

FOX RUN ROAD PARCEL 24000KG0153

FINAL SUBDIVISION PLAN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 153A FROM EXISTING PARCEL 24000KG0153. LOT 153A IS PROPOSED AS A VACANT LOT WITH NO IMPROVEMENTS PROPOSED OR USE DETERMINED AT THIS TIME. ANY FUTURE IMPROVEMENTS TO LOT 153A WILL REQUIRE SUBDIVISION AND/OR LAND DEVELOPMENT APPROVAL FROM DOVER TOWNSHIP.

SITE DATA:

| | | |
|--|--|--|
| SITE AREA: | 3,283,071.8 SF OR 75.369 ACRES GROSS AREA | |
| ZONING: | R4 - HIGH DENSITY RESIDENTIAL & R3 MEDIUM DENSITY RESIDENTIAL FOR SMALL PORTION OF LAND ON EAST SIDE OF FOX RUN ROAD | |
| EXISTING USE: | MOBILE HOME PARK | |
| | RESIDUAL TRACT (LOT 153) | PROPOSED TRACT (LOT 153A) |
| PROPOSED USE: | MOBILE HOME PARK | VACANT LOT |
| MINIMUM LOT AREA REQUIRED: | N/A - MOBILE HOME PARK (LOT 153) | 43,560 SF - USE MAXIMUM R4 RESIDENTIAL USE LOT AREA |
| LOT AREA PROVIDED: | 2,984,066.8 SF OR 68.509 AC (GROSS) | 299,005 SF OR 6.86 ACRES (GROSS) |
| | 2,921,089 SF OR 67.06 ACRES (NET) | 294,478 SF OR 6.76 ACRES (NET) |
| MAXIMUM PERMITTED DENSITY: | 8 UNITS PER ACRE IN R4 ZONE | 8 UNITS PER ACRE IN R4 ZONE |
| PROPOSED DENSITY: | 172 HOMES SITES EXIST = 2.6 UNITS PER ACRE | N/A |
| MINIMUM LOT WIDTH REQUIRED: | 150 FT. FOR MOBILE HOME PARK | 150 FT. - USE MAXIMUM R4 RESIDENTIAL USE LOT WIDTH |
| LOT WIDTH PROVIDED: | 1,670 FT +/- | 331 FT +/- |
| MAXIMUM IMPERVIOUS COVERAGE PERMITTED: | 60% FOR MOBILE HOME PARK | N/A (TO BE DETERMINED IN FUTURE AFTER USE IS DETERMINED) |
| IMPERVIOUS COVERAGE: | 496,896 SF OR 17% | N/A AT THIS TIME |
| SETBACKS: | MOBILE HOME PARK FRONT SETBACK - 50 FT. | (USE MAX. RESIDENTIAL SETBACKS) - FRONT SETBACK - 50 FT. |
| | MOBILE HOME PARK SIDE SETBACK - 25 FT. | SIDE SETBACK - 25 FT. |
| | MOBILE HOME PARK REAR SETBACK - 50 FT. | REAR SETBACK - 50 FT. |
| SETBACKS PER STIPULATED AGREEMENT | FRONT SETBACK - 15' FROM PAVED CARTWAY | |
| DOCKET NO: 2021-SU-002532 | SIDE SETBACK - 20' SIDE TO SIDE | |
| | REAR SETBACK - 20' REAR TO REAR | |
| | IN NO CASE SHALL THE DISTANCE BETWEEN TWO MOBILE HOMES BE LESS THAN 20 FEET | |
| MAX. BUILDING HEIGHT PERMITTED: | 35 FEET | 35 FEET |
| MAX. BUILDING HEIGHT PROPOSED: | N/A - NO NEW BUILDINGS PROPOSED AT THIS TIME | N/A - NO NEW BUILDINGS PROPOSED AT THIS TIME |
| REQUIRED PARKING: | 2 SPACES PER UNIT | N/A FOR VACANT LOT |
| PROPOSED PARKING: | 2 SPACES PER UNIT | N/A FOR VACANT LOT |
| SEWAGE DISPOSAL: | PUBLIC (DOVER TOWNSHIP) | |
| WATER SUPPLY: | PUBLIC (DOVER TOWNSHIP) | |
| DEED REFERENCE: | 2539-0875 | |
| PARCEL IDENTIFICATION NUMBER (PIN): | 24000KG0153 | |

GENERAL NOTES:

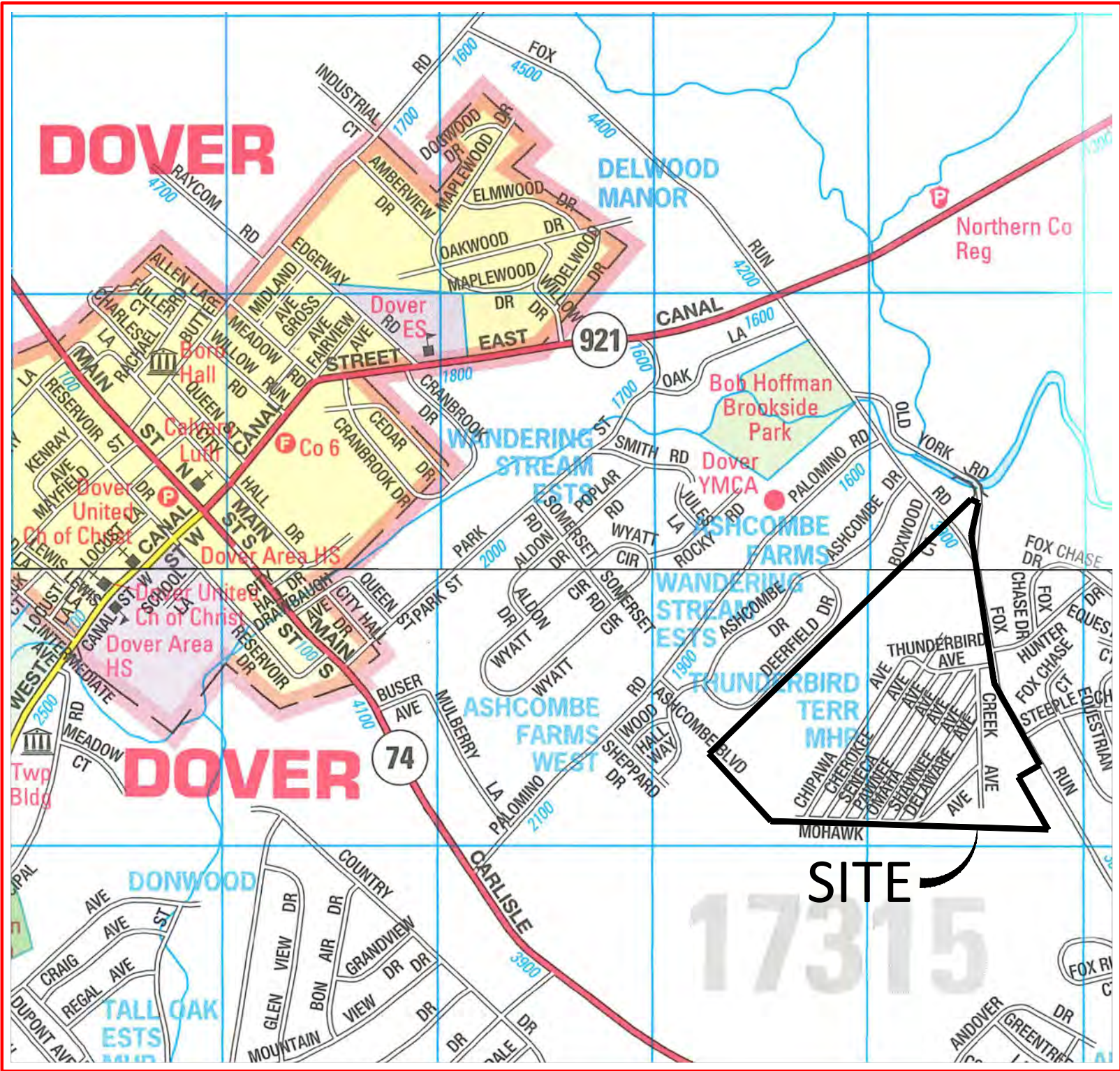
- PERIMETER SURVEY ESTABLISHED BY SITE DESIGN CONCEPTS, INC. (127 W. MARKET STREET, YORK PA. 17401 - PHONE: 717-757-9414). VERTICAL DATUM NAVD 1988. BENCHMARK - EX. RIM OF SANITARY SEWER MANHOLE SSMH-467 (ELEV. 403.50) LOCATED SOUTH OF THE EXISTING ENTRANCE WITH FOX RUN ROAD. SEE SHEET 2 FOR LOCATION.
- PROPERTY MONUMENTS AND MARKERS SHALL BE PLACED IN ACCORDANCE WITH THE DOVER TOWNSHIP SUBDIVISION ORDINANCE. TWO (2) CONCRETE MONUMENTS SHALL BE PLACED AS SHOWN ON SHEET 3. IRON PINS SHALL BE PLACED AT ALL OTHER UNMARKED LOT CORNERS.
- LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORDED DRAWINGS AND/OR SURFACE EVIDENCE ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) A MINIMUM OF THREE DAYS PRIOR TO EXCAVATION AS REQUIRED BY PA ACT 187 (1997).
- FLOODPLAINS EXIST ON THE PROPERTY PER FLOOD INSURANCE RATE MAP NUMBERS 42133C0189F & 42133C0302F, EFFECTIVE DATE DECEMBER 16, 2015. ADDITIONALLY, THE 100 YEAR FLOOD EXTENTS FOR AN UNNAMED TRIBUTARY TO FOX RUN LOCATED ON SITE THAT WAS NOT STUDIED PER THE ABOVE REFERENCED FLOOD INSURANCE RATE MAPPING WAS ESTABLISHED BY HEC-RAS STUDY PREPARED BY JOHNSTON & ASSOCIATES, INC. DATED 9/3/2008. REFERENCED HEC-RAS STUDY IS ON FILE AT DOVER TOWNSHIP. DOVER TOWNSHIP HEREBY NOTIFIES THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES OF ANY PROPERTY THAT IN GRANTING APPROVAL OF THE LAND DEVELOPMENT PLAN, DOVER TOWNSHIP HEREBY MAKES NO REPRESENTATION OR CERTIFICATION AS TO THE EXISTENCE OR EXTENT OF FLOODPLAINS ON THE PROPERTY. DOVER TOWNSHIP HAS NO OBLIGATION OR RESPONSIBILITY TO ASSURE USE OF ANY LANDS OCCUPIED BY FLOODPLAINS NOT DEPICTED AS SUCH ON THESE PLANS. THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES ASSUME ALL RISKS ASSOCIATED WITH THE PRESENCE OF FLOODPLAINS ON THE PROPERTY.
- NO WETLANDS EXIST ON PROPOSED LOT 153A PER SITE INVESTIGATION PERFORMED BY JOHNSTON & ASSOCIATES, INC. IN NOVEMBER OF 2022. DOVER TOWNSHIP HEREBY NOTIFIES THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES OF ANY PROPERTY THAT IN GRANTING APPROVAL OF THE LAND DEVELOPMENT PLAN DOVER TOWNSHIP HEREBY MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE EXISTENCE OR EXTENT OF WETLANDS ON THE PROPERTY. DOVER TOWNSHIP HAS NO OBLIGATION OR RESPONSIBILITY TO ASSURE USE OF ANY LANDS OCCUPIED BY WETLANDS NOT DEPICTED AS SUCH ON THESE PLANS. THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES ASSUME ALL RISKS ASSOCIATED WITH THE PRESENCE OF WETLANDS ON THE PROPERTY.
- NO ONE SHALL CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, WATER, 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.
- ELIMINATED -
- THE OWNERS, HEIRS, ASSIGNS, OR SUCCESSORS IN THE TITLE AGREE THAT THEY SHALL INSTALL AT THE OWNERS EXPENSE, CONCRETE CURBING, CONCRETE SIDEWALK, OR BOTH CONCRETE CURBING AND CONCRETE SIDEWALK AND ANY NECESSARY ROAD WIDENING TO ACCOMPANY ACCORDING TO DOVER TOWNSHIP SPECIFICATIONS, WITHIN SIX (6) MONTHS OF RECEIPT OF CERTIFIED NOTIFICATION FROM THE TOWNSHIP FOR STREET FRONTAGE ALONG FOX RUN ROAD.
- THE APPLICANT HEREBY GRANTS GREENWAY AND PEDESTRIAN EASEMENTS AS SHOWN ON SHEET 3 OF THIS PLAN. A SEPARATE AGREEMENT BETWEEN THE APPLICANT AND DOVER TOWNSHIP OUTLINING THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR IMPROVEMENTS WITHIN THE GREENWAY AND/OR PEDESTRIAN EASEMENT SHALL BE PREPARED AND IS SUBJECT TO REVIEW AND APPROVAL BY DOVER TOWNSHIP.

Johnston & Associates, Inc.

2386 TAXVILLE ROAD
YORK, PA. 17408

PHONE: 717-793-9595

FAX: 717-793-9696



SCALE: 1" = 1000'

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 EXISTING CONDITIONS PLAN
SHEET 3 SUBDIVISION PLAN

SHEETS 1-3 SHALL BE RECORDED

OWNER:

CHADAGA P. CHANDRA SEKHAR TR
FOR NEBULA REALTY TRUST
3214 LA POSADA DRIVE
PALM BEACH GARDENS, FL 33410
PHONE: 561-469-1522
EMAIL: sarchan9@comcast.net

PLANNING WAIVER & NON-BUILDING DECLARATION

AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF THE CREATION OF A VACANT LOT (LOT 153A). NO PORTION OF LOT 153A IS APPROVED BY DOVER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF ANY ADDITIONAL SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING, OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT DOVER TOWNSHIP, WHO IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING PERMITS OR APPROVALS.

PLAN ACCURACY CERTIFICATE

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. ADDITIONALLY, I HAVE BEEN TO THE SITE AND OBSERVED THE PRESENT CONDITION AND THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE.

APRIL 12, 2023

ERIC P. JOHNSTON, P.E.

LAND SURVEYOR

I HEREBY STATE THAT I HAVE VISITED THE SITE, OBSERVED THE PRESENT CONDITION, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON INDICATES THE ACTUAL CONDITIONS OF THIS SITE AS REQUIRED BY THE DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000').

SURVEYOR DATE

YORK COUNTY PLANNING COMMISSION REVIEW STATEMENT

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON 20_____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YCPC FILE NO. _____. THIS STATEMENT DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE YORK COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

DOVER TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING HELD ON 20_____, THE DOVER TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

CHAIRMAN

SUPERVISORS APPROVAL STATEMENT

APPROVED BY THE DOVER TOWNSHIP SUPERVISORS AT A MEETING HELD ON 20_____.

BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE DOVER TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

OWNER CERTIFICATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20_____, BEFORE ME

_____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____,

_____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED WITHIN THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE CONCURS WITH THE PLAN AS SHOWN AND THAT ALL STREETS, RIGHT-OF-WAYS, EASEMENTS OR OTHER PROPERTY IDENTIFIED AS PROPOSED FOR PUBLIC PROPERTY ARE HEREBY DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES PRINTED NAME

TITLE

REVISION 3 - 4/12/2023

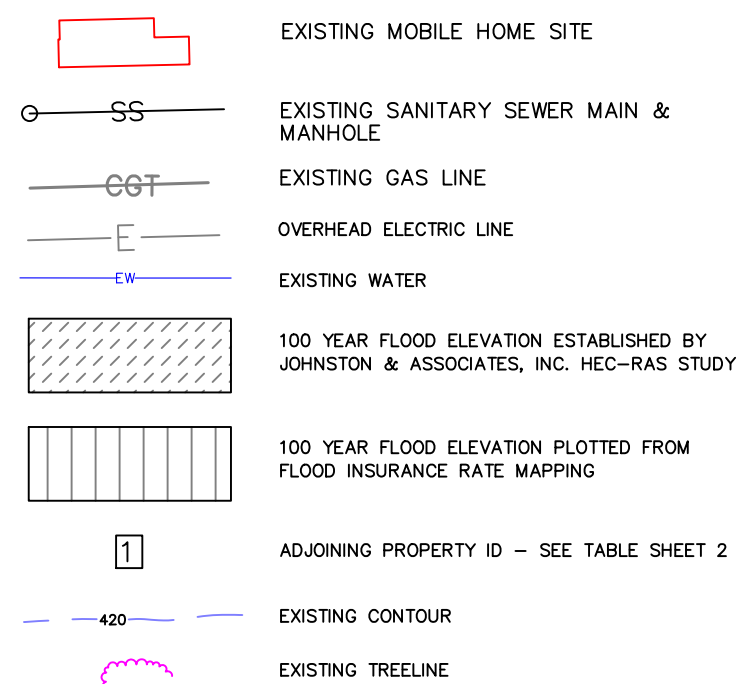
REVISION 2 - 3/22/2023

REVISION 1 - 3/8/2023

PLAN DATE- 11/9/2022

DWG. NO. 2022-58
SHEET 1 OF 3

LEGEND:



SOILS LEGEND:

UgB PLAN SYMBOL
PcB: PENN SILT LOAM
PcB: PENN-KLINESVILLE CHANNERY SILT LOAMS (3%-8%)
PcB: PENN-KLINESVILLE CHANNERY SILT LOAMS (8%-15%)
PcB: PENN-LANSDALE COMPLEX (3%-8%)
PcB: PENN-LANSDALE COMPLEX (8%-15%)
Rw: ROWLAND SILT LOAM
StC: STEINBURG CHANNERY SANDY LOAM
UgB: URBAN LAND-PENN COMPLEX
W: WATER

Slopes Table

| Number | Minimum Slope | Maximum Slope | Area | Color |
|--------|---------------|---------------|-----------|-------|
| 1 | 15.00% | 25.00% | 353239.61 | |
| 2 | 25.01% | 99.99% | 117220.38 | |

NOTES:

- NO WETLANDS EXIST ON PROPOSED LOT 153A PER SITE INVESTIGATION PERFORMED BY JOHNSTON & ASSOCIATES, INC. IN NOVEMBER OF 2022. DOVER TOWNSHIP HEREBY NOTIFIES THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES OF ANY PROPERTY THAT IN GRANTING APPROVAL OF THE LAND DEVELOPMENT PLAN DOVER TOWNSHIP HEREBY MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE EXISTENCE OR EXTENT OF WETLANDS ON THE PROPERTY. DOVER TOWNSHIP HAS NO OBLIGATION OR RESPONSIBILITY TO ASSURE USE OF ANY LANDS OCCUPIED BY WETLANDS NOT DEPICTED AS SUCH ON THESE PLANS. THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES ASSUME ALL RISKS ASSOCIATED WITH THE PRESENCE OF WETLANDS ON THE PROPERTY.
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- STREAMS AND A POND EXIST ON THE SITE AND APPEAR ON THE PLAN.
- STEEP SLOPES OF 15-25% AND PROHIBITIVE SLOPES IN EXCESS OF 25% ARE LOCATED ON THE SITE AND ARE PLOTTED ON THE PLAN. NO PROHIBITIVE SLOPES IN EXCESS OF 25% ARE LOCATED ON PROPOSED LOT 153A.
- THE SITE IS LOCATED IN WELL HEAD PROTECTION AREA ZONE 3. THE FOLLOWING LAND USES, FACILITIES, AND/OR ACTIVITIES SHALL NOT BE PERMITTED IN ZONE 3 PROTECTION AREAS:
 - HAZARDOUS MATERIAL STORAGE, PROCESSING, AND DISPOSAL FACILITIES.
 - ROAD SALT STORAGE STOCKPILES
 - QUARRIES & MINING OPERATIONS
 - ON-SITE FLOOR DRAINS
 - LAND APPLICATION OF WASTEWATER OR WASTE SLUDGES, OR M MANURE OR FERTILIZERS, WITHOUT A NUTRIENT MANAGEMENT PLAN IN PLACE.
 - JUNK OR SALVAGE YARDS
 - OPEN BURNING SITES AND DUMPS
 - CONCENTRATED ANIMAL FEEDING OPERATIONS
- NO OTHER SIGNIFICANT NATURAL FEATURES ARE LOCATED ON THE SITE.

100 YEAR FLOOD MAPPING
PLOTTED FROM FLOOD
INSURANCE RATE MAP
42133C0302F, REVISED
12/16/2015

100 YEAR FLOOD
ELEVATION DETERMINED
BY JOHNSTON & ASSOCIATES,
INC. HEC-RAS STUDY
DATED 9/3/08
(HATCHED FOR CLARITY)

EXISTING COLUMBIA GAS TRANSMISSION
LINE WITH UNRESTRICTED ACCESS EASEMENT
REFERENCE DEED 1309-7513

MATCHLINE

MATCHLINE

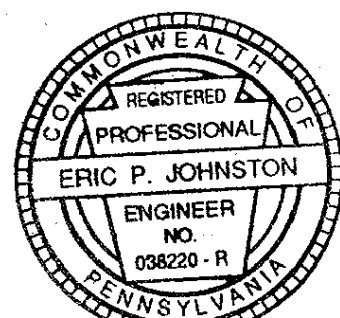
ADJOINING PROPERTY OWNER TABLE

| | OWNER (N/F) | PIN | DEED |
|----|----------------------------------|--------------|-----------|
| 1 | RUTLAND MICHAEL R & CARLA R | 24000KG0155G | 090R-0255 |
| 2 | CRONE GREGORY A & KIMBERLY A | 24000KG0155K | 2042-4781 |
| 3 | LUGO MIGUEL ANGEL & DENISE | 24000KG0155H | 2646-8122 |
| 4 | AMSPACHER GARY L & LISA K | 24000KG0155A | 2194-7882 |
| 5 | HOFFMAN DONALD E | 24000KG0159 | 2592-3988 |
| 6 | ASHCOMBE FARMS WEST HOA | 24000340001R | 1984-0544 |
| 7 | NICHOLS SHAWN & SIMMONS LAPRESHA | 24000340008A | 2763-8252 |
| 8 | ASHCOMBE FARMS DOVER HOA | 24000310022B | 1637-2433 |
| 9 | ASHCOMBE FARMS DOVER HOA | 24000310001C | 1637-2433 |
| 10 | ASHCOMBE FARMS DOVER HOA | 24000310001E | 1637-2433 |
| 11 | KRISTICK JOSEPH R | 24000180401A | 095K-0681 |
| 12 | SELLERS BRITTANI N | 24000180402 | 2206-7932 |
| 13 | MAZOL BARBARA C | 24000180403 | 2619-3080 |
| 14 | FIRST INVESTORS GENERAL INC | 24000180021 | 2324-4104 |
| 15 | TILLOTSON-WOODWARD LLC | 24000180022 | 2430-7327 |
| 16 | FETROW LYNN E | 24000180103 | 107G-0607 |
| 17 | ESHELMAN JACOB & KAYLA | 24000180102 | 2555-2755 |
| 18 | WINTRODE JAY B & KATHY N | 24000180056 | 70X-1109 |
| 19 | KERKER KEVIN E & PAMELA E | 24000180057 | 0307-0267 |

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



| NO. | DATE | DESCRIPTION | BY |
|-----|---------|-------------------------------|-----|
| 3 | 4/12/23 | RESUBMIT ONLY | KAR |
| 2 | 3/22/23 | PER ENGINEERS COMMENTS | KAR |
| 1 | 3/8/23 | PER 3/3/23 STAFF REVIEW EMAIL | KAR |

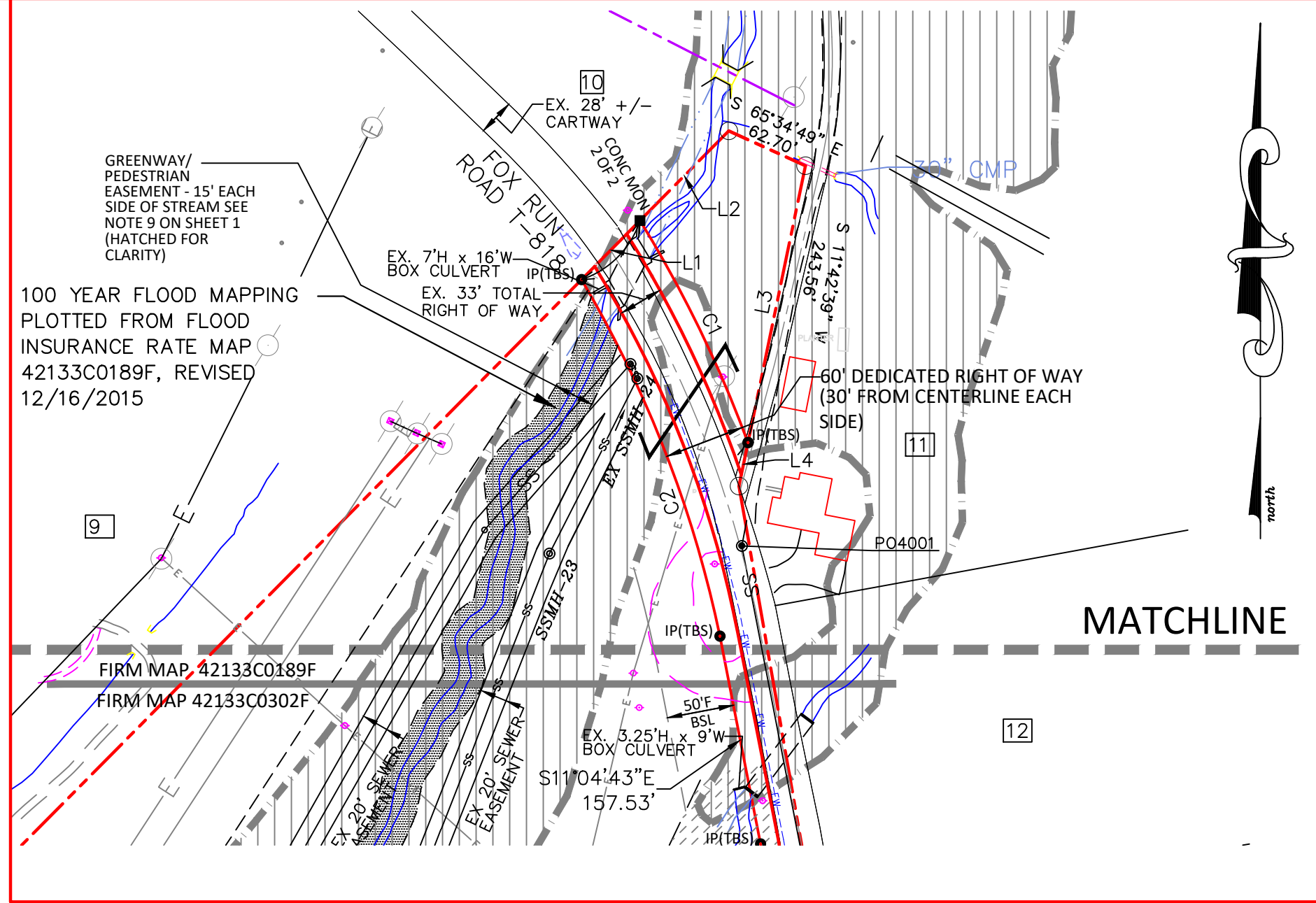
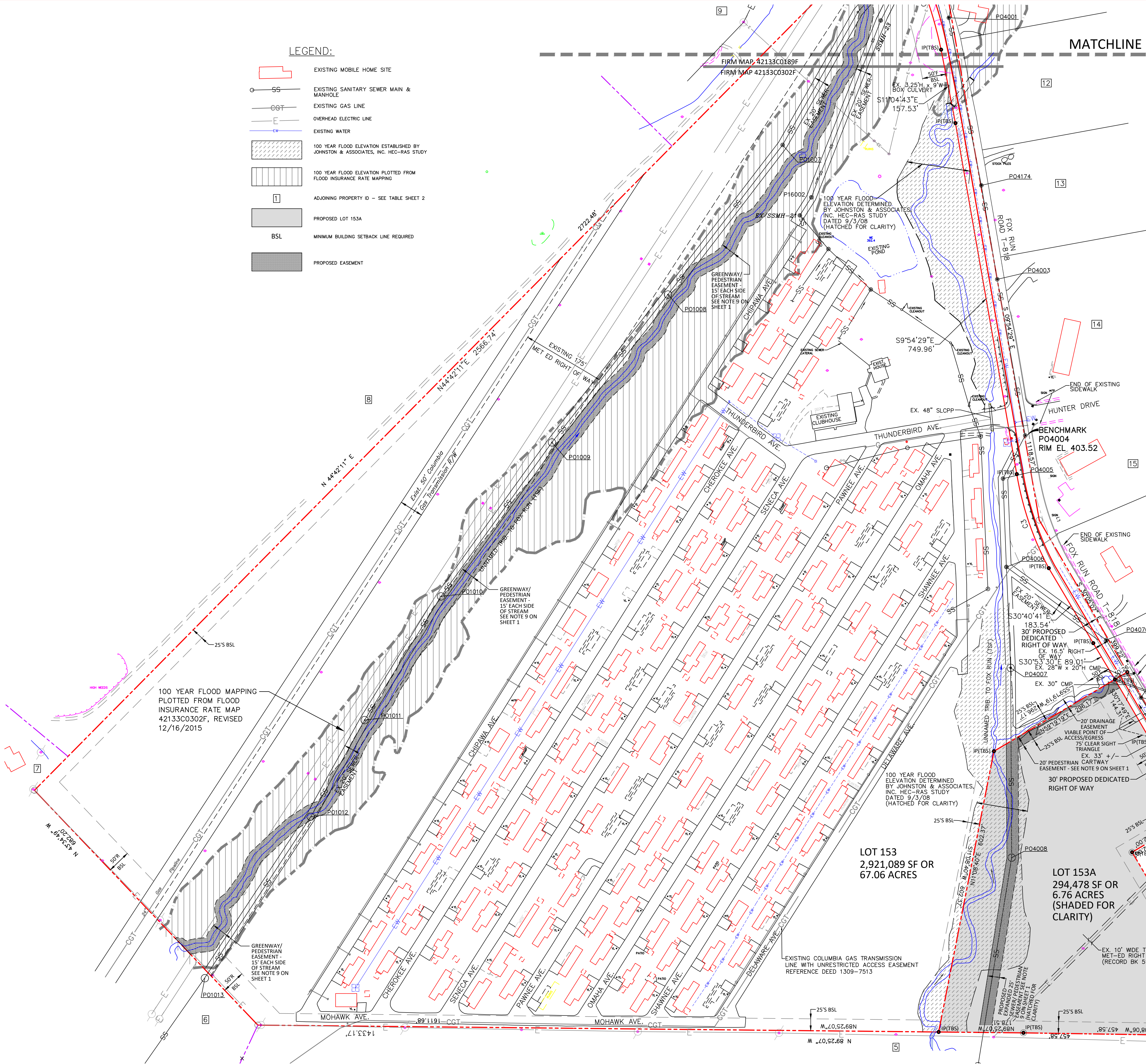
EXISTING CONDITIONS PLAN

OWNER:

CHADAGA P. CHANDRA SEKHAR TR FOR
NEBULA REALTY TRUST
3214 LA POSADA DRIVE
PALM BEACH GARDENS, FL. 33410

| | |
|-----------------|---------------------------------------|
| DOVER TWP. | YORK COUNTY, PA |
| SCALE: AS SHOWN | JOHNSTON AND ASSOCIATES, INC. |
| DATE: 11/9/22 | 2386 TAXVILLE ROAD YORK, PA. 17408 |
| NO.: 2022-58 | PHONE: 717-793-9595 FAX: 717-793-9696 |
| | DR.: KAR CK.: EPJ |
| | SHEET 2 OF 3 |

- LEGEND:
- EXISTING MOBILE HOME SITE
 - EXISTING SANITARY SEWER MAIN & MANHOLE
 - EXISTING GAS LINE
 - OVERHEAD ELECTRIC LINE
 - EXISTING WATER
 - 100 YEAR FLOOD ELEVATION ESTABLISHED BY JOHNSTON & ASSOCIATES, INC. HEC-RAS STUDY
 - 100 YEAR FLOOD ELEVATION PLOTTED FROM FLOOD INSURANCE RATE MAP
 - ADJOINING PROPERTY ID - SEE TABLE SHEET 2
 - PROPOSED LOT 153A
 - BSL MINIMUM BUILDING SETBACK LINE REQUIRED
 - PROPOSED EASEMENT



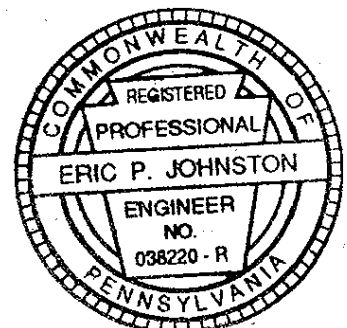
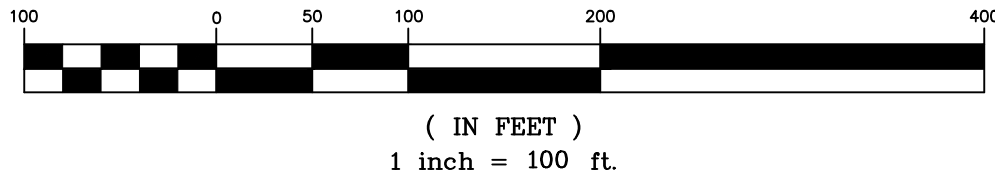
| Curve Table | | | | |
|-------------|---------|---------|---------|-------------|
| Curve # | Length | Radius | Chord L | Ch Bearing |
| C1 | 184.16' | 928.70' | 183.86' | N25°55'30"W |
| C2 | 286.08' | 868.70' | 284.79' | S21°12'20"E |
| C3 | 209.91' | 651.10' | 209.00' | S18°47'28"E |

| Line Table | | |
|------------|---------|-------------|
| Line # | Length | Direction |
| L1 | 61.88' | N44°42'11"E |
| L2 | 93.86' | N44°42'11"E |
| L3 | 210.53' | S11°42'39"W |
| L4 | 33.03' | S11°42'39"W |

SURVEY LEGEND:

- CONC MON 1 OF 2
- CONCRETE MONUMENT (2 PROPOSED)
- IP(TBS) IRON PIN (TO BE SET)

GRAPHIC SCALE



| NO. | DATE | DESCRIPTION | BY |
|-----|---------|-------------------------------|-----|
| 3 | 4/12/23 | PER ENGINEERS COMMENTS | KAR |
| 2 | 3/22/23 | PER ENGINEERS COMMENTS | KAR |
| 1 | 3/8/23 | PER 3/3/23 STAFF REVIEW EMAIL | KAR |

SUBDIVISION PLAN

OWNER:
CHADAGA P. CHANDRA SEKHAR TR FOR
NEBULA REALTY TRUST
3214 LA POSADA DRIVE
PALM BEACH GARDENS, FL. 33410

| | | |
|-----------------|---------------------------------------|-----------------|
| DOVER TWP. | JOHNSTON AND ASSOCIATES, INC | YORK COUNTY, PA |
| SCALE: AS SHOWN | 2386 TAXVILLE ROAD YORK, PA. 17408 | DR.: KAR |
| DATE: 11/9/22 | PHONE: 717-793-9595 | CRK.: EPJ |
| NO.: 2022-58 | FAX: 717-793-9596 | SHEET 3 OF 3 |