STEEP SLOPES LEGEND

SLOPES OF 15% TO 25%

SLOPES GREATER THAN 25%

*STEEP SLOPE AREAS CALCULATED PER DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

PA STATE (RADIAL)

ADJOINING PARCEL INFORMATION

PARCEL NO.	UPI	OWNER(S) (NOW OR FORMERLY)	DEED / RECORD BOOK AND PAGE
122	24-000-KF-0122.00-00000	PENTECOSTAL ASSEMBLY OF GOD	–
123	24-000-KF-0123.00-00000	MARTIN E. AND MARLENE B. HORNSERMYER	780-107
124	36-000-KF-0124.00-00000	TEENA MARIE HITTIE	2252-8904
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130	24-000-KF-0130.00-00000	LARRY W. AND RUTH V. SMITH	2244-5895

SOILS LEGEND

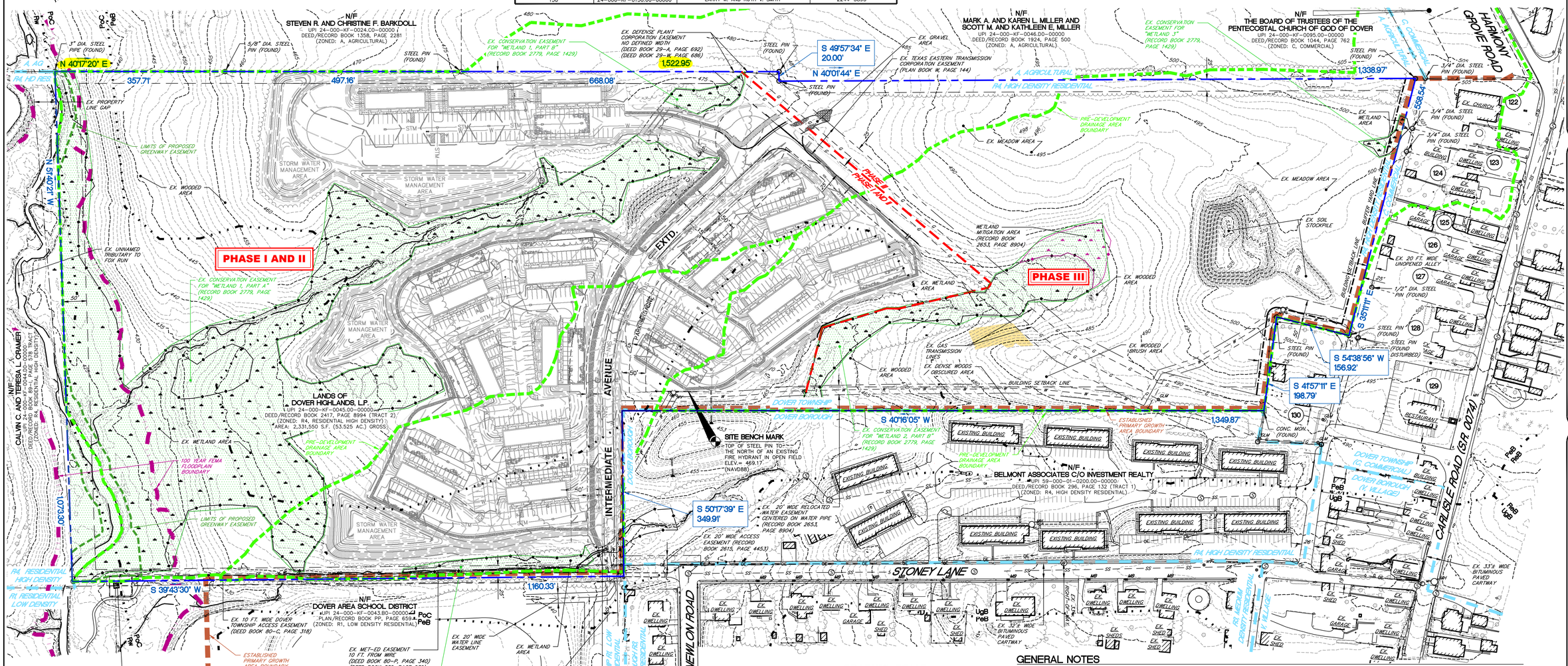
PeB — PENN SILT LOAM, 3 TO 8 PERCENT SLOPES
CAPABILITY CLASSIFICATION – 2E
WOODLAND ORDINATION SYMBOL – 3A
HSG: C
PRIME FARMLAND

PoC — PENN-KLINESVILLE CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES
CAPABILITY CLASSIFICATION (PENN) – 3E
WOODLAND ORDINATION SYMBOL (PENN) – 3A
CAPABILITY CLASSIFICATION (KLINESVILLE) – 4E
WOODLAND ORDINATION SYMBOL (KLINESVILLE) – 3D
HSG: C

ReB — READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
CAPABILITY CLASSIFICATION – 2E
WOODLAND ORDINATION SYMBOL – 4A
HSG: C

Rw — ROWLAND SILT LOAM
CAPABILITY CLASSIFICATION – 2W
WOODLAND ORDINATION SYMBOL – 4W
HSG: C
HYDRIC SOIL
SEASONAL HIGH WATER TABLE
PRIME FARMLAND

UgB — URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES
CAPABILITY CLASSIFICATION (URBAN) – 8S
WOODLAND ORDINATION SYMBOL (URBAN) – N/A
CAPABILITY CLASSIFICATION (PENN) – 2E
WOODLAND ORDINATION SYMBOL (PENN) – 3A
HSG: NONE LISTED
HYDRIC SOIL



PLAN LEGEND

- 650 — EXISTING CONTOUR LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SS — EXISTING SANITARY SEWER GRAVITY LINE
- DELINEATED WETLAND BOUNDARY LINE
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- P.B. PLAN BOOK
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- REV. REVISED
- SAN. SANITARY
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- TYP. TYPICAL
- UPI UNIFORM PARCEL IDENTIFIER

- RIGHT-OF-WAY LINE
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- PRIMARY GROWTH AREA BOUNDARY
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- LIMITS OF PROPOSED GREENWAY EASEMENT
- PROPOSED PHASE BOUNDARY
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- EX. WETLAND AREA
- WETLAND MITIGATION AREA
- CENTERLINE
- EXISTING WATER METER PIT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS LINE MARKER
- SURVEY/SITE BENCH MARK

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CONSERVATION SCHEMATIC SITE PLAN SHEET INDEX

DRAWING SHEET NO.	DRAWING TITLE
SP-1	EXISTING RESOURCE / SITE ANALYSIS PLAN
SP-2	SCHEMATIC PLAN - STEP 1 AERIAL MAP AREAS WITHIN 500'
SP-3	SCHEMATIC PLAN - STEP 2 (DWELLING UNIT LOCATIONS)
SP-4	SCHEMATIC PLAN - STEP 3 (STREET LOCATIONS)
SP-5	SCHEMATIC PLAN - STEP 4 (OVERALL LAYOUT)

GENERAL NOTES

1. THE PURPOSE OF THIS CONSERVATION SCHEMATIC SITE PLAN IS TO DEPICT THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT, KNOWN AS PHASE 3 OF DOVER HIGHLANDS, ON PARCEL 45, IN DOVER TOWNSHIP, YORK COUNTY, PA.
2. PARCEL INFORMATION:
   UNIFORM PARCEL IDENTIFIER: 24-000-KF-0045.00-00000
   DEED REFERENCE: DEED/RECORD BOOK 2417, PAGE 8994
3. EXISTING LAND TRACT IS ZONED: HIGH DENSITY RESIDENTIAL, R4
4. ADJACENT LAND TRACTS ARE ZONED:
   NORTH: COMMERCIAL, C / AGRICULTURAL, A
   SOUTH: HIGH DENSITY RESIDENTIAL, R4
   EAST: HIGH DENSITY RESIDENTIAL, R4 / LOW DENSITY RESIDENTIAL, R1
   WEST: AGRICULTURAL, A
5. EXISTING LAND TRACT(S) USE: MULTI-FAMILY DWELLINGS / VACANT
   PROPOSED LAND TRACT USE: MULTI-FAMILY DWELLINGS
6. EXISTING LOT SHALL BE SERVED BY AN EXISTING PUBLIC WATER SUPPLY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY DOVER TOWNSHIP.
7. MINIMUM REQUIRED LOT AREA: 43,560 S.F. (MULT-FAMILY DEVELOPMENT)
   EXISTING LOT AREA: 2,331,550 S.F. (53.525 AC.) GROSS/NET
8. MINIMUM REQUIRED LOT WIDTH: 150 FT. (AT BLDG. SETBACK LINE)
9. MINIMUM REQUIRED SETBACKS:
   PRINCIPAL BUILDINGS & STRUCTURES:
   FRONT: 50 FT.
   SIDE: 25 FT.
   REAR: 50 FT.
10. MAXIMUM ALLOWABLE BUILDING HEIGHT: TWO AND ONE-HALF STORIES BUT NOT TO EXCEED 35 FEET.
    PROPOSED BUILDING HEIGHT: <35 FT.
11. MAXIMUM BUILDING LENGTH: 200 FT.
    PROPOSED BUILDING LENGTH: 200 FT. (MAX.)
12. REQUIRED SEPARATION BETWEEN BUILDINGS:
    A. FRONT-TO-FRONT, REAR-TO-REAR PARALLEL BUILDINGS SHALL HAVE 40 FEET BETWEEN FACES OF THE BUILDING FOR ONE STORY IN HEIGHT, PLUS FIVE FEET FOR EACH ADDITIONAL STORY. IF THE FRONT OR REAR FACES ARE OBLIQUELY ALIGNED, THE ABOVE DISTANCES MAY BE DECREASED BY AS MUCH AS TEN FEET AT ONE END IF INCREASED BY SIMILAR OR GREATER DISTANCE AT THE OTHER END.
    B. MINIMUM YARD SPACE OF 30 FEET IS REQUIRED BETWEEN END WALLS OF BUILDINGS. IF BUILDINGS ARE AT RIGHT ANGLES TO EACH OTHER, THE DISTANCE BETWEEN THE CORNERS OF THE END WALLS OF THE BUILDING MAY BE REDUCED TO A MINIMUM OF 20 FEET.
    C. MINIMUM YARD SPACE OF 30 FEET IS REQUIRED BETWEEN END WALLS AND FRONT OR REAR FACES OF BUILDINGS.
13. MAXIMUM ALLOWABLE LOT COVERAGE: 60%.
14. MINIMUM COMMON OPEN SPACE:
    REQUIRED: 20% (10.70 ACRES)
    PROPOSED: WETLANDS = 13.17% (7.05 ACRES)
    FLOODPLAIN = 5.31% (2.84 ACRES)
    15-25% SLOPES = 1.15% (0.62 ACRES)
    MINIMUM PROPOSED = 0.37% (0.20 ACRES)
    TOTAL = 20% (10.70 ACRES)
15. PROJECT SITE IS LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF DOVER, COMMUNITY NUMBER 420920, PANEL 0188, SUFFIX F, MAP NUMBER 42133C0188F, EFFECTIVE DATE: DECEMBER 16, 2015.
16. SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN MARCH, 2023, AND SUPPLEMENTED WITH LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.
17. THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
18. THIS PLAN IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
19. BASED UPON A REVIEW OF THE NATIONAL WETLANDS INVENTORY MAP AND SITE RECONNAISSANCE COMPLETED BY SITE DESIGN CONCEPTS, INC. THERE ARE EXISTING WETLAND AREAS LOCATED WITHIN THIS PROJECT SITE AND WILL NOT BE IMPACTED BY THE PROPOSED IMPROVEMENTS SHOWN.
20. NO KNOWN UNDERGROUND STORAGE TANKS, HAZARDOUS WASTE, OR HISTORICAL STRUCTURES EXIST ON THIS SITE.
21. INFORMATION SHOWN ON THIS PLAN FOR PHASE 1 AND 2 IS TAKEN FROM PLANS PREPARED BY GORDON L. BROWN AND ASSOCIATES, INC. AND DATED 1/05/23. (FILE NO. 51.22.16984)
22. LAND OWNER/DEVELOPER:
    DOVER HIGHLANDS, LP
    1 WATERFORD PROFESSIONAL CENTER
    YORK, PA 17402

    PROPERTY ADDRESS:
    STONEY LANE / INTERMEDIATE AVENUE
    DOVER, PA 17315

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NO.	DATE	REVISIONS COMMENTS
1	05.16.23	REVISED PER: TWP. ENGINEER COMMENTS

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LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE: EXISTING RESOURCE / SITE ANALYSIS PLAN

PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT FOR DOVER HIGHLANDS – PHASE III INTERMEDIATE AVENUE DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES/RMH
CHECKED BY	AWA
CONTACT	AWA
DATE	04.06.23
FILE NAME	1474.1-EC-1
JOB NO.	1474.1
SHEET NO.	SP-1 (1 OF 5)
REV.	1

P:\CIVIL\JOBS\1474.1 Dover Highlands-Phase 3 Preliminary Subdivision Plans-Dover Twp\DRAWINGS\SURVEY\1474.1 EC-1.dwg, 5/17/2023 1:11 PM

PA SPECS (NAD83)

PHASE I AND II

PHASE III

PHASE BOUNDARY

PHASE II
(PHASE I AND I)

LIMITS OF PROPOSED GREENWAY EASEMENT

UNNAMED TRIBUTARY TO FOX RUN

100 YEAR FEMA FLOODPLAIN BOUNDARY

ESTABLISHED PRIMARY GROWTH AREA BOUNDARY

ESTABLISHED FUTURE GROWTH AREA BOUNDARY

HARMONY GROVE ROAD

STONEY LANE (33' R/W)

CARLISLE ROAD (S.R. 0074)

INTERMEDIATE AVENUE

NEWLON ROAD

MAYFIELD STREET

Agriculture Zone (A)

High Density Residential Zone (R4)

Low Density Residential Zone (R1)

Zone (R2)

Zone (R3)

Zone (C)

Commercial Zone (C)

Medium Density Residential (R2)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE

INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM A PLAN ENTITLED "AERIAL MAP AREAS WITHIN 500'" PREPARED BY GORDON L. BROWN AND ASSOCIATES, INC. AND DATED 1/05/23, FILE NO. 51.22.16984

REVISIONS

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TITLE: SCHEMATIC PLAN - STEP 1 AERIAL MAP AREAS WITHIN 500'

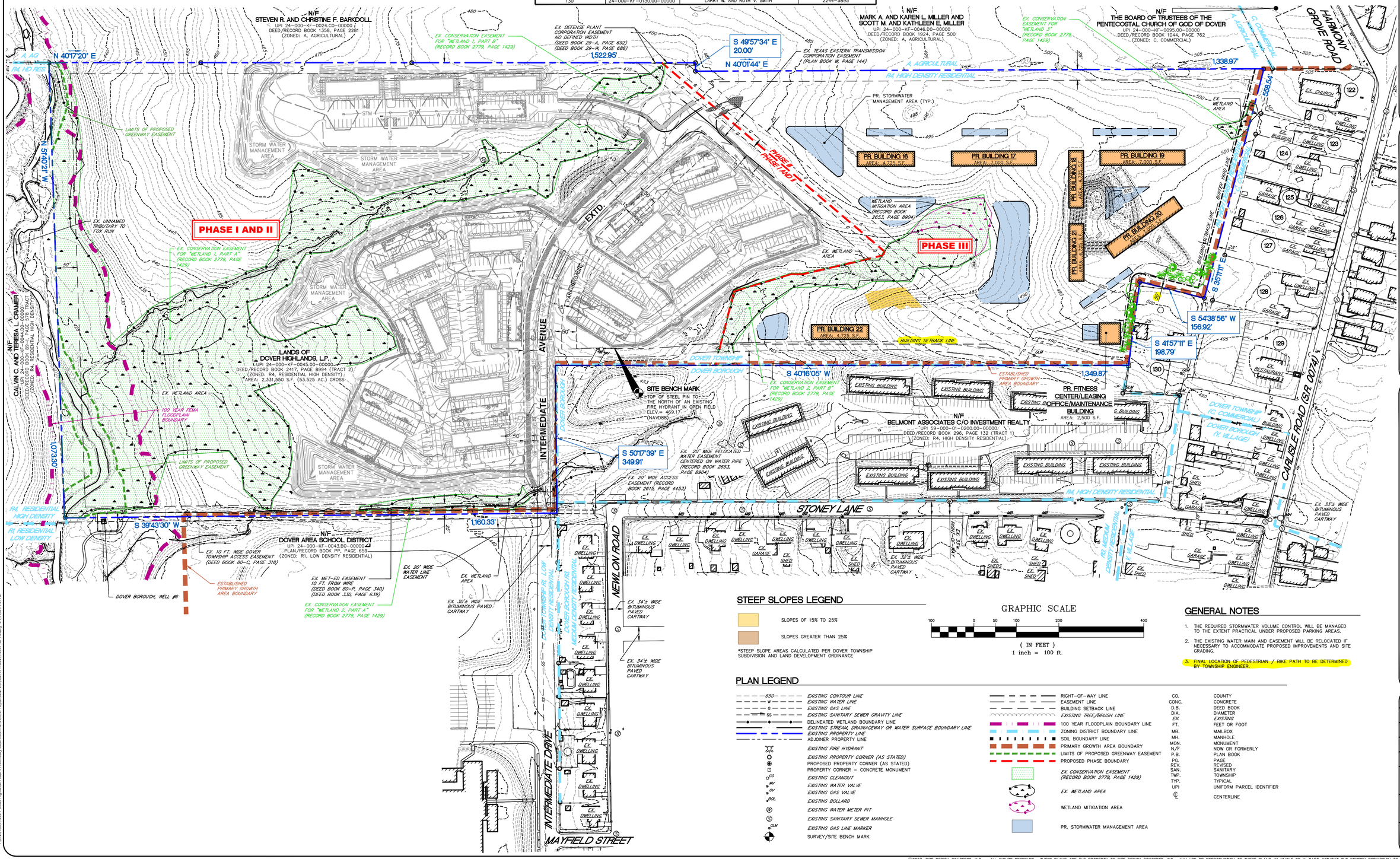
PLAN: PROPOSED MULTI-FAMILY DEVELOPMENT FOR DOVER HIGHLANDS - PHASE III
INTERMEDIATE AVENUE
DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

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SHEET NO.	SP-2 (2 OF 5)
REV.	1

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STEEP SLOPES LEGEND

SLOPES OF 15% TO 25%

SLOPES GREATER THAN 25%

*STEEP SLOPE AREAS CALCULATED PER DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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CO.	COUNTY
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TITLE
SCHEMATIC PLAN - STEP 2
(DWELLING UNIT LOCATIONS)

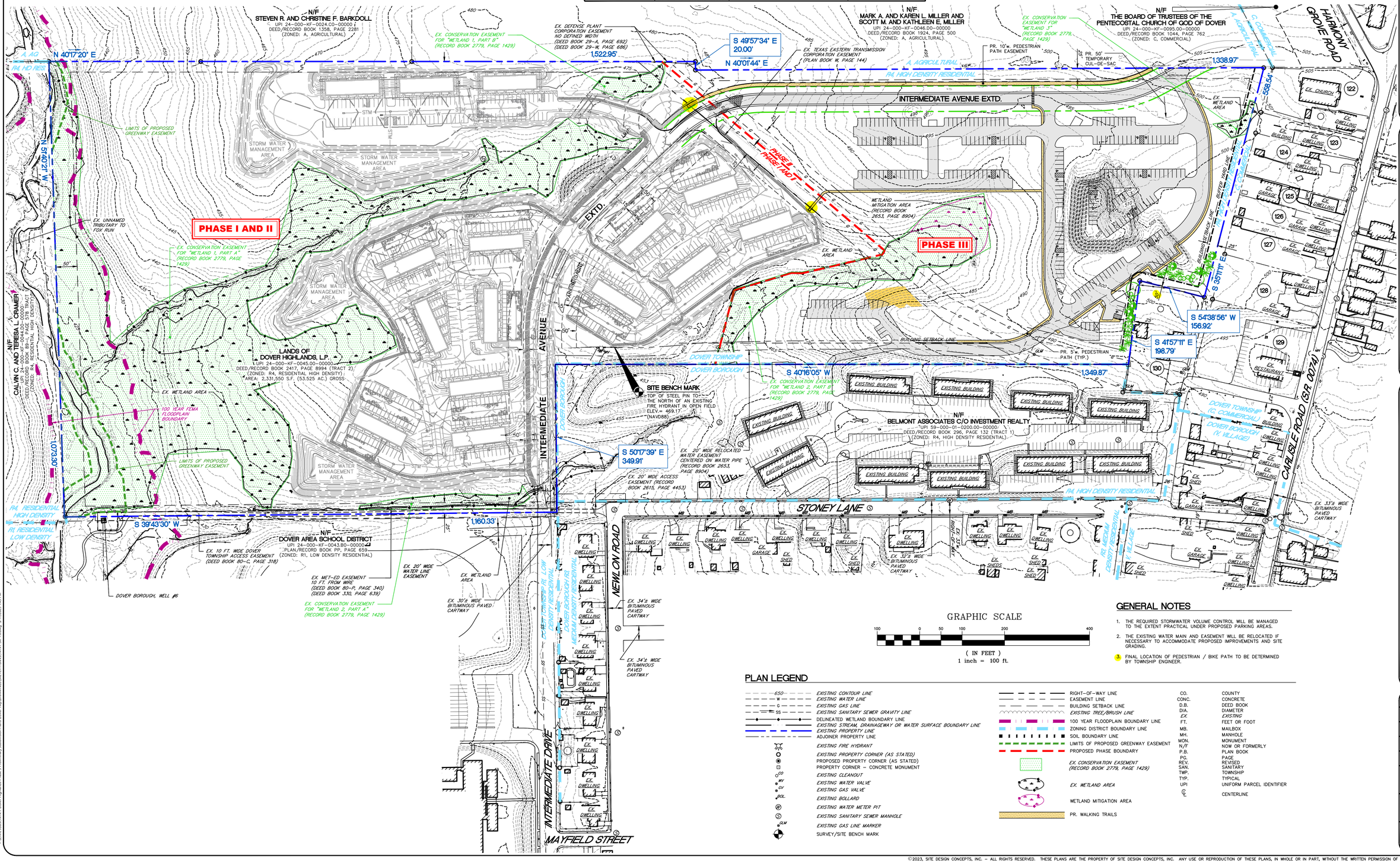
PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
FOR
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INTERMEDIATE AVENUE
DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES/RMH
CHECKED BY	AWA
CONTACT	AWA
DATE	04.06.23
FILE NAME	14741-SK-1.0
JOB NO.	1474.1
SHEET NO.	SP-3 (3 OF 5)
REV.	1

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TITLE
SCHEMATIC PLAN - STEP 3
(STREET LOCATIONS)

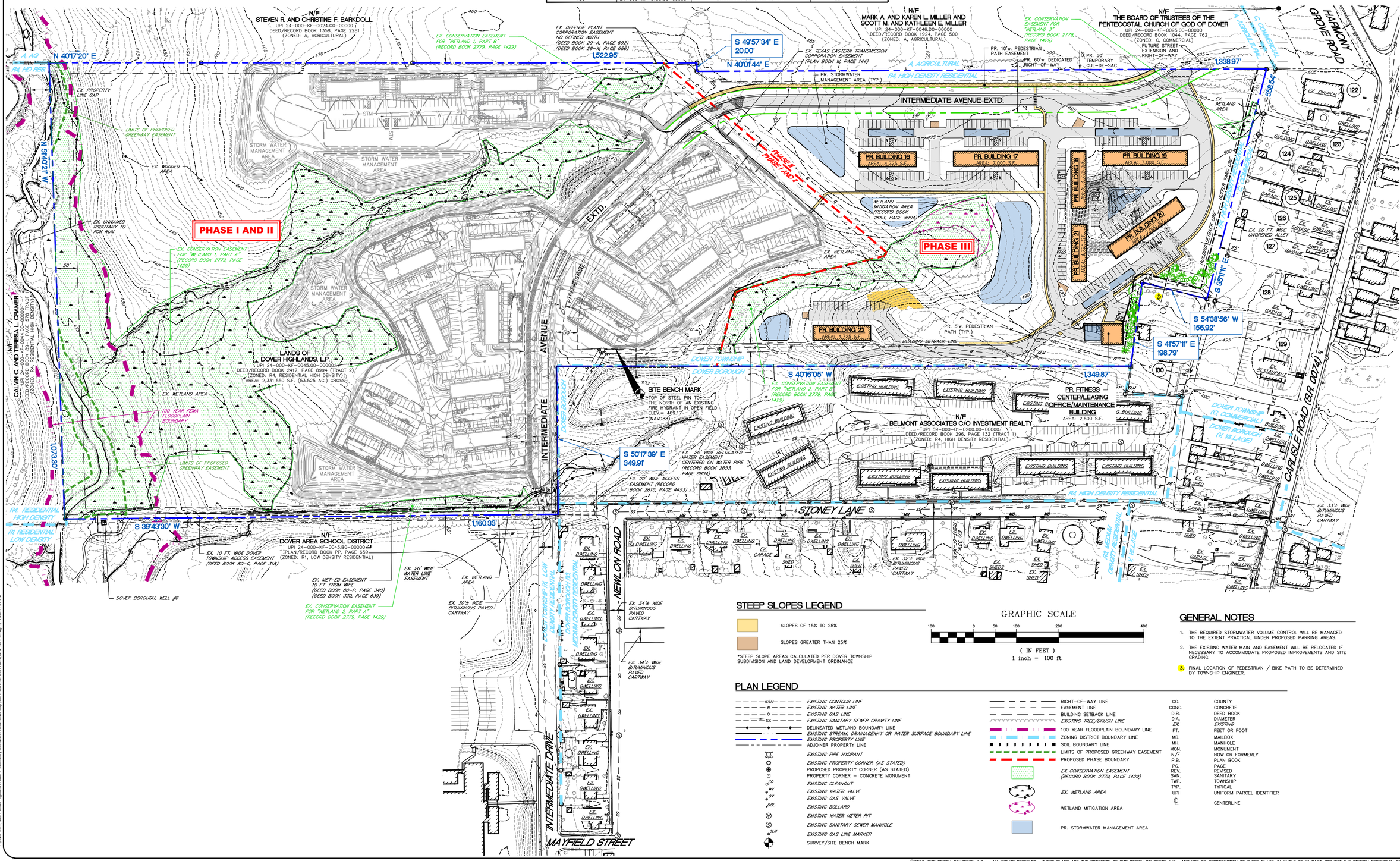
PROJECT
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REV.	1

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ADJOINING PARCEL INFORMATION			
PARCEL NO.	UPI	OWNER(S) (NOW OR FORMERLY)	DEED / RECORD BOOK AND PAGE
122	24-000-KF-0122.00-00000	PENTECOSTAL ASSEMBLY OF GOD	–
123	24-000-KF-0123.00-00000	MARTIN E. AND MARLENE B. HORNSERMYER	780-107
124	36-000-KF-0124.00-00000	TEENA MARIE HITTIE	2252-8904
125	36-000-KF-0125.00-00000	VICKI K. AND DONALD E. MARKLE	1652-0595
126	36-000-KF-0126.00-00000	JOHN C. SEIGER	1563-6922
127	36-000-KF-0127.00-00000	RONALD R. AND GLORIA J. CRONE	1611-7993
128	36-000-KF-0128.00-00000	TERRY A. CRONE	2389-1249
129	24-000-KF-0129.00-00000	DANIEL E. NESS	2357-16
130	24-000-KF-0130.00-00000	LARRY W. AND RUTH V. SMITH	2244-5895



STEEP SLOPES LEGEND

- SLOPES OF 15% TO 25%
- SLOPES GREATER THAN 25%

*STEEP SLOPE AREAS CALCULATED PER DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GENERAL NOTES

1. THE REQUIRED STORMWATER VOLUME CONTROL WILL BE MANAGED TO THE EXTENT PRACTICAL UNDER PROPOSED PARKING AREAS.
2. THE EXISTING WATER MAIN AND EASEMENT WILL BE RELOCATED IF NECESSARY TO ACCOMMODATE PROPOSED IMPROVEMENTS AND SITE GRADING.
3. FINAL LOCATION OF PEDESTRIAN / BIKE PATH TO BE DETERMINED BY TOWNSHIP ENGINEER.

PLAN LEGEND

- 650 — EXISTING CONTOUR LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- SS — EXISTING SANITARY SEWER GRAVITY LINE
- DELINEATED WETLAND BOUNDARY LINE
- EXISTING STREAM, DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING FIRE HYDRANT
- EXISTING PROPERTY CORNER (AS STATED)
- PROPOSED PROPERTY CORNER (AS STATED)
- PROPERTY CORNER – CONCRETE MONUMENT
- EX. CO — EXISTING CLEANOUT
- EX. WV — EXISTING WATER VALVE
- EX. GV — EXISTING GAS VALVE
- EX. BOL. — EXISTING BOLLARD
- EXISTING WATER METER PIT
- EXISTING SANITARY SEWER MANHOLE
- EX. GLM — EXISTING GAS LINE MARKER
- SURVEY/SITE BENCH MARK
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING TREE/BRUSH LINE
- 100 YEAR FLOODPLAIN BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- SOIL BOUNDARY LINE
- LIMITS OF PROPOSED GREENWAY EASEMENT
- PROPOSED PHASE BOUNDARY
- EX. CONSERVATION EASEMENT (RECORD BOOK 2779, PAGE 1429)
- EX. WETLAND AREA
- WETLAND MITIGATION AREA
- PR. STORMWATER MANAGEMENT AREA

CO.	COUNTY
CONC.	CONCRETE
D.B.	DEED BOOK
DIA.	DIAMETER
EX.	EXISTING
FT.	FEET OR FOOT
MB.	MAILBOX
MH.	MANHOLE
MON.	MONUMENT
N/F	NOW OR FORMERLY
P.B.	PLAN BOOK
PG.	PAGE
REV.	REVISED
SAN.	SANITARY
TWP.	TOWNSHIP
TYP.	TYPICAL
UPI	UNIFORM PARCEL IDENTIFIER
℄	CENTERLINE

REVISIONS			
NO.	DATE	COMMENTS	
1	05.16.23	REVISED PER TWP. ENGINEER COMMENTS	

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE
SCHEMATIC PLAN - STEP 4 (OVERALL LAYOUT)

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT FOR DOVER HIGHLANDS - PHASE III
INTERMEDIATE AVENUE
DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES/RMH
CHECKED BY	AWA
CONTACT	AWA
DATE	04.06.23
FILE NAME	14741-SK-1.0
JOB NO.	1474.1
SHEET NO.	SP-5 (5 OF 5)
REV.	1

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