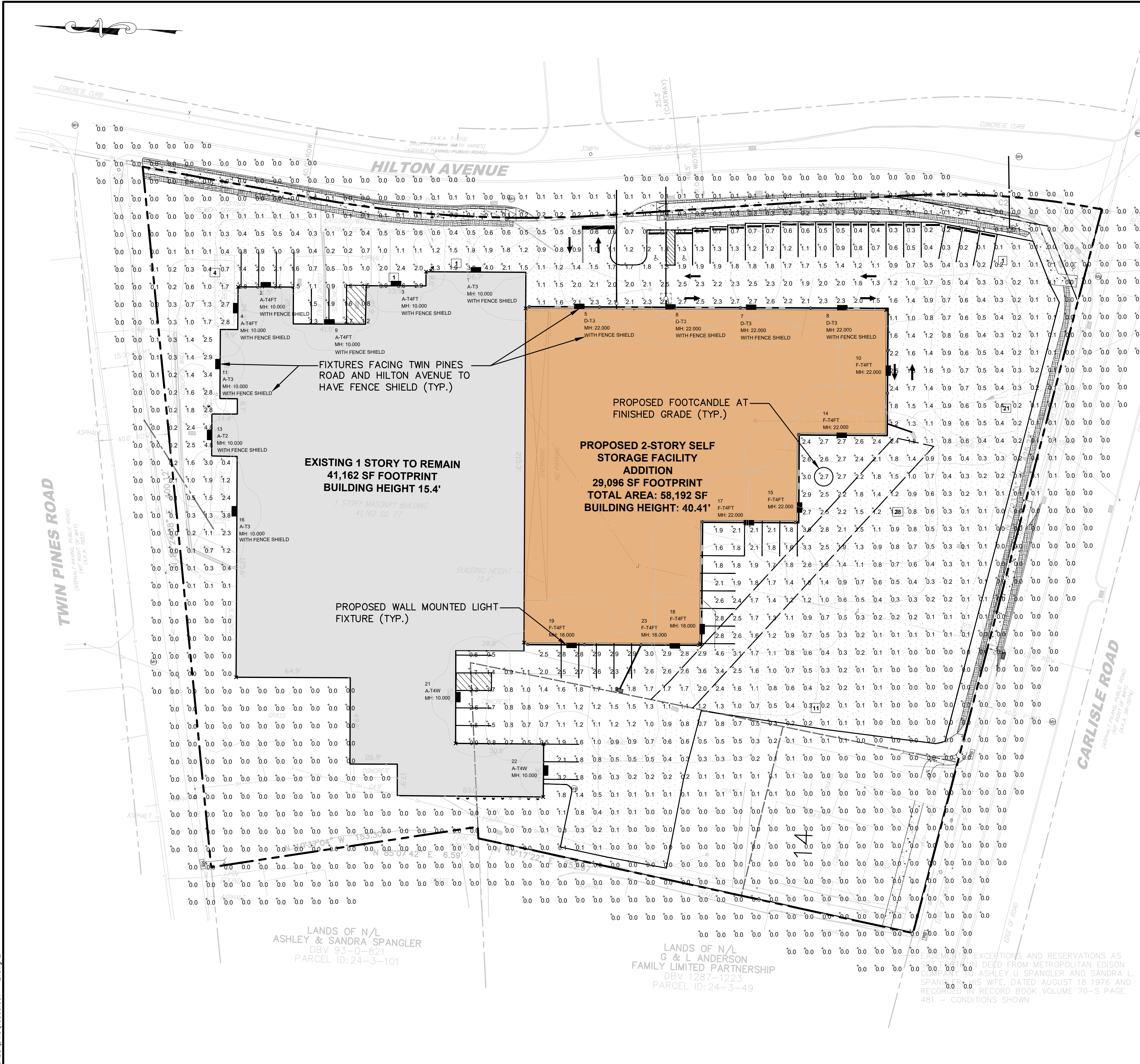
No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CJE	LB

**FPA**  
**FRENCH & PARRELLO ASSOCIATES**  
 New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia  
 Corporate Office:  
 1800 Rt. 34, Suite 101  
 Wall, New Jersey 07719  
 732.312.9800  
 FPAengineers.com

**LIGHTING PLAN FOR**  
**PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR**  
**MOOVE IN SELF STORAGE**  
**3025 CARLISLE ROAD**  
**PARCEL ID: 2400003004700**  
 DOVER TOWNSHIP  
 YORK COUNTY, PA

**PERMIT SET**  
 NOT FOR CONSTRUCTION

DATE: 2/17/2023	DESIGNED BY: JB	SCALE: 1" = 30'	PROJECT NUMBER: 19393.001
DRAWN BY: JB	CHECKED BY: LBB	FIELD BOOK	SHEET: 7 of 12



DEDICATION AS RECORDED IN THE RECORDER'S OFFICE OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK 2353, PAGE 6479.

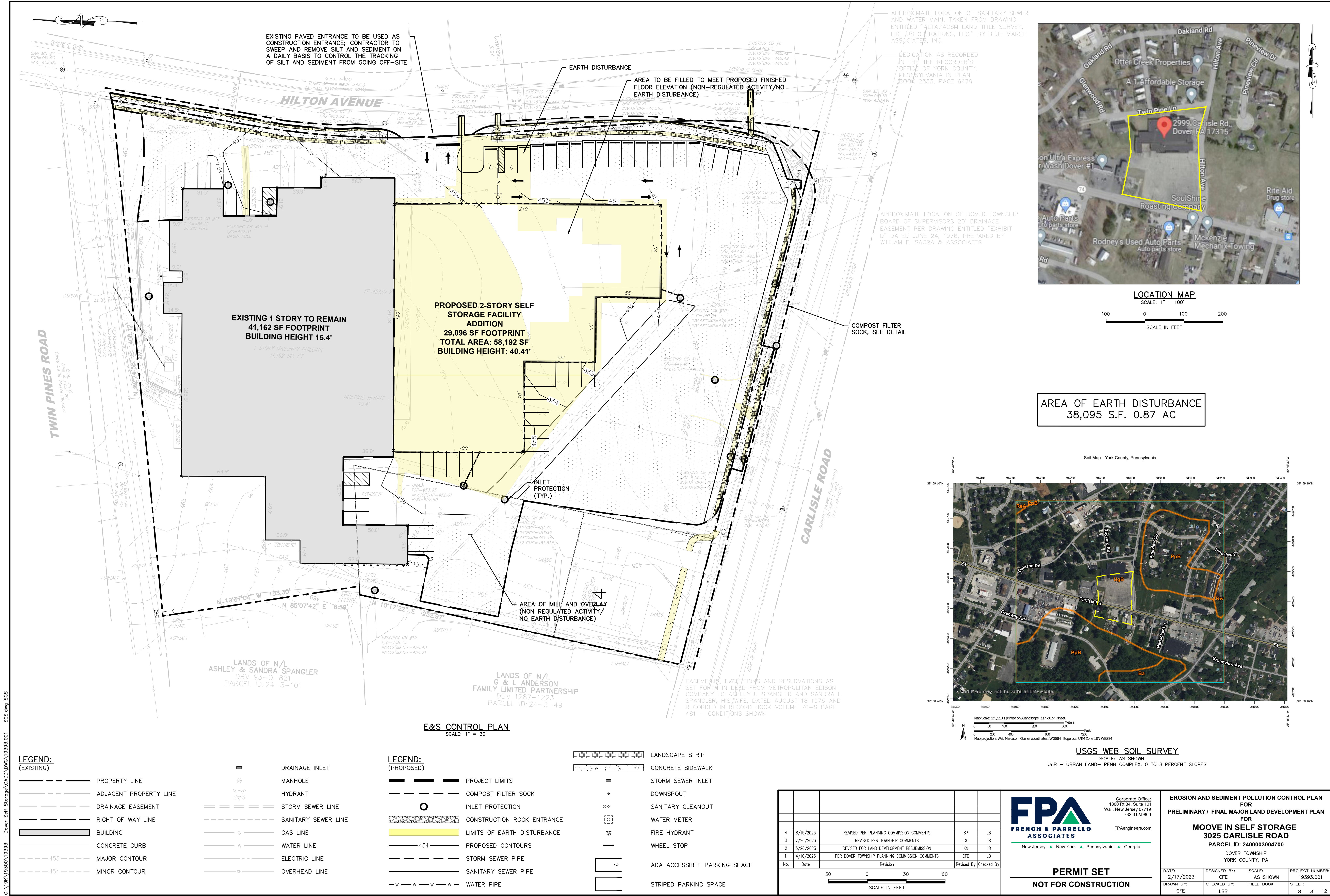
APPROXIMATE LOCATION OF DOVER TOWNSHIP BOARD OF SUPERVISORS 20' DRAINAGE EASEMENT PER DRAWING ENTITLED 'EXHIBIT D' DATED JUNE 24, 1976, PREPARED BY WILLIAM E. SACRA & ASSOCIATES

LANDS OF N/L ASHLEY & SANDRA SPANGLER DBV 93-Q-821 PARCEL ID: 24-3-101

LANDS OF N/L G & L ANDERSON FAMILY LIMITED PARTNERSHIP DBV 1287-1223 PARCEL ID: 24-3-49

EASEMENTS, EXCEPTIONS AND RESERVATIONS AS SHOWN HEREIN ARE IN DEED FROM METROPOLITAN EDISON COMPANY TO ASHLEY U SPANGLER AND SANDRA L SPANGLER, HIS WIFE, DATED AUGUST 18 1976 AND RECORDED RECORD BOOK VOLUME 70-S PAGE 481 - CONDITIONS SHOWN





EXISTING PAVED ENTRANCE TO BE USED AS CONSTRUCTION ENTRANCE; CONTRACTOR TO SWEEP AND REMOVE SILT AND SEDIMENT ON A DAILY BASIS TO CONTROL THE TRACKING OF SILT AND SEDIMENT FROM GOING OFF-SITE

AREA TO BE FILLED TO MEET PROPOSED FINISHED FLOOR ELEVATION (NON-REGULATED ACTIVITY/NO EARTH DISTURBANCE)

EXISTING 1 STORY TO REMAIN  
41,162 SF FOOTPRINT  
BUILDING HEIGHT 15.4'

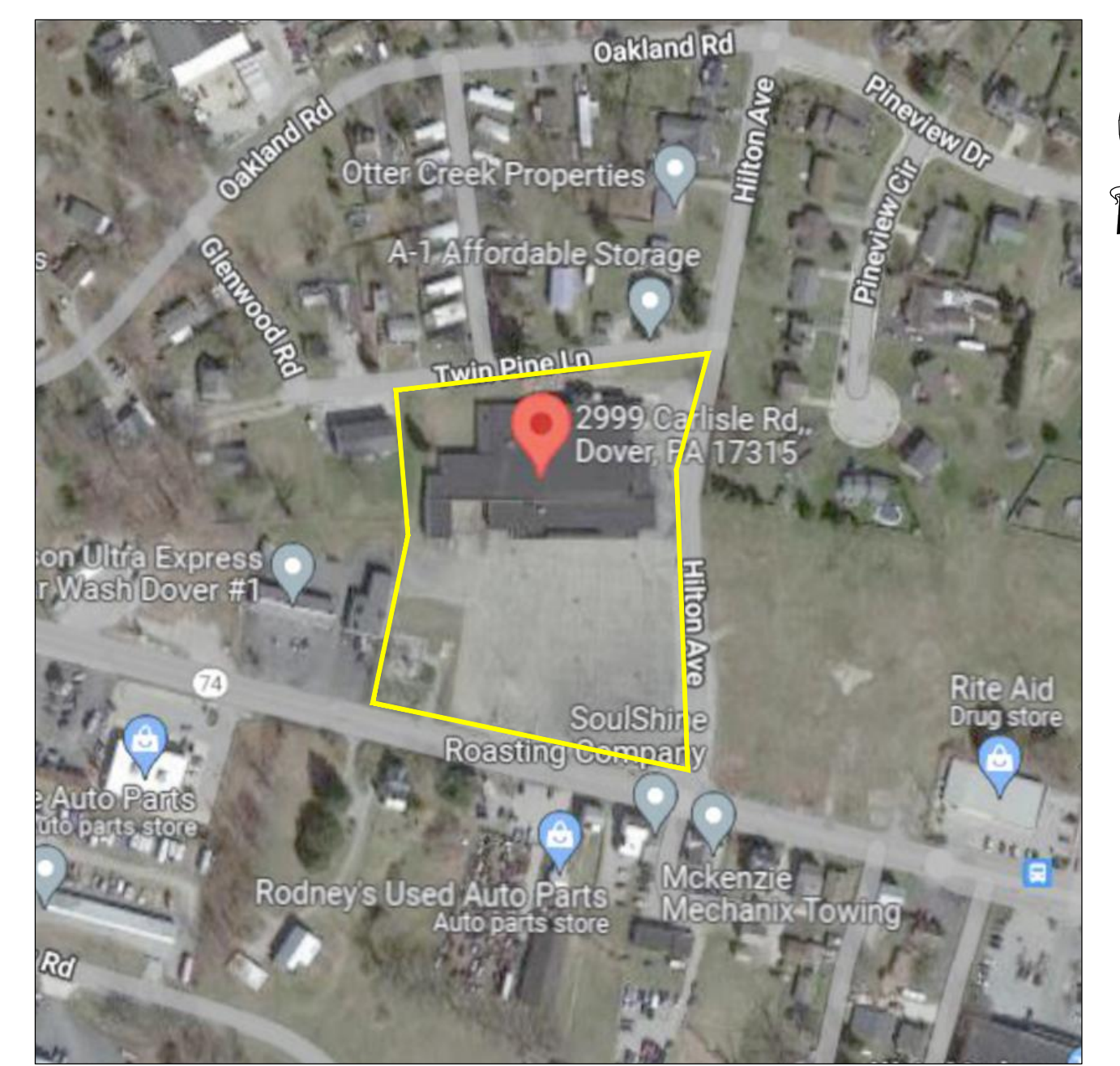
PROPOSED 2-STORY SELF STORAGE FACILITY ADDITION  
29,096 SF FOOTPRINT  
TOTAL AREA: 58,192 SF  
BUILDING HEIGHT: 40.41'

AREA OF EARTH DISTURBANCE  
38,095 S.F. 0.87 AC

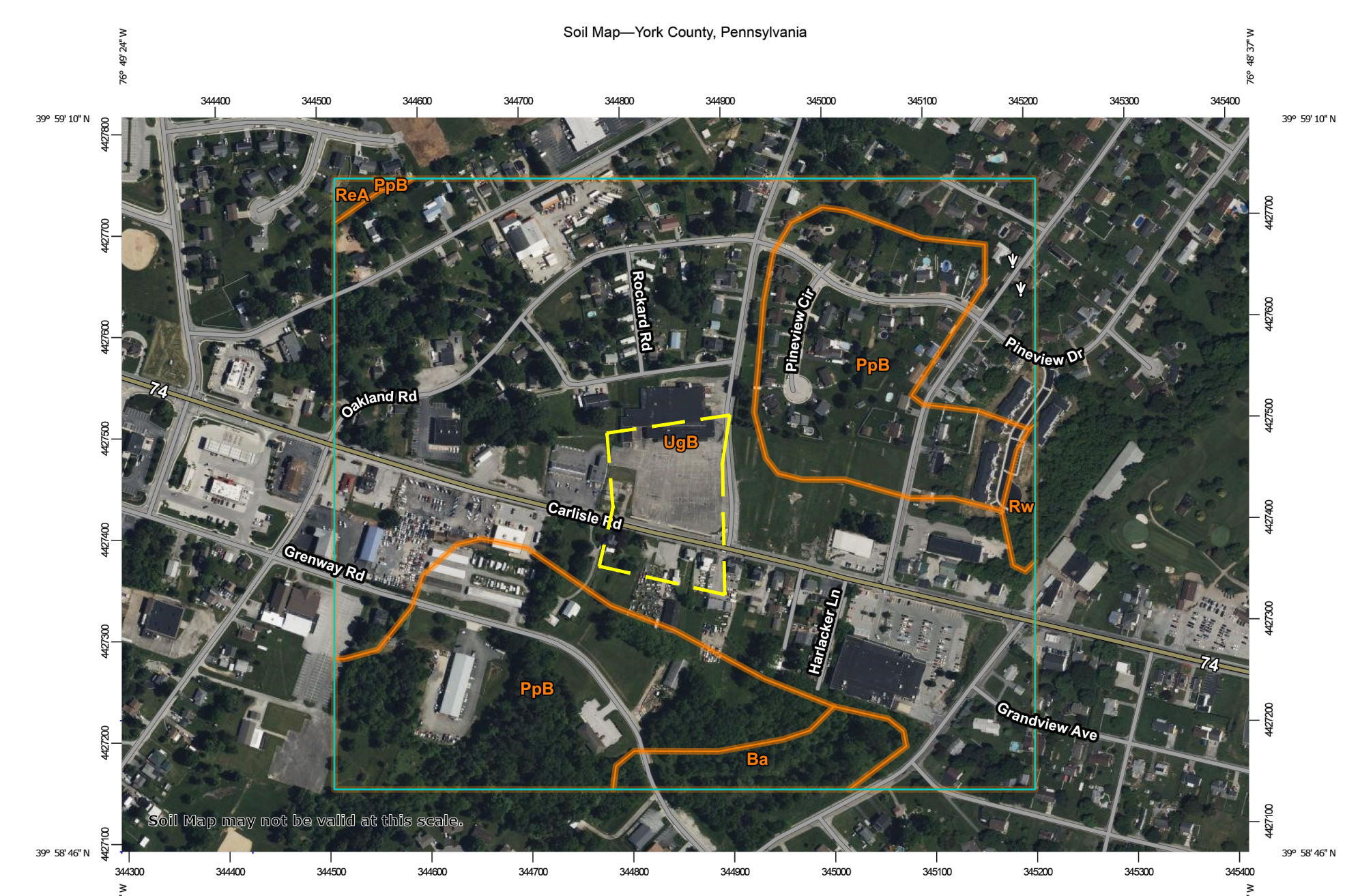
APPROXIMATE LOCATION OF SANITARY SEWER AND WATER MAIN, TAKEN FROM DRAWING ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LIDL US OPERATIONS, LLC." BY BLUE MARSH ASSOCIATES, INC.

DEDICATION AS RECORDED IN THE THE RECORDER'S OFFICE OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK 2353, PAGE 6479.

APPROXIMATE LOCATION OF DOVER TOWNSHIP BOARD OF SUPERVISORS 20' DRAINAGE EASEMENT PER DRAWING ENTITLED "EXHIBIT D" DATED JUNE 24, 1976, PREPARED BY WILLIAM E. SACRA & ASSOCIATES



LOCATION MAP  
SCALE: 1" = 100'  
SCALE IN FEET



USGS WEB SOIL SURVEY  
SCALE: AS SHOWN  
UgB - URBAN LAND- PENN COMPLEX, 0 TO 8 PERCENT SLOPES

LANDS OF N/L ASHLEY & SANDRA SPANGLER  
DBV 93-0-821  
PARCEL ID: 24-3-101

LANDS OF N/L G & L ANDERSON  
FAMILY LIMITED PARTNERSHIP  
DBV 1287-1223  
PARCEL ID: 24-3-49

EASEMENTS, EXCEPTIONS AND RESERVATIONS AS SET FORTH IN DEED FROM METROPOLITAN EDISON COMPANY TO ASHLEY U SPANGLER AND SANDRA L SPANGLER, HIS WIFE, DATED AUGUST 18 1976 AND RECORDED IN RECORD BOOK VOLUME 70-S PAGE 481 - CONDITIONS SHOWN

E&S CONTROL PLAN  
SCALE: 1" = 30'

- LEGEND: (EXISTING)**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - DRAINAGE EASEMENT
  - - - RIGHT OF WAY LINE
  - ▭ BUILDING
  - CONCRETE CURB
  - 455 MAJOR CONTOUR
  - 454 MINOR CONTOUR
  - DRAINAGE INLET
  - MANHOLE
  - HYDRANT
  - STORM SEWER LINE
  - SANITARY SEWER LINE
  - GAS LINE
  - WATER LINE
  - ELECTRIC LINE
  - OVERHEAD LINE

- LEGEND: (PROPOSED)**
- PROJECT LIMITS
  - COMPOST FILTER SOCK
  - INLET PROTECTION
  - ▨ CONSTRUCTION ROCK ENTRANCE
  - 454 PROPOSED CONTOURS
  - STORM SEWER PIPE
  - SANITARY SEWER PIPE
  - WATER PIPE
  - ▨ LANDSCAPE STRIP
  - ▨ CONCRETE SIDEWALK
  - STORM SEWER INLET
  - DOWNSPOUT
  - SANITARY CLEANOUT
  - WATER METER
  - FIRE HYDRANT
  - WHEEL STOP
  - ▨ ADA ACCESSIBLE PARKING SPACE
  - ▨ STRIPED PARKING SPACE

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CPE	LB

**FPA**  
FRENCH & PARRELLO ASSOCIATES  
New Jersey New York Pennsylvania Georgia

Corporate Office:  
1800 Rt. 34, Suite 101  
Wall, New Jersey 07719  
732.312.9800  
FPAengineers.com

**PERMIT SET**  
NOT FOR CONSTRUCTION

<b>EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE 3025 CARLISLE ROAD</b>			
PARCEL ID: 2400003004700			
DOVER TOWNSHIP YORK COUNTY, PA			
DATE: 2/17/2023	DESIGNED BY: CFE	SCALE: AS SHOWN	PROJECT NUMBER: 19393.001
DRAWN BY: CFE	CHECKED BY: LBB	FIELD BOOK	SHEET: 8 of 12

COPYRIGHT © 2023, 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.



**SOIL LIMITATIONS & RESOLUTIONS**

- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. (DEP STANDARD NOTE 5)
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. (DEP STANDARD NOTE 20)
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. (DEP STANDARD NOTE 21)
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. (DEP STANDARD NOTE 22)
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS. (DEP STANDARD NOTE 23)
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES. (DEP STANDARD NOTE 24)
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD. (DEP STANDARD NOTE 25)

**GENERAL EROSION & SEDIMENT NOTES**

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE YORK COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION. (DEP STANDARD NOTE 1)
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE YORK COUNTY CONSERVATION DISTRICT. (DEP STANDARD NOTE 9)
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS. (DEP STANDARD NOTE 13)
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE EARTH DISTURBANCE ACTIVITY, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION. (DEP STANDARD NOTE 33)
- ALL EARTH DISTURBANCE ACTIVITIES SHALL BE PROCEEDED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE YORK COUNTY CONSERVATION DISTRICT OR THE DEPARTMENT PRIOR TO IMPLEMENTATION. (DEP STANDARD NOTE 4)
- CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN. (DEP STANDARD NOTE 6)
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. (DEP STANDARD NOTE 10)
- ALL OFF-SITE WASTE OR BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED. (DEP STANDARD NOTE 11)
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING. (DEP STANDARD NOTE 12)
- STAGES 1 AND 2 OF THE CONSTRUCTION SEQUENCE
  - AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE YORK COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. (DEP STANDARD NOTE 2)
  - AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. (DEP STANDARD NOTE 3)
- THE LAST TWO STAGES OF THE CONSTRUCTION SEQUENCE
  - UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE YORK COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S. (DEP STANDARD NOTE 30)
  - UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT PCSM BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE YORK COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION. (DEP STANDARD NOTE 32)

**STABILIZATION SPECIFICATIONS**

- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES. 25 PA CODE § 102.22(B) (1 & 2)
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS. (DEP STANDARD NOTE 28)
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2H:1V OR FLATTER. (DEP STANDARD NOTE 8)
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL. (DEP STANDARD NOTE 19)
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. (DEP E&S PROGRAM MANUAL, PAGE 263 - 3RD/PARAGRAPH)
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETS SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS. (DEP STANDARD NOTE 27)
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER. (DEP OPTIONAL STANDARD NOTE 9)

**MAINTENANCE PROGRAM**

- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. (DEP STANDARD NOTE #19)
- ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING. (DEP STANDARD NOTE 18)
- A LOG SHOWING THE DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE YORK COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. (DEP STANDARD NOTE 16)

YORK COUNTY CONSERVATION DISTRICT  
2401 PLEASANT VALLEY ROAD, STE. 101, ROOM 139  
YORK PA, 17402  
PHONE: (717) 840-7430  
FAX: (717)755-0301  
WEBSITE: WWW.YORKCCD.ORG

**HISTORICAL SITE DESCRIPTION**

BASED ON THE REVIEW OF HISTORICAL AERIALS AND DEED INFORMATION AVAILABLE FOR THE PROJECT SITE, THE FOLLOWING TIMELINE HAS BEEN DEVELOPED:

PRIOR TO 1968: THE PROJECT SITE WAS LAWN/OPEN SPACE WITH SMALL BUILDINGS BORDERING CARLISLE ROAD AND HILTON AVENUE.

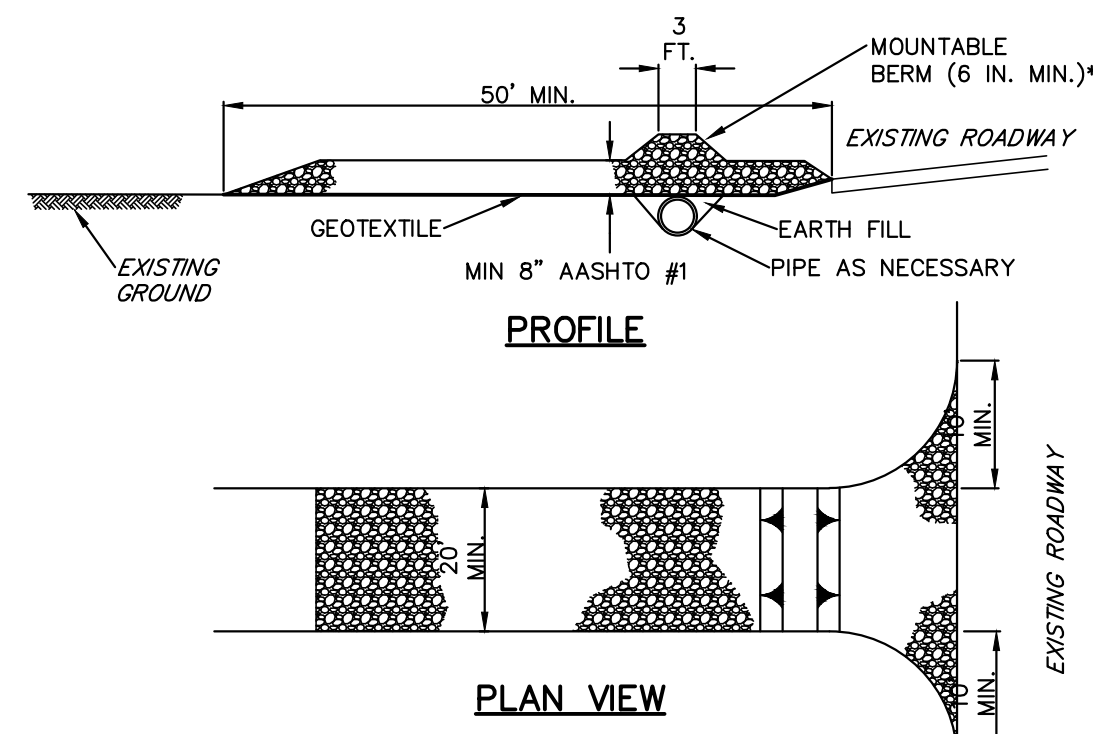
1968 - 1981: BETWEEN THESE YEARS, A COMMERCIAL BUILDING (LIKELY SUPERMARKET) WAS CONSTRUCTED WITH A PARKING LOT ON THE MAJORITY OF THE SITE. THE SMALL BUILDINGS AT THE IMMEDIATE INTERSECTION OF CARLISLE ROAD AND HILTON AVENUE REMAINED SURROUNDED BY LAWN AREA.

1981 - 1993: THE PROPERTY WAS SOLD IN 1990 TO "JAYS MARKETS INC." THE REMAINING CORNER OF THE PROJECT SITE WAS CONVERTED FROM LAWN TO A FULL PARKING LOT BUILD-OUT.

1993 - 1995: NO APPARENT LAND USE CHANGES WERE MADE TO THE PROJECT SITE DURING THESE YEARS. THE SITE WAS SOLD TO "ASSOCIATED WHOLESALERS INC." IN 1995.

1995 - 2015: THE PROJECT SITE OPERATED AS A SUPERMARKET UNDER THE OWNERSHIP OF "ASSOCIATED WHOLESALERS INC." NO APPARENT LAND USE CHANGES WERE MADE TO THE PROJECT SITE DURING THESE YEARS. IT APPEARS THAT BETWEEN THE YEARS 2010 AND 2013, THE SUPERMARKET CEASED OPERATIONS. THE SITE WAS SOLD TO "LIDL US OPERATIONS LLC" IN 2015.

2015 - 2023: THE EXISTING SUPERMARKET BUILDING REMAINED VACANT AND THE UNUSED PARKING LOT BEGAN TO DEGRADE IN QUALITY / CRACK / GROW WEEDS THROUGH THE PAVEMENT. NO OPERATIONS WERE RUN DURING THIS TIME PERIOD. "MOOVE IN PARTNERS SHILOH LLC" PURCHASED THE PROPERTY IN 2023.



\* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

**NOTES:**

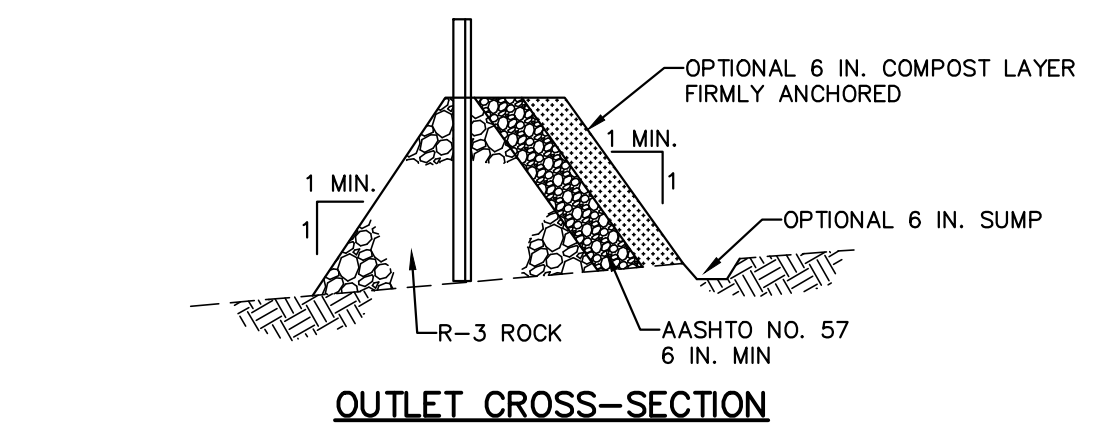
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.  
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

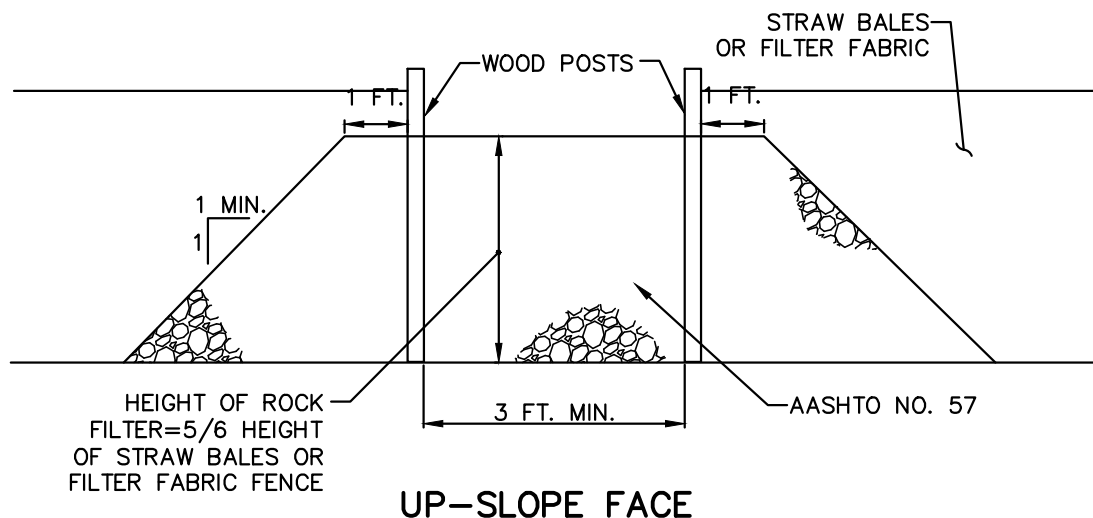
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1  
ROCK CONSTRUCTION ENTRANCE, IF REQUIRED**

NOT TO SCALE



**OUTLET CROSS-SECTION**



**UP-SLOPE FACE**

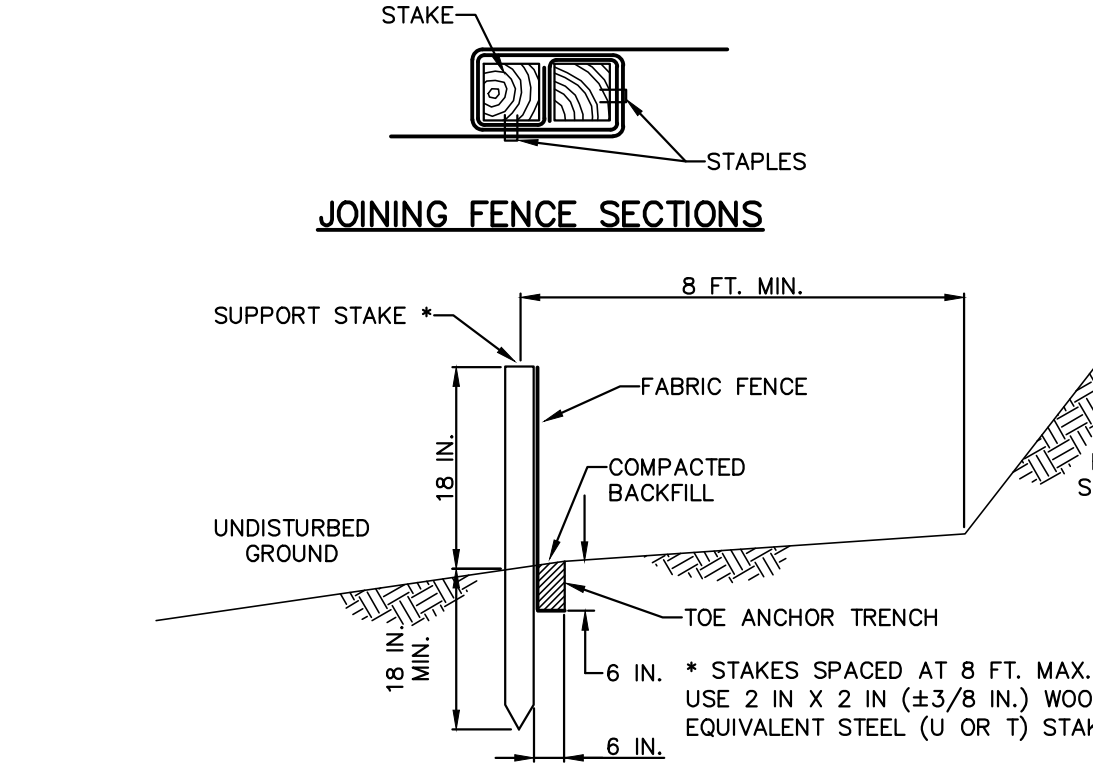
**NOTES:**

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

**STANDARD CONSTRUCTION DETAIL #4-6  
ROCK FILTER OUTLET, IF REQUIRED**

NOT TO SCALE



**SECTION VIEW**

**NOTES:**

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

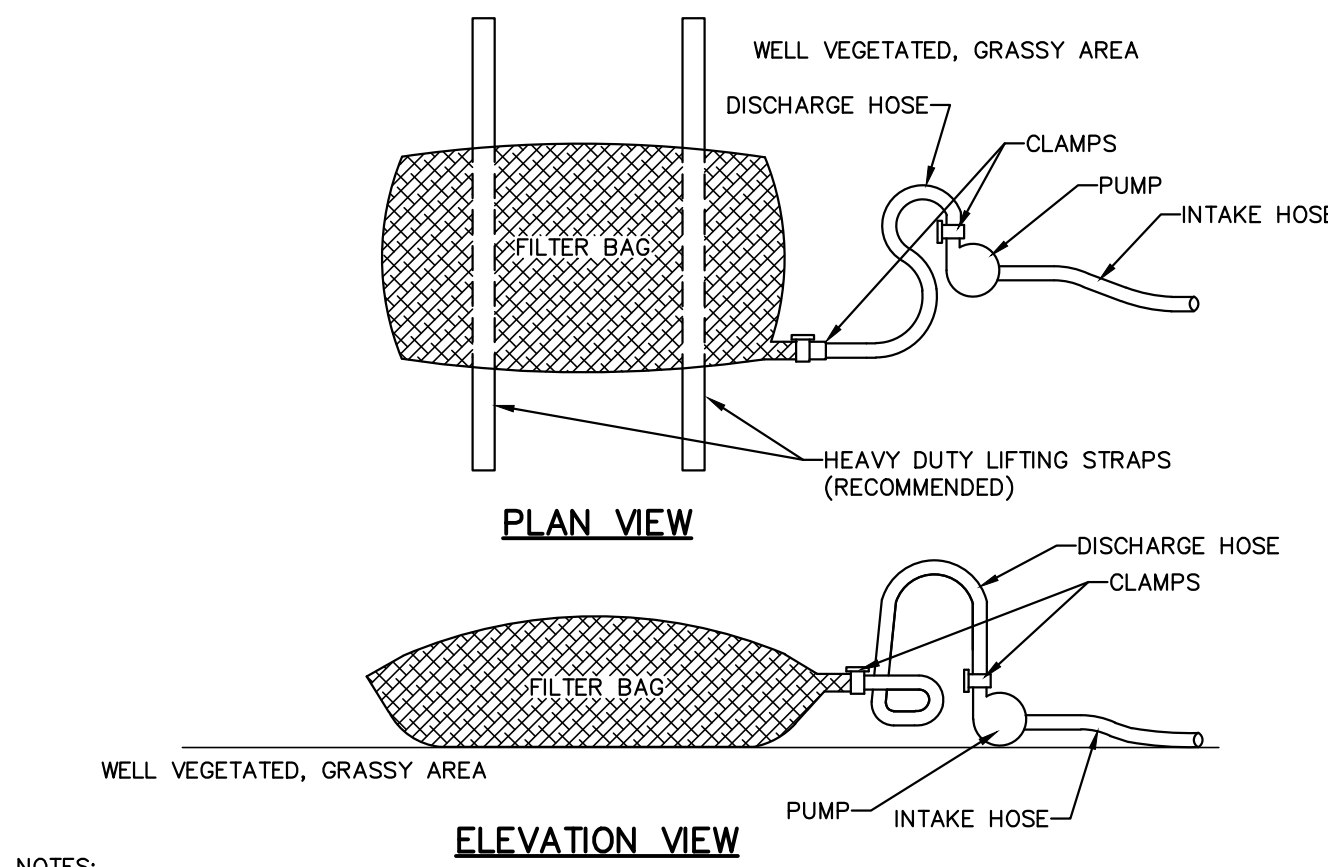
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

**STANDARD CONSTRUCTION DETAIL #4-7  
STANDARD SILT FENCE (18" HIGH), IF REQUIRED**

NOT TO SCALE



**PLAN VIEW**

**ELEVATION VIEW**

**NOTES:**

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

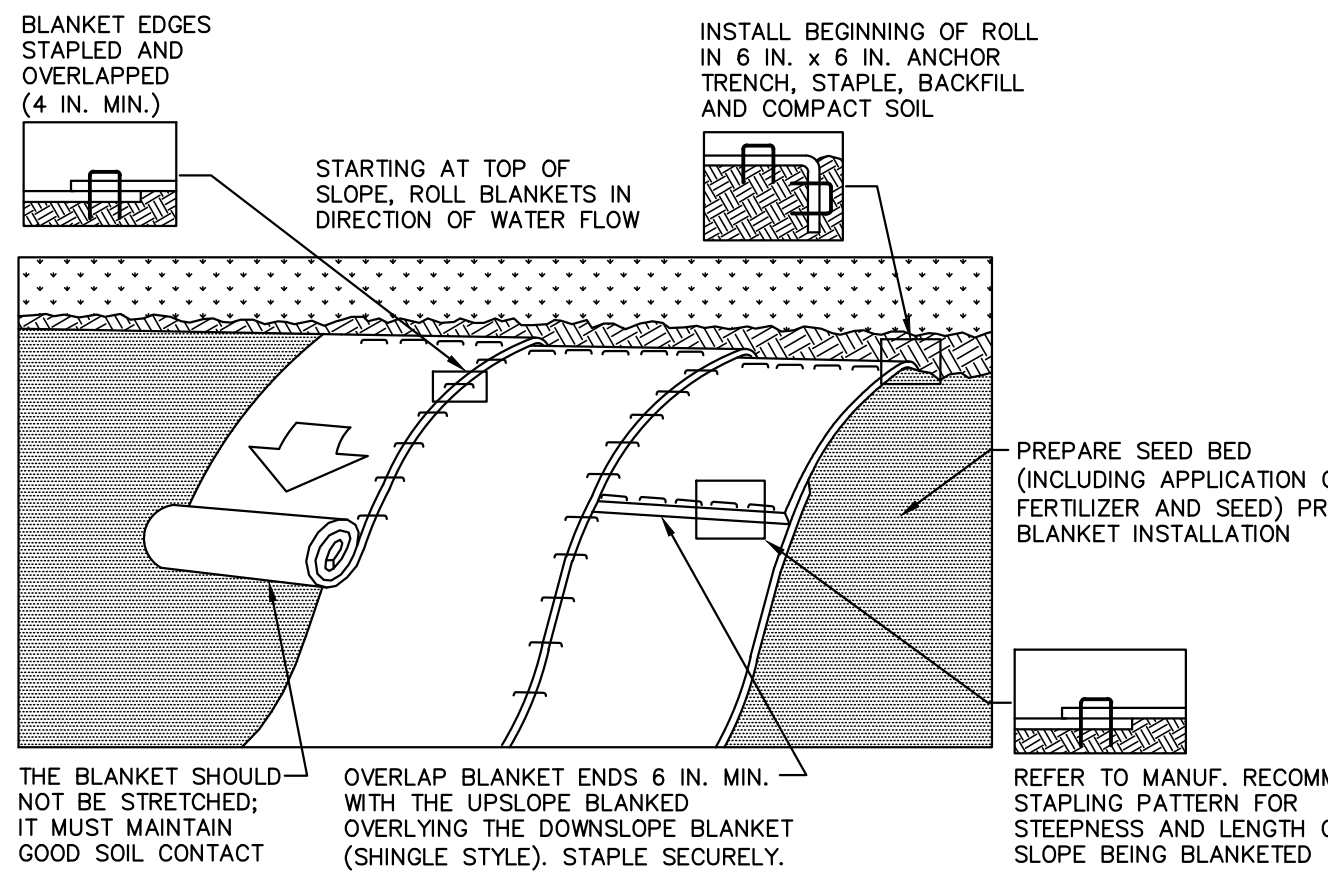
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #3-16  
PUMPED WATER FILTER BAG**

NOT TO SCALE



**NOTES:**

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

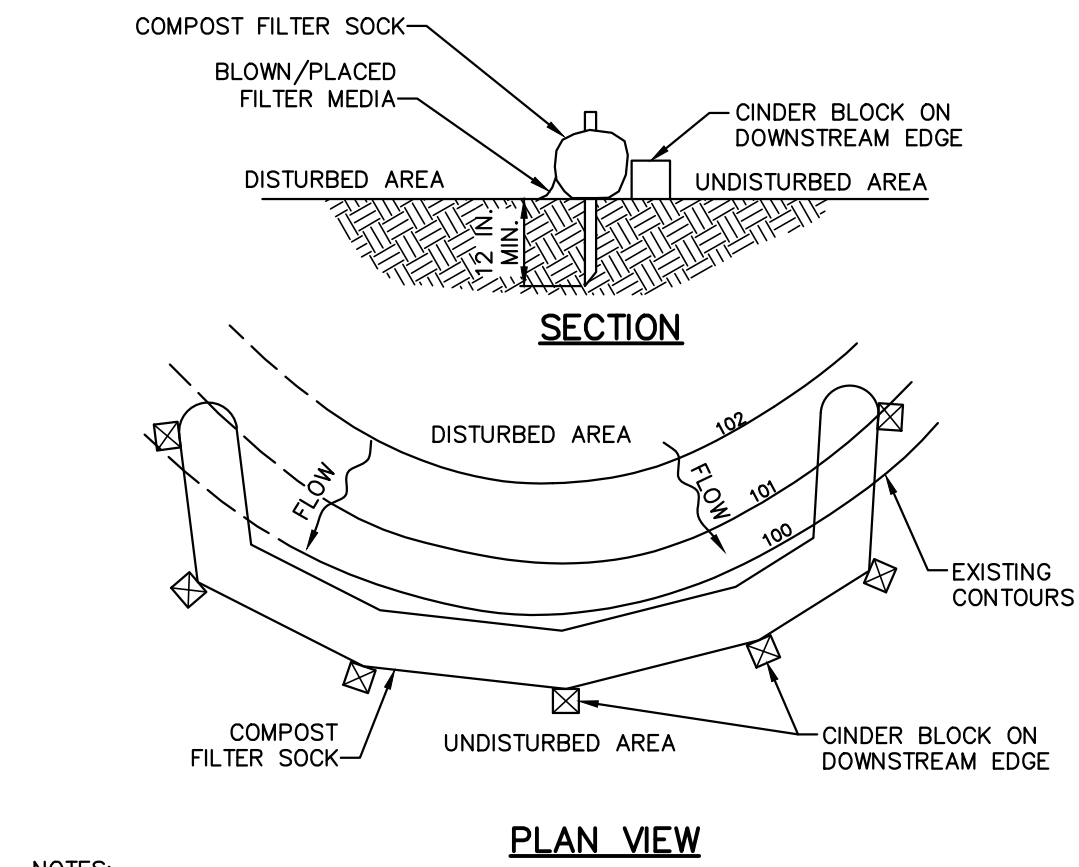
BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

**STANDARD CONSTRUCTION DETAIL #11-1  
EROSION CONTROL BLANKET INSTALLATION, IF REQUIRED**

NOT TO SCALE

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CPE	LB

SCALE IN FEET



**PLAN VIEW**

**NOTES:**

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

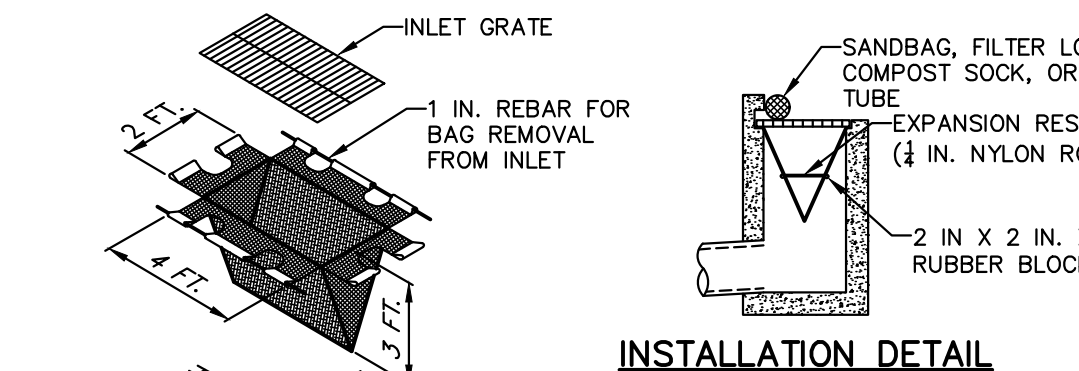
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, CINDER BLOCKS SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

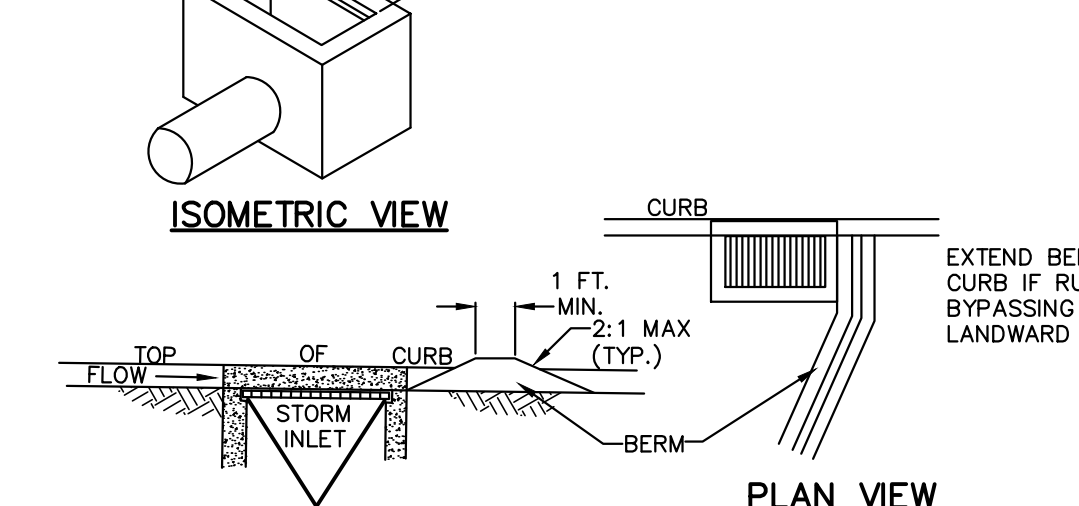
**STANDARD CONSTRUCTION DETAIL #4-1  
COMPOST FILTER SOCK**

NOT TO SCALE



**INSTALLATION DETAIL**

**ISOMETRIC VIEW**



**SECTION VIEW**

**PLAN VIEW**

**NOTES:**

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-15  
FILTER BAG INLET PROTECTION - TYPE C INLET**

NOT TO SCALE



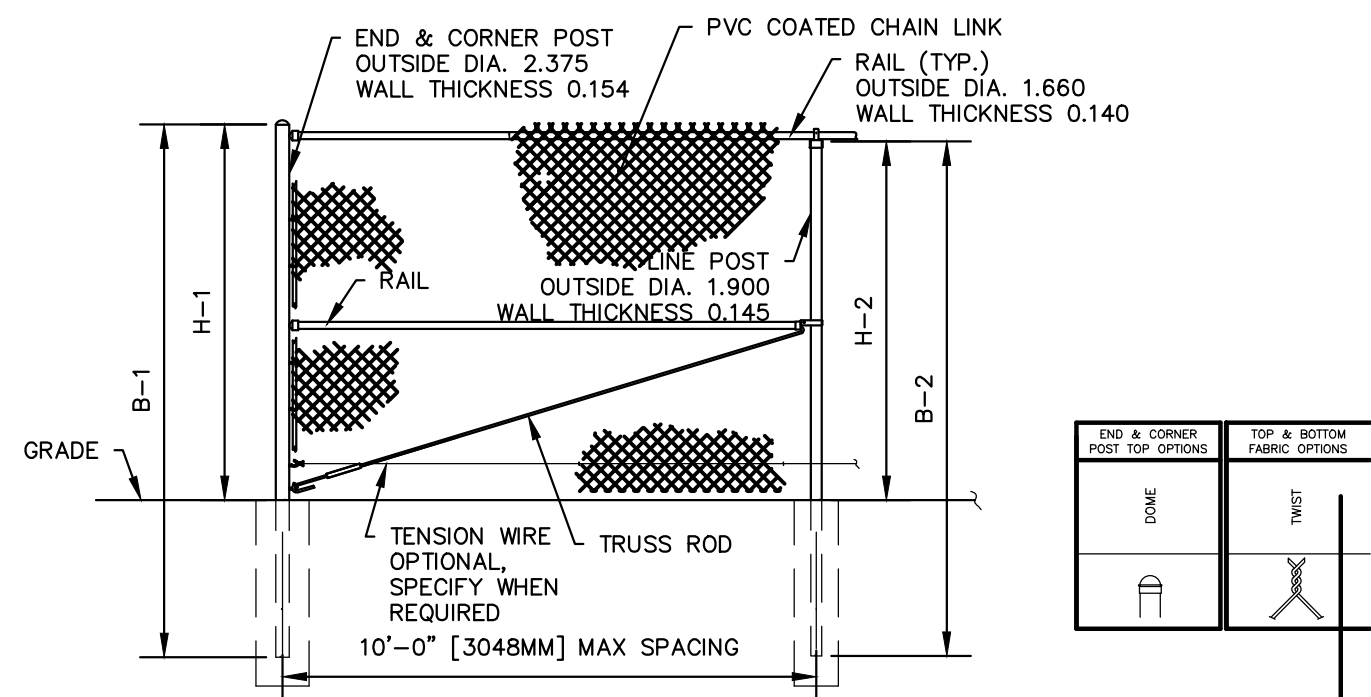
Corporate Office:  
1800 Rt. 34, Suite 101  
Wall, New Jersey 07719  
732.312.9800  
FFPAengineers.com

EROSION AND SEDIMENT POLLUTION CONTROL NOTES AND DETAILS FOR  
PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR  
MOOVE IN SELF STORAGE  
3025 CARLISLE ROAD  
PARCEL ID: 2400003004700  
DOVER TOWNSHIP  
YORK COUNTY, PA

**PERMIT SET**  
NOT FOR CONSTRUCTION

DATE: 2/17/2023	DESIGNED BY: CFE	SCALE: AS SHOWN	PROJECT NUMBER: 19393.001
DRAWN BY: CFE	CHECKED BY: LBB	FIELD BOOK	SHEET: 9 of 12

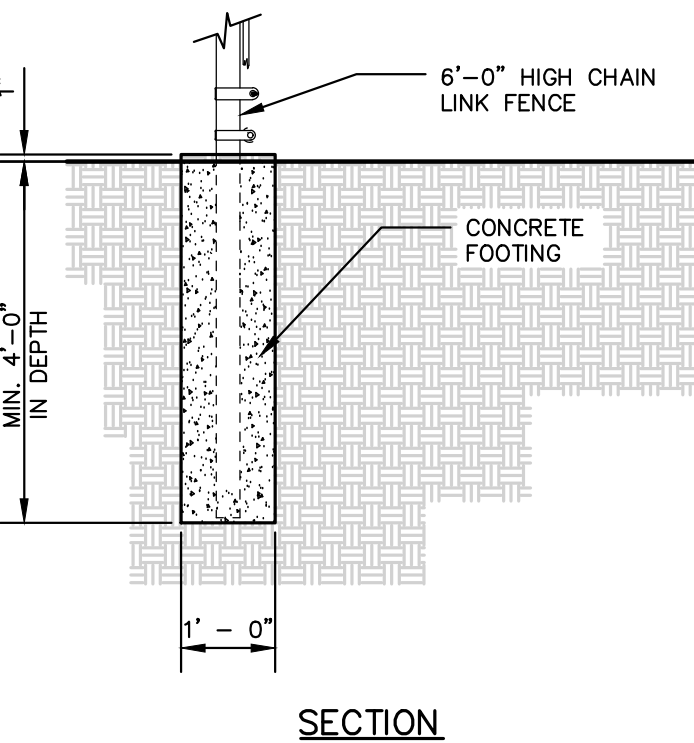




FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
NORMAL HEIGHT	9'-0" [2743MM]	6'-0" 5/8" 1845MM	8'-8" [2642MM]	5'-8" 7/8" [1749MM]
6'-0" [1829MM]	9'-0" [2743MM]	6'-0" 5/8" 1845MM	8'-8" [2642MM]	5'-8" 7/8" [1749MM]

MFRG: MASTER HALCO  
ORANGE, CALIFORNIA  
PHONE NO: 1-800-229-5615  
WEB: FENCEONLINE.COM

**6' HIGH PVC COATED CHAIN LINK FENCE DETAIL**  
NOT TO SCALE



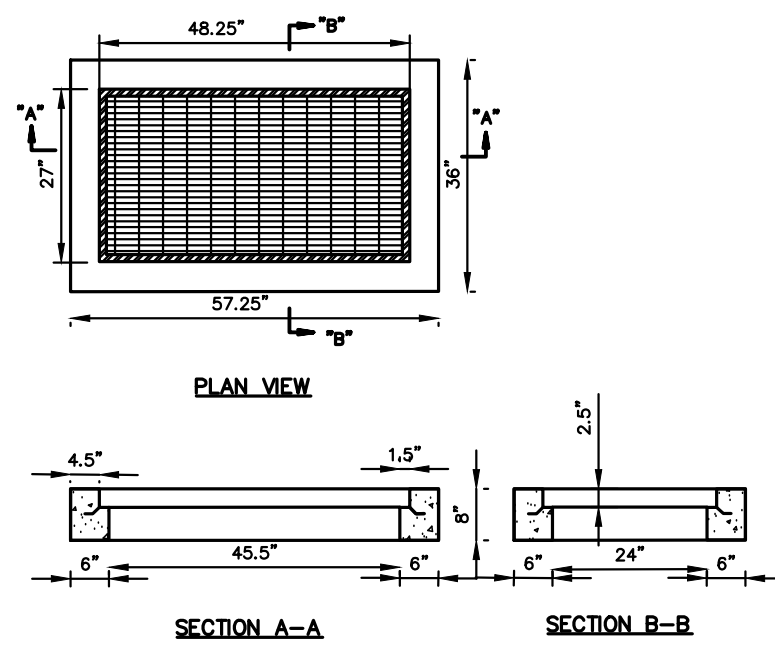
**NOTE:**

- IF SOUND ROCK IS ENCOUNTERED PRIOR TO OBTAINING SPECIFIED DEPTH, THE CONTRACTOR SHALL CORE DRILL THE ADDITIONAL DEPTH UNTIL THE SPECIFIED EMBEDMENT DEPTH IS ACHIEVED. THE CORE SHALL BE THE O.D. + 1 INCH AND THE ADDITIONAL VOIDS SHALL FILLED IN WITH GROUT.

**6' HIGH CHAIN LINK FENCE CONCRETE FOOTING DETAIL**  
NOT TO SCALE

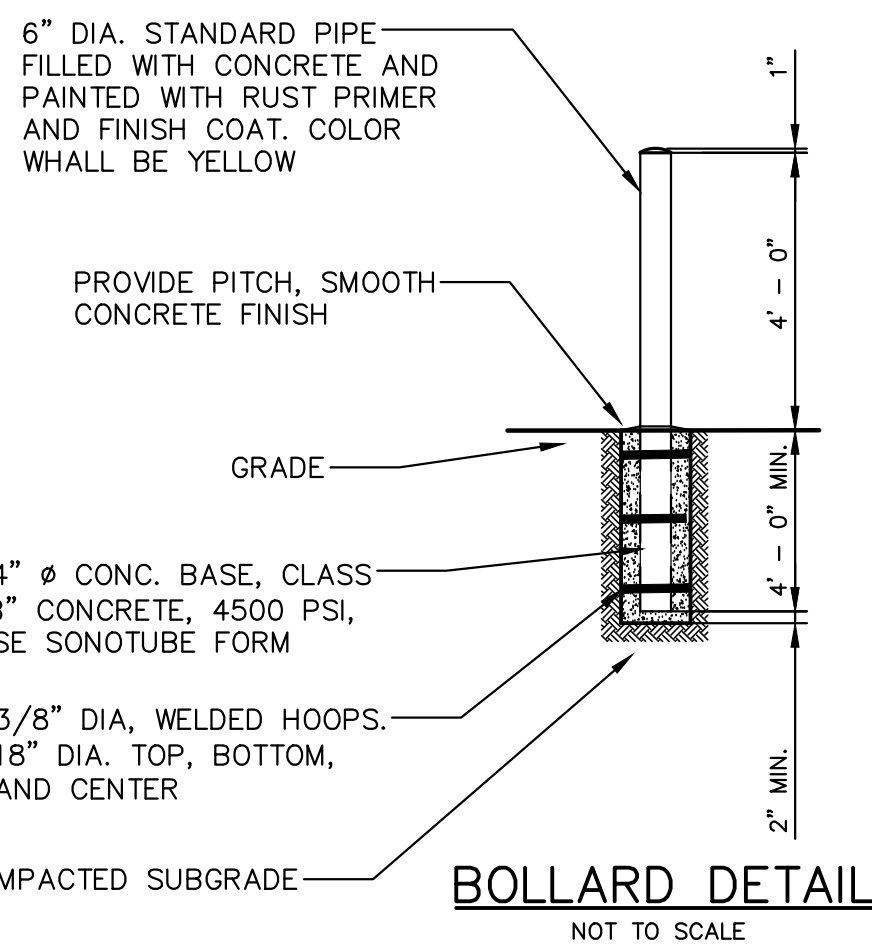
**SANITARY SEWER GENERAL NOTES**

- THE DESIGNS HEREIN RENDERED ARE INTENDED TO COMPLY WITH THE TOWNSHIP REQUIREMENT, IN CASE OF UNINTENTIONAL DEVIATION AND/OR OMISSIONS, THE TOWNSHIP REGULATIONS WILL CONTROL.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO INSURE THAT THEIR FACILITIES WILL NOT DETER THE COURSE OF CONSTRUCTION.
- THE OWNER WILL SECURE ALL NECESSARY PERMITS FROM THE MUNICIPAL, COUNTY OR STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE ABOVE MENTIONED PERMITS INCLUDING BACKFILL, PAVEMENT REPAIR AND CONSTRUCTION PROCEDURES.
- ALL CONCRETE AS NOTED IN APPURTENANT DESIGNS SHALL BE 3,000 PSI, UNLESS OTHERWISE NOTED.
- ALL LATERAL LOCATIONS SHALL BE VERIFIED IN THE FIELD.
- ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DETAILS.
- ANY ADJUSTMENTS OR REPAIRS TO EXISTING SANITARY FACILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE SUBJECT TO REVIEW, INSPECTION, APPROVAL AND ACCEPTANCE BY THE AUTHORITY ENGINEER.
- WHEN CORING A NEW CONNECTION TO EXISTING MANHOLE, CORE SHALL BE MADE AT LEAST SIX (6) INCHES FROM MANHOLE BARREL JOINTS.
- SANITARY SEWER LINES SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY OR THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM THE WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR AWAY FROM THE WATER LINE AS POSSIBLE.

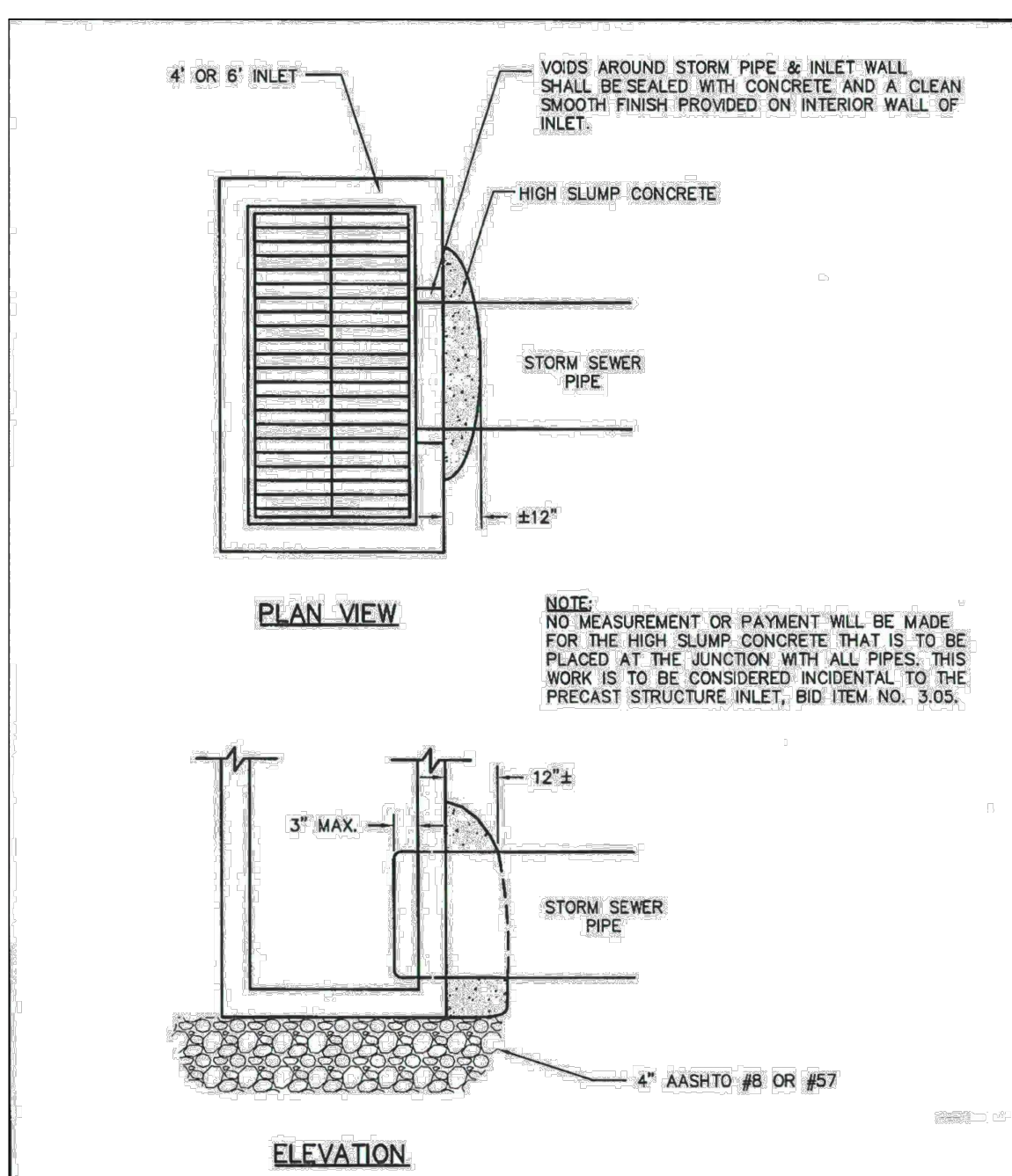


- NOTES:**
- FOOTING TO BE PENN.D.O.T. CLASS "M"
  - INVERT TO BE CLASS "M"
  - FRAME AND GRATE TO BE BICYCLE SAFE SPECIFIED BY PENNSYLVANIA D.O.T. T.M. NO. STANDARDS
  - IF WALL CONSTRUCTION IS OTHER THAN PRECAST CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER
  - PROVIDE COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNGS @ 12" CENTER TO CENTER
  - WALLS BELOW THE DEPTH OF 2'-0" MEASURED FROM THE INLET BOTTOM TO THE INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSIONS SHALL BE INCREASED TO 12" WIDTH AND TO 12" IN DEPTH.
  - PRECAST CHANNELS SHALL NOT BE USED FOR BENS GREATER THAN 45'. POURED CONCRETE LONG SHOULDER CHANNELS SHALL BE CONSTRUCTED.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.

**TYPE 'M' INLET**  
NOT TO SCALE



**BOLLARD DETAIL**  
NOT TO SCALE

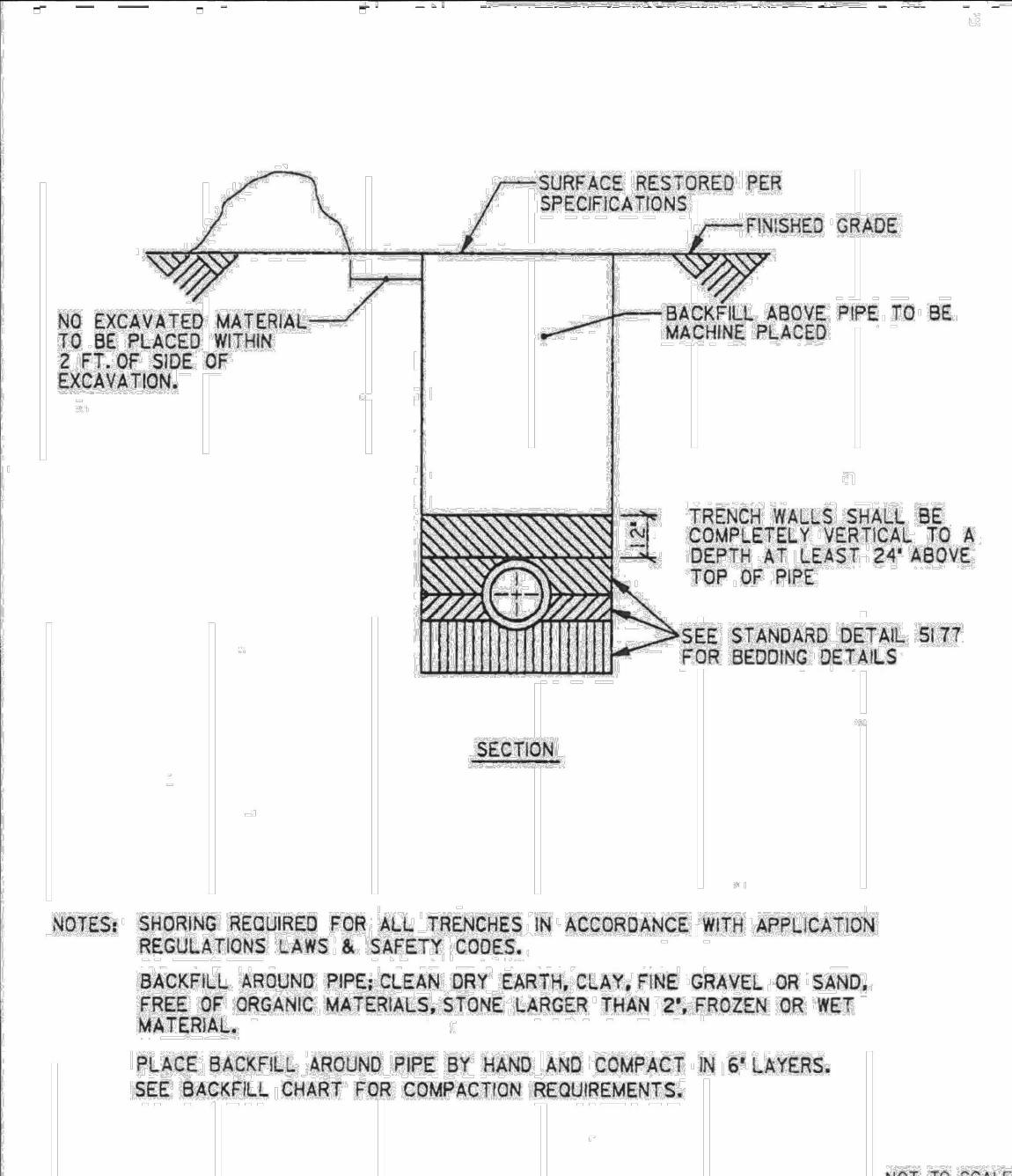


**DOVER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS**

**C.S. Davidson, Inc.**  
Excellence in Civil Engineering

**INLET/STORM PIPE INSTALLATION DETAIL**

DATE: 11/18/2015  
DRAWN BY: BAM  
CHK. BY:  
NO. 5401

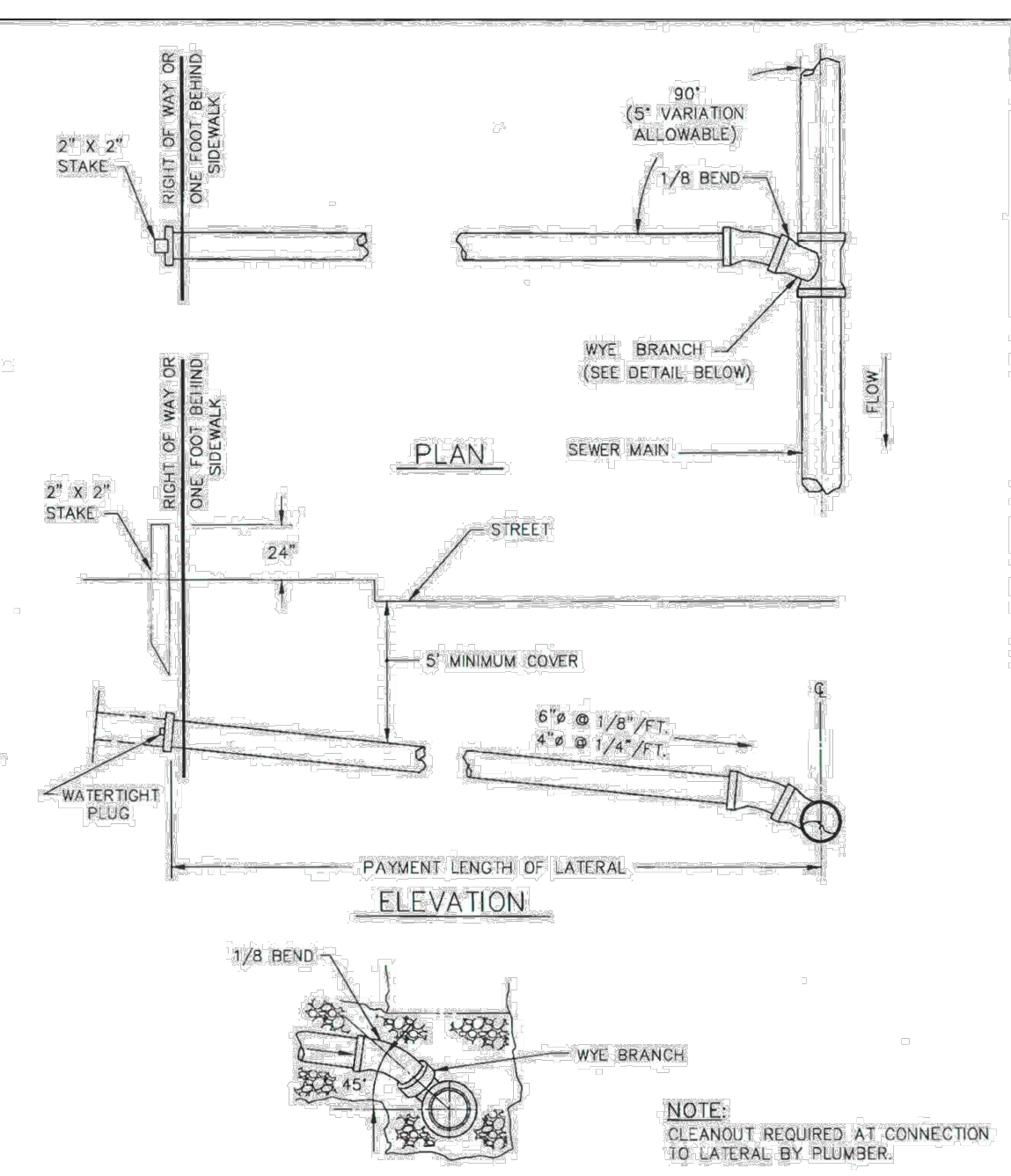


**DOVER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS**

**C.S. Davidson, Inc.**  
Excellence in Civil Engineering

**PIPE TRENCH DETAIL**

DATE: 6/16/2004  
DRAWN BY: ARB  
CHK. BY:  
NO. 5178A

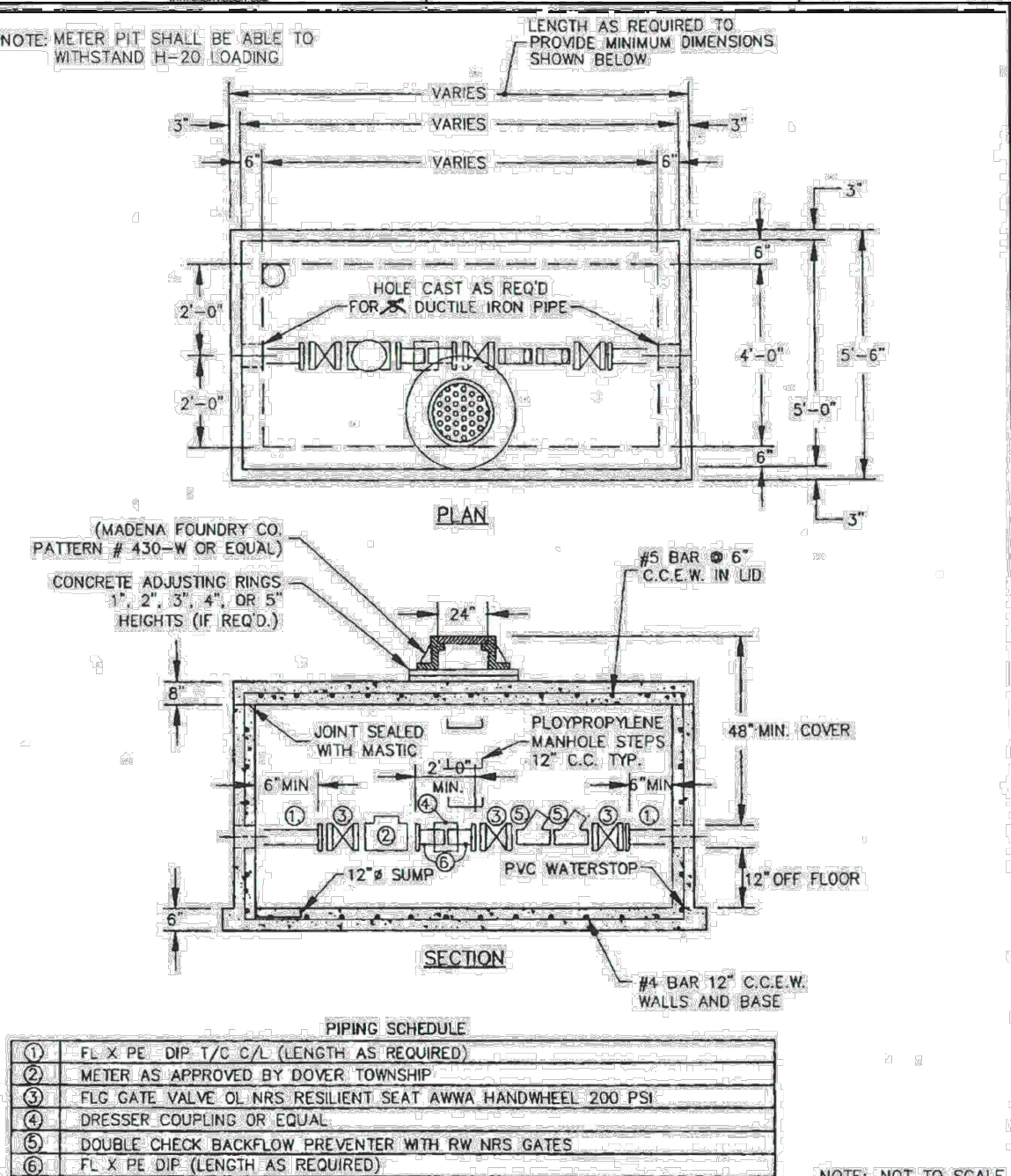


**DOVER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS**

**C.S. Davidson, Inc.**  
Excellence in Civil Engineering

**LATERAL DETAIL**

DATE: 6/9/2004  
DRAWN BY: ARB  
CHK. BY:  
NO. 5187

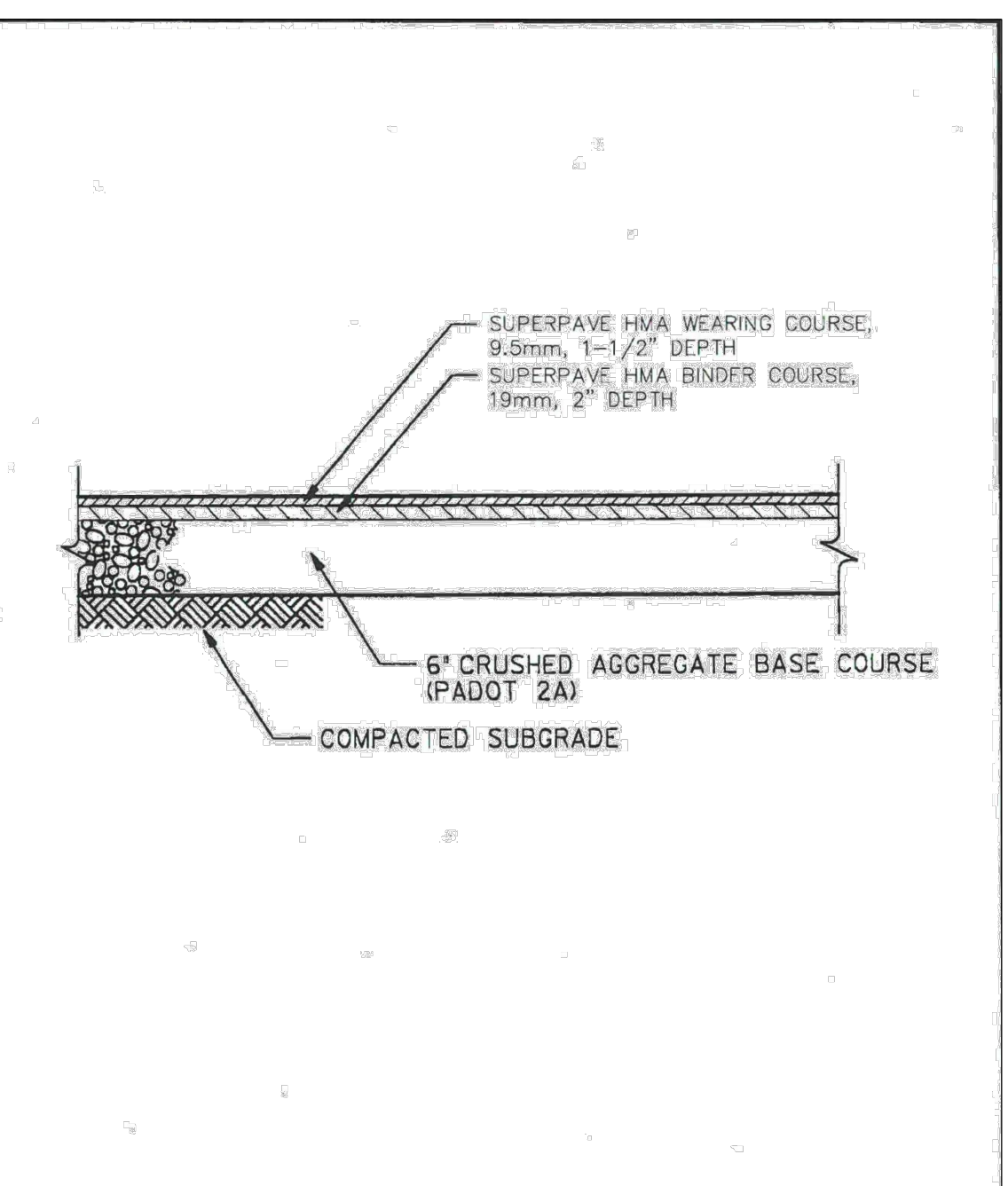


**DOVER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS**

**C.S. Davidson, Inc.**  
Excellence in Civil Engineering

**PRECAST METER PIT DETAIL**

DATE: 6/16/2004  
DRAWN BY: ARB  
CHK. BY:  
NO. 5172A

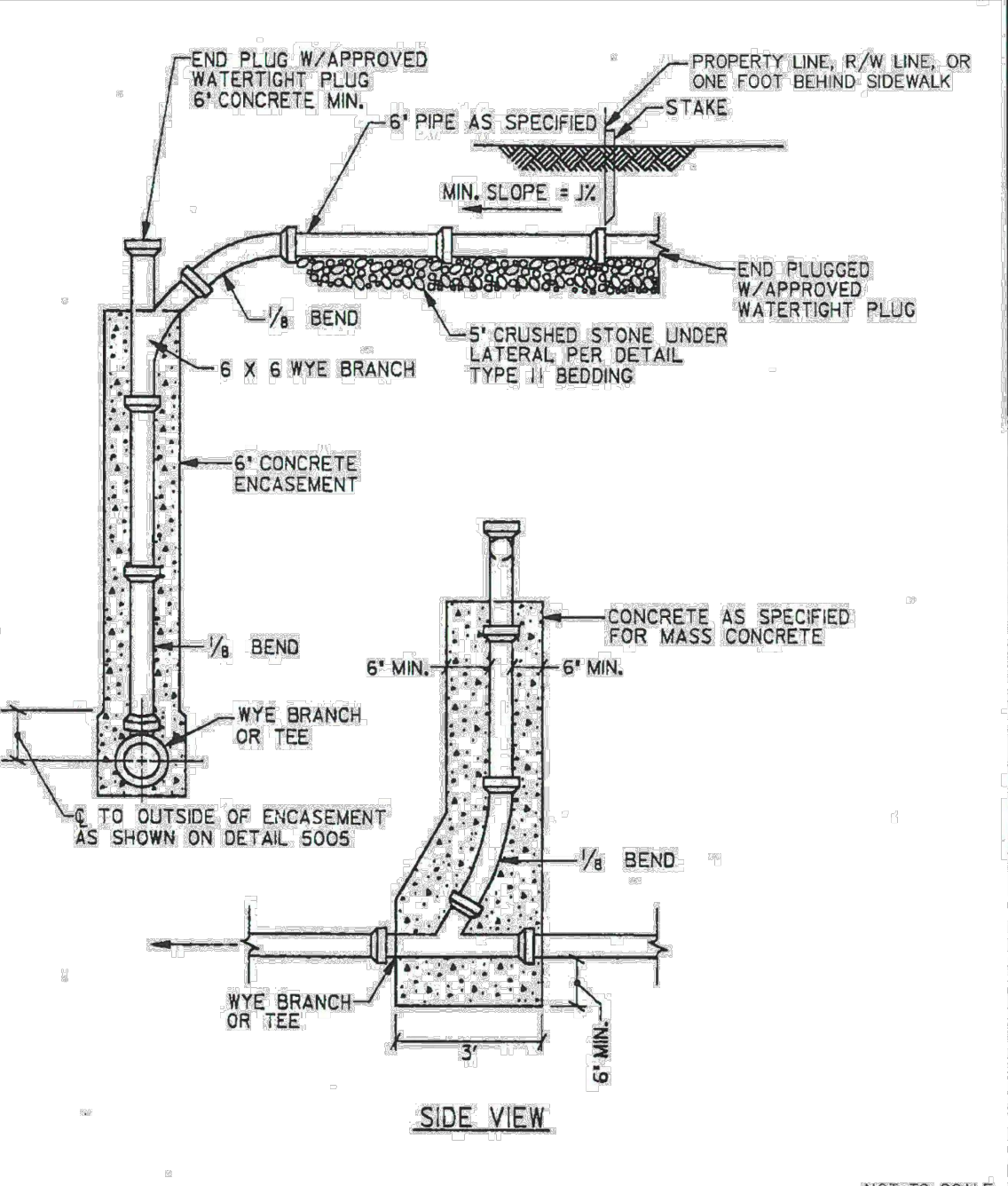


**DOVER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS**

**C.S. Davidson, Inc.**  
Excellence in Civil Engineering

**TYPICAL PAVING SECTION (PARKING LOTS)**

DATE: 6/9/2004  
DRAWN BY: ARB  
CHK. BY:  
NO. 5603



**DOVER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS**

**C.S. Davidson, Inc.**  
Excellence in Civil Engineering

**VERTICAL RISER LATERAL DETAIL**

DATE: 6/16/2004  
DRAWN BY: ARB  
CHK. BY:  
NO. 5178B

**TRENCH EXCAVATION AND BACKFILL NOTES**

- THE MAXIMUM DRY DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM DESIGNATION D1557. THE MINIMUM PERCENTAGE OF COMPACTION TO BE ACHIEVED BY THE CONTRACTOR IN THE VARIOUS ZONES IS AS FOLLOWS:
 

PIPE MATERIAL	LOCATION	INITIAL COMPACTION
SURFACE ZONE:	ALL	95%
TRENCH BACKFILL ZONE:	ALL	90%
PIPE EMBEDMENT ZONE:	ALL	95%
THE MINIMUM COMPACTION IN EMBANKMENTS SHALL BE 90%.		
- THE PIPE EMBEDMENT ZONE WIDTH AND THE MAXIMUM TRENCH WIDTH SHALL NOT EXCEED THE PERMISSIBLE WIDTHS SHOWN. IF THE PERMISSIBLE WIDTH IS EXCEEDED, THE PIPE SHALL BE INSTALLED IN A HIGHER CLASS BEDDING THAN SHOWN ON THE DRAWINGS OR THE SPECIFIED PIPE SHALL BE REPLACED WITH PIPE OF GREATER CRUSHING STRENGTH OR BOTH, TO ACHIEVE SUITABLE CONDITIONS.
- SUITABLE MATERIAL FROM EXCAVATIONS SHALL BE FREE FROM OBJECTIONABLE QUANTITIES OF ORGANIC MATTER, CLAYS, TREES, STUMPS, FROZEN MATERIAL, RUBBLE, REFUSE, CINDERS, ROCK AND OTHER MATERIALS CONSIDERED DELETERIOUS BY THE AUTHORITY AND SHALL NOT HAVE FINES IN EXCESS OF 10 PERCENT PASSING THE NO. 200 SIEVE NOR STONE OR GRAVEL LARGER THAN 2 INCHES.
- BACKFILL TO BE MECHANICALLY COMPACTED IN TWELVE INCH LIFTS TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR MUST COMPLY WITH ALL STATE AND FEDERAL CONFINED SPACE RULES, AND ALL APPLICABLE O.S.H.A. REQUIREMENTS.

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CFE	LB

**FPA FRENCH & PARELLO ASSOCIATES**

Corporate Office:  
1800 Rt 34, Suite 101  
Wall, New Jersey 07719  
732.312.9800

FPAengineers.com

New Jersey | New York | Pennsylvania | Georgia

**PERMIT SET**  
NOT FOR CONSTRUCTION

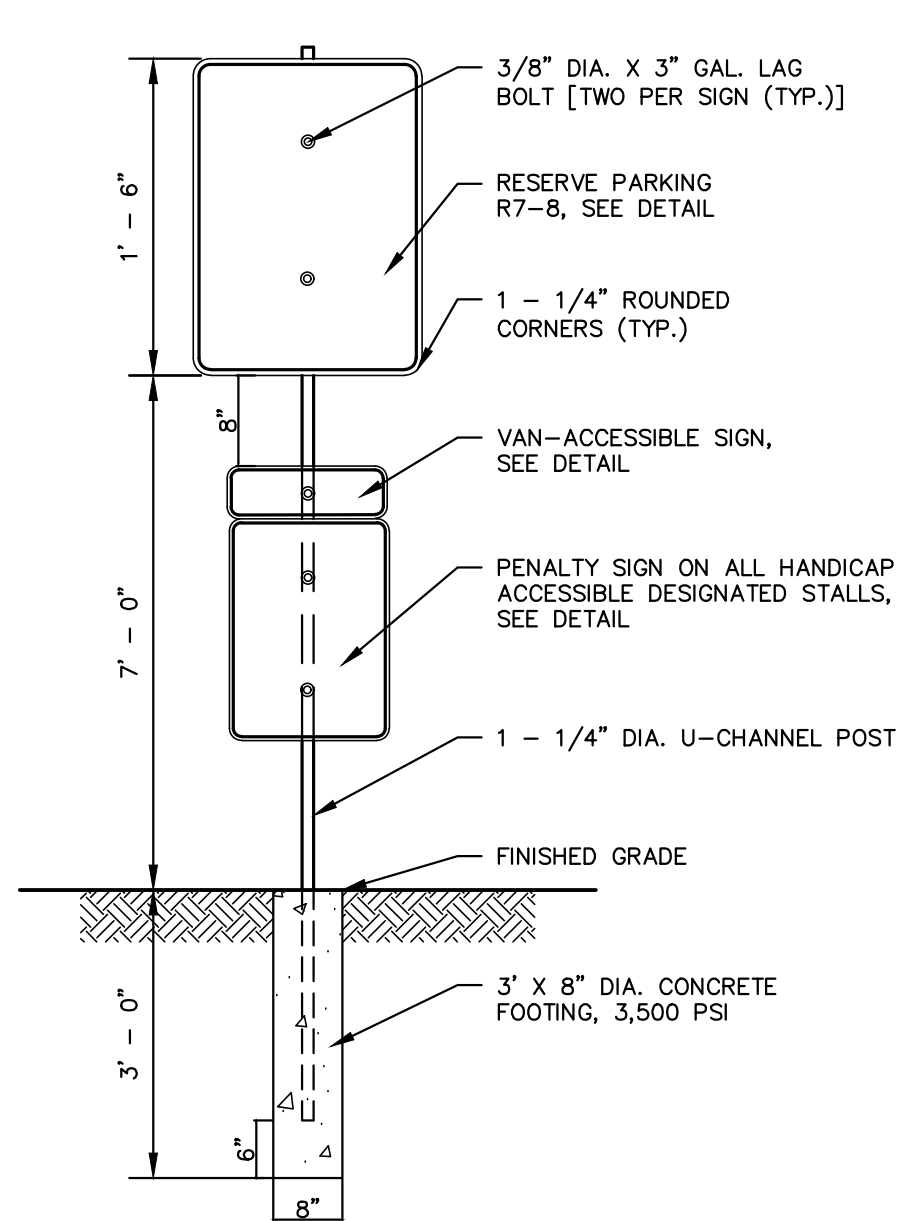
**CONSTRUCTION DETAILS**  
FOR  
PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN  
FOR  
MOOVE IN SELF STORAGE  
3025 CARLISLE ROAD  
PARCEL ID: 2400003004700

DOVER TOWNSHIP  
YORK COUNTY, PA

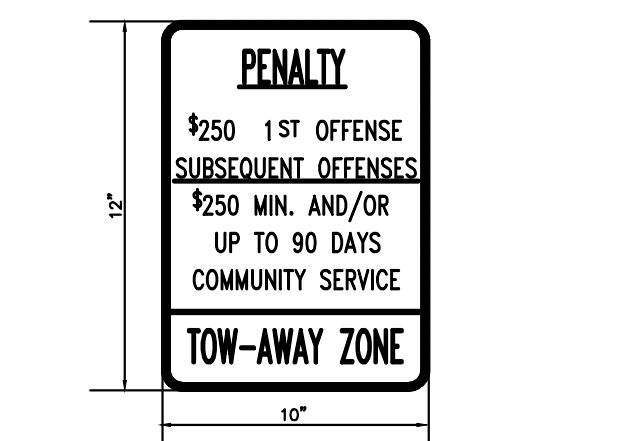
DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
2/17/2023	CFE/LBB	N.T.S.	19393.001
DRAWN BY:	CHECKED BY:	FIELD BOOK:	SHEET:
CFE	LBB		10 of 12



- GENERAL NOTES:
- THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
  - THERE SHALL BE A LANDING AT THE TOP OF EACH CURB RAMP. THERE SHALL BE A LANDING AT THE TOP AND AT THE BOTTOM OF EACH PARALLEL AND PERPENDICULAR RAMP.
  - LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF 4' BY 4' SQUARE. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS OR PARALLEL OR PERPENDICULAR RAMP. LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.
  - CROSS SLOPES: THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WAFF.
  - THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB RAMP SHALL BE 1:12 (8.3%). CURB RAMPS ARE NOT REQUIRED TO BE LONGER THAN 15'.
  - CURB RAMPS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 4' WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.
  - THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
  - RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES 0.2" MAX.
  - COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.
  - WHERE FEASIBLE, E.G. WHERE R.O.W. WIDTH PROVIDES SUFFICIENT SPACE TO INSTALL SIDEWALKS SET BACK FROM THE CURBS, RAMP TYPES 2A AND 3A SHOULD BE INSTALLED AS THE SEPARATION PROVIDED BETWEEN SIDEWALK AND CURB OR TRAVELWAY MAKE FOR GREATER PEDESTRIAN SAFETY AND COMFORT.
  - AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMPS (THE FLARES) SHOULD NOT BE WITHIN THE WIDTH OF THE MARKINGS.
  - DETAILS ILLUSTRATE THAT DETECTABLE WARNINGS ARE REQUIRED. SEE SPECIFICATION FOR SPECIFIC DETECTABLE WARNING REQUIREMENTS. DETAILS DO NOT SHOW DROPPED CURBS AT BOTTOMS OF CURB RAMPS. DROPPED CURBS MAY BE SPECIFIED.



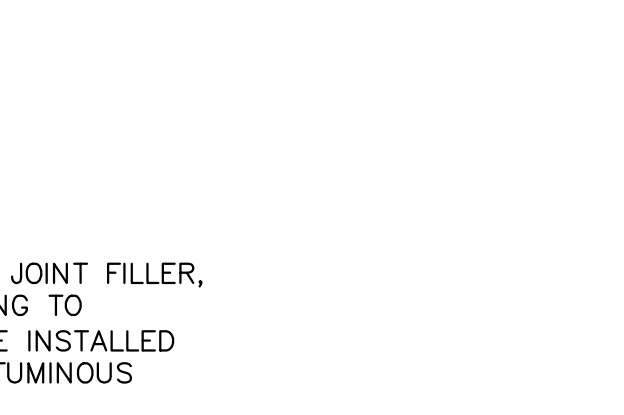
- NOTES:
- BLACK LEGEND ON WHITE REFLECTORIZED BACKGROUND
  - ALL DIMENSIONS ARE IN INCHES.



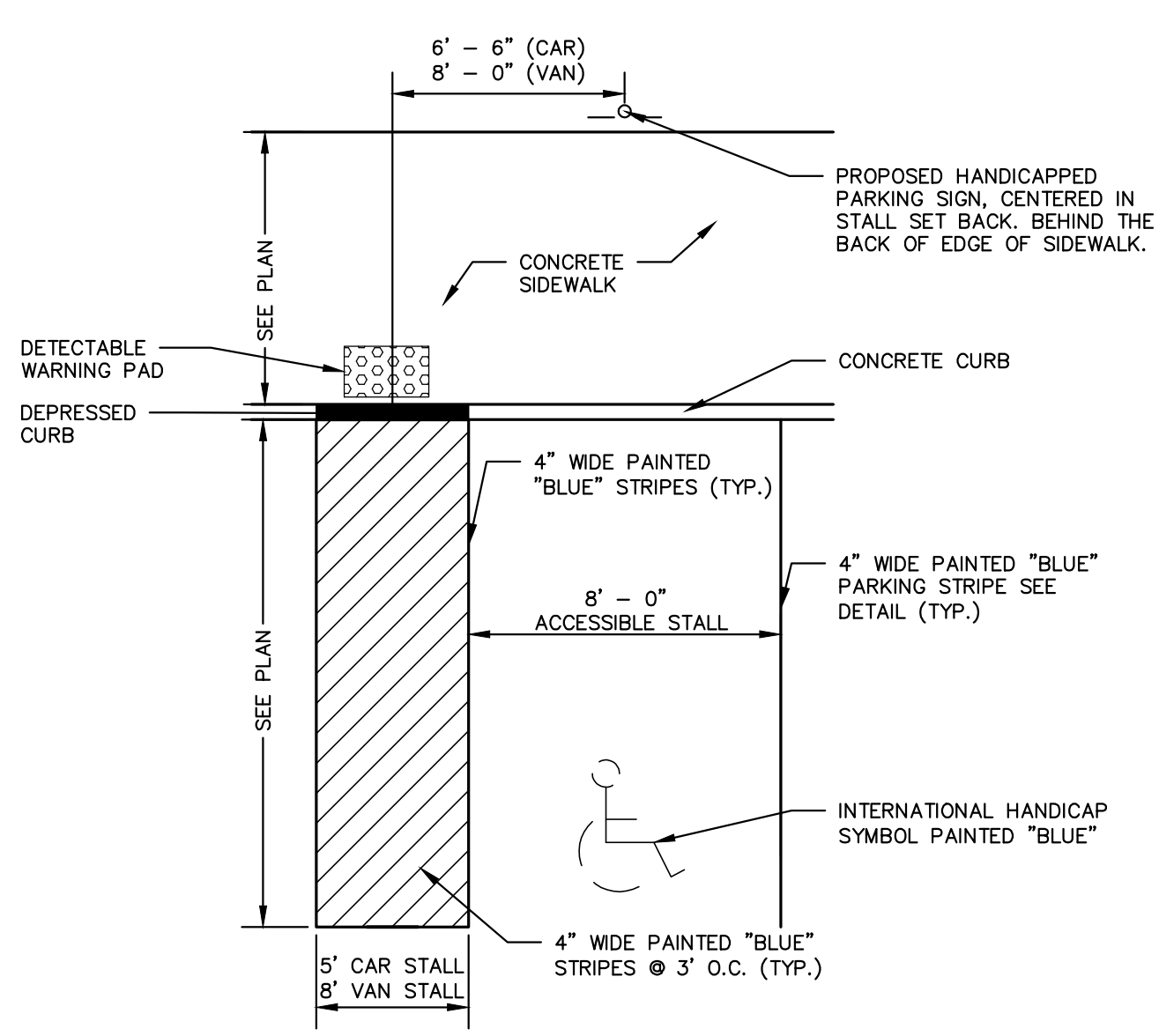
- NOTES:
- BLACK LEGEND ON WHITE REFLECTORIZED BACKGROUND
  - ALL DIMENSIONS ARE IN INCHES.



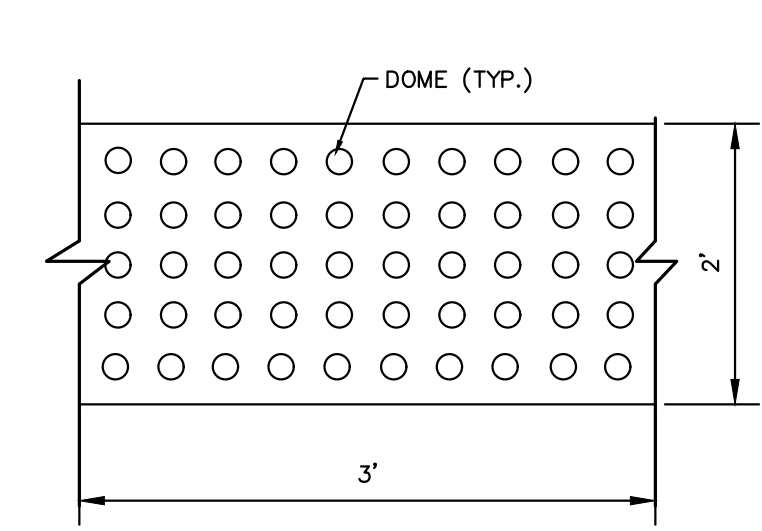
- NOTES:
- BLACK LEGEND ON WHITE REFLECTORIZED BACKGROUND
  - ALL DIMENSIONS ARE IN INCHES.



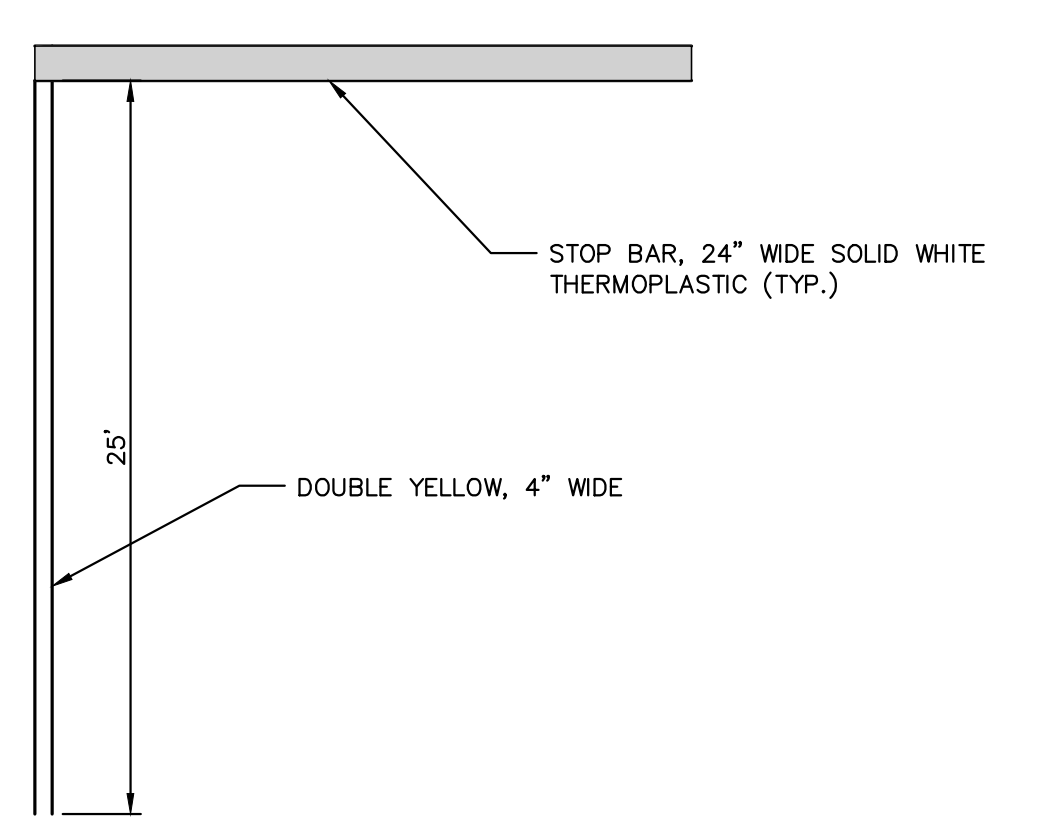
CONCRETE VERTICAL CURB DETAIL  
NOT TO SCALE



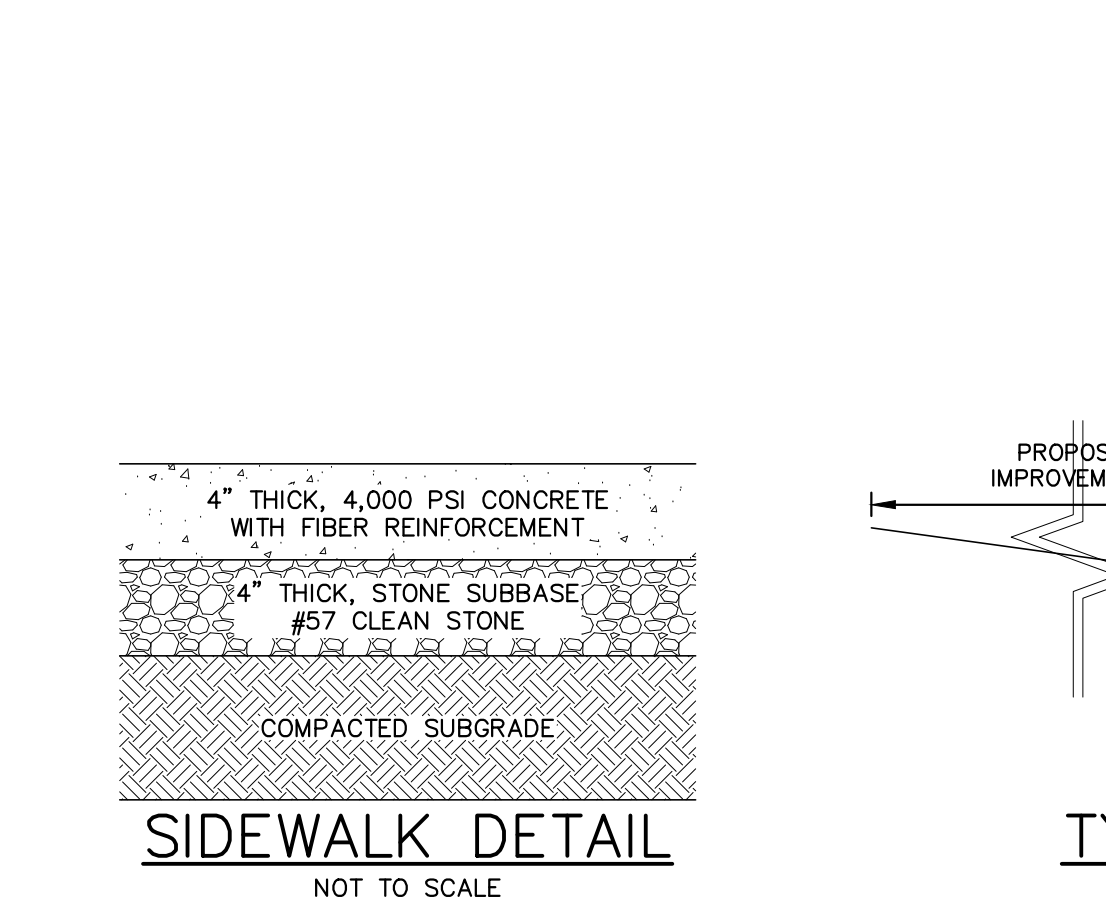
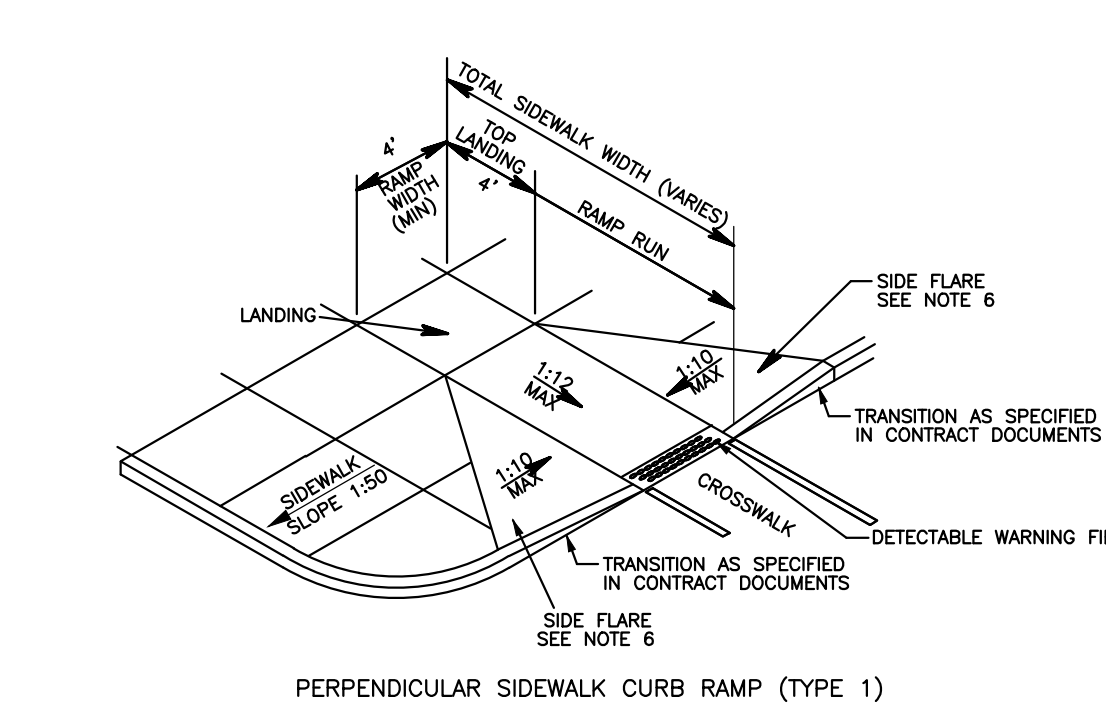
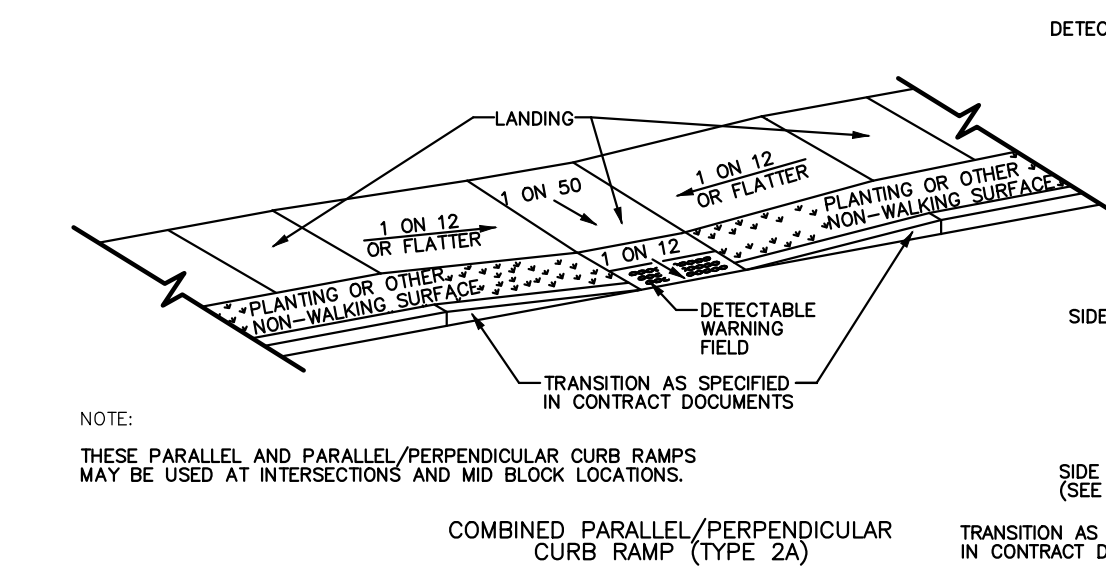
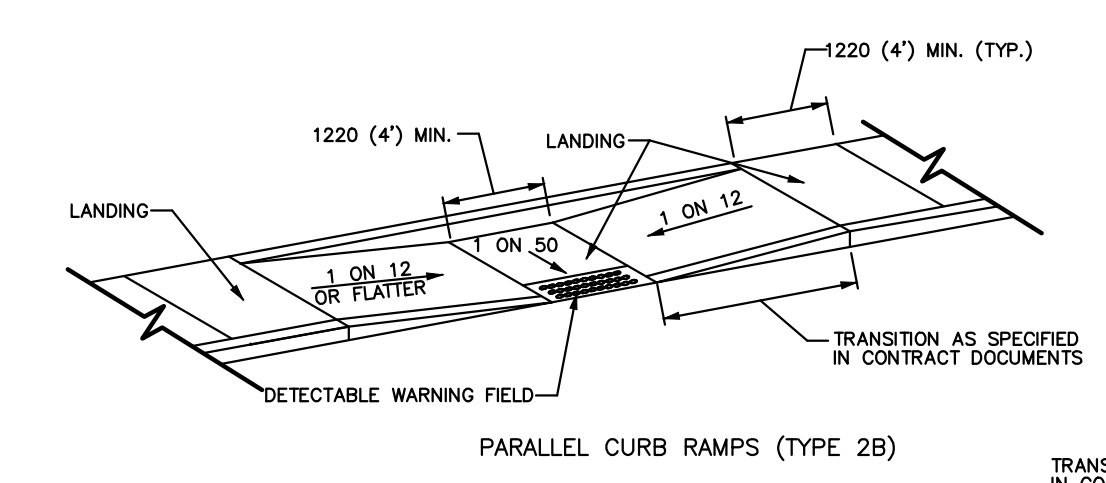
ADA COMPLIANT PARKING STALL DETAIL  
NOT TO SCALE



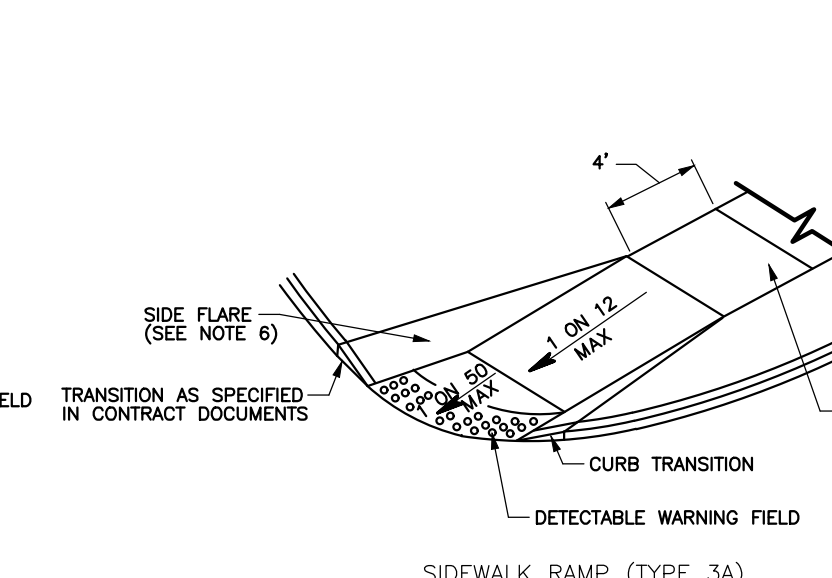
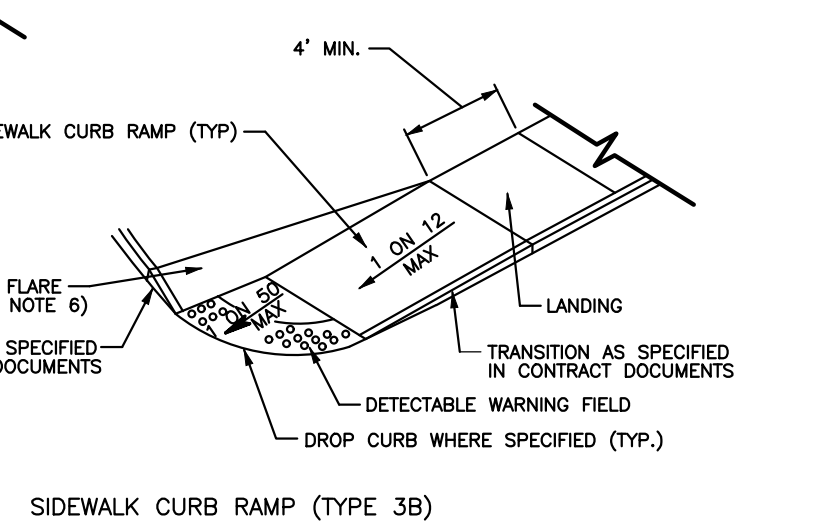
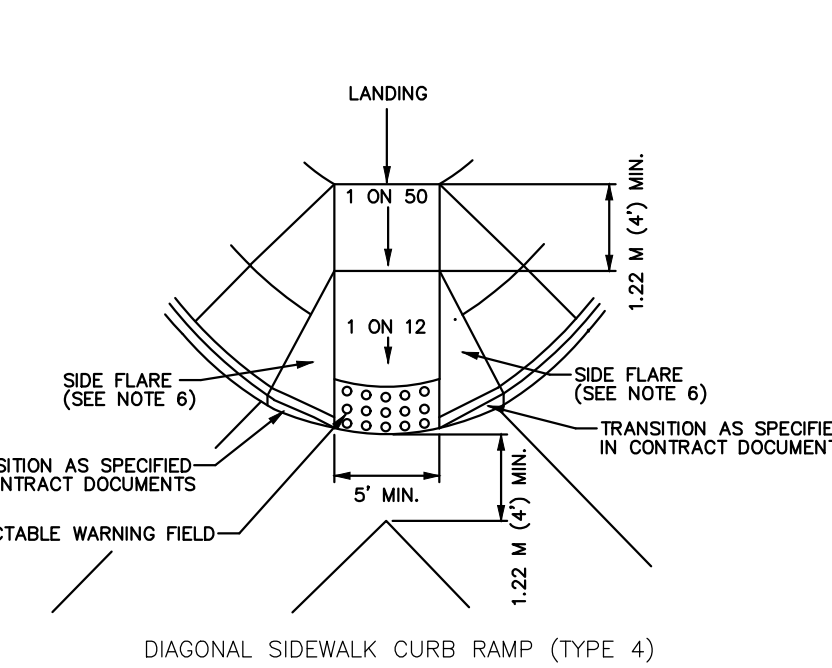
DETECTABLE WARNING STRIP DETAIL  
NOT TO SCALE



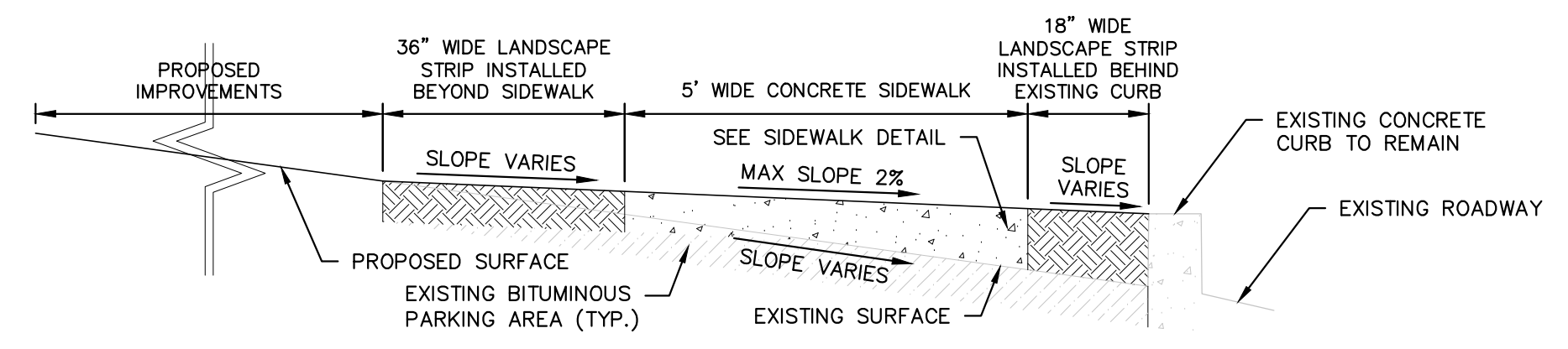
STOP BAR  
NOT TO SCALE



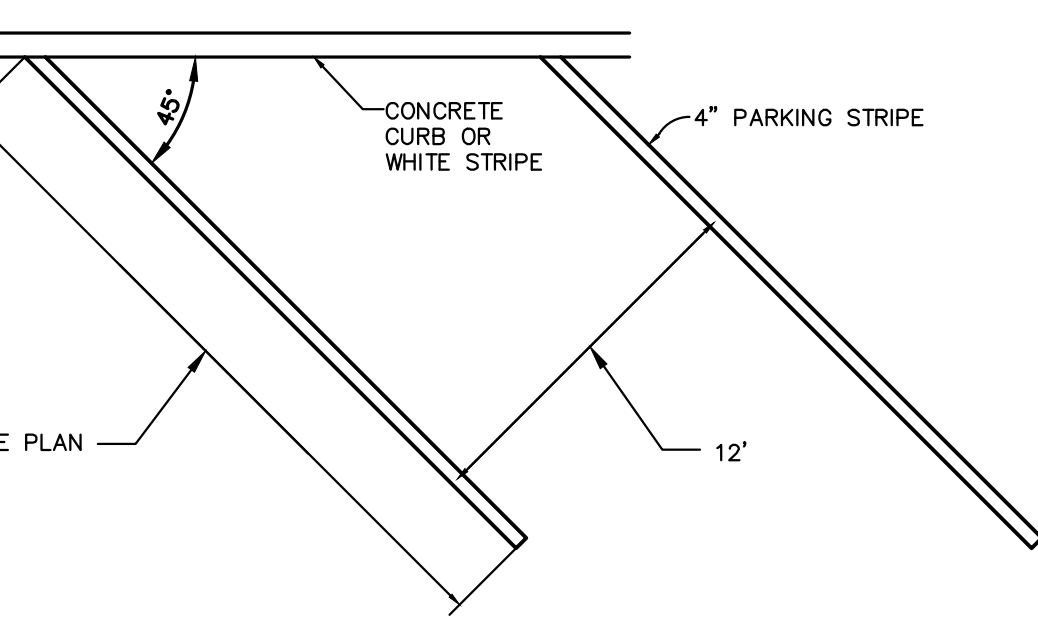
SIDEWALK DETAIL  
NOT TO SCALE



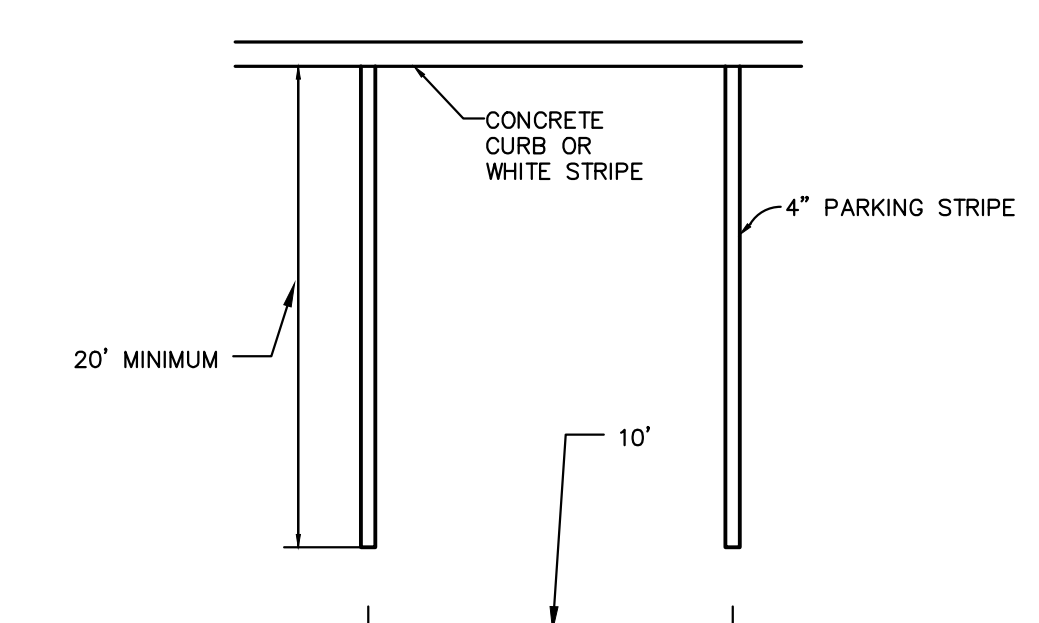
SIDEWALK RAMP (TYPE 3A)  
NOT TO SCALE



TYPICAL SIDEWALK CROSS SECTION  
NOT TO SCALE



45° PARKING SPACE STRIPING  
NOT TO SCALE



90° PARKING SPACE STRIPING  
NOT TO SCALE

PAVEMENT STRIPING/MARKING NOTES:

- THE FIRE LANE SHALL BE IDENTIFIED BY THE CONTRACTOR PAINTING THE CURB YELLOW AND/OR PROVIDING A YELLOW STRIPE, 4" WIDE, WITHIN THE ENTIRE ACCESS DRIVE, AFTER FINAL PAVEMENT WORK IS COMPLETE.
- THE LETTERING "NO PARKING FIRE LANE" SHALL BE 18" HIGH PAINTED YELLOW AND CENTERED WITHIN THE DESIGNATED FIRE LANE AT THE SAME LOCATION AS SHOWN ON THE PLANS OR AS APPROVED BY THE FIRE OFFICIAL.
- IF NOT OTHERWISE INDICATED PAVEMENT STRIPING SHALL CONFORM TO THE FOLLOWING:
  - PARKING STRIPES: 4" WIDE WHITE LINES
  - LANE AND CENTER LINES: 4" WIDE WHITE LINES SPACED AS SHOWN
  - STOP LINES: 12" WIDE WHITE LINES (4' MINIMUM FROM CROSSWALK)
  - "LETTERING": 18" HIGH PAINTED WHITE, UNLESS OTHERWISE SPECIFIED
  - HANDICAPPED RAMPS: SAFETY RED MOISTURE CURED POLYURETHANE COATING WITH SELF-CONTAINING WHITE RUBBER GRIT OR PERFORMED PLASTIC MARKING TAPE AS PER NJDOT STANDARDS.
- ALL STRIPING SHOULD BE EPOXY BASED PAINT. ALL PAVEMENT MARKINGS (ARROWS, STOP BARS, CROSSWALKS, ETC.) SHOULD BE EXTRUDED THERMOPLASTIC.

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CFE	LB



**FPA FRENCH & PARELLO ASSOCIATES**

Corporate Office:  
1800 Rt 34, Suite 101  
Wall, New Jersey 07719  
732.312.9800

PAengineers.com

New Jersey | New York | Pennsylvania | Georgia

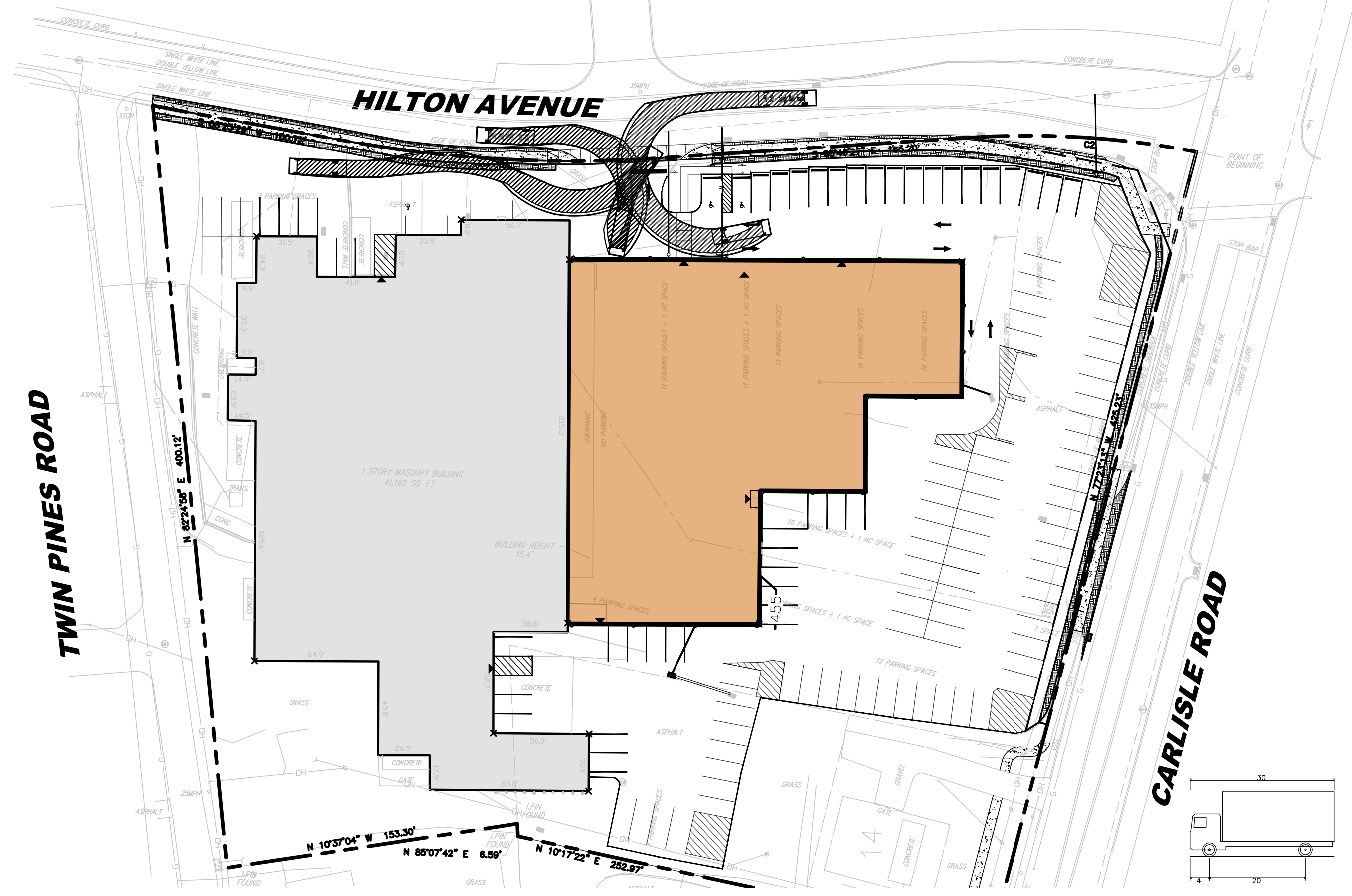
CONSTRUCTION DETAILS FOR PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR MOOVE IN SELF STORAGE 3025 CARLISLE ROAD PARCEL ID: 2400003004700 DOVER TOWNSHIP YORK COUNTY, PA

PERMIT SET  
NOT FOR CONSTRUCTION

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
2/17/2023	CFE/LBB	N.T.S.	19393.001
DRAWN BY:	CHECKED BY:	FIELD BOOK:	SHEET:
CFE	LBB		11 of 12

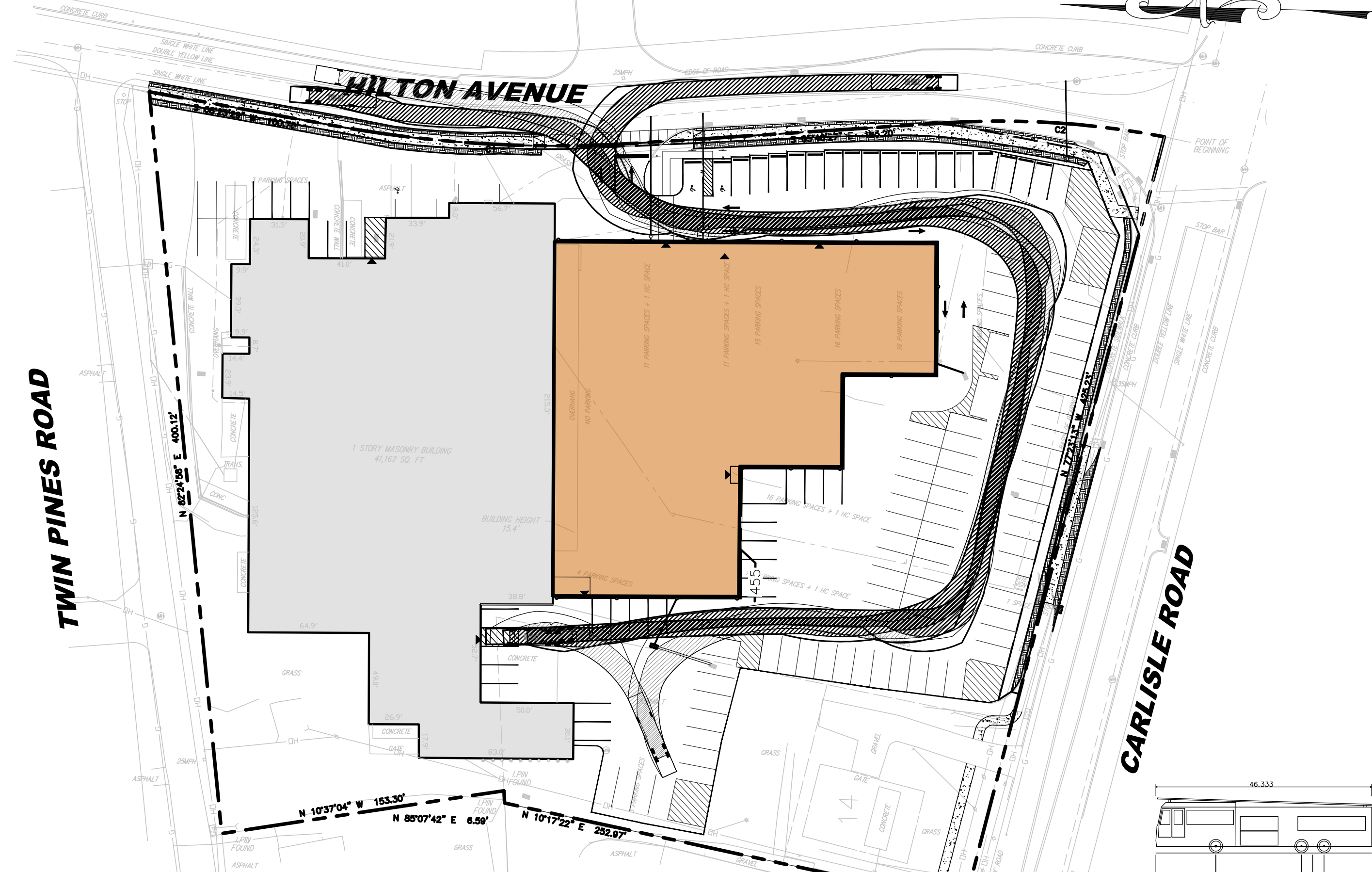
C:\19K\19300\19393 - Dover Self Storage\CADD\DWG\19393.001 - CD.dwg CD (2)





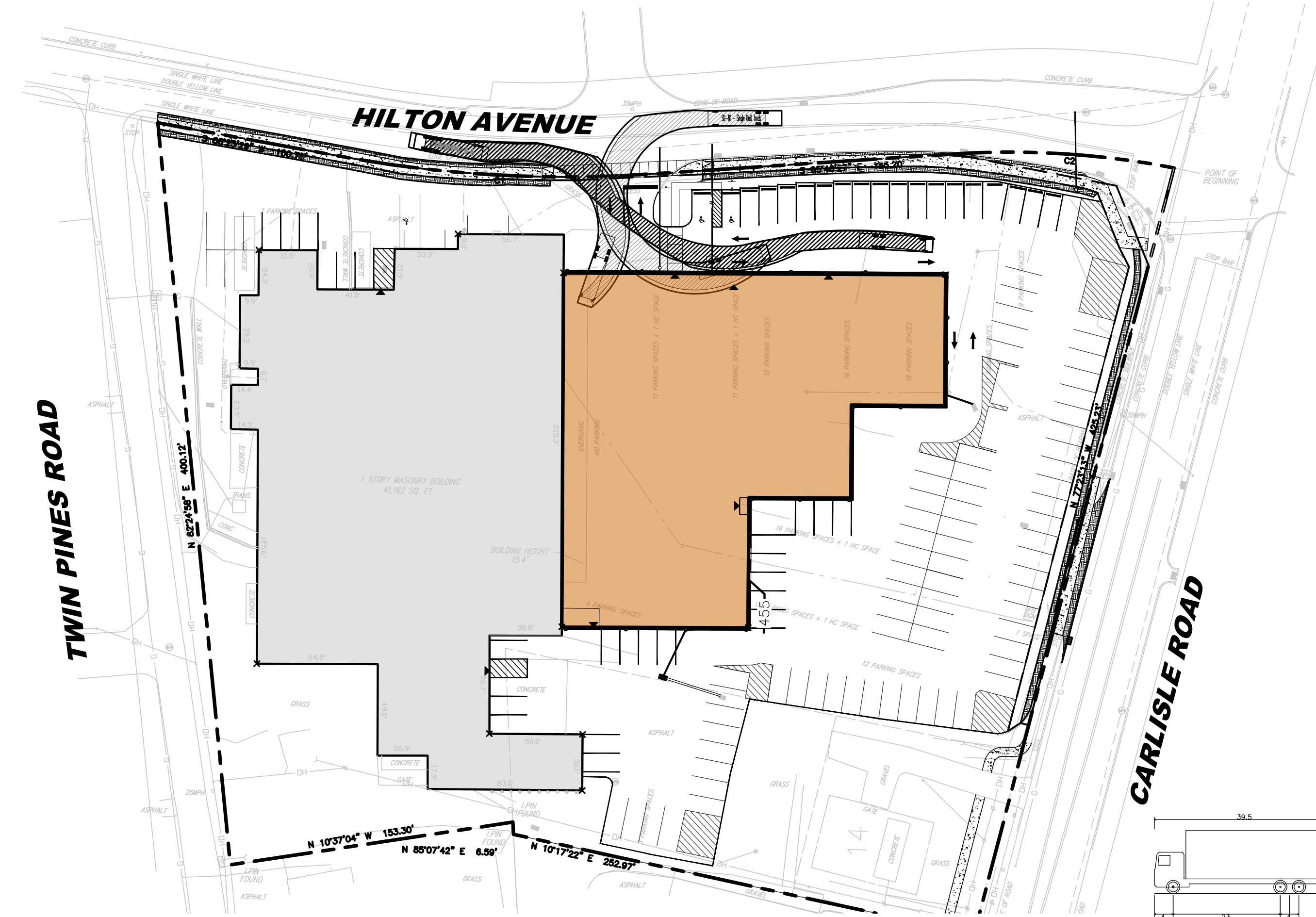
**SU-30 TRUCK CIRCULATION**  
SCALE: 1" = 50'

SU-30 - Single Unit Truck  
Overall Length 30.000ft  
Overall Width 8.000ft  
Overall Body Height 13.500ft  
Min Body Ground Clearance 1.357ft  
Track Width 8.000ft  
Lock-to-lock time 3.00s  
Max Steering Angle (Virtual) 31.80°



**FIRE TRUCK CIRCULATION**  
SCALE: 1" = 50'

FIRE TRUCK  
Overall Length 46.33ft  
Overall Width 8.33ft  
Overall Body Height 11.83ft  
Min Body Ground Clearance 1.35ft  
Track Width 8.33ft  
Lock-to-lock time 6.00s  
Max Wheel Angle 45.00°



**SU-40 TRUCK CIRCULATION**  
SCALE: 1" = 50'

SU-40 - Single Unit Truck  
Overall Length 39.500ft  
Overall Width 8.000ft  
Overall Body Height 13.500ft  
Min Body Ground Clearance 1.357ft  
Track Width 8.000ft  
Lock-to-lock time 3.00s  
Max Steering Angle (Virtual) 31.80°

No.	Date	Revision	Revised By	Checked By
4	8/15/2023	REVISED PER PLANNING COMMISSION COMMENTS	SP	LB
3	7/26/2023	REVISED PER TOWNSHIP COMMENTS	CE	LB
2	5/26/2023	REVISED FOR LAND DEVELOPMENT RESUBMISSION	KN	LB
1	4/10/2023	PER DOVER TOWNSHIP PLANNING COMMISSION COMMENTS	CFE	LB



Corporate Office:  
1800 Rt. 24, Suite 101  
Wall, New Jersey 07719  
732.312.9800  
FPAengineers.com

**VEHICLE TRACKING PLAN FOR**  
**PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN FOR**  
**MOOVE IN SELF STORAGE**  
**3025 CARLISLE ROAD**  
**PARCEL ID: 2400003004700**  
DOVER TOWNSHIP  
YORK COUNTY, PA

**PERMIT SET**  
**NOT FOR CONSTRUCTION**

DATE: 2/17/2023	DESIGNED BY: CFE	SCALE: 1" = 30'	PROJECT NUMBER: 19393.001
DRAWN BY: CFE	CHECKED BY: LBB	FIELD BOOK	SHEET: 12 of 12