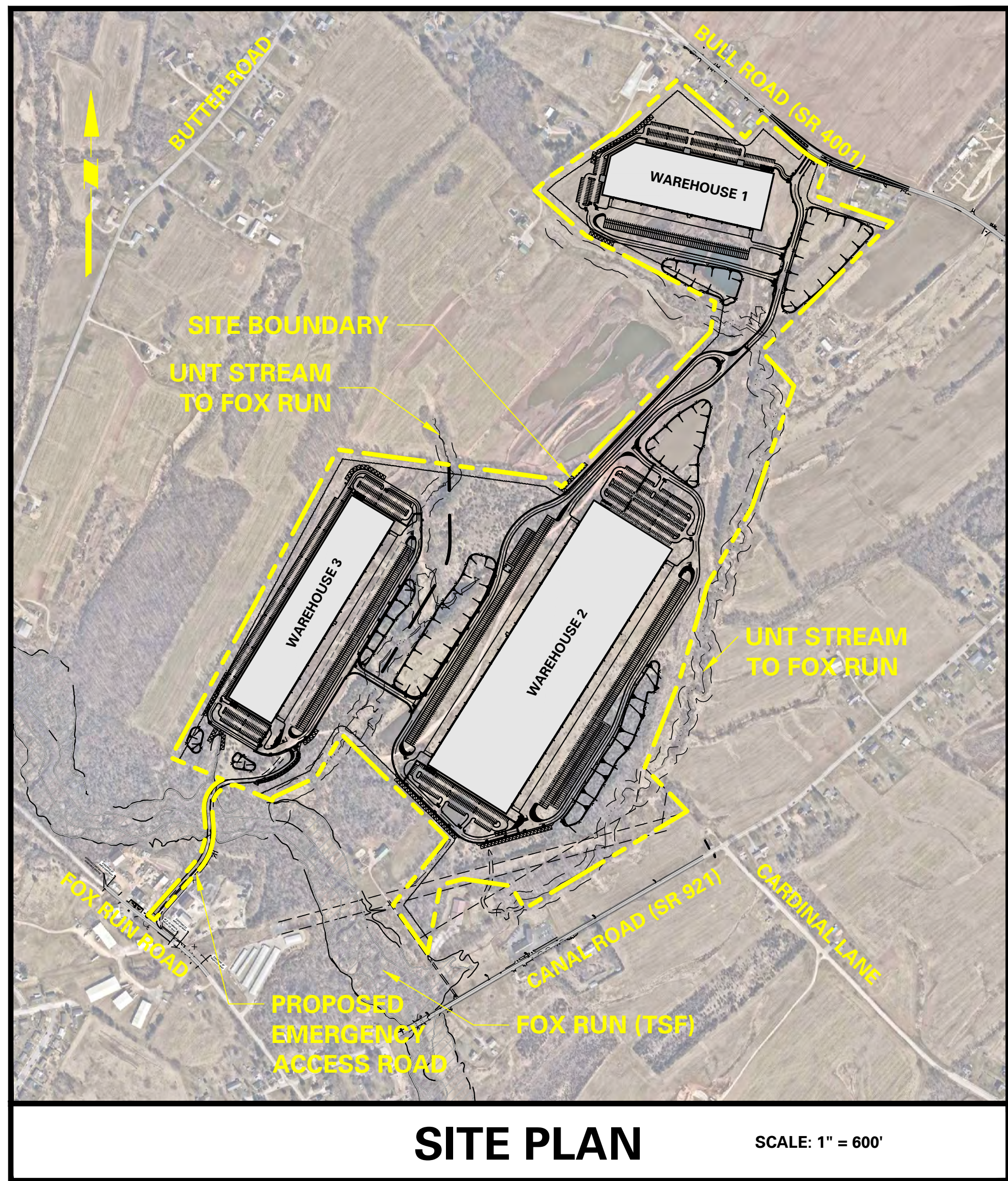
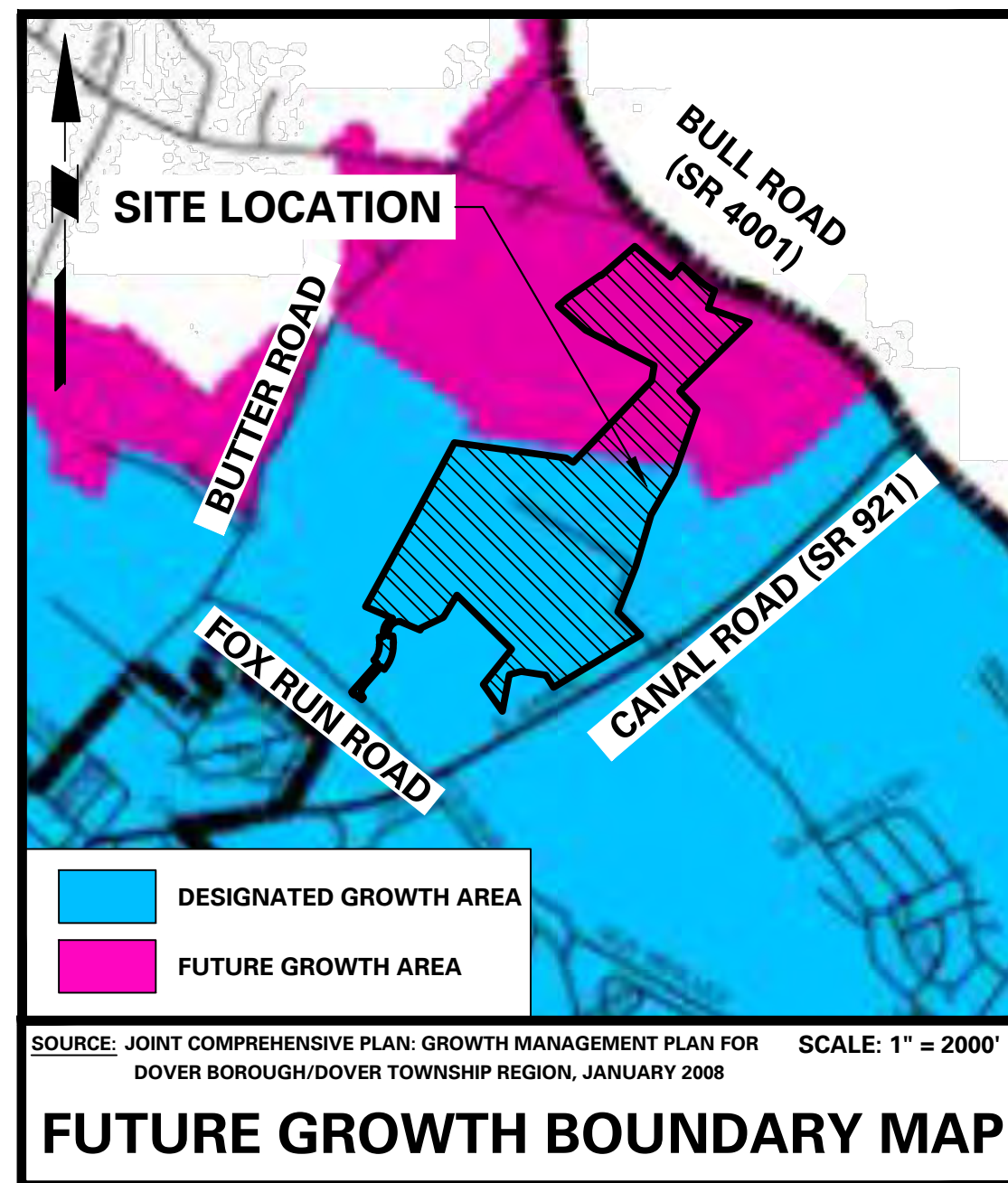
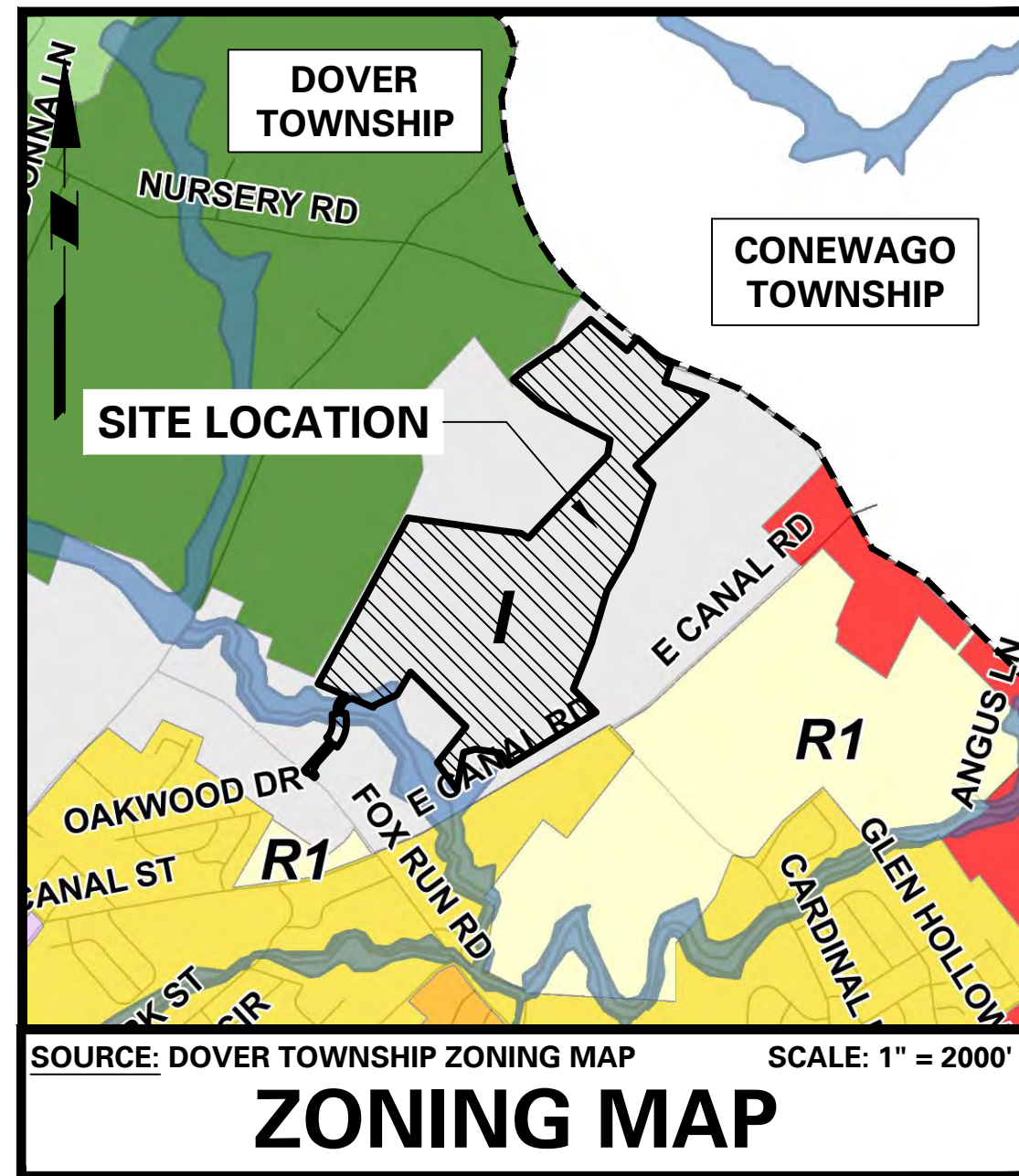
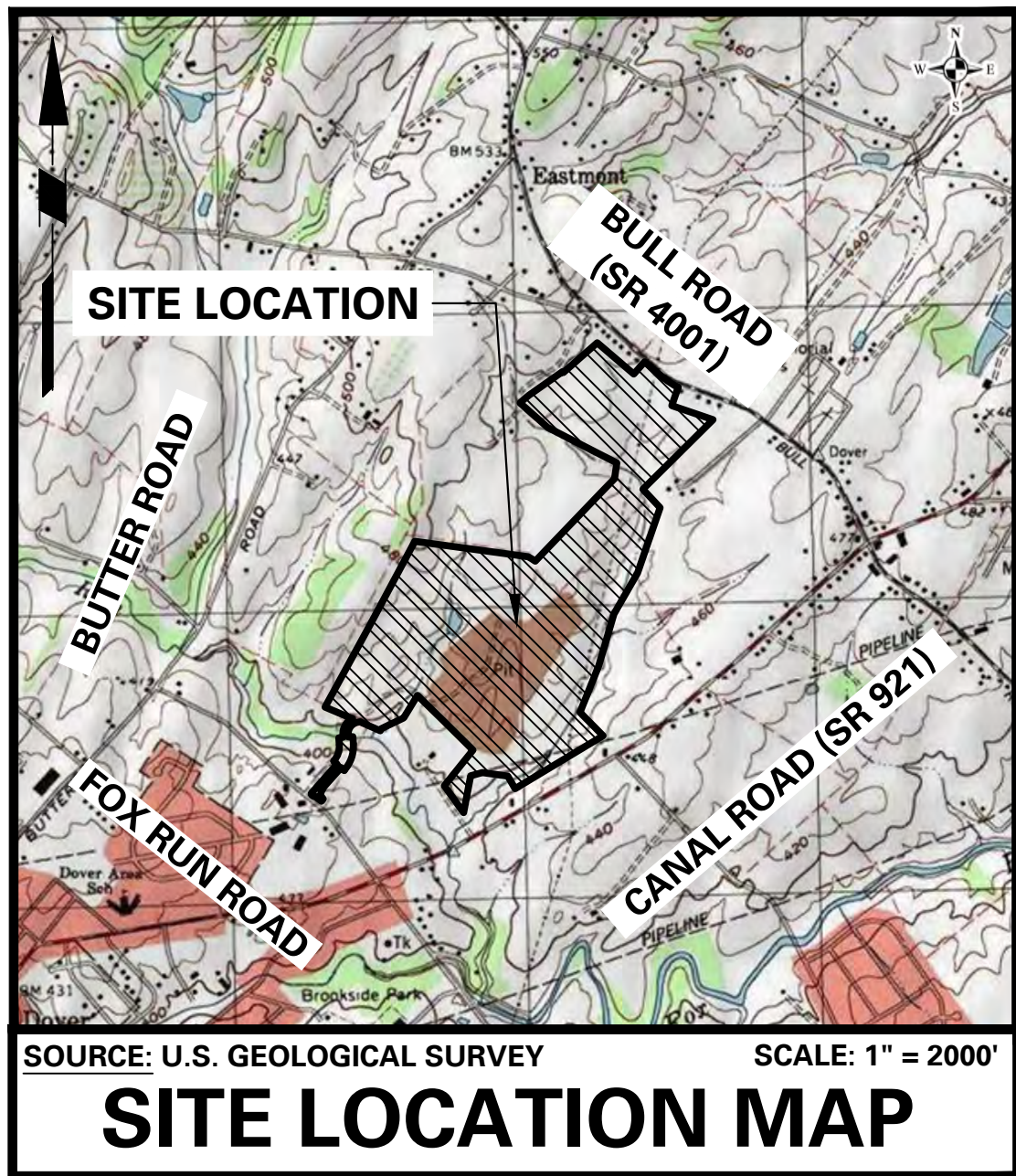


# YORK INDUSTRIAL DEVELOPMENT

## DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA ZONING DISTRICT: INDUSTRIAL (I) PRELIMINARY LAND DEVELOPMENT PLANS



### LIST OF ANTICIPATED WAIVERS:

- THE APPLICANT RESPECTFULLY REQUESTS DEFERRALS FROM THE FOLLOWING SECTIONS OF THE DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE:
- SECTION 22-709.7 - MAXIMUM ACCESS DRIVE WIDTH - THE REFERENCED SECTION REQUIRES THAT ACCESS DRIVES FOR NONRESIDENTIAL USES NOT EXCEED A 35-FOOT WIDTH WITHIN 12 FEET OF A PUBLIC STREET RIGHT-OF-WAY. A WAIVER IS REQUESTED FROM THIS SECTION TO PERMIT AN INCREASED DRIVEWAY WIDTH TO MEET THE REQUIREMENTS FOR A FULL-ACCESS DRIVEWAY DESIGNED FOR ACCESS BY WB-67 TRUCKS. THIS REQUEST IS FOR THE FULL-ACCESS DRIVEWAY ON BULL ROAD AND THE EMERGENCY ACCESS ONLY DRIVEWAY ON FOX RUN ROAD.
  - SECTION 22-1003.3 & 19-306.18(A).3 - THE REFERENCED SECTIONS REQUIRE THE INTERIOR SLOPE OF DETENTION BASINS TO BE A MAXIMUM OF FOUR TO ONE (4:1) SLOPE. A WAIVER IS REQUESTED TO PERMIT THE INTERIOR SLOPE OF THE INFILTRATION BASIN TO BE THREE TO ONE (3:1). THE SLIGHTLY STEEPER SLOPES WILL ALLOW A GREATER VOLUME OF RUNOFF TO BE CAPTURED AND REUSED WITHIN THE PHYSICAL AND GEOTECHNICAL LIMITATIONS OF THE SITE TO COMPLY WITH NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
  - SECTION 19-306.11 & 19-306.18(A).1 - THE REFERENCED SECTIONS REQUIRE THAT DETENTION AND/OR RETENTION BASINS BE DESIGNED WITH A MAXIMUM DEPTH OF 6-FEET, MEASURED FROM THE EMERGENCY SPILLWAY ELEVATION TO THE BASIN BOTTOM. A WAIVER IS REQUESTED TO EXCEED THIS VALUE WITH DETENTION BASIN 3B BY 7.5-FEET. WE NOTE THAT DETENTION BASIN 3B IS FOR DETENTION ONLY, WILL NOT PERMANENTLY HOLD WATER AND IS DESIGNED TO Dewater WITHIN 72-HOURS. ADDITIONALLY, THE DEPTH OF THE BASIN IS INFLATED DUE TO REQUIREMENTS TO DISCHARGE/DEWATER THE EMERGENCY SPILLWAY VIA SHALLOW CONCENTRATED FLOW TO THE WESTERN UNNAMED TRIBUTARY TO THE FOX RUN. THE DESIGN DEPTH WITHIN THE BASIN FOR THE 100-YEAR STORM IS 8.5-FEET.
  - SECTION 22-1103.11.C - THE REFERENCED SECTION REQUIRES THAT WHEN A WALL IS USED AS A SCREENING ELEMENT, THE REMAINING REQUIRED VEGETATIVE MATERIAL SHALL BE DIVIDED EQUALLY WITH ONE HALF PLACED ON EACH SIDE OF THE WALL. A WAIVER IS REQUESTED FROM THIS SECTION TO PERMIT THE REQUIRED VEGETATIVE MATERIAL TO BE PLANTED ON ONE SIDE OF THE WALL DUE TO EASEMENT RESTRICTIONS ON SITE.
  - SECTION 22-113.11.B.(3) - THE REFERENCED SECTION REQUIRED A BUFFER PLANTING STRIP #3 ADJACENT TO ALL EXISTING RESIDENTIAL USES OR ZONING. A WAIVER IS REQUESTED TO ALLOW FOR EXISTING WOODLANDS TO ACT AS THE REQUIRED SCREENING, IN AREAS WHERE EXISTING WOODLANDS ARE WELL ESTABLISHED ADJACENT TO THE LAMPARTER PROPERTY AND HAMME PROPERTY. THESE AREAS ARE DEPICTED ON THE PRELIMINARY LANDSCAPE PLANS.
  - SECTION 22-692.2 - THE REFERENCED SECTION AND COMMENT FROM THE DOVER TOWNSHIP PUBLIC WORKS DEPARTMENT REQUIRES THE CROWNS OF ALL DRAINAGE PIPES TO BE AT THE SAME ELEVATION WHEN CHANGING PIPE SIZE. A WAIVER IS REQUESTED TO PERMIT THE CROWNS OF DRAINAGE PIPES TO DIFFER WHEN CHANGING PIPE SIZE. THE ORIENTATION AND GRADING REQUIRES THE CROWNS OF DRAINAGE PIPES TO BE AT DIFFERENT ELEVATIONS TO PROVIDE COVER OVER THE PIPES AND TO AVOID UTILITY AND DRAINAGE PIPE CROSSING CONFLICTS. HYDROLOGIC GRADE LINE CALCULATIONS SHOWING ADEQUATE CAPACITY HAVE BEEN PROVIDED WITH THIS SUBMISSION.
  - SECTION 22-501.2.A & 22-601.2.A - THE REFERENCED SECTIONS REQUIRE A SHEET SIZE OF 24 INCHES X 36 INCHES. A WAIVER IS REQUESTED FROM THESE SECTIONS TO PERMIT A SHEET SIZE OF 30 INCHES X 42 INCHES, WHICH WILL ALLOW FOR THE PLAN SET TO SHOW A GREATER LEVEL OF DETAIL WHILE REDUCING THE TOTAL NUMBER OF SHEETS.

### REQUIRED ON-SITE APPROVALS:

#### THE PROJECT REQUIRES THE FOLLOWING PERMITS AND APPROVALS:

- DOVER TOWNSHIP**
- PRELIMINARY LAND DEVELOPMENT APPROVAL
  - FINAL LAND DEVELOPMENT APPROVAL
- DOVER TOWNSHIP ENGINEER**
- STORMWATER MANAGEMENT PLAN APPROVAL
- YORK COUNTY CONSERVATION DISTRICT (YCCD)**
- EROSION AND SEDIMENT POLLUTION CONTROL CERTIFICATION - NPDES PERMIT
  - COMPLETENESS APPROVAL
  - TECHNICAL APPROVAL
- PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP)**
- SEWAGE FACILITIES PLANNING MODULE
  - USACE SECTION 404 / PADEP CHAPTER 105 INDIVIDUAL JOINT PERMIT
  - CHAPTER 105 GENERAL PERMIT - 7 (FOX RUN STREAM CROSSING)
- MET-ED REVIEW**
- DESIGN AND CROSSING APPROVAL

### REQUIRED FOX RUN STREAM CROSSING APPROVALS:

#### THE FOX RUN STREAM CROSSING REQUIRES THE FOLLOWING PERMITS AND APPROVALS:

- DOVER TOWNSHIP**
- CHAPTER 105 GENERAL PERMIT - 7 (FOX RUN STREAM CROSSING)
- PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP)**
- CHAPTER 105 GENERAL PERMIT - 7 (FOX RUN STREAM CROSSING)

### CONTACTS

<b>CABLE</b> COMCAST 15 SUMMIT PARK DRIVE PITTSBURGH, PA 15275 PHONE: 814-380-0116	<b>GAS</b> COLUMBIA GAS OF PENNSYLVANIA 1600 COLONY ROAD YORK, PA 17408 PHONE: 717-676-2419	<b>SEWER AUTHORITY</b> DOVER TOWNSHIP PUBLIC WORKS 2480 W CANAL RD DOVER, PA 17315 PHONE: 717-292-3634 FAX: 717-292-1136
<b>ELECTRIC</b> MET ED ELECTRIC 2800 POTTSVILLE PIKE READING, PA 19605 PHONE: 610-921-6157	<b>WATER</b> DOVER TOWNSHIP PUBLIC WORKS 2480 W CANAL RD DOVER, PA 17315 PHONE: 717-292-3634 FAX: 717-292-1136	<b>TOWNSHIP ENGINEER</b> C.S. DAVIDSON - YORK OFFICE 38 NORTH DUKE STREET YORK, PA 17401 PHONE: 717-846-4805
<b>TELECOMMUNICATIONS</b> VERIZON 31 S BEAVER STREET YORK, PA 17401 PHONE: 717-771-5298		

### DRAWING LIST

PAGE NO.	DRAWING NO.	DRAWING TABLE	SCALE	DATE REVISED
1	GH-001	PRELIMINARY COVER SHEET (RECORD PLAN)*	N.T.S.	8/24/2023
2	CB-100	PRELIMINARY EXISTING RESOURCE MAP	1" = 250'	8/24/2023
3	CB-200	PRELIMINARY MASTER EASEMENT PLAN (RECORD PLAN)*	1" = 250'	8/24/2023
4-7	CB-201-204	PRELIMINARY EASEMENT PLAN (RECORD PLAN)*	1" = 100'	8/24/2023
8	CB-205	PRELIMINARY EASEMENT PLAN (RECORD PLAN)*	N.T.S.	8/24/2023
9	CS-100	PRELIMINARY MASTER SITE PLAN (RECORD PLAN)*	1" = 250'	8/24/2023
10-19	CS-101-110	PRELIMINARY SITE PLAN (RECORD PLAN)*	1" = 50'	8/24/2023
20-24	CS-201-205	PRELIMINARY TRUCK TURN PLAN	1" = 50'	8/24/2023
25-26	CS-206-207	PRELIMINARY FIRE TRUCK TURN PLAN	1" = 50'	8/24/2023
27-29	CS-208-210	PRELIMINARY TRASH TRUCK TURN PLAN	1" = 50'	8/24/2023
30-34	CS-301-305	ROADWAY PROFILES	AS SHOWN	8/24/2023
35-36	CS-501-502	PRELIMINARY SITE DETAILS	N.T.S.	8/24/2023
37	CP-101	PRELIMINARY PAVEMENT PLAN	1" = 250'	8/24/2023
38	CG-100	PRELIMINARY MASTER GRADING AND DRAINAGE PLAN (RECORD PLAN)*	1" = 250'	8/24/2023
39-48	CG-101-110	PRELIMINARY GRADING PLAN	1" = 50'	8/24/2023
49-58	CG-111-120	PRELIMINARY DRAINAGE PLAN	1" = 50'	8/24/2023
59-71	CG-201-213	PRELIMINARY DRAINAGE PROFILES	AS SHOWN	8/24/2023
72-73	CG-214-215	STREAM RELOCATION PROFILES	AS SHOWN	8/24/2023
74	CG-300	PRELIMINARY MASTER PCSM PLAN (RECORD PLAN)*	1" = 250'	8/24/2023
75-84	CG-301-310	PRELIMINARY PCSM PLAN	1" = 50'	8/24/2023
85-88	CG-501-504	PRELIMINARY PCSM DETAILS	N.T.S.	6/7/2023
89	CU-100	PRELIMINARY MASTER UTILITY PLAN (RECORD PLAN)*	1" = 250'	8/24/2023
90-99	CU-101-110	PRELIMINARY UTILITY PLAN	1" = 50'	8/24/2023
100-107	CU-201-209	PRELIMINARY UTILITY PROFILES	AS SHOWN	8/24/2023
108-109	CU-501-502	PRELIMINARY UTILITY DETAILS	N.T.S.	8/24/2023
110	LP-100	PRELIMINARY MASTER LANDSCAPE PLAN	1" = 250'	8/24/2023
111-120	LP-101-110	PRELIMINARY LANDSCAPE PLAN	1" = 50'	8/24/2023
121	LP-501	PRELIMINARY LANDSCAPE NOTES AND DETAILS	N.T.S.	8/24/2023
122	LL-100	PRELIMINARY MASTER LIGHTING PLAN	1" = 250'	8/24/2023
123-132	LL-101-110	PRELIMINARY LIGHTING PLAN	1" = 50'	8/24/2023
133	LL-501	PRELIMINARY LIGHTING NOTES AND DETAILS	N.T.S.	8/24/2023

### \* PLAN TO BE RECORDED

SUPPLEMENTAL PLANS:  
1. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON A PLAN TITLED "GLEN-ERY SITE - ALTANSPS LAND TITLE SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LAST REVISED AUGUST 24, 2023.

2. PRELIMINARY/FINAL LOT CONSOLIDATION PLAN\*, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LAST REVISED AUGUST 24, 2023.

### DOVER TOWNSHIP ZONING TABLE

YORK INDUSTRIAL DEVELOPMENT (THP# 24-000-00074.00, 24-000-KG-00993.00, 24-000-KG-00984.00) ZONING DISTRICT: I - INDUSTRIAL DISTRICT, AH - AIRPORT HAZARD OVERLAY*				
ITEM	REQUIRED/PERMITTED PER DISTRICT	PROPOSED SITE	ORDINANCE SECTION	COMPLIANCE
<b>Permitted Land Use:</b> Min. Lot Area Min. Lot Frontage and Width	Heavy Industrial (Warehouse) 20,000 SF 100 FT	Heavy Industrial (Warehouse) 8,667,505 SF (196,979 AC)² 497 FT	Part 4, § 27-409.2 Part 4, § 27-409.5.A Part 4, § 27-409.5.B	C C C
<b>Building Requirements:</b> Max. Building Height¹ Warehouse 1: 40' Side Yard Setback, Measured 177 FT to Property Line (Height Limited by Airport Hazard Zone. See Section Below) Warehouse 2: 40' Side Yard Setback, Measured 189 FT to Property Line Warehouse 3: 40' Side Yard Setback, Measured 130 FT to Property Line Building Requirements Per Airport Hazard Zone²: Max. Building Height Zone A (Warehouse 2) Max. Building Height Zone H (Warehouse 3) Principal Building Setbacks: Min. Front Yard Min. Side Yard Min. Rear Yard Min. Buffer Along Residential Uses Max. Lot Coverage (Entire Site)³	45 FT 65 FT * 97 FT 75 FT 185 FT 182 FT 65 FT 50 FT 40 FT 40 FT 50 FT 75%	See Below 65 FT 65 FT 65 FT 65 FT 65 FT 65 FT 216.7 FT 105.6 FT 235.0 FT 50 FT 48.7%	Part 4, § 27-409.5.E Part 4, § 27-409.5.E Part 4, § 27-409.5.E Part 4, § 27-409.5.E Part 4, § 27-411.4 (See Figure) Part 4, § 27-411.4 (See Figure) Part 4, § 27-409.5.C(1) Part 4, § 27-409.5.C(2) Part 4, § 27-409.5.C(3) Part 6, § 27-469.2 Part 4, § 27-409.5.D	C C C C C C C C C C C C
<b>Screening &amp; Buffer Requirements:</b> Min. Screen Buffer Berm Min. Buffer Yard for Heavy Industrial Use (Warehousing) Along Residential Use, Residential District or Agriculture District	3 FT 50 FT	3 FT 50 FT	Part 3, § 22-1103.11.B Part 6, § 27-464.2	C C
<b>Parking &amp; Loading Requirements:</b> Parking Lot Setbacks: Min. Parking Setback (From Residential Properties) Min. Parking Setback (From All Other Property Lines/ROV) Loading Requirements⁴: Min. Number of Loading Space Dimensions Number of Loading Spaces	15 FT 10 FT 12 FT x 60 FT One space for a gross floor area of 5,000 to 25,000 SF and 1 space for each 10,000 SF of gross floor area in excess of 25,000 SF (100 Loading Spaces)	56.2 FT 50.9 FT 12 FT x 60 FT 388 Loading Spaces	Part 7, § 27-708 Part 7, § 27-708 Part 7, § 27-711.1.A Part 7, § 27-711.1.C	C C C C
<b>Parking:</b> Parking Space Dimensions (Non-Parallel Spaces): Min. Radius for Parking Areas: Min. Number of Car Parking Spaces: Min. Number of Employee or 2 largest shifts - (See Parking Table) Access Drives⁵: Min. Distance from Fire Hydrant¹¹ Min. Distance from R.O.W. of Intersecting Streets Aisles: Minimum Width: One-way Aisle with 90° parking Two-way Aisle Min. Crosswalk Width Min. Sidewalk Width	10 FT x 20 FT 5 FT 1,280 Total Car Spaces (1 Space/ Employee or 2 largest shifts - See Parking Table) 10 FT 100 FT 100 FT 24 FT 24 FT 12 FT 5 FT	10 FT x 20 FT 5 FT 1,387 Total Car Spaces (See Parking Table) 196 FT 195 FT 195 FT 24 FT 24 FT 12 FT 5 FT	Part 7, § 27-702.1 SALDO Part 7, § 27-707.2.B Part 7, § 27-703.1 SALDO Part 7, § 27-709.1.C SALDO Part 7, § 27-709.1.C SALDO Part 7, § 27-707.2.H SALDO Part 7, § 27-707.2.H SALDO Part 7, § 27-710 SALDO Part 7, § 27-710	C C C C C C C C C C C C
<b>Zoning Table Notes:</b> 1. Ordinance sections are referenced from the Dover Township Zoning Ordinance, Chapter 27 and the Dover Township Subdivision and Land Development Ordinance, Chapter 22. 2. The property falls within the Airport Hazard Overlay for Lacey B Airport which is located north of Bull Road. 3. The existing use of the site is Heavy Industrial. Shallow resource recovery of shale and clay materials. 4. As stated in Section 27-409.5.E, 45 FT is the maximum building height allowed, however, this height may be increased one foot for each additional 3 FT that the proposed building setback exceeds the minimum required. 5. Warehouse 2 falls within the Approach Surface Zone of the Airport Hazard Overlay. No permit is required for structures less than 75 FT above ground, except where topographic features would extend structures above the height limits. 6. Warehouse 3 falls within the Horizontal Surface Zone of the Airport Hazard Overlay. No permit is required for structures less than 75 FT above ground, except where topographic features would extend structures above the height limits. 7. Warehouse 1 falls within the Transitional Zone of the Airport Hazard Overlay. No permit is required for structures less than 75 FT above the ground, except where topographic features would extend structures above the height limits. 8. The building area for each warehouse is listed below: Warehouse 1 = 352,870 SF Warehouse 2 = 1,089,840 SF Warehouse 3 = 450,000 SF 9. Per Section 27-711.1.B, at off-street loading facilities shall be paved with bituminous or cement paving material. See Drawing No. CP-101 "Pavement Plan". 10. Per Section 22-202, the proposed connections to external roads are defined as access drives not driveways since they provide access between public streets and a use other than a single-family or two-family dwelling. 11. The proposed distance from an existing fire hydrant is based on an existing hydrant on Fox Run Road. There are no existing fire hydrants on Bull Road. 12. Proposed lot area is based on the net lot area per a supplemental plan titled "Preliminary/Final Lot Consolidation Plan", prepared by Langan Engineering, last revised August 24, 2023. The net lot area includes the tract area up to the ultimate right-of-way.				

### SURVEYOR, CIVIL & TRAFFIC ENGINEER

**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3553  
P: 215.491.6500 F: 215.491.6501

### APPLICANT/OWNER

BULL CANAL DOVER OWNER LLC  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594



SERIAL NUMBER: 2021664559-000



**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
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Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
PENNYSYLVANIA

Drawing Title  
**PRELIMINARY COVER SHEET (RECORD PLAN)**  
Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**PLPH**  
Checked By  
**SMH**  
Drawing No.  
**GI-001**  
Sheet 1 of 133

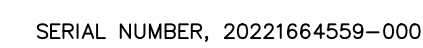








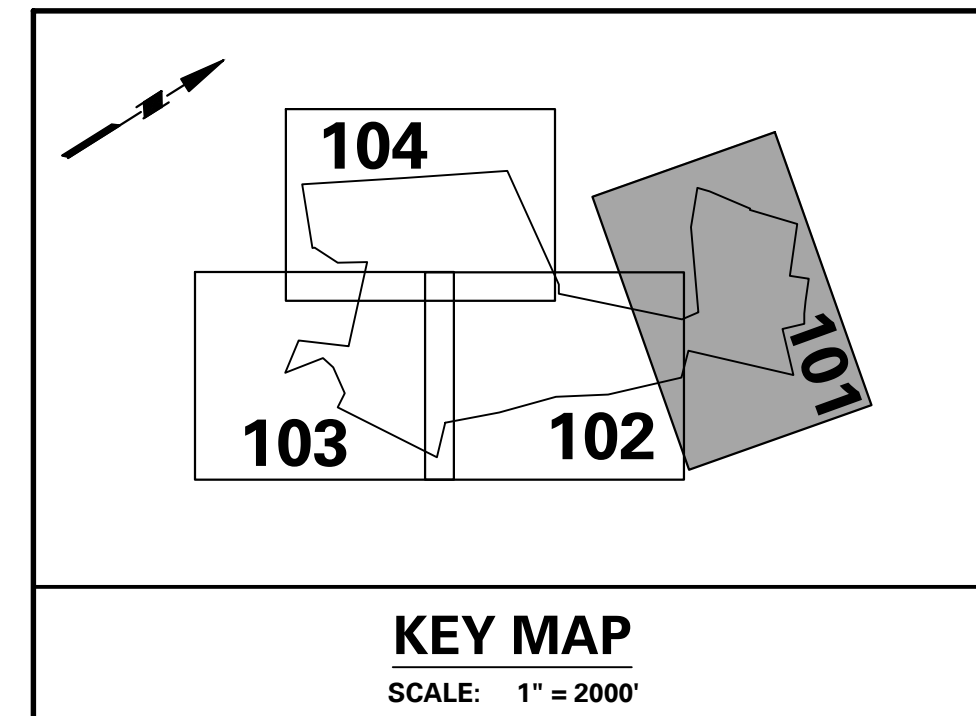




**PROJECT LOCATION MAP**

1" = 2000'

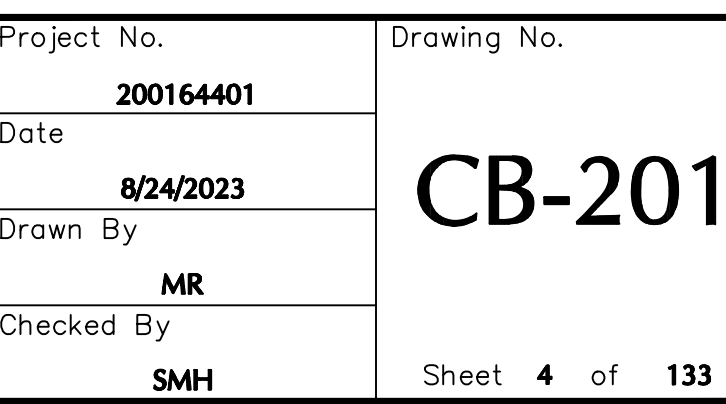
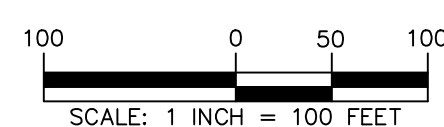
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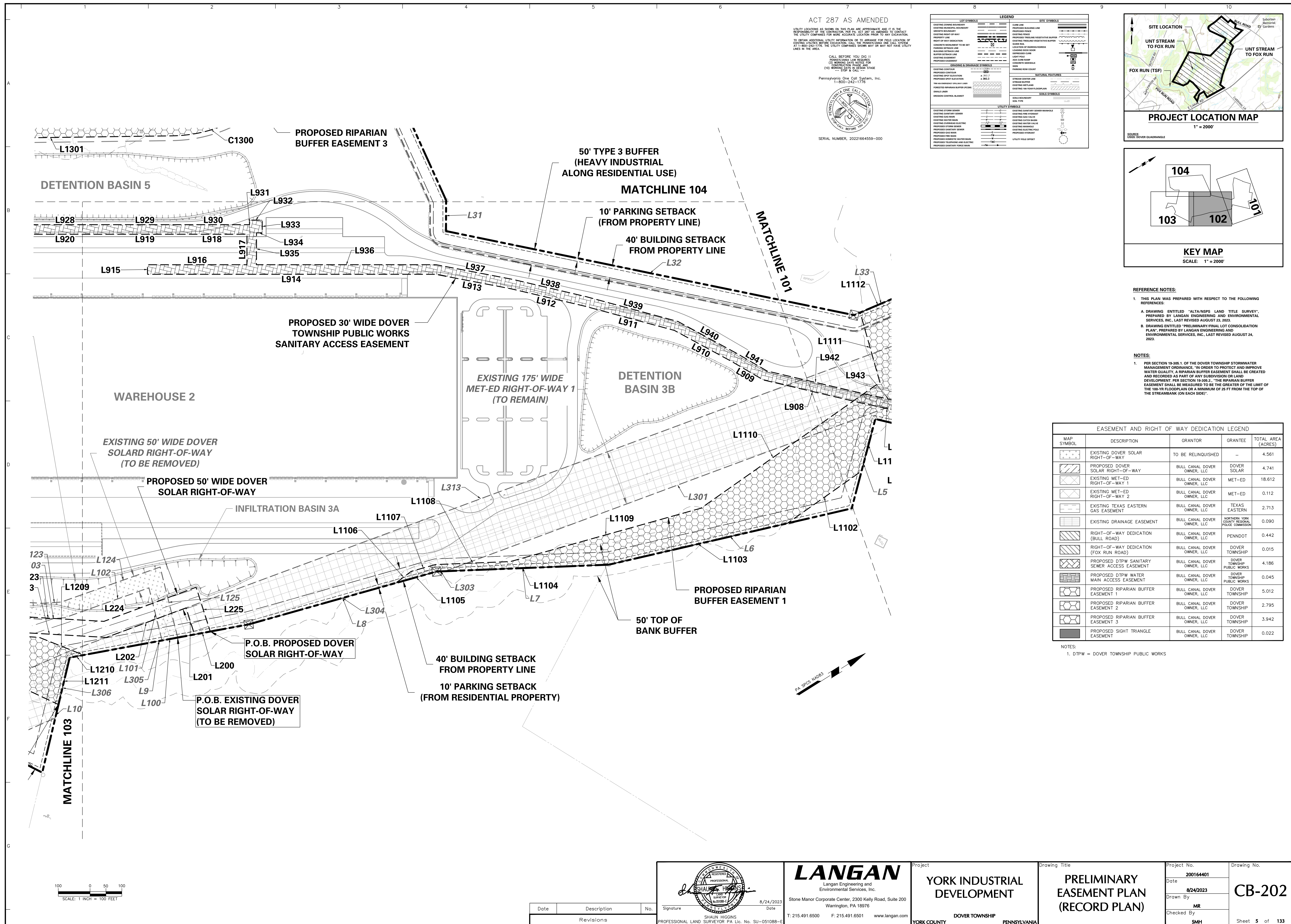
**NOTES:**

1. PER SECTION 19-305.1. OF THE DOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, "IN ORDER TO PROTECT AND IMPROVE WATER QUALITY, A RIPARIAN BUFFER EASEMENT SHALL BE CREATED AND RECORDED AS PART OF ANY SUBDIVISION OR LAND DEVELOPMENT. PER SECTION 19-305.2., "THE RIPARIAN BUFFER EASEMENT SHALL BE MEASURED TO BE THE GREATER OF THE LIMIT OF THE 100-YR FLOODPLAIN OR A MINIMUM OF 25 FT FROM THE TOP OF THE STREAMBANK (ON EACH SIDE)".

NOTES:  
1. DTPW = DOVER TOWNSHIP PUBLIC WORKS



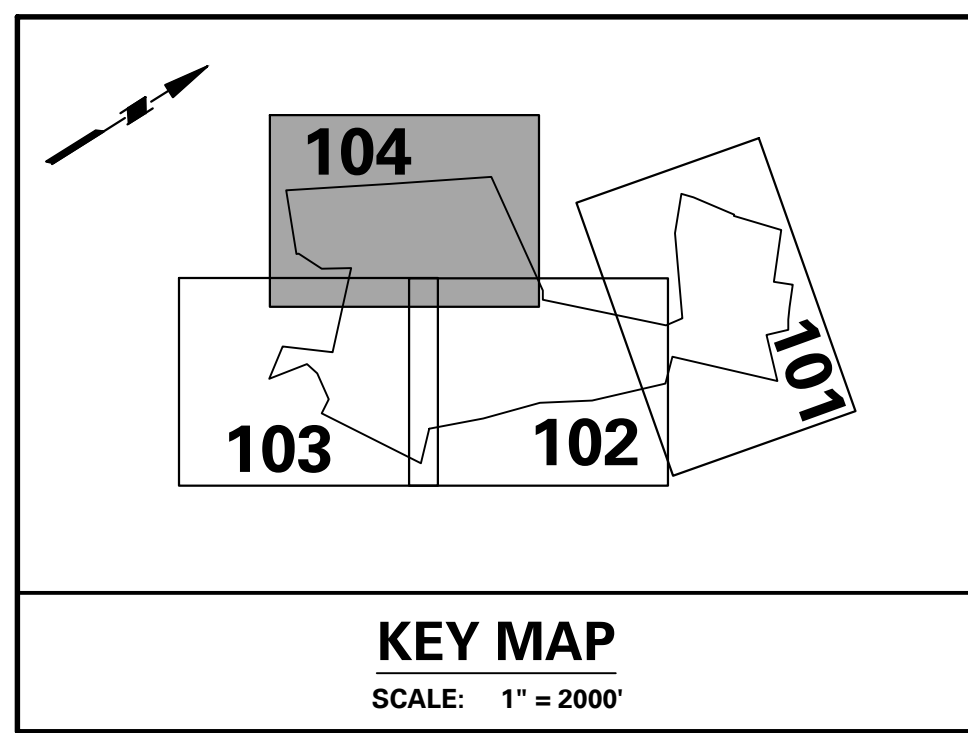
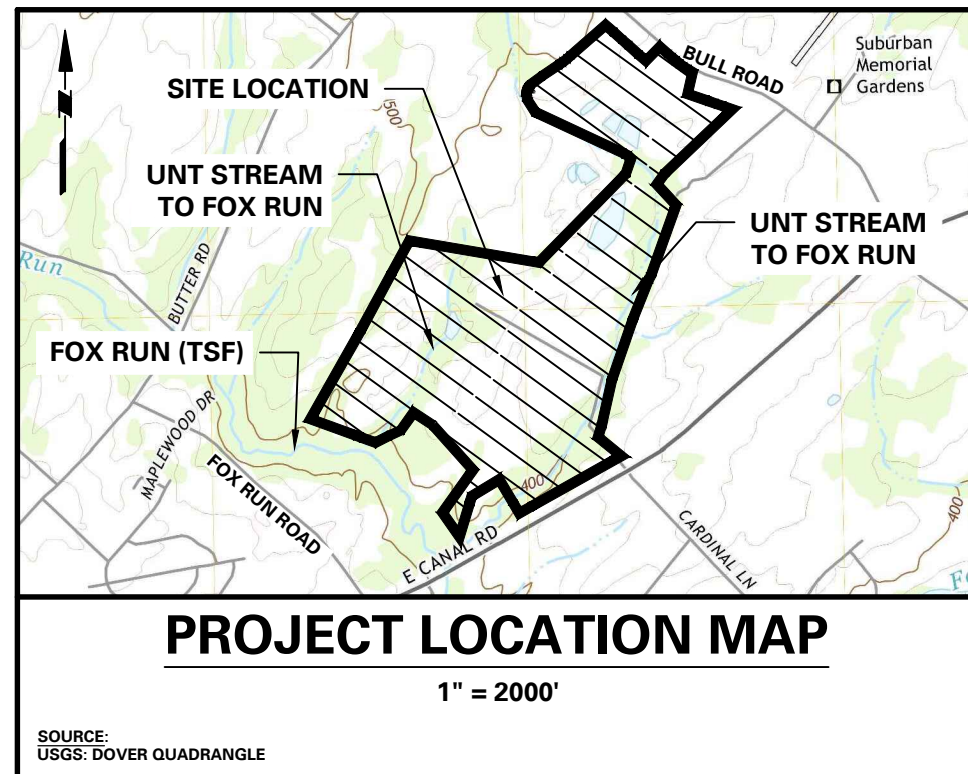
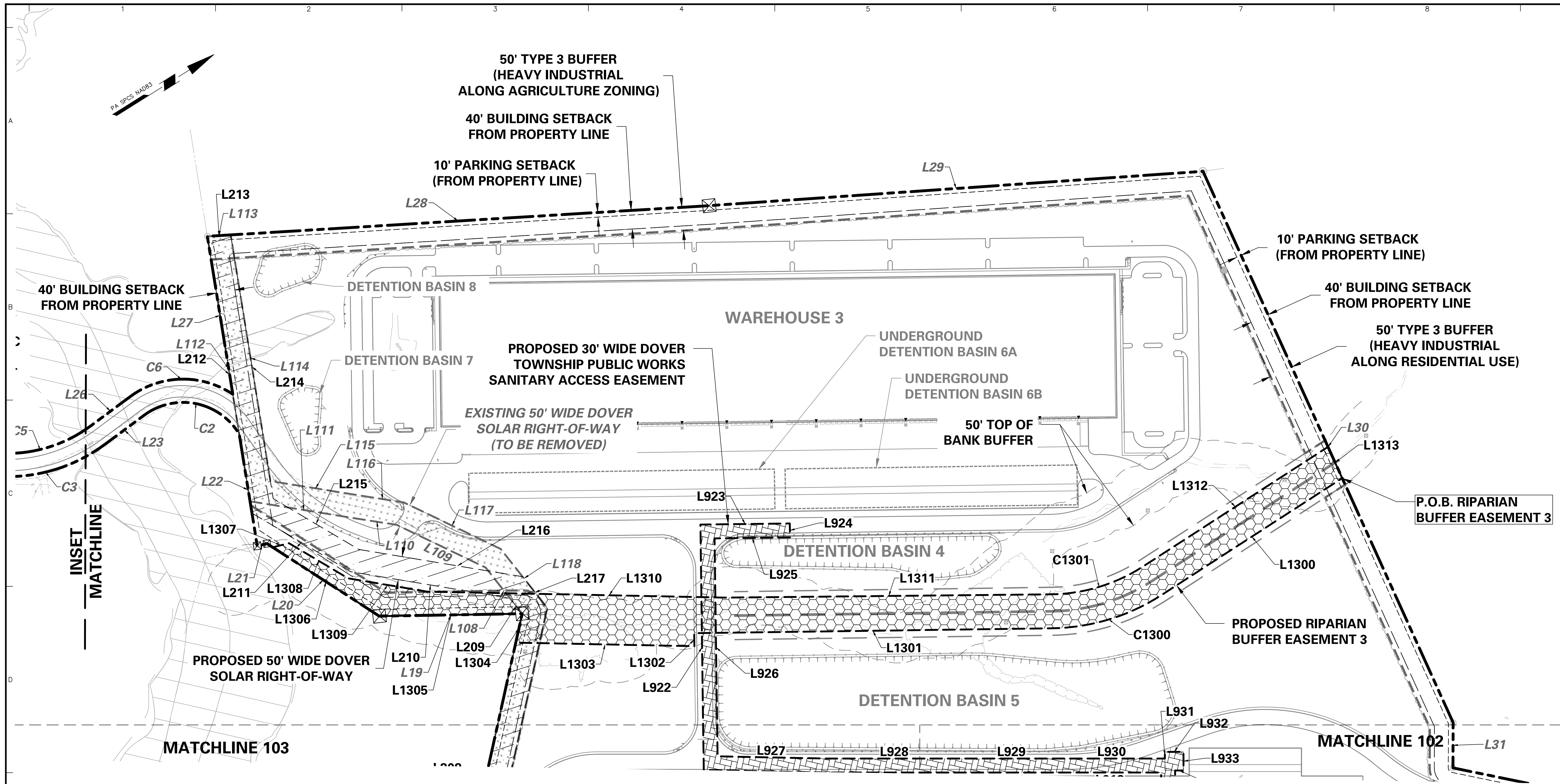










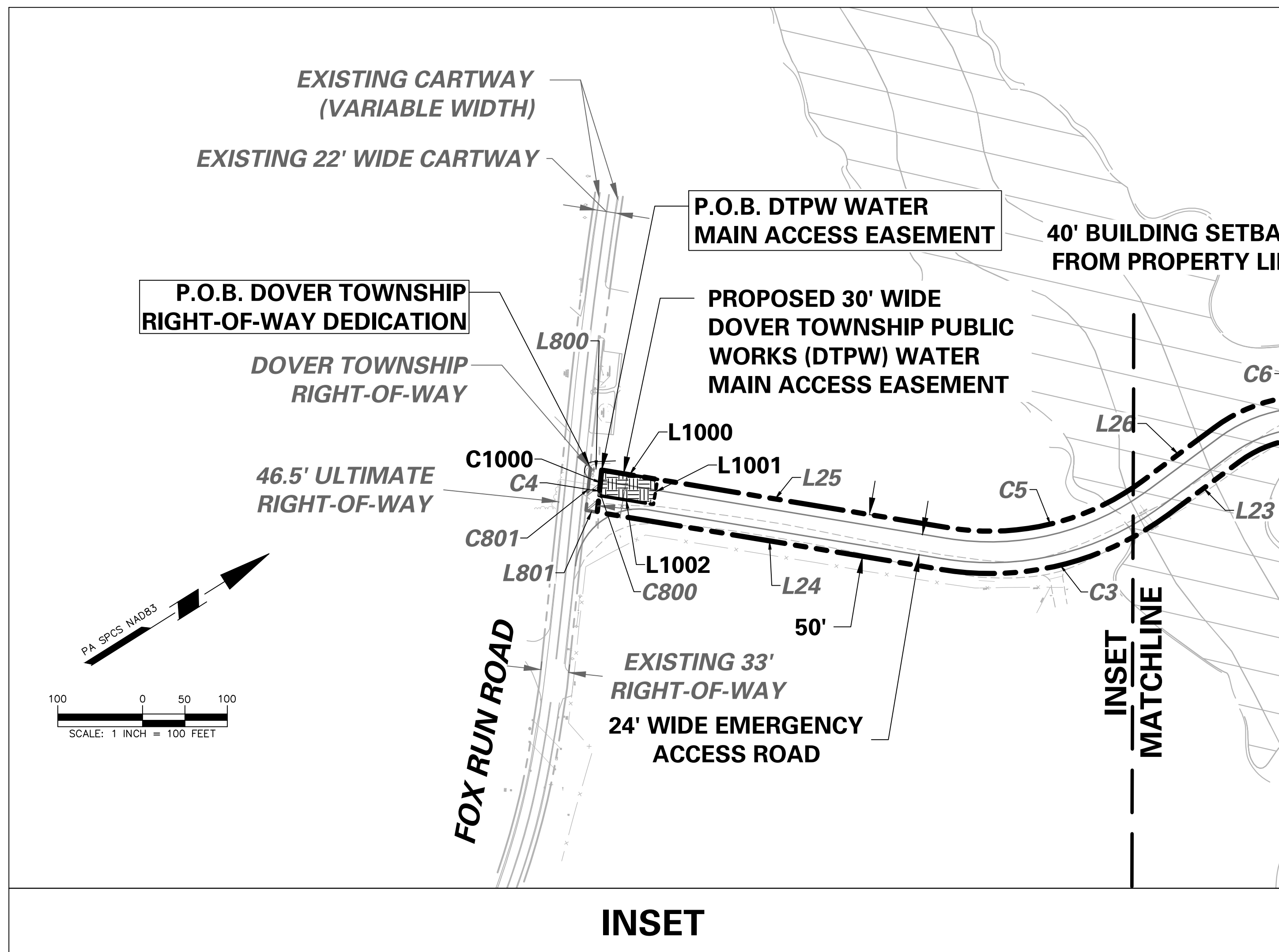
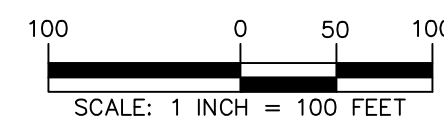


REFERENCE NOTES:

- THIS PLAN WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:  
A. DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED AUGUST 23, 2023.  
B. DRAWING ENTITLED "PRELIMINARY/FINAL LOT CONSOLIDATION PLAN", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED AUGUST 24, 2023.

NOTES:

- PER SECTION 19-306.1 OF THE DOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, IN ORDER TO PROTECT AND IMPROVE WATER QUALITY, A RIPARIAN BUFFER EASEMENT SHALL BE CREATED AND RECORDED AS PART OF ANY SUBDIVISION OR LAND DEVELOPMENT. PER SECTION 19-306.2, THE RIPARIAN BUFFER EASEMENT SHALL BE MEASURED TO BE THE GREATER OF THE LIMIT OF THE 100-YR FLOODPLAIN OR A MINIMUM OF 25 FT FROM THE TOP OF THE STREAMBANK (ON EACH SIDE).



EASEMENT AND RIGHT OF WAY DEDICATION LEGEND				
MAP SYMBOL	DESCRIPTION	GRANTOR	GRANTEE	TOTAL AREA (ACRES)
[Symbol]	EXISTING DOVER SOLAR RIGHT-OF-WAY	TO BE RELINQUISHED	—	4.561
[Symbol]	PROPOSED DOVER SOLAR RIGHT-OF-WAY	BULL CANAL DOVER OWNER, LLC	DOVER SOLAR	4.741
[Symbol]	EXISTING MET-ED RIGHT-OF-WAY 1	BULL CANAL DOVER OWNER, LLC	MET-ED	18.612
[Symbol]	EXISTING MET-ED RIGHT-OF-WAY 2	BULL CANAL DOVER OWNER, LLC	MET-ED	0.112
[Symbol]	EXISTING TEXAS EASTERN GAS EASEMENT	BULL CANAL DOVER OWNER, LLC	TEXAS EASTERN	2.713
[Symbol]	EXISTING DRAINAGE EASEMENT	BULL CANAL DOVER OWNER, LLC	NORTHERN YORK COUNTY REGIONAL POLICE COMMISSION	0.090
[Symbol]	RIGHT-OF-WAY DEDICATION (BULL ROAD)	BULL CANAL DOVER OWNER, LLC	PENNDOT	0.442
[Symbol]	RIGHT-OF-WAY DEDICATION (FOX RUN ROAD)	BULL CANAL DOVER OWNER, LLC	DOVER TOWNSHIP	0.015
[Symbol]	PROPOSED DTPW SANITARY SEWER ACCESS EASEMENT	BULL CANAL DOVER OWNER, LLC	DOVER TOWNSHIP PUBLIC WORKS	4.186
[Symbol]	PROPOSED DTPW WATER MAIN ACCESS EASEMENT	BULL CANAL DOVER OWNER, LLC	DOVER TOWNSHIP PUBLIC WORKS	0.045
[Symbol]	PROPOSED RIPARIAN BUFFER EASEMENT 1	BULL CANAL DOVER OWNER, LLC	DOVER TOWNSHIP	5.012
[Symbol]	PROPOSED RIPARIAN BUFFER EASEMENT 2	BULL CANAL DOVER OWNER, LLC	DOVER TOWNSHIP	2.795
[Symbol]	PROPOSED RIPARIAN BUFFER EASEMENT 3	BULL CANAL DOVER OWNER, LLC	DOVER TOWNSHIP	3.942
[Symbol]	PROPOSED SIGHT TRIANGLE EASEMENT	BULL CANAL DOVER OWNER, LLC	DOVER TOWNSHIP	0.022

NOTES:

- DTPW = DOVER TOWNSHIP PUBLIC WORKS

LEGEND	
<b>EXISTING SYMBOLS</b>	<b>PROPOSED SYMBOLS</b>
EXISTING ZONING BOUNDARY	PROPOSED BUILDING LINE
EXISTING RIPARIAN BUFFER	PROPOSED FENCE
EXISTING RIGHT-OF-WAY	EXISTING FENCE
EXISTING MET-ED RIGHT-OF-WAY	PROPOSED TRAILING/VEGETATIVE BUFFER
EXISTING MET-ED RIGHT-OF-WAY 1	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING MET-ED RIGHT-OF-WAY 2	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING TEXAS EASTERN GAS EASEMENT	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING DRAINAGE EASEMENT	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING RIGHT-OF-WAY DEDICATION (BULL ROAD)	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING RIGHT-OF-WAY DEDICATION (FOX RUN ROAD)	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING DTPW SANITARY SEWER ACCESS EASEMENT	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING DTPW WATER MAIN ACCESS EASEMENT	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING RIPARIAN BUFFER EASEMENT 1	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING RIPARIAN BUFFER EASEMENT 2	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING RIPARIAN BUFFER EASEMENT 3	EXISTING TRAILING/VEGETATIVE BUFFER
EXISTING SIGHT TRIANGLE EASEMENT	EXISTING TRAILING/VEGETATIVE BUFFER

ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO AVOIDANCE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-485-5179. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG 11  
PENNSYLVANIA ONE CALL SYSTEM  
(1) WORKING DAYS NOTICE FOR  
(10) WORKING DAYS NOTICE FOR  
STAKE & CALL

Pennsylvania One Call System, Inc.  
1-800-485-5179



SERIAL NUMBER: 2022164559-000

 SHAUN HIGGINS PROFESSIONAL LAND SURVEYOR PA Lic. No. SU-051088-E	<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. Stone Manor Corporate Center, 2300 Kelly Road, Suite 200 Warrington, PA 18976 T: 215.491.6500 F: 215.491.6501 www.langan.com	Project	YORK INDUSTRIAL DEVELOPMENT	Project No.	200164401	Drawing No.	CB-204	
		Drawing Title	PRELIMINARY EASEMENT PLAN (RECORD PLAN)	Date	8/24/2023	Drawn By		MR
		Checked By	SMH	Drawn By	MR			
		Checked By	SMH	Drawn By	MR			



LOT 1

RIGHT-OF-WAY

EXISTING EASEMENT TO BE RELINQUISHED

Parcel Line and Curve Table LOT 1					
Line #/Curve #	Length	Bearing/Chord Direction	Chord Length	Radius	Delta
L1	266.25	S49° 22' 13.37"E			
C1	222.36	S56° 08' 49"E	940.00	940.000	13°33'12"
L2	193.86	S19° 00' 02.06"W			
L3	495.00	S70° 59' 57.94"E			
L4	1122.64	S45° 21' 42.06"W			
L5	291.00	S43° 03' 03.97"E			
L6	784.21	S19° 07' 35.81"W			
L7	542.89	S29° 52' 50.81"W			
L8	613.80	S16° 27' 05.81"W			
L9	572.90	S21° 39' 21.56"W			
L10	371.87	S44° 25' 12.18"E			
L11	1158.47	S58° 59' 32.82"W			
L12	162.92	N31° 00' 27.18"W			
L13	295.38	N81° 39' 44.18"W			
L14	143.91	S74° 56' 19.82"W			
L15	422.01	S10° 43' 08.82"W			
L16	362.64	N35° 33' 57.18"W			
L17	523.63	N38° 41' 47.82"E			
L18	898.08	N45° 23' 12.18"W			
L19	306.43	S31° 10' 47.82"W			
L20	287.07	S65° 01' 17.82"W			
L21	21.46	S18° 57' 02.82"W			
L22	243.23	N66° 58' 57.18"W			
C2	234.12	S43° 22' 42"W	140.41	140.410	95°32'06"

Parcel Line and Curve Table LOT 1					
Line #/Curve #	Length	Bearing/Chord Direction	Chord Length	Radius	Delta
L23	105.48	S4° 24' 48.18"E			
C3	281.87	S18° 35' 46"W	350.94	350.940	46°01'09"
L24	411.81	S41° 36' 20.82"W			
C4	50.01	N51° 58' 12"W	33571.55	33571.553	0°05'07"
L25	414.92	N41° 36' 20.82"E			
C5	241.71	N18° 35' 47"E	300.94	300.940	46°01'08"
L26	105.48	N4° 24' 48.18"W			
C6	234.64	N30° 53' 21"E	190.41	190.410	70°36'18"
L27	343.47	N66° 58' 57.18"W			
L28	1078.69	N28° 40' 02.82"E			
L29	1062.17	N28° 11' 22.38"E			
L30	1299.76	S82° 13' 27.42"E			
L31	97.03	S57° 34' 30.36"E			
L32	1310.76	N43° 48' 29.64"E			
L33	184.83	N9° 10' 29.64"E			
L34	889.66	N62° 45' 37.94"W			
L35	415.89	N48° 36' 17.94"W			
L36	130.87	N48° 13' 42.06"E			
L37	459.87	N55° 20' 33.42"E			
L38	14.03	S45° 16' 21.73"E			
L39	516.76	N48° 43' 33.02"E			
L40	543.30	S49° 26' 17.94"E			
L41	161.81	N41° 08' 22.06"E			

Parcel Line and Curve Table PENNDOT RIGHT-OF-WAY (BULL ROAD)					
Line #/Curve #	Length	Bearing/Chord Direction	Chord Length	Radius	Delta
L700	236.19	S49° 23' 57.94"E			
L701	129.40	S51° 53' 37.94"E			
L702	107.59	S58° 58' 30.80"E			
L703	39.72	S19° 00' 02.06"W			
C700	222.36	N56° 08' 49"W	940.00	940.000	13°33'12"
L704	266.25	N49° 22' 13.37"W			
L705	39.33	N41° 08' 22.06"E			

Parcel Line and Curve Table DOVER TOWNSHIP RIGHT-OF-WAY (FOX RUN ROAD)					
Line #/Curve #	Length	Bearing/Chord Direction	Chord Length	Radius	Delta
L800	13.53	N42° 03' 50.70"E			
C800	50.01	S51° 58' 12"E	33571.56	33571.555	0°05'07"
L801	13.53	S41° 36' 20.82"W			
C801	50.12	N51° 58' 17"W	33558.05	33558.055	0°05'08"

Parcel Line Table EXISTING DOVER SOLAR EASEMENT TBR			
Line #	Length	Direction	
L100	50.09	S21° 39' 22"W	EX. DOVER SOLAR EASEMENT TBR
L101	170.61	N71° 48' 51"W	EX. DOVER SOLAR EASEMENT TBR
L102	282.05	S12° 40' 33"W	EX. DOVER SOLAR EASEMENT TBR
L103	68.70	S28° 16' 13"W	EX. DOVER SOLAR EASEMENT TBR
L104	430.21	S35° 28' 41"W	EX. DOVER SOLAR EASEMENT TBR
L105	715.27	S74° 33' 58"W	EX. DOVER SOLAR EASEMENT TBR
L106	172.10	N45° 43' 22"W	EX. DOVER SOLAR EASEMENT TBR
L107	898.08	N45° 23' 12"W	EX. DOVER SOLAR EASEMENT TBR
L108	126.13	S83° 51' 05"W	EX. DOVER SOLAR EASEMENT TBR
L109	212.05	S57° 49' 37"W	EX. DOVER SOLAR EASEMENT TBR
L110	85.52	S41° 02' 41"W	EX. DOVER SOLAR EASEMENT TBR
L111	233.00	S41° 21' 47"W	EX. DOVER SOLAR EASEMENT TBR
L112	576.30	N66° 58' 57"W	EX. DOVER SOLAR EASEMENT TBR

Parcel Line Table EXISTING DOVER SOLAR EASEMENT TBR		
Line #	Length	Direction
L113	50.24	N28° 40' 03"E
L114	535.26	S66° 58' 57"E
L115	196.76	N41° 21' 47"E
L116	92.76	N41° 02' 41"E
L117	230.98	N57° 49' 37"E
L118	161.41	N83° 51' 05"E
L119	921.65	S45° 23' 12"E
L120	143.26	S45° 43' 22"E
L121	668.82	N74° 33' 58"E
L122	409.31	N35° 28' 41"E
L123	58.70	N28° 16' 13"E
L124	330.26	N12° 40' 33"E
L125	228.69	S71° 48' 51"E

PROPOSED EASEMENTS

Parcel Line and Curve Table PROPOSED DTPW SANITARY SEWER EASEMENT					
Line #/Curve #	Length	Bearing/Chord Direction	Chord Length	Radius	Delta
L900	244.27	N33° 45' 33.14"E			
L901	152.37	N14° 36' 56.03"W			
L902	233.36	N16° 09' 23.08"E			
L903	52.00	N73° 50' 39.35"W			
L904	314.52	N16° 09' 13.57"E			
L905	115.89	N18° 36' 27.17"E			
L906	75.58	N31° 35' 02.86"E			
L907	162.49	N44° 15' 41.24"E			
L908	31.77	N45° 23' 09.69"E			
L909	113.14	N62° 23' 35.75"E			
L910	207.63	N60° 36' 46.47"E			
L911	294.98	N47° 18' 17.15"E			
L912	236.15	N45° 25' 15.24"E			
L913	241.96	N43° 00' 07.68"E			
L914	805.54	N32° 10' 03.55"E			
L915	30.00	S57° 49' 56.45"E			
L916	312.85	S32° 10' 03.55"E			
L917	95.99	S57° 45' 03.03"E			
L918	219.69	N32° 10' 10.30"E			
L919	202.66	N32° 10' 03.55"E			
L920	300.14	N32° 10' 03.55"E			
L921	258.92	N33° 21' 05.92"E			
L922	526.97	S58° 36' 48.72"E			
L923	191.78	S31° 25' 52.23"W			
L924	30.00	N58° 36' 29.28"W			
L925	161.78	N31° 25' 52.23"E			
L926	467.96	N58° 36' 48.72"E			
L927	229.62	S33° 21' 05.92"W			
L928	299.83	S32° 10' 03.55"W			

Parcel Line and Curve Table PROPOSED DTPW SANITARY SEWER EASEMENT					
Line #/Curve #	Length	Bearing/Chord Direction	Chord Length	Radius	Delta
L929	202.66	S32° 10' 03.55"W			
L930	227.65	S32° 10' 10.30"W			
L931	14.37	S57° 49' 56.45"E			
L932	40.00	S32° 10' 03.55"W			
L933	40.00	N37° 49' 56.45"W			
L934	17.95	N32° 10' 03.55"E			
L935	100.36	N57° 45' 01.87"W			
L936	565.53	S32° 10' 03.55"W			
L937	245.44	S43° 00' 07.68"W			
L938	237.28	S45° 25' 15.24"W			
L939	298.98	S47° 18' 17.15"W			
L940	211.60	S60° 36' 46.47"W			
L941	109.11	S62° 23' 35.75"W			
L942	313.00	S45° 23' 09.69"W			
L943	158.86	S44° 15' 41.24"W			
L944	68.80	S31° 35' 02.86"W			
L945	111.84	S18° 36' 27.17"W			
L946	283.93	S16° 09' 13.57"W			
L947	216.39	S73° 50' 39.35"E			
L948	133.91	S79° 12' 37.65"E			
L949	309.24	S77° 20' 45.64"E			
L950	30.00	S12° 39' 14.36"W			
L951	308.75	N77° 20' 45.64"W			
L952	134.83	N79° 12' 37.65"W			
L953	165.80	N73° 50' 28.71"W			
L954	225.10	N16° 09' 23.08"W			
L955	157.59	S14° 36' 56.06"W			
L956	257.28	S33° 45' 33.14"W			
C900	30.00	N57° 08' 28"W	940.00	940.000	1°49'44"

Parcel Line Table PROPOSED DOVER SOLAR EASEMENT			
Line #	Length	Direction	
L200	50.40	S21° 39' 22"W	PR. DOVER SOLAR EASEMENT
L201	87.70	N75° 33' 36"W	PR. DOVER SOLAR EASEMENT
L202	267.50	S11° 50' 10"W	PR. DOVER SOLAR EASEMENT
L203	358.66	S35° 28' 41"W	PR. DOVER SOLAR EASEMENT
L204	276.89	S25° 36' 24"W	PR. DOVER SOLAR EASEMENT
L205	65.26	S68° 59' 33"W	PR. DOVER SOLAR EASEMENT
L206	663.68	S74° 56' 20"W	PR. DOVER SOLAR EASEMENT
L207	269.39	N45° 43' 22"W	PR. DOVER SOLAR EASEMENT
L208	898.08	N45° 23' 12"W	PR. DOVER SOLAR EASEMENT
L209	42.41	S83° 51' 05"W	PR. DOVER SOLAR EASEMENT
L210	346.41	S41° 37' 23"W	PR. DOVER SOLAR EASEMENT
L211	246.25	S62° 51' 33"W	PR. DOVER SOLAR EASEMENT
L212	601.97	N66° 58' 57"W	PR. DOVER SOLAR EASEMENT
L213	50.24	N28° 40' 03"E	PR. DOVER SOLAR EASEMENT
L214	573.62	S66° 58' 57"E	PR. DOVER SOLAR EASEMENT
L215	213.48	N62° 51' 33"E	PR. DOVER SOLAR EASEMENT
L216	356.35	N41° 37' 23"E	PR. DOVER SOLAR EASEMENT
L217	85.44	N83° 51' 05"E	PR. DOVER SOLAR EASEMENT
L218	921.65	S45° 23' 12"E	PR. DOVER SOLAR EASEMENT
L219	240.76	S45° 43' 22"E	PR. DOVER SOLAR EASEMENT
L220	628.19	N74° 56' 20"E	PR. DOVER SOLAR EASEMENT
L221	43.26	N58° 59' 33"E	PR. DOVER SOLAR EASEMENT
L222	266.21	N35° 36' 24"E	PR. DOVER SOLAR EASEMENT
L223	352.52	N35° 28' 41"E	PR. DOVER SOLAR EASEMENT
L224	309.36	N11° 50' 10"E	PR. DOVER SOLAR EASEMENT
L225	146.36	S75° 33' 36"E	PR. DOVER SOLAR EASEMENT

EXISTING EASEMENTS TO REMAIN

Parcel Line and Curve Table EXISTING MET-ED RIGHT-OF-WAY 1					
Line #/Curve #	Length	Bearing/Chord Direction	Chord Length	Radius	Delta
L300	1098.24	S16° 09' 11.50"W			
L301	1560.43	S11° 50' 10.01"W			
L303	27.27	S29° 52' 50.81"W			
L304	613.80	S16° 27' 05.81"W			
L305	572.90	S21° 39' 21.56"W			
L306	195.33	S44° 25' 12.18"E			
L307	222.54	S8° 29' 17.82"W			
L308	975.97	S58° 59' 32.82"W			
L309	162.92	N31° 00' 27.18"W			
L310	19.05	N81° 39' 44.18"W			
L311	908.16	N58° 59' 32.82"E			
L312	262.76	N8° 29' 17.82"E			
L313	2765.43	N11° 50' 10.01"E			
L314	1175.26	N16° 09' 11.51"E			
L315	62.93	S49° 22' 13.37"E			
C300	125.90	S53° 12' 26"E	940.00	940.000	7°40'26"

Parcel Line Table EXISTING MET-ED RIGHT-OF-WAY 2			
Line #	Length	Direction	
L400	97.38	N58° 59' 33"E	EX. MET-ED R.O.W. 2
L401	134.30	S10° 43' 09"W	EX. MET-ED R.O.W. 2
L402	100.55	N35° 33' 57"W	EX. MET-ED R.O.W. 2

Parcel Line Table EXISTING TEXAS EASTERN GAS EASEMENT			
Line #	Length	Direction	
L500	272.99	N58° 59' 33"E	EX. TEXAS EASTERN GAS EASEMENT
L501	1056.73	N74° 56' 20"E	EX. TEXAS EASTERN GAS EASEMENT
L502	94.43	S81° 39' 44"E	EX. TEXAS EASTERN GAS EASEMENT
L503	143.91	N74° 56' 20"E	EX. TEXAS EASTERN GAS EASEMENT
L504	41.64	N10° 43' 09"E	EX. TEXAS EASTERN GAS EASEMENT
L505	288.57	N74° 56' 20"E	EX. TEXAS EASTERN GAS EASEMENT
L506	126.86	S38° 41' 48"W	EX. TEXAS EASTERN GAS EASEMENT
L507	1754.15	S74° 56' 20"W	EX. TEXAS EASTERN GAS EASEMENT

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Date: 8/23/2023 Time: 17:17 User: phaley Style Table: Langan.stb Layout: CS-100 Document Code: 200164401-0301-CS101-0101





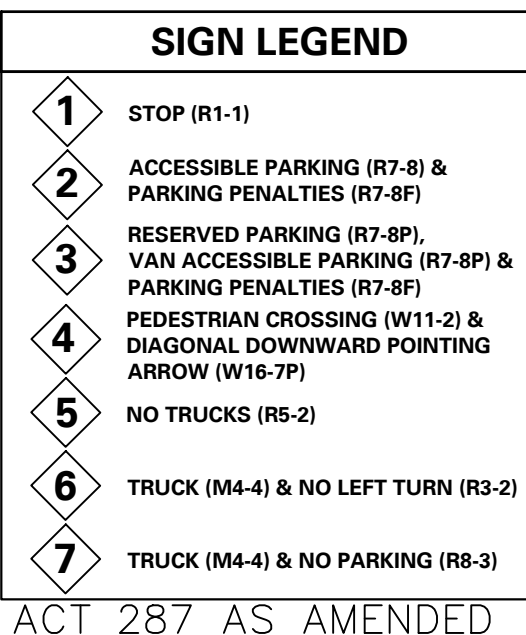
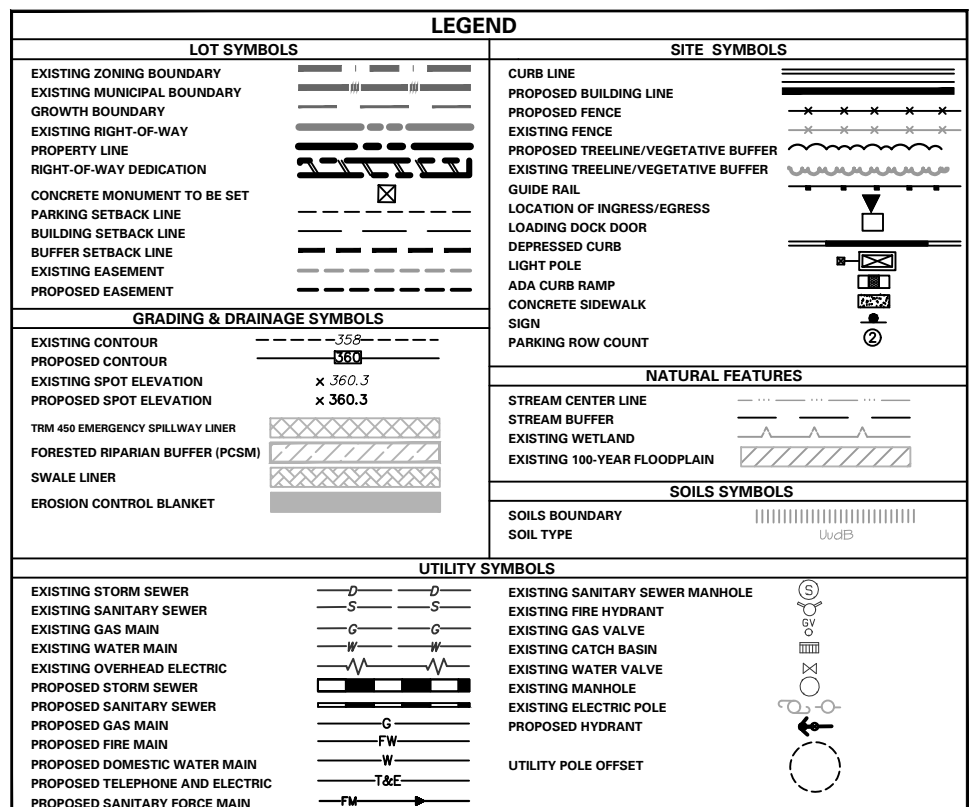
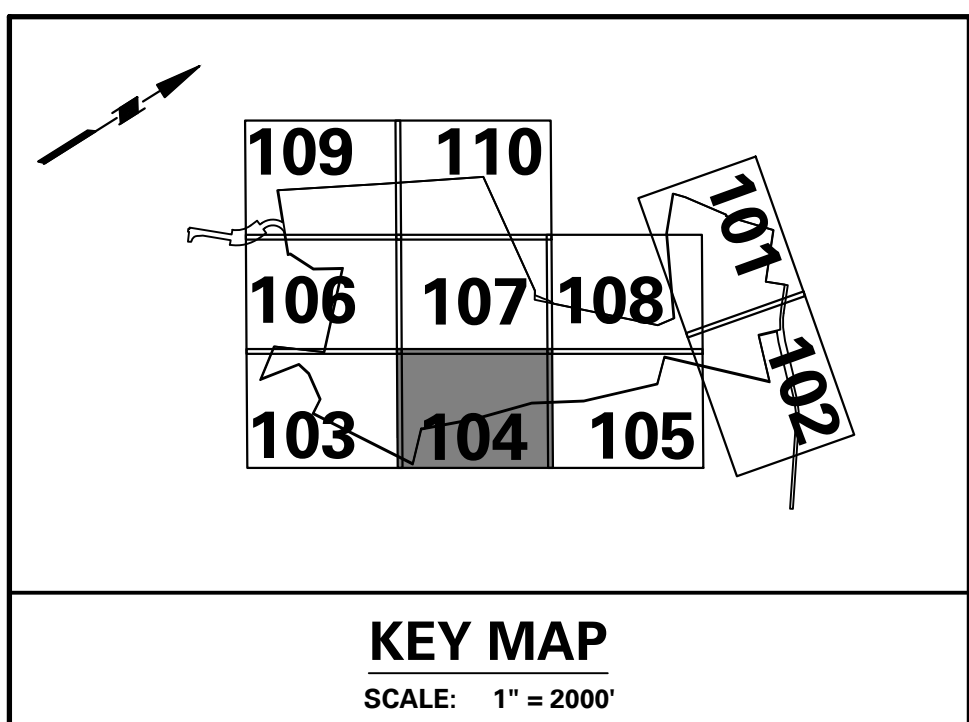
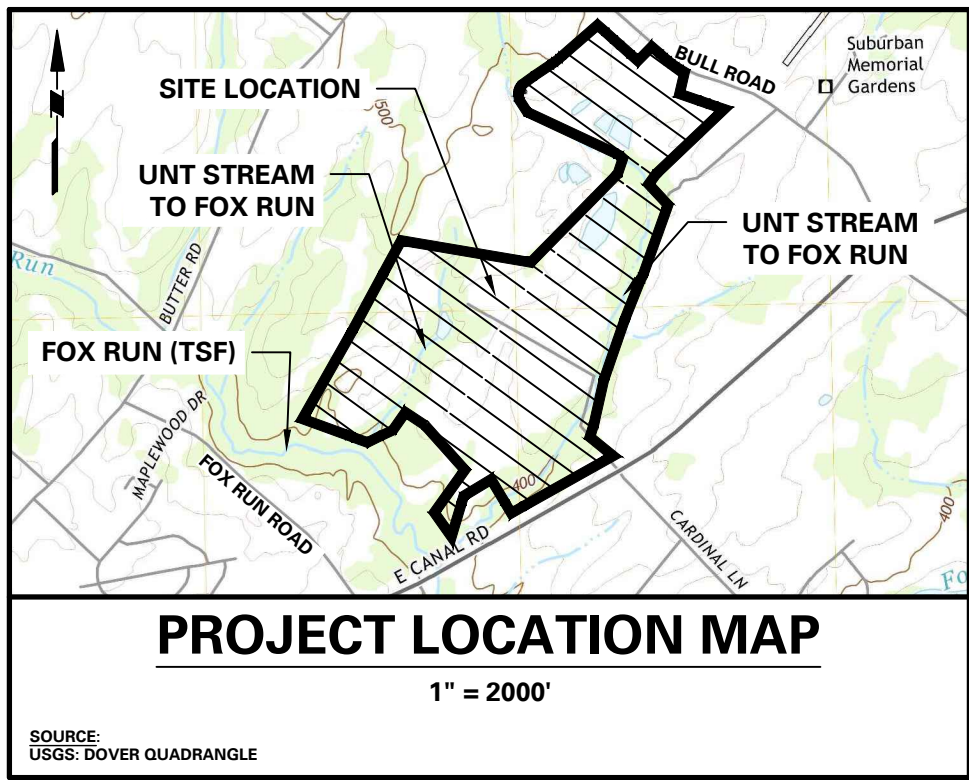
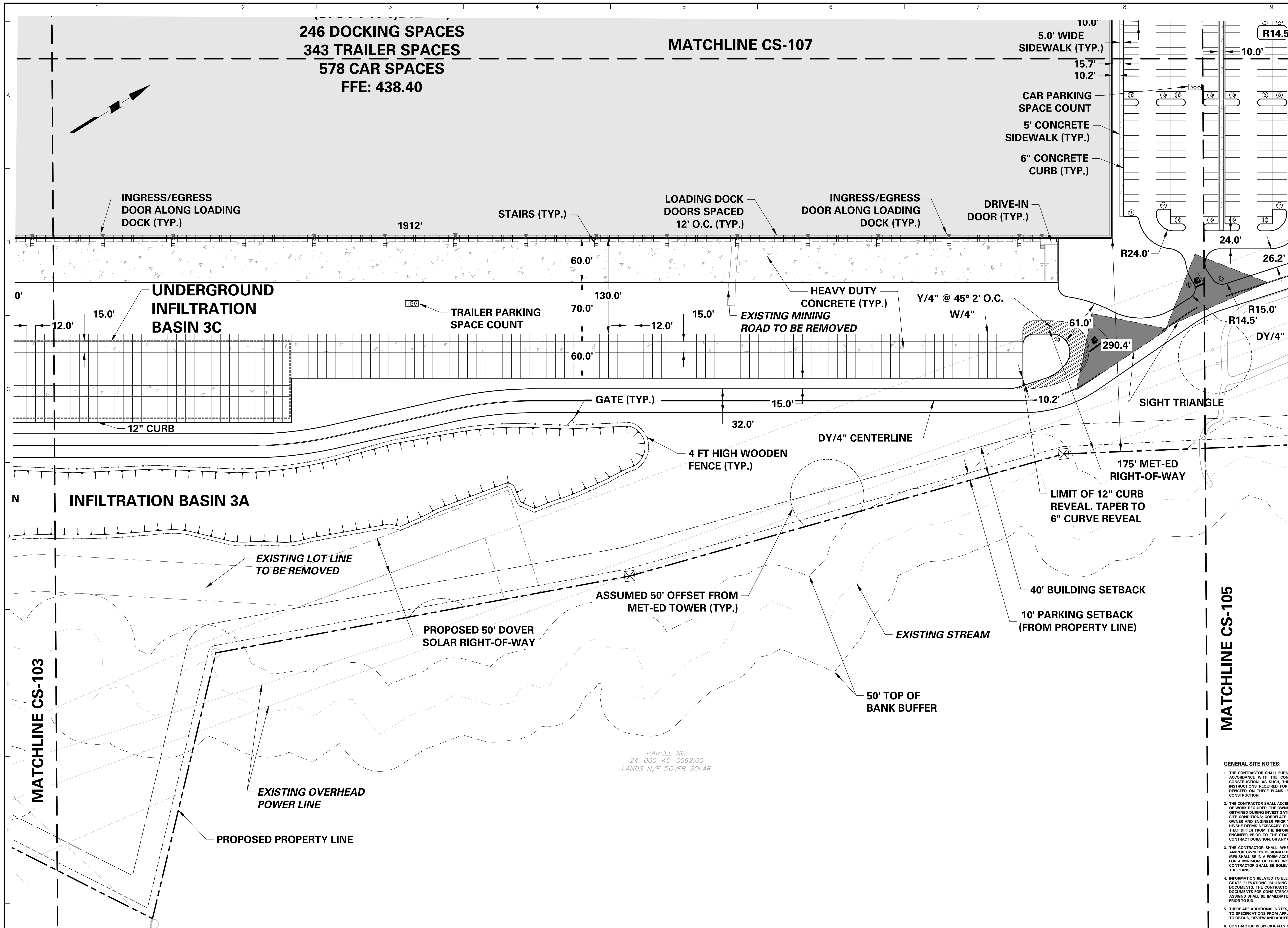












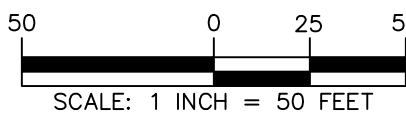
MATCHLINE CS-105

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS IF HE/ SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK, SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. REPLY SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUPERINTEND REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNEE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL, HORIZONTAL AND VERTICAL, UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
7. THE GRANT OF A PERMIT APPROVAL OF A PLAN FOR ANY PROPOSED SUBDIVISION OR LAND DEVELOPMENT TO BE LOCATED WITHIN ANY DESIGNATED FLOODPLAIN AREA SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY THE TOWNSHIP OR BY ANY OFFICIAL EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF THE PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE TOWNSHIP, ITS OFFICIALS OR EMPLOYEES.

SURVEYOR, CIVIL & TRAFFIC ENGINEER  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-2653  
P: 215.491.6500 F: 215.491.6501

APPLICANT/OWNER  
BULL CANAL DOVER OWNER LLC  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594



Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.

Signature  
KEITH S. OTTIE  
PROFESSIONAL ENGINEER PA LIC. NO. PE-074526

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY SITE PLAN (RECORD PLAN)**

Project No.  
200164401  
Date  
6/7/2023  
Drawn By  
MR  
Checked By  
SMH  
Drawing No.  
**CS-104**  
Sheet 13 of 133

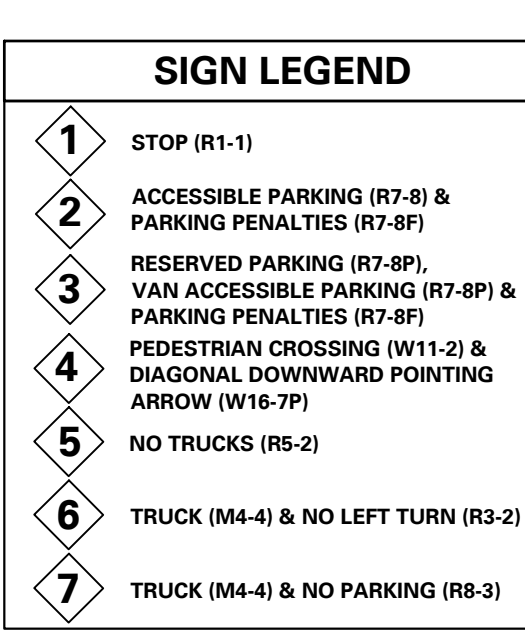
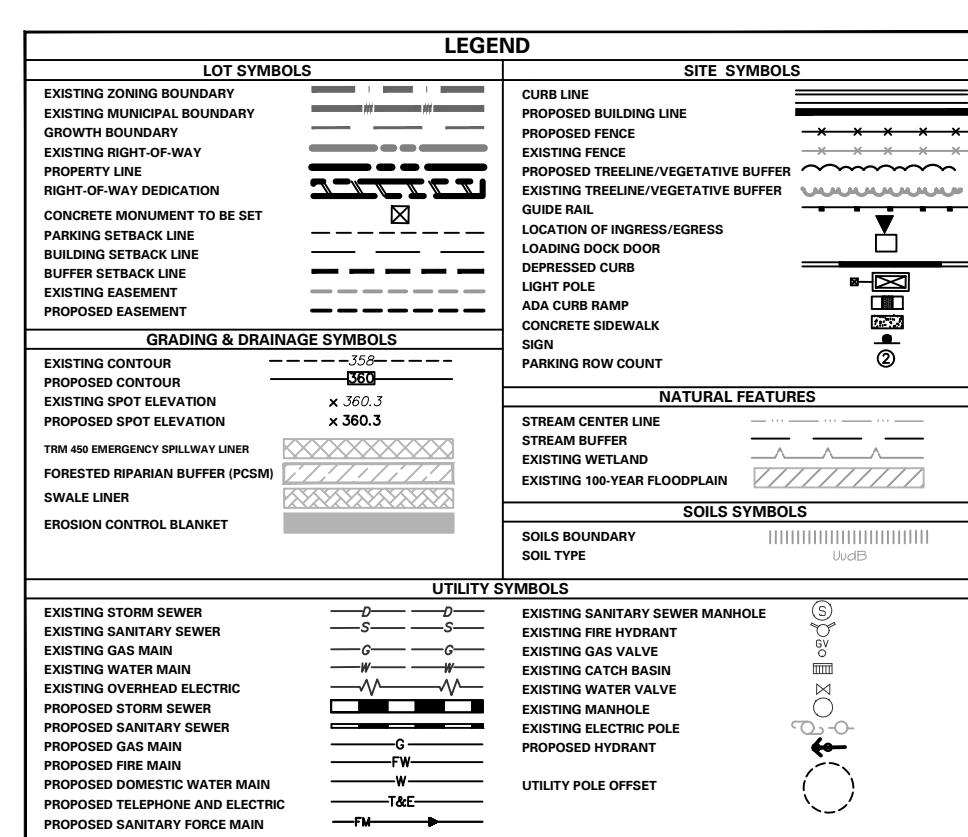
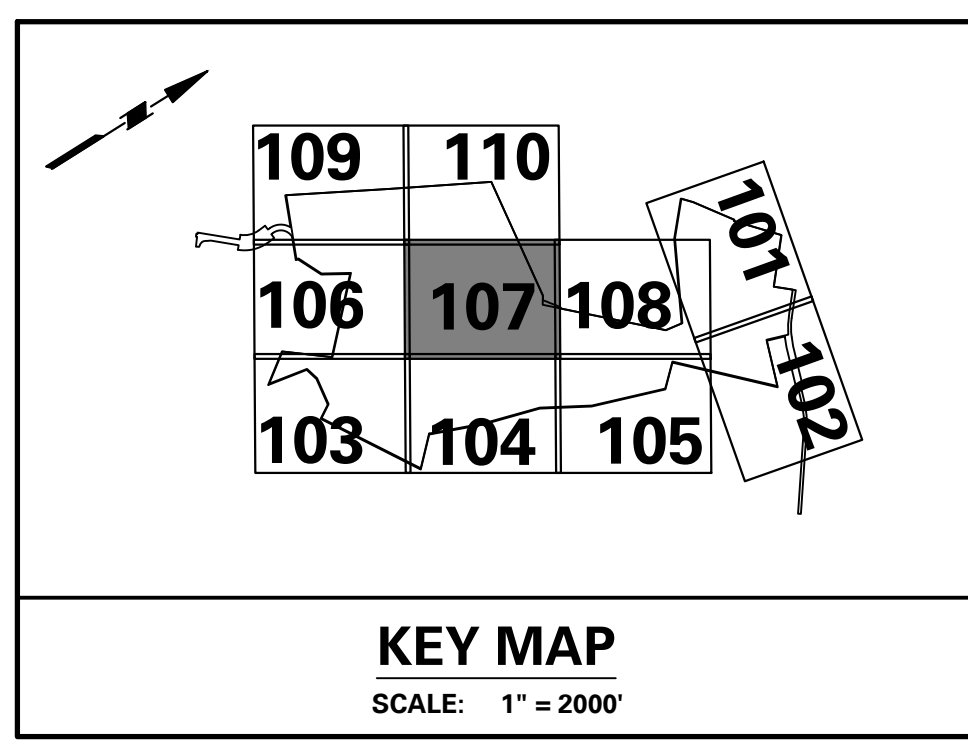
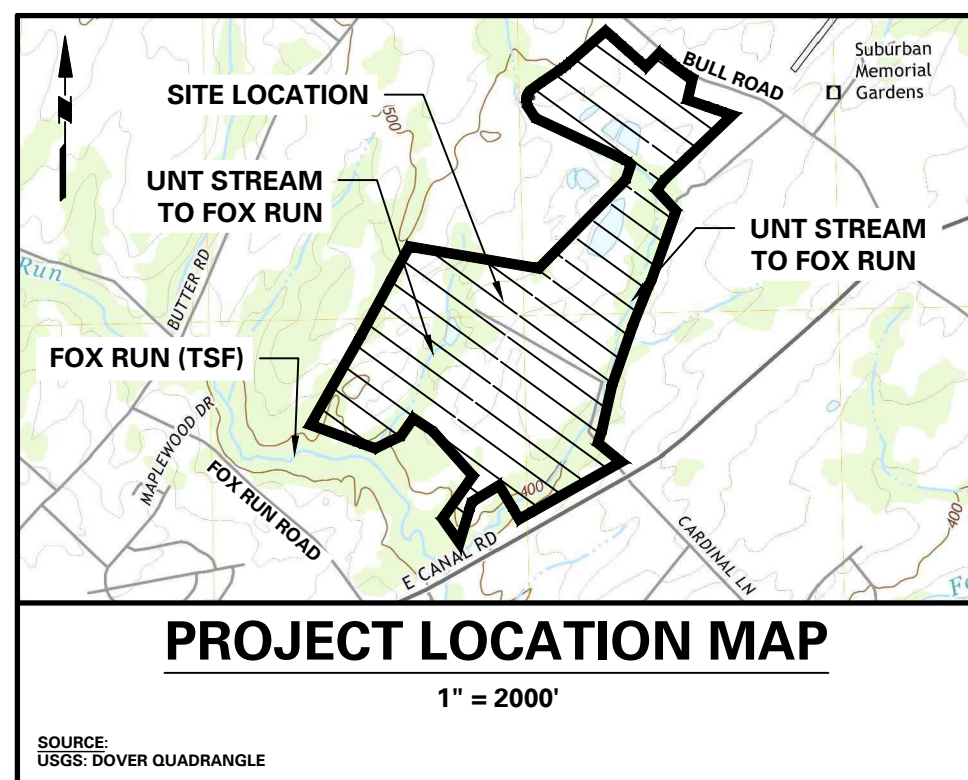
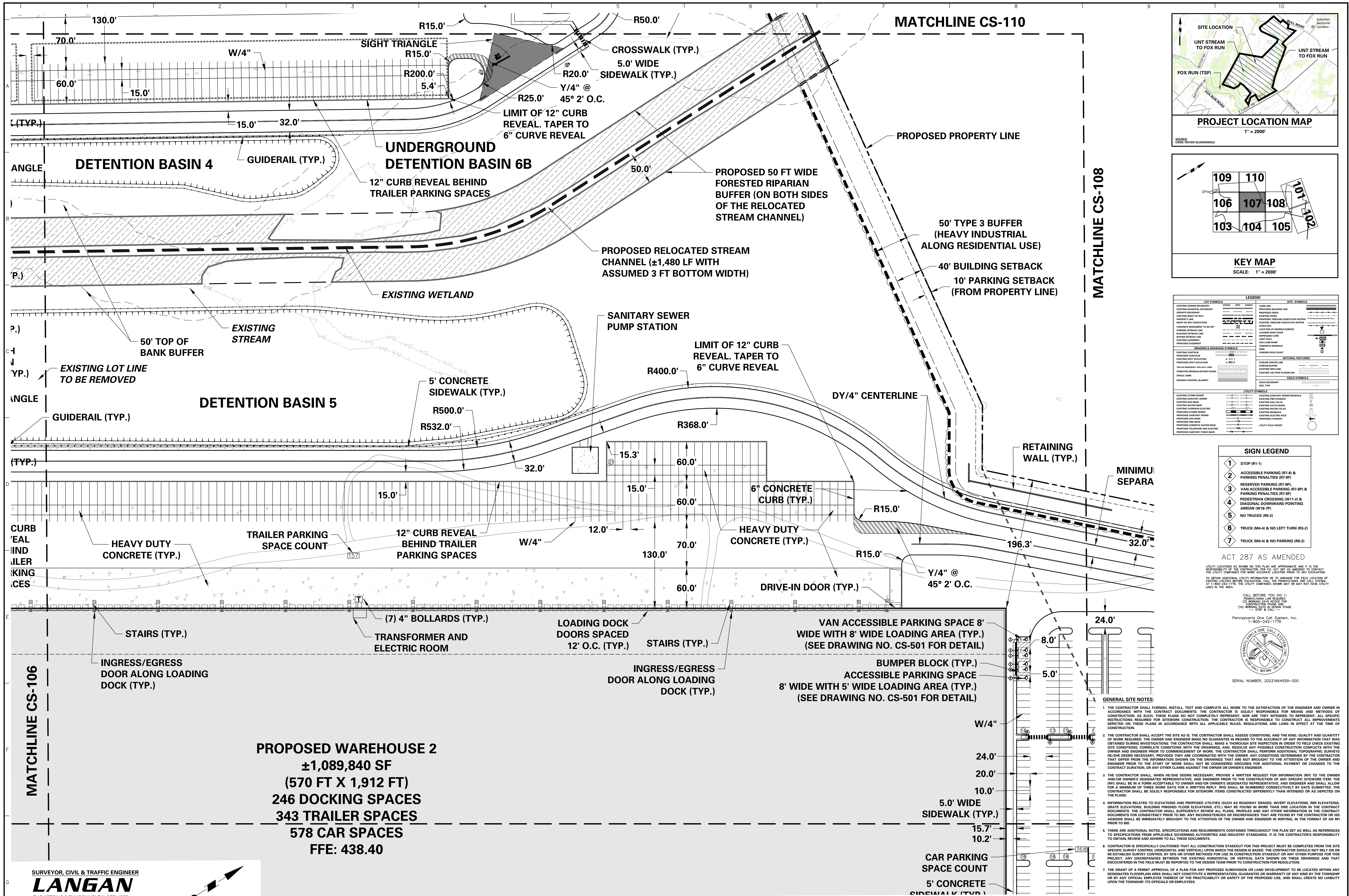












ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES AT 1-800-242-2776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!  
(1) WORKING DAYS NOTICE FOR  
(2) WORKING DAYS NOTICE FOR  
(10) WORKING DAYS AT DESIGN STAGE  
STOP & CALL  
Pennsylvania One Call System, Inc.  
1-800-242-2776



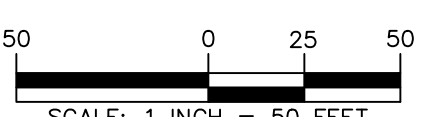
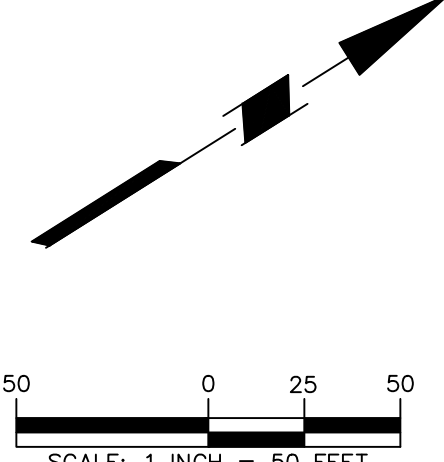
SERIAL NUMBER: 20221664559-000

**GENERAL SITE NOTES:**

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS WHEN DEEMED NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONTINGENT CONSTRUCTION CONFLICTS THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. THIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL, HORIZONTAL AND VERTICAL UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
7. THE GRANT OF A PERMIT APPROVAL OF A PLAN FOR ANY PROPOSED SUBDIVISION OR LAND DEVELOPMENT TO BE LOCATED WITHIN ANY DESIGNATED FLOODPLAIN AREA SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY THE TOWNSHIP OR BY ANY OFFICIAL EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF THE PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE TOWNSHIP, ITS OFFICIALS OR EMPLOYEES.

SURVEYOR, CIVIL & TRAFFIC ENGINEER  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
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**APPLICANT/OWNER**  
BULL CANAL DOVER OWNER LLC  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594



Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.

Signature  
KEITH S. OTTIS  
PROFESSIONAL ENGINEER PA LIC. NO. PE-074526

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215-491-6500 F: 215-491-6501 www.langan.com

Project Title  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

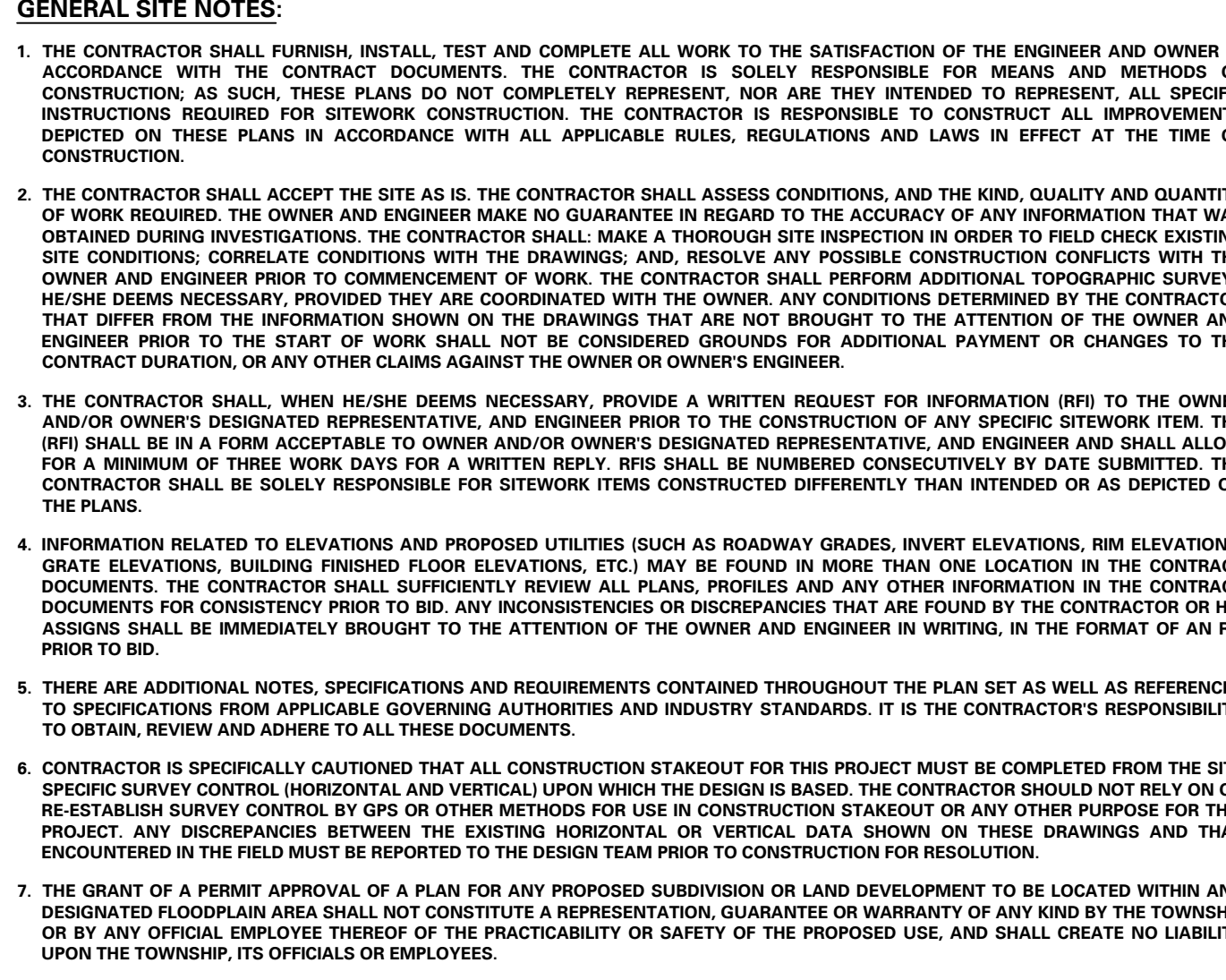
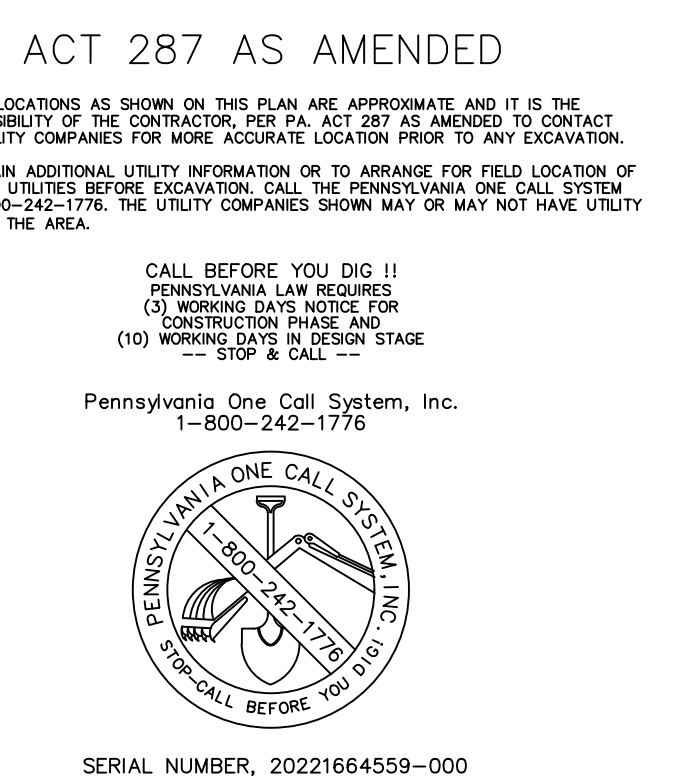
Drawing Title  
**PRELIMINARY SITE PLAN (RECORD PLAN)**

Project No.  
200164401  
Date  
6/7/2023  
Drawn By  
MR  
Checked By  
SMH  
Drawing No.  
**CS-107**  
Sheet 16 of 133

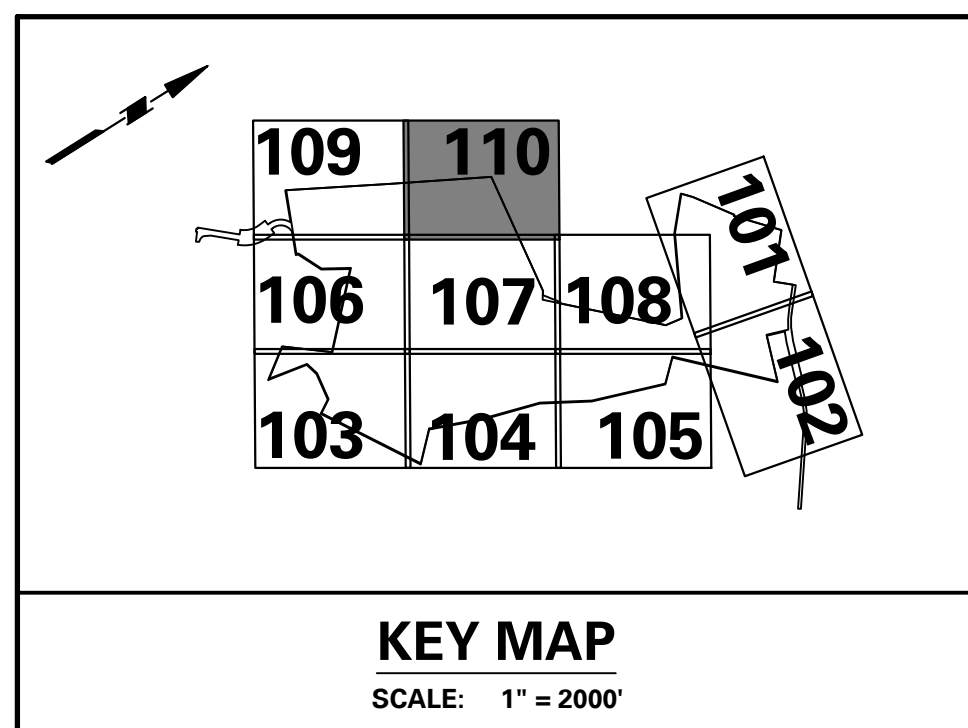

















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SIGN LEGEND	
	STOP (R1-1)
	ACCESSIBLE PARKING (R7-8) & PARKING PENALTIES (R7-8F)
	RESERVED PARKING (R7-8P), VAN ACCESSIBLE PARKING (R7-8P) & PARKING PENALTIES (R7-8F)
	PEDESTRIAN CROSSING (W11-2) & DIAGONAL DOWNWARD POINTING ARROW (W16-7P)
	NO TRUCKS (R5-2)
	TRUCK (M4-4) & NO LEFT TURN (R3-2)
	TRUCK (M4-4) & NO PARKING (R8-3)

ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER P.A. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITIES IN THE AREA.

CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES  
(3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE  
-- STOP & CALL --

Pennsylvania One Call System, Inc.  
1-800-242-1776



SERIAL NUMBER, 20221664559-000

**GENERAL SITE NOTES:**

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEMARK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS, THE CONTRACTOR SHALL ASSUME CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL: MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS AND/OR OTHER NECESSARY SURVEYS TO CORRELATE THE INFORMATION SHOWN ON THE DRAWINGS WITH THE ACTUAL CONDITIONS. ANY DISCREPANCIES THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.

3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMES NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.

4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES [SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.] MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RF PRIOR TO BID.

5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

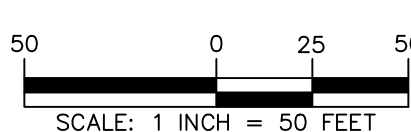
6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION TAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON THE

RE-ESTABLISH SURVEY CONTROL, BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

7. THE GRANT OF A PERMIT APPROVAL OF A PLAN FOR ANY PROPOSED SUBDIVISION OR LAND DEVELOPMENT TO BE LOCATED WITHIN ANY DESIGNATED FLOODPLAIN SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY BY THE TOWNSHIP OF ANY OR ANY SPECIAL EMPLOYEE THEREOF OF THE ACCURACY OR SAFETY OF THE PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE TOWNSHIP, ITS OFFICIALS OR EMPLOYEES.


**SURVEYOR, CIVIL & TRAFFIC ENGINEER**  
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2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

**APPLICANT/OWNER**  
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**845 TEXAS AVENUE, SUITE 3300**  
**HOUSTON, TX 77002**  
**PHONE: 678-699-7594**



8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature \_\_\_\_\_ Date 8/24/2021



KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 [www.langan.com](http://www.langan.com)

Project

**YORK INDUSTRIAL  
DEVELOPMENT**

DOVER TOWNSHIP

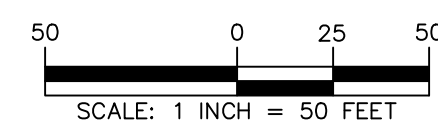
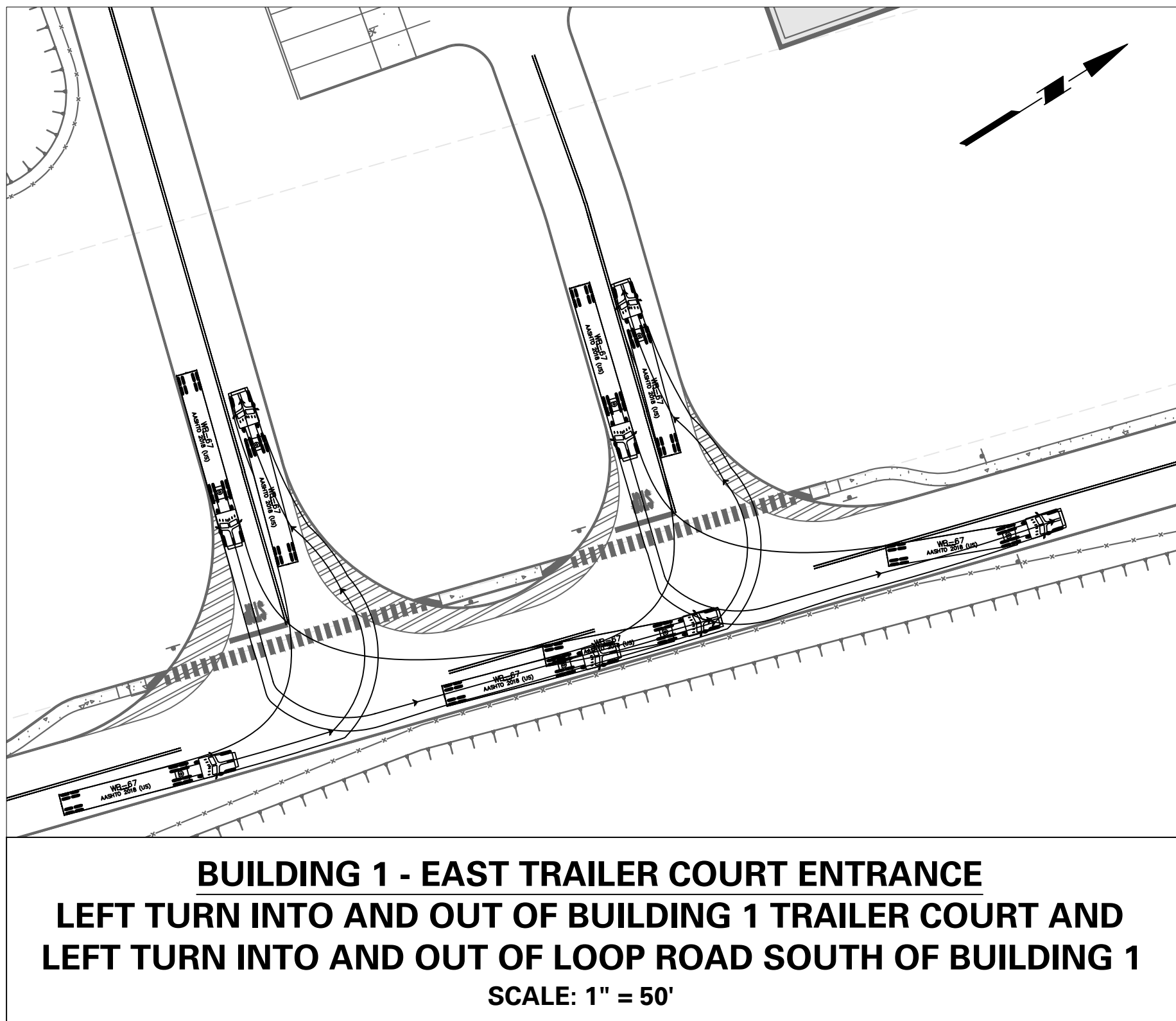
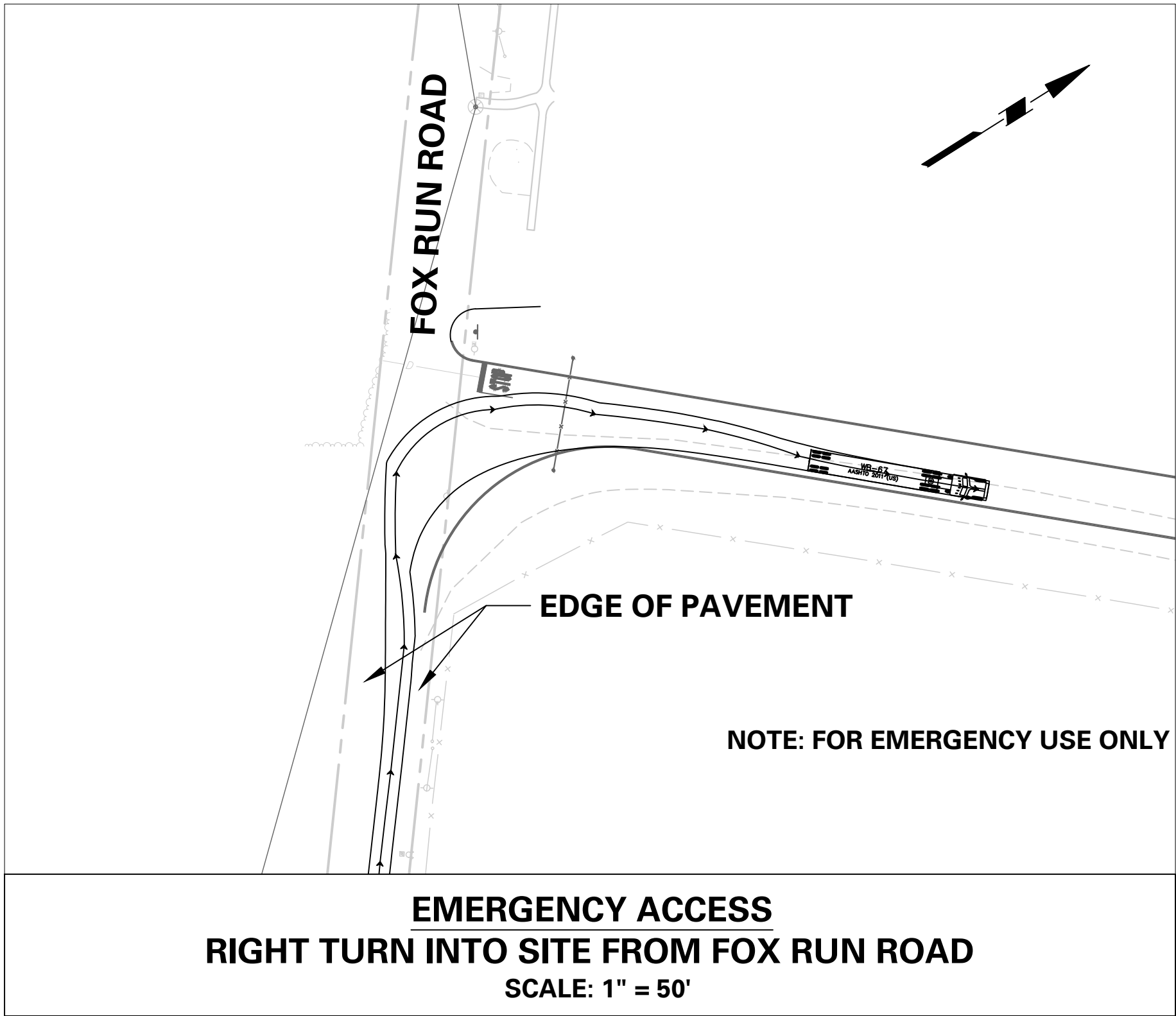
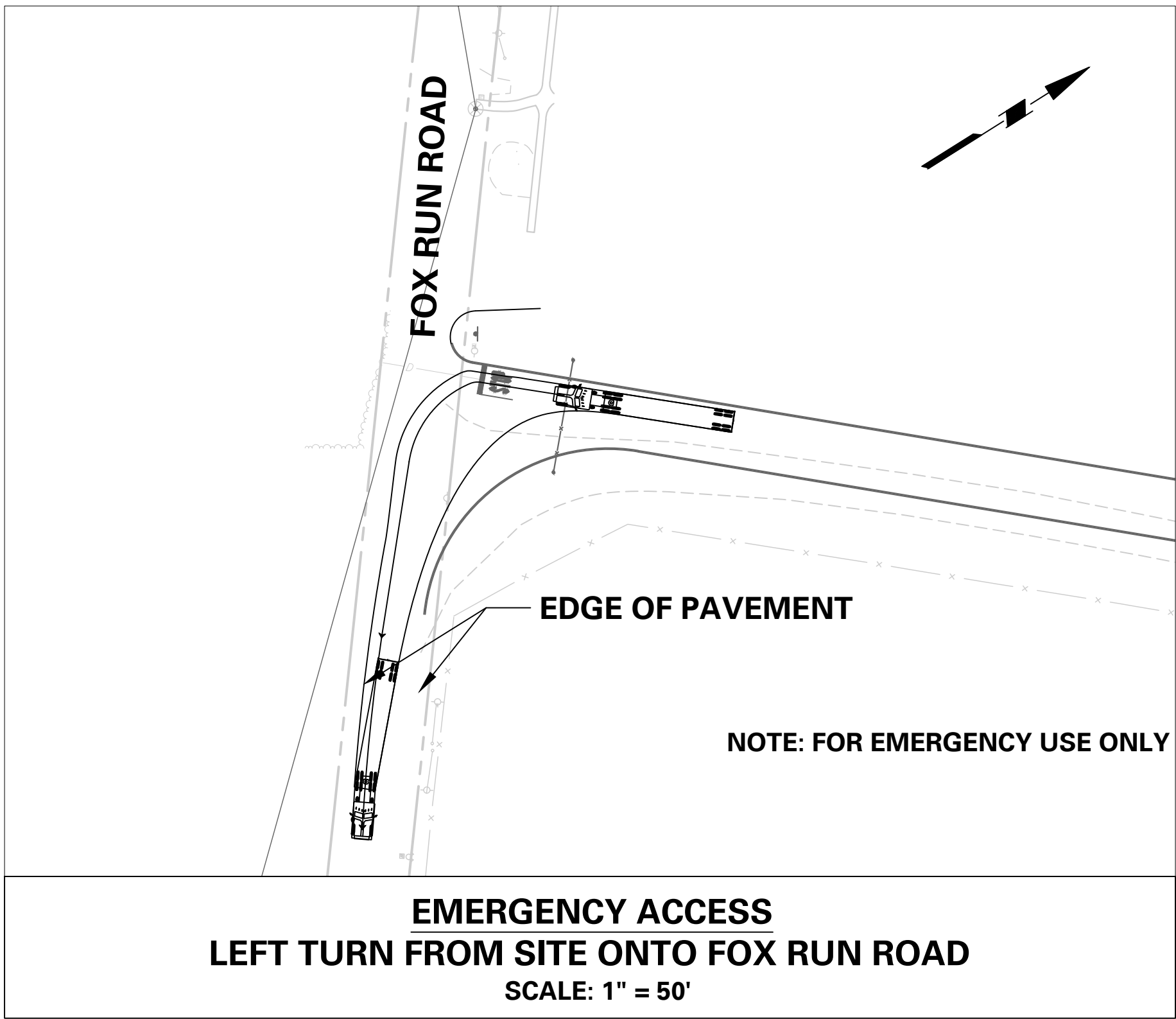
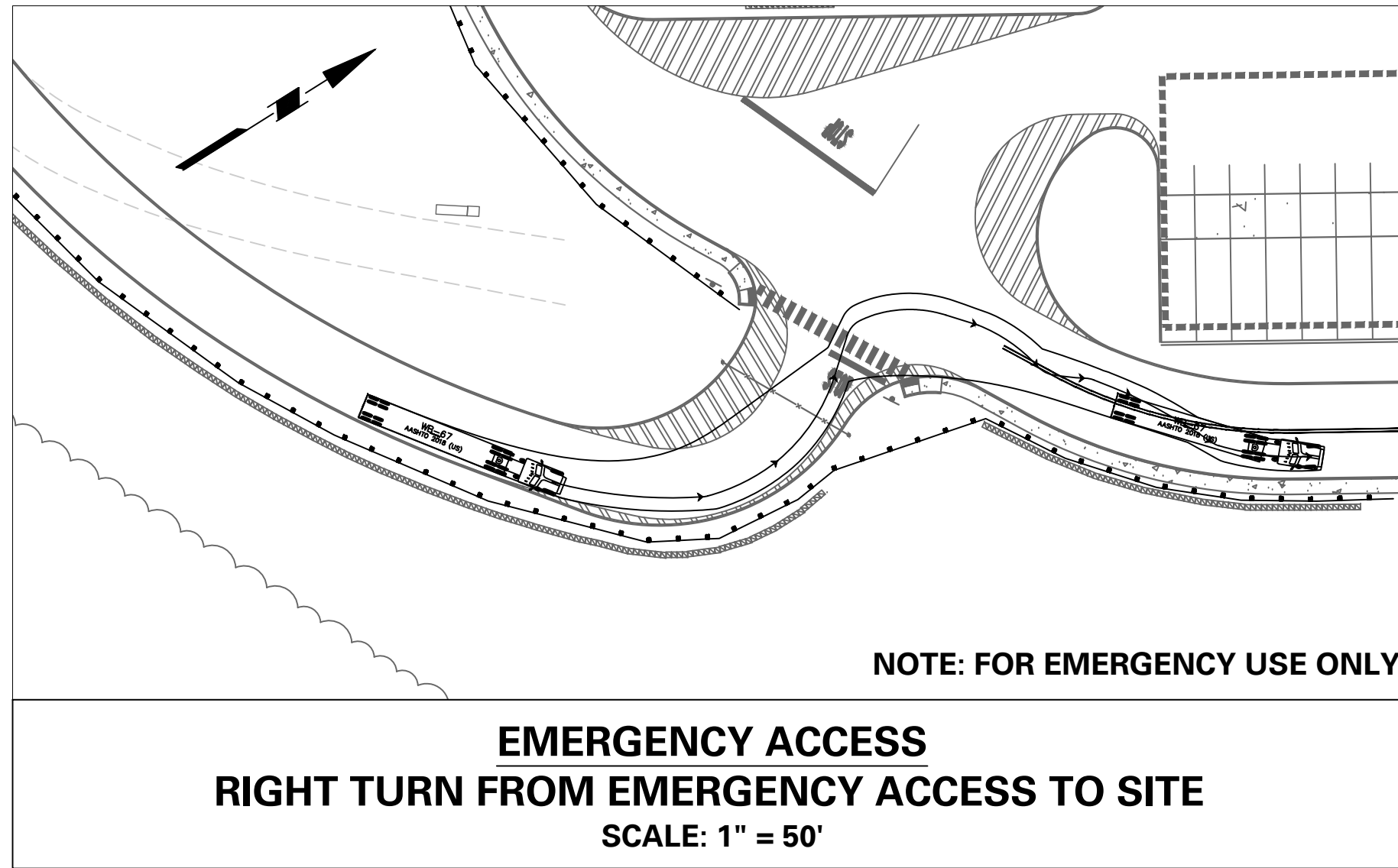
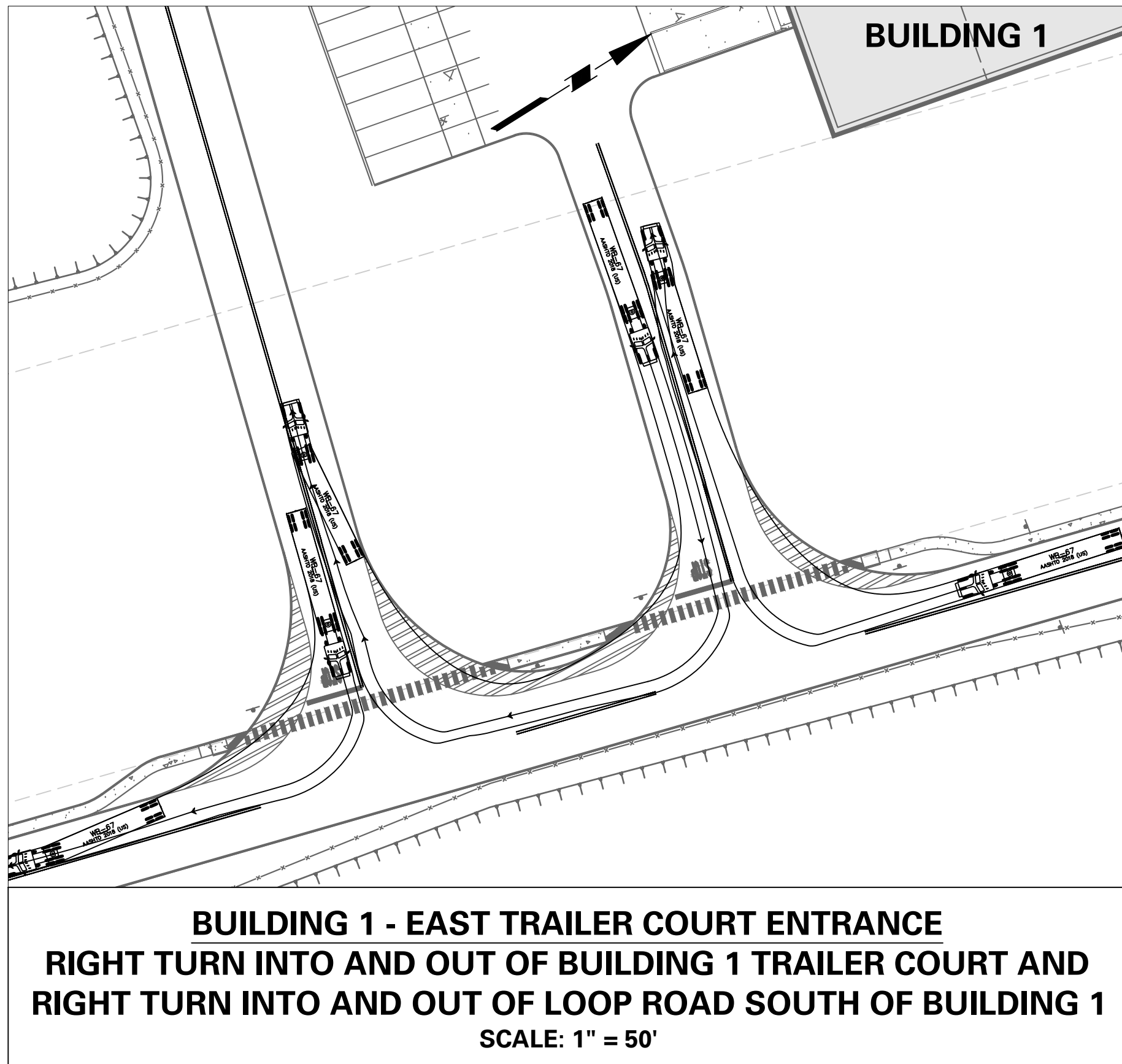
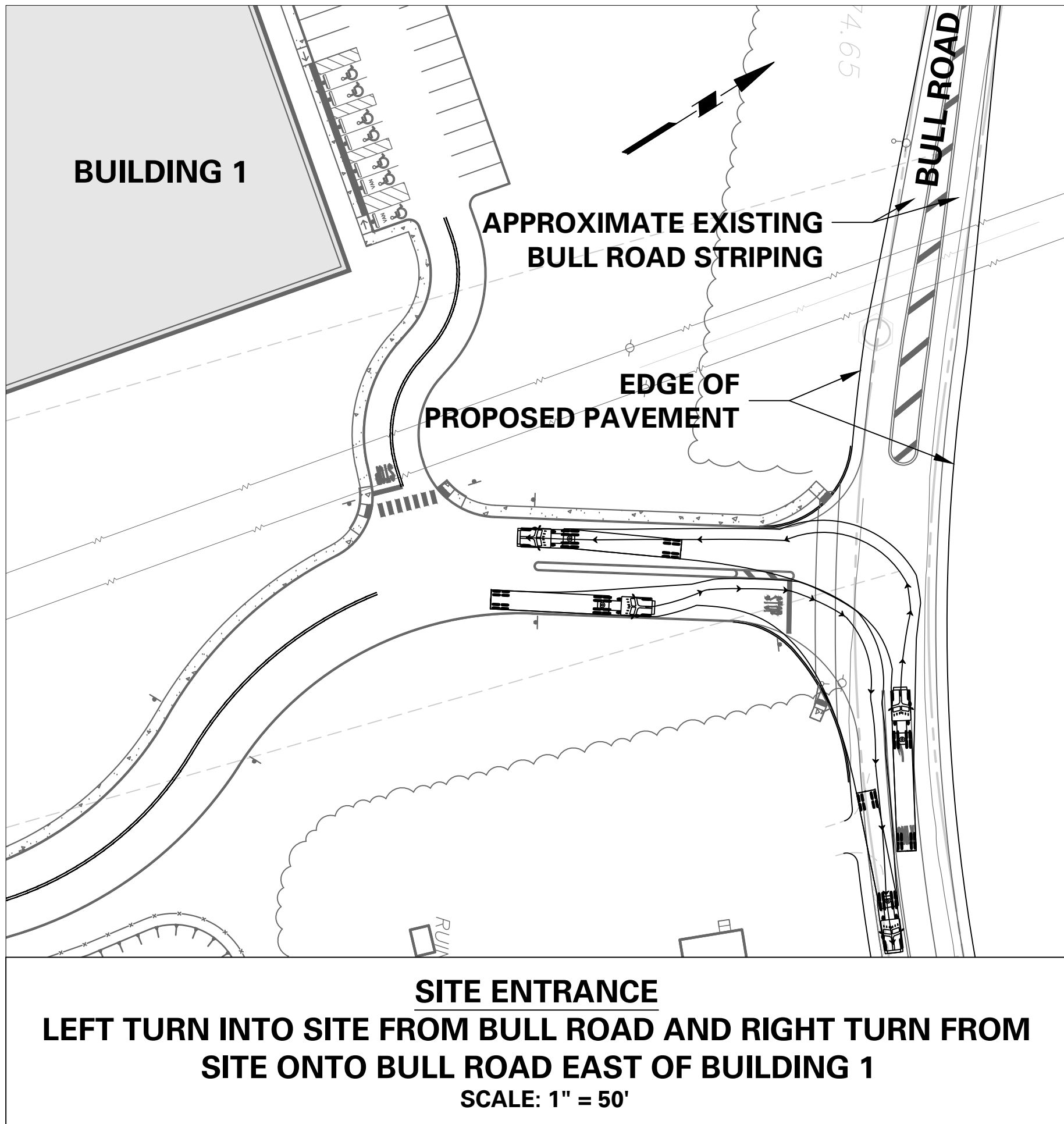
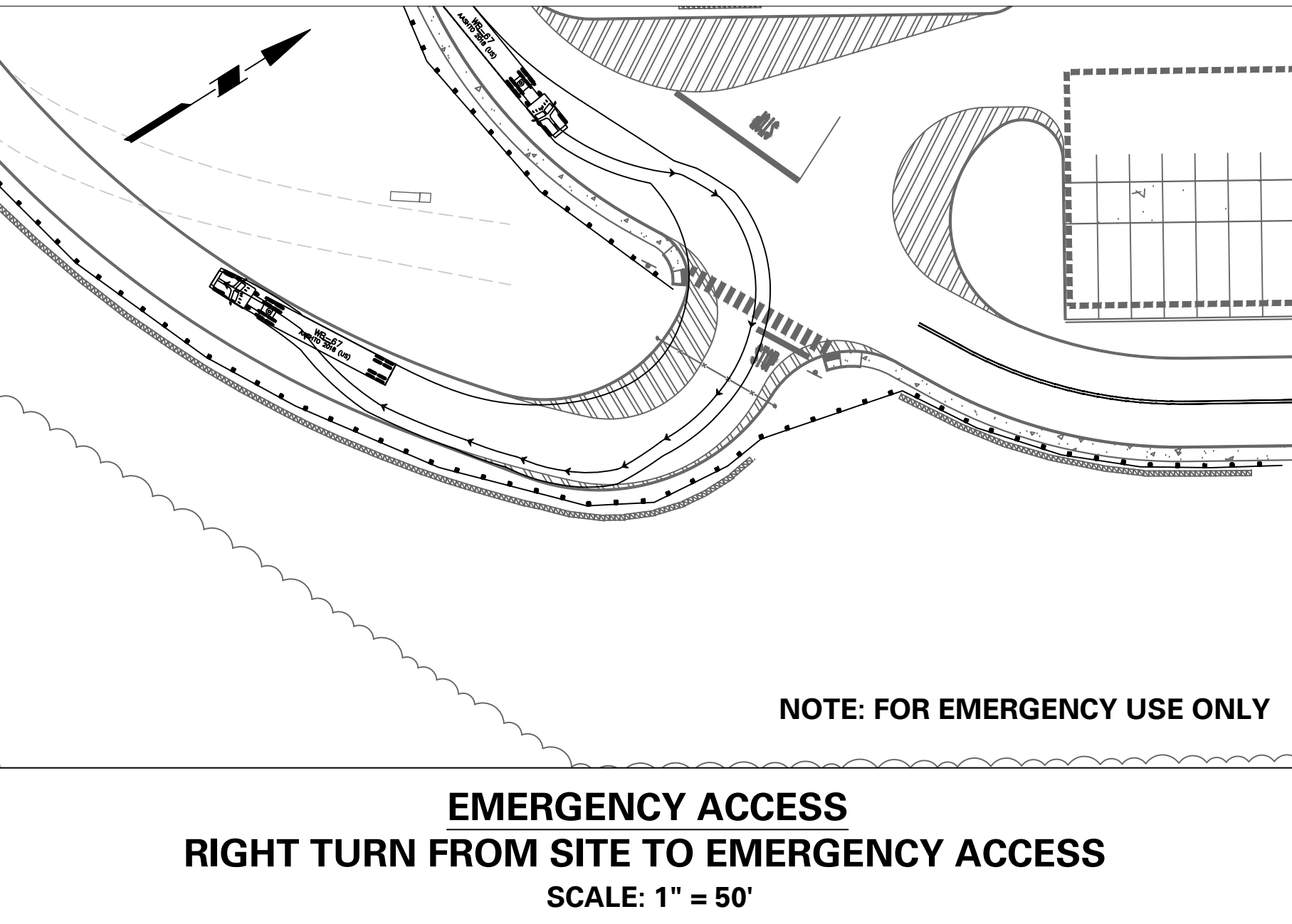
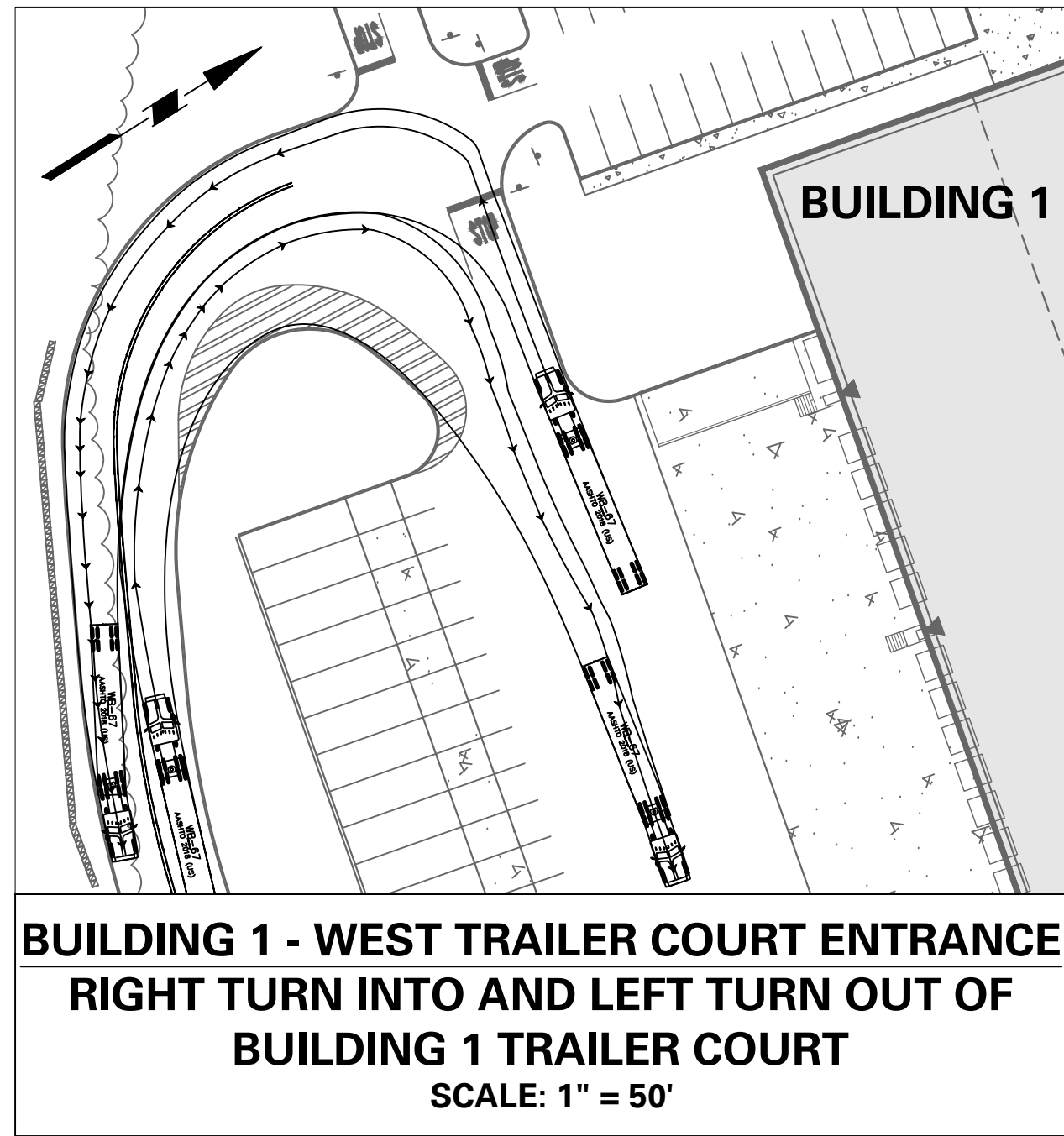
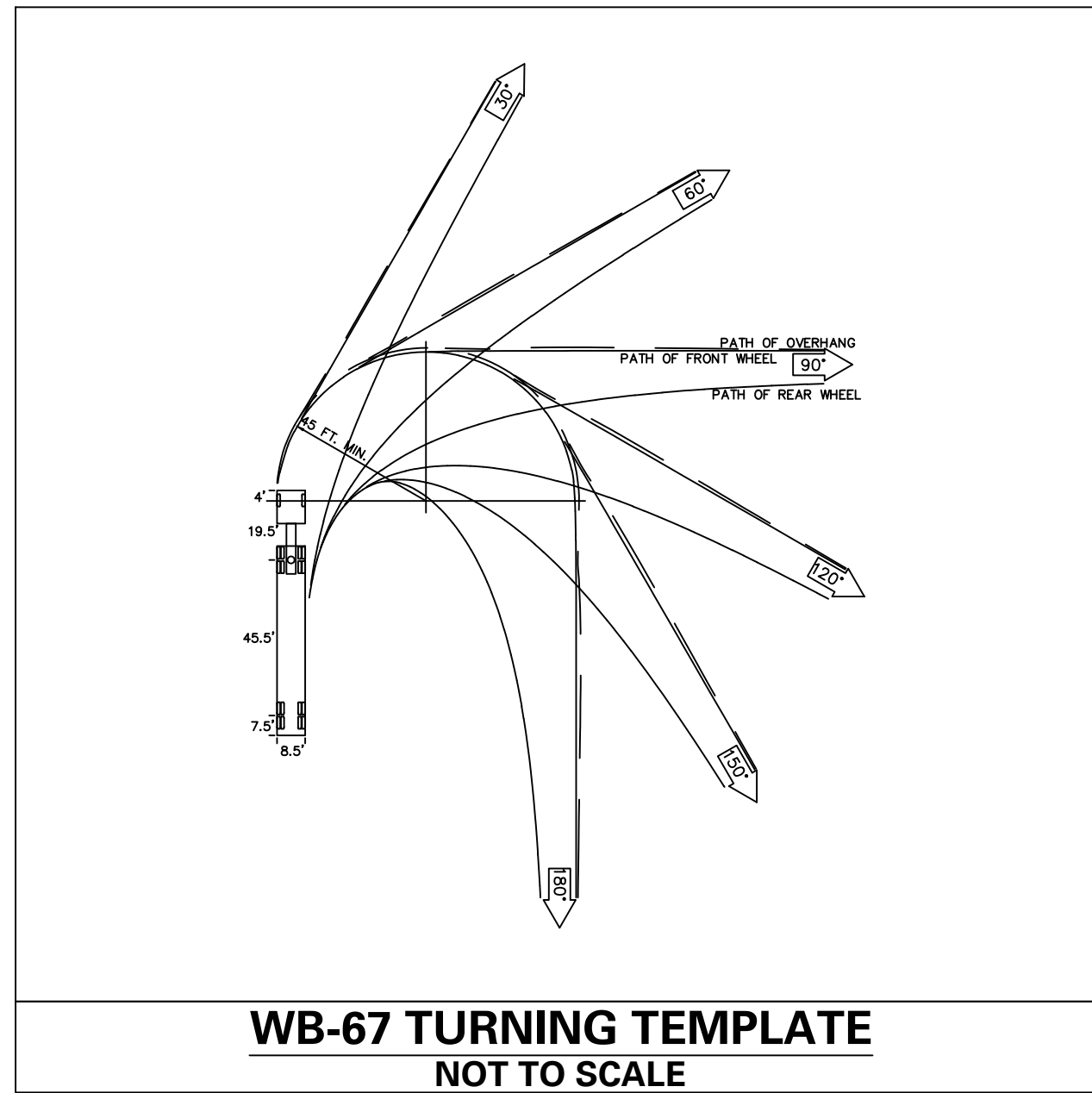
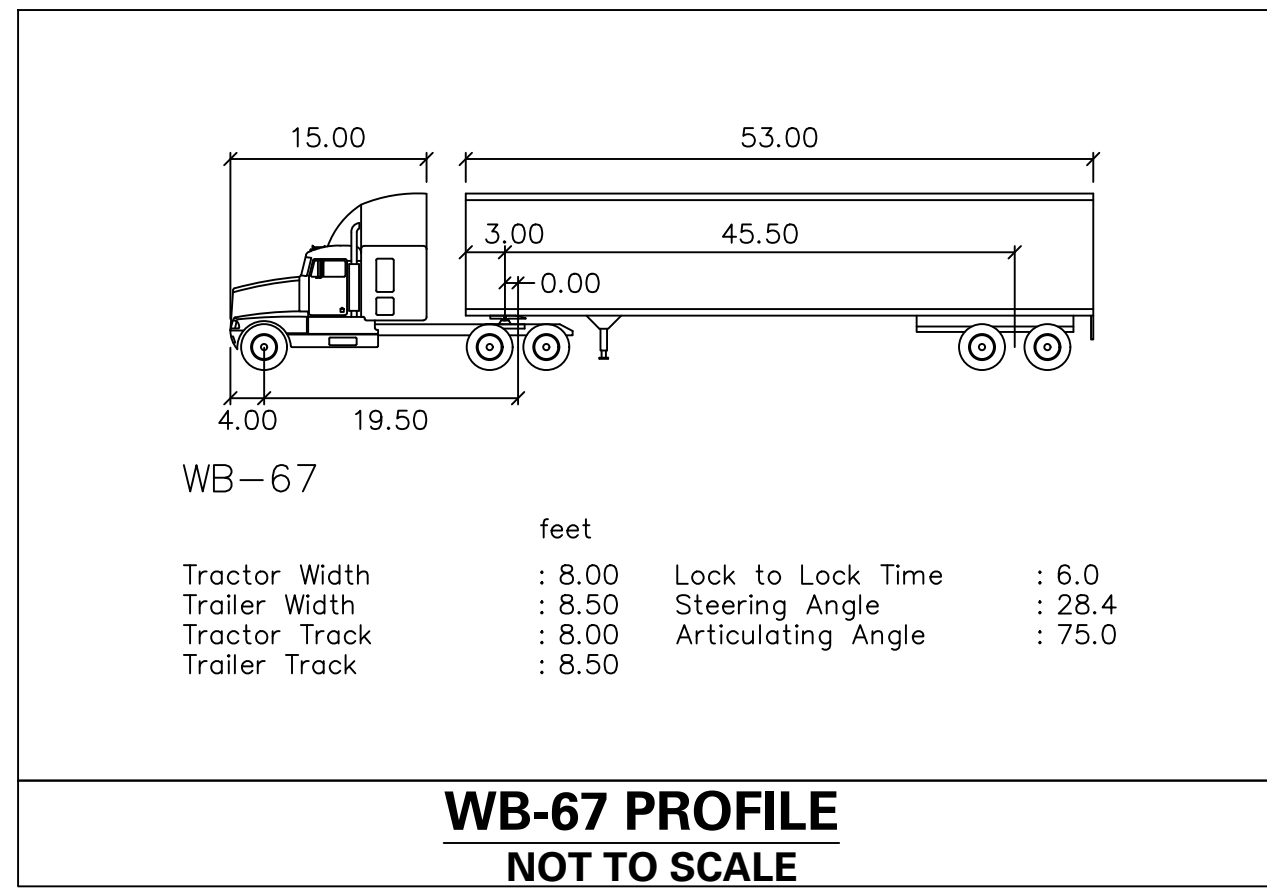
YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY  
SITE PLAN  
(RECORD PLAN)**

Project No.	Drawing No.
200164401	CS-110
Date	
6/7/2023	
Drawn By	
MR	Sheet 19 of 133
Checked By	
SMH	





Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.

Signature: *Keith S. Ottes*

Date: 8/24/2023

PROFESSIONAL ENGINEER PA LIC. No. PE-074526

**LANGAN**

Langan Engineering and Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976

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Project: YORK INDUSTRIAL DEVELOPMENT

DOVER TOWNSHIP YORK COUNTY PENNSYLVANIA

Drawing Title: PRELIMINARY TRUCK TURNING PLAN

Project No. 200164401

Date: 6/7/2023

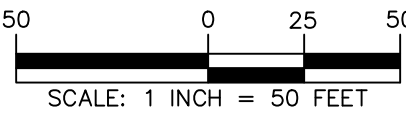
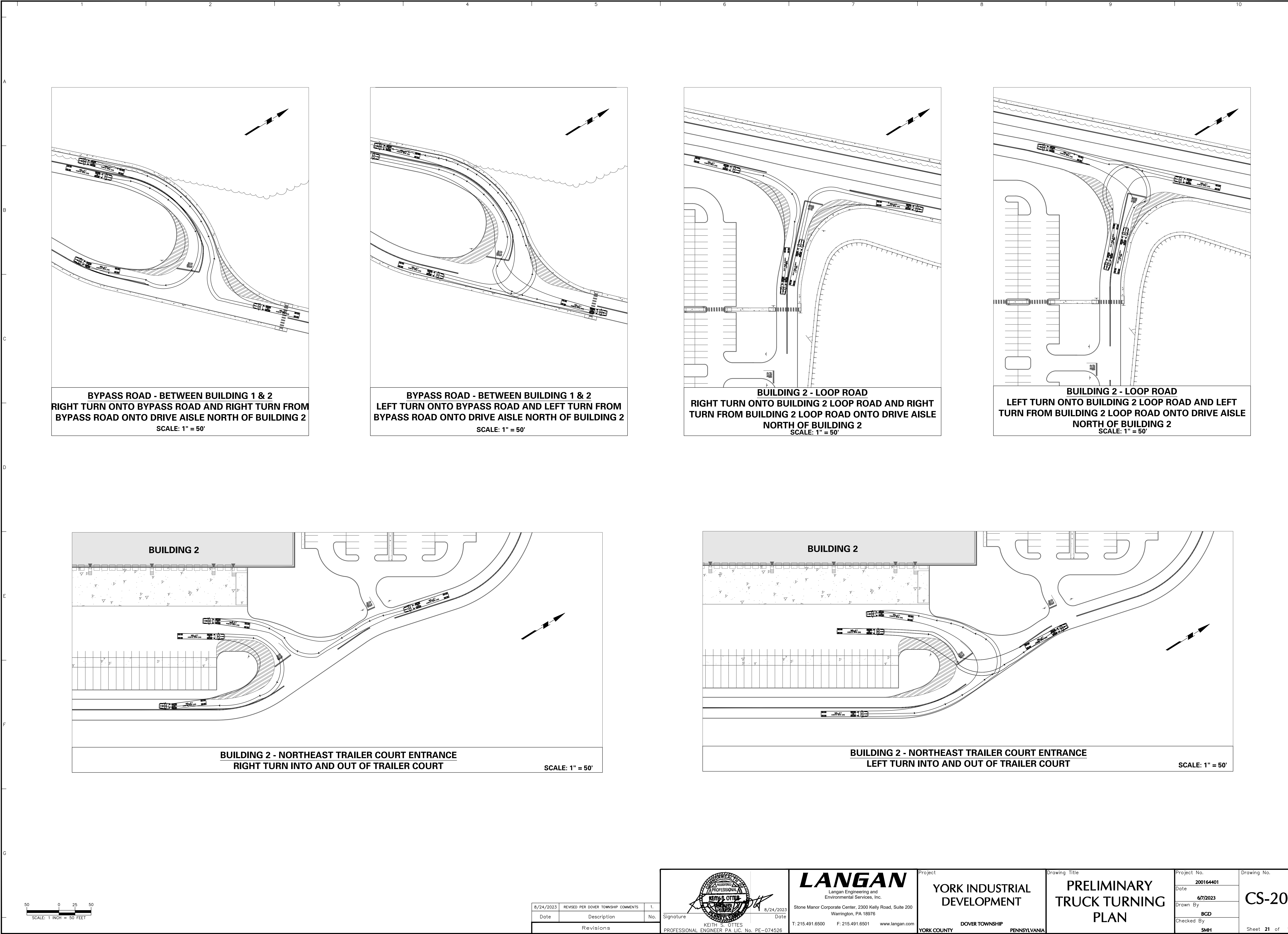
Drawn By: BGD

Checked By: SMH

Drawing No. CS-201

Sheet 20 of 133





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature: *Keith S. Ottes*  
Date: 8/24/2023  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
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T: 215.491.6500 F: 215.491.6501 www.langan.com

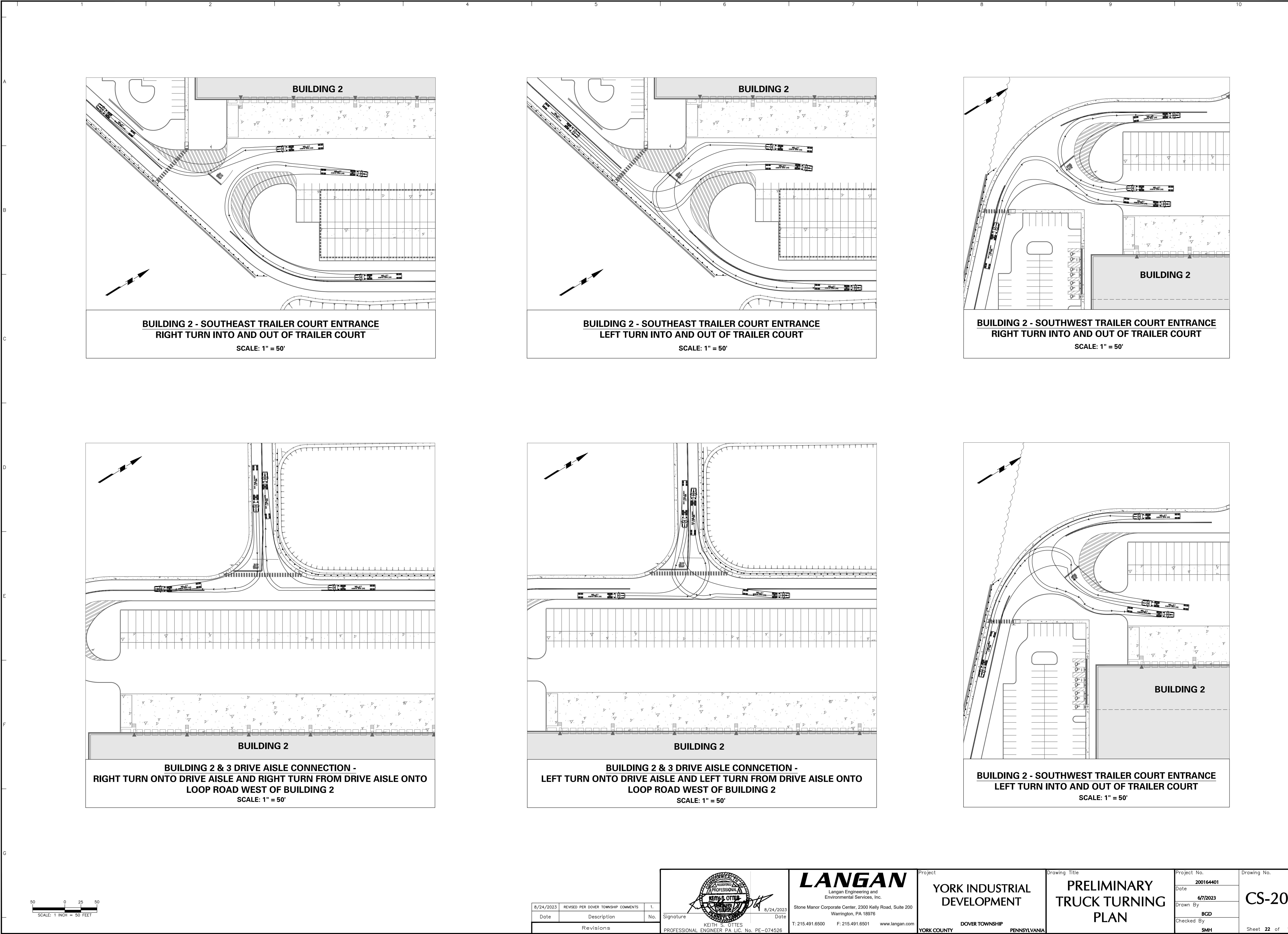
Project  
**YORK INDUSTRIAL  
DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY  
TRUCK TURNING  
PLAN**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BGD**  
Checked By  
**SMH**

Drawing No.  
**CS-202**  
Sheet **21** of **133**





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature

KEITH S. OTTES

PROFESSIONAL ENGINEER PA LIC. No. PE-074526

8/24/2023

Date

**LANGAN**

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Project

**YORK INDUSTRIAL DEVELOPMENT**

DOVER TOWNSHIP

YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY TRUCK TURNING PLAN**

Project No.

200164401

Date

6/7/2023

Drawn By

BGD

Checked By

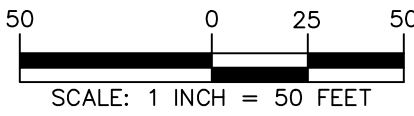
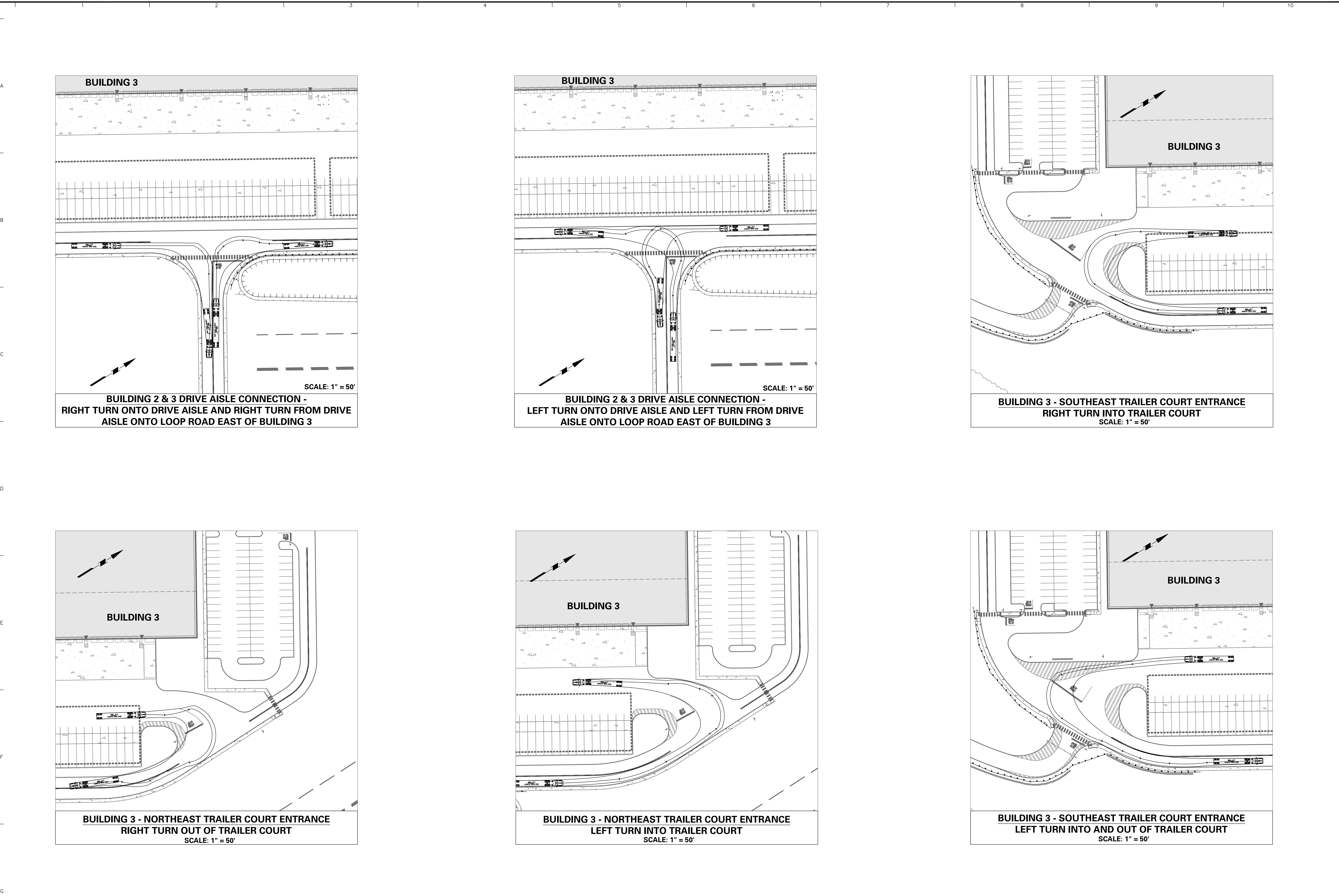
SMH

Drawing No.

**CS-203**

Sheet 22 of 133





Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.

Signature: *Keith S. Ottes*  
Date: 8/24/2023  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

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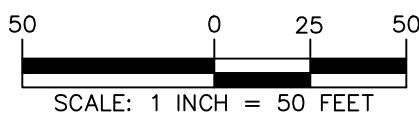
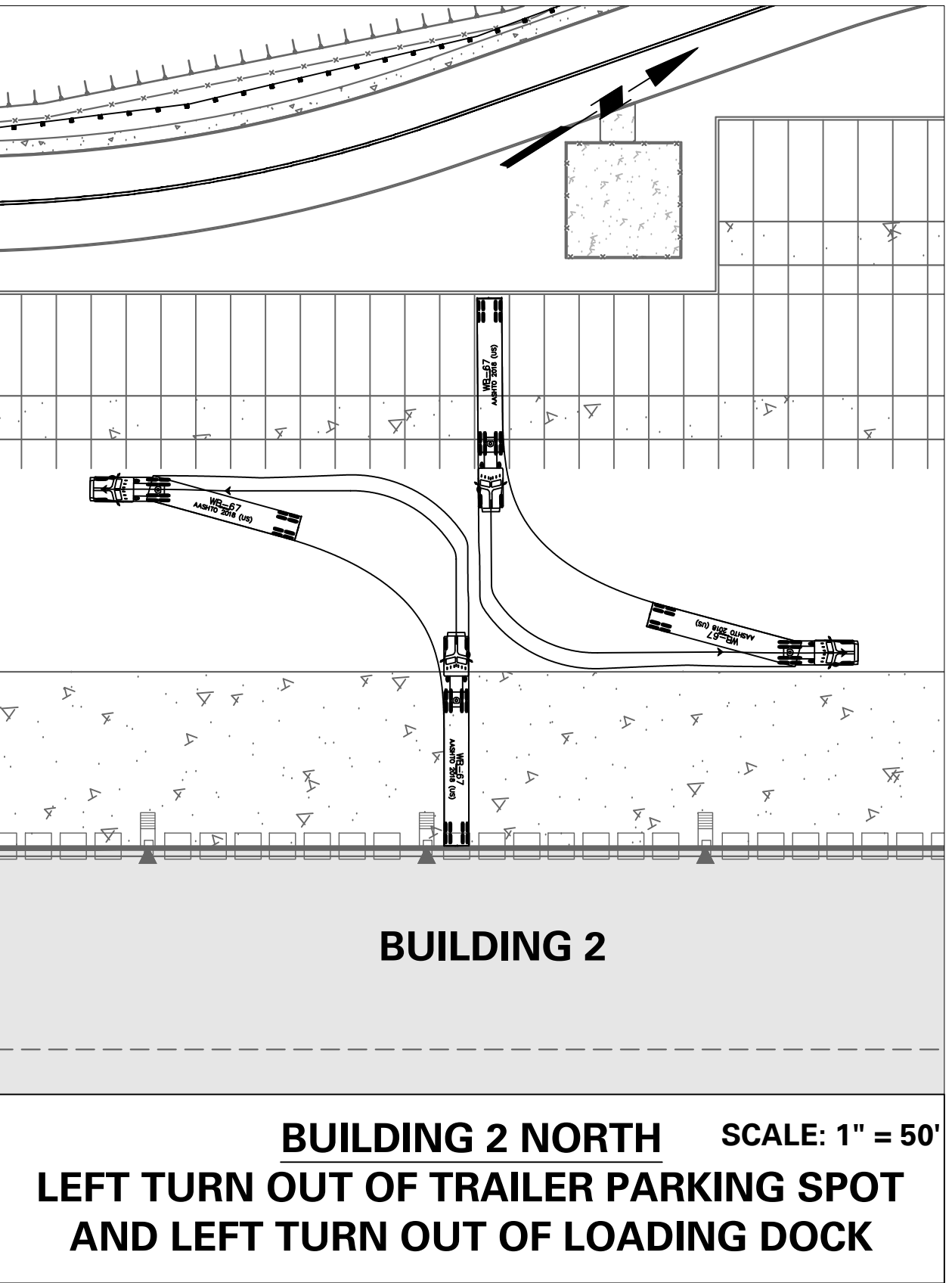
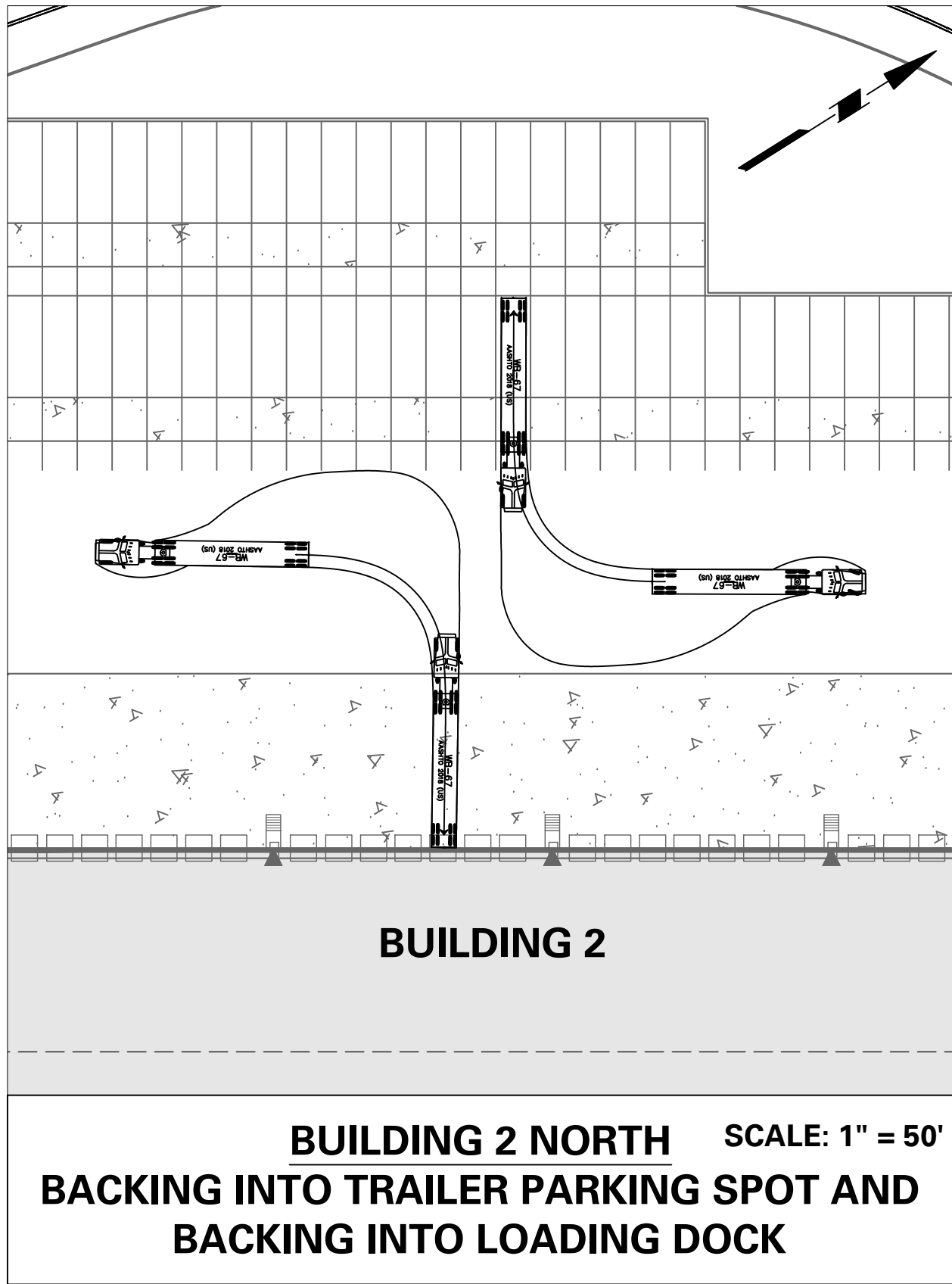
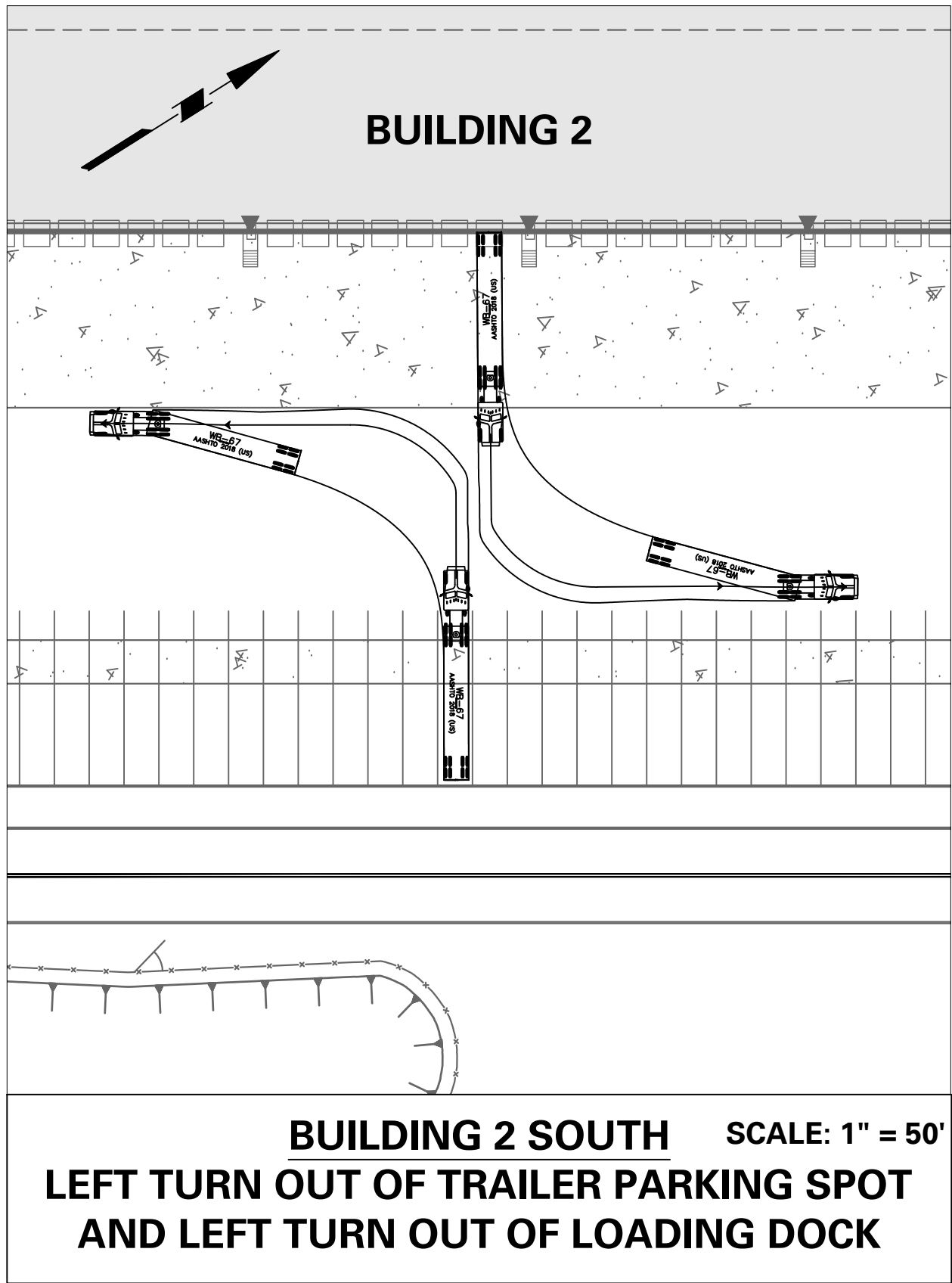
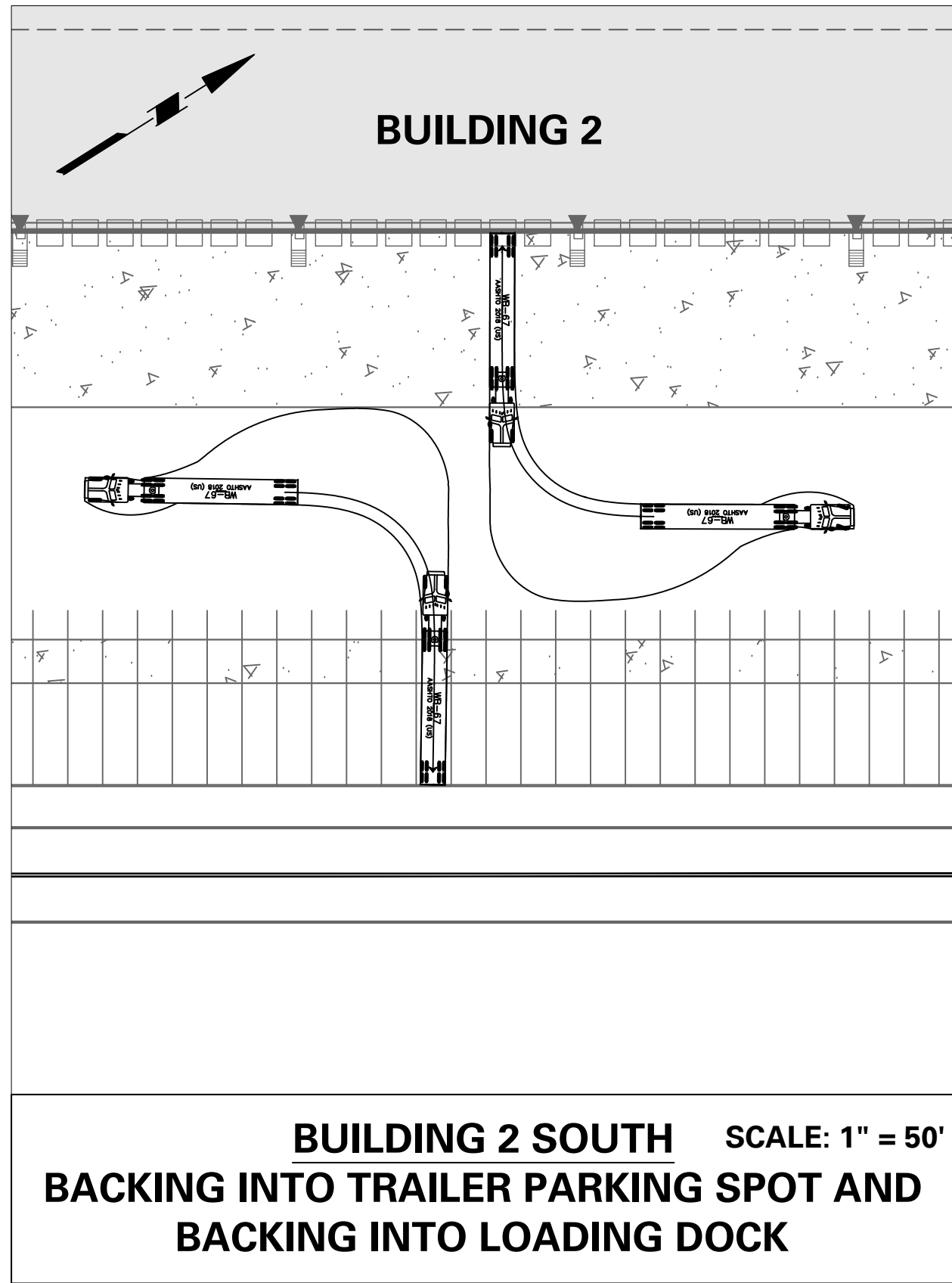
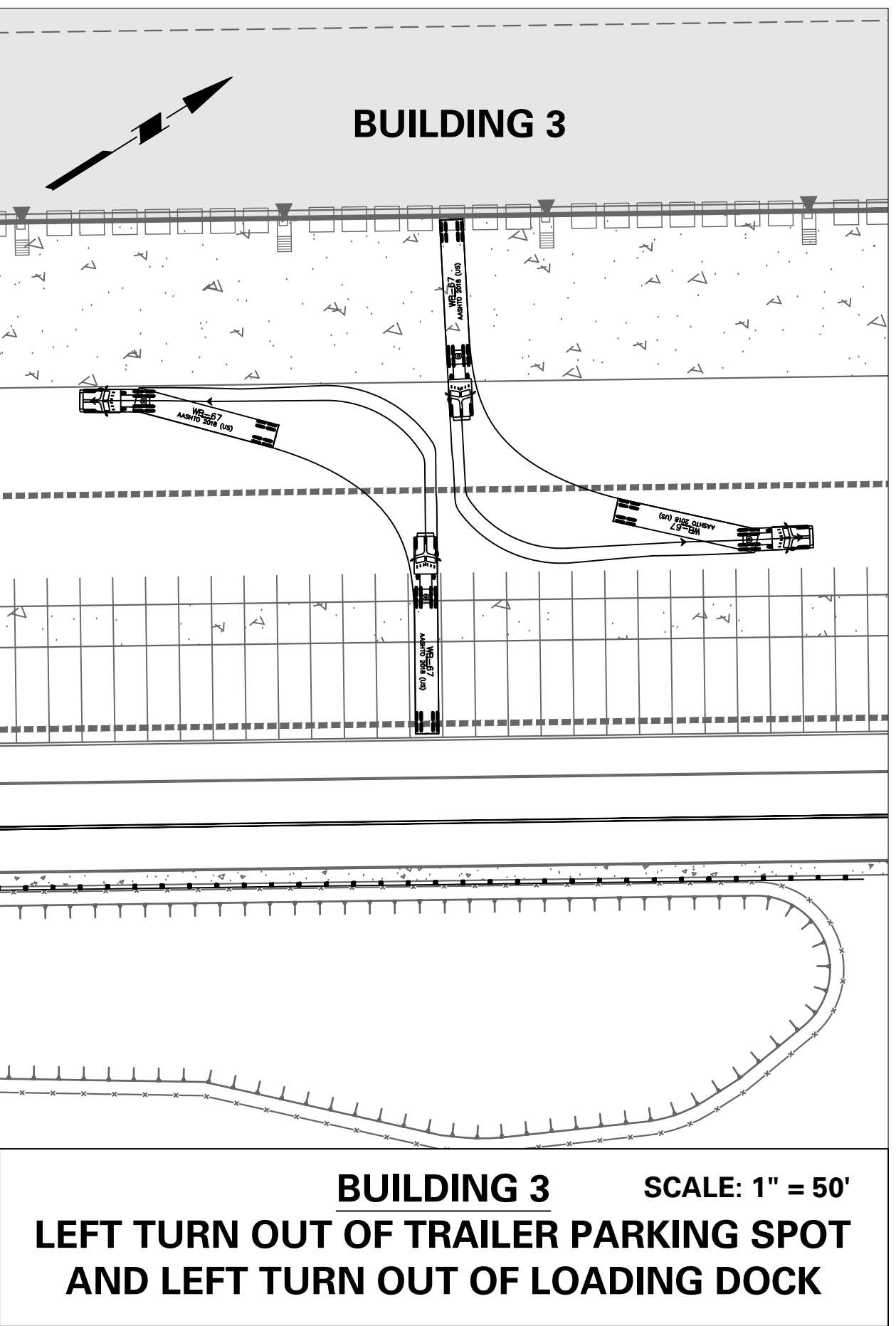
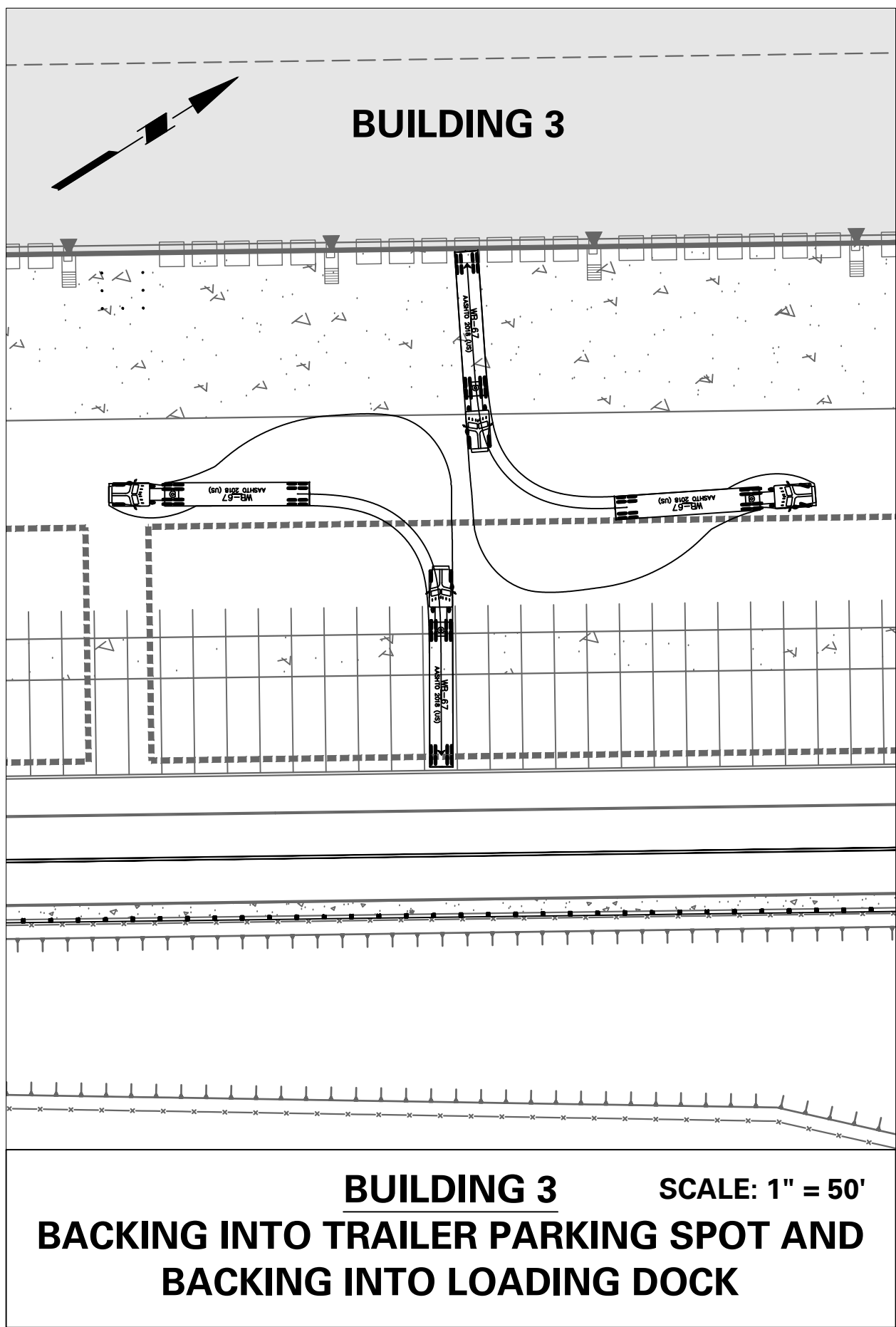
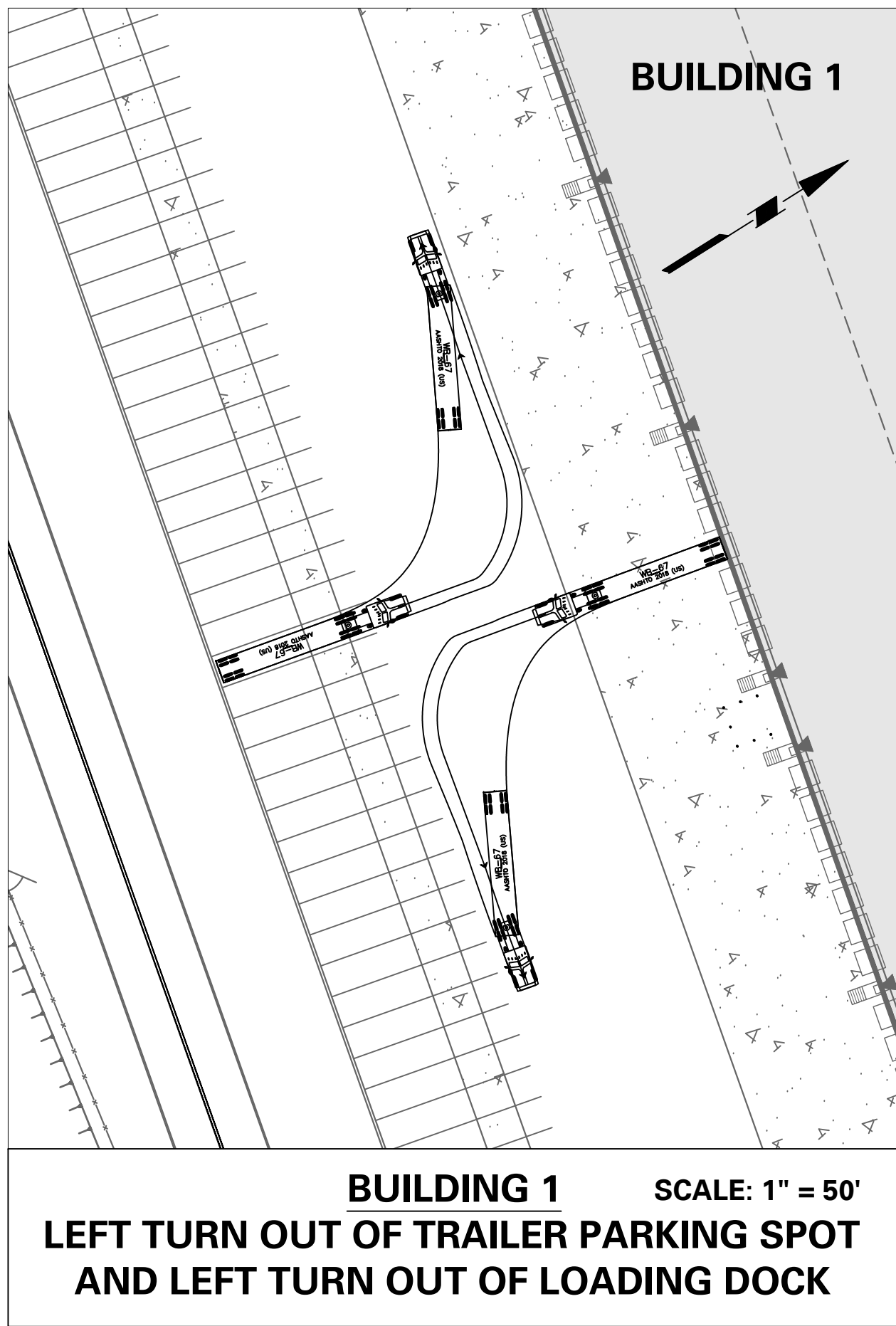
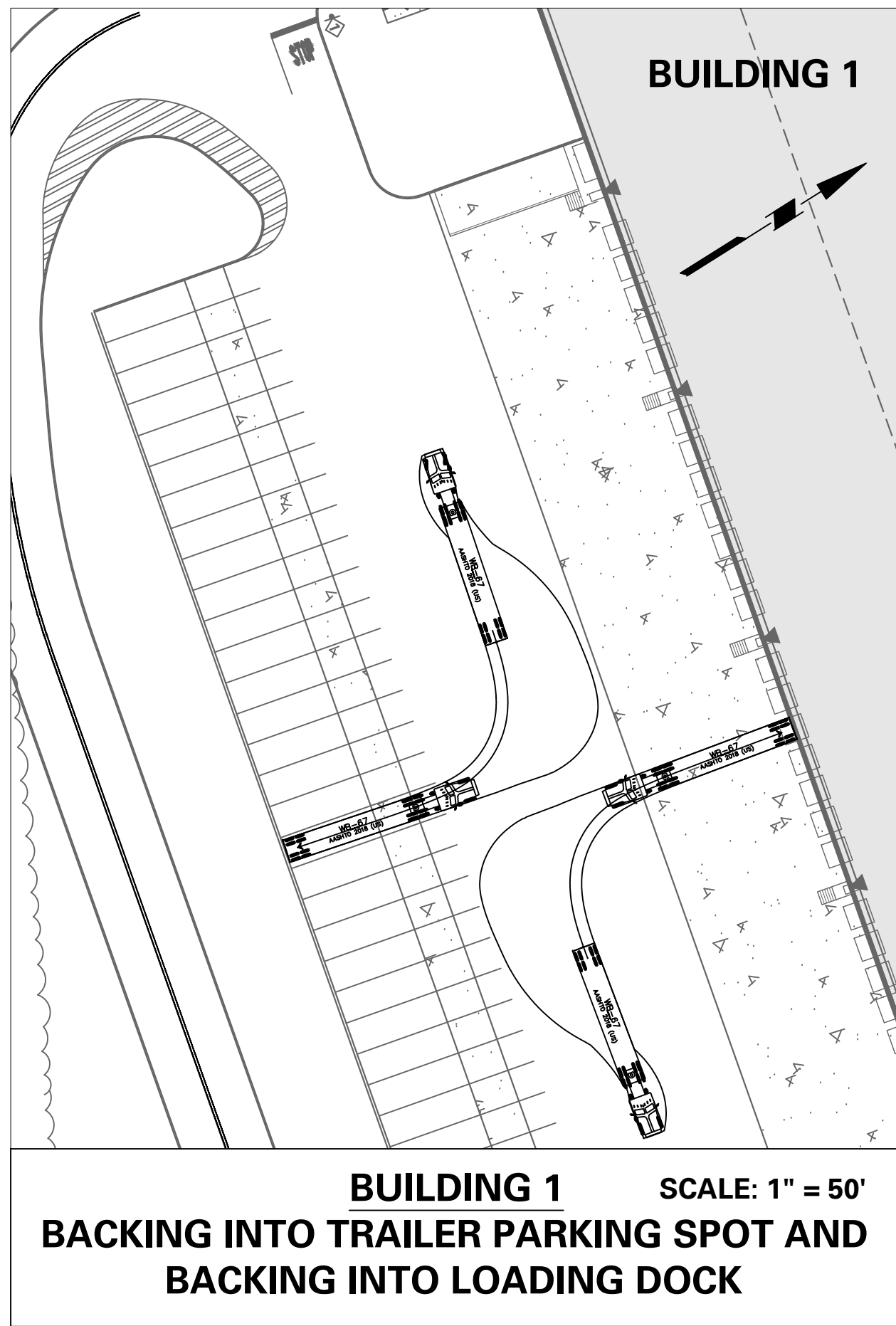
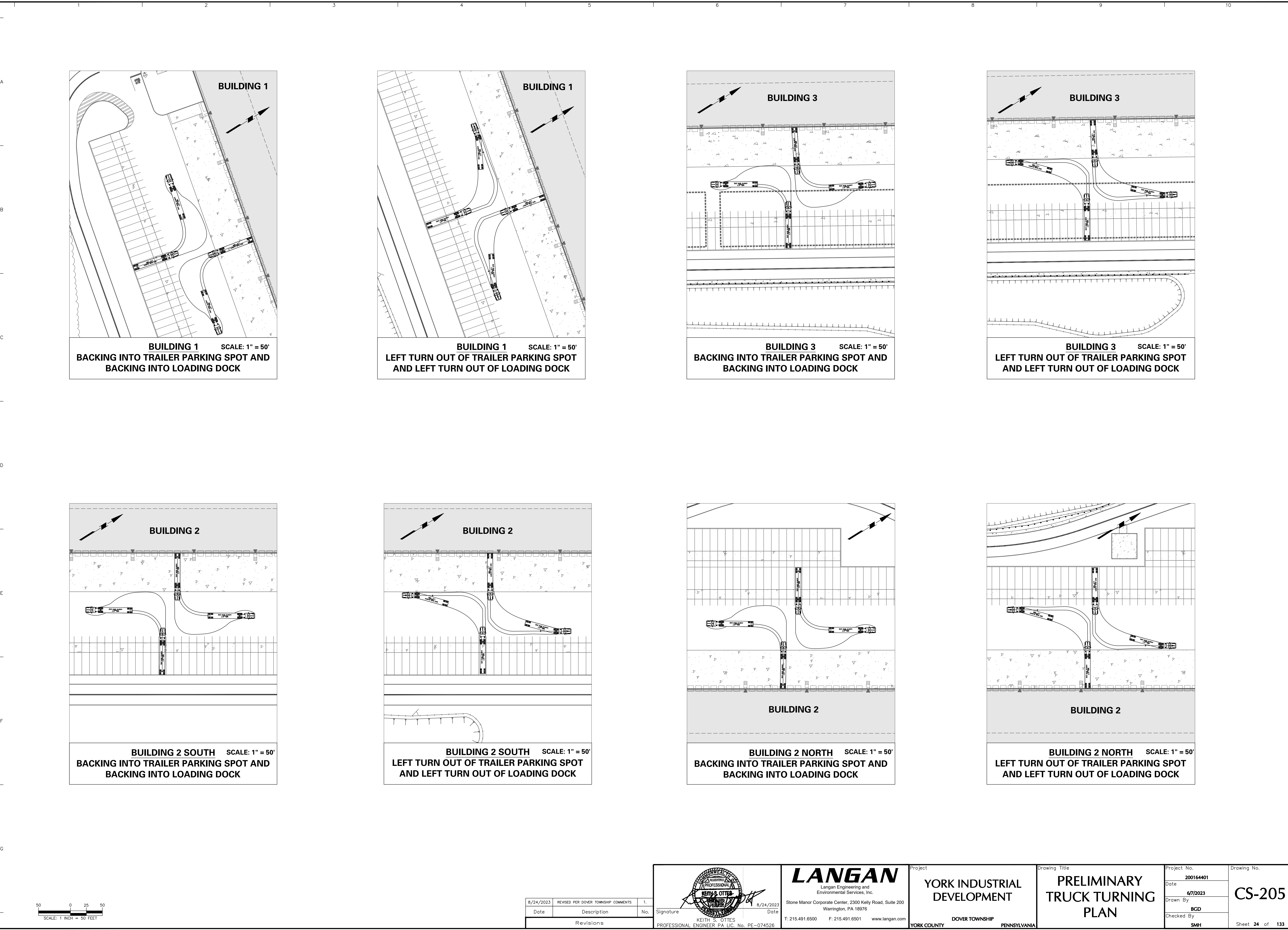
Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY TRUCK TURNING PLAN**


Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BCD**  
Checked By  
**SMH**

Drawing No.  
**CS-204**  
Sheet **23** of **133**





Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.

Signature:  Date: 8/24/2023

KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

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Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

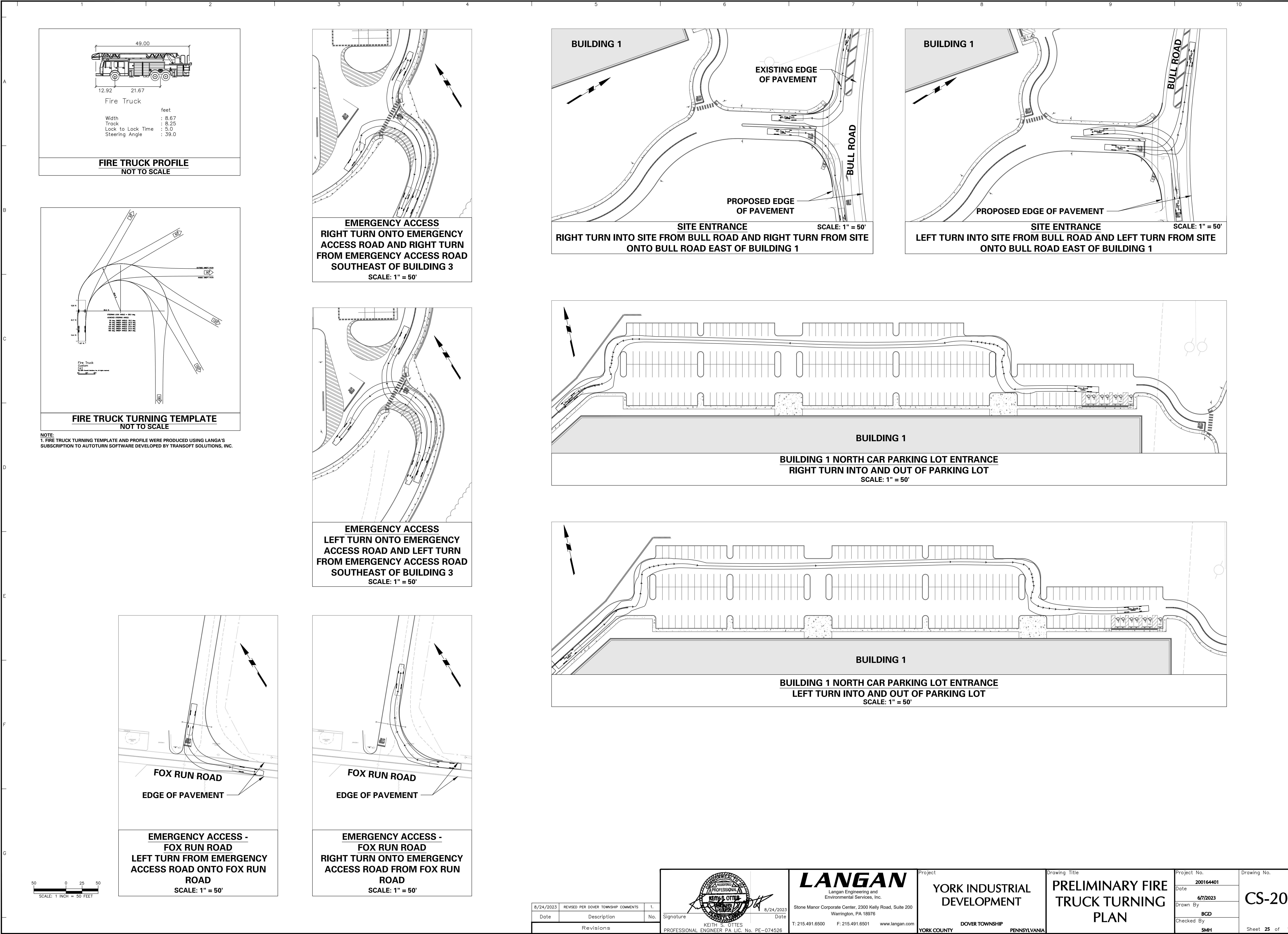
Project  
**YORK INDUSTRIAL  
DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY  
TRUCK TURNING  
PLAN**

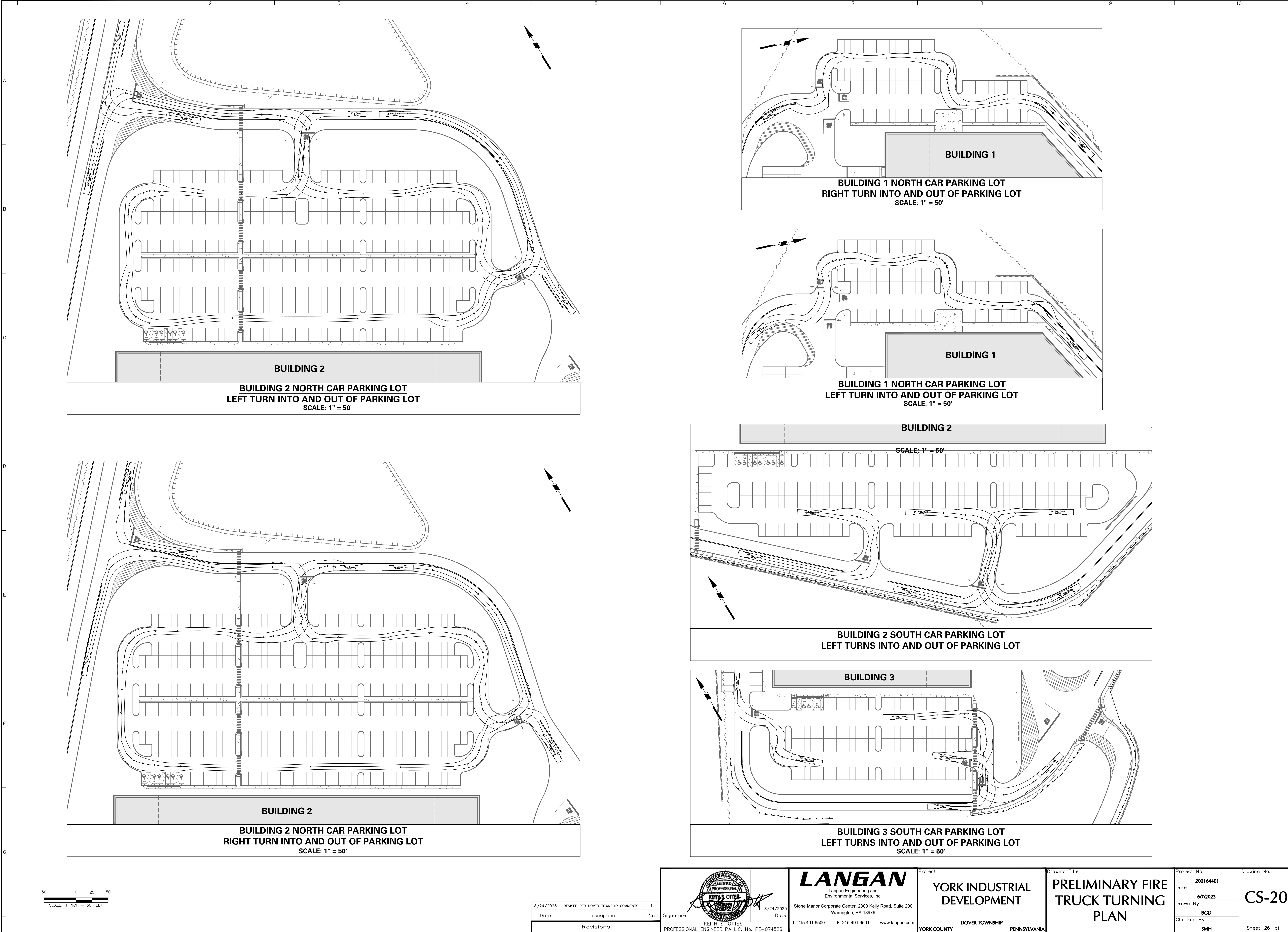
Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BCD**  
Checked By  
**SMH**

Drawing No.  
**CS-205**  
Sheet **24** of **133**









8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature

KEITH S. OTTES

PROFESSIONAL ENGINEER PA LIC. No. PE-074526

**LANGAN**

Langan Engineering and Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976

T: 215.491.6500 F: 215.491.6501 www.langan.com

Project

**YORK INDUSTRIAL DEVELOPMENT**

DOVER TOWNSHIP

YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY FIRE TRUCK TURNING PLAN**

Project No.

200164401

Date

6/7/2023

Drawn By

BGD

Checked By

SMH

Drawing No.


**CS-207**

Sheet 26 of 133





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		



Signature \_\_\_\_\_ Date 8/24/2023

KEITH S. OTTES  
 PROFESSIONAL ENGINEER P.E. LIC. No. PE-074526

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 [www.langan.com](http://www.langan.com)

Project

**YORK INDUSTRIAL  
DEVELOPMENT**

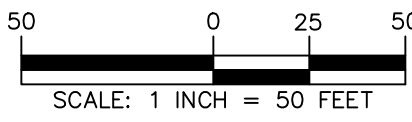
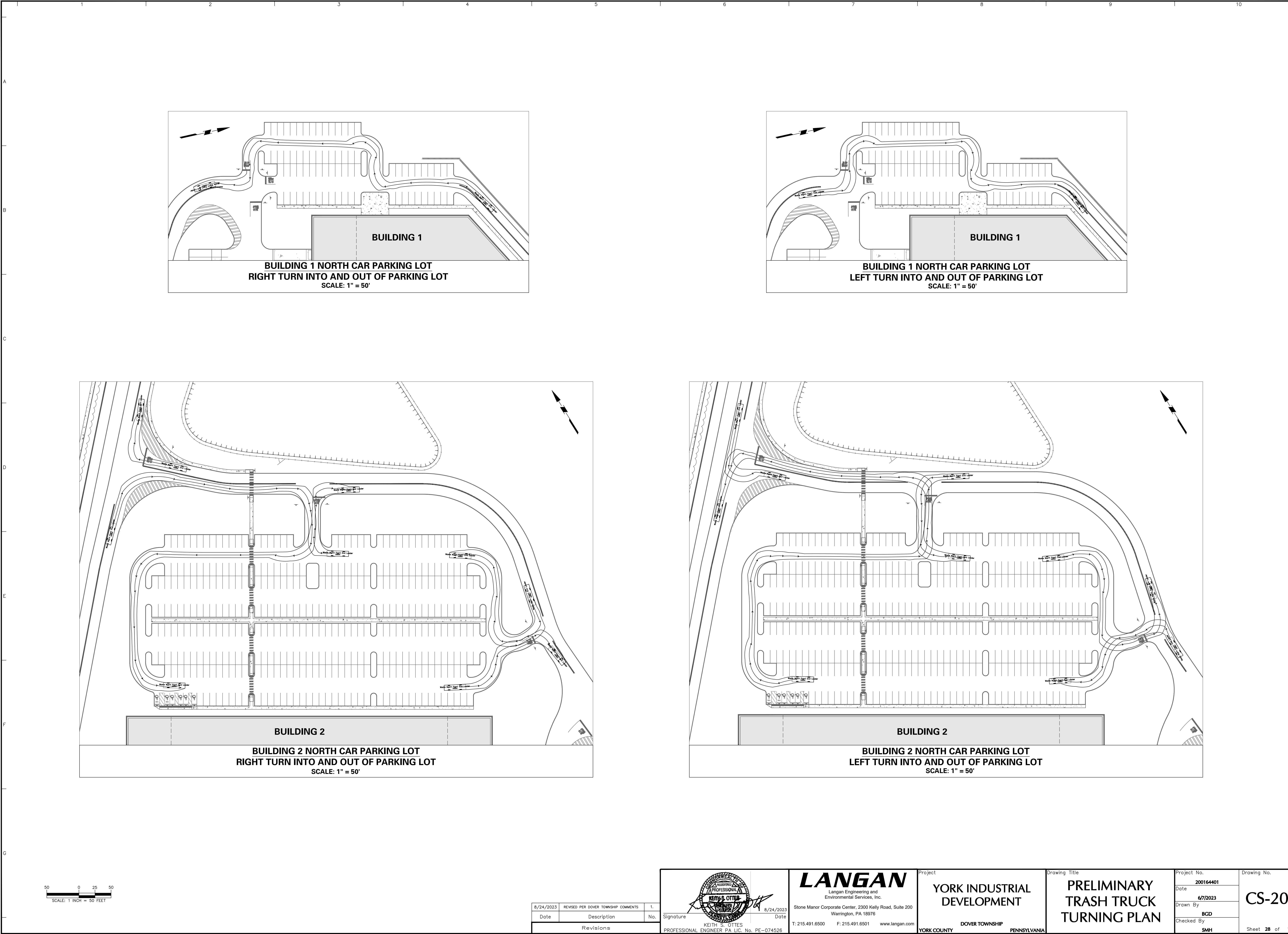
YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA

Drawing Title

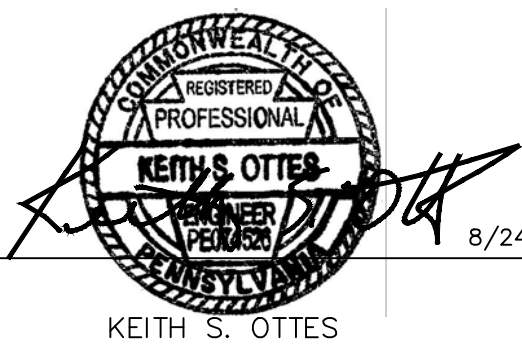
**PRELIMINARY  
TRASH TRUCK  
TURNING PLAN**

Project No. <b>200164401</b>	Drawing No.
Date <b>6/7/2023</b>	<b>CS-208</b>
Drawn By <b>BGD</b>	
Checked By <b>SMH</b>	
	Sheet <b>27</b> of <b>133</b>





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		



Signature  
KEITH S. OTTIS  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

8/24/2023  
Date



Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project

**YORK INDUSTRIAL DEVELOPMENT**

DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY TRASH TRUCK TURNING PLAN**

Project No.  
**200164401**

Date  
**6/7/2023**

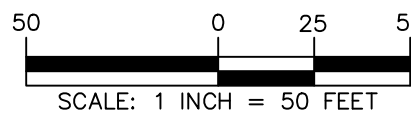
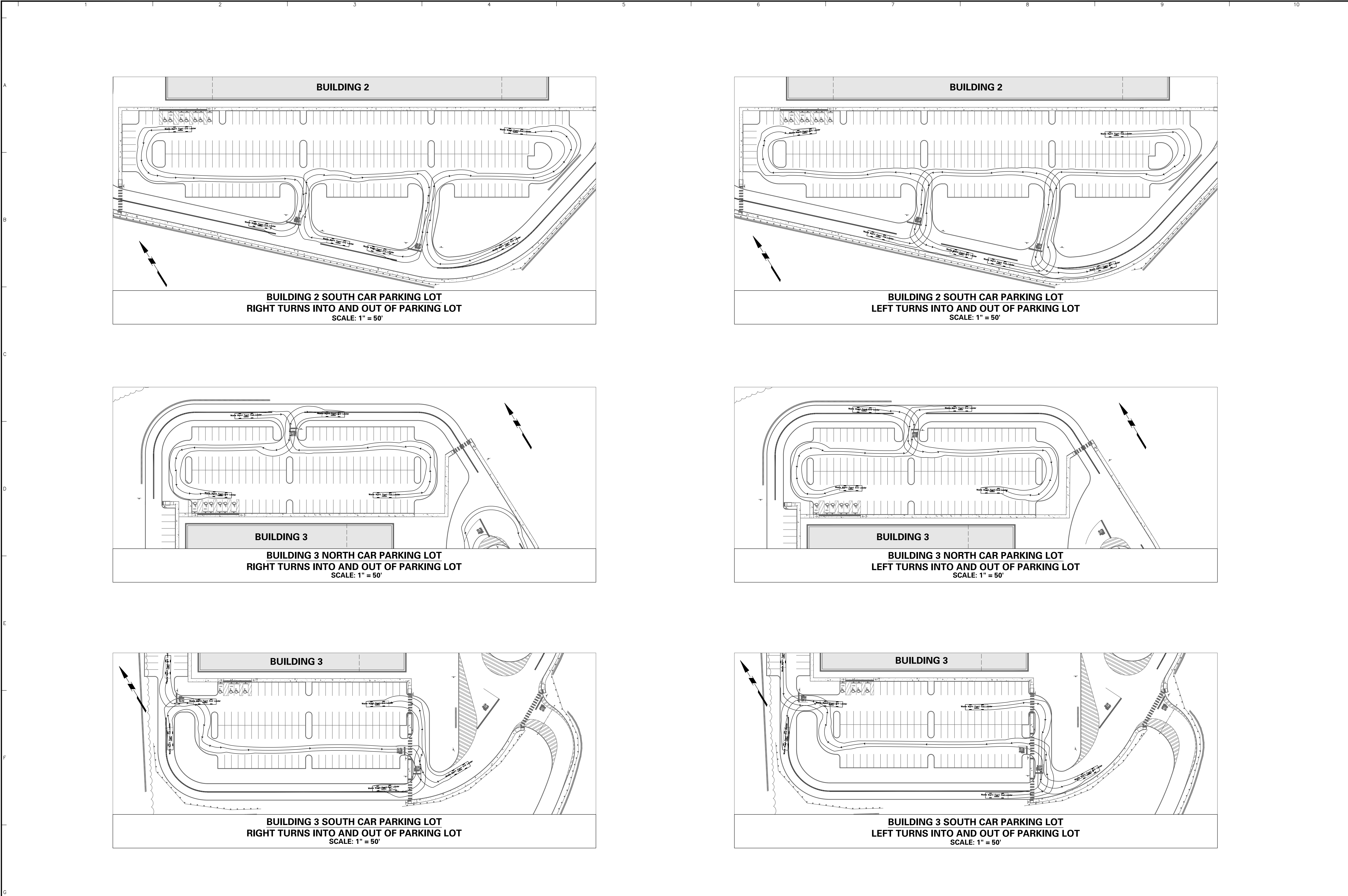
Drawn By  
**BGD**

Checked By  
**SMH**

Drawing No.  
**CS-209**

Sheet **28** of **133**





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature  
KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

Date  
8/24/2023

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 16976

T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL  
DEVELOPMENT**

DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY  
TRASH TRUCK  
TURNING PLAN**

Project No.  
**200164401**

Date  
**6/7/2023**

Drawn By  
**BGD**

Checked By  
**SMH**

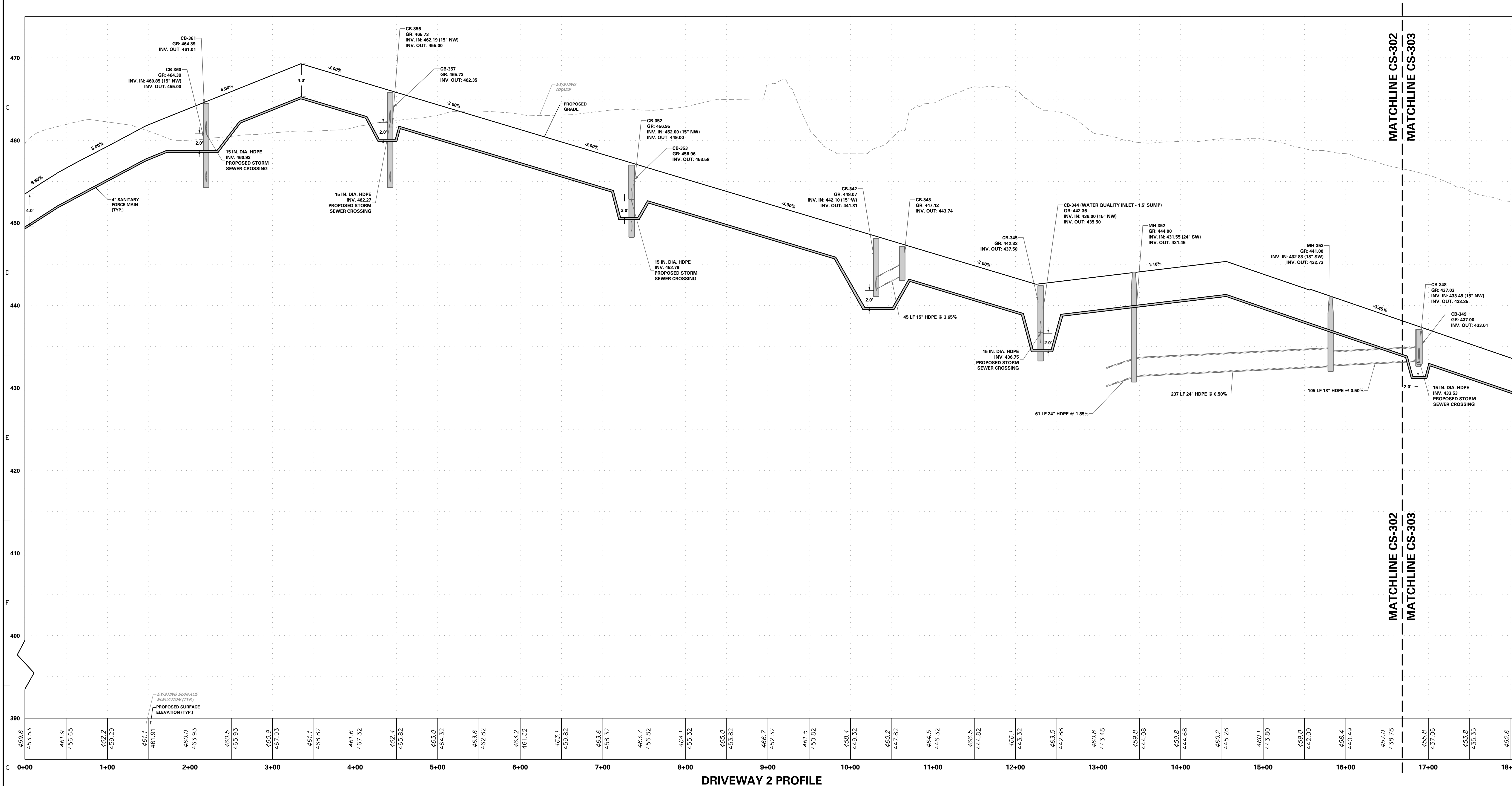
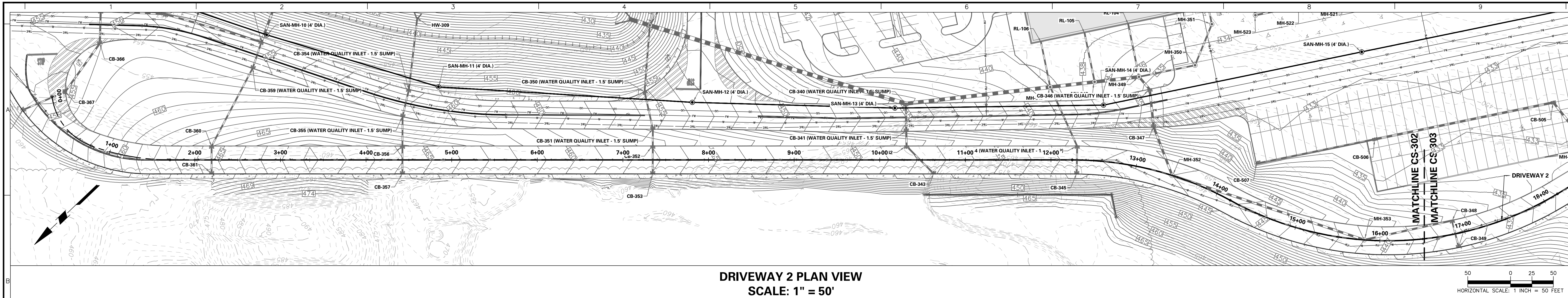
Drawing No.  
**CS-210**

Sheet **29** of **133**









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VERTICAL SCALE: 1" = 5 FEET  
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HORIZONTAL SCALE: 1" = 50 FEET

8/24/2023		REVISED PER DOVER TOWNSHIP COMMENTS		1.	
Date	Description	No.			
Revisions					

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Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

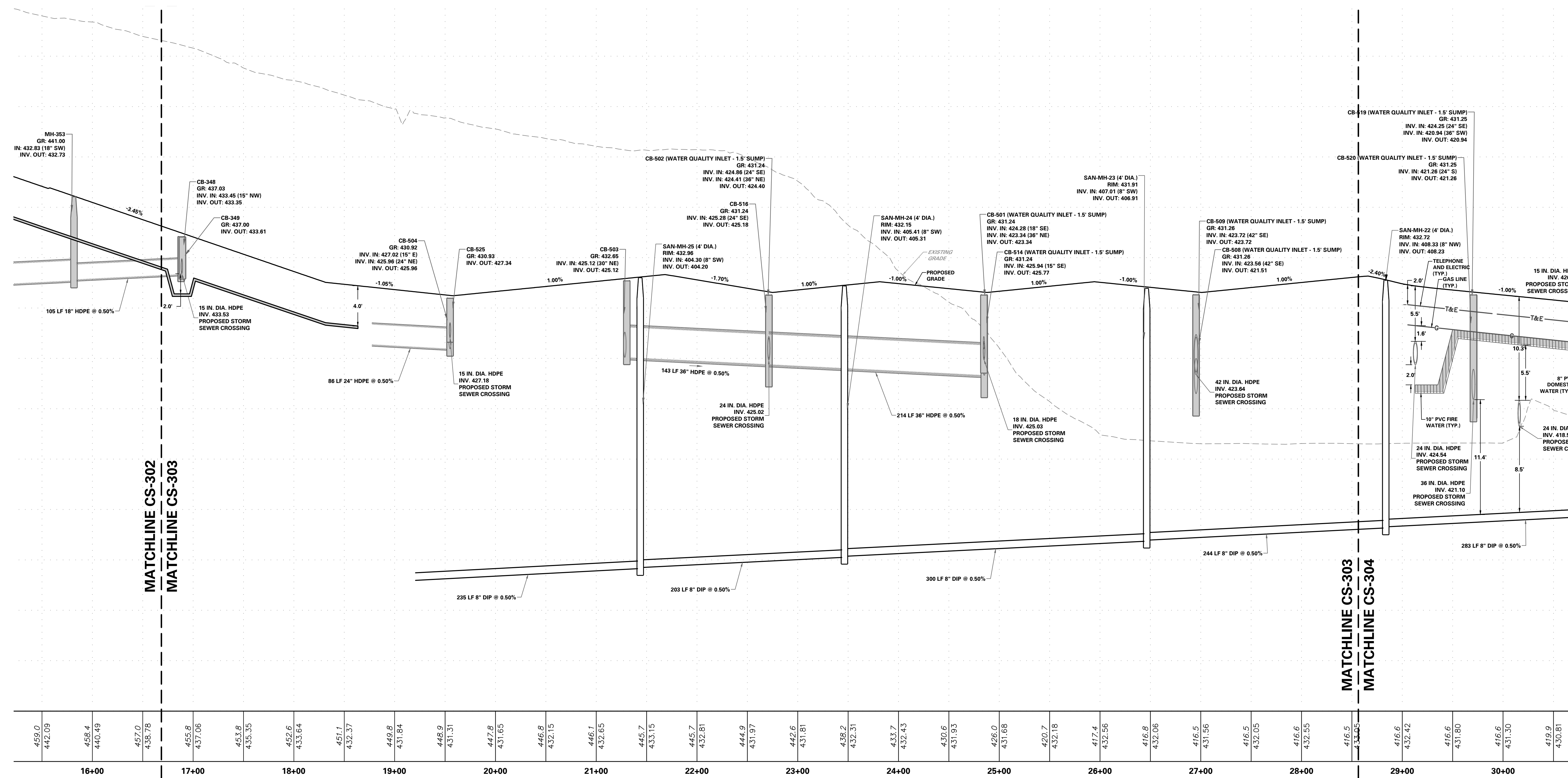
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

**ROADWAY PROFILES**

Project No. **200164401**  
Date **8/18/2023**  
Drawn By **OAC**  
Checked By **SMH**

Drawing No. **CS-302**  
Sheet **31** of **133**





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.

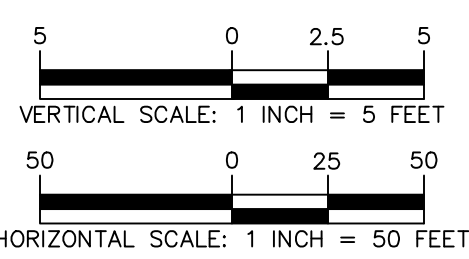
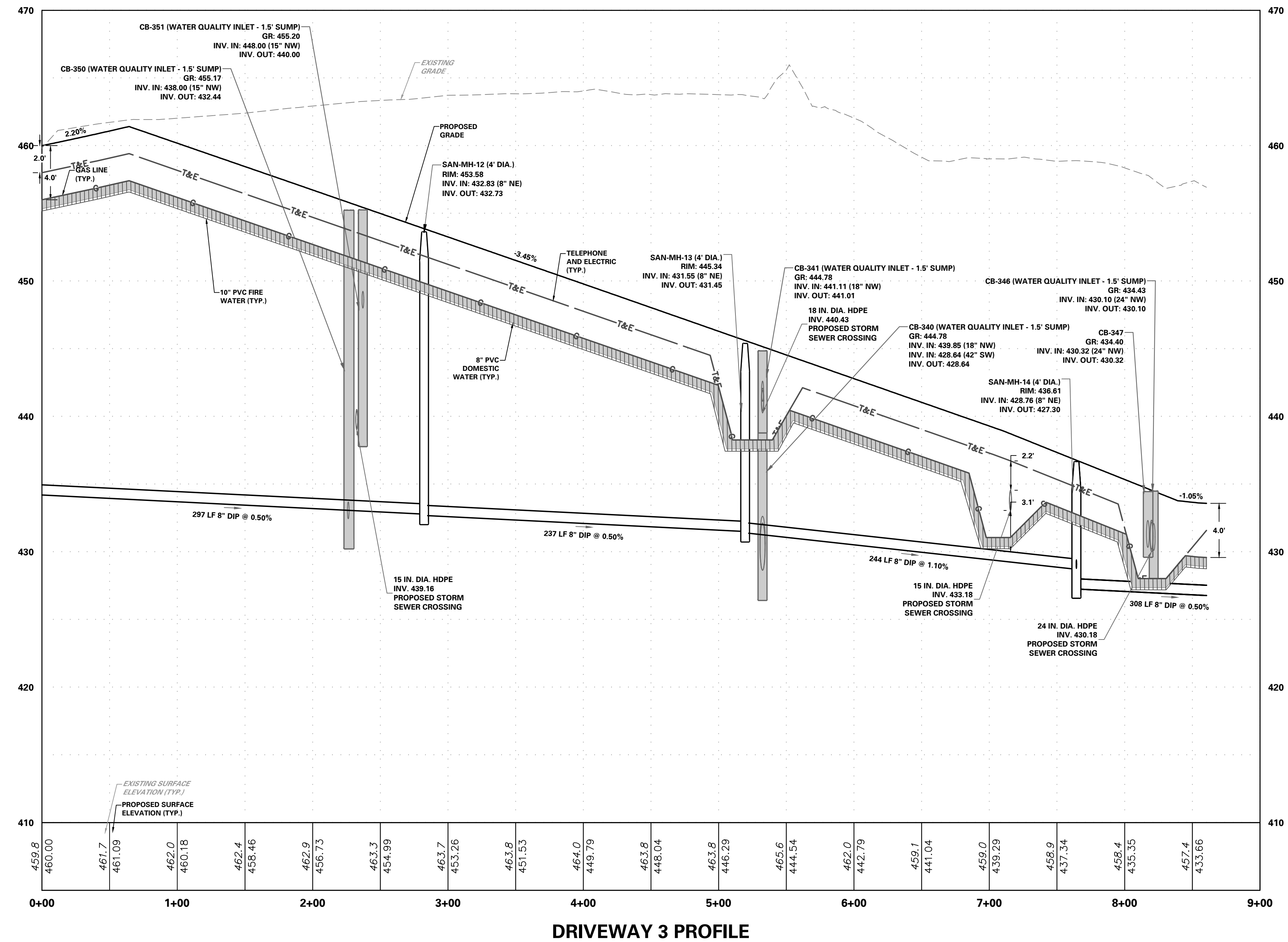
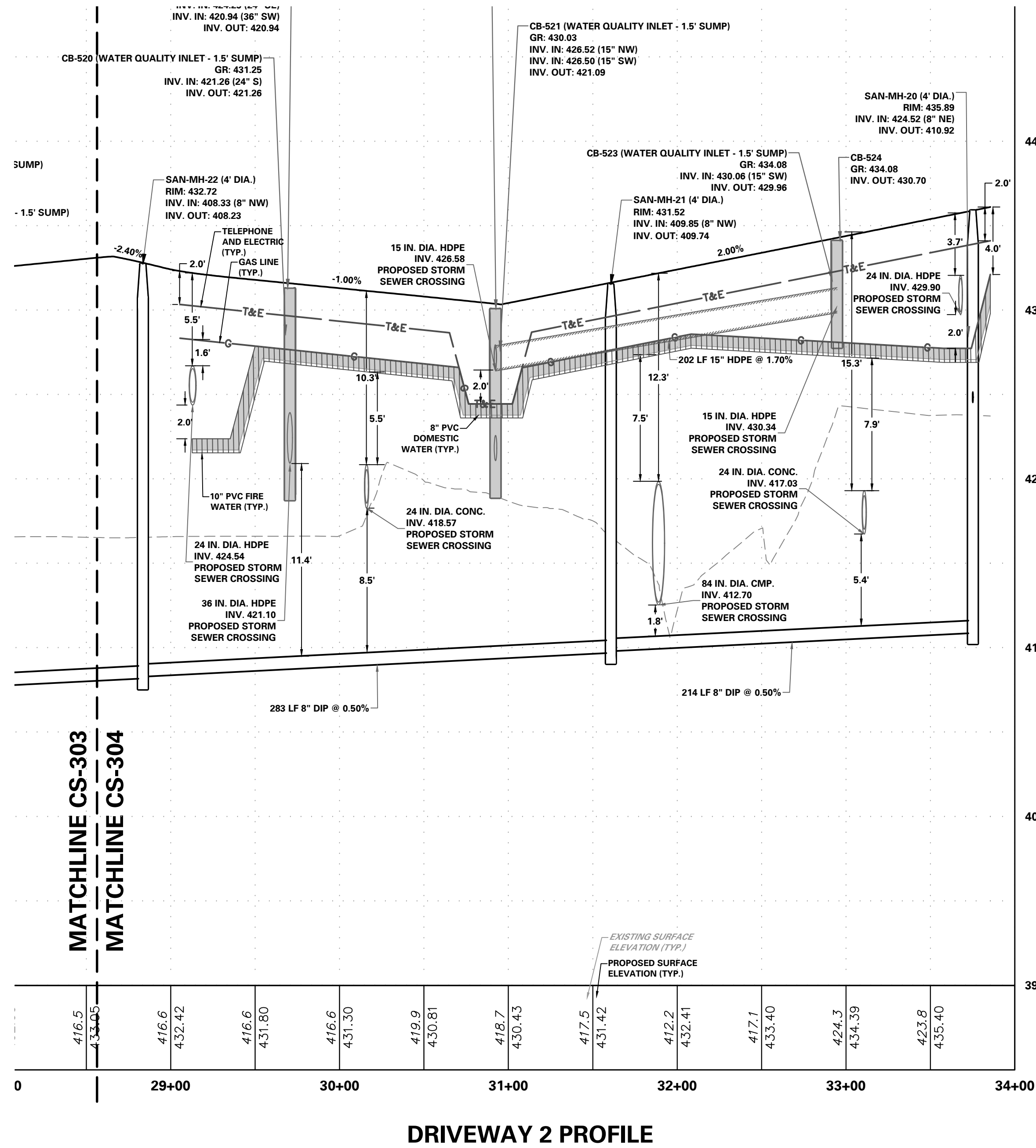
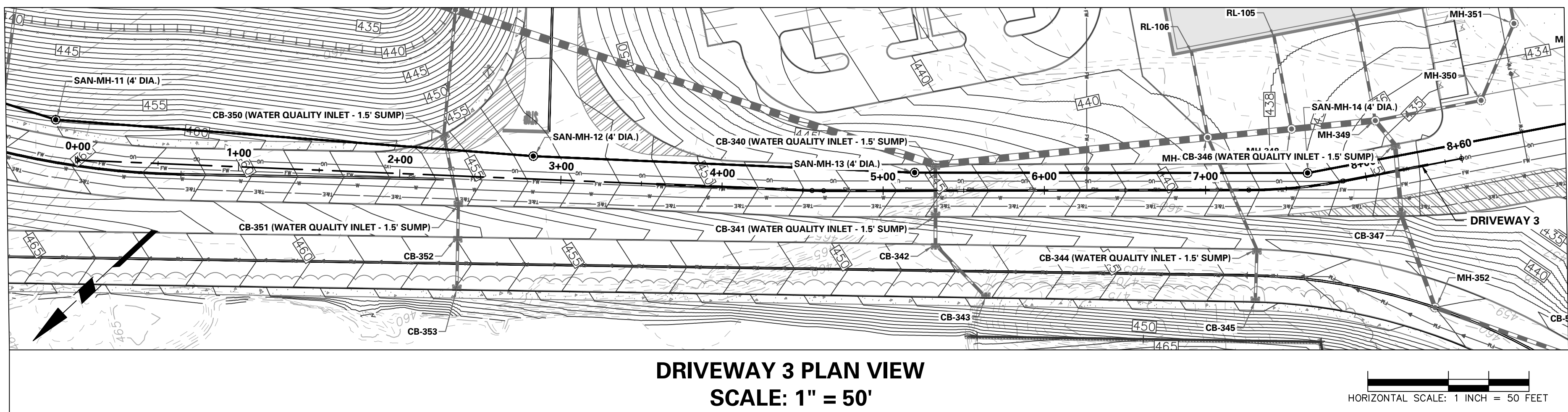
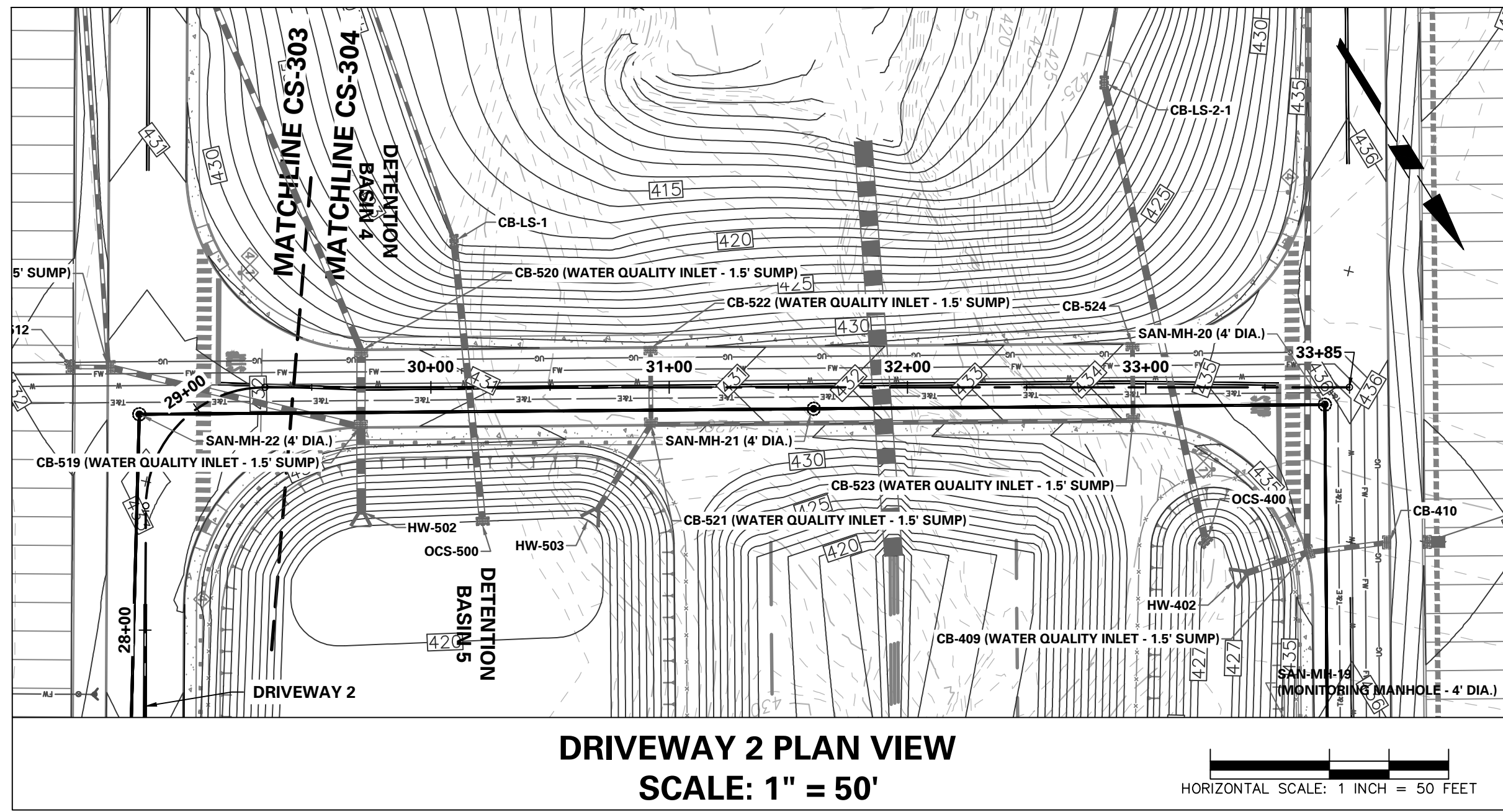
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976

T: 215.491.6500 F: 215.491.6501 [www.langan.com](http://www.langan.com)

# ROADWAY PROFILES

Project No.	Drawing No.
<b>200164401</b>	<b>CS-303</b>
Date	
8/18/2023	
Drawn By	
OAC	Sheet <b>32</b> of <b>133</b>
Checked By	
SMH	



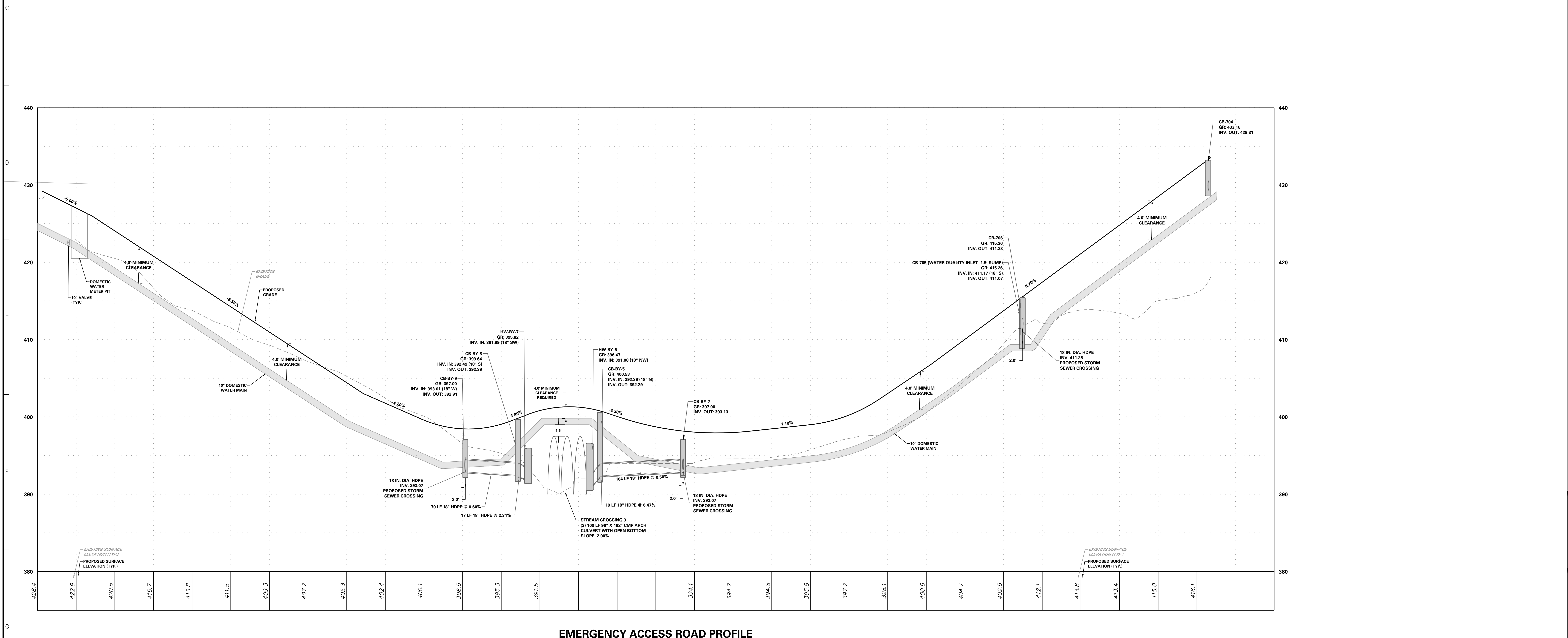
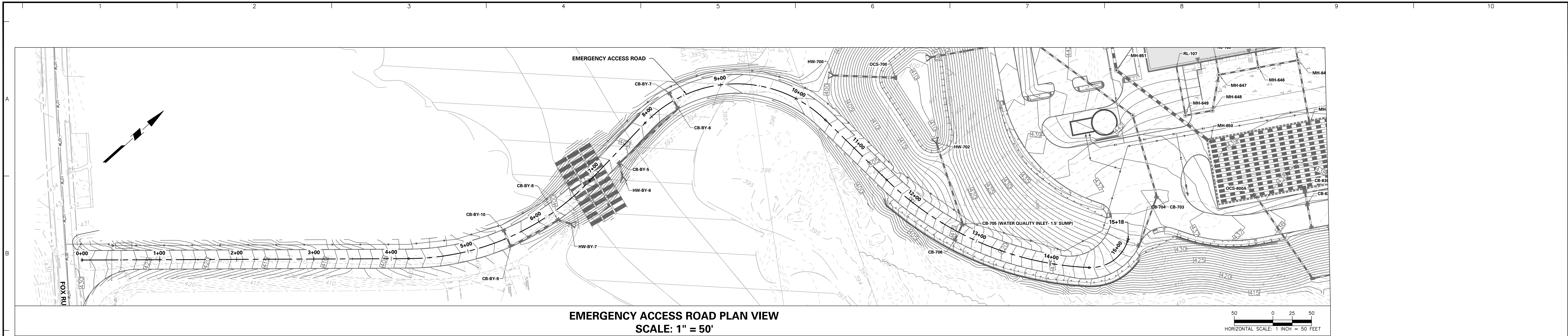


8/24/2023 Date		REVISED PER DOVER TOWNSHIP COMMENTS Description		1. No.	
Signature		KEITH S. OTTIE		8/24/2023 Date	
Revisions		PROFESSIONAL ENGINEER PA LIC. NO. PE-074526		T: 215.491.6500 F: 215.491.6501 www.langan.com	

LANGAN  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project	YORK INDUSTRIAL DEVELOPMENT
Drawing Title	ROADWAY PROFILES
Project No.	200164401
Date	8/18/2023
Drawn By	OAC
Checked By	SMH
Drawing No.	CS-304
Sheet	33 of 133





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VERTICAL SCALE: 1 INCH = 5 FEET  
50 0 25 50  
HORIZONTAL SCALE: 1 INCH = 50 FEET

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
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**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

**ROADWAY PROFILES**

Project No. 200164401  
Date 8/18/2023  
Drawn By OAC  
Checked By SMH

Drawing No. CS-305  
Sheet 34 of 133

Signature KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

Date 8/24/2023

Date: 8/23/2023 Time: 16:19 User: mrym Style Table: Langan.stb Layout: CS-305 Document Code: 200164401-0301-CS301-0105

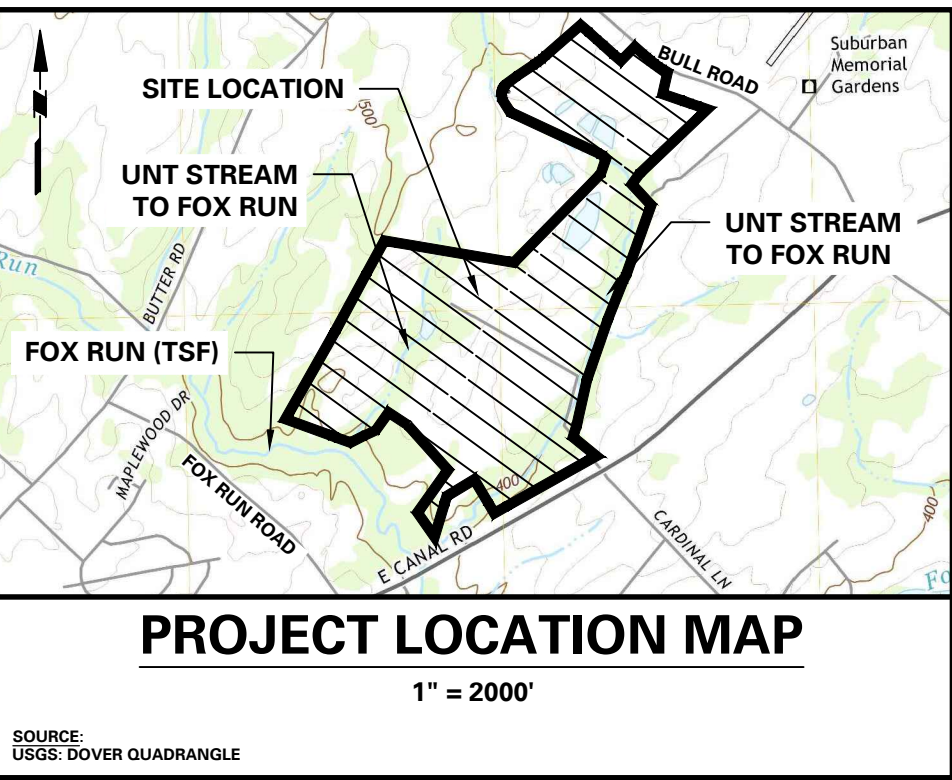

















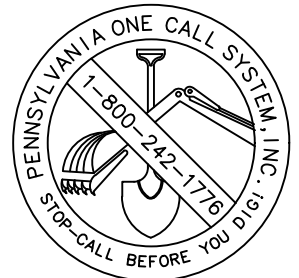
PAVEMENT LEGEND	
	<b>PROPOSED LIGHT DUTY ASPHALT PAVEMENT</b>
	<b>PROPOSED MEDIUM DUTY ASPHALT PAVEMENT</b>
	<b>PROPOSED HEAVY DUTY ASPHALT PAVEMENT</b>
	<b>PROPOSED HEAVY DUTY CONCRETE PAVEMENT - TYPE 1</b>
	<b>PROPOSED HEAVY DUTY CONCRETE PAVEMENT - TYPE 2</b>

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER P.A. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

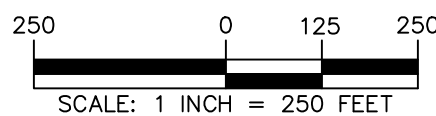
TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITIES LINES IN THE AREA.


CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES  
(3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE  
--- STOP & CALL ---

Pennsylvania One Call System, Inc.



SERIAL NUMBER, 20221664559-000





Signature Keith S. Ottes Date 8/24/2023

KEITH S. OTTES  
 PROFESSIONAL ENGINEER PA LIC. No. PE-074526

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 [www.langan.com](http://www.langan.com)

Drawing Title

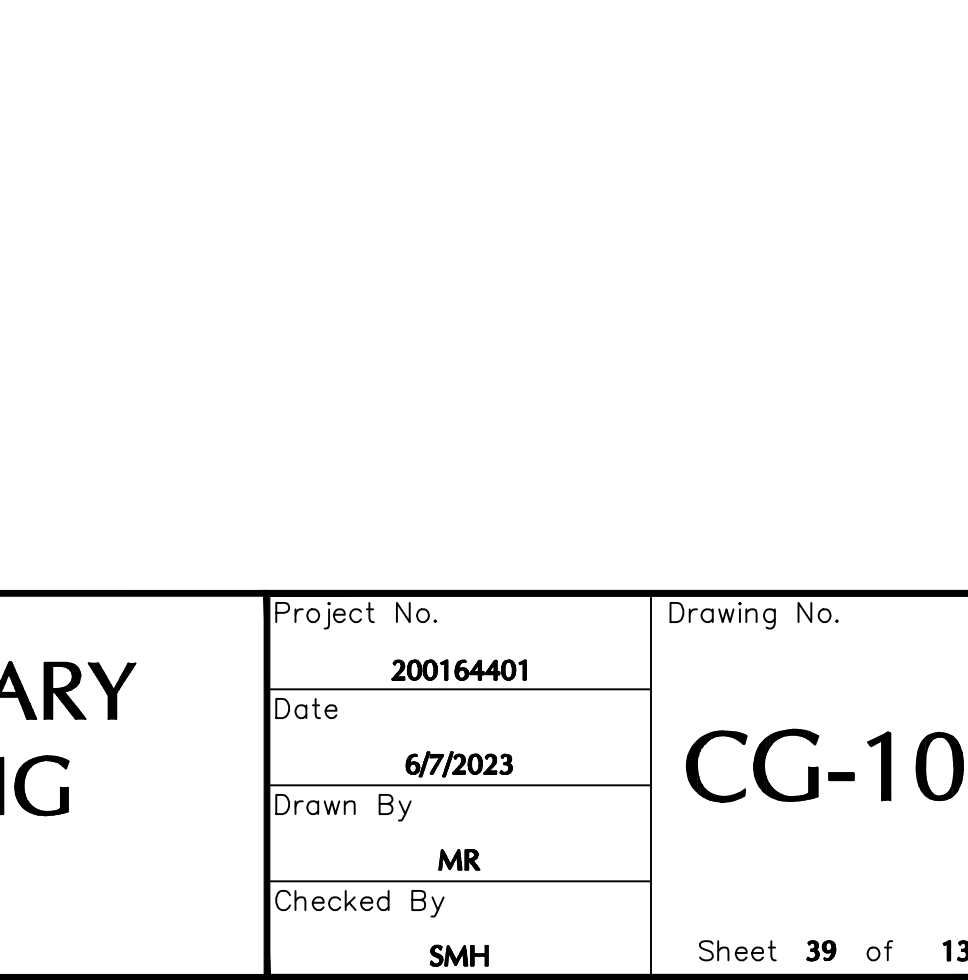
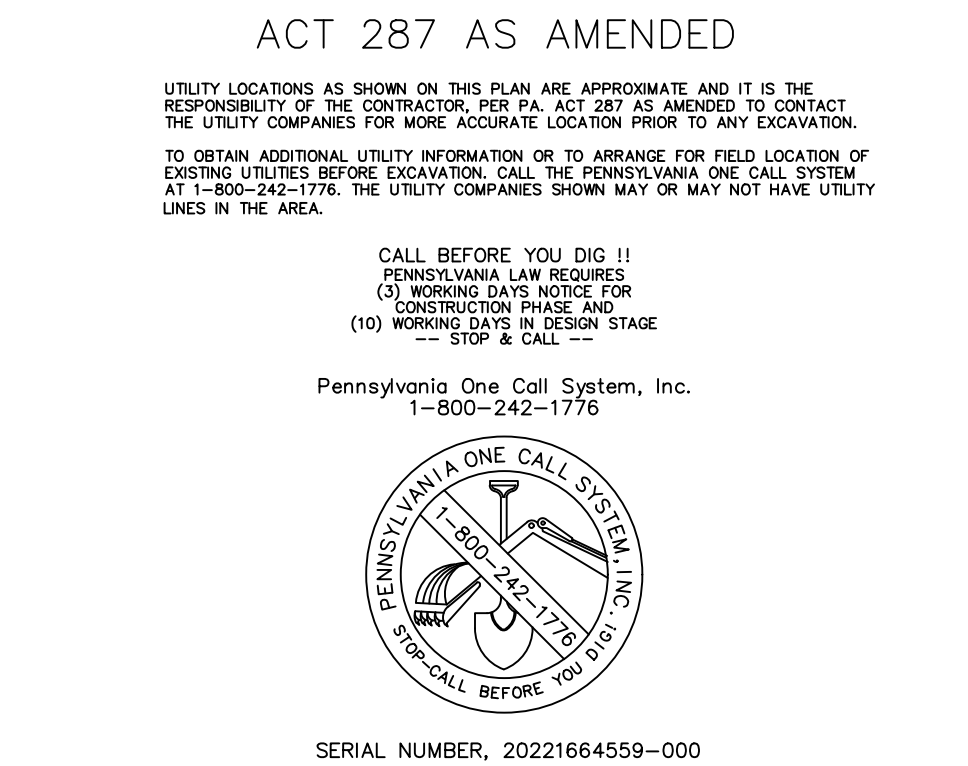
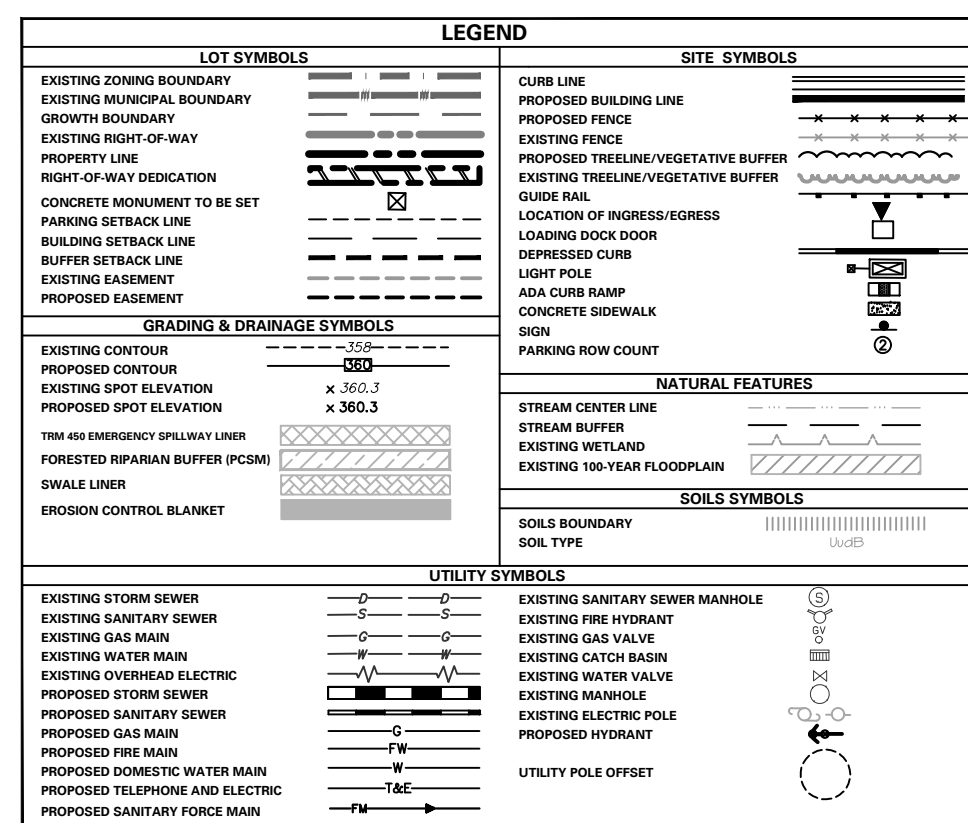
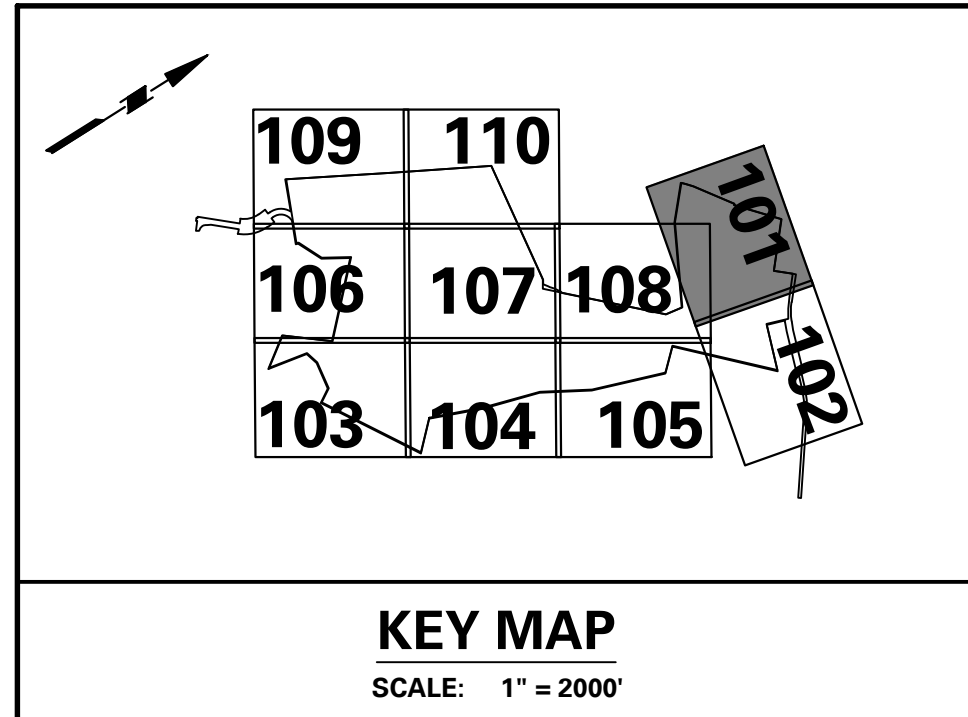
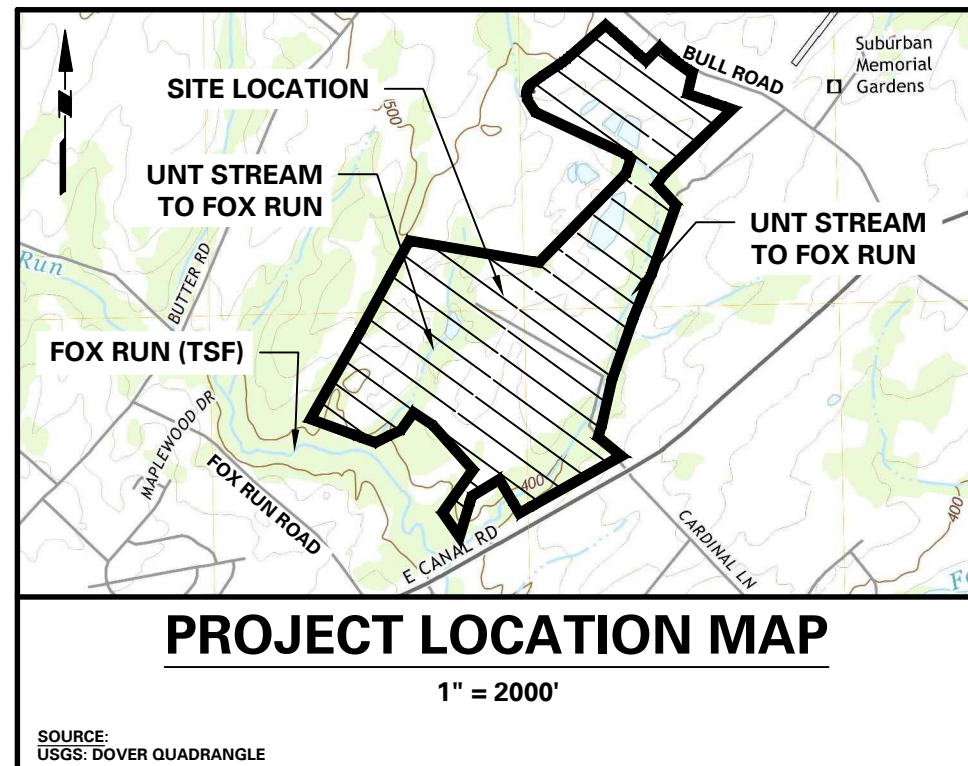
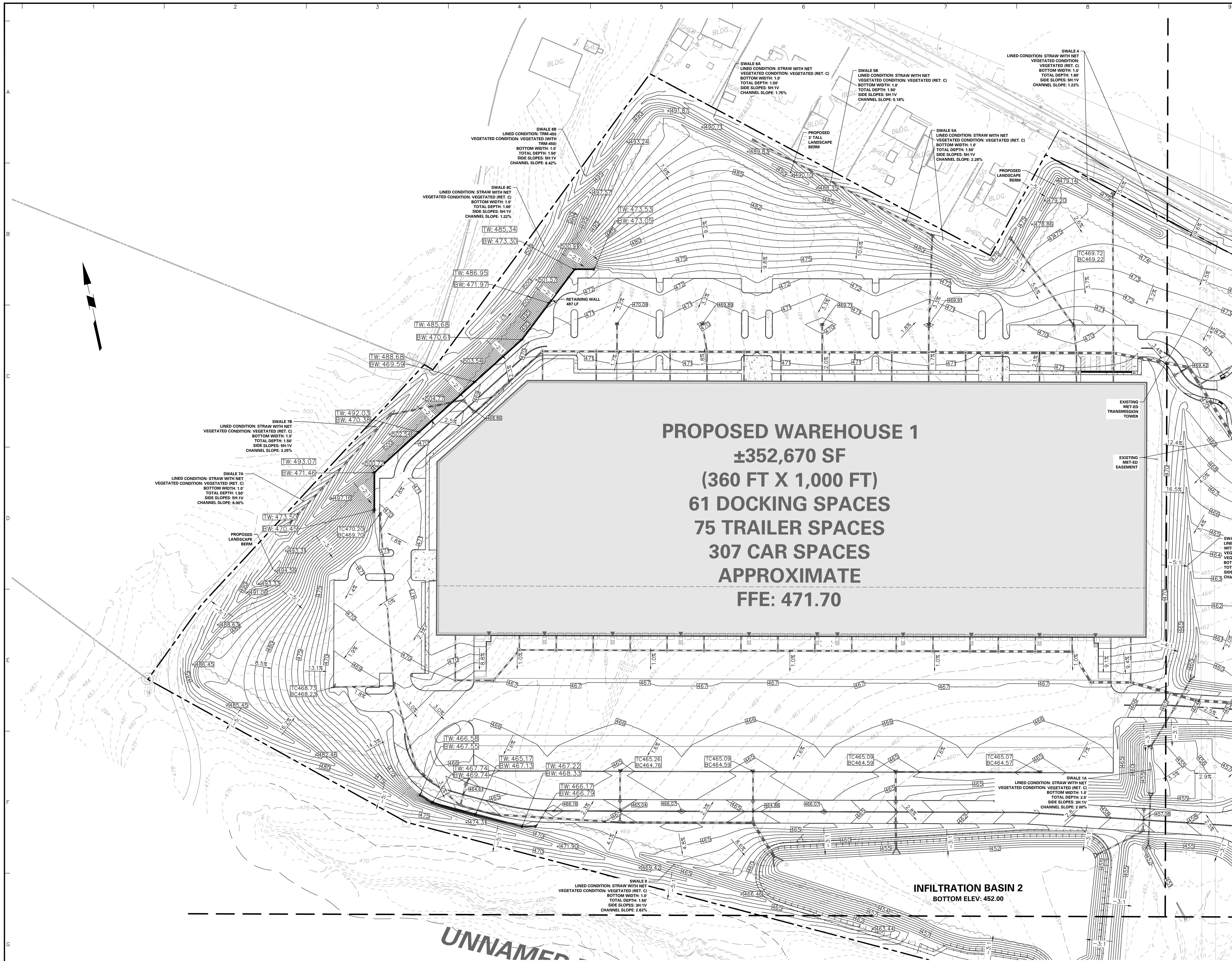
**PRELIMINARY  
PAVEMENT PLAN**

Project No.	Drawing No.
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Date	
6/7/2023	
Drawn By	
MR	<div style="font-size: 1.2em; font-weight: bold;">Sheet 37 of 133</div>
Checked By	
SMH	



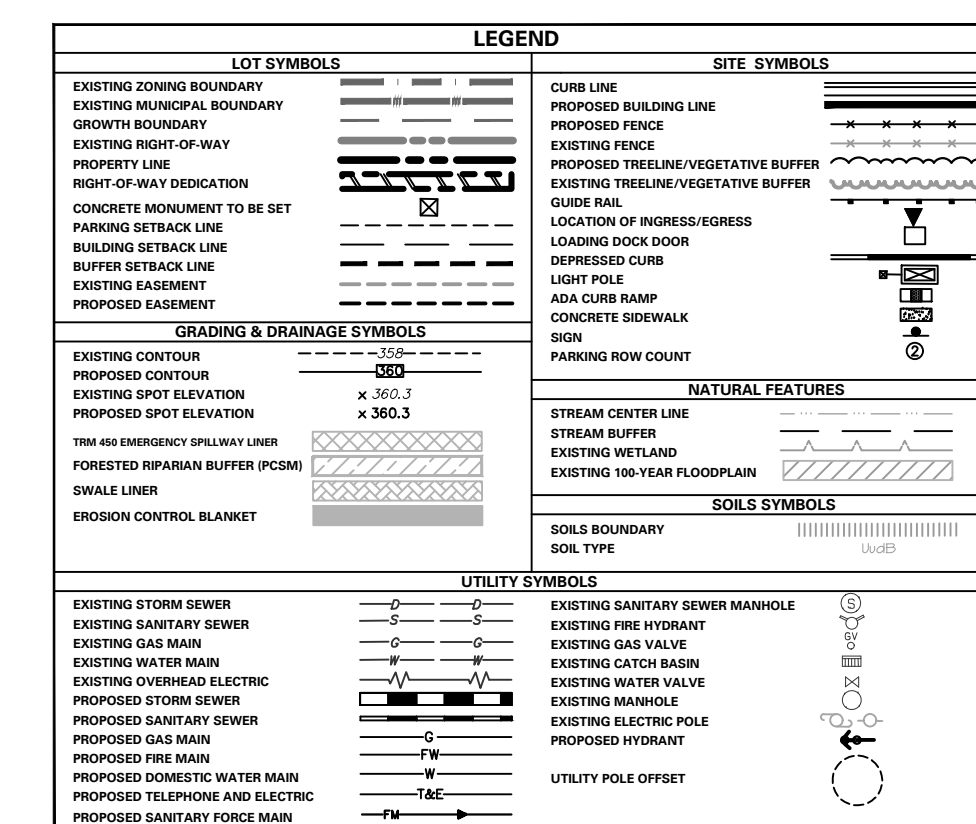
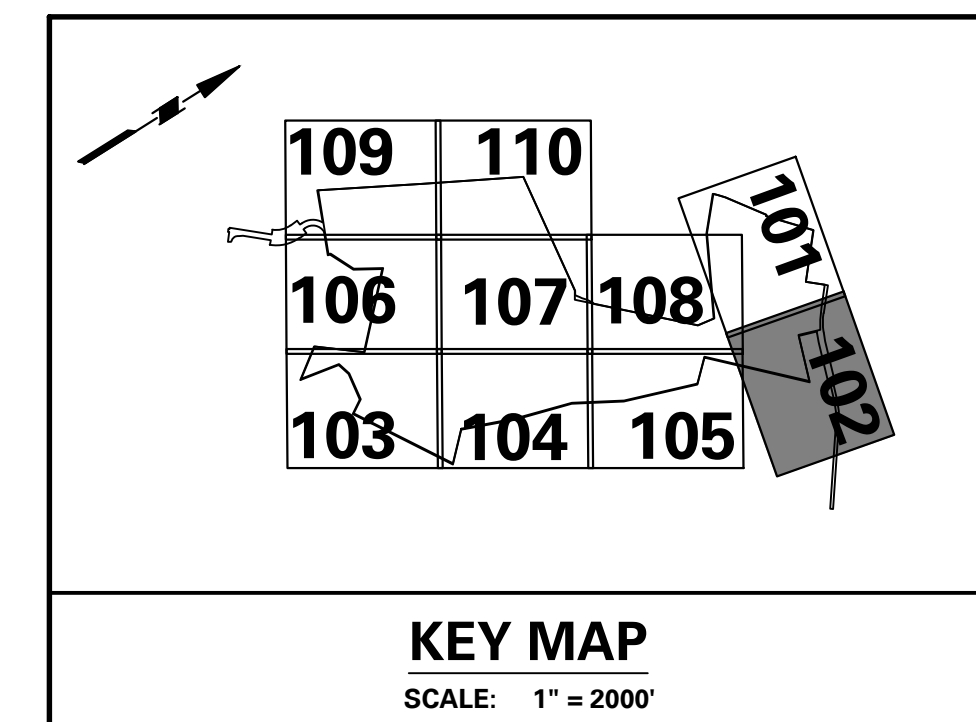
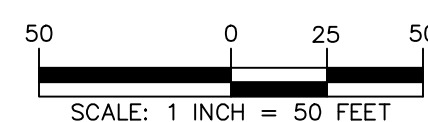






8/24/2023 REVISED PER DOVER TOWNSHIP COMMENTS 1.		8/24/2023		Langan Engineering and Environmental Services, Inc.		YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA		Project No. 200164401		Drawing No. CG-101	
Date	Description	No.	Signature	Date	Stone Manor Corporate Center, 2300 Kelly Road, Suite 200 Warrington, PA 18976	Drawing Title		Date	Drawn By	Checked By	Sheet 39 of 133
Revisions		KEITH S. OTTIS PROFESSIONAL ENGINEER PA LIC. No. PE-074526		PRELIMINARY GRADING PLAN		MR		SMH			





UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER P.A. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES  
(3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE  
--- STOP & CALL ---

Pennsylvania One Call System, Inc.



SERIAL NUMBER, 20221664559-000

**SURVEYOR, CIVIL & TRAFFIC ENGINEER**

**LANGAN**

ENGINEERING &amp; ENVIRONMENTAL SERVICES

2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

**APPLICANT/OWNER**

BULL CANAL DOVER OWNER LLC

845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002

**PHONE: 678-699-7594**

Signature \_\_\_\_\_ 8/24/2018

KEITH S. OTTIE  
PROFESSIONAL ENGINEER  
No. PE 07456

Langan Engineering and  
Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly  
Warrington, PA 18976

T: 215.491.6500      F: 215.491.6501      [www.langan.com](http://www.langan.com)

**YORK INDUSTRIAL  
DEVELOPMENT**

DOVER TOWNSHIP

# PRELIMINARY GRADING PLAN

200164401

Date \_\_\_\_\_

6/7/2023

Drawn By	
----------	--

MR
----

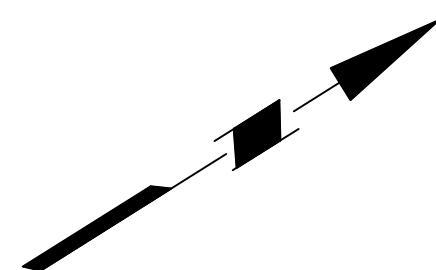
CG-102

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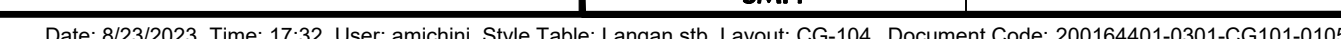




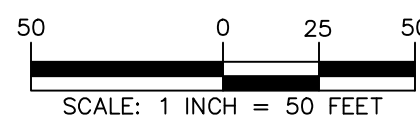
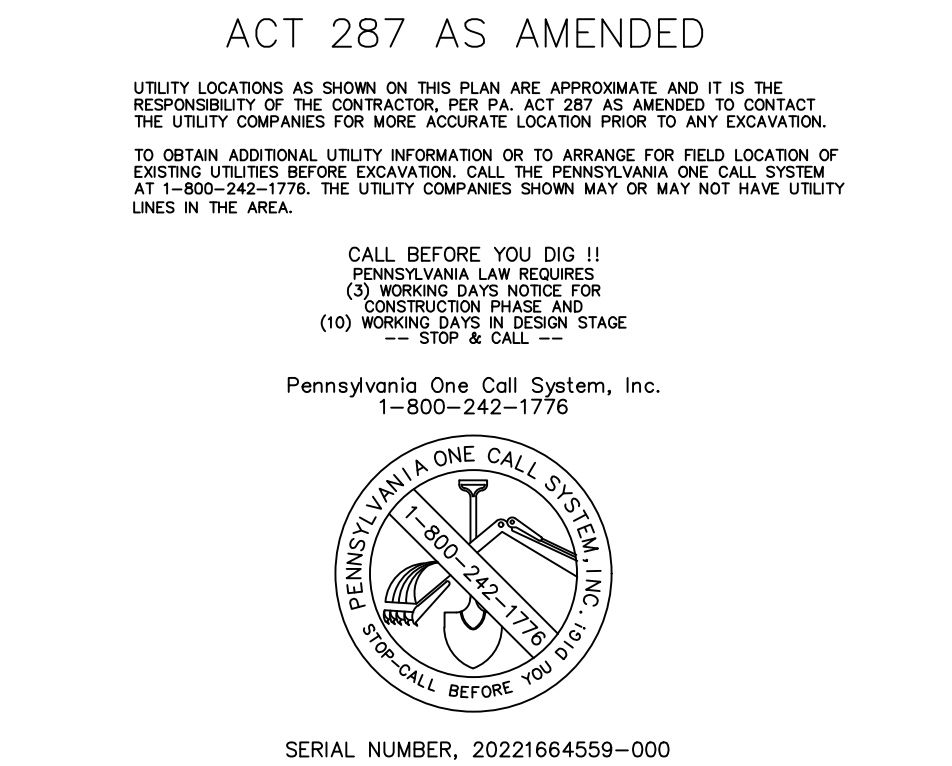
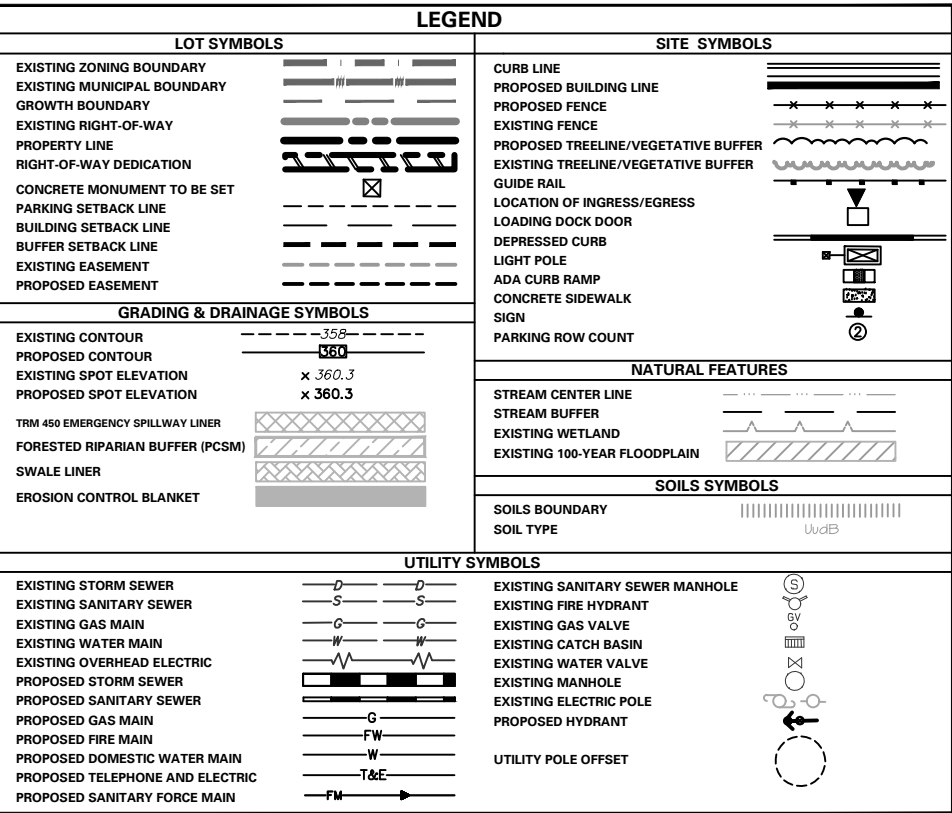
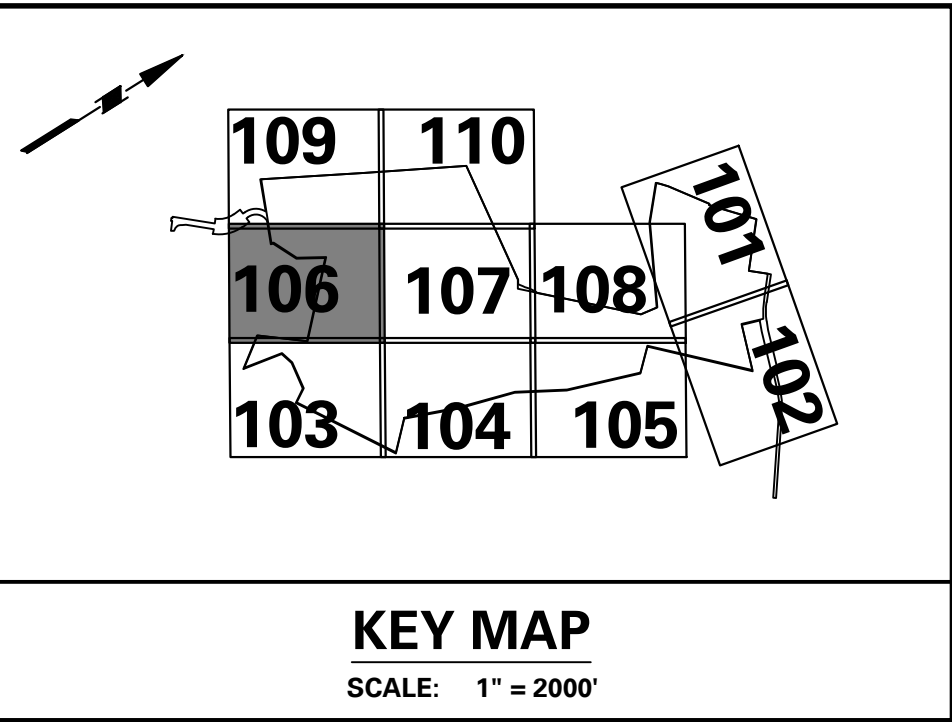
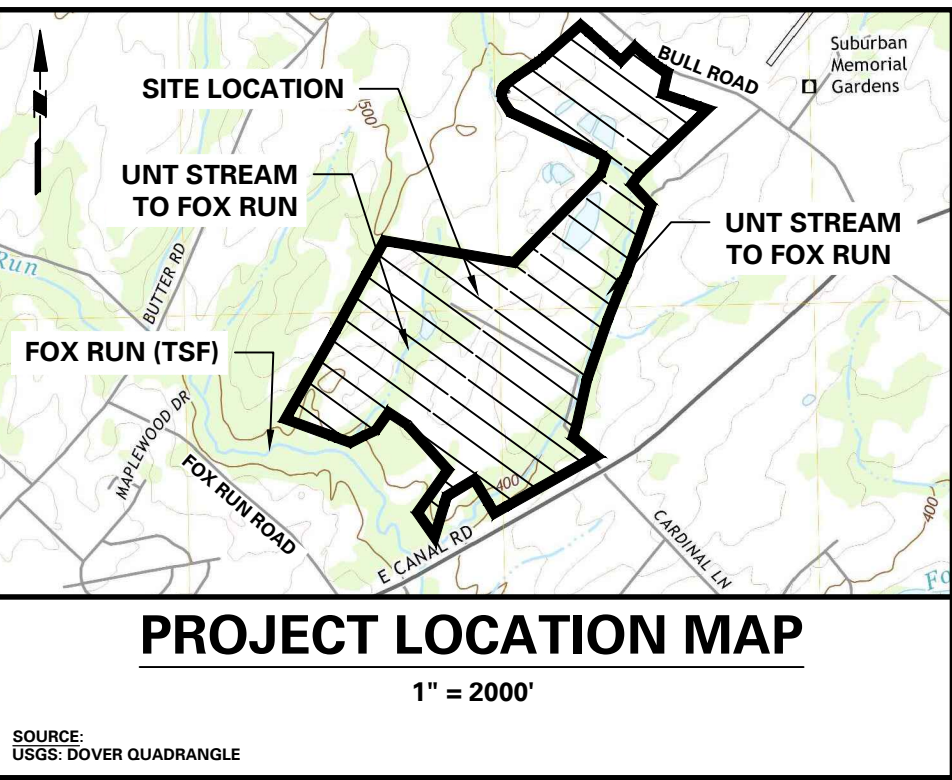
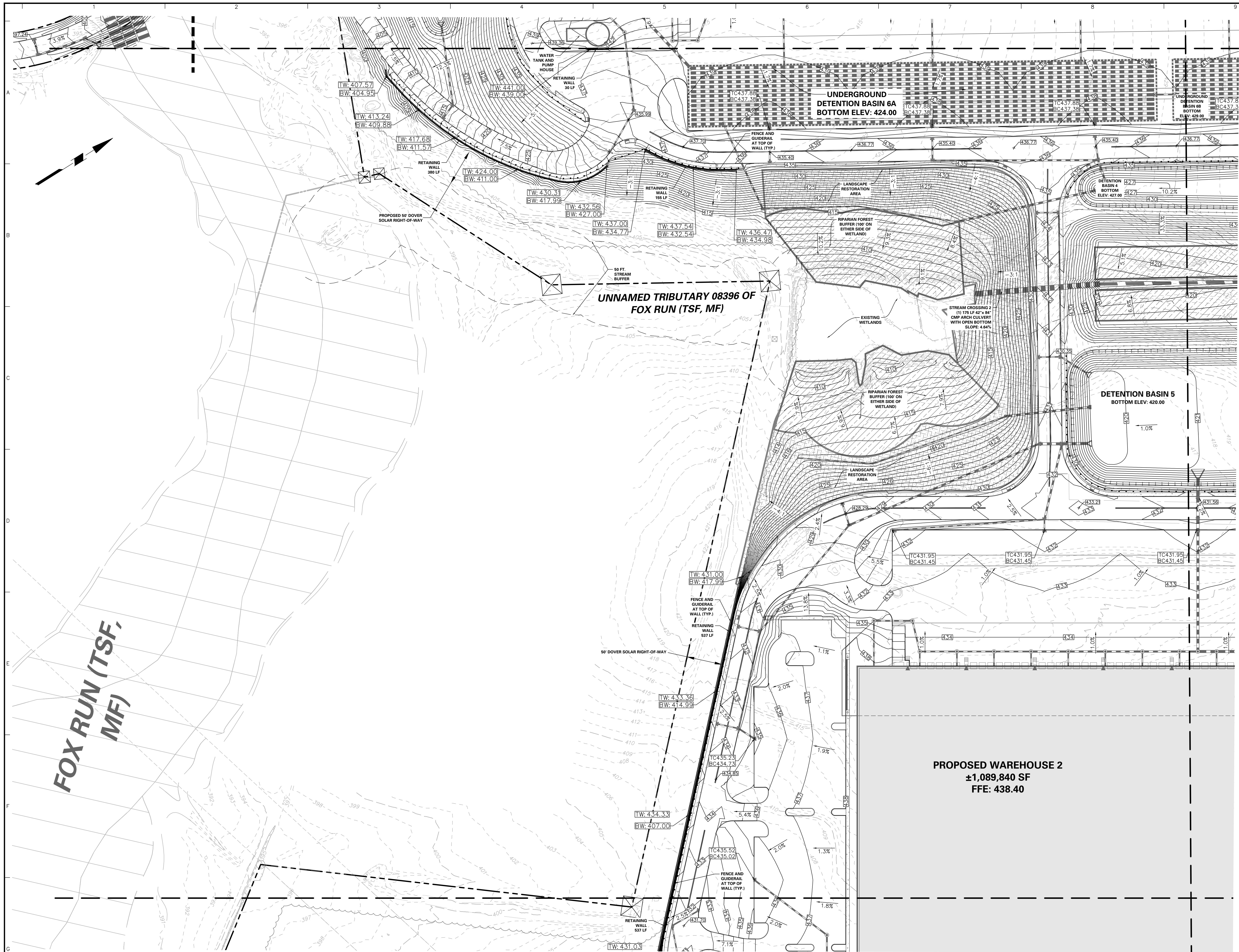












**SURVEYOR, CIVIL & TRAFFIC ENGINEER**  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2730 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

**APPLICANT/OWNER**  
**BULL CANAL DOVER OWNER LLC**  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

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Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

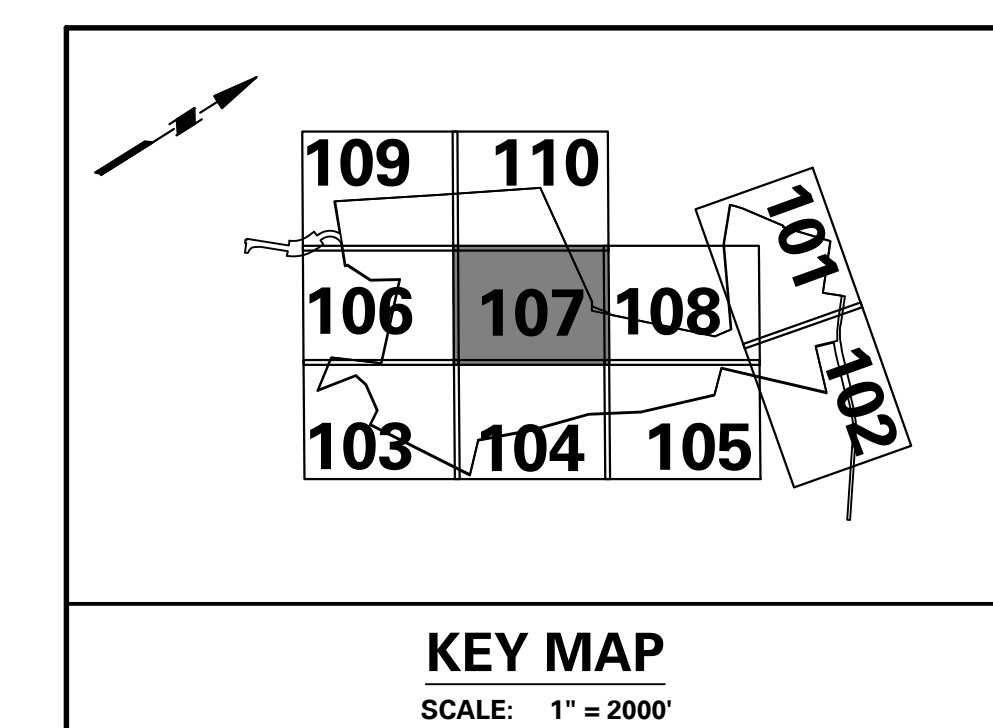
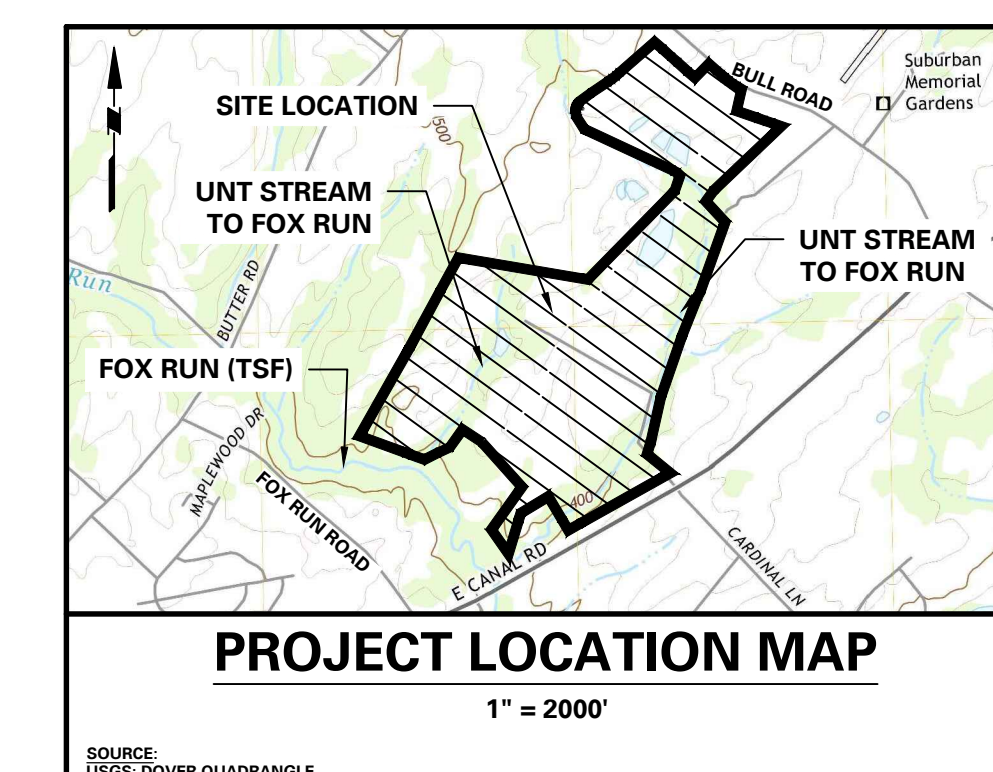
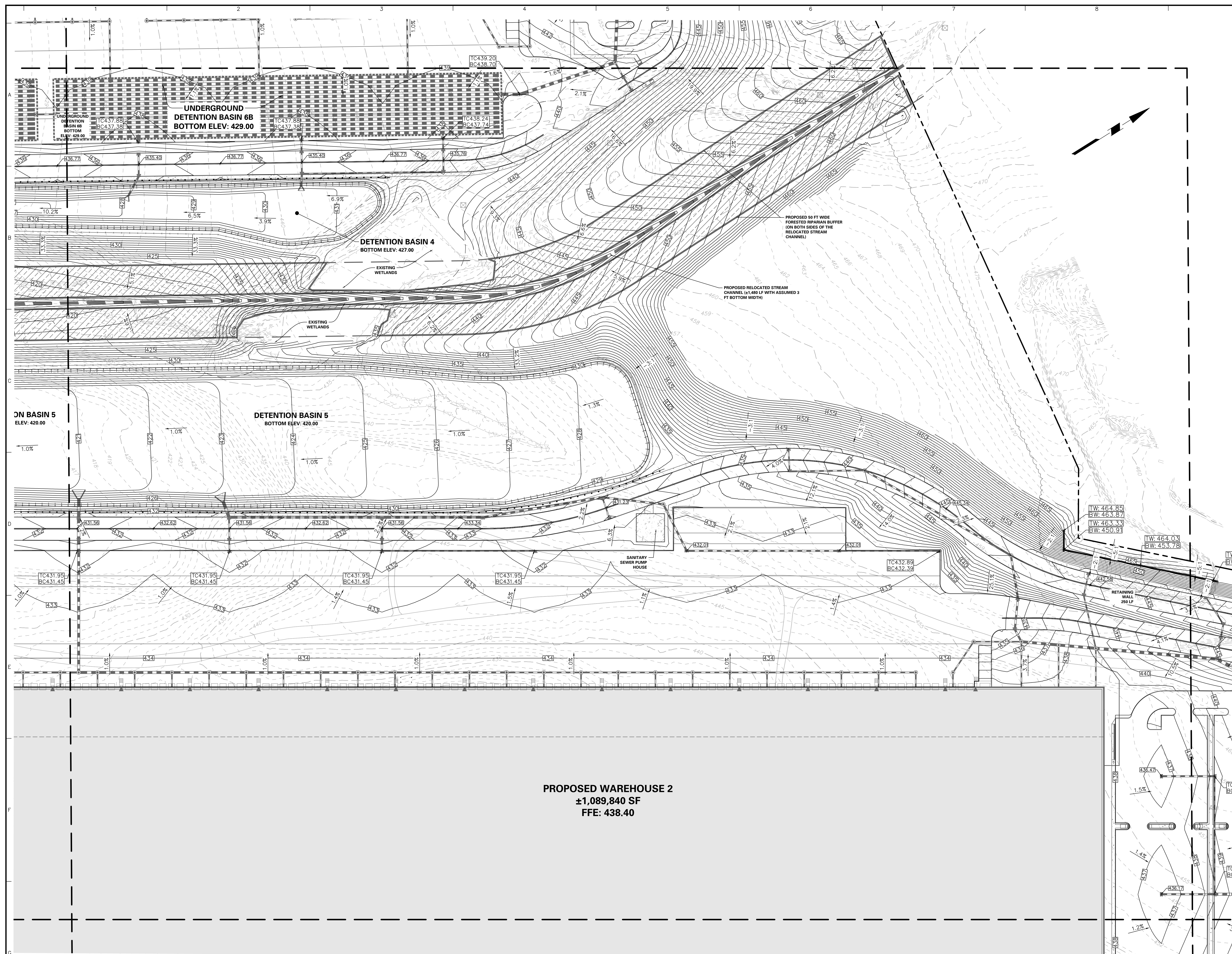
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

**PRELIMINARY GRADING PLAN**

Project No. 200164401  
Date 6/7/2023  
Drawn By MR  
Checked By SMH

Drawing No. CG-106  
Sheet 44 of 133



[illegible]

ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM 800-345-3453. IF THE UTILITY COMPANIES RATHER MAY OR MAY NOT AFFECT UTILITY

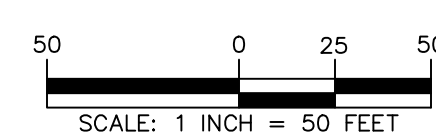
CALL BEFORE YOU DIG!!

(3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE  
-- STOP & CALL --

Pennsylvania One Call System  
1-800-242-1776



SERIAL NUMBER: 20221664559-000



**SURVEYOR, CIVIL & TRAFFIC ENGINEER**  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

**APPLICANT/OWNER**  
**BULL CANAL DOVER OWNER LLC**  
**845 TEXAS AVENUE, SUITE 3300**  
**HOUSTON, TX 77002**  
**PHONE: 678-699-7594**

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No
Revisions		

Signature \_\_\_\_\_ Date 8/24/2011

KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074521

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite  
Warrington, PA 18976

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Project

**YORK INDUSTRIAL  
DEVELOPMENT**

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YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA

Drawing Title

**PRELIMINARY  
GRADING  
PLAN**

Project No.	<b>200164401</b>
Date	<b>6/7/2023</b>
Drawn By	<b>MR</b>
Checked By	<b>SMH</b>

Drawing No.

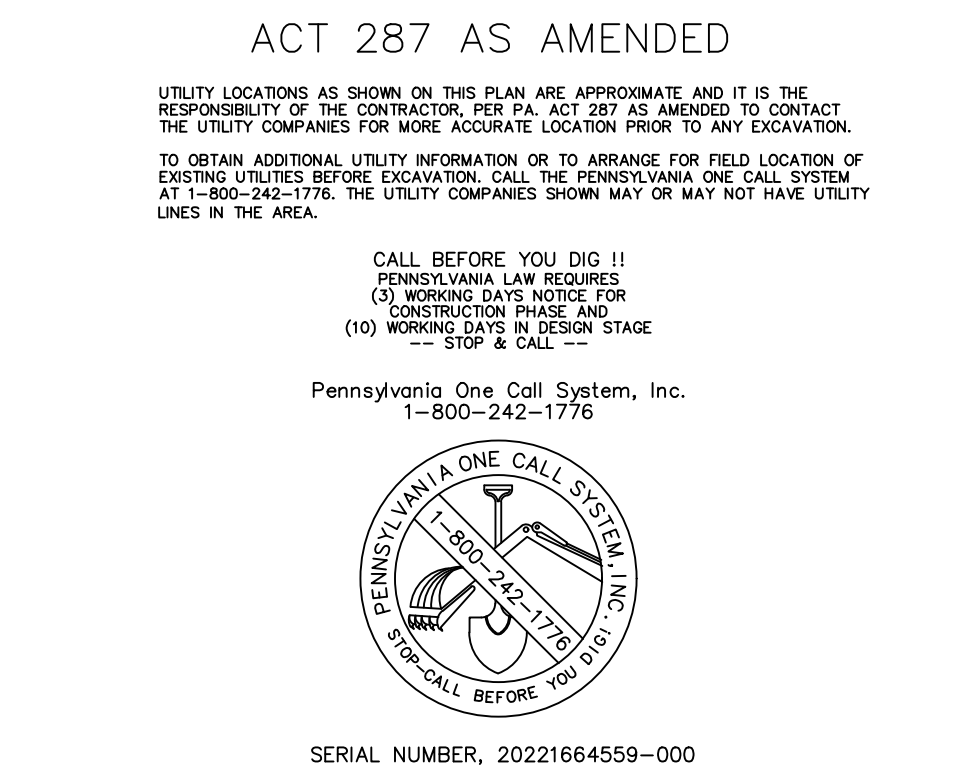
**CG-107**

Sheet **45** of **133**



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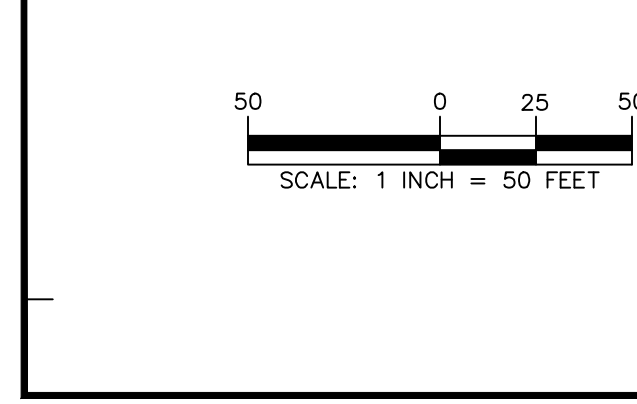
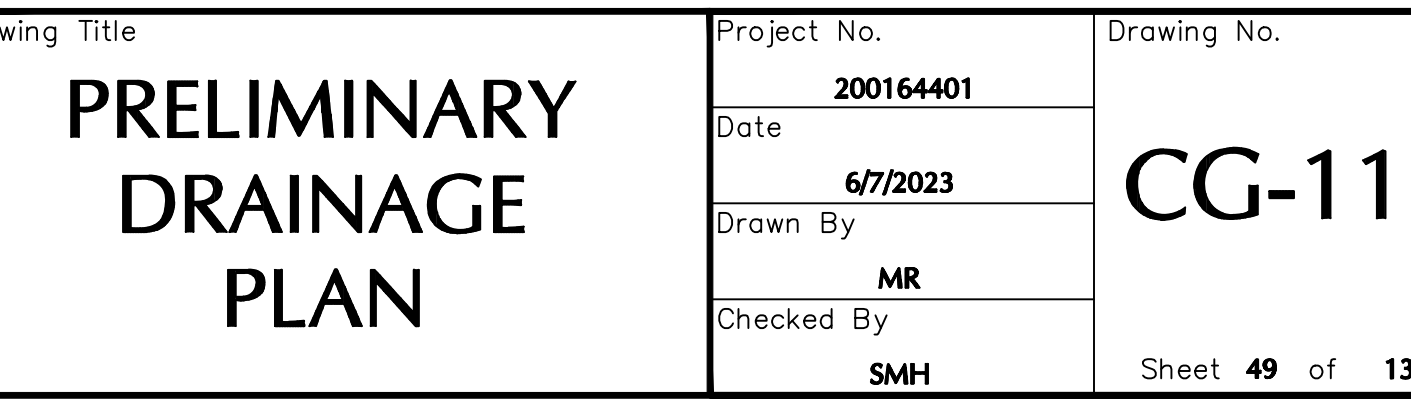
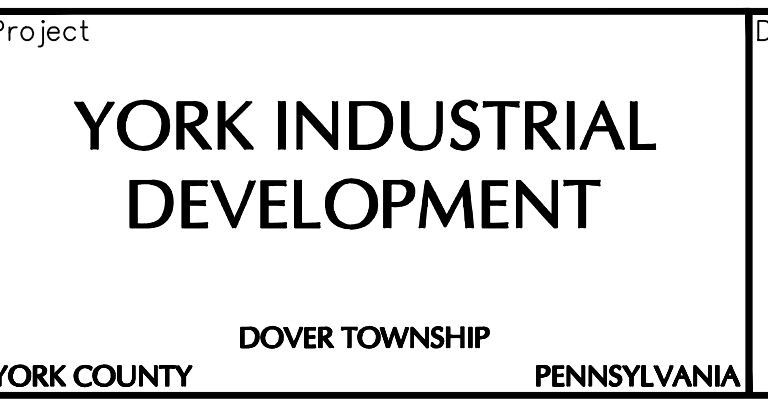
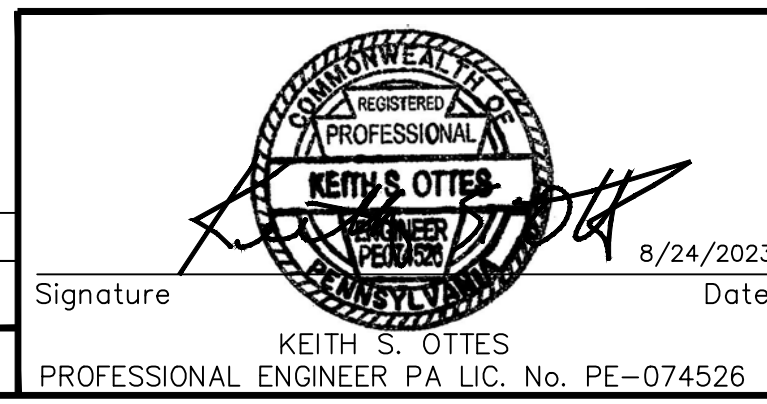
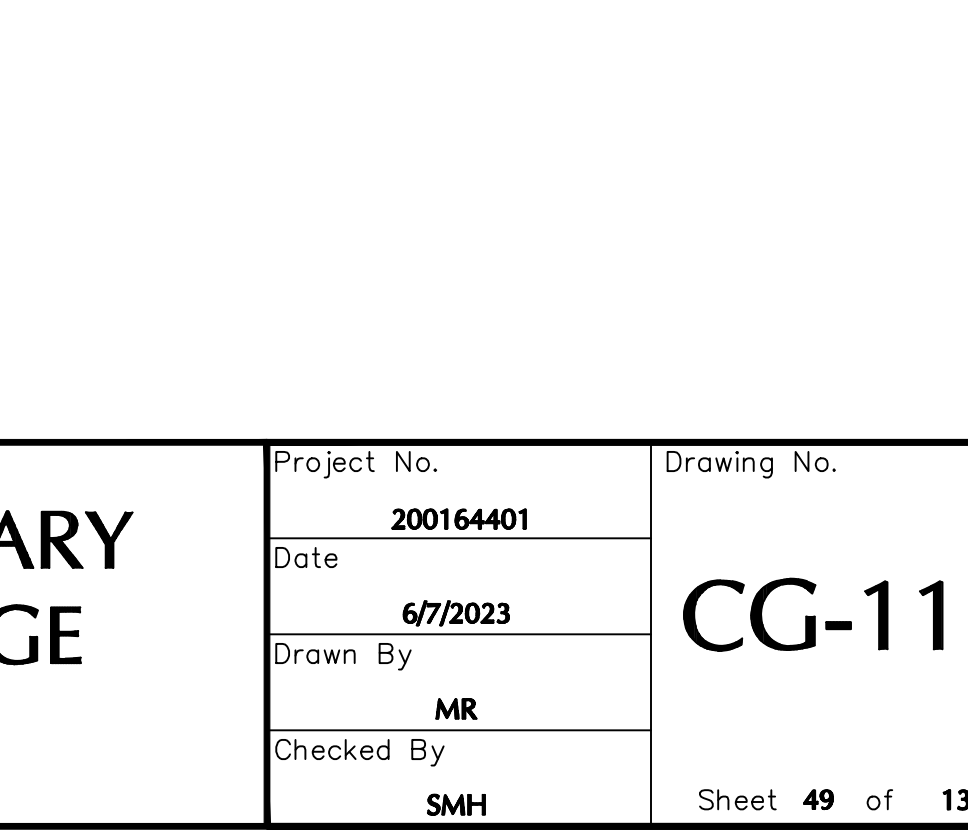
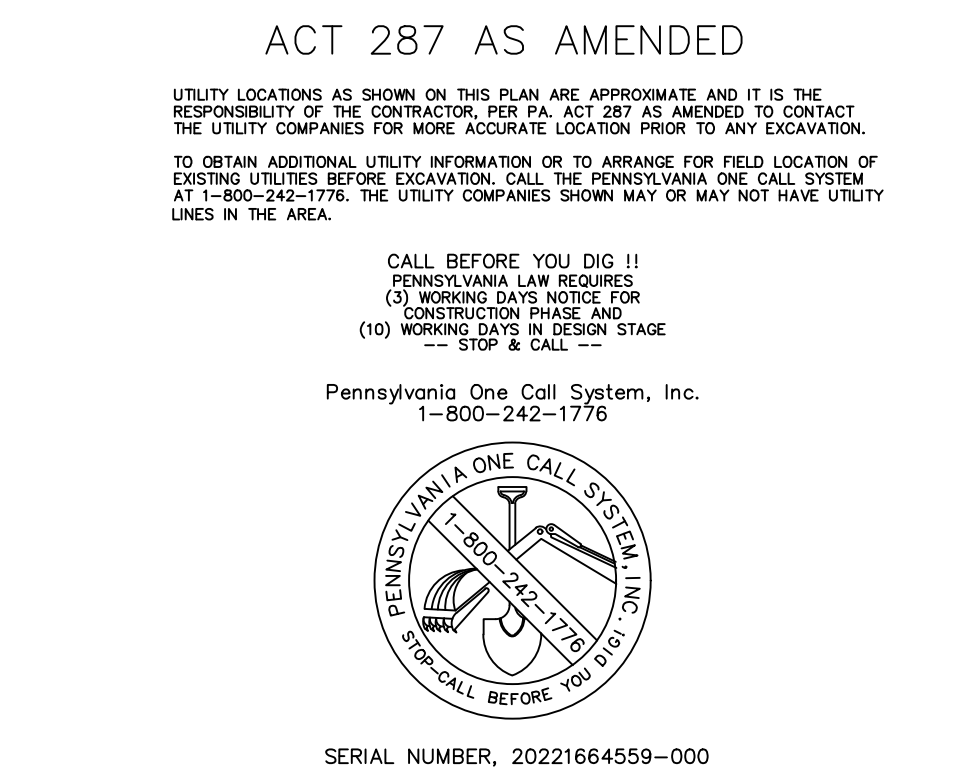
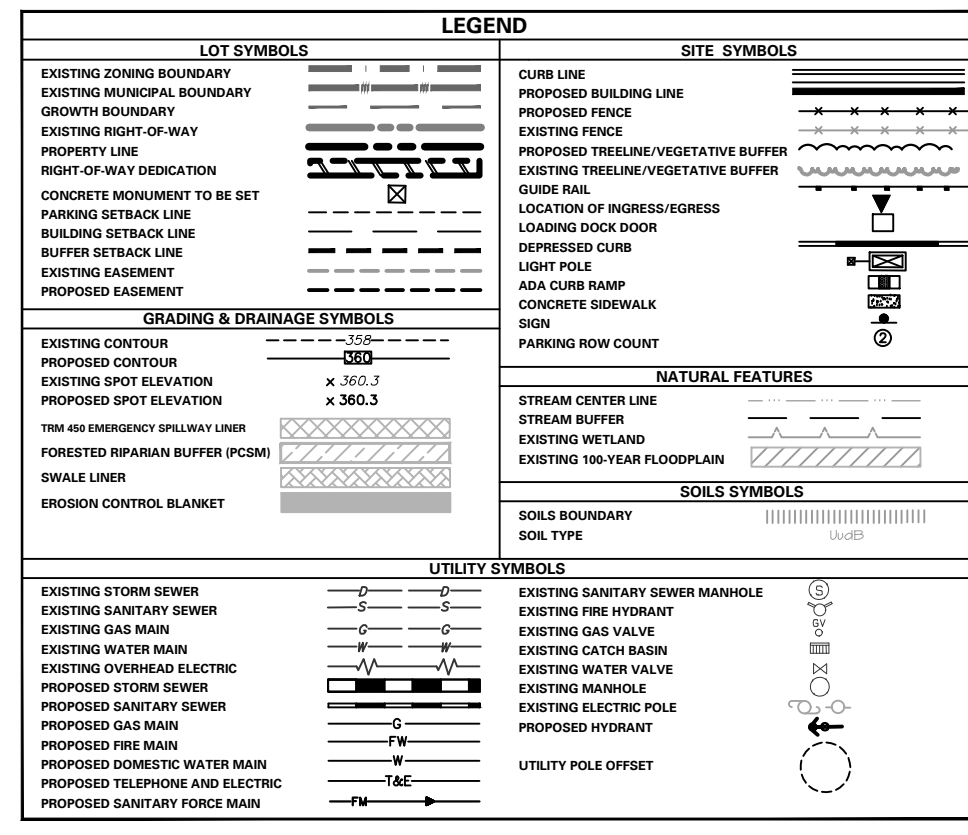
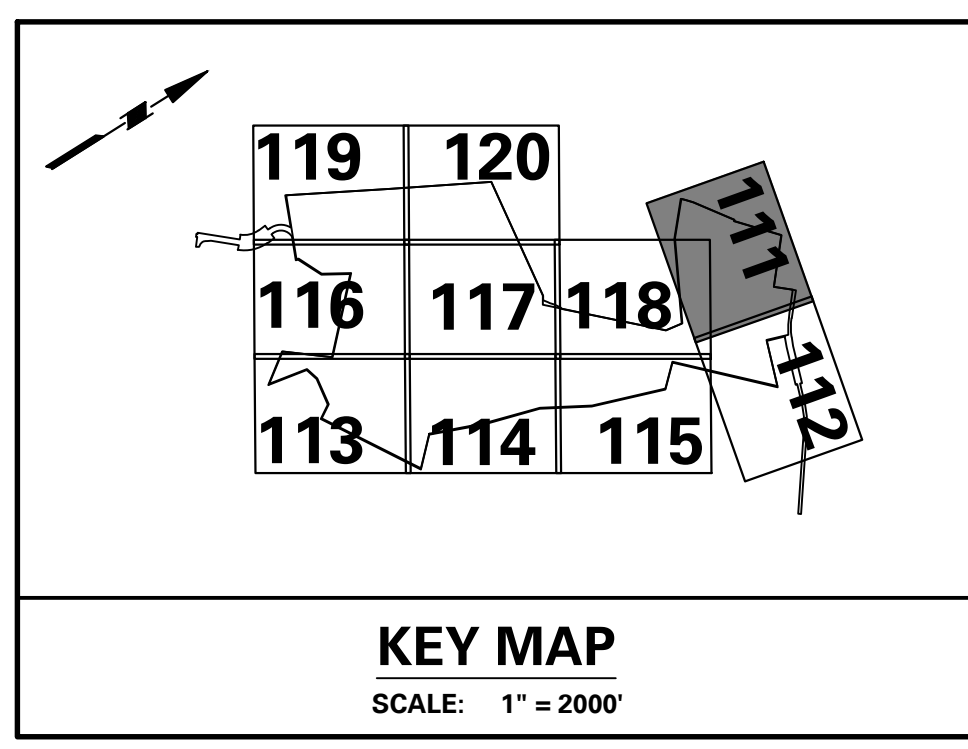
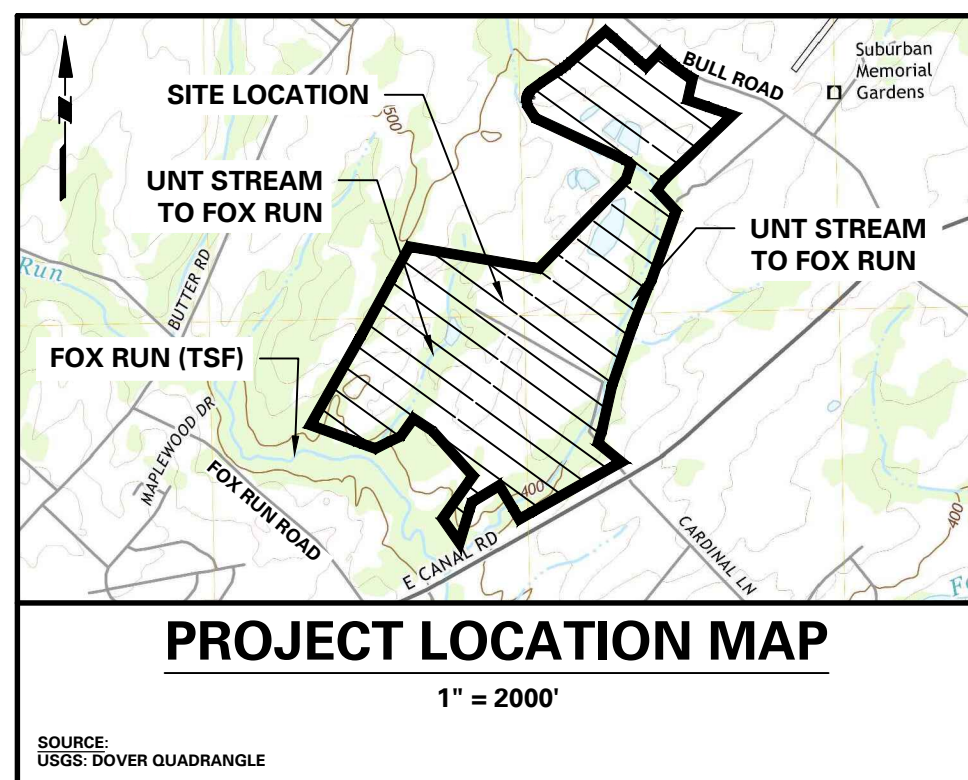
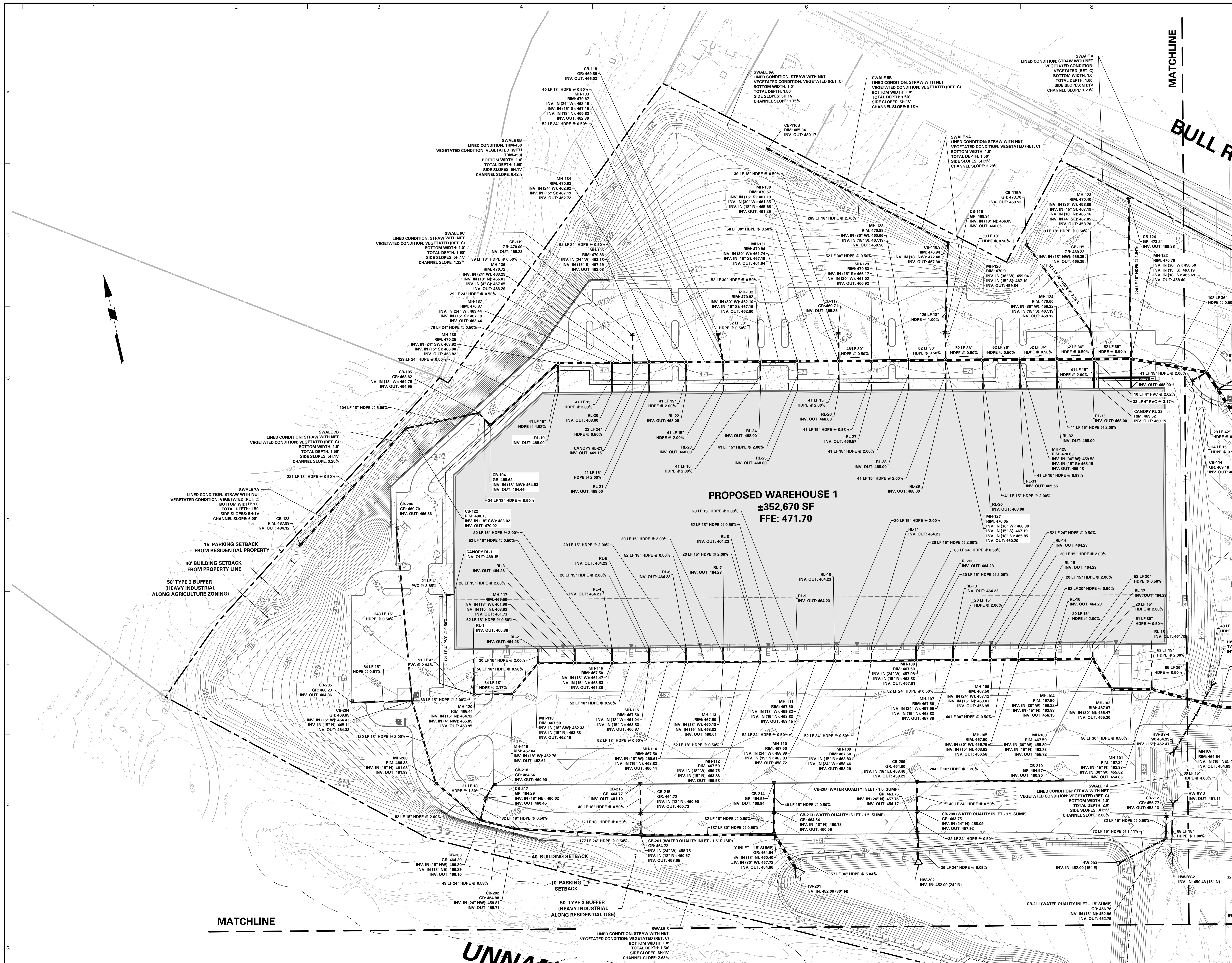










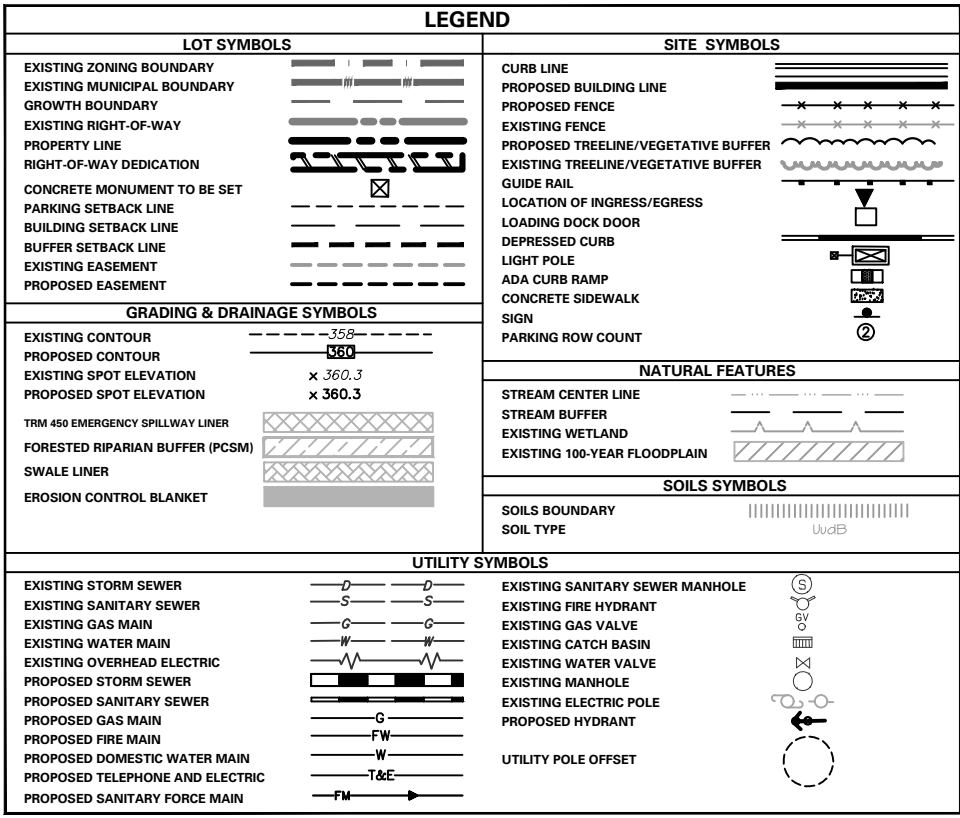
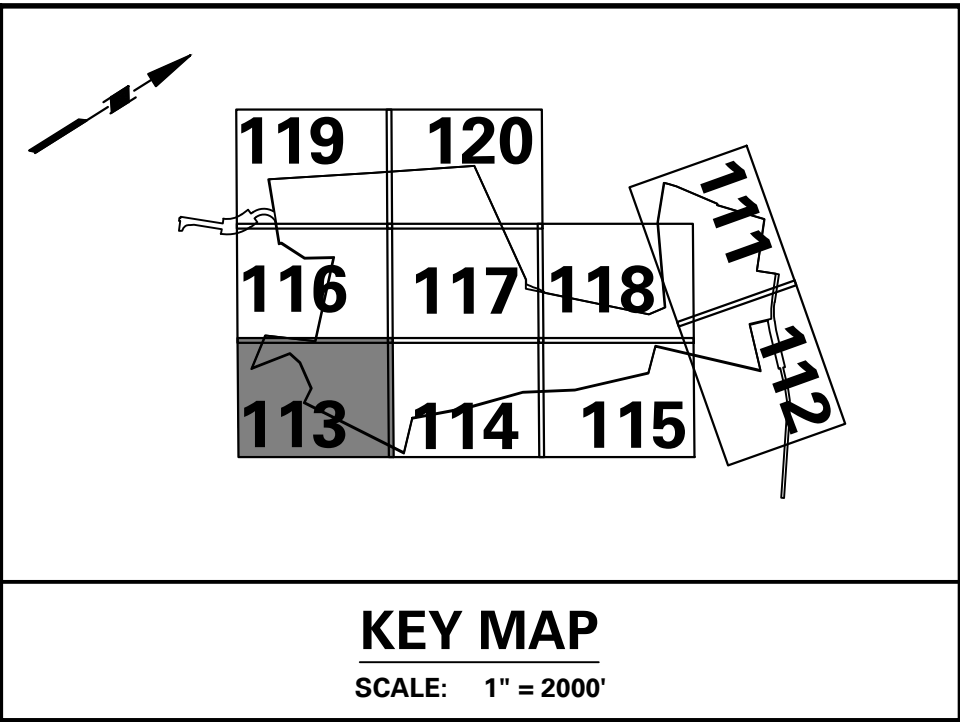
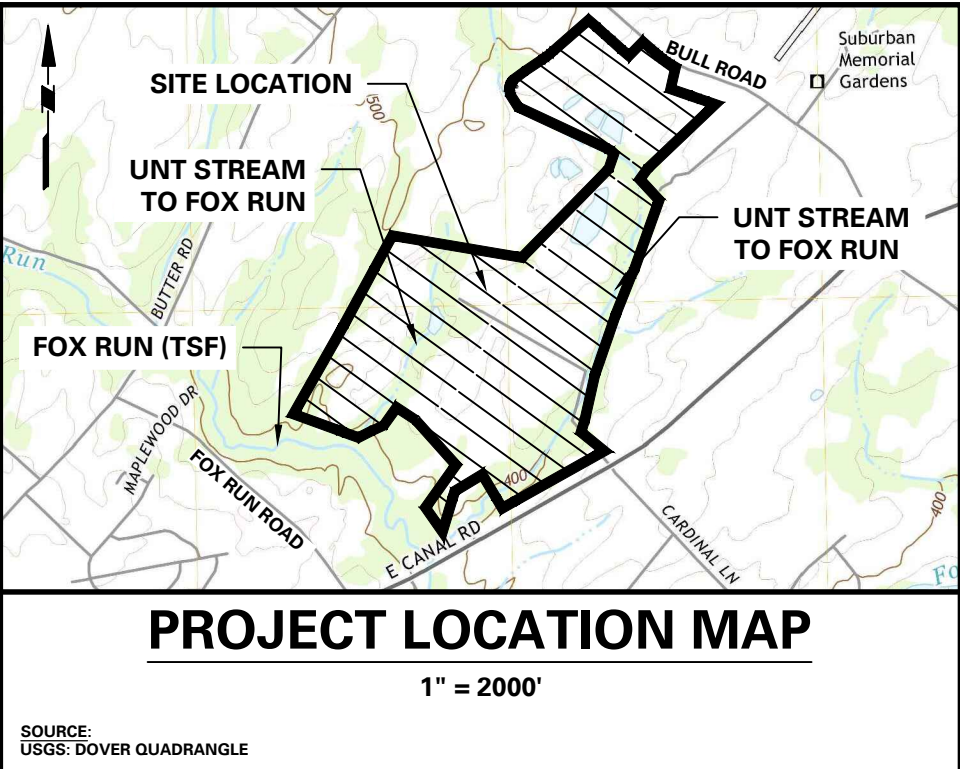
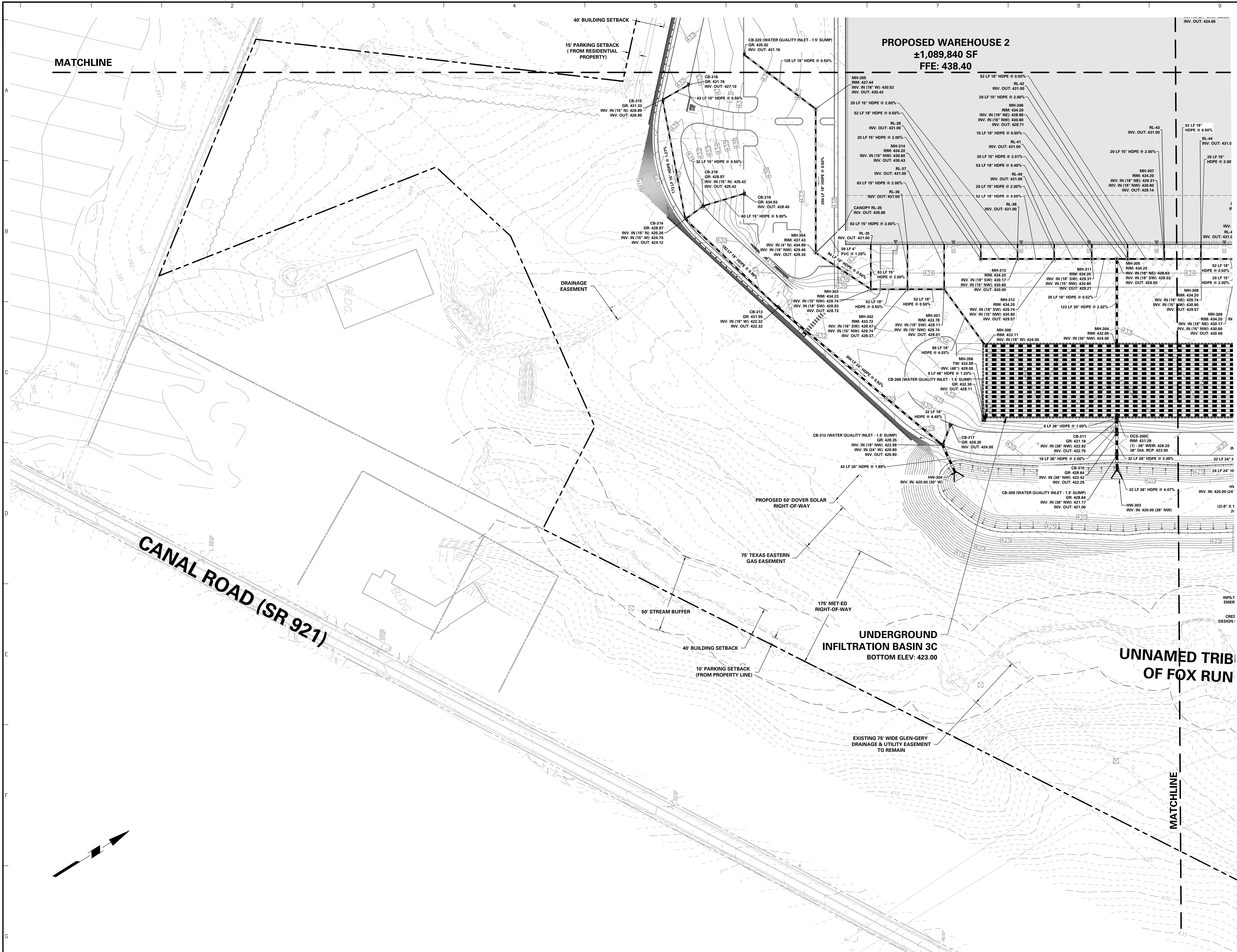


Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.









ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED, TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO REQUEST FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1173. THE UTILITY COMPANIES SHOW WHAT THEY MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG!!  
PENNSYLVANIA LAW REQUIRES  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN ADVANCE  
STOP & CALL

Pennsylvania One Call System, Inc.  
1-800-242-1173



SERIAL NUMBER: 20221664559-000

SURVEYOR, CIVIL & TRAFFIC ENGINEER

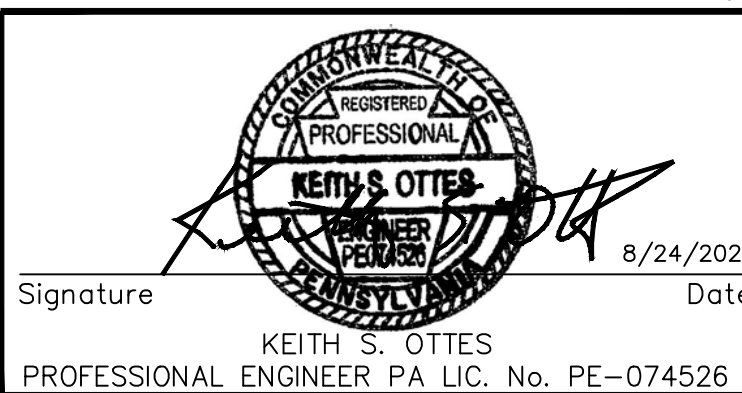
**LANGAN**

ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

APPLICANT/OWNER

BULL CANAL DOVER OWNER LLC  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594

Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Revisions		



**LANGAN**

Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project Title  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY DRAINAGE PLAN**

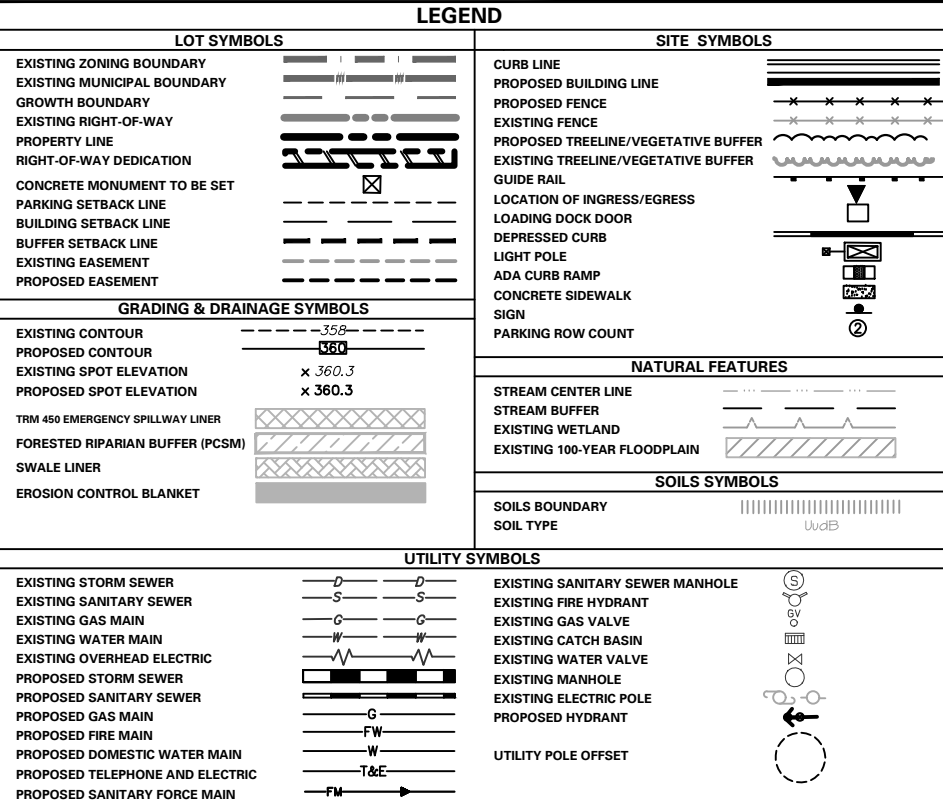
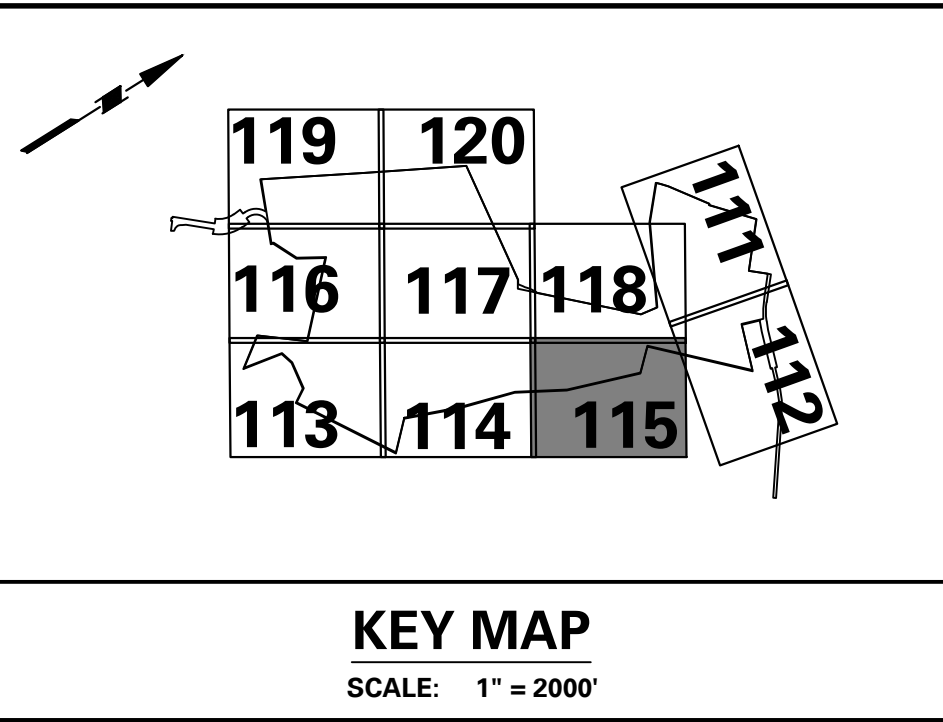
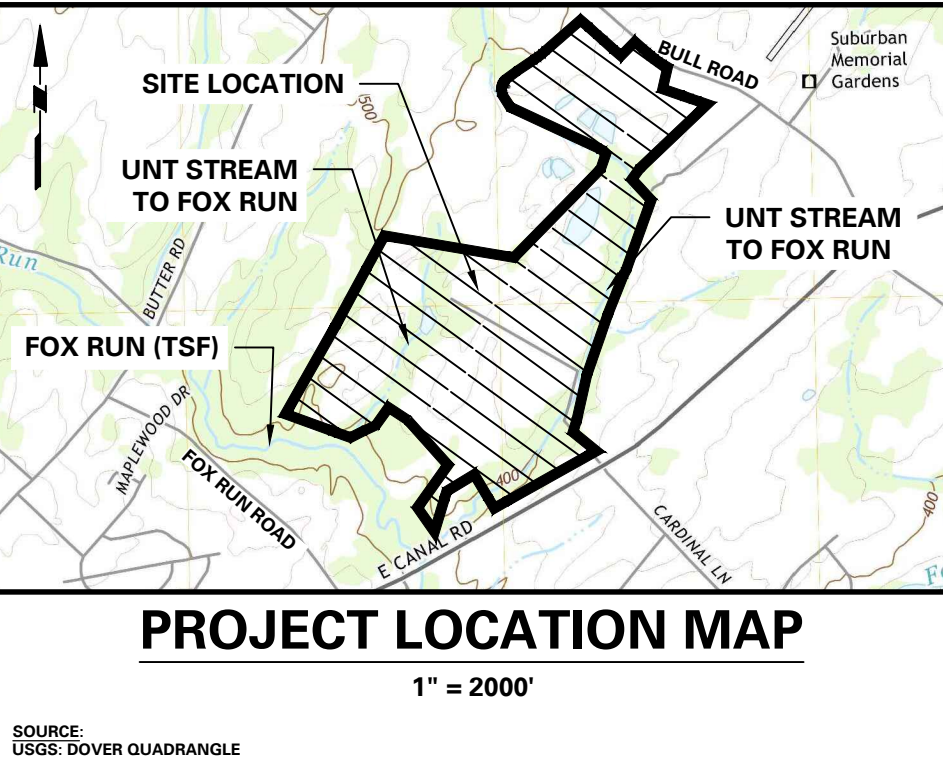
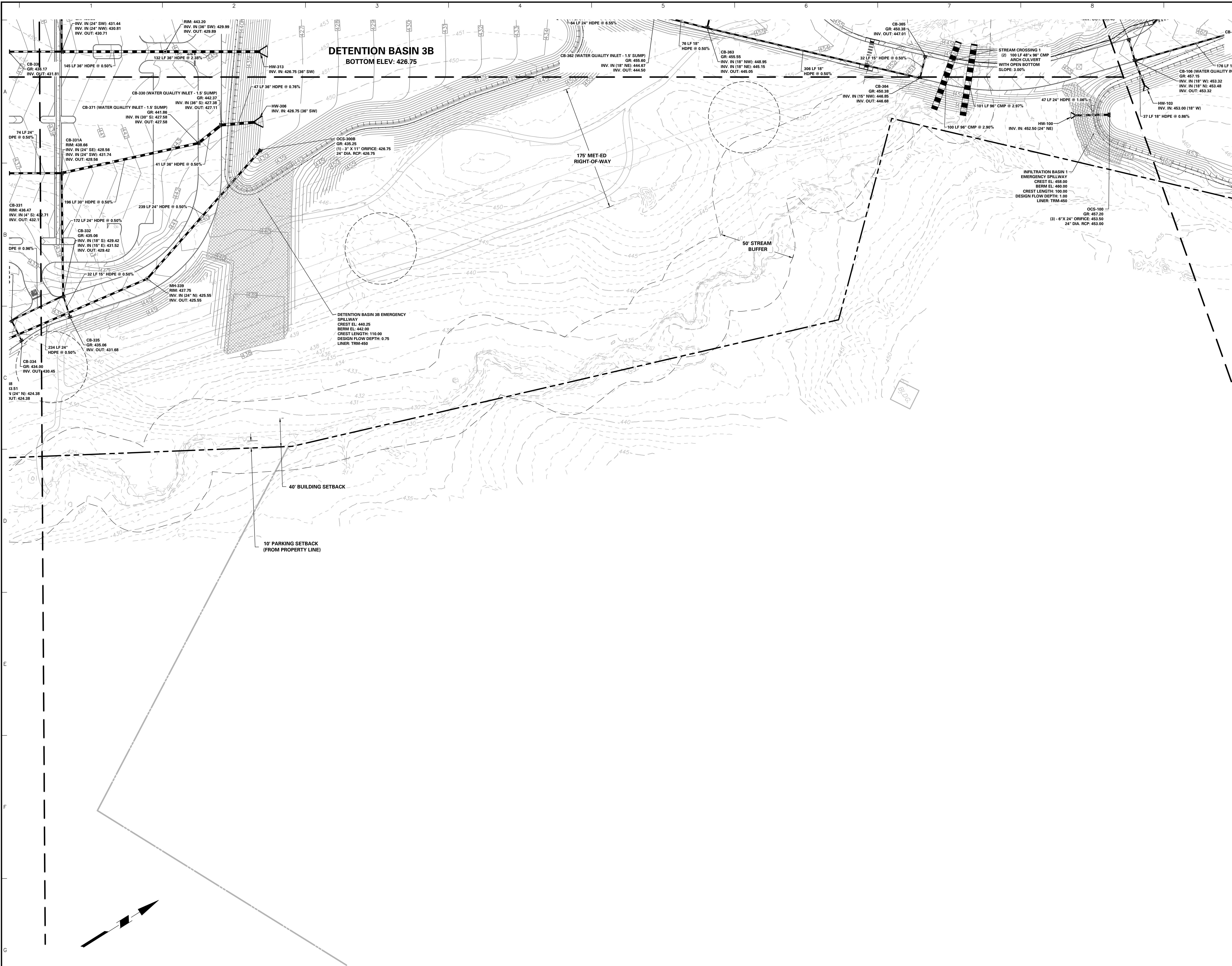
Project No.	200164401	Drawing No.	CG-113
Date	6/7/2023		
Drawn By	MR		
Checked By	SMH		

Sheet 51 of 133









ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG!!

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC.

SERIAL NUMBER: 20221664559-000

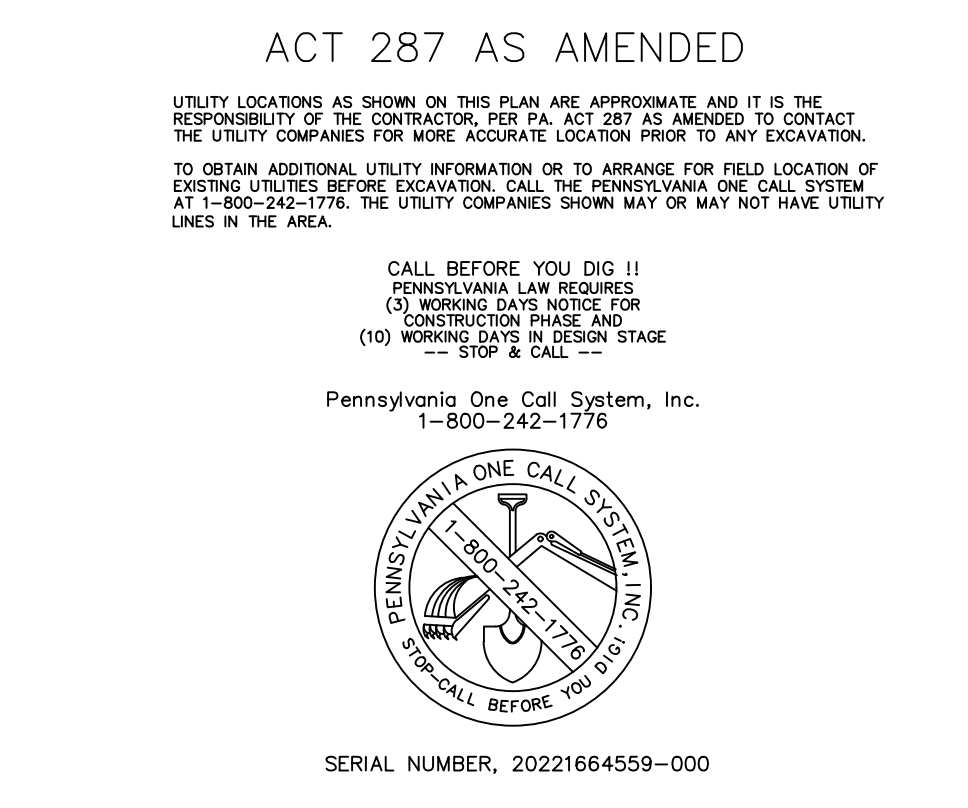
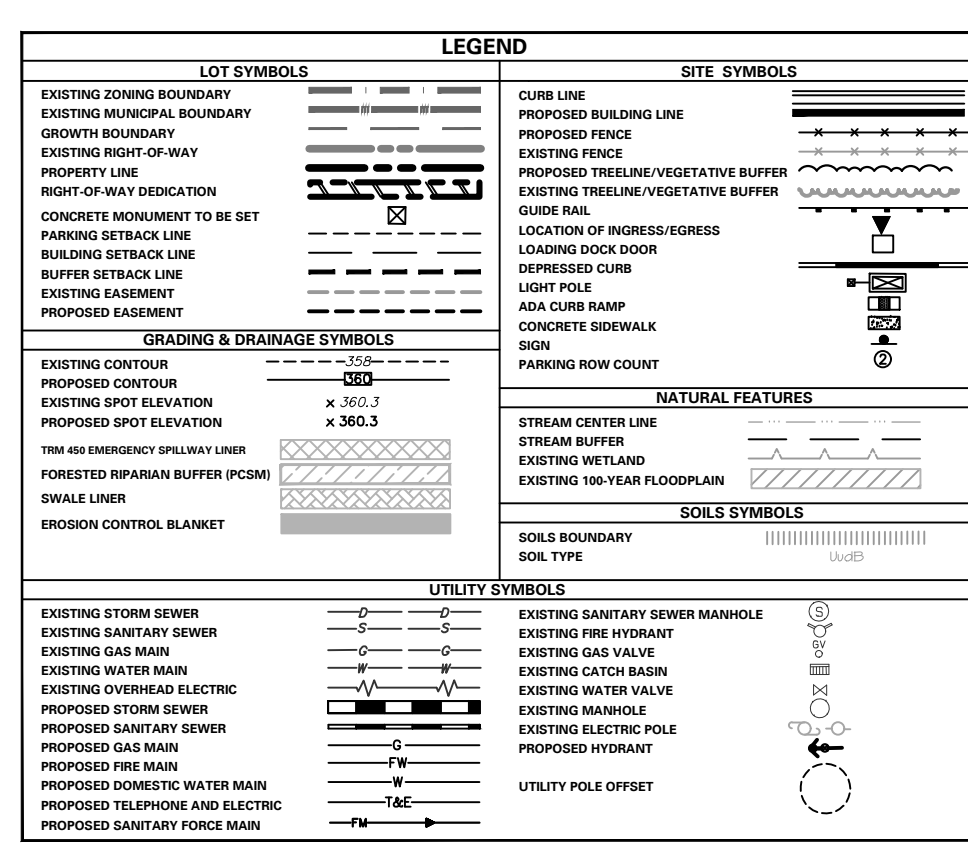
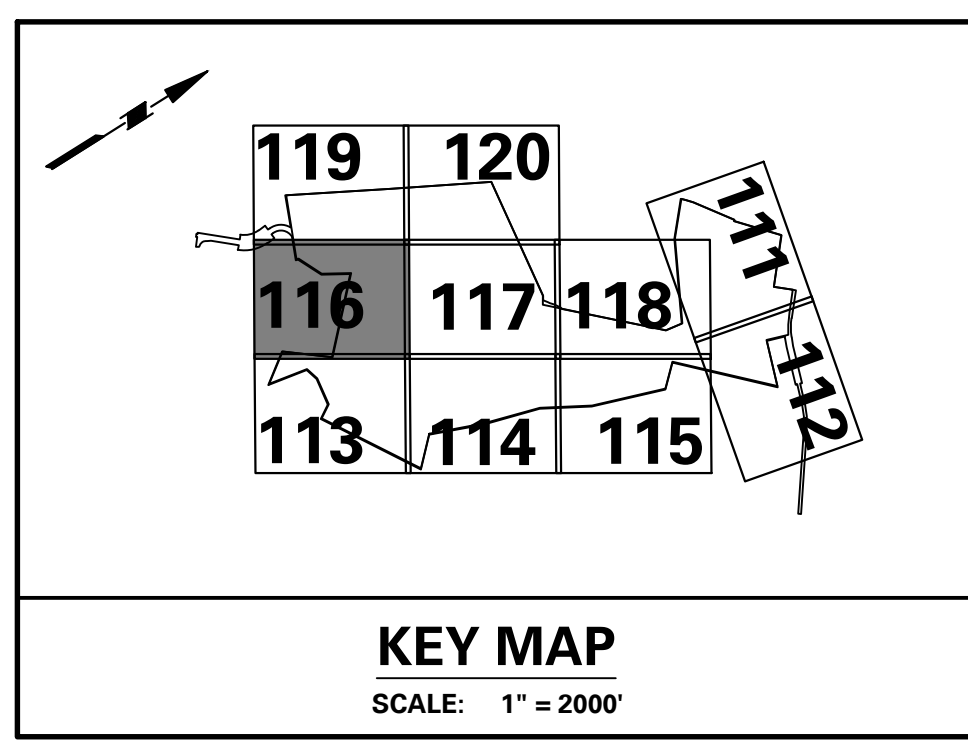
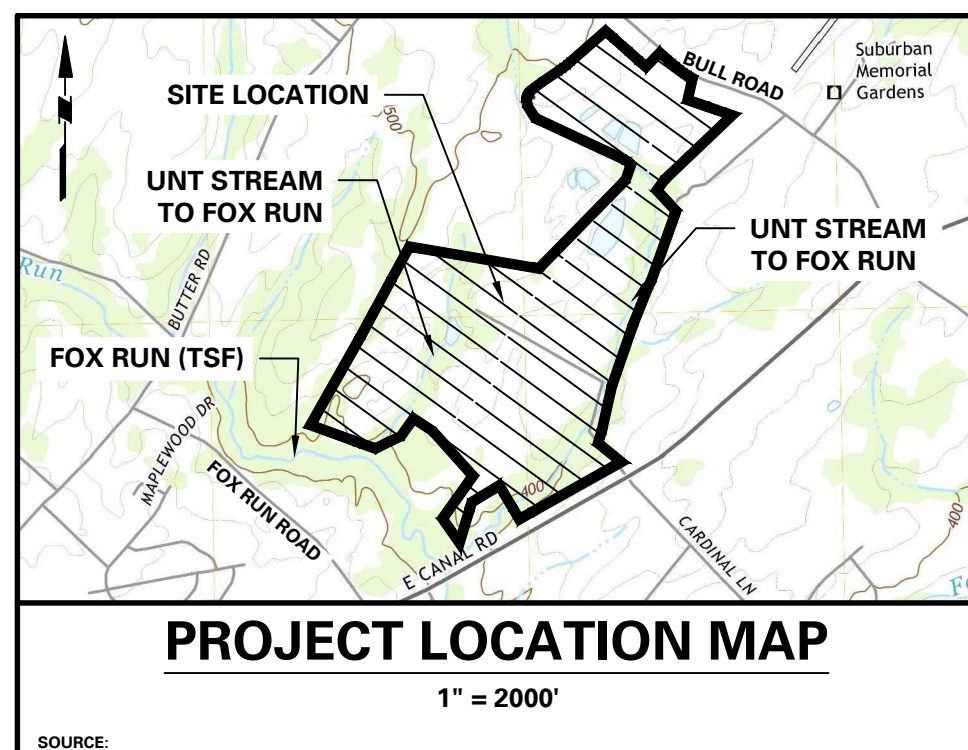
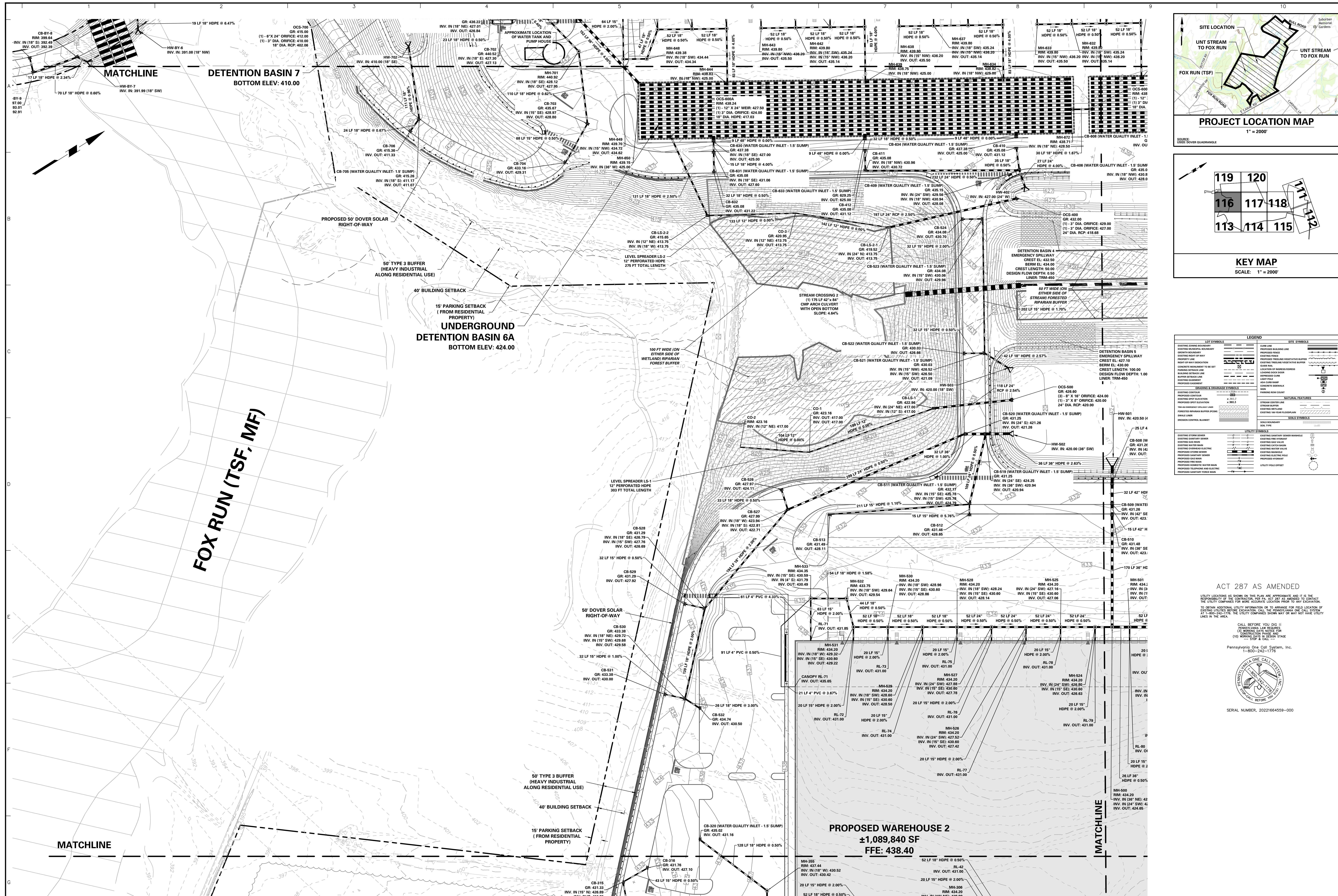
	<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. Stone Manor Corporate Center, 2300 Kelly Road, Suite 200 Warrington, PA 18976 T: 215.491.6500 F: 215.491.6501 www.langan.com	Project <b>YORK INDUSTRIAL DEVELOPMENT</b> DOVER TOWNSHIP YORK COUNTY PENNSYLVANIA	Drawing Title <b>PRELIMINARY DRAINAGE PLAN</b>	Project No. <b>200164401</b> Date <b>6/7/2023</b> Drawn By <b>MR</b> Checked By <b>SMH</b>	Drawing No. <b>CG-115</b> Sheet <b>53</b> of <b>133</b>
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SCALE: 1" = 50 FEET

**SURVEYOR, CIVIL & TRAFFIC ENGINEER**  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

**APPLICANT/OWNER**  
**BULL CANAL DOVER OWNER LLC**  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594





50' 0" 25' 0" 50' 0"

SCALE: 1" = 50' FEET

**SURVEYOR, CIVIL & TRAFFIC ENGINEER**

**LANGAN**

ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215-491-6500 F: 215-491-6501

**APPLICANT/OWNER**

**BULL CANAL DOVER OWNER LLC**

845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594

8/24/2023

REVISED PER DOVER TOWNSHIP COMMENTS

1.

Date

Description

No.

Revisions

Signature

Keith S. Ottes

Date

8/24/2023

Professional Engineer PA Lic. No. PE-074526

**LANGAN**

Langran Engineering and Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215-491-6500 F: 215-491-6501 www.langan.com

Project

YORK INDUSTRIAL DEVELOPMENT

DOVER TOWNSHIP

YORK COUNTY

PENNSYLVANIA

Drawing Title

**PRELIMINARY DRAINAGE PLAN**

Project No.

200164401

Date

6/7/2023

Drawn By

MR

Checked By

SMH

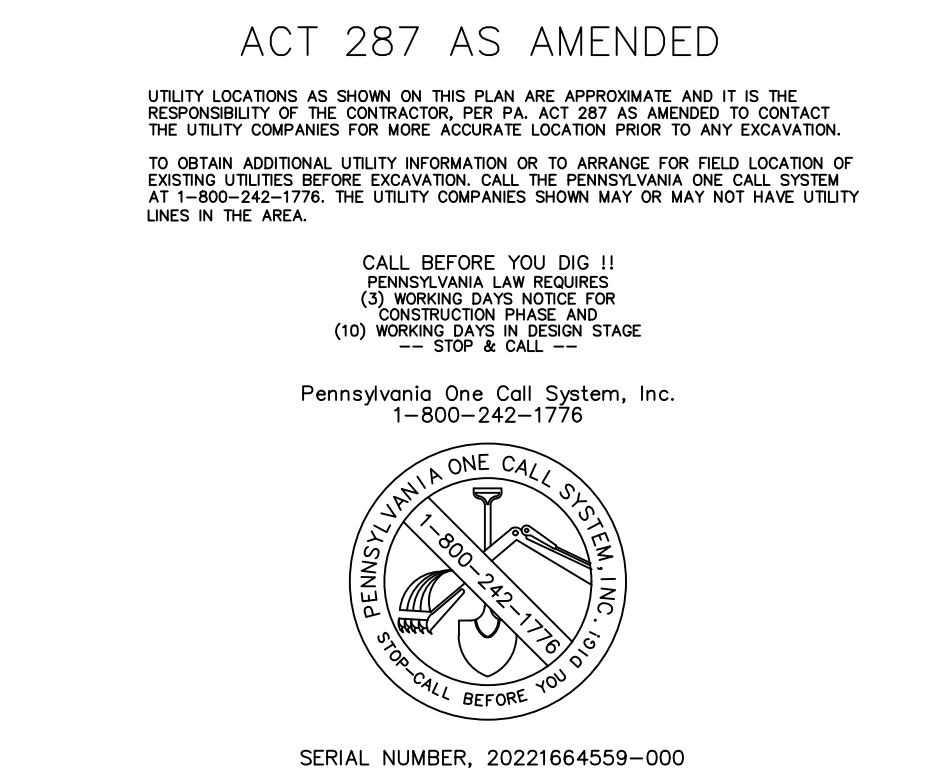
Drawing No.

**CG-116**

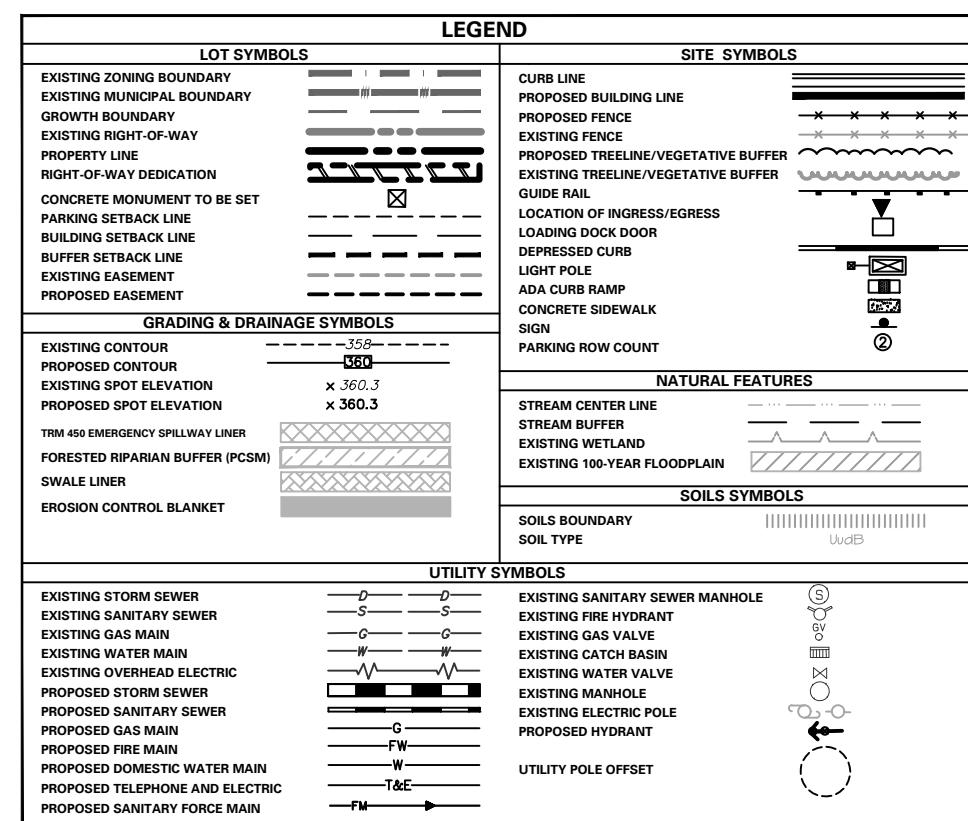
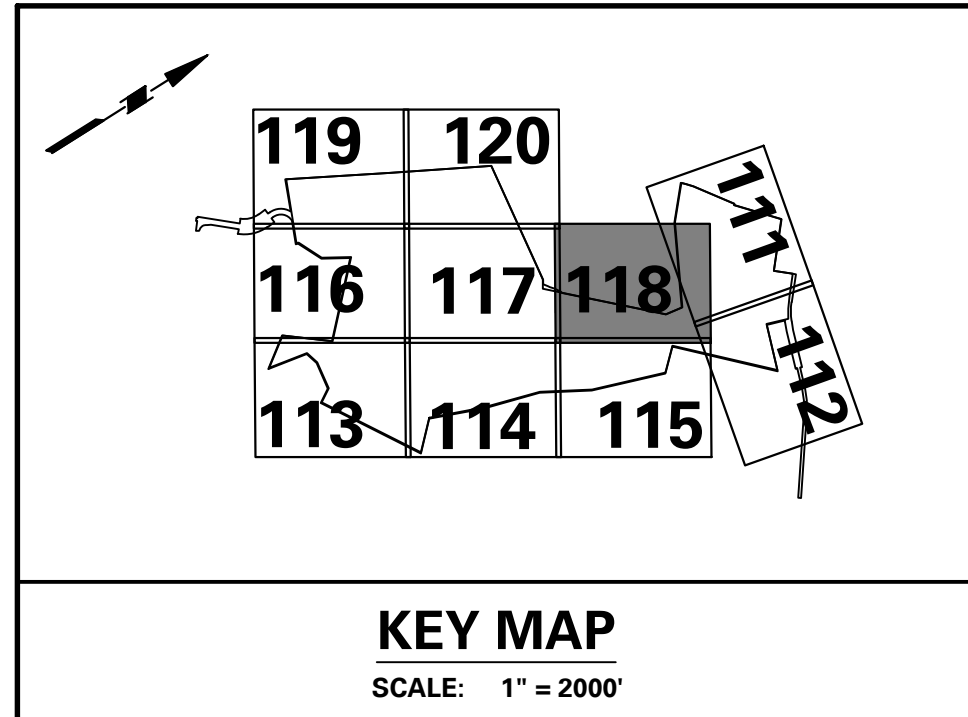
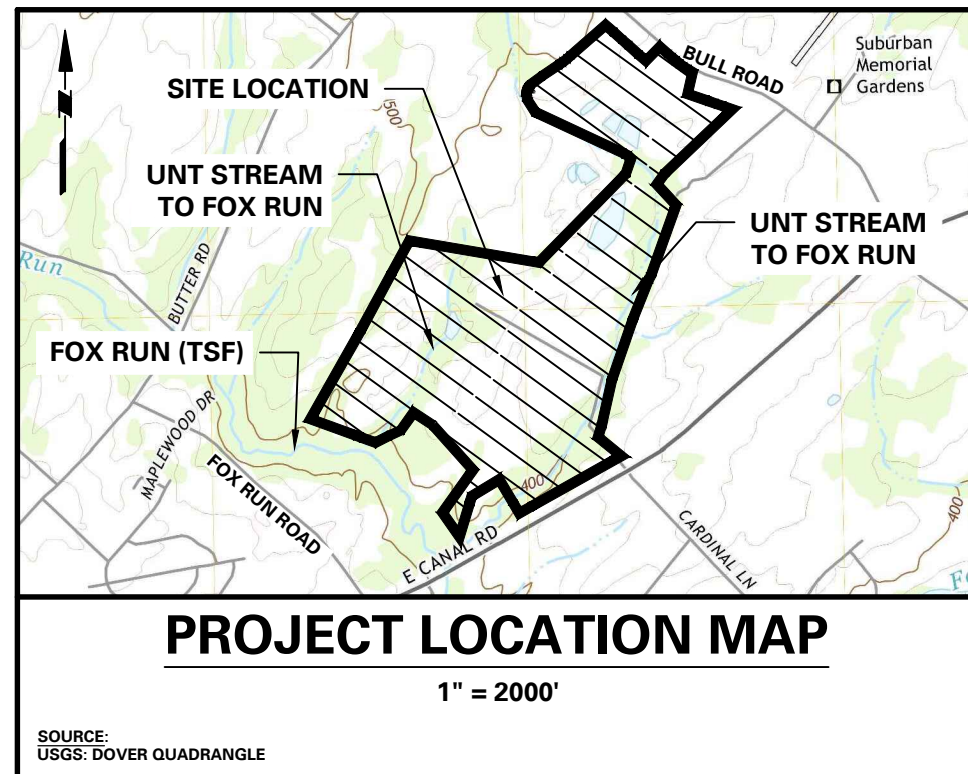
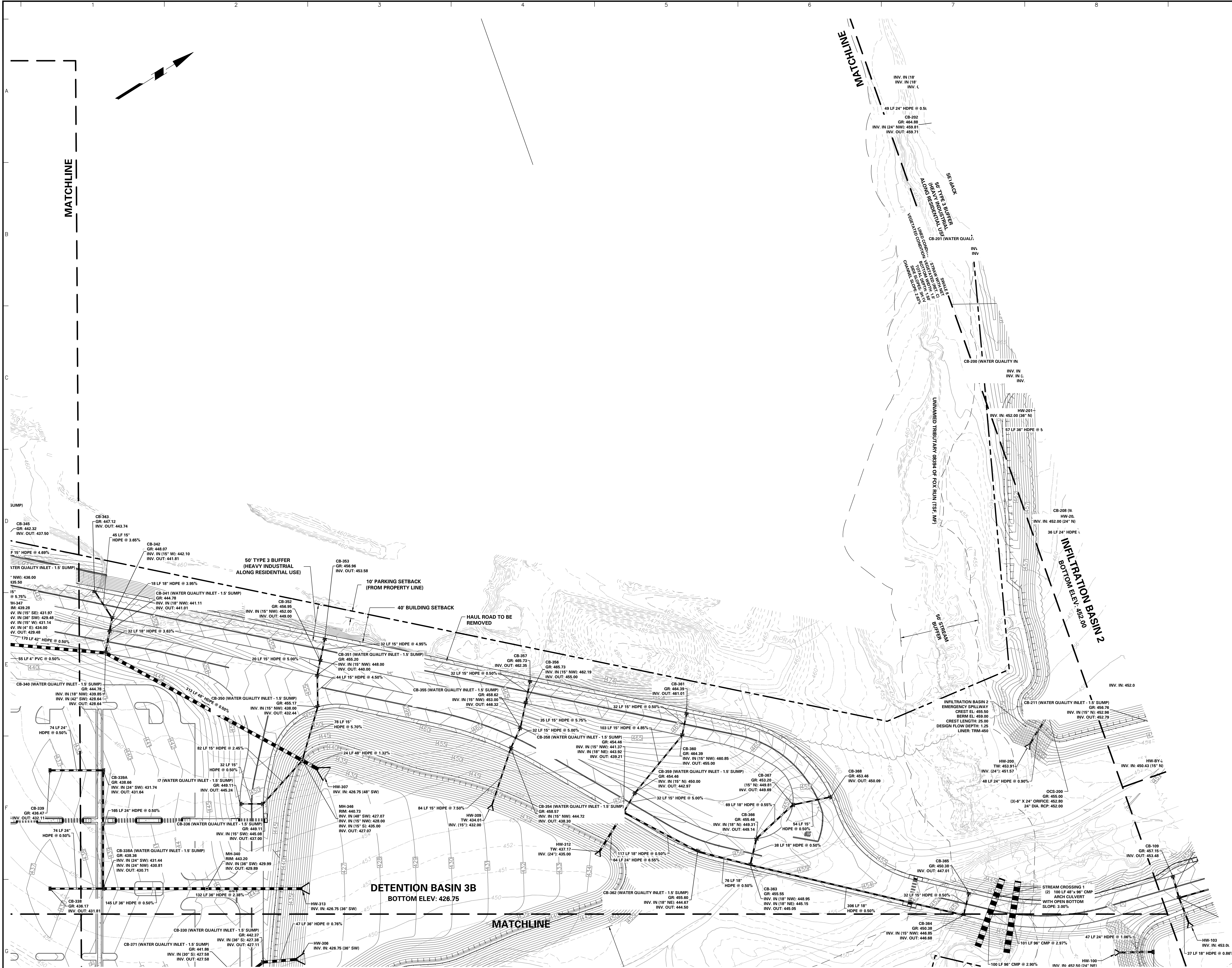
Sheet 54 of 133

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ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED TO CONTRACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG!!

PER PA ACT 287 AS AMENDED:

(1) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND

(10) WORKING DAYS DESIGN STAGE

CALL

Pennsylvania One Call System, Inc.  
1-800-242-1776

100% BEFORE YOU DIG!!

SERIAL NUMBER: 2022164559-000

8/24/2023 REVISED PER DOVER TOWNSHIP COMMENTS 1.

Date	Description	No.
Revisions		

Signature \_\_\_\_\_ Date 8/24/2023

KEITH S. OTTIE  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY DRAINAGE PLAN**

Project No.  
**200164401**

Date  
**6/7/2023**

Drawn By  
**MR**

Checked By  
**SMH**

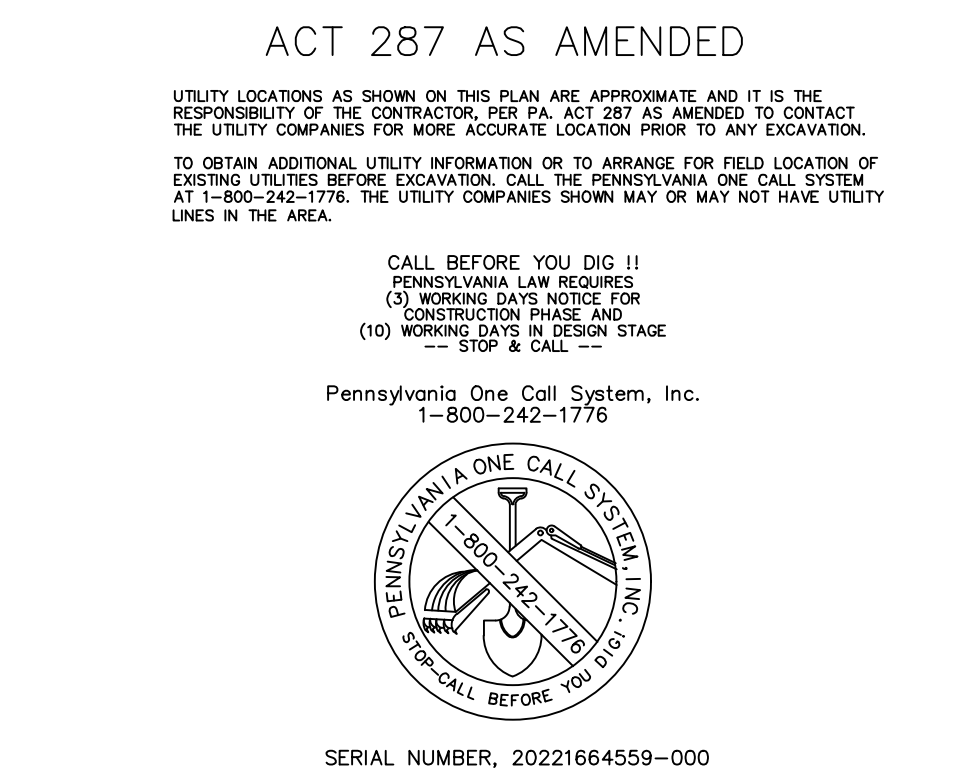
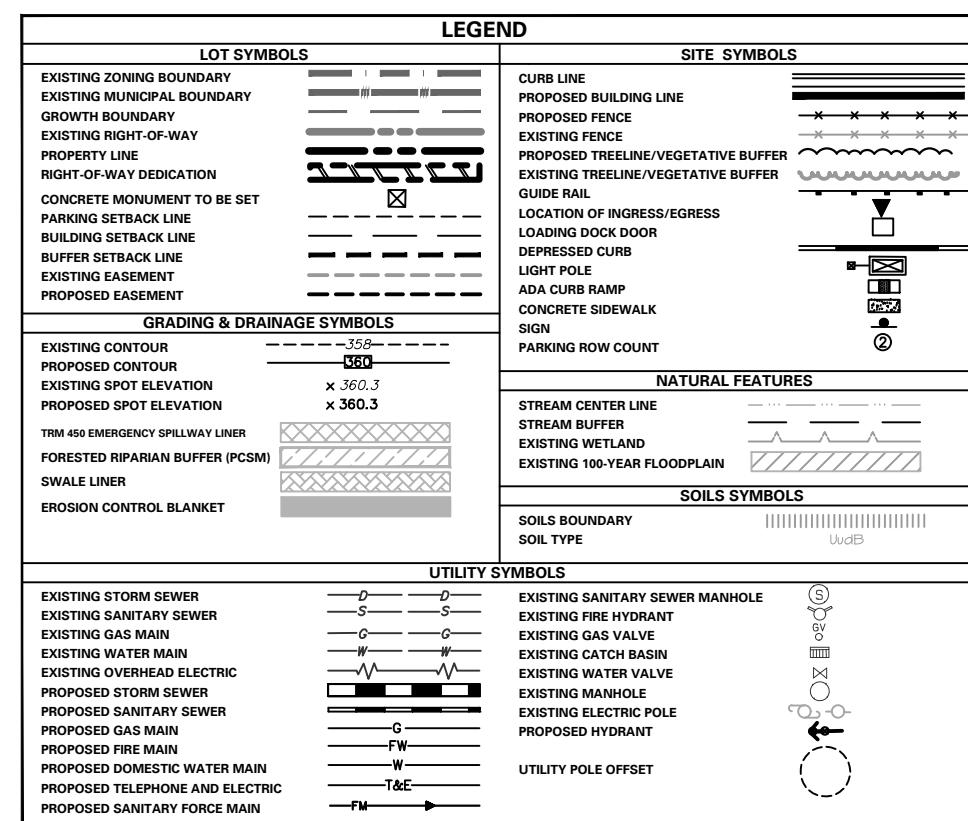
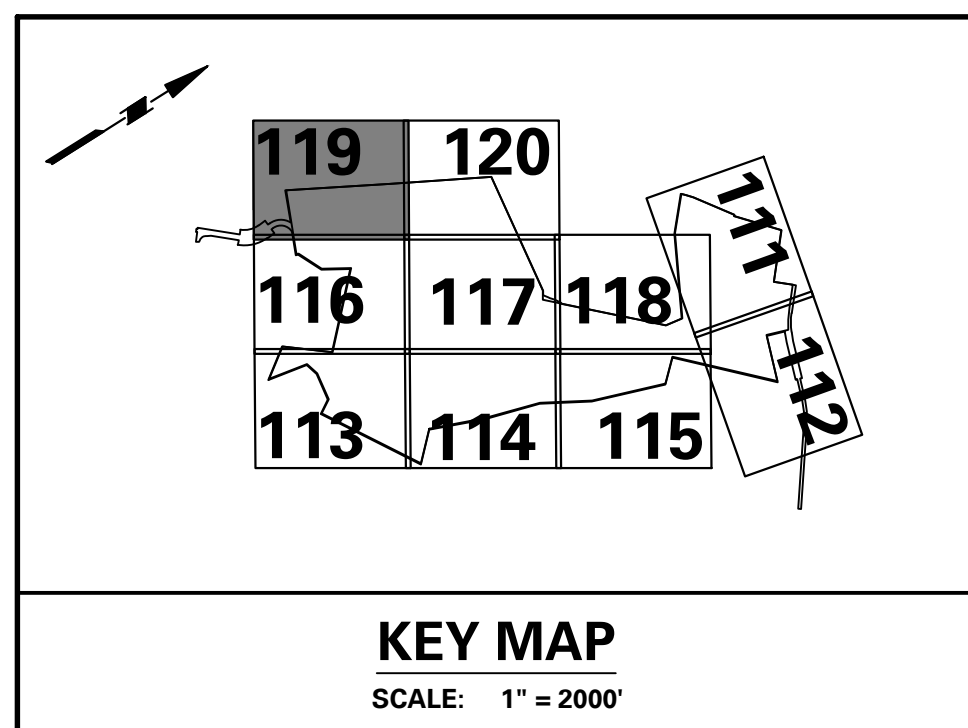
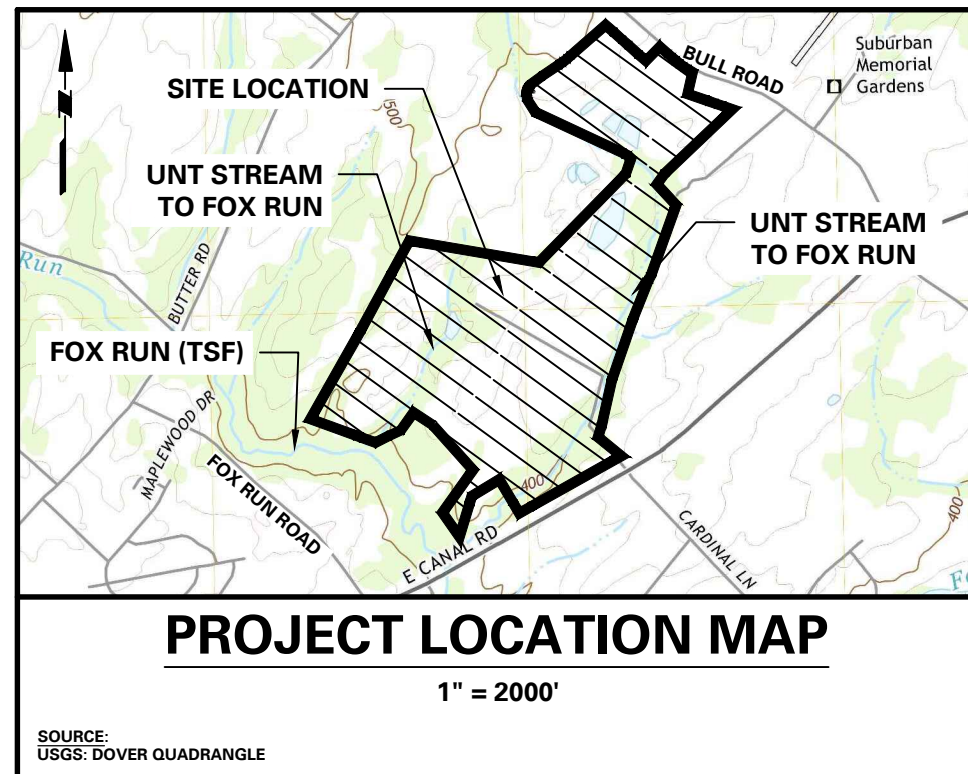
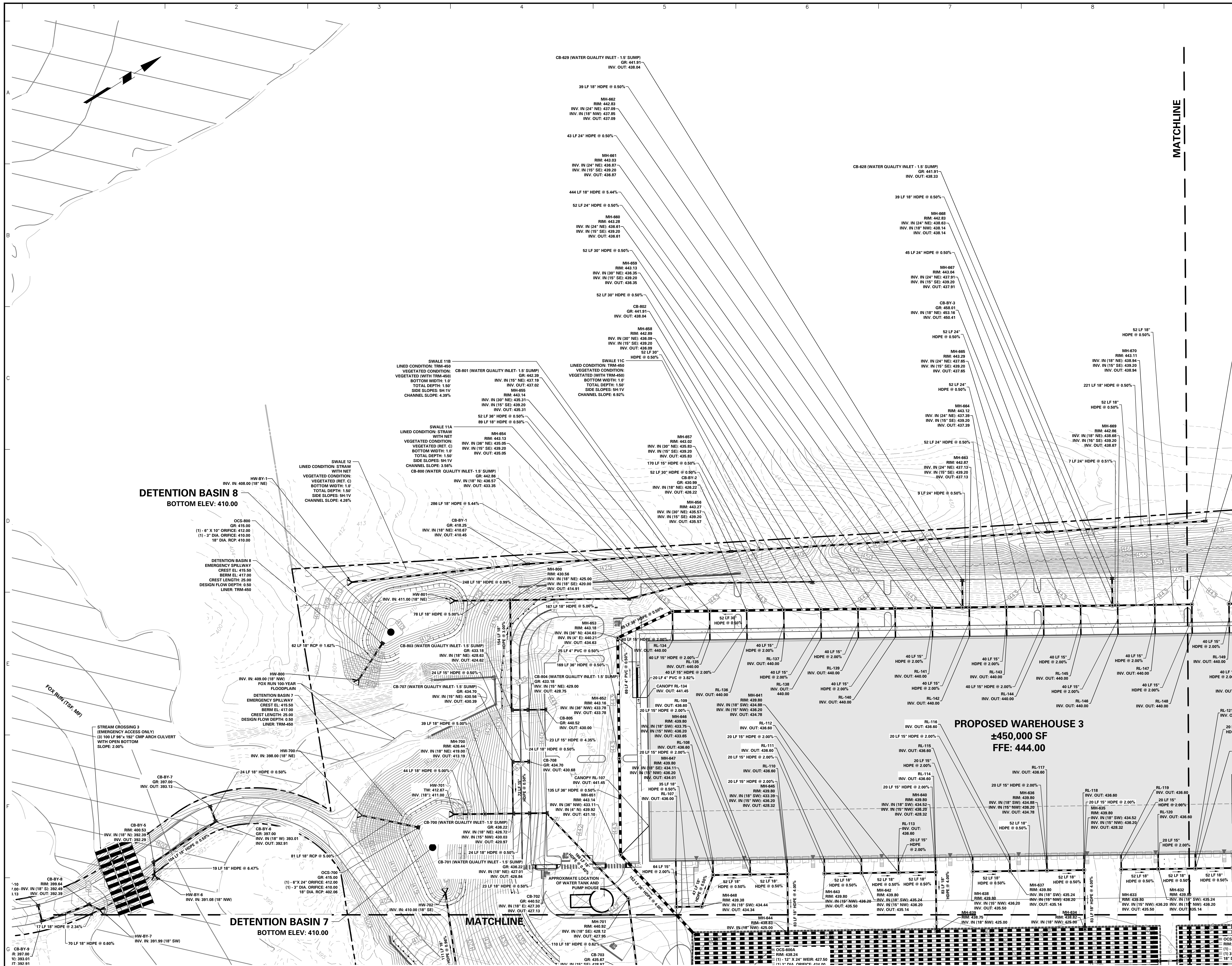
Drawing No.  
**CG-118**

Sheet **56** of **133**

**APPLICANT/OWNER**  
**BULL CANAL DOVER OWNER LLC**  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594

**SURVEYOR, CIVIL & TRAFFIC ENGINEER**  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501





50 0 25 50  
SCALE: 1" = 50 FEET

**SURVEYOR, CIVIL & TRAFFIC ENGINEER**  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

**APPLICANT/OWNER**  
**BULL CANAL DOVER OWNER LLC**  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594

8/24/2023  
Date

REVISED PER DOVER TOWNSHIP COMMENTS  
Description

1.  
No.

8/24/2023  
Date

Signature

KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL  
DEVELOPMENT**  
DOVER TOWNSHIP  
PENNSYLVANIA

Drawing Title  
**PRELIMINARY  
DRAINAGE  
PLAN**

Project No.  
**200164401**

Date  
**6/7/2023**

Drawn By  
**MR**

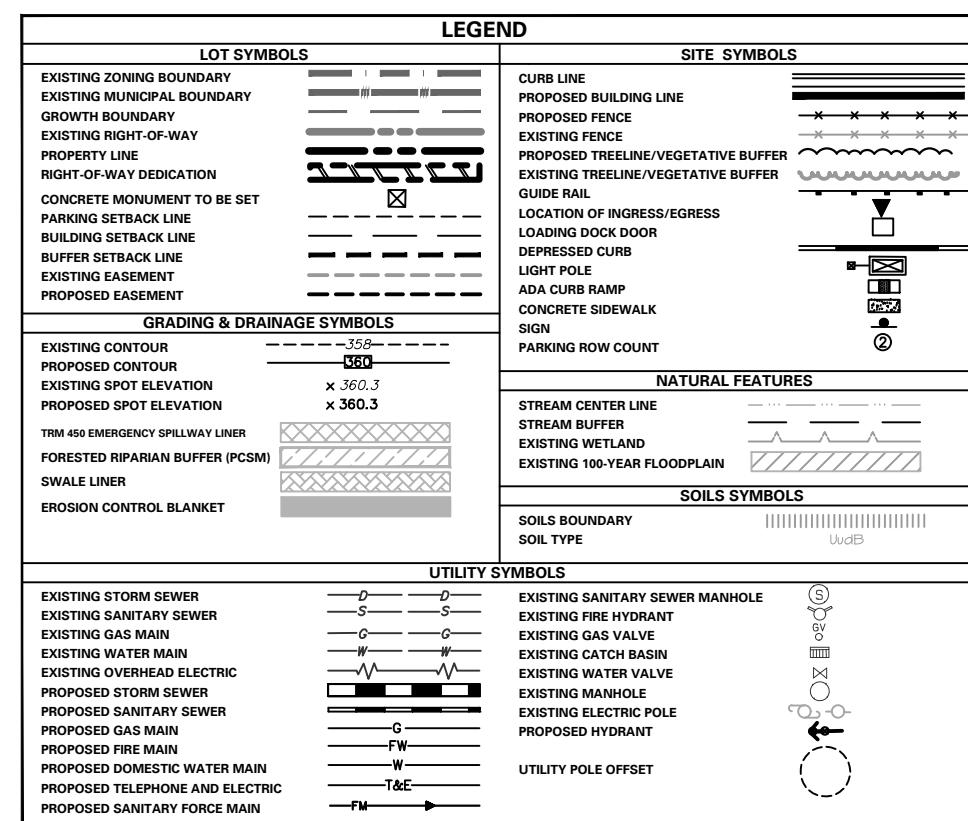
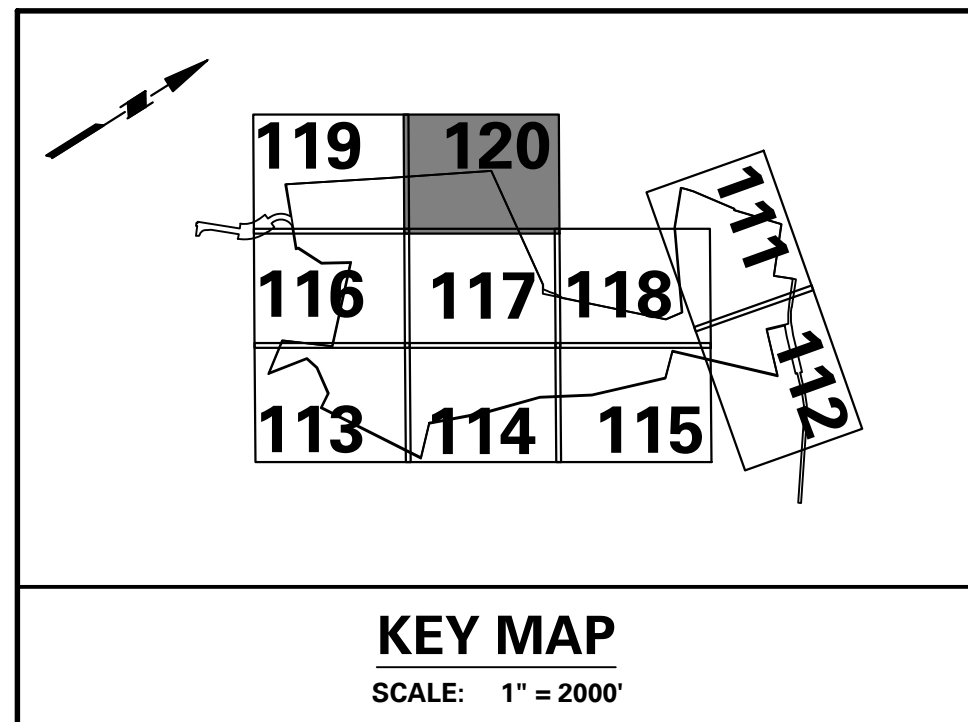
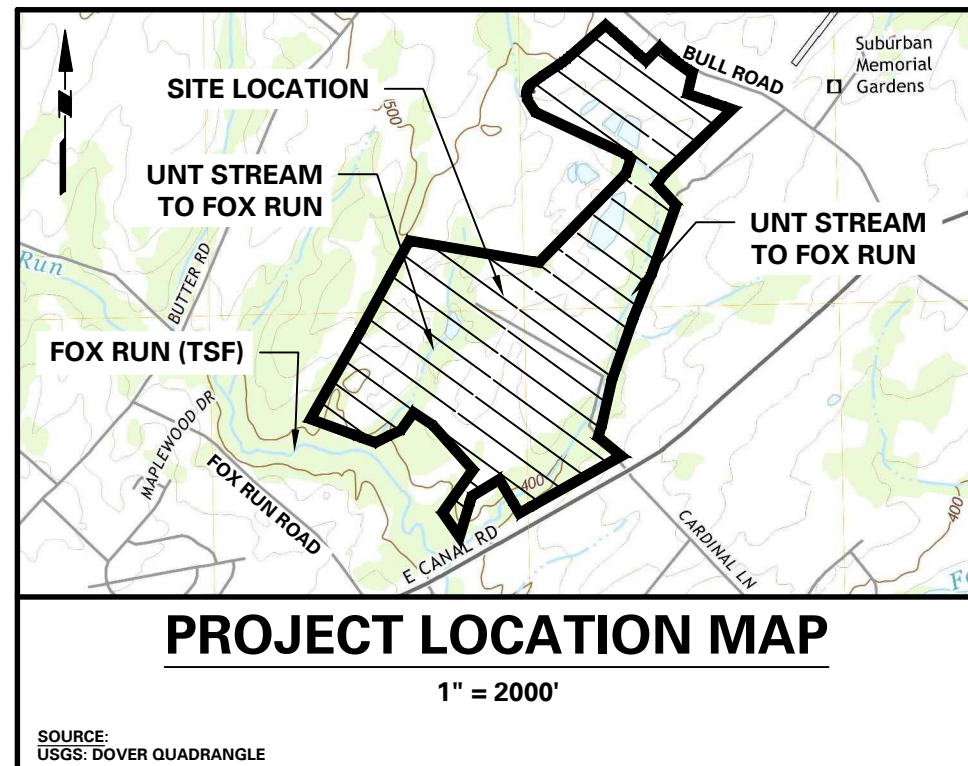
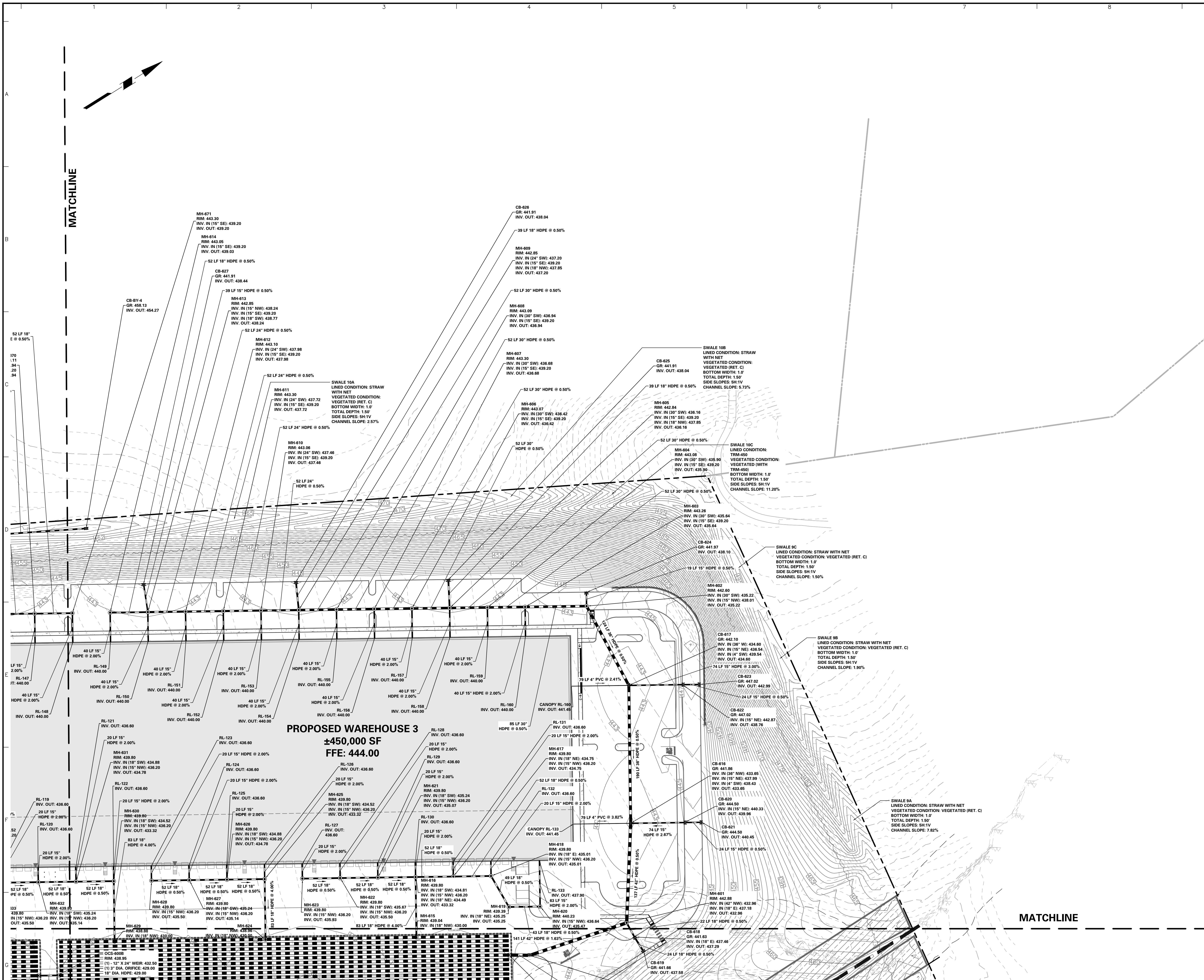
Checked By  
**SMH**

Drawing No.  
**CG-119**

Sheet **57** of **133**

Date: 8/23/2023 Time: 17:31 User: phaley Style Table: Langan.sbt Layout: CG-119 Document Code: 200164401-0301-CG101-01-2021





#### ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG!!  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776



SERIAL NUMBER: 20221664559-000

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		
Signature		
Date		
PROFESSIONAL ENGINEER PA LIC. No. PE-074526		

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 16976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
PENNsylvania

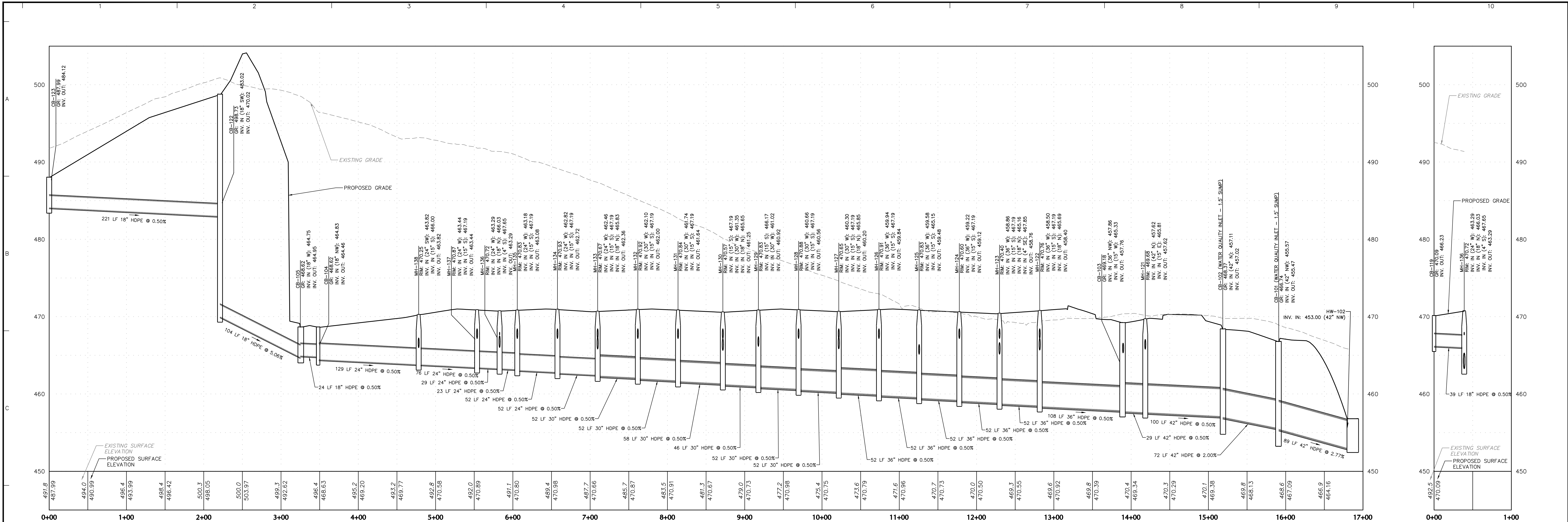
Drawing Title  
**PRELIMINARY DRAINAGE PLAN**

Project No.	200164401	Drawing No.	CG-120
Date	6/7/2023	Drawn By	MR
Checked By	SMH	Sheet	58 of 133

**SURVEYOR, CIVIL & TRAFFIC ENGINEER**  
**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES  
2700 Kelly Road, Suite 200  
Warrington, PA 16976-3653  
P: 215.491.6500 F: 215.491.6501

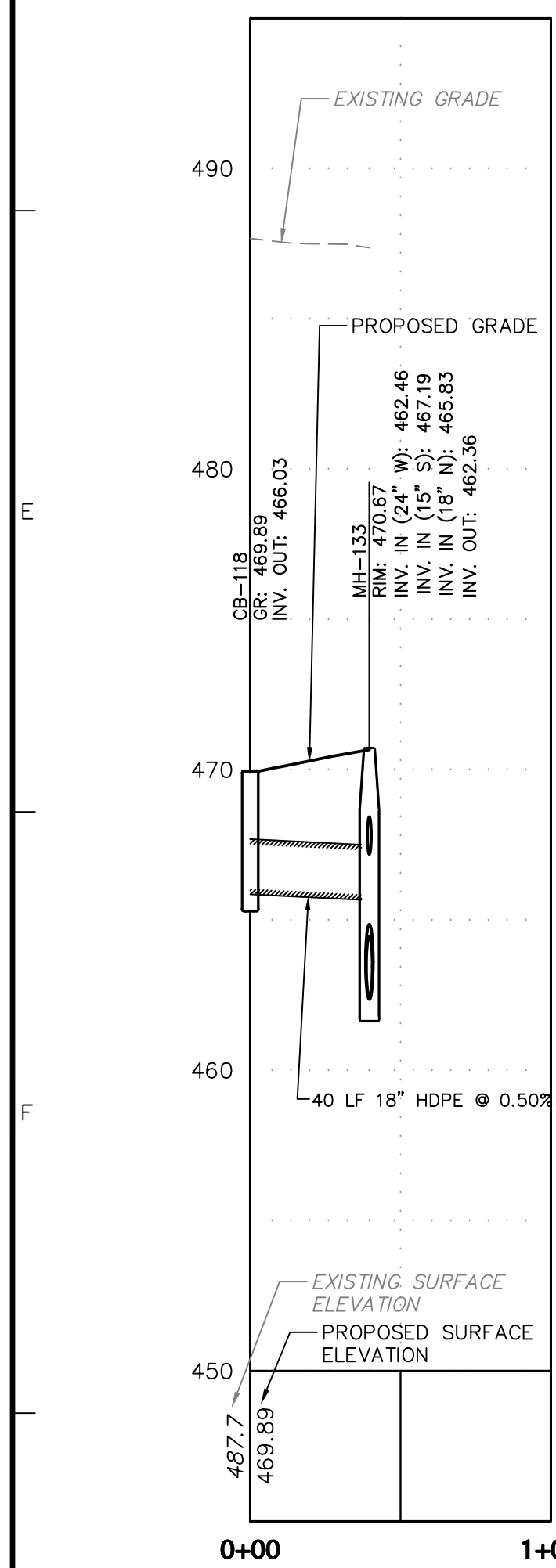
**APPLICANT/OWNER**  
**BULL CANAL DOVER OWNER LLC**  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594



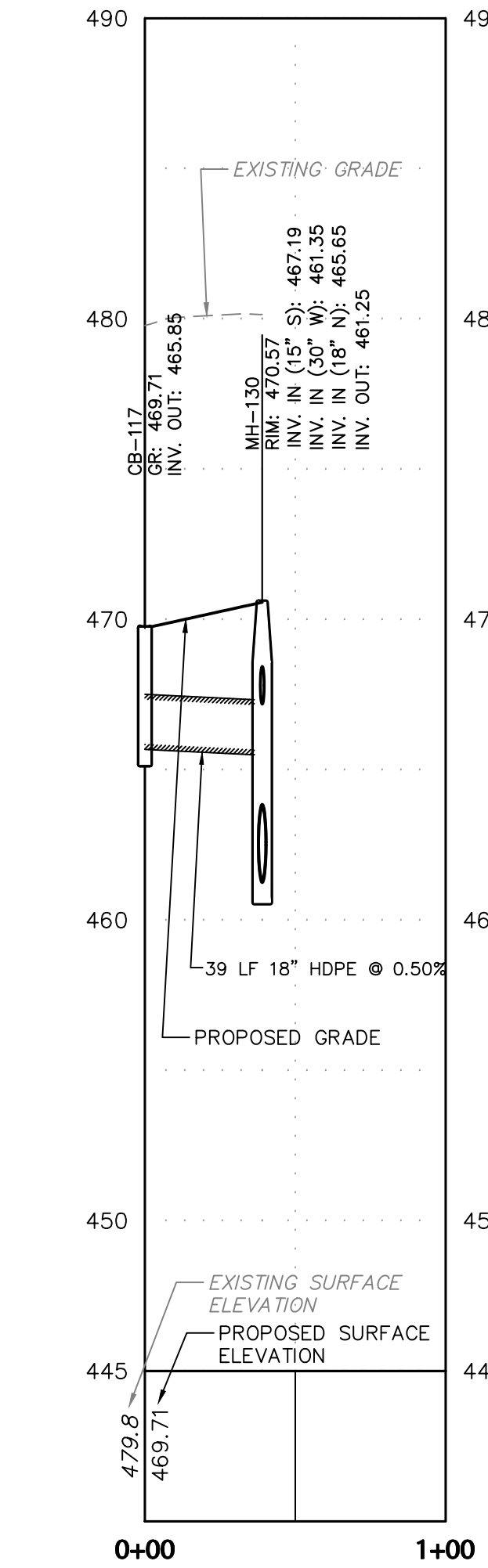


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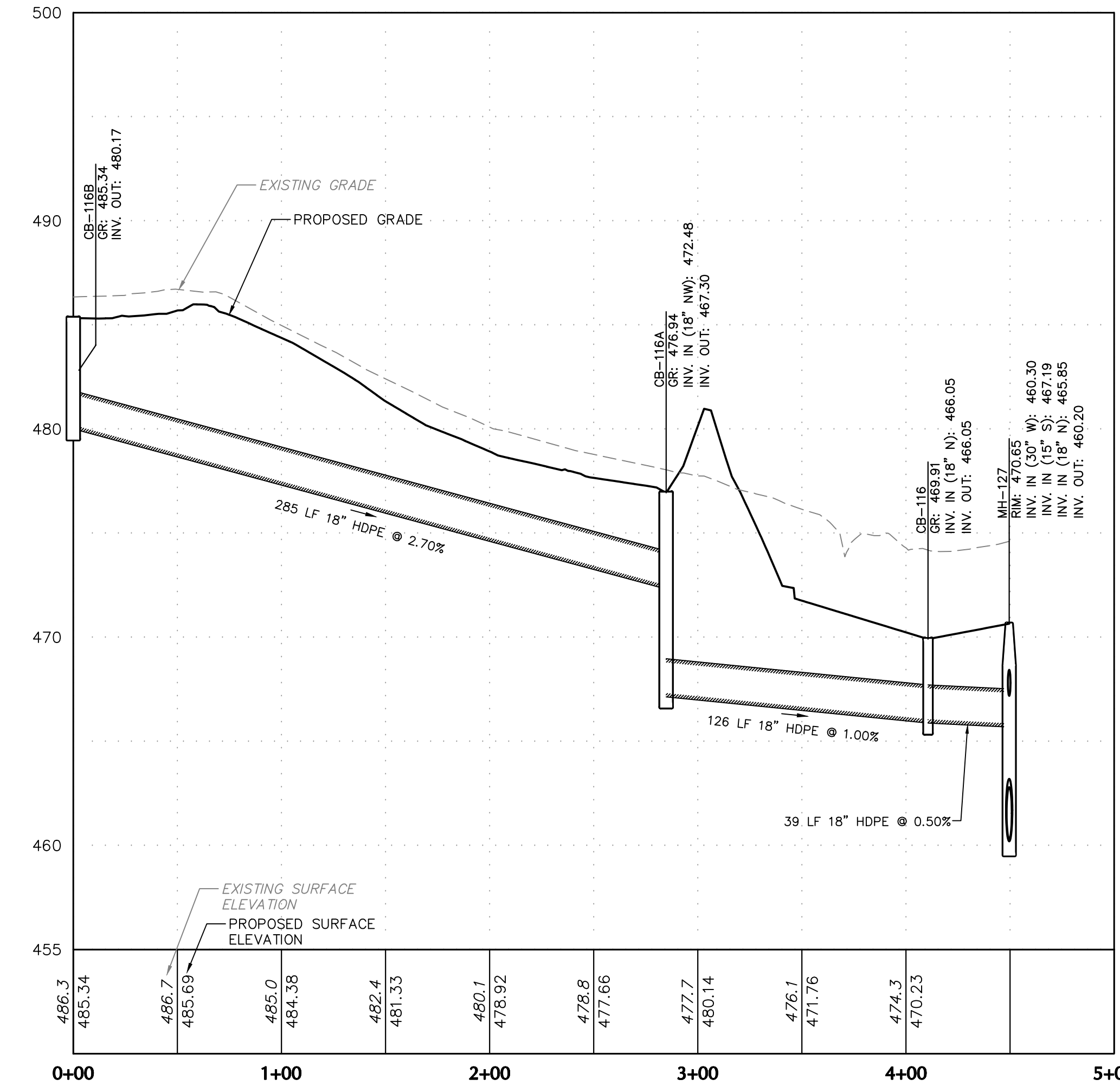
CB-119 TO MH-136 PROFILE



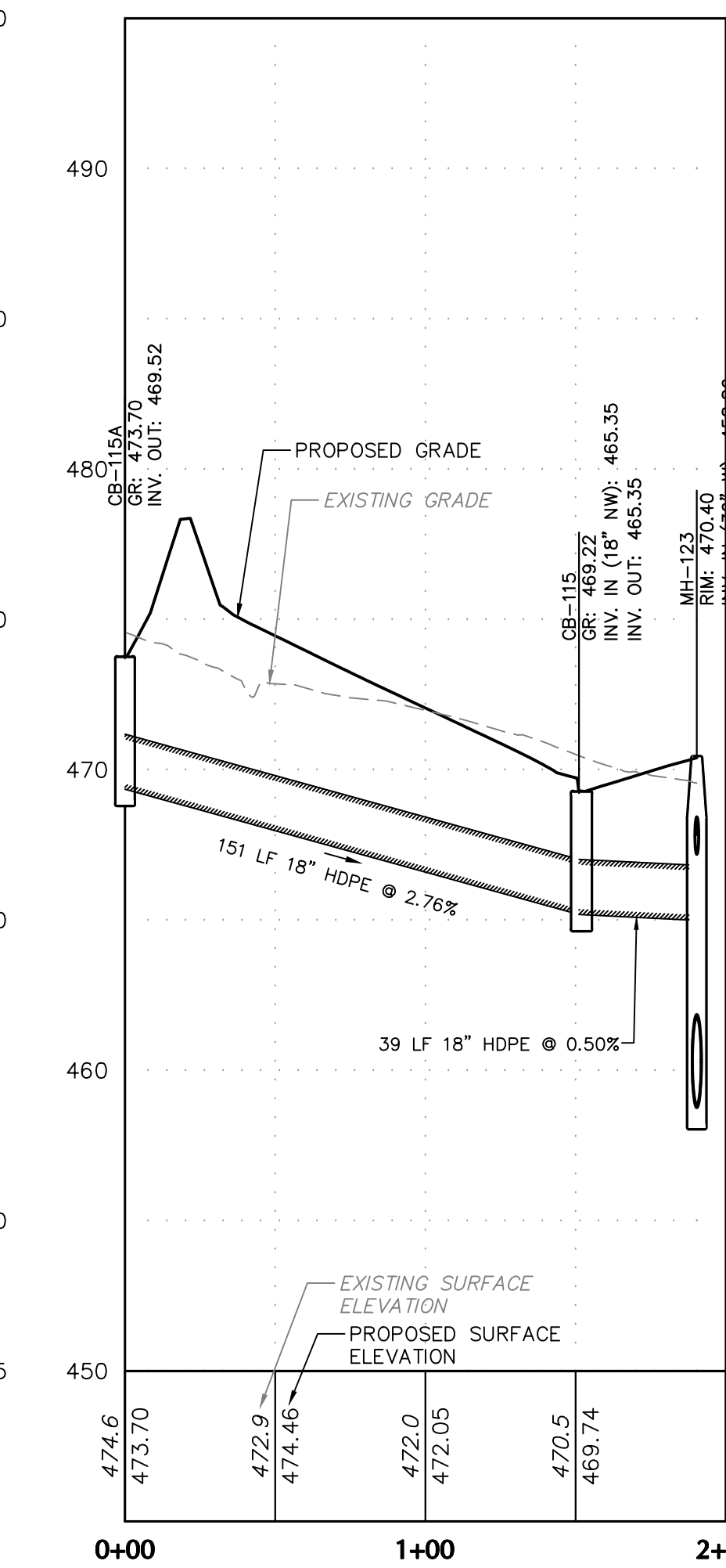
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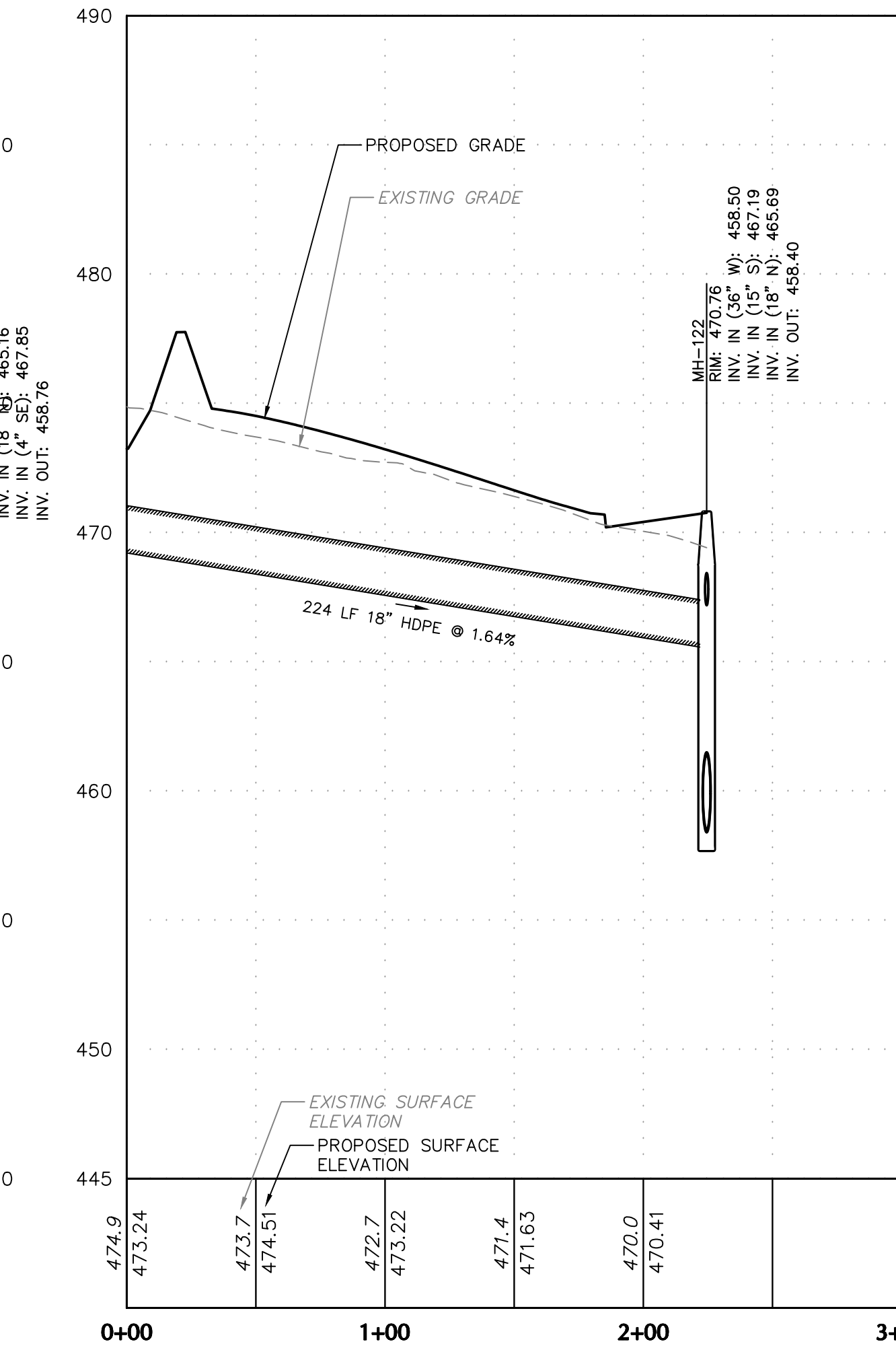
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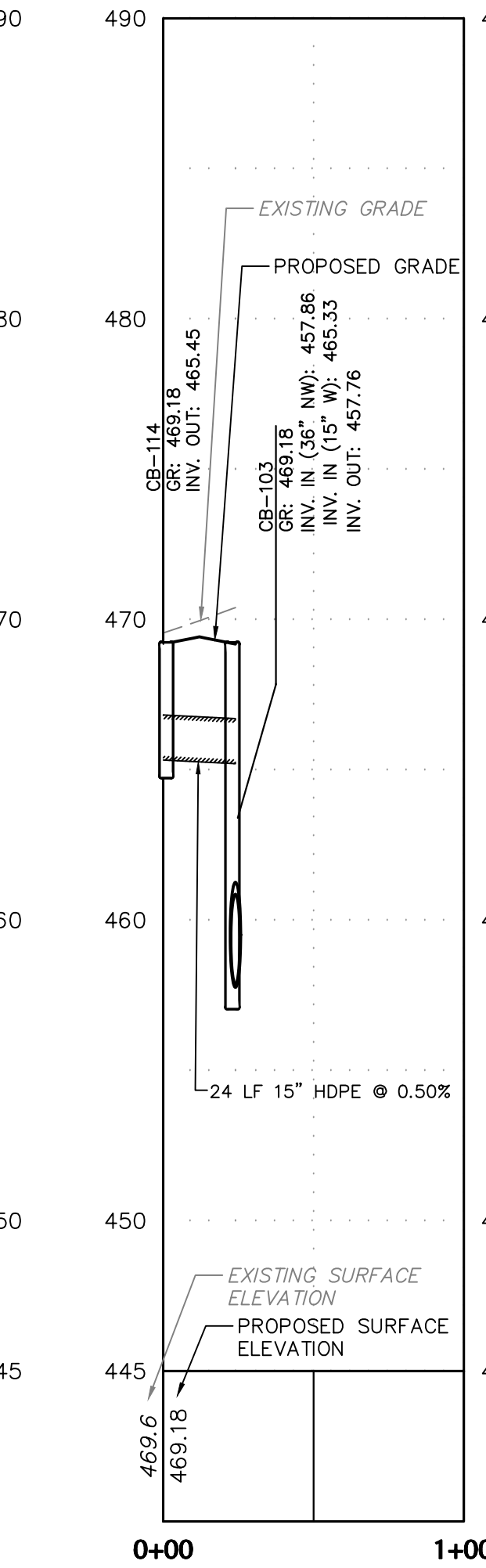
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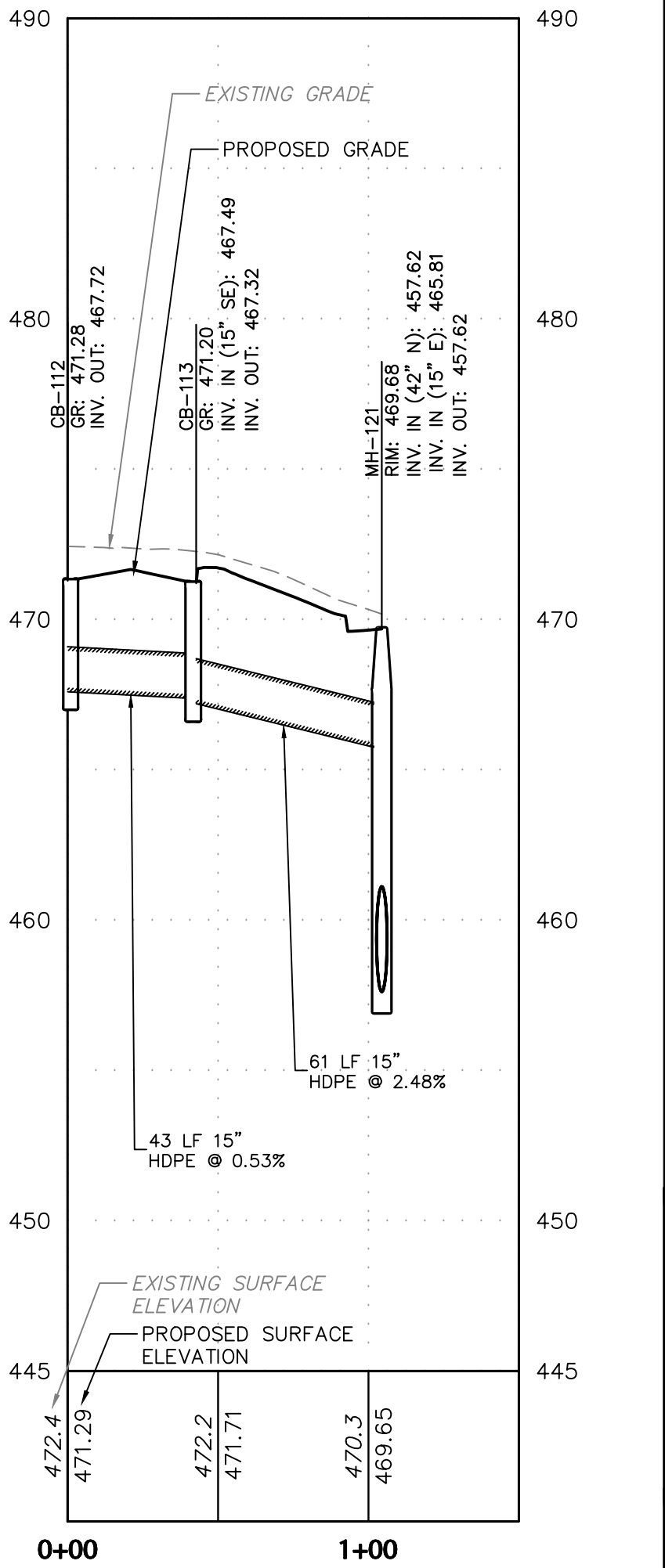
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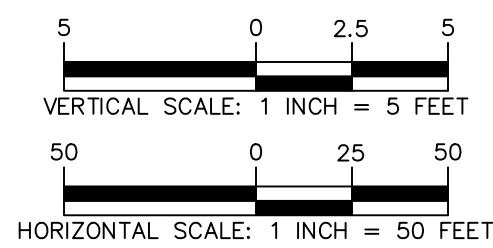
CB-124 TO MH-122 PROFILE



CB-114 TO CB-103 PROFILE



CB-112 TO MH-121 PROFILE



8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature

KEITH S. OTTIE

PROFESSIONAL ENGINEER PA LIC. No. PE-074526

Date

8/24/2023

**LANGAN**

Langman Engineering and Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976

T: 215.491.6500 F: 215.491.6501 www.langan.com

Project

YORK INDUSTRIAL DEVELOPMENT

DOVER TOWNSHIP

YORK COUNTY

PENNSYLVANIA

Drawing Title

PRELIMINARY DRAINAGE PROFILES

Project No.

200164401

Date

6/7/2023

Drawn By

BGD

Checked By

SMH

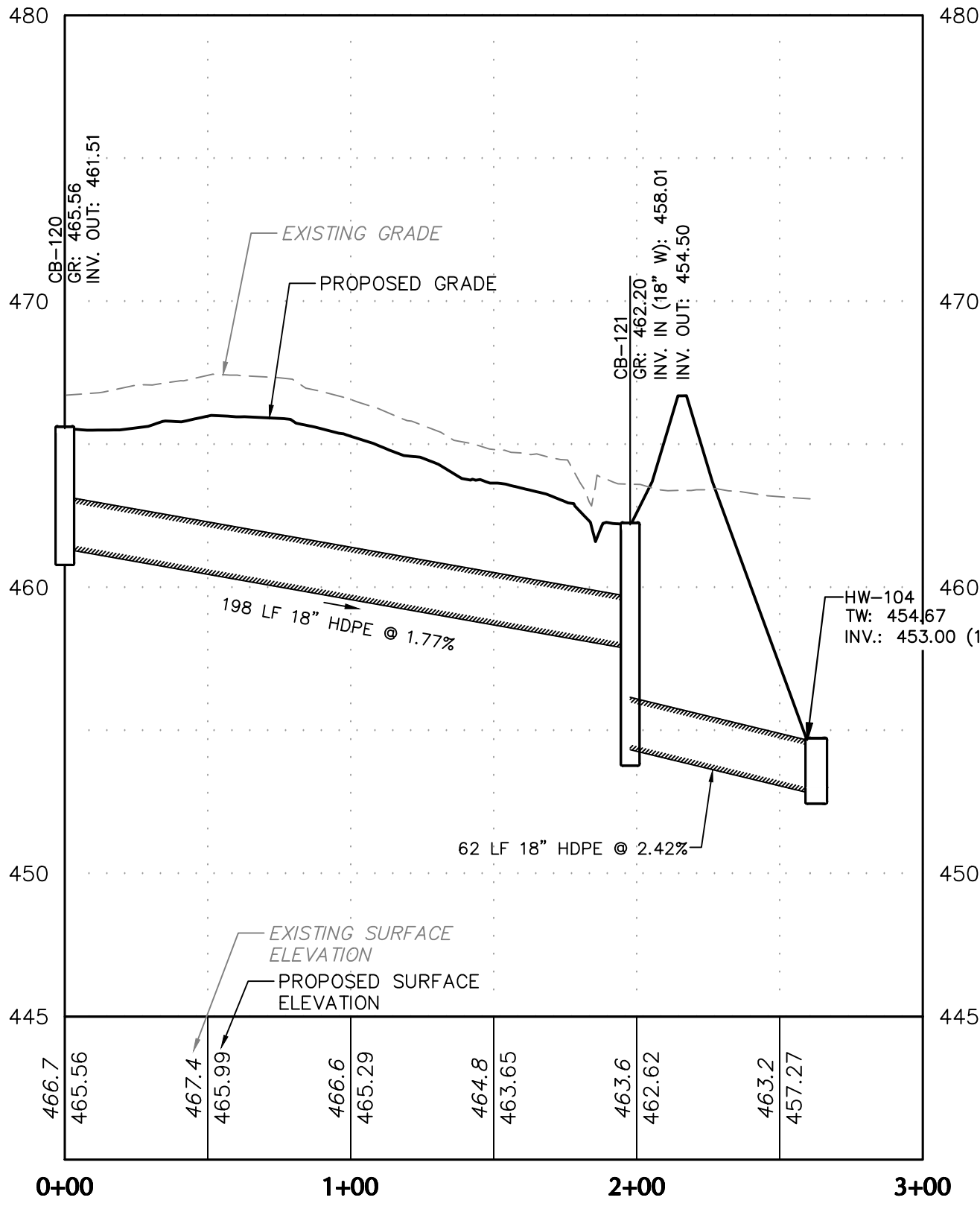
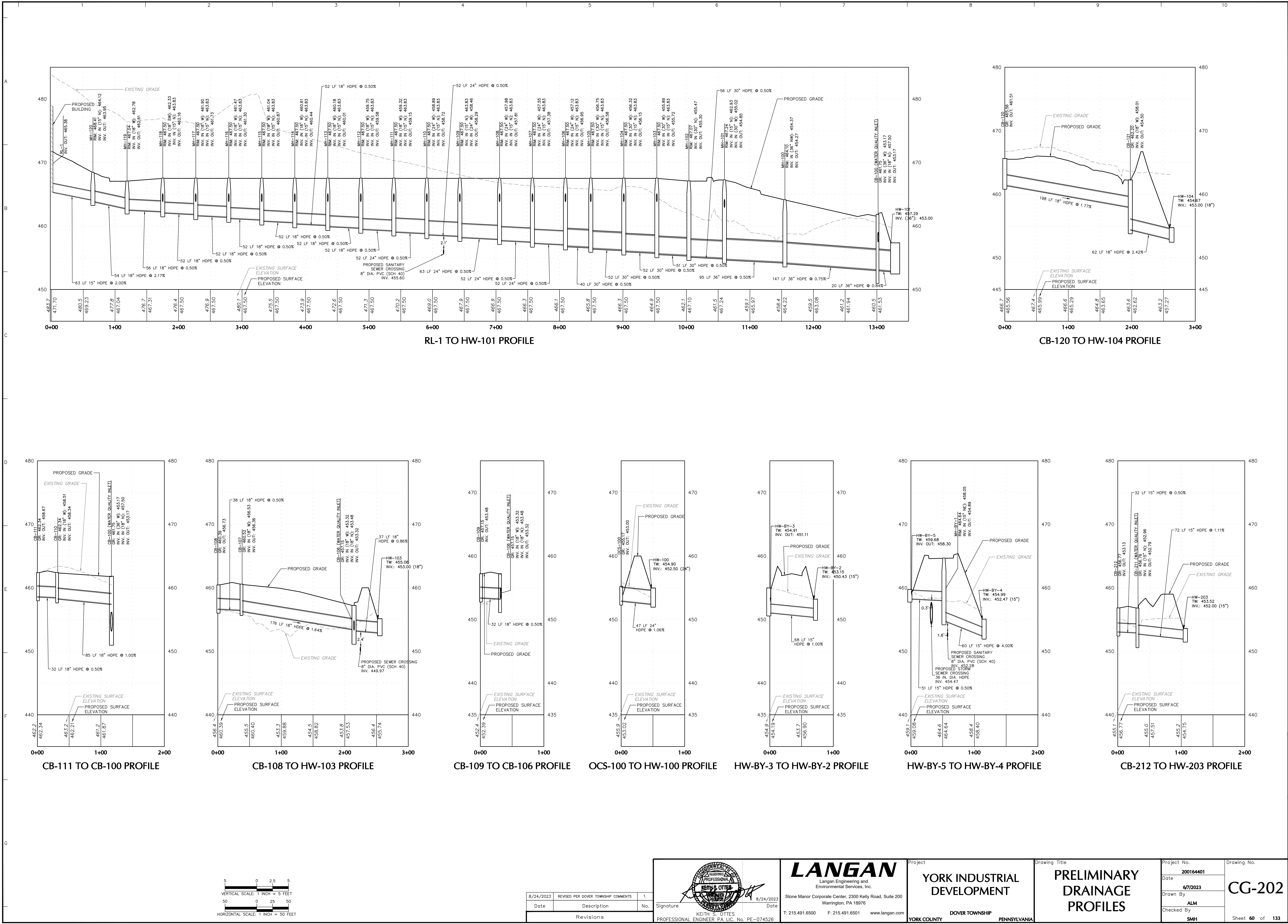
Drawing No.

CG-201

Sheet

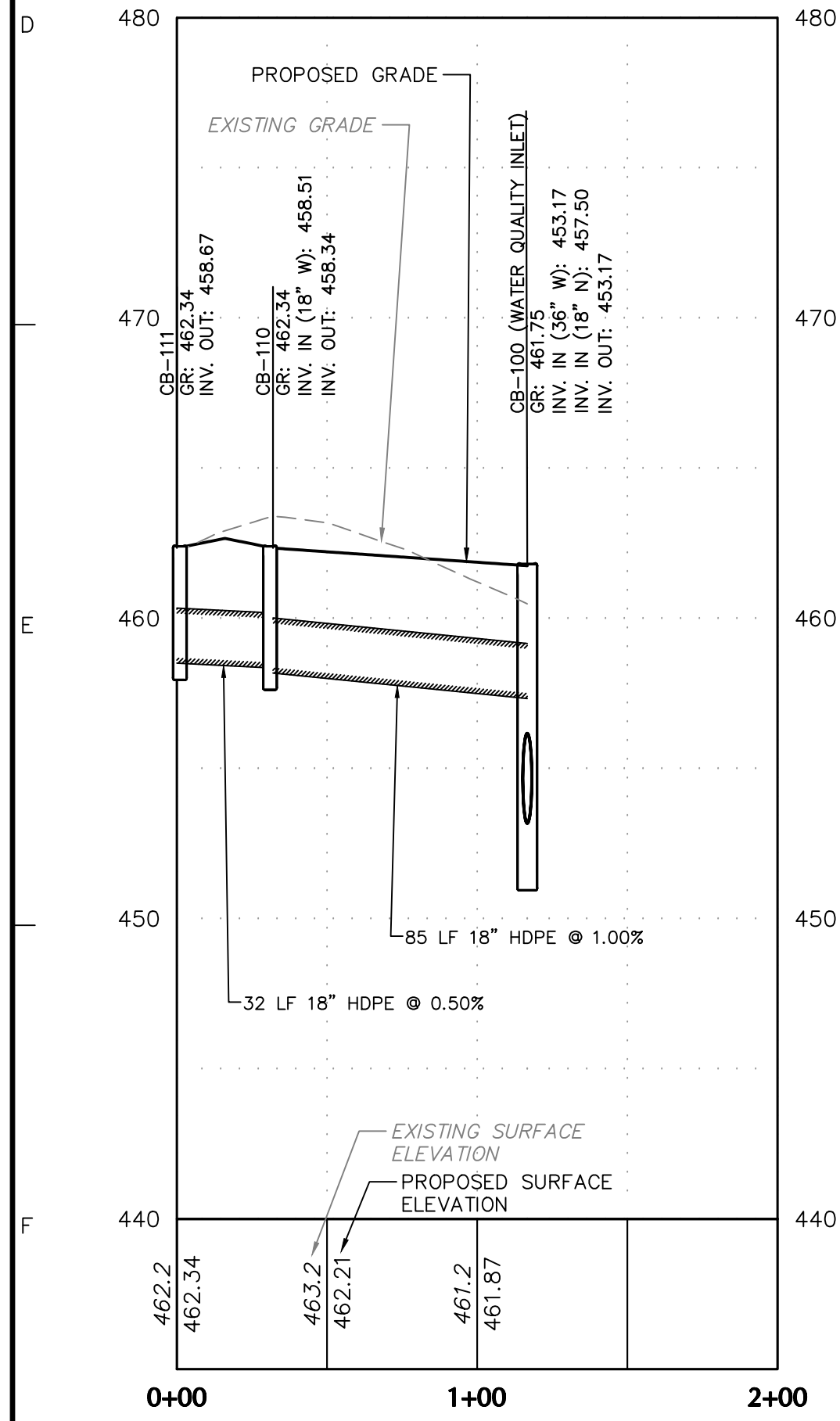
59 of 133



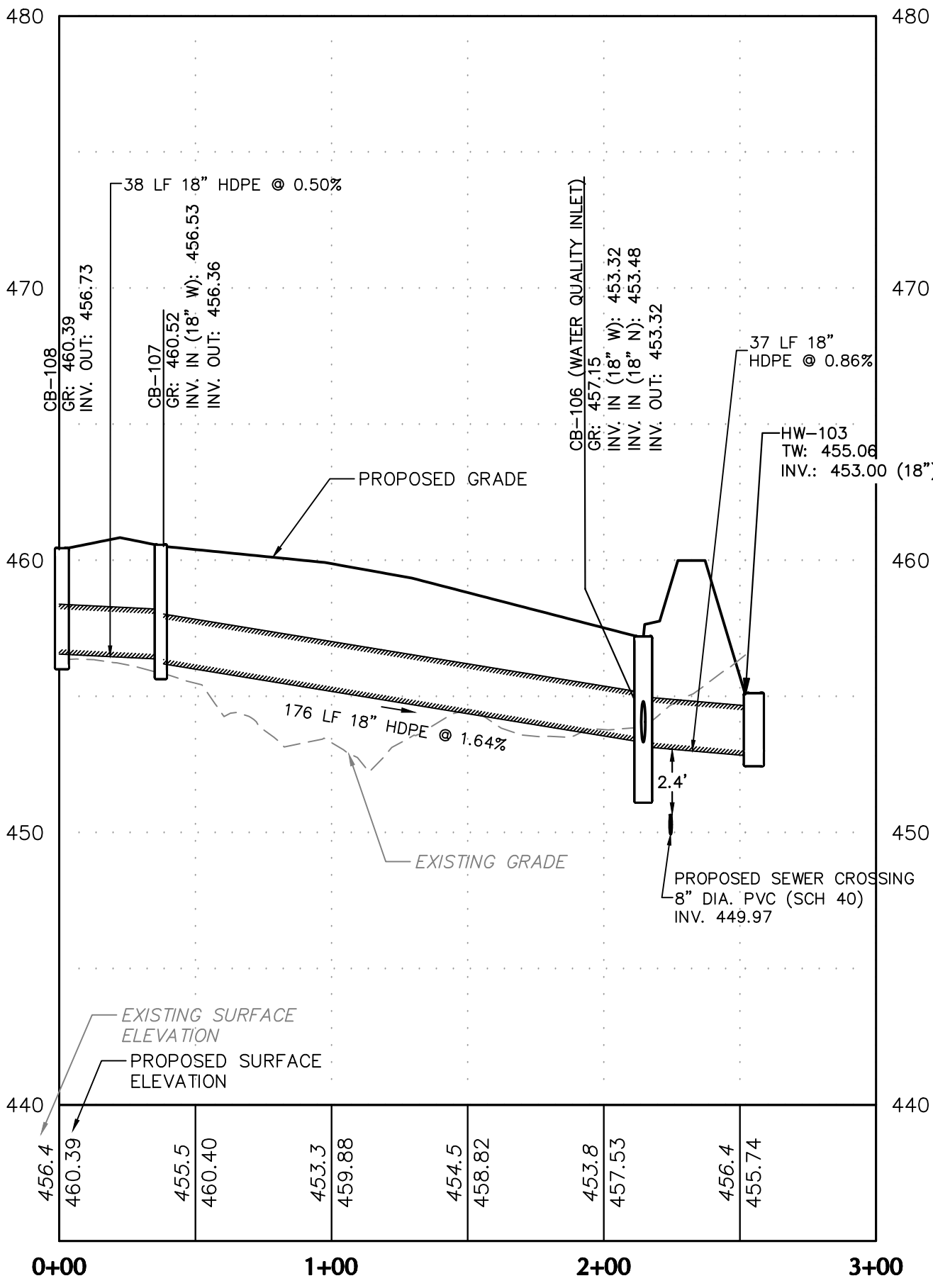


RL-1 TO HW-101 PROFILE

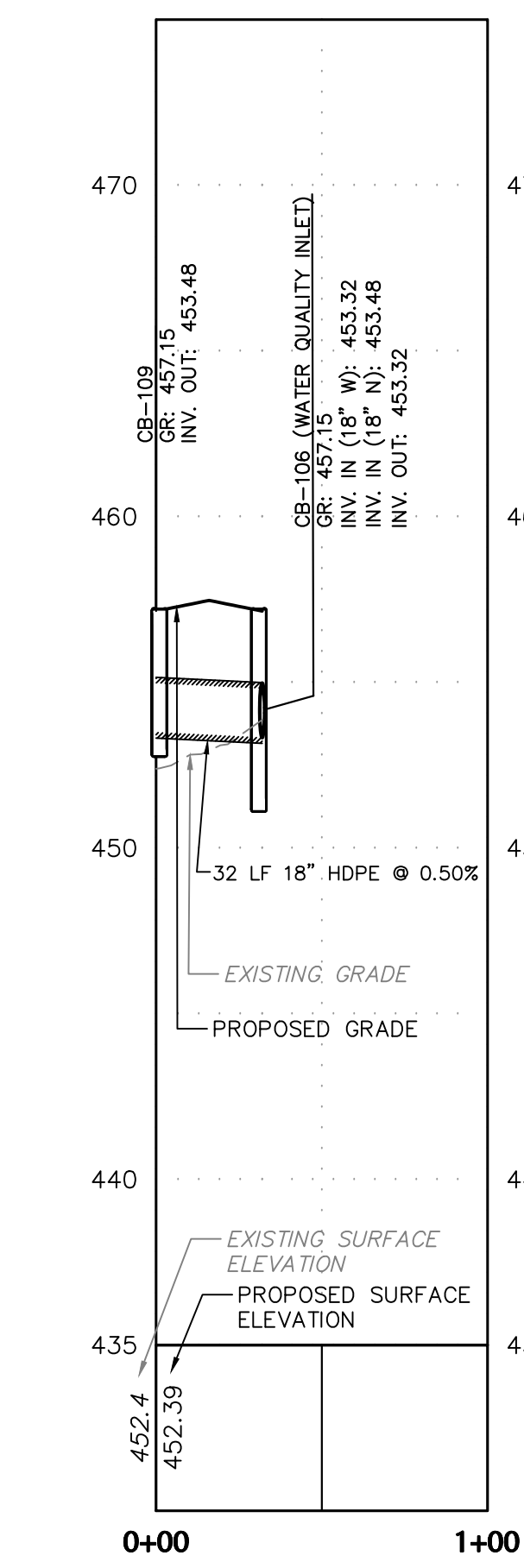
CB-120 TO HW-104 PROFILE



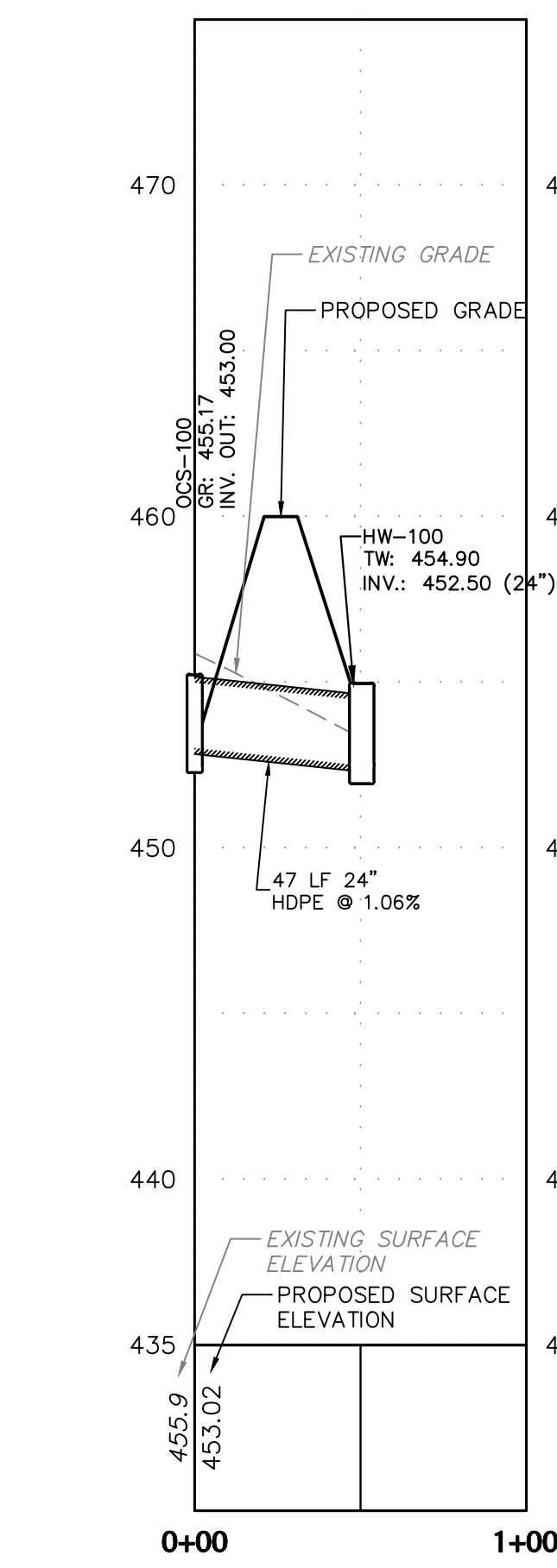
CB-111 TO CB-100 PROFILE



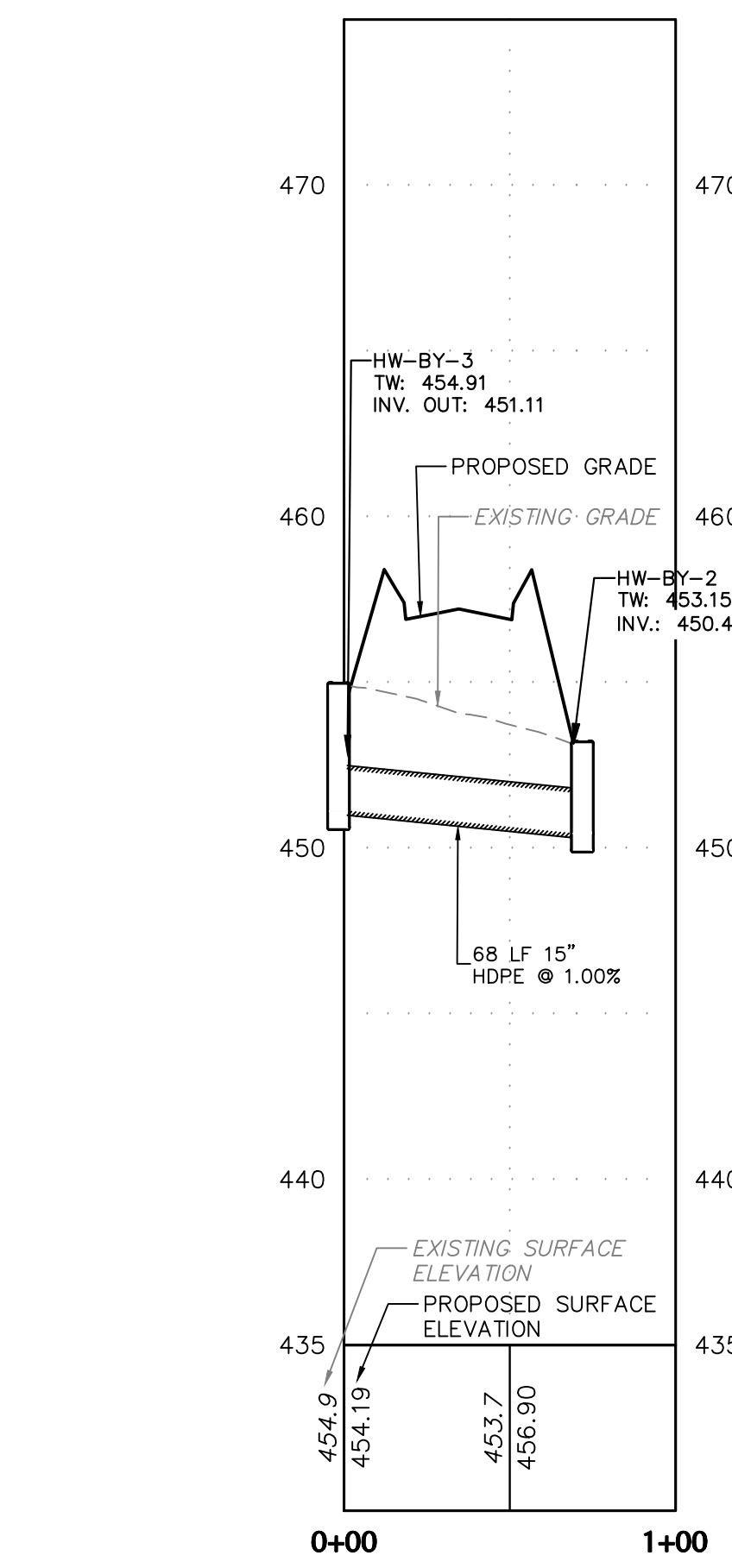
CB-108 TO HW-103 PROFILE



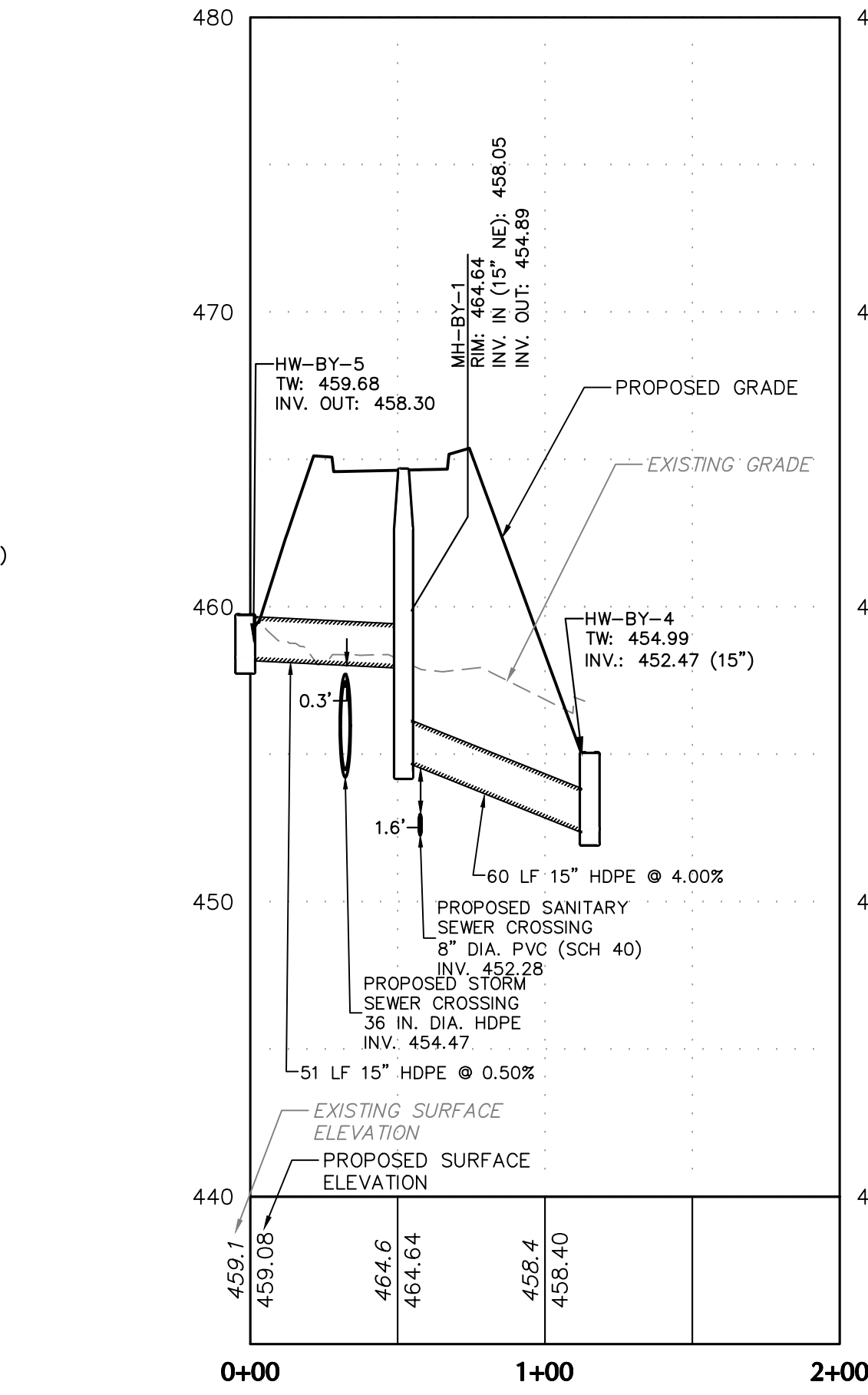
CB-109 TO CB-106 PROFILE



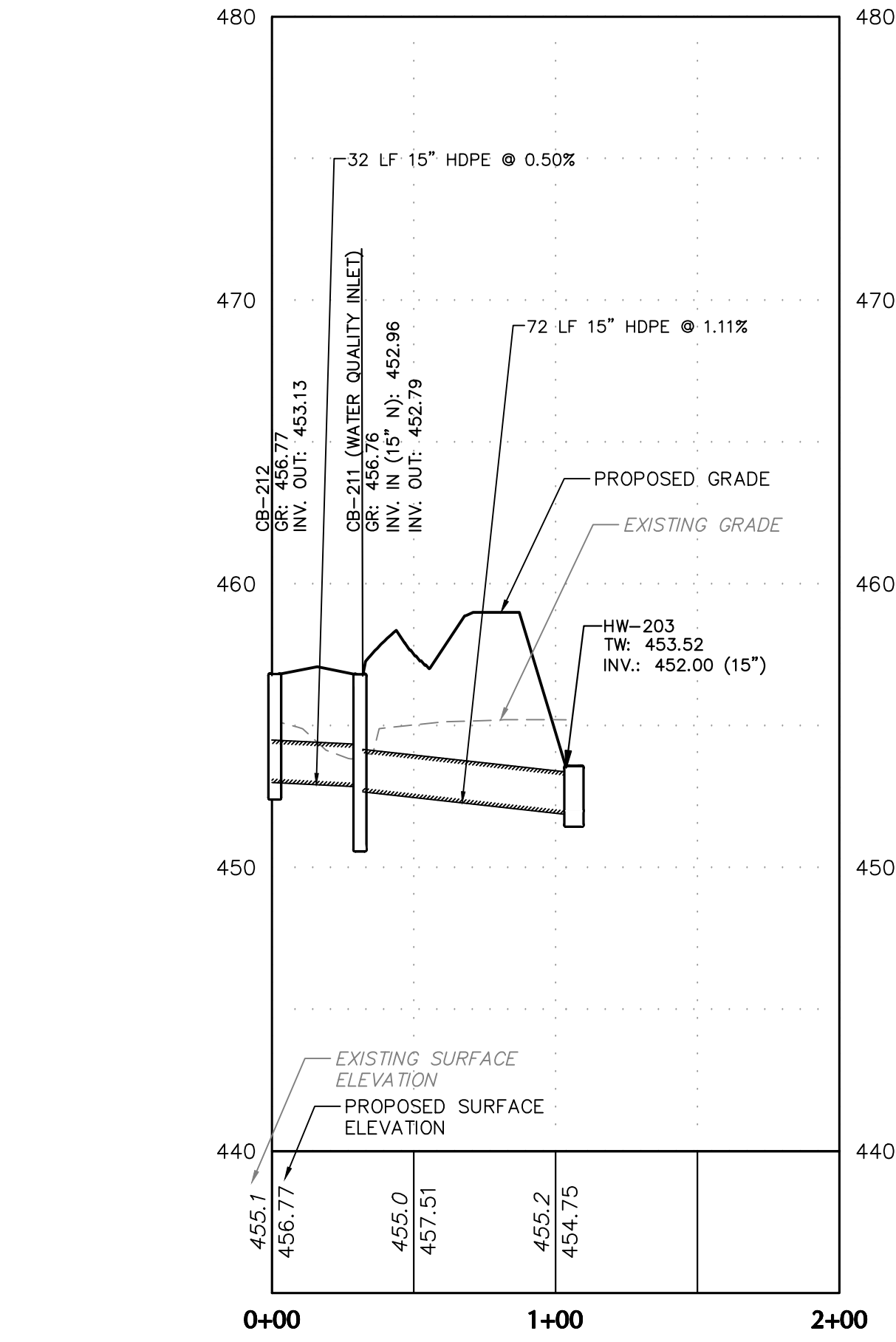
OCS-100 TO HW-100 PROFILE



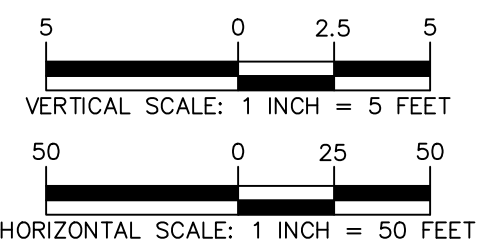
HW-BY-3 TO HW-BY-2 PROFILE



HW-BY-5 TO HW-BY-4 PROFILE



CB-212 TO HW-203 PROFILE



8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
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Signature: KEITH S. OTTES  
Date: 8/24/2023  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

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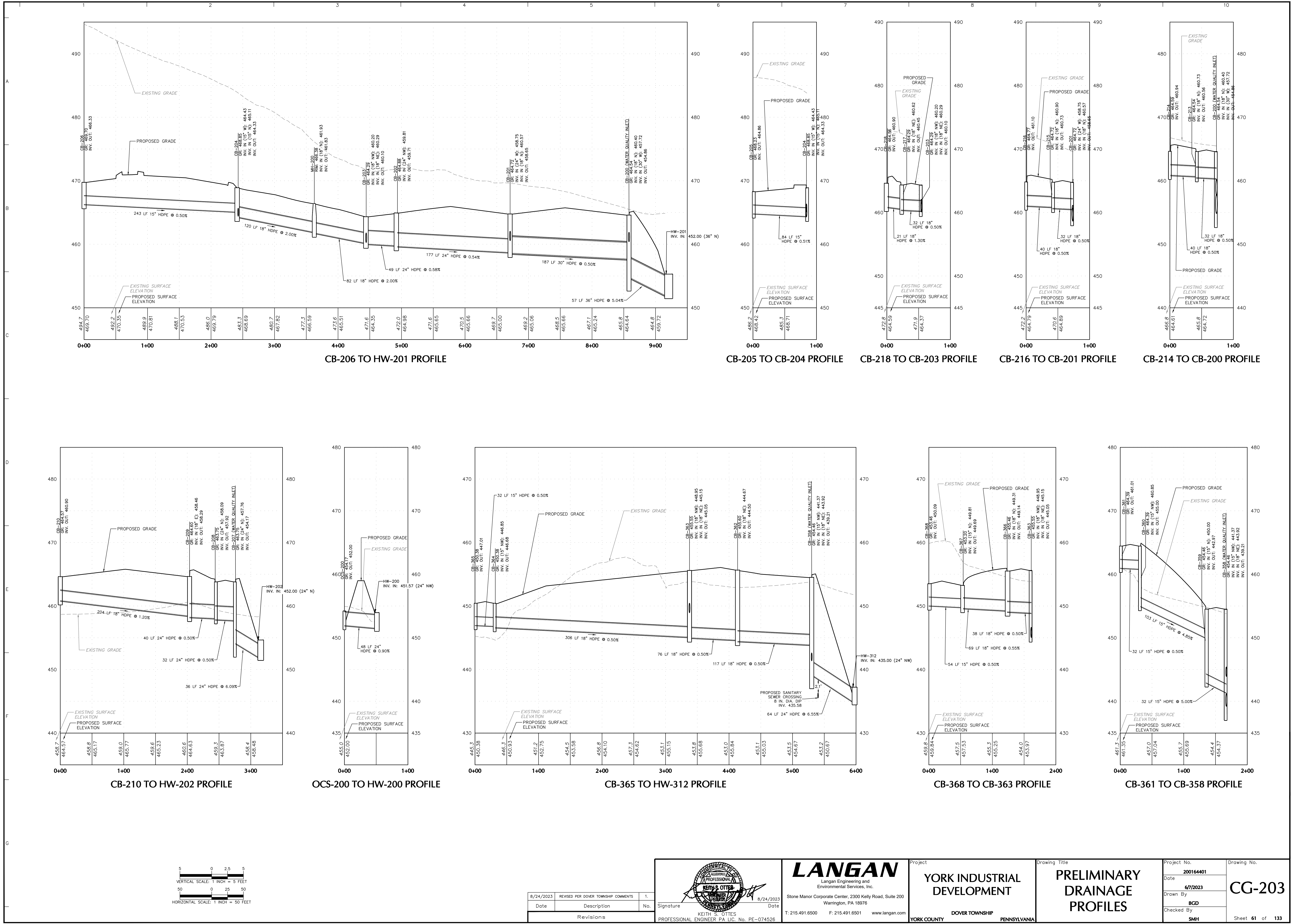
Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY DRAINAGE PROFILES**

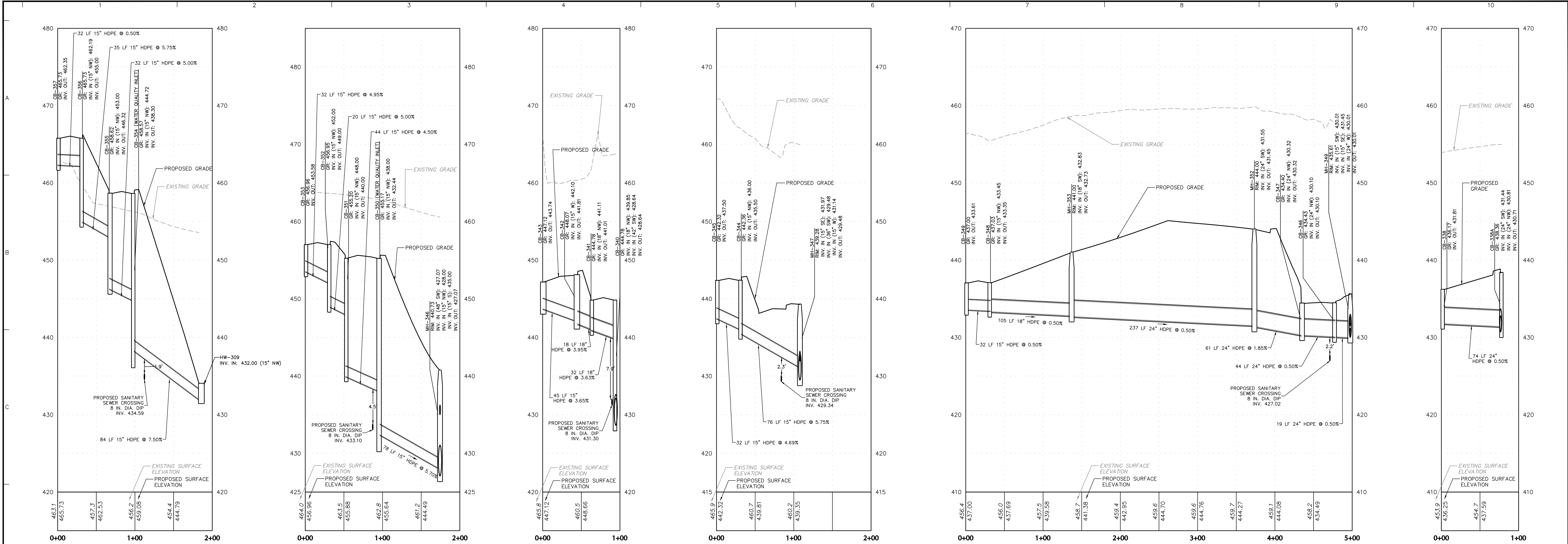
Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**ALM**  
Checked By  
**SMH**

Drawing No.  
**CG-202**  
Sheet **60** of **133**

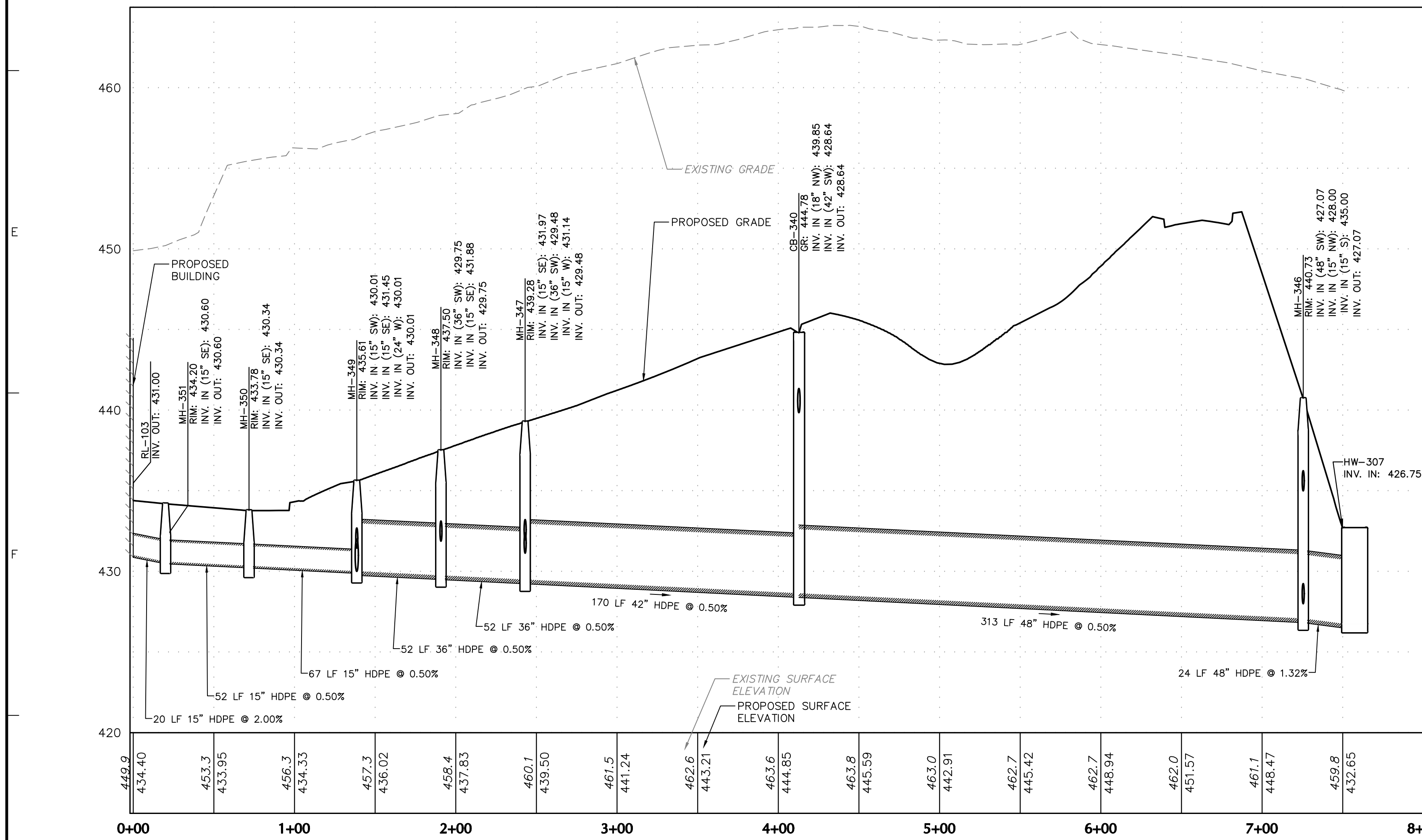




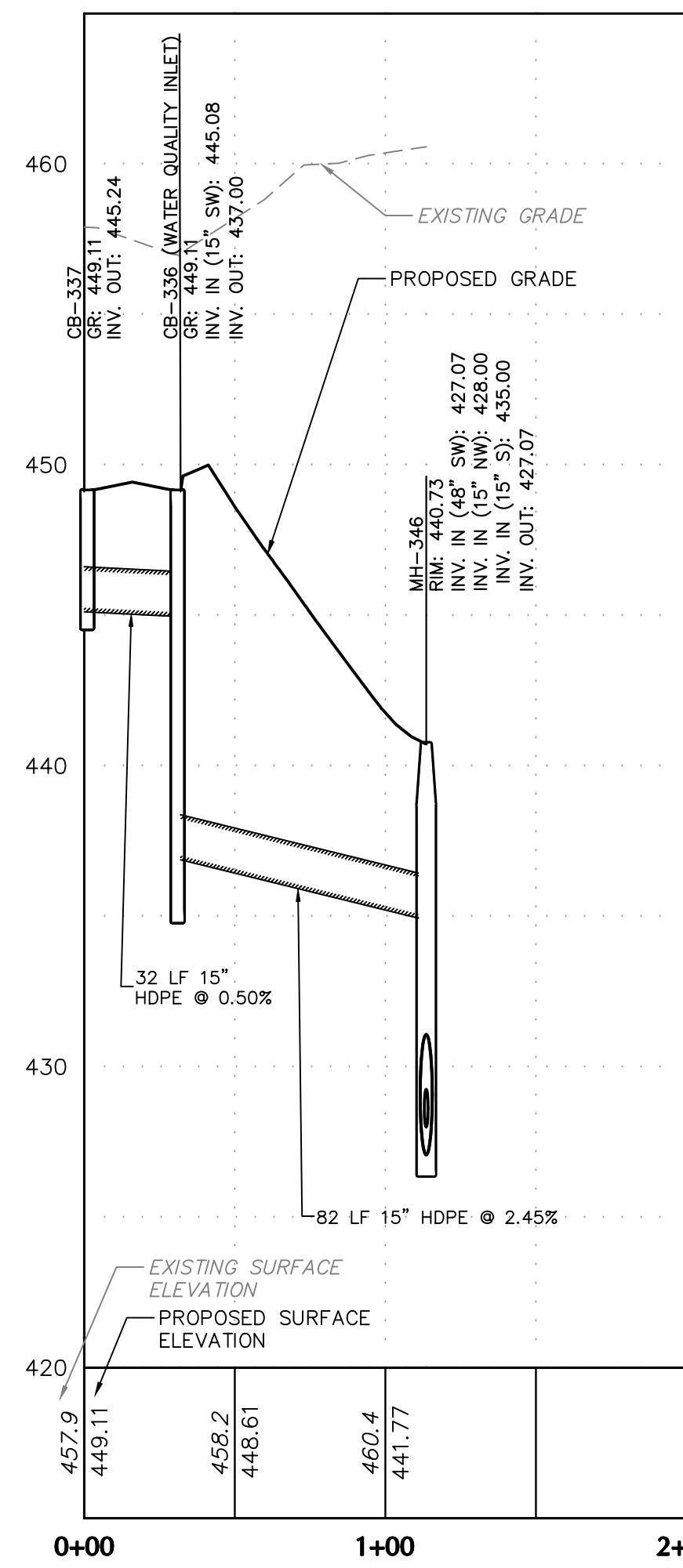




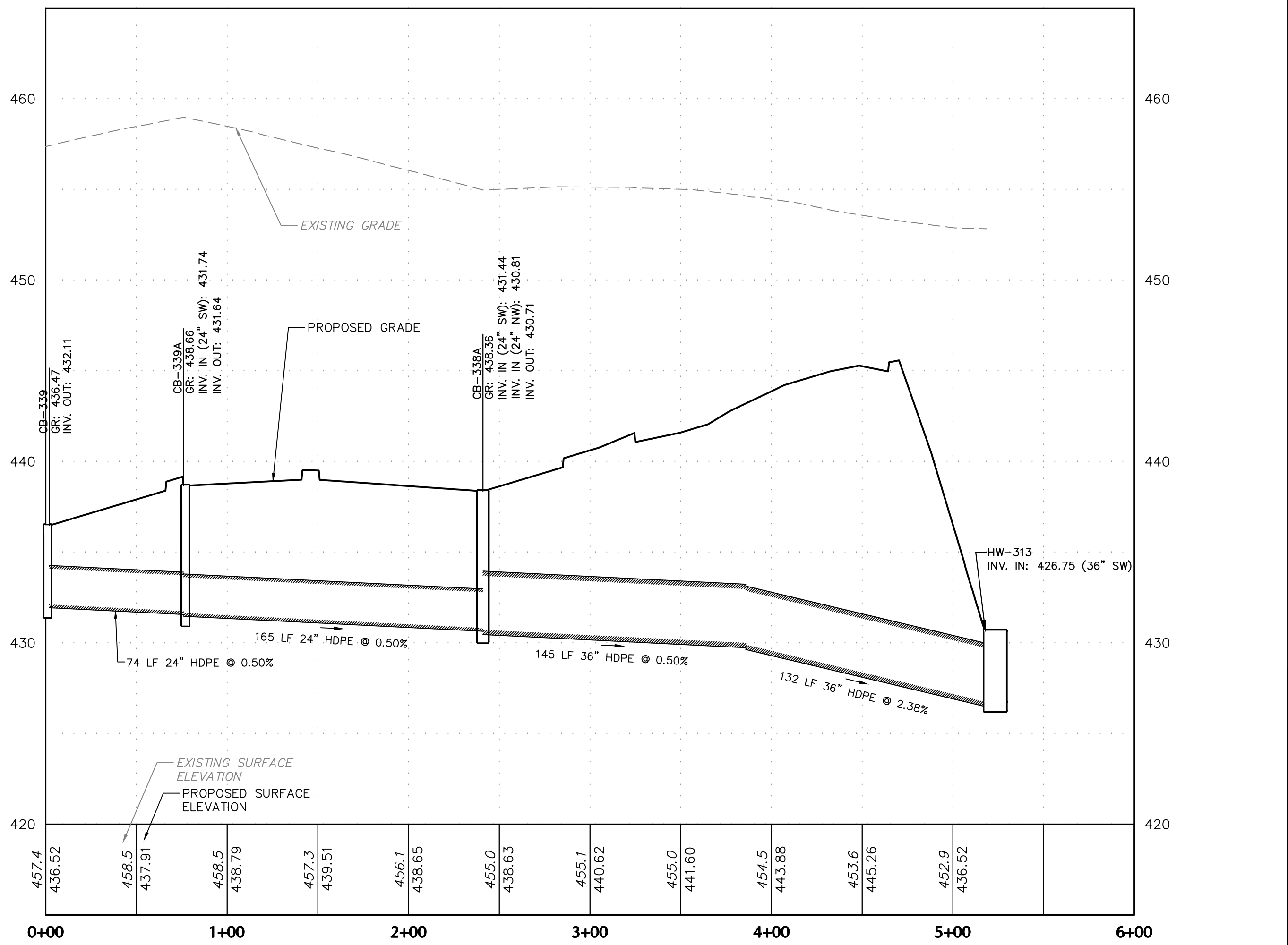
CB-357 TO HW-309 PROFILE      CB-353 TO MH-346 PROFILE      CB-343 TO CB-340 PROFILE      CB-345 TO MH-347 PROFILE      CB-349 TO MH-349 PROFILE      CB-338 TO CB-338A PROFILE



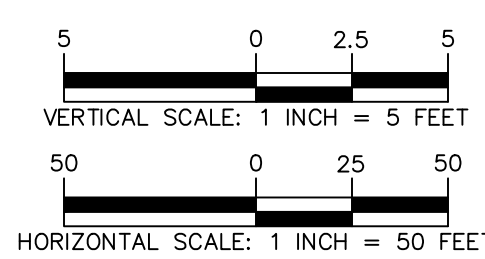
RL-103 TO HW-307 PROFILE



CB-337 TO MH-346 PROFILE



CB-339 TO HW-313 PROFILE



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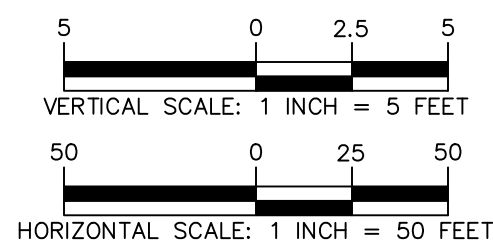
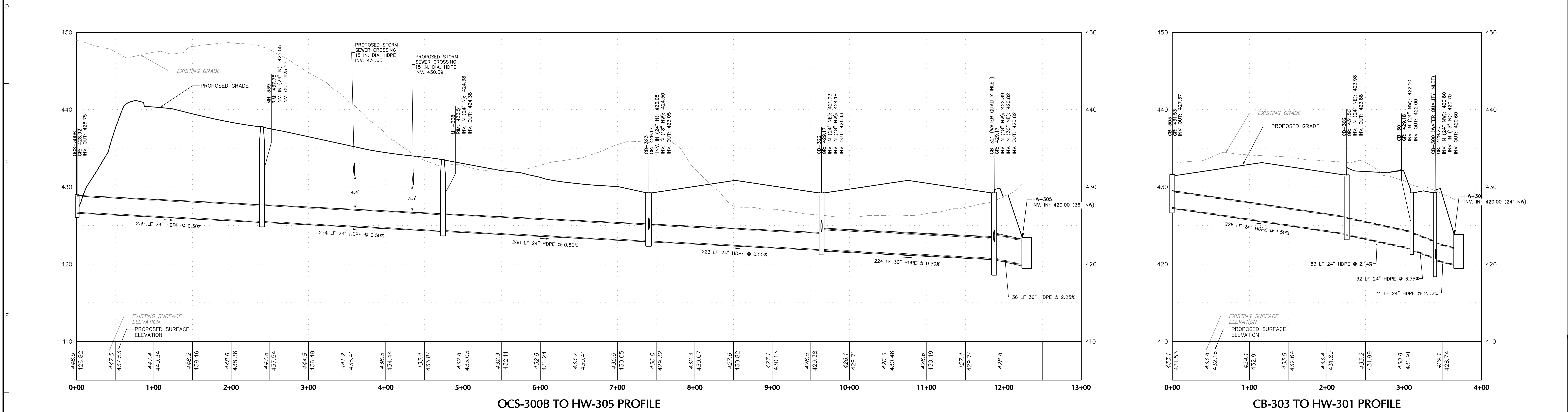
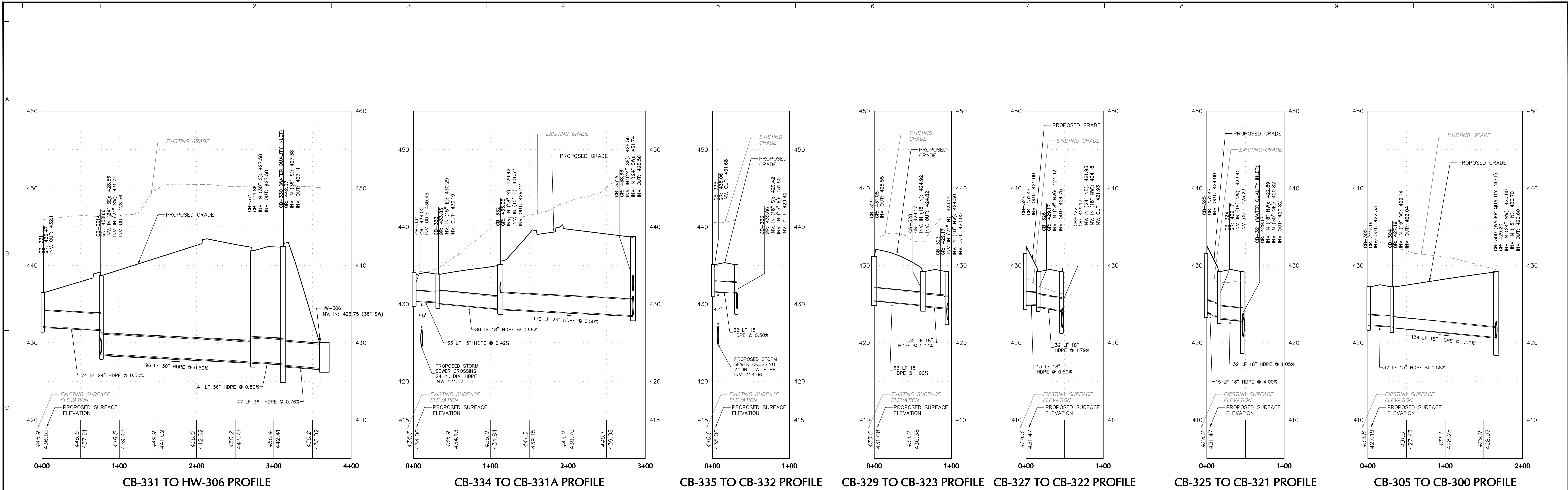
Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY DRAINAGE PROFILES**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BGD**  
Checked By  
**SMH**

Drawing No.  
**CG-204**  
Sheet **62** of **133**





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

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Date: 8/24/2023  
PROFESSIONAL ENGINEER PA Lic. No. PE-074526

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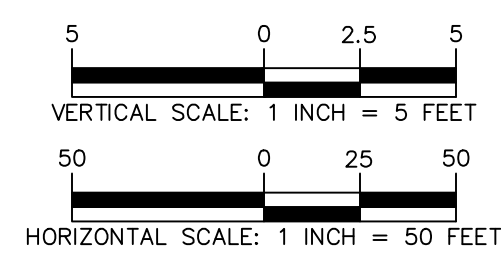
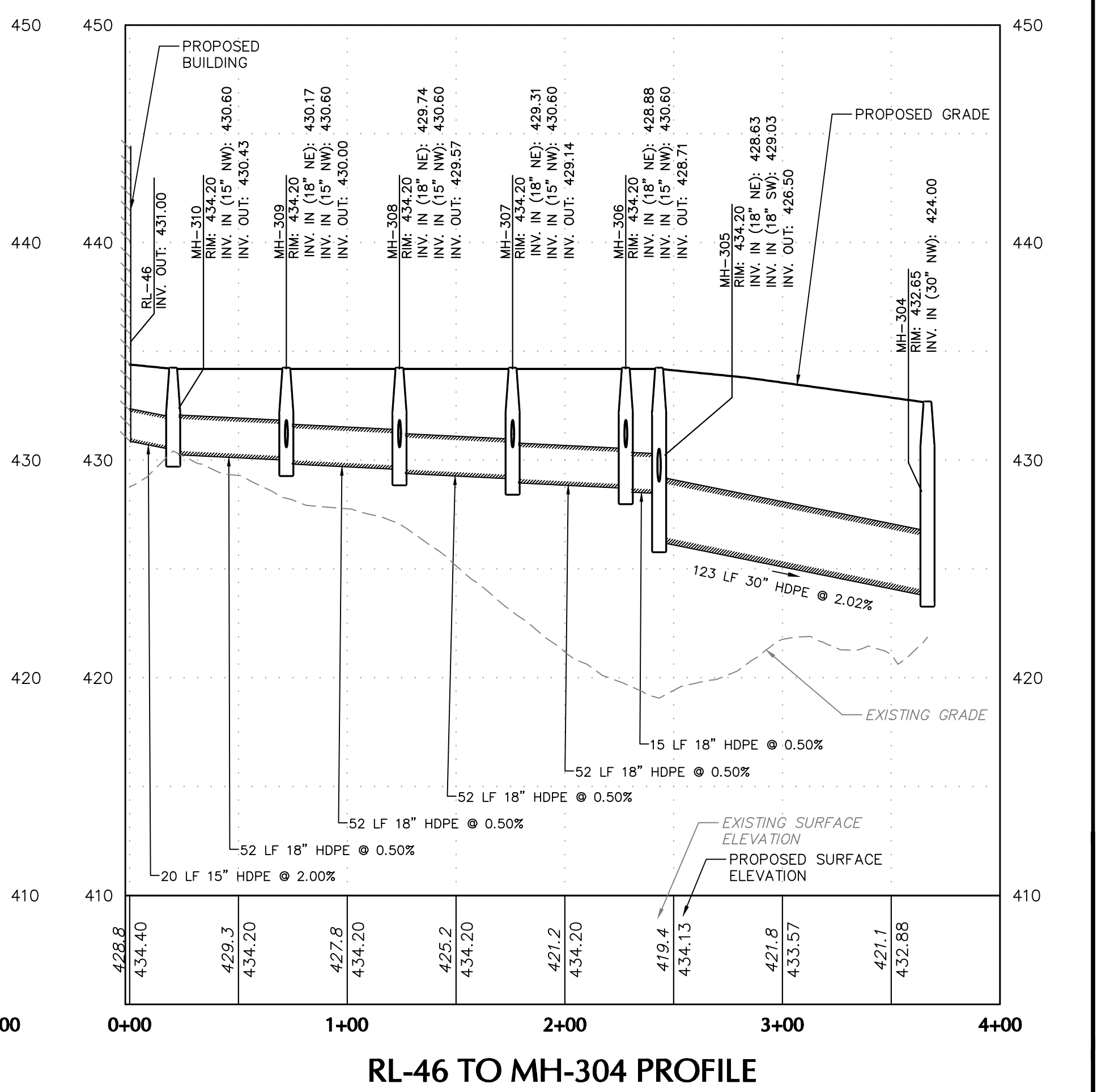
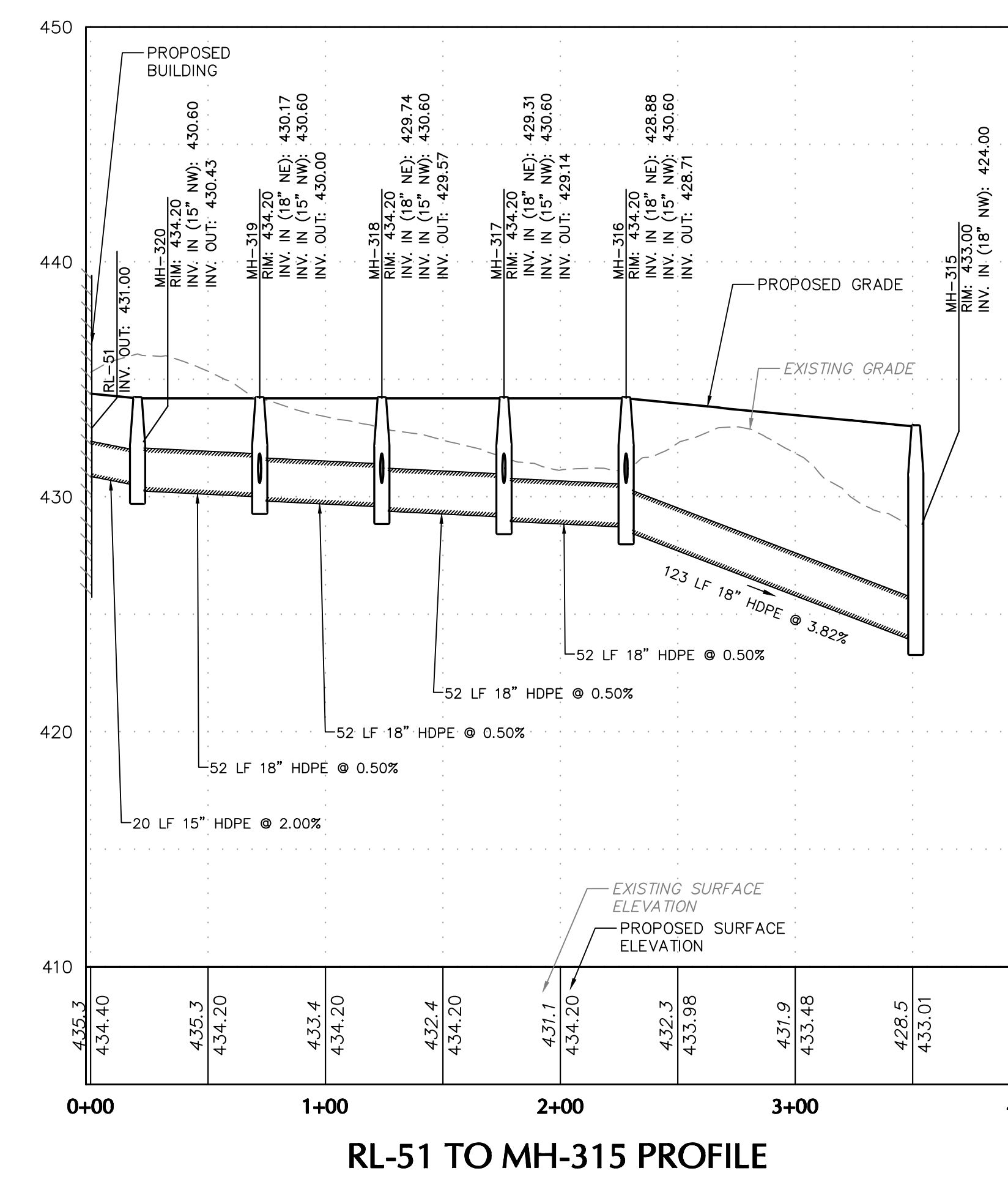
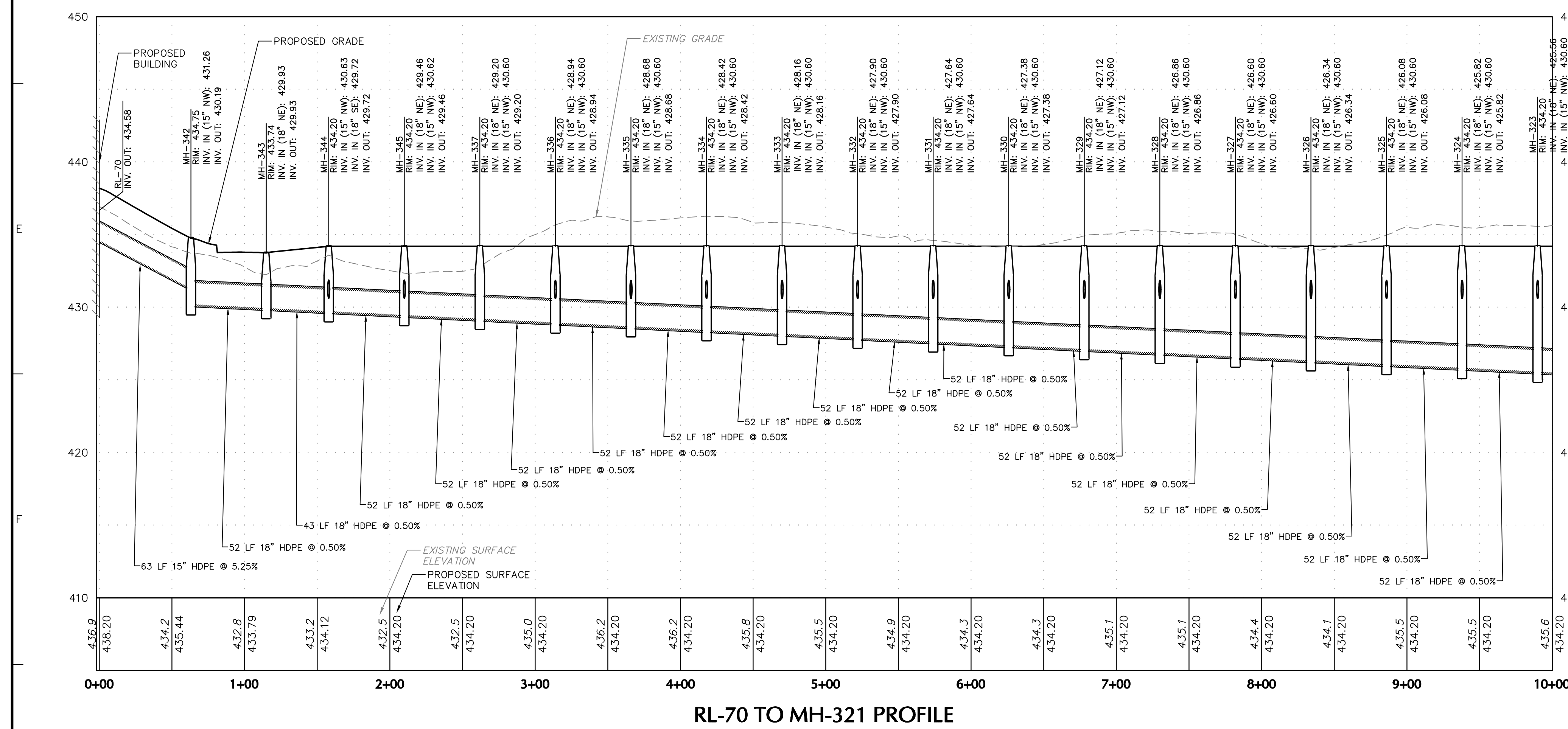
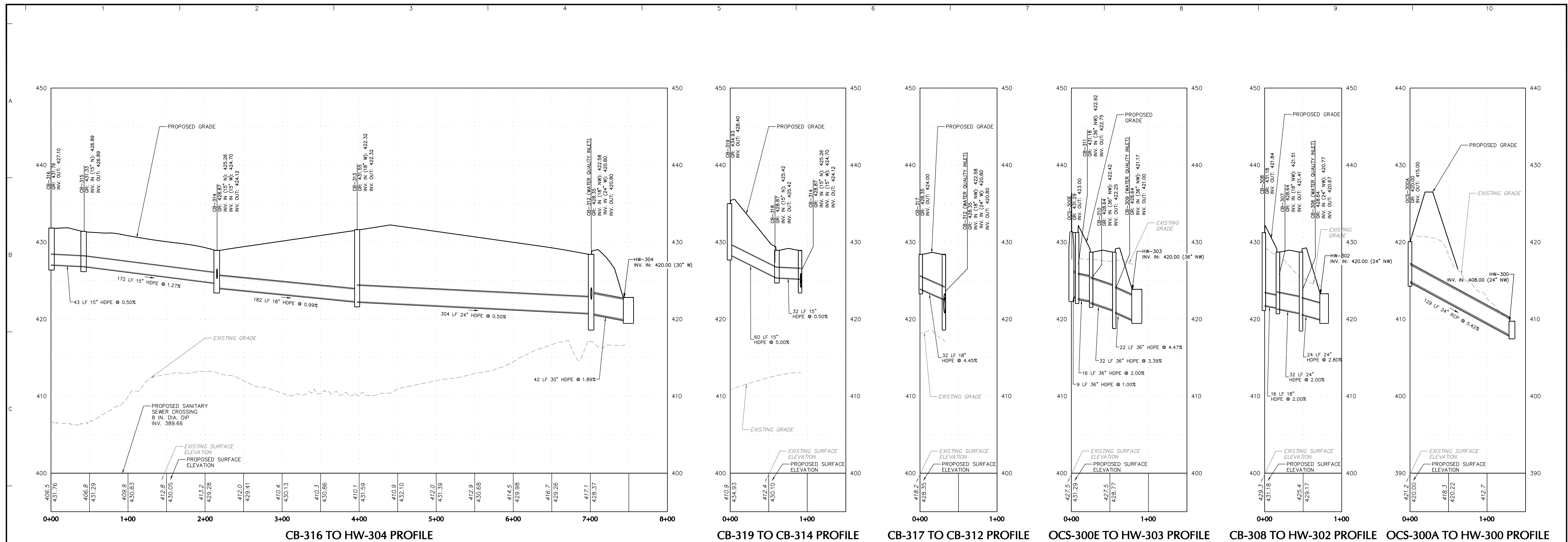
Project: YORK INDUSTRIAL DEVELOPMENT  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title: PRELIMINARY DRAINAGE PROFILES

Project No. 200164401  
Date: 6/7/2023  
Drawn By: BGD  
Checked By: SMH

Drawing No. CG-205  
Sheet 63 of 133





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
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Revisions		

Signature \_\_\_\_\_ 8/2

KEITH S. OTTES  
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Project

**YORK INDUSTRIAL  
DEVELOPMENT**

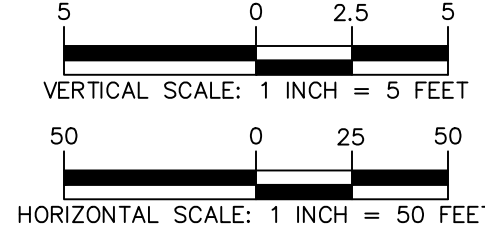
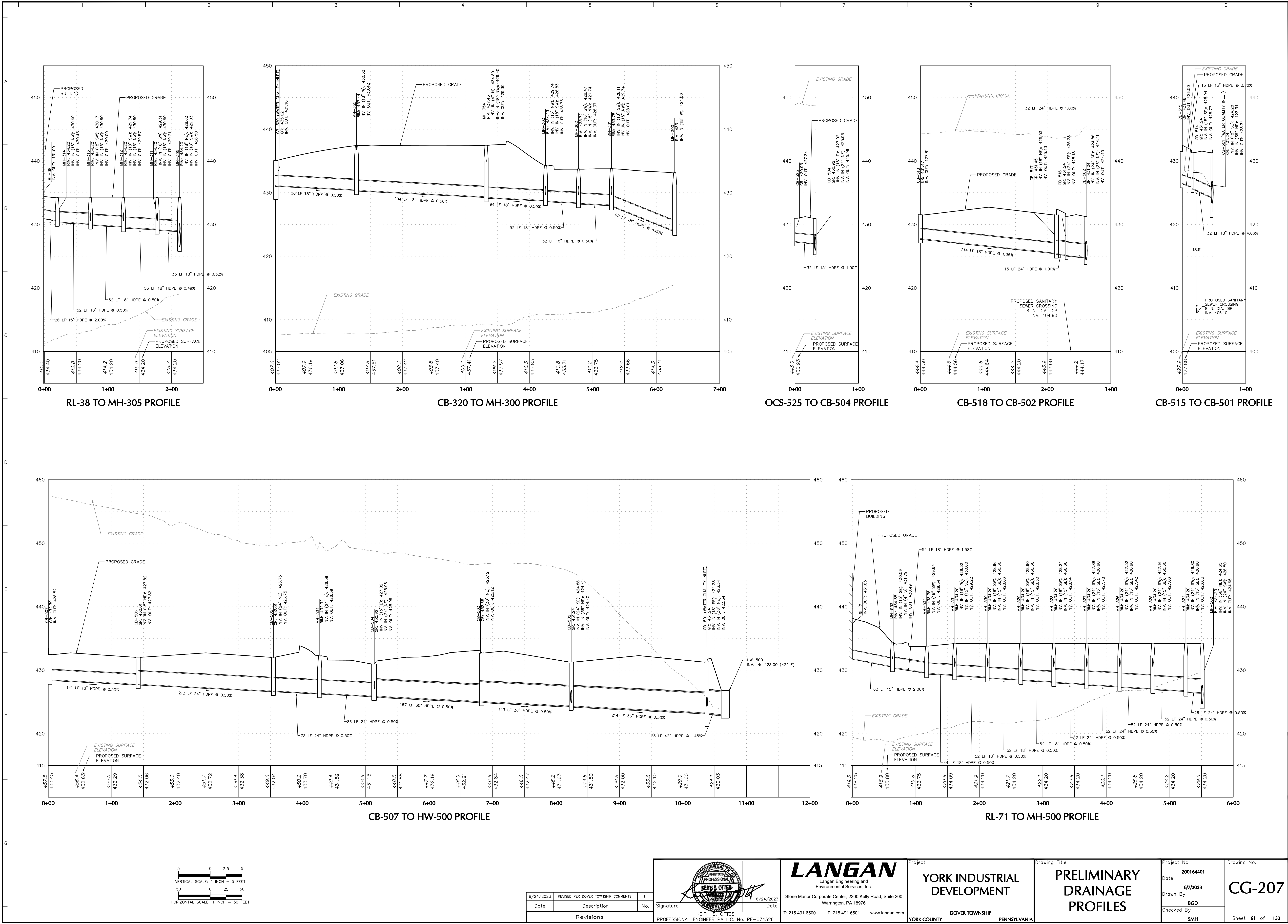
DOVER TOWNSHIP

YORK COUNTY PENNSYLVANIA

Drawing Title	P
<b>PRELIMINARY DRAINAGE PROFILES</b>	D
	D
	C

Project No.	Drawing No.
200164401	<b>CG-206</b>
Date	
6/7/2023	
Drawn By	
BGD	
Checked By	
SMH	Sheet <b>64</b> of <b>133</b>





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Date	Description	No.
Revisions		

Signature: *Keith S. Ottes* Date: 8/24/2023

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Project

**YORK INDUSTRIAL DEVELOPMENT**

DOVER TOWNSHIP

YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY DRAINAGE PROFILES**

Project No.

**200164401**

Date

**6/7/2023**

Drawn By

**BCD**

Checked By

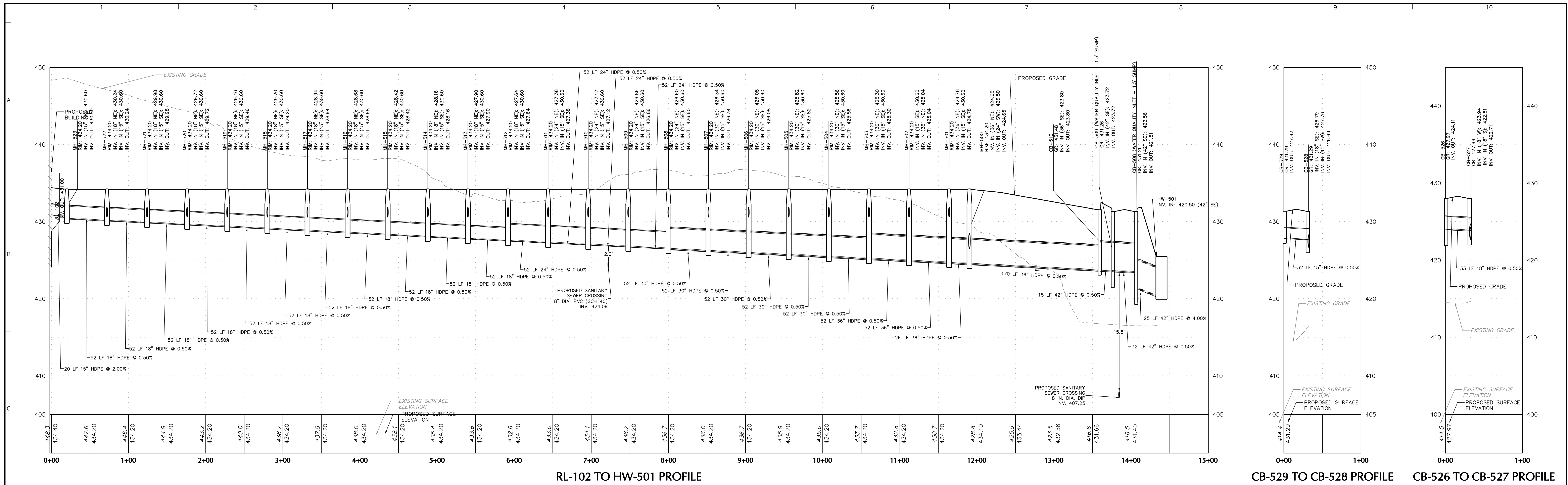
**SMH**

Drawing No.

**CG-207**

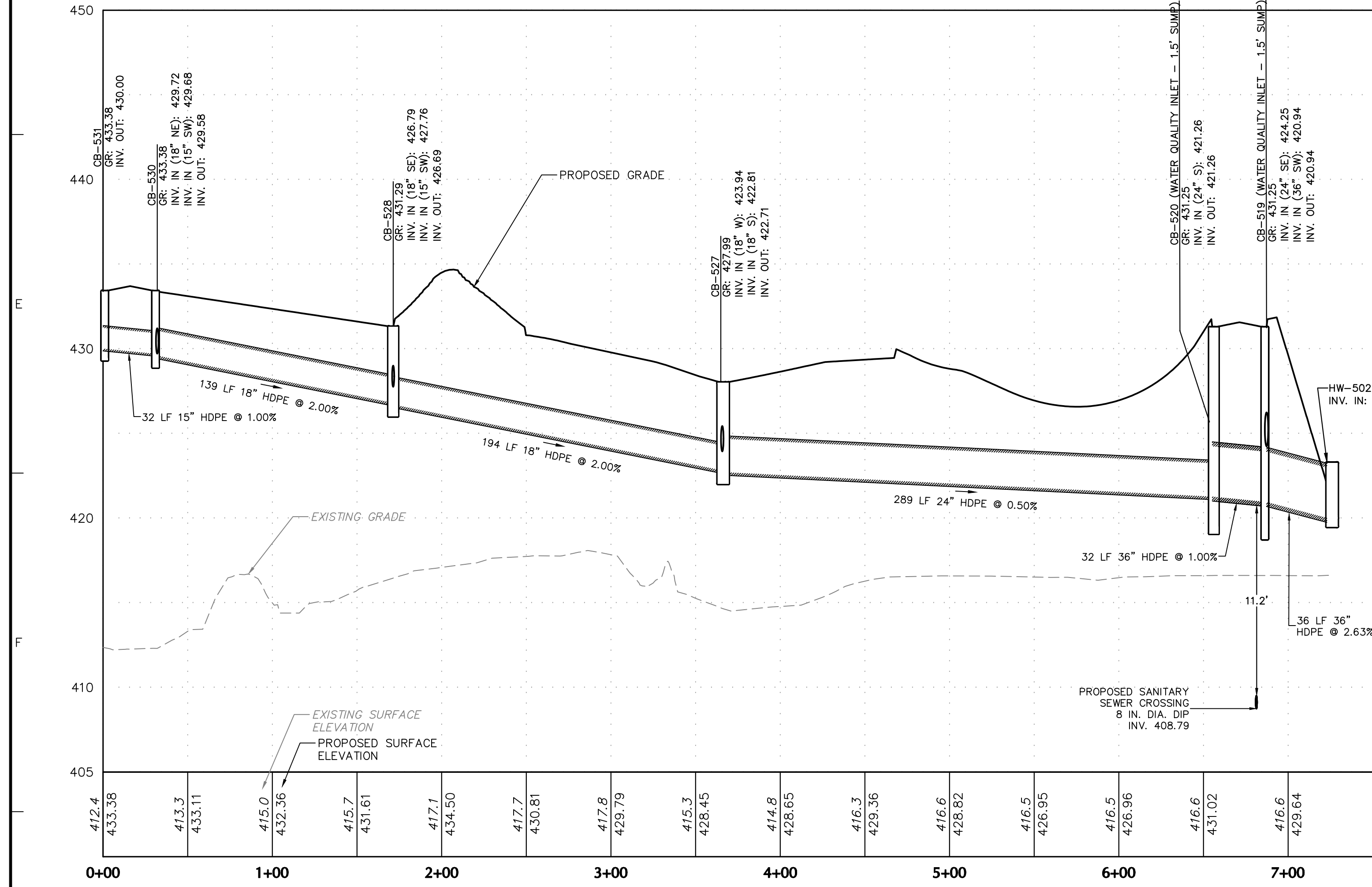
Sheet 61 of 133



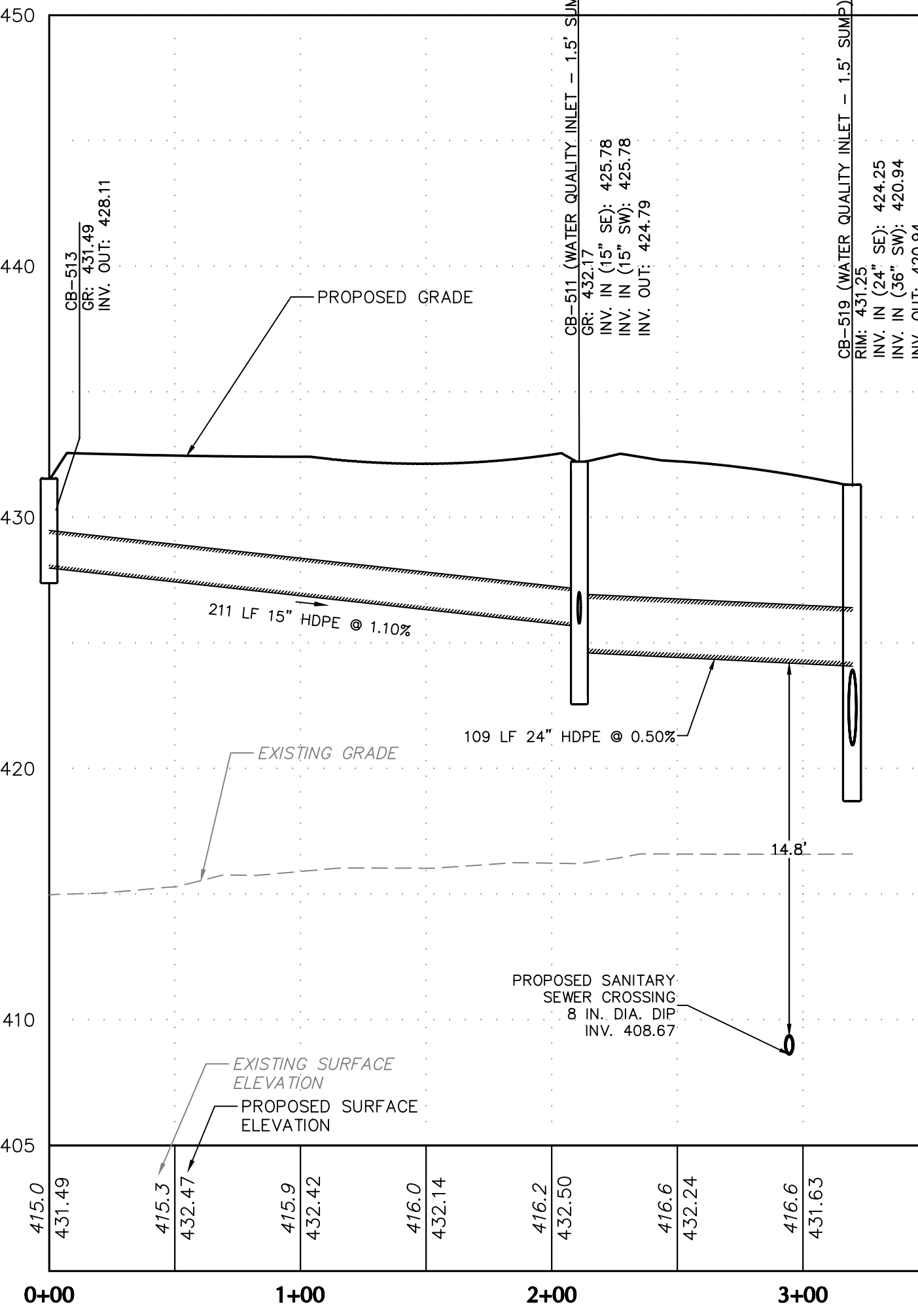


RL-102 TO HW-501 PROFILE

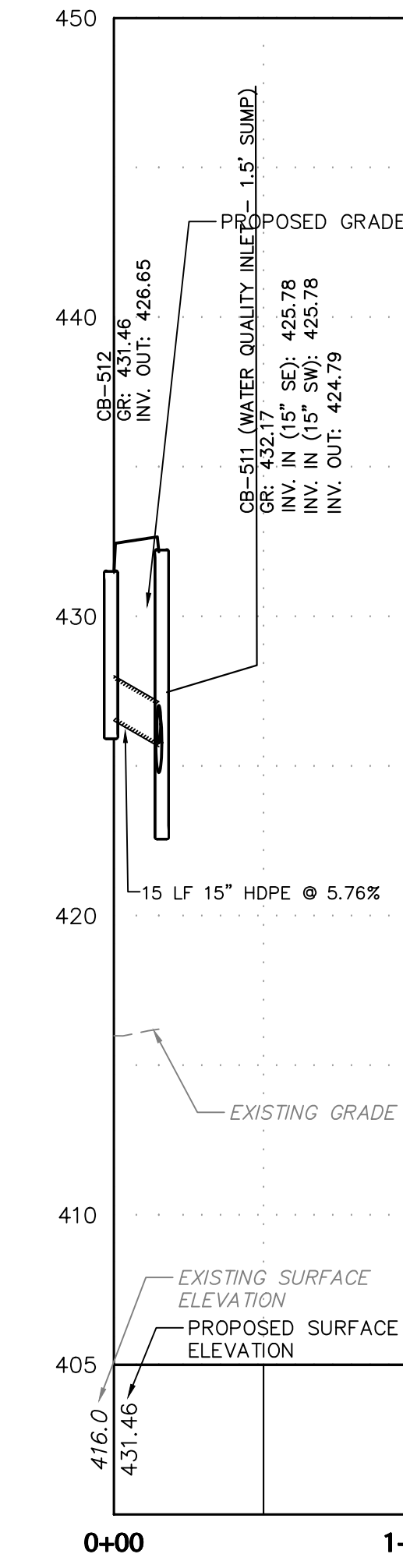
CB-529 TO CB-528 PROFILE CB-526 TO CB-527 PROFILE



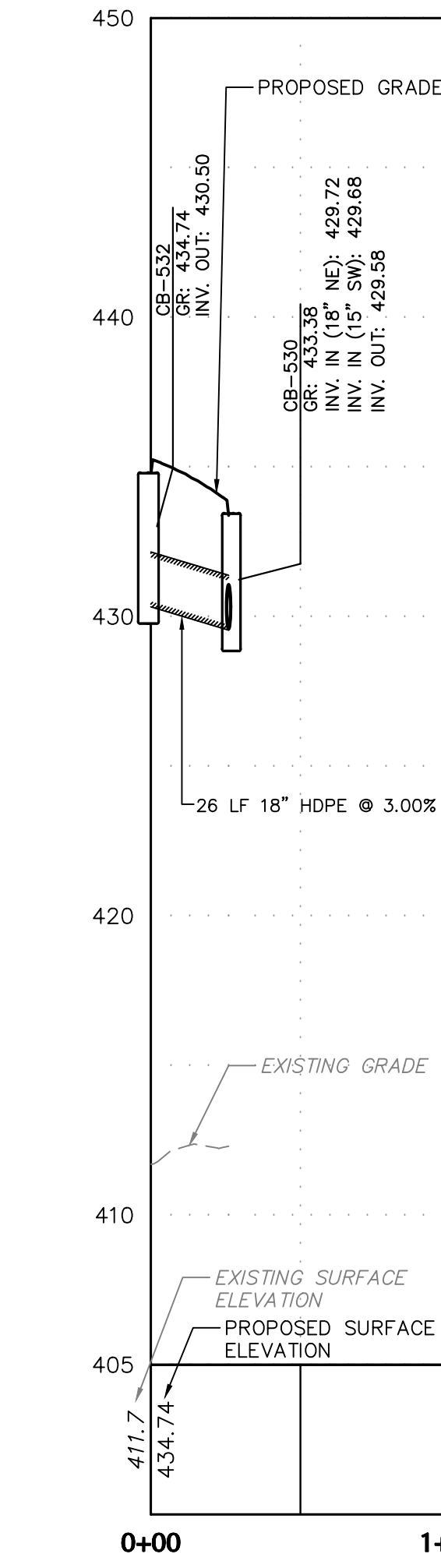
CB-531 TO HW-502 PROFILE



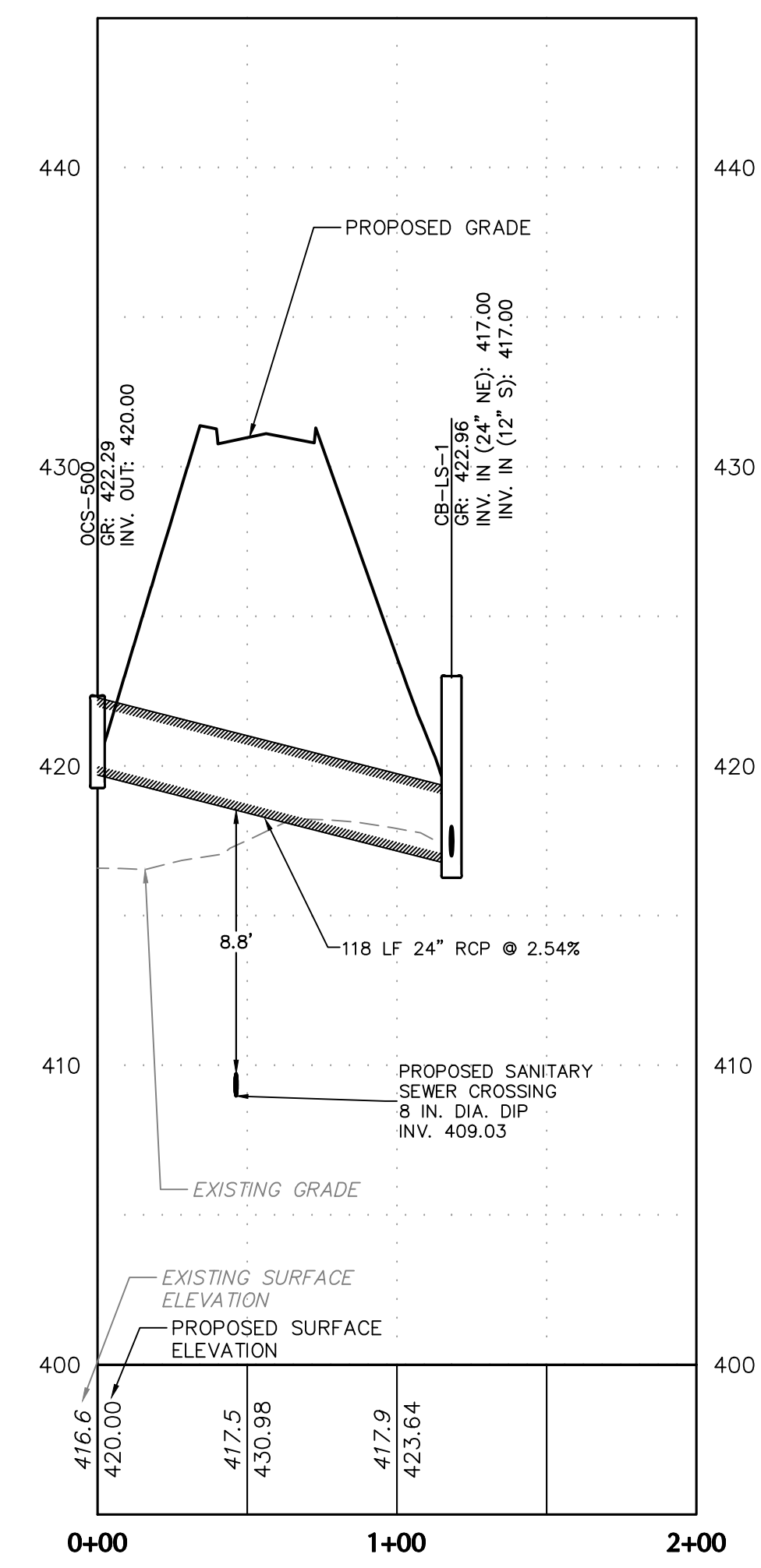
CB-513 TO CB-508 PROFILE



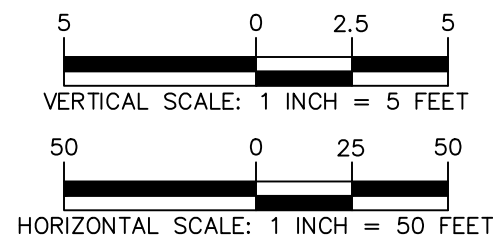
CB-512 TO CB-511 PROFILE



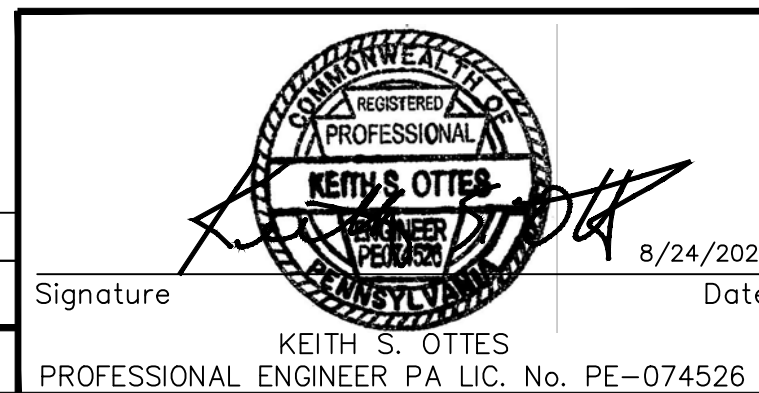
CB-532 TO CB-530 PROFILE



OCS-500 TO CB-LS-1 PROFILE



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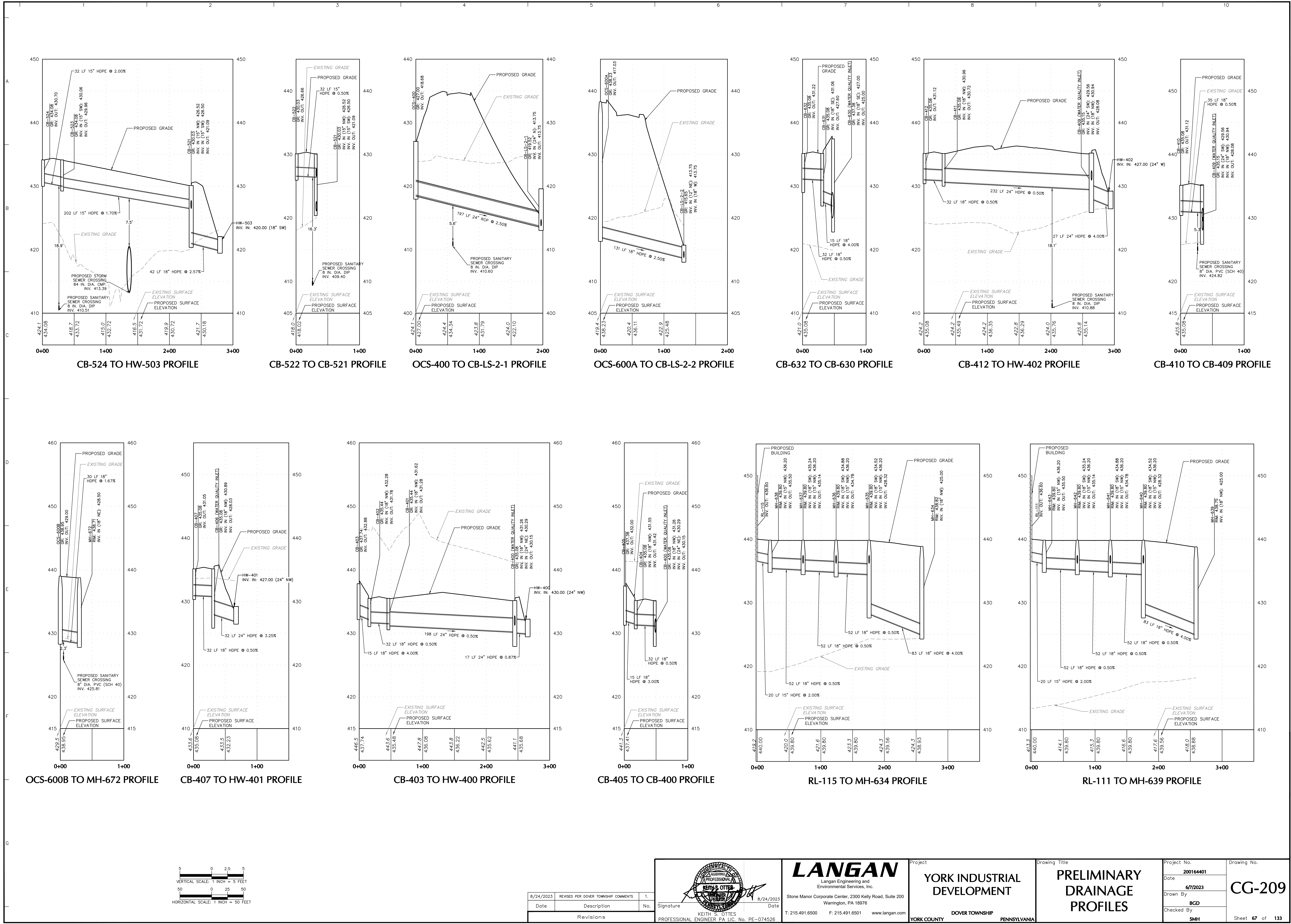
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Project  
**YORK INDUSTRIAL  
DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

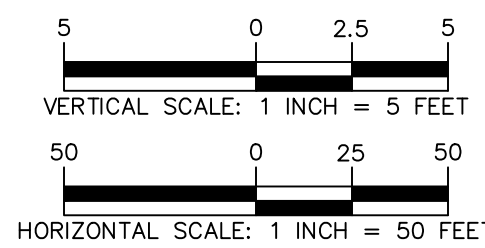
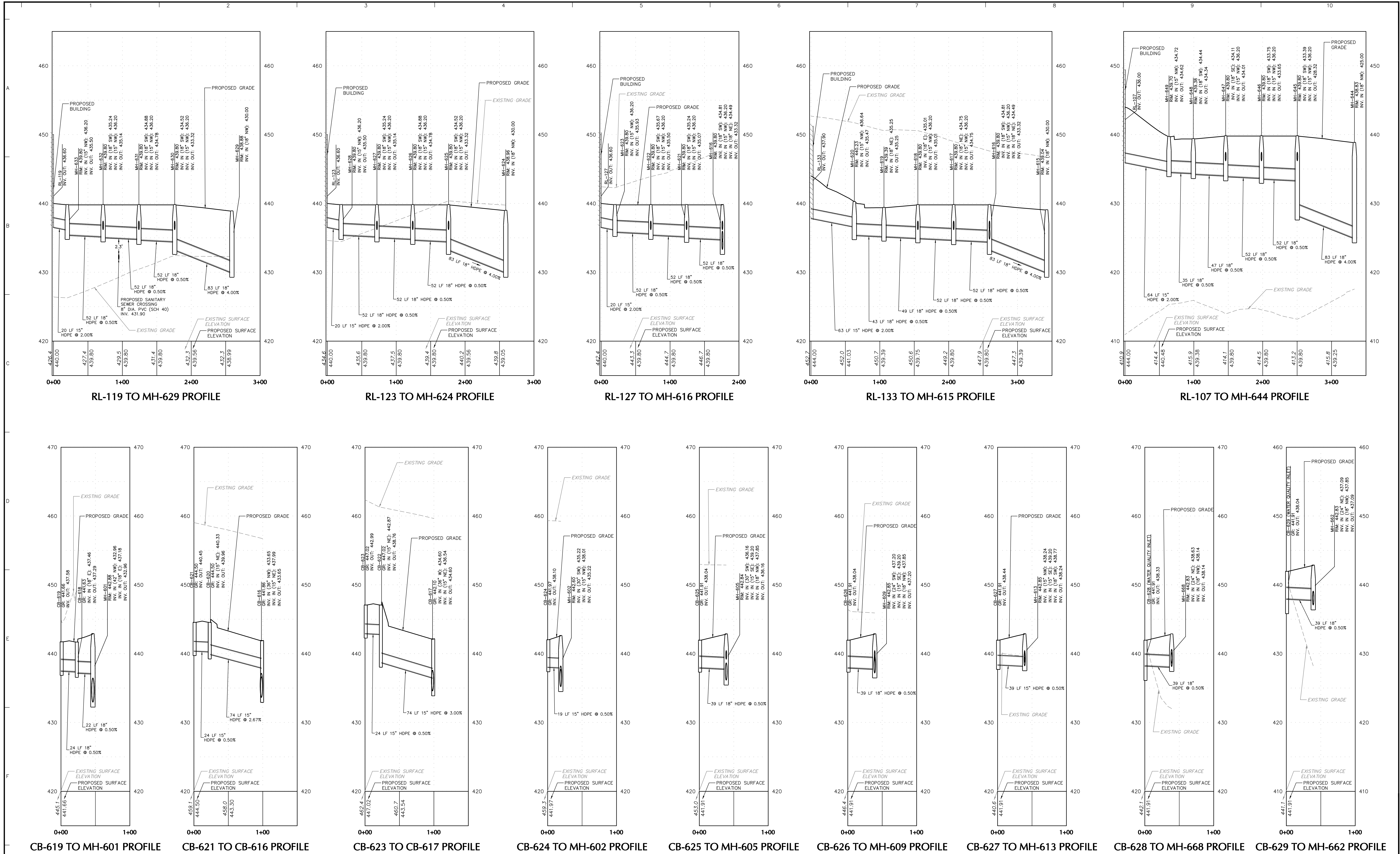
Drawing Title  
**PRELIMINARY  
DRAINAGE  
PROFILES**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BGD**  
Checked By  
**SMH**  
Drawing No.  
**CG-208**  
Sheet **66** of **133**

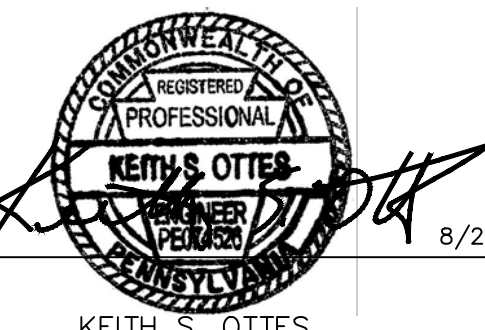








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Date	Description	No.
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Signature:   
KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. NO. PE-074526

Date: 8/24/2023

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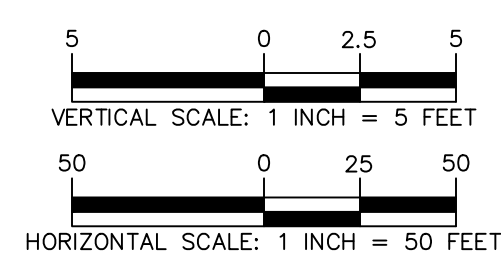
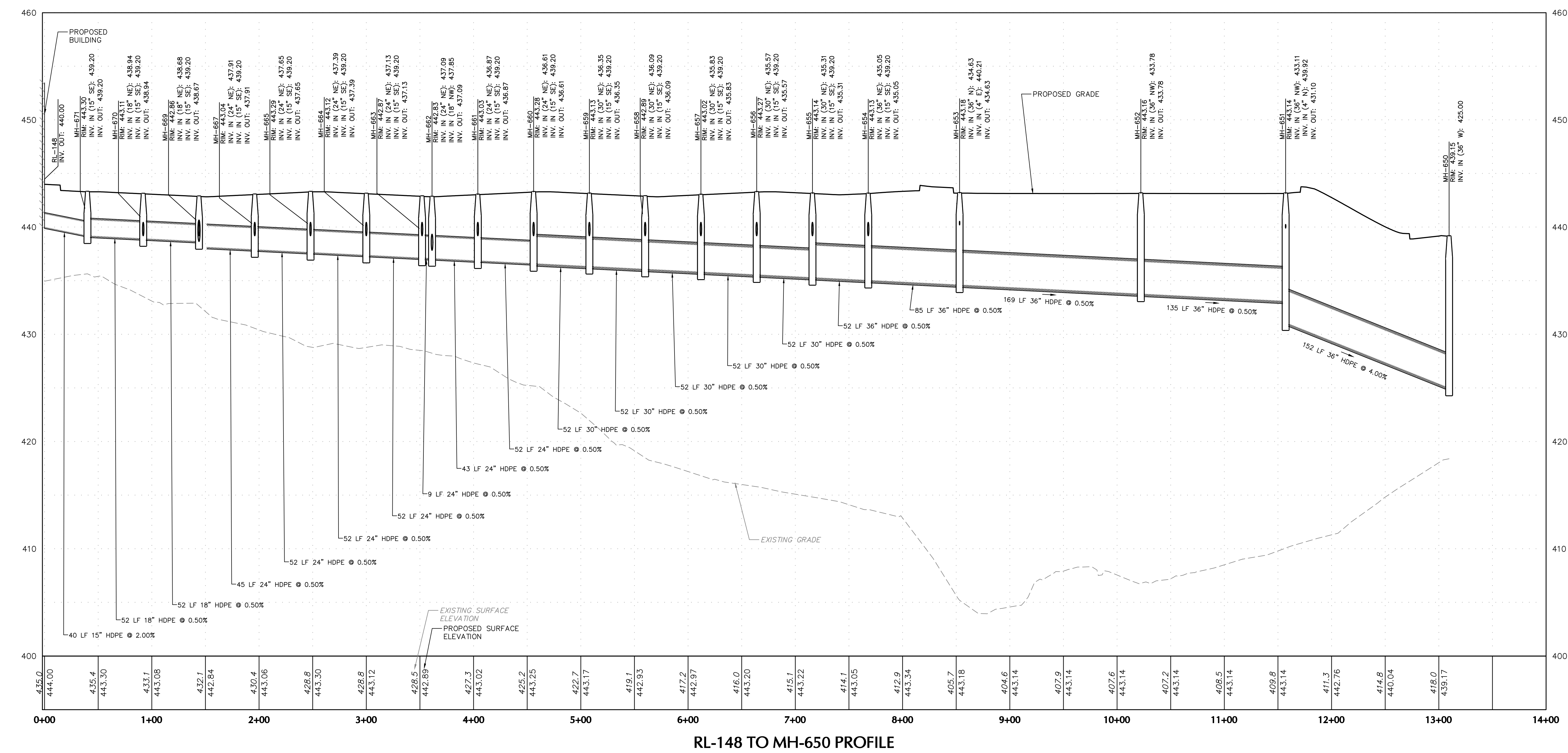
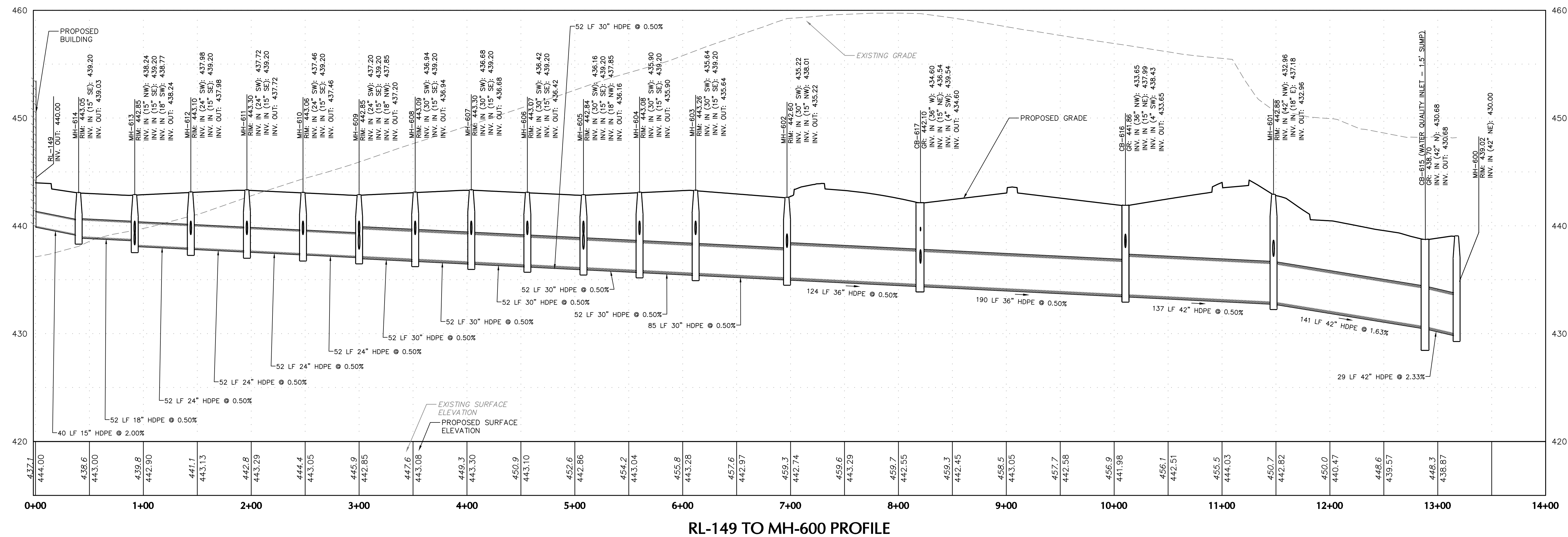
Project: **YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title: **PRELIMINARY DRAINAGE PROFILES**

Project No.: **200164401**  
Date: **6/7/2023**  
Drawn By: **BGD**  
Checked By: **SMH**

Drawing No.: **CG-210**  
Sheet **68** of **133**





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
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Project

**YORK INDUSTRIAL  
DEVELOPMENT**

DOVER TOWNSHIP

YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY  
DRAINAGE  
PROFILES**

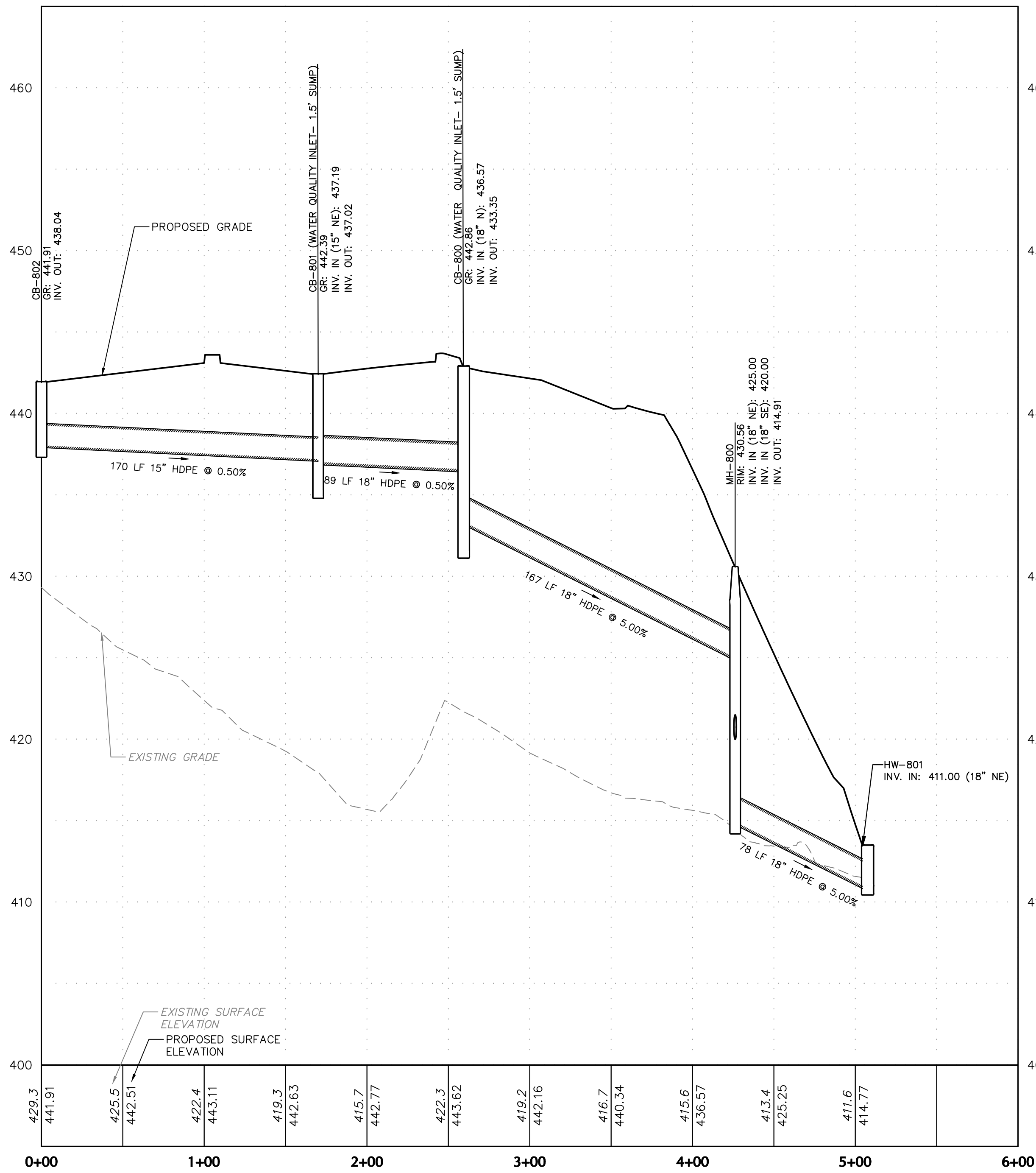
Project No.	<b>200164401</b>
Date	<b>6/7/2023</b>
Drawn By	<b>BGD</b>
Checked By	<b>SMH</b>

Drawing No.

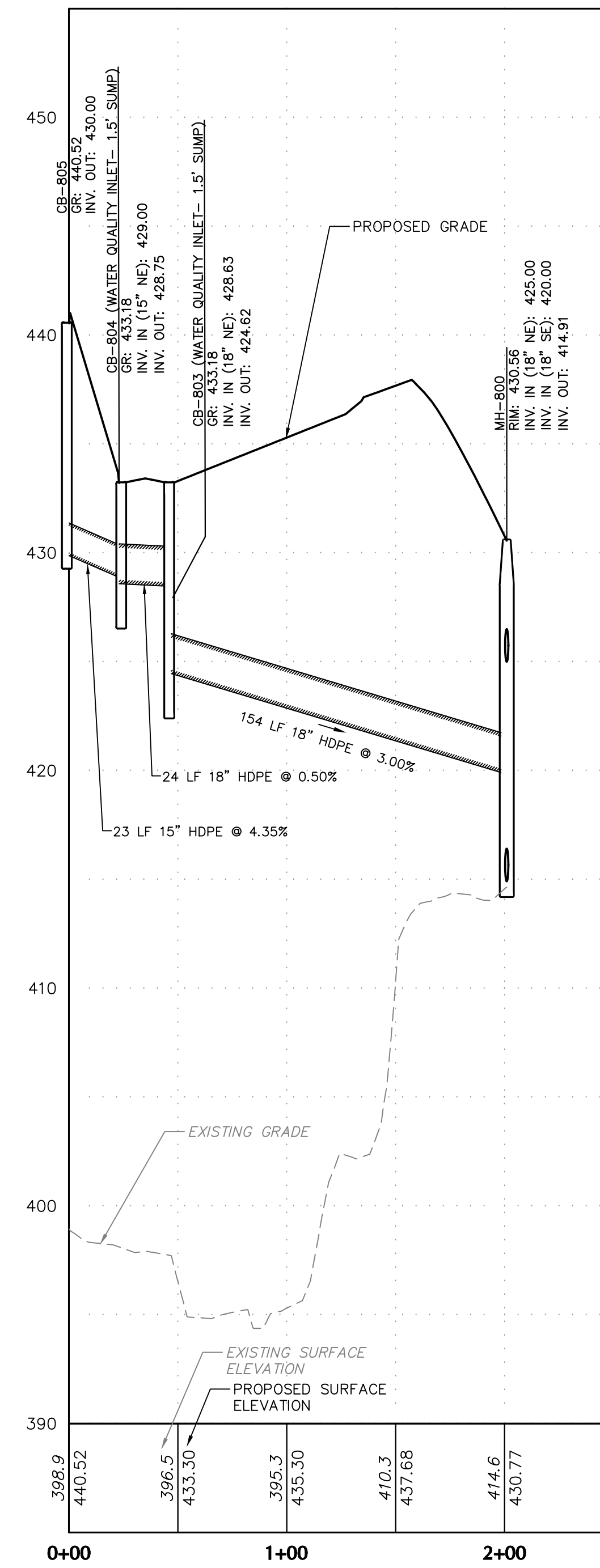
**CG-211**

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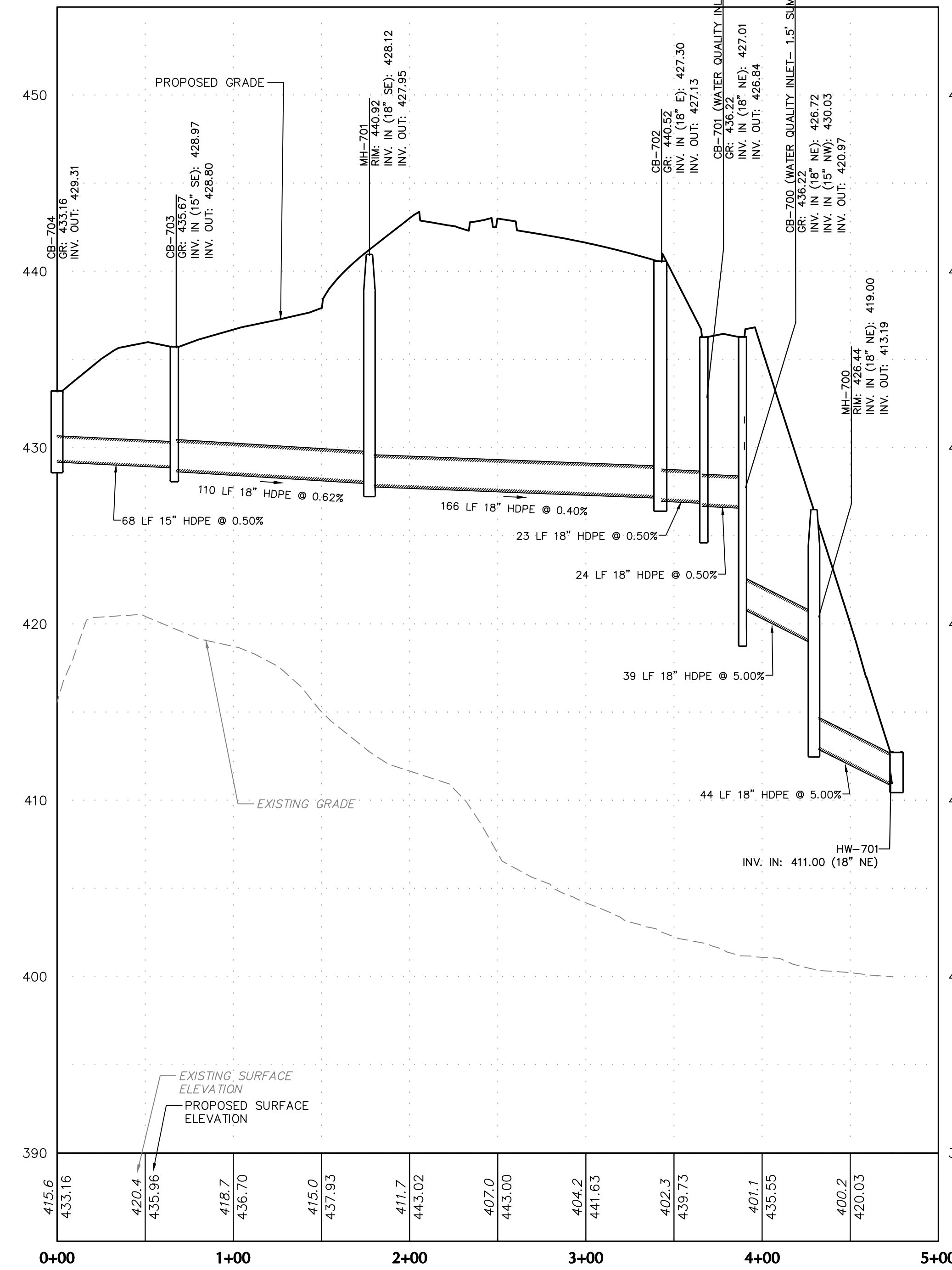




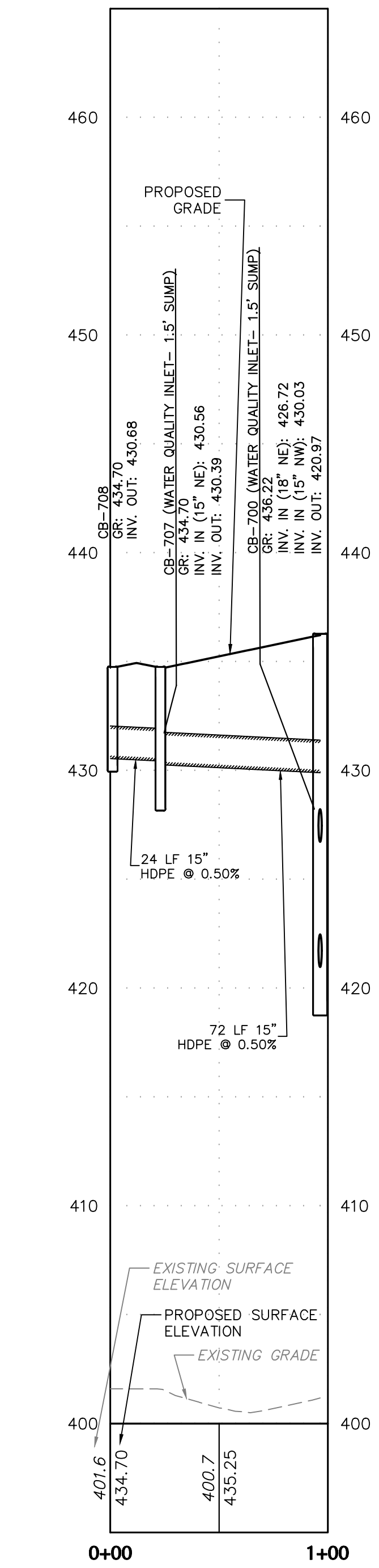
CB-802 TO HW-801 PROFILE



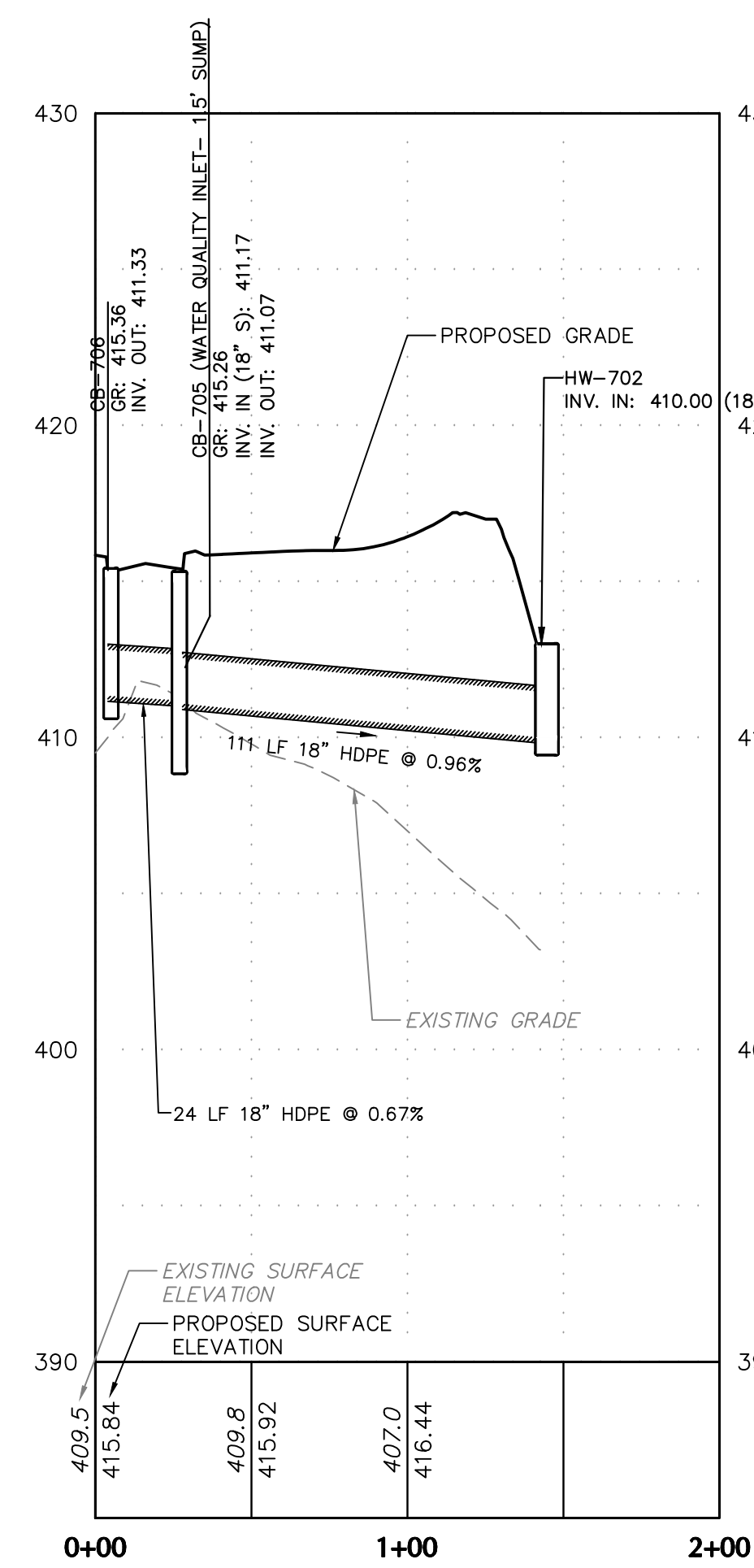
CB-805 TO MH-800 PROFILE



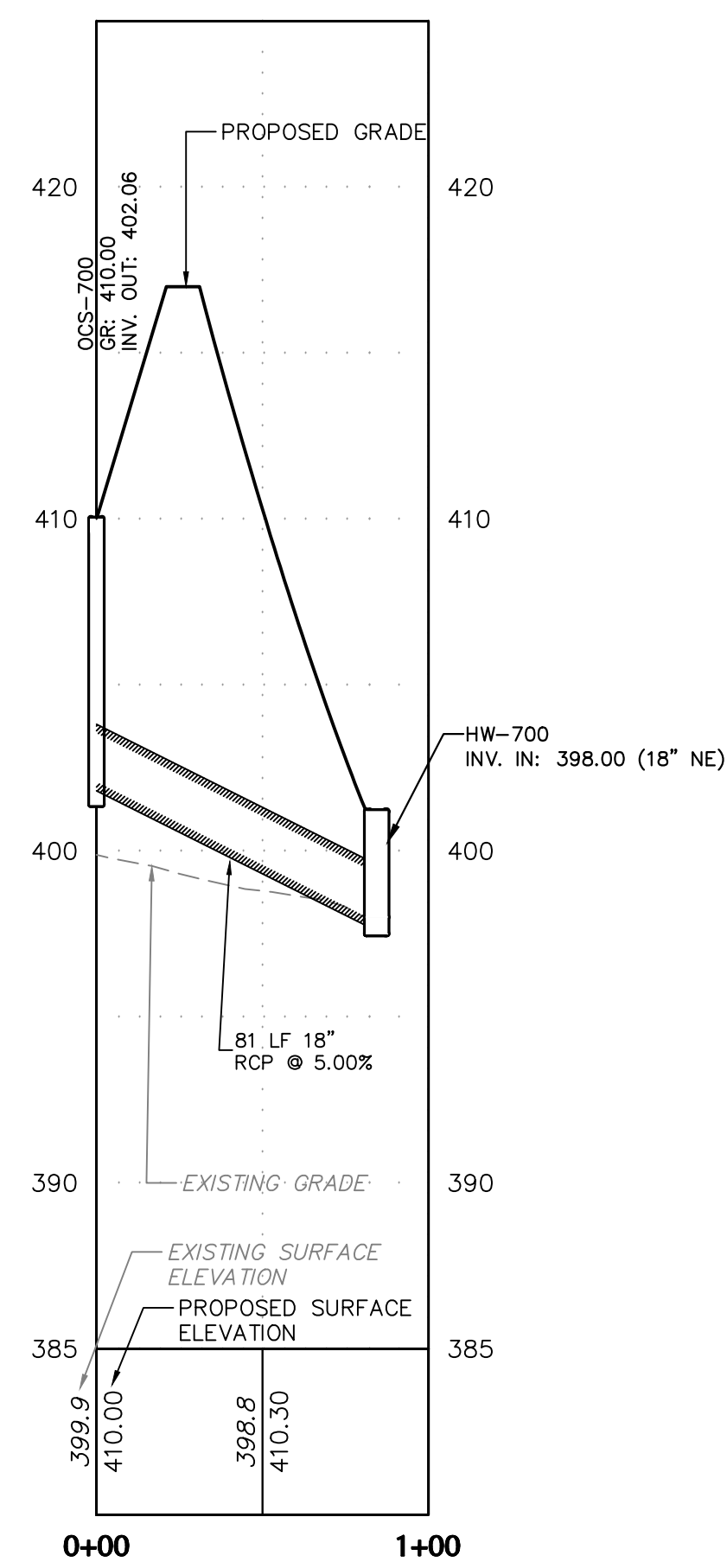
CB-704 TO HW-701 PROFILE



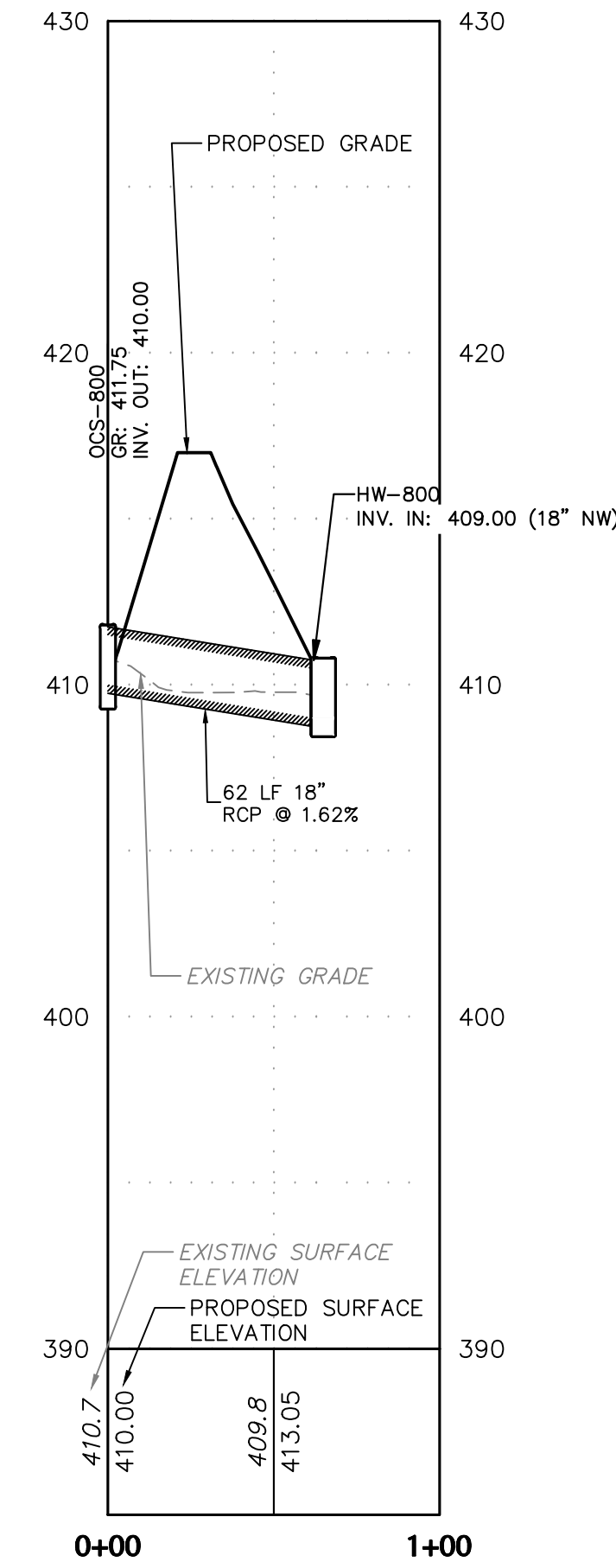
CB-708 TO CB-700 PROFILE



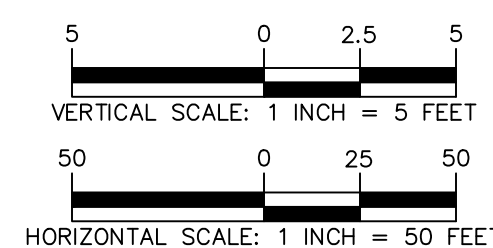
CB-706 TO HW-702 PROFILE



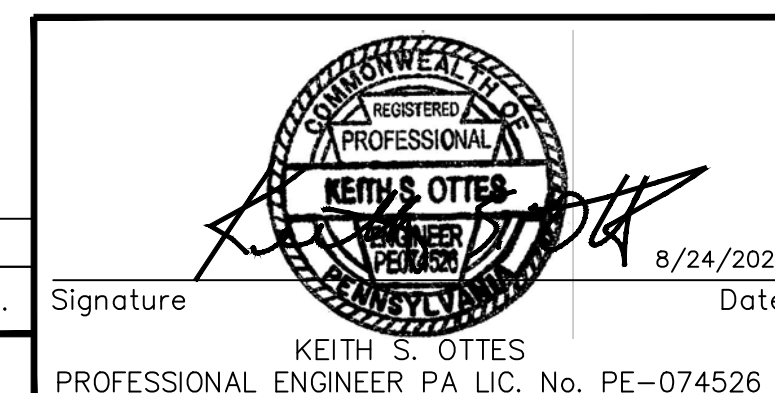
OCS-700 TO HW-700 PROFILE



OCS-800 TO HW-800 PROFILE



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Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

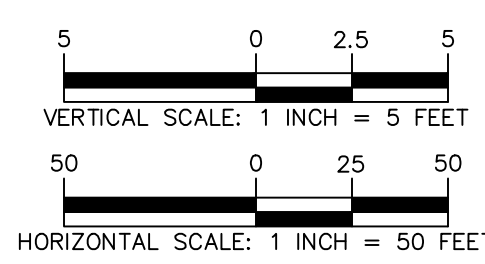
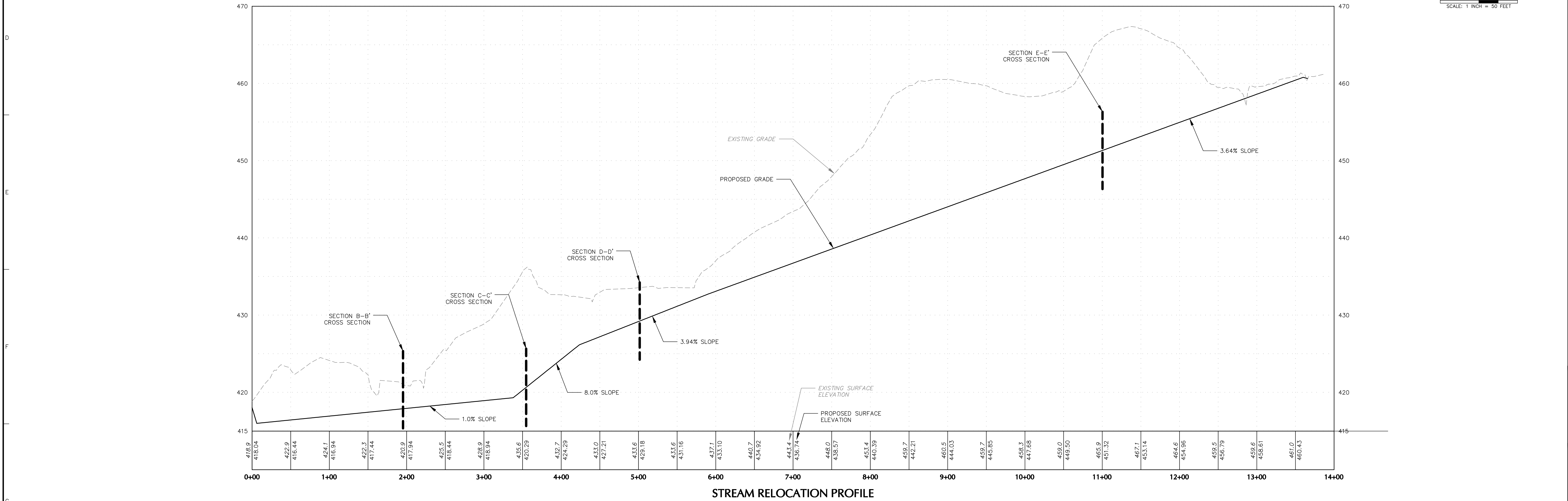
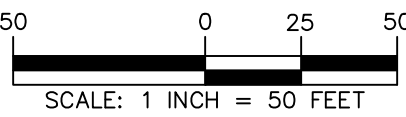
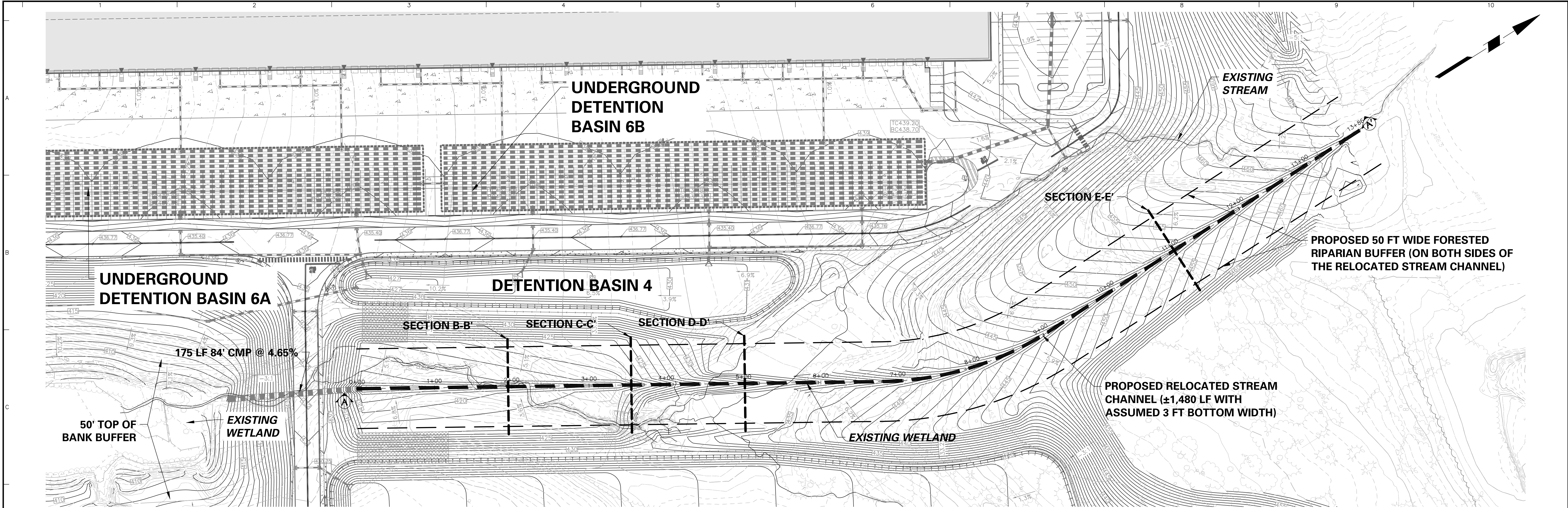
Drawing Title  
**PRELIMINARY DRAINAGE PROFILES**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BGD**  
Checked By  
**SMH**  
Drawing No.  
**CG-212**  
Sheet **70** of **133**









8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Professional Engineer Seal for Keith S. Ottes, PE, No. PE-074526.

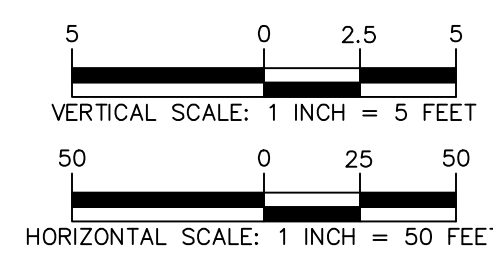
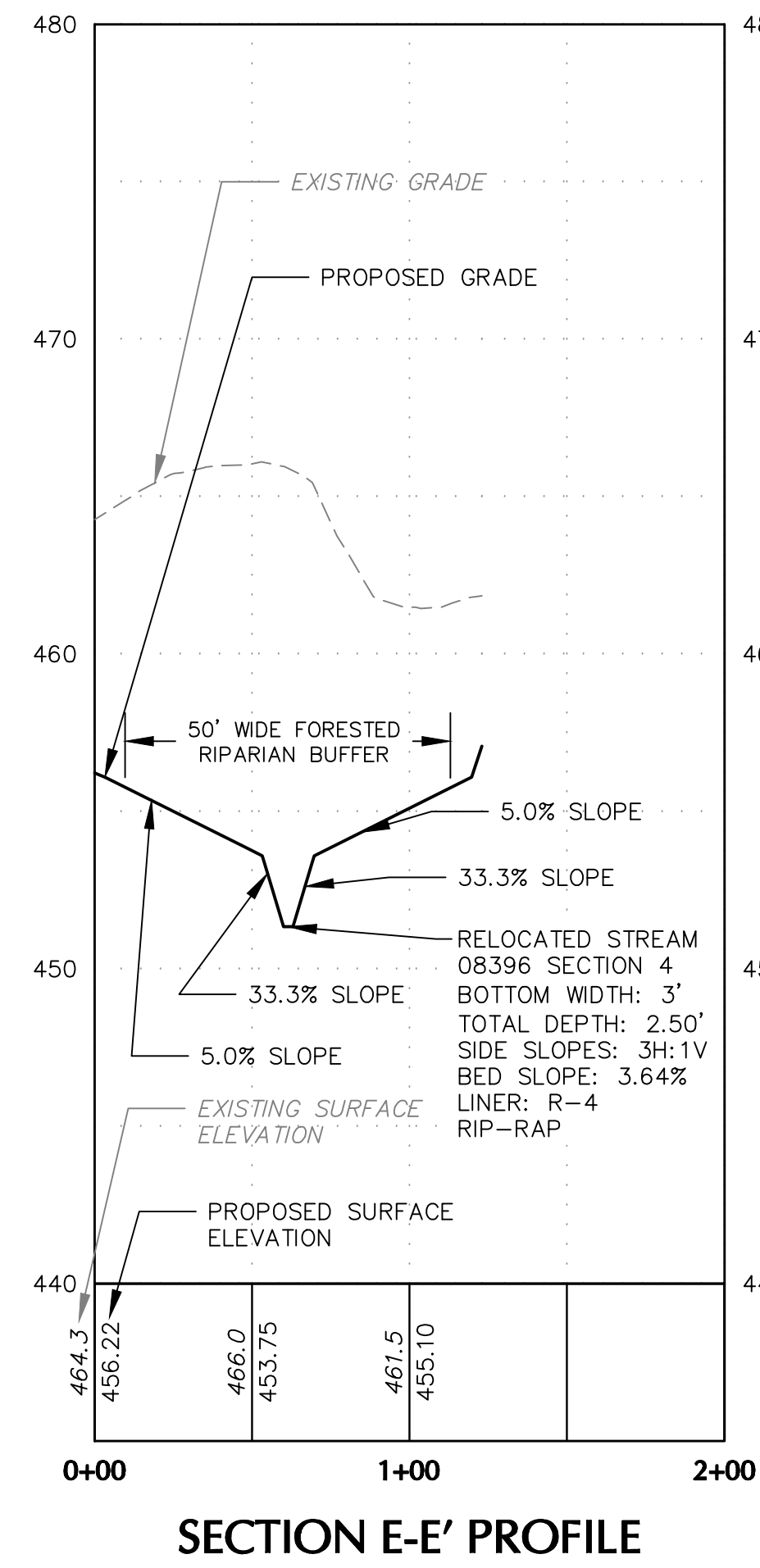
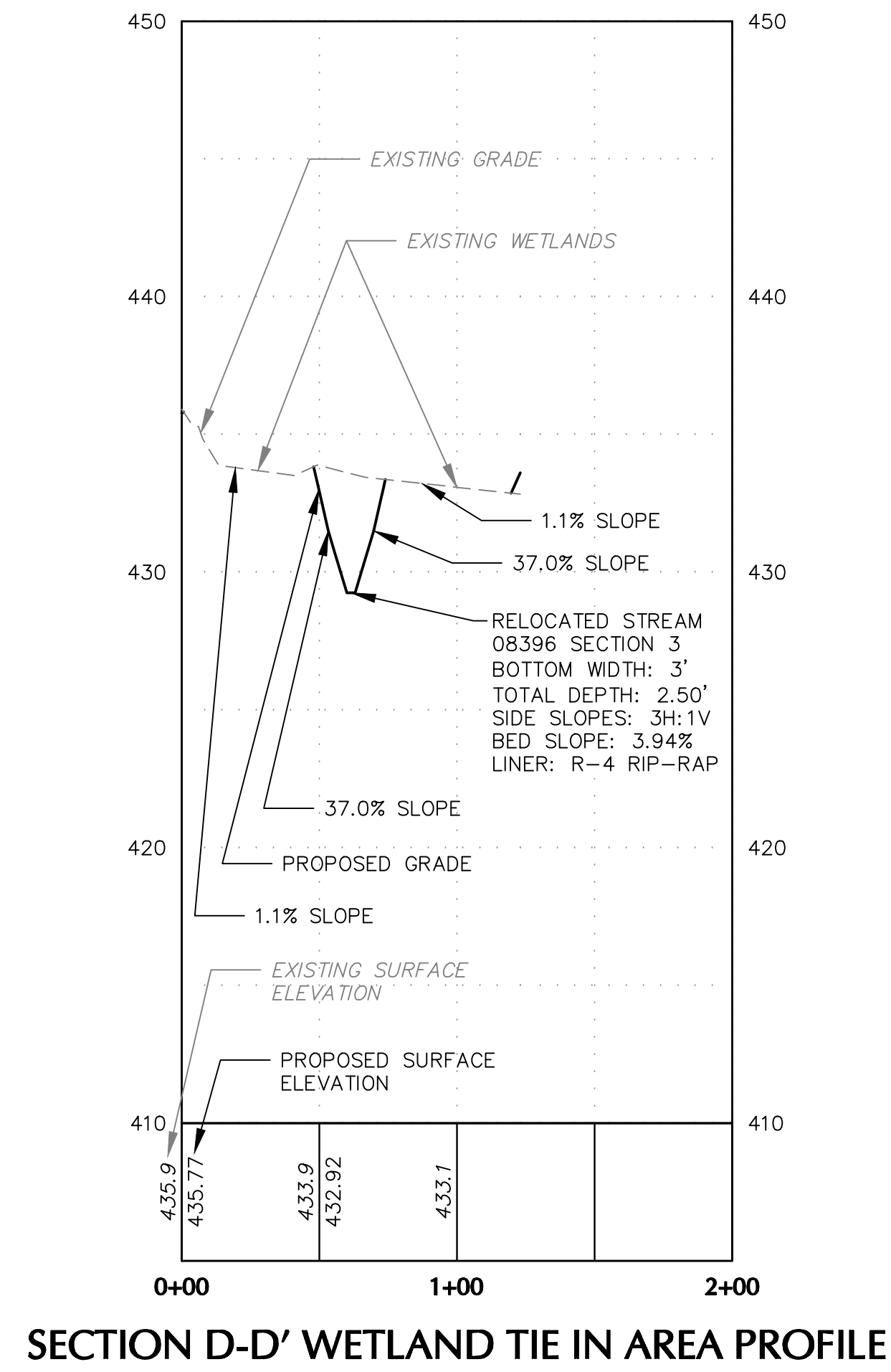
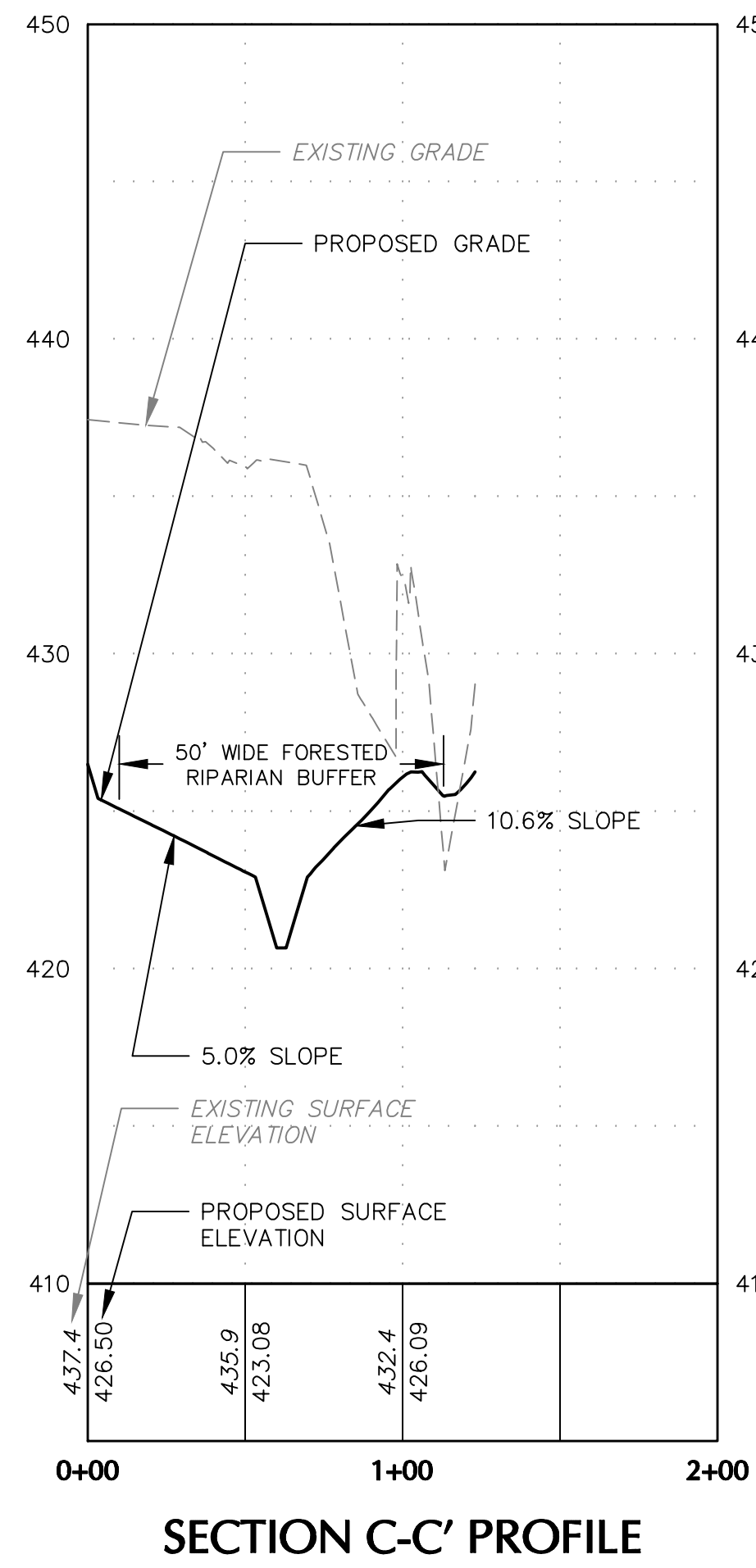
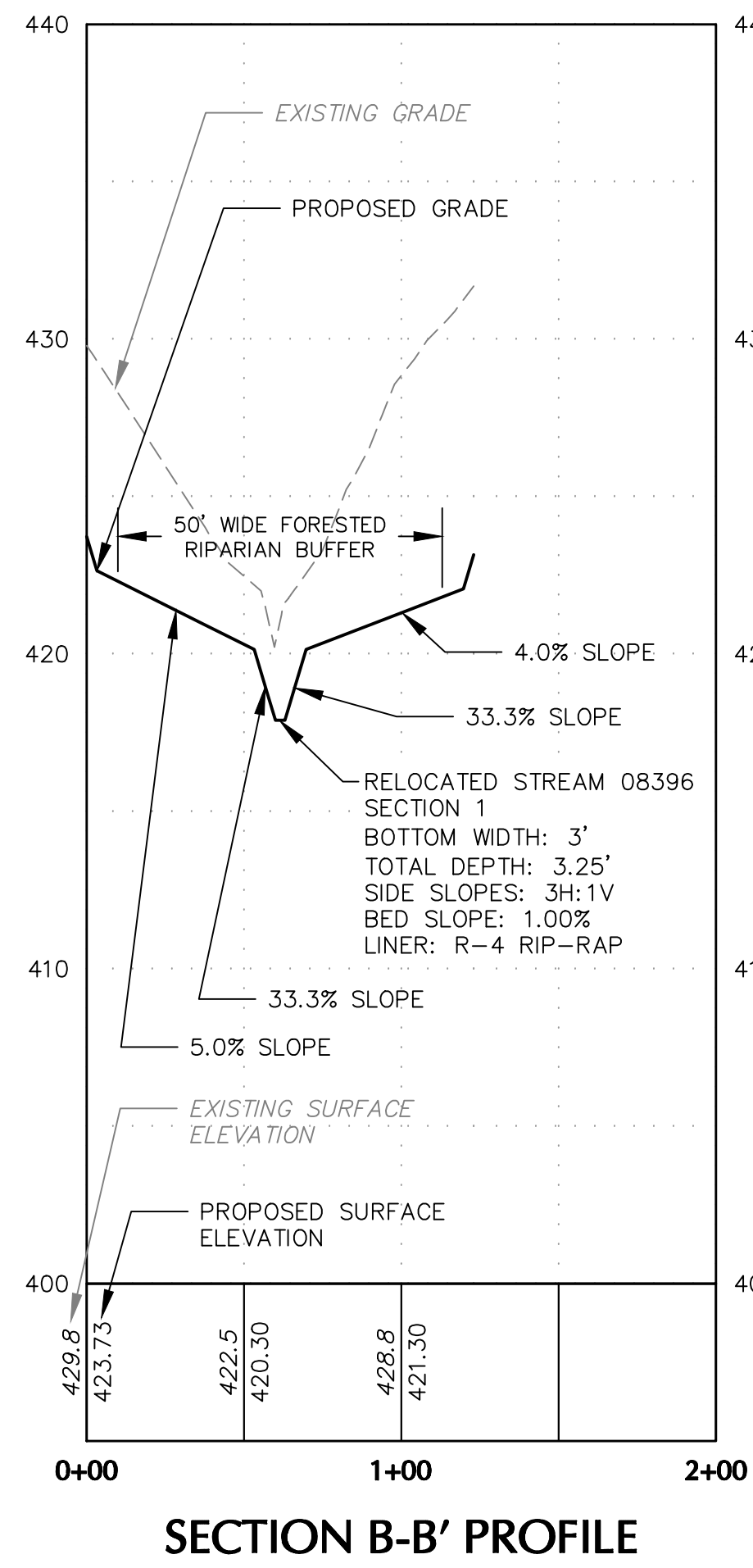
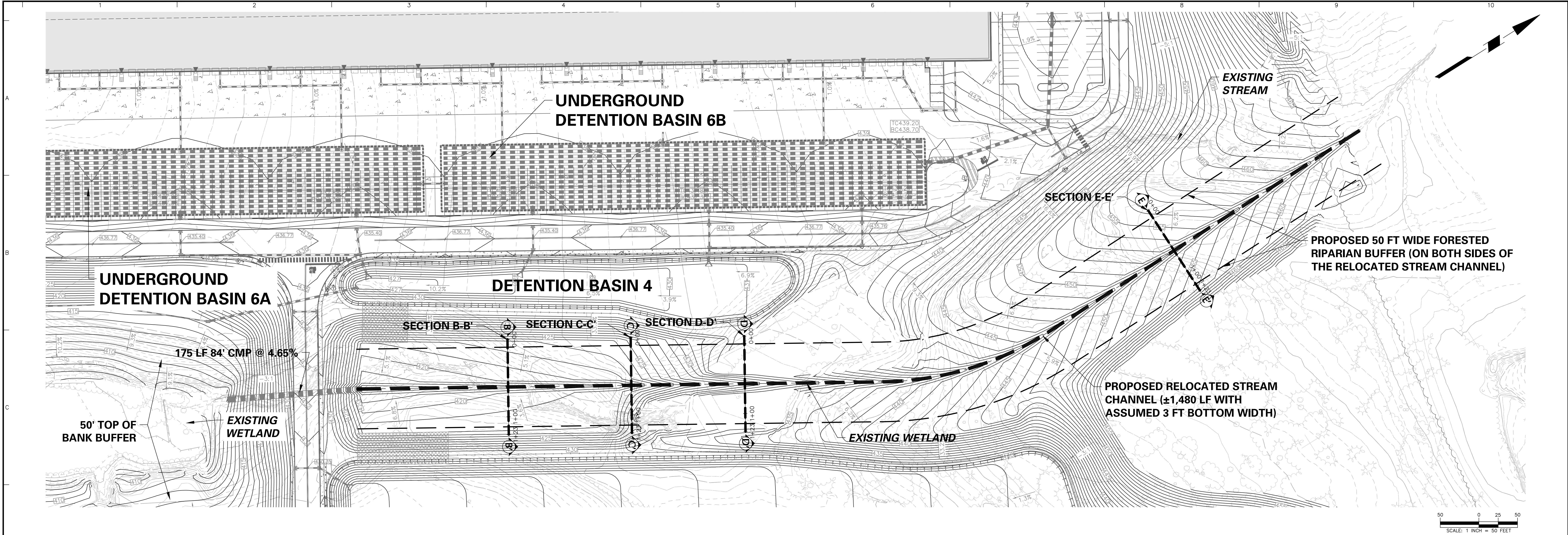
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Project: **YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

**PRELIMINARY STREAM RELOCATION PROFILES**

Project No. <b>200164401</b>	Drawing No. <b>CG-214</b>
Date <b>6/7/2023</b>	
Drawn By <b>BCD</b>	
Checked By <b>SMH</b>	
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Date	Description	No.
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Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing No.  
**PRELIMINARY STREAM RELOCATION PROFILES**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BCD**  
Checked By  
**SMH**  
Drawing No.  
**CG-215**  
Sheet **73** of **133**

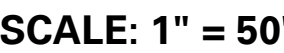
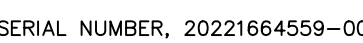












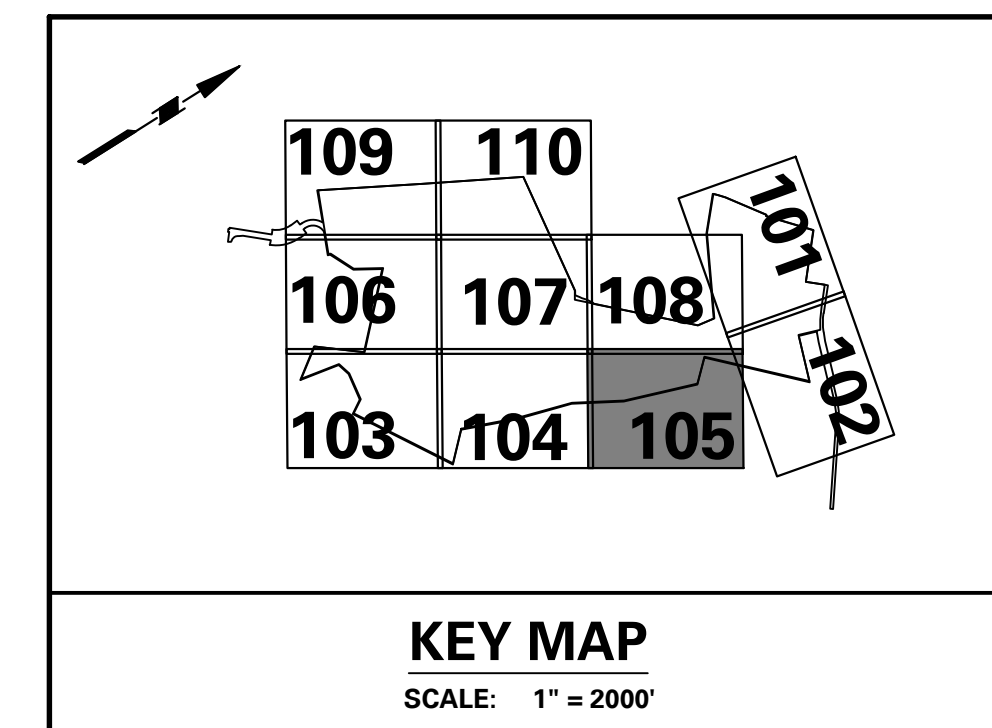










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UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1178. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITIES IN THE AREA.

CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES  
(3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE

Pennsylvania One Call System, Inc.  
1-800-242-1338



SERIAL NUMBER: 20221664559-000

Signature \_\_\_\_\_ 8/24/2017

KEITH S. OTTES  
REGISTERED PROFESSIONAL ENGINEER  
PELMASSO  
MASSACHUSETTS

KEITH S. OTTES  
PROFESSIONAL ENGINEER, P.E. I.C. No. PE-074515

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Drawing Title

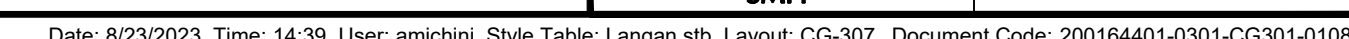
**PRELIMINARY  
POST-CONSTRUCTION  
STORMWATER  
MANAGEMENT PLAN  
(RECORD PLAN)**

Project No.	Drawing No.
200164401	CG-305
Date	
6/7/2023	
Drawn By	
BPS	Sheet <b>79</b> of <b>133</b>
Checked By	
SMH	









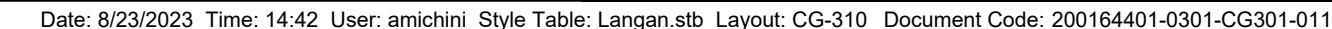




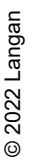














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GENERAL LANDSCAPE PLANTING NOTES:

- PLANTING MATERIALS
- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
  - STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
  - NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
  - THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
  - THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

- PLANTING SOILS
- REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.
  - SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARCHES OR CONTAMINATED SITES.
  - IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS. MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.
  - WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
  - IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
    - SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
    - ORGANIC CONTENT: 2-5% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS
    - SOLUBLE SALTS: LESS THAN 0.5 MM HOS/CM
    - SOIL PH: 4.5-7.5 TO BE AMENDED PER SOL TEST RESULTS
    - PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE
    - SAND: 40-60% SILT: 25-60% CLAY: 5-20%
    - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.

- ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING REQUIRED. TEST RESULTS SHALL BE EVALUATED FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.
- IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL, FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER
- SCAFFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

- DELIVERY, STORAGE, AND HANDLING
- PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
  - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
  - ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING; IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
  - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

- INSTALLATION
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
  - THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
  - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
  - ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
  - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
  - THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
  - AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
  - MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
  - ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
  - AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
  - CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING THE FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.

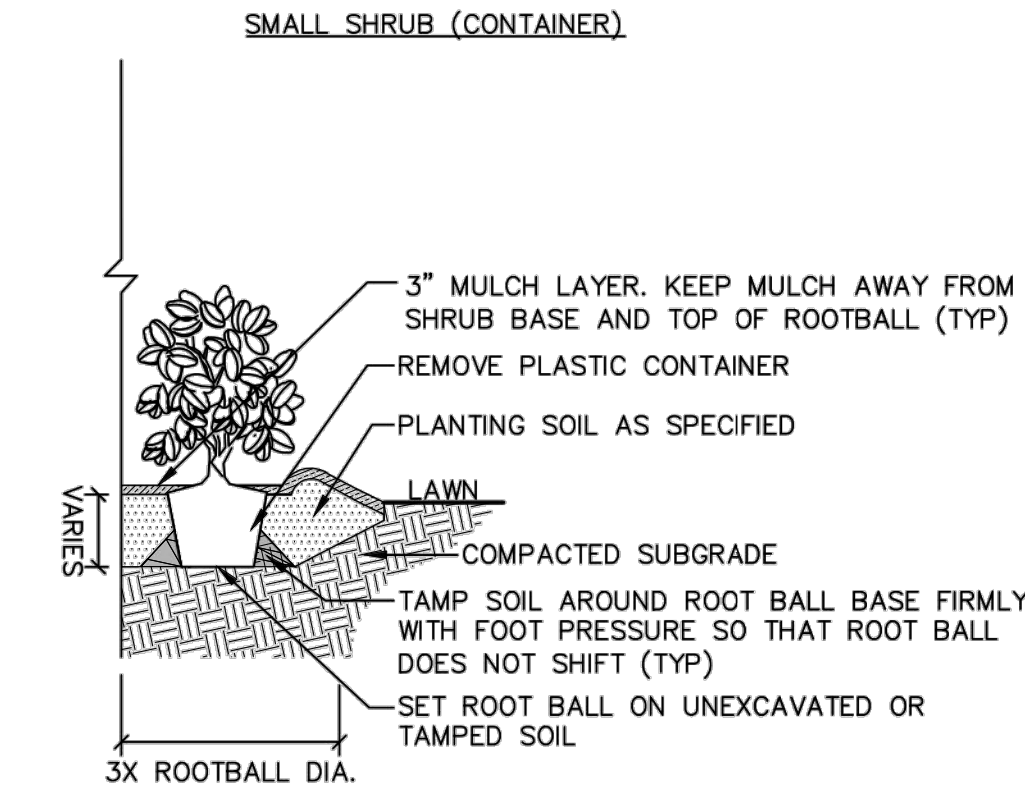
- GUARANTEE AND MAINTENANCE
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF 18 MONTHS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DRYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
  - OWNER OF RECORD SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF STREET TREES LOCATED ON THE PROPERTY OR ADJACENT TO RIGHT-OF-WAY.
  - DAMAGE REPAIR IS TO OCCUR DURING ANY STORM EVENT GREATER THAN THE 2-YEAR/24-HOUR STORM.

RIPARIAN BUFFER SEEDING NOTES:

- MEADOW SEED MIX "A" - ERNST SEED MIX ERNX-181 "NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS"
- |       |                                |                     |
|-------|--------------------------------|---------------------|
| 27.3% | SORGHASTRUM NUTANS, PA ECOTYPE | INDIANGRASS         |
| 20.0% | LOLIUM MULTIFLORUM             | ANNUAL RYEGRASS     |
| 11.0% | ANDROPOGON GERARDII, 'NIAGARA' | BIG BLUESTEM        |
| 10.0% | ELYMUS VIGINICUS, PA ECOTYPE   | VIRGINIA WILDRIE    |
| 7.0%  | ELYMUS CANADENSIS              | CANADA WILDRIE      |
| 6.1%  | SCHIZACHYRIUM SCOPARIUM        | LITTLE BLUESTEM     |
| 5.0%  | TRIDENS FLAVU                  | PURPLETOP           |
| 4.0%  | AGROSTIS PERENNANS             | AUTUMN BENTGRASS    |
| 3.0%  | PANICUM VIRGATUM, 'SHAWNEE'    | SWITCHGRASS         |
| 1.3%  | CHAMAECRISTA FASCIOLATA        | BLACKEYED SUSAN     |
| 1.2%  | ECHINACEA PURPUREA             | OXEYE SUNFLOWER     |
| 1.0%  | COREOPSIS LANCEOLATA           | LANCELEAF COREOPSIS |
| 1.0%  | RUDIBECKIA HIRTA               | BLACKEYED SUSAN     |
| 0.8%  | HELIOPSIS HELIANTHODES         | ASTER               |
| 0.5%  | ASTER LATERIFLORUS             | COMMON MILKWEED     |
| 0.3%  | ASCLEPIAS SYRIACA              | BLAZING STAR        |
| 0.3%  | LIATRIS SPICATA                | WILD BERGAMOT       |
| 0.2%  | MONARDA FISTULOSA              |                     |

NOTES:

- SEED AT A RATE OF 60 LBS./ACRE.
- FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ACRE.
- FOR FALL SEEDING, APPLY A NURSE CROP OF BARLEY AT A RATE OF 20 LBS./ACRE.

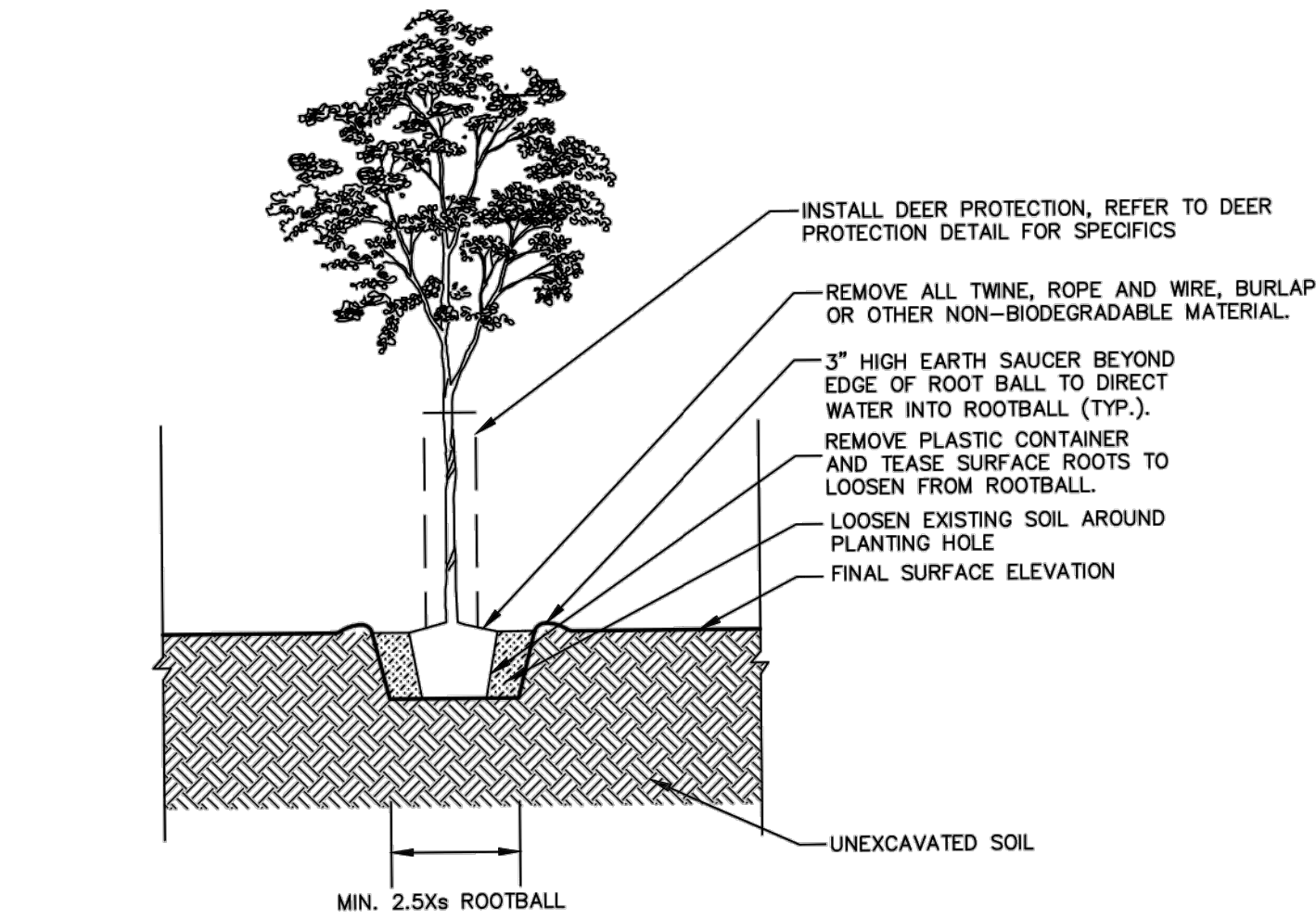


NOTES:

- ALL SHRUBS TO BE SET PLUMB.
- REFER TO MITIGATION PLAN FOR SPACING OF INDIVIDUAL PLANTS.
- REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

1 CONTAINER PLANTING

NTS

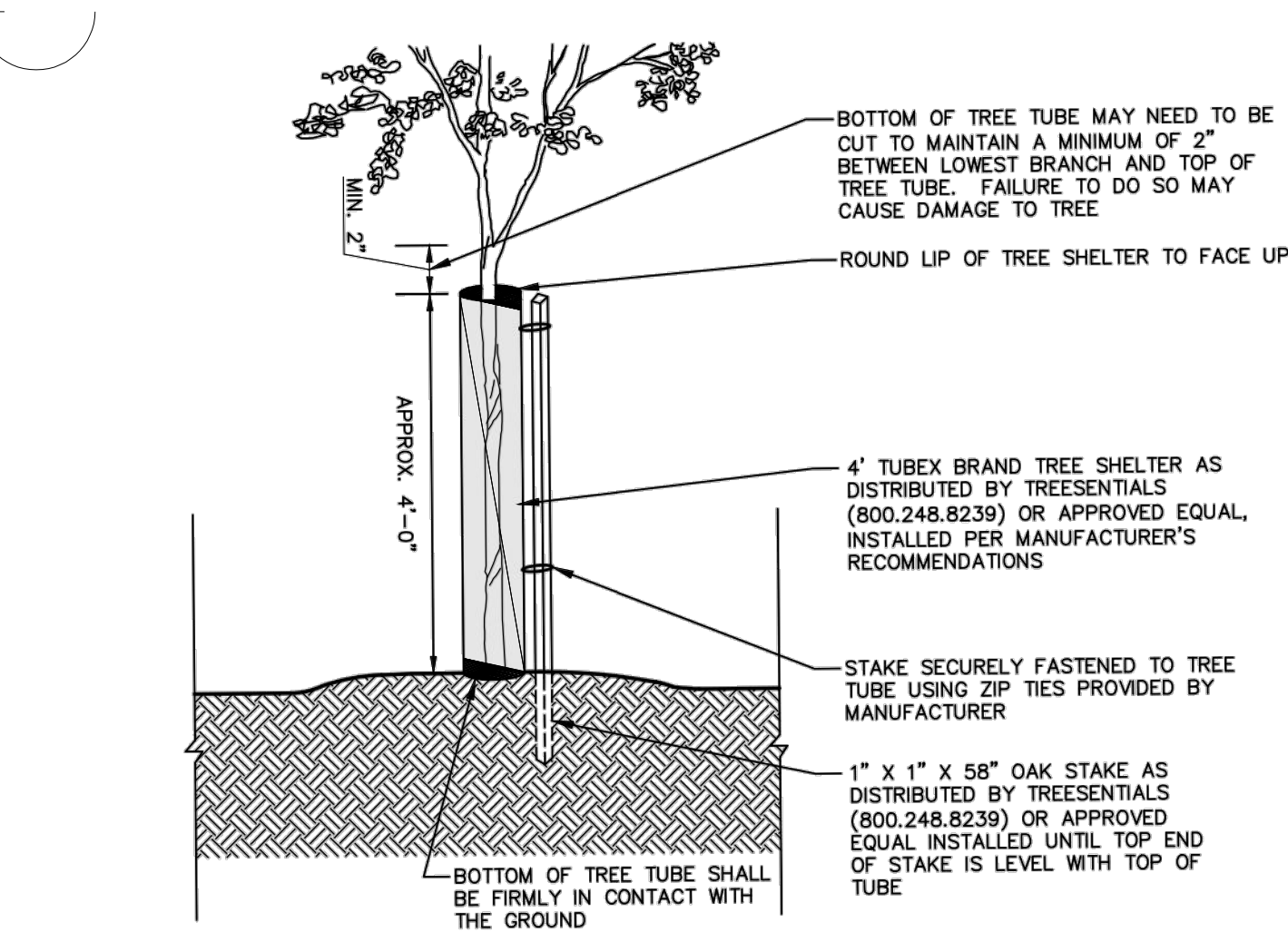


NOTES:

- ALL PLANTS TO BE SET PLUMB.
- REFER TO MITIGATION PLAN FOR SPACING OF INDIVIDUAL PLANTS.
- REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

2 CONTAINERIZED TREE PLANTING DETAIL

NTS



NOTE:

- TO AVOID DAMAGE TO TREE CANOPY DURING TREE SHELTER INSTALLATION, CONTRACTOR MAY BE REQUIRED TO SLICE THE TUBE ONCE, VERTICALLY ALONG THE PERFORATED LINE PROVIDED BY THE MANUFACTURER.

3 DEER PROTECTION DETAIL

NTS

NTS

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature: KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

8/24/2023

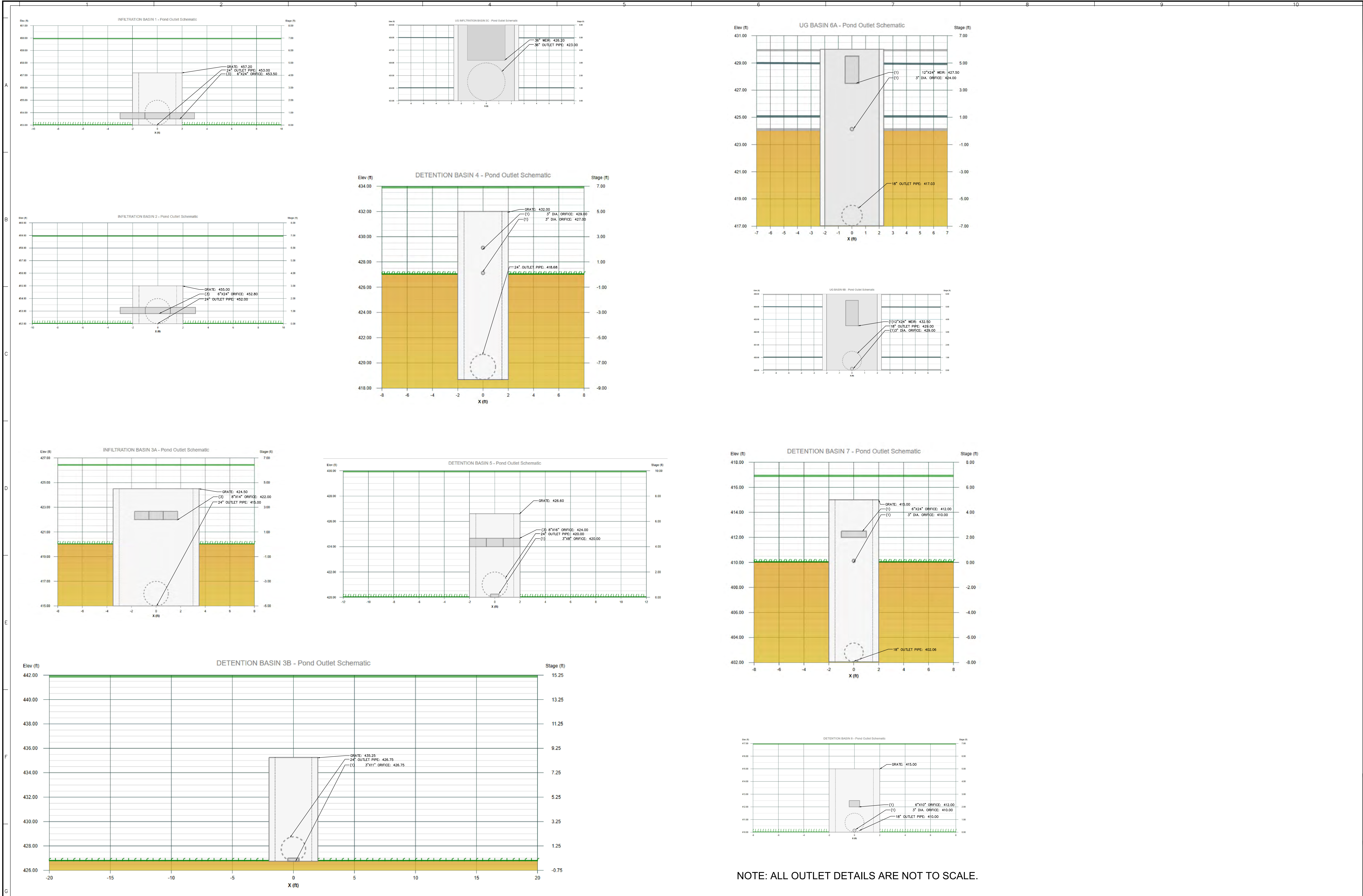
**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 16976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project: YORK INDUSTRIAL DEVELOPMENT  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title: PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS (RIPARIAN BUFFER NOTES AND DETAILS)

Project No. 200164401  
Date: 6/7/2023  
Drawn By: BGD  
Checked By: SMH  
Drawing No. CG-503  
Sheet 87 of 133





NOTE: ALL OUTLET DETAILS ARE NOT TO SCALE.

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

Signature

Date 8/24/2023

**LANGAN**

Langran Engineering and Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
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Project

**YORK INDUSTRIAL DEVELOPMENT**

DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS**

Project No. 200164401

Date 6/7/2023

Drawn By BGD

Checked By SMH

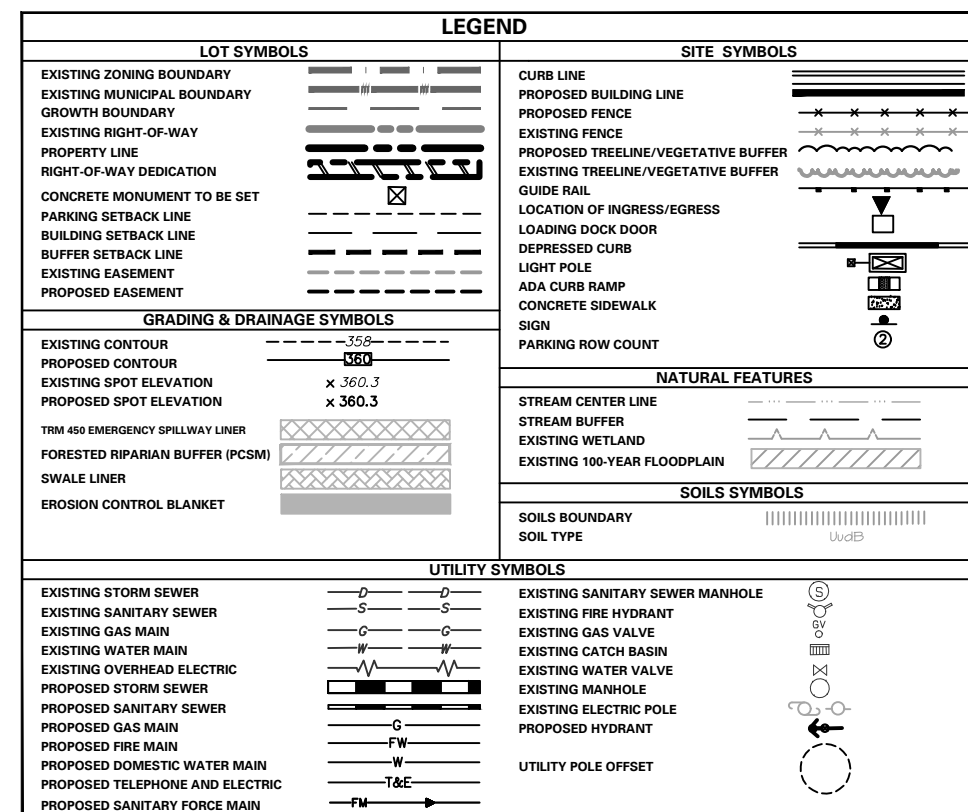
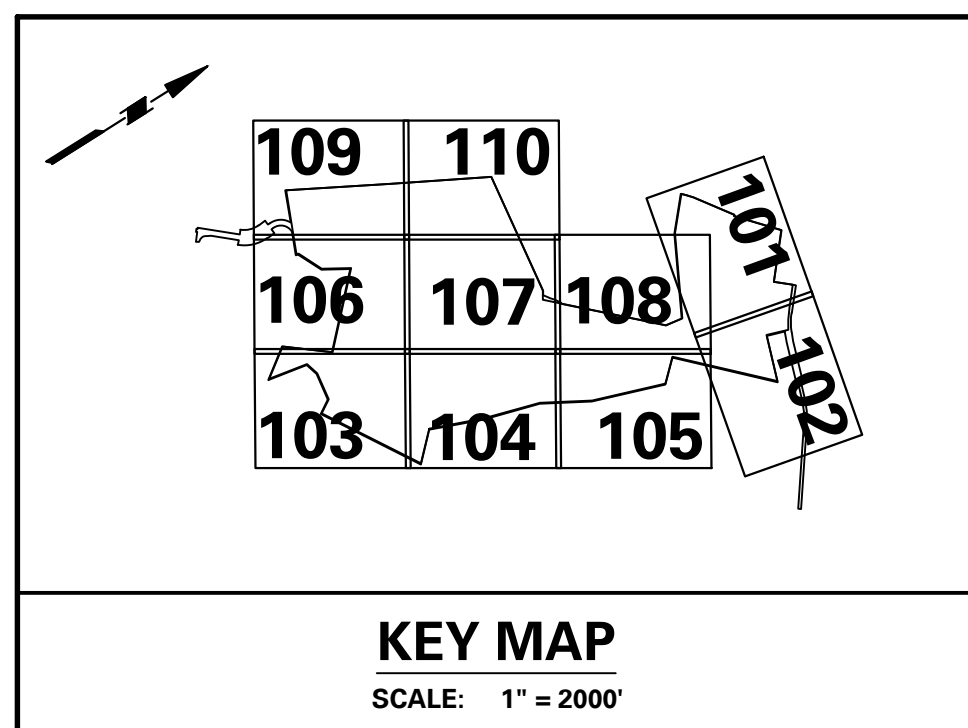
Drawing No. CG-504

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1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES TO LOCATE ALL UTILITIES AND TO ADJUST ALL EXISTING FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING UTILITIES.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS TO CONFIRM LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, GAS, TELEPHONE AND CABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND TO LOCATE THE SAME AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
3. THE LOCATION OF THE EXISTING GAS MAIN IS APPROXIMATE. THE DEPTH OF THE GAS MAIN SHALL BE CONFIRMED THROUGH A FIELD INVESTIGATION PRIOR TO CONSTRUCTION. A REPRESENTATIVE FROM THE ENERGY MAIN SHALL BE PRESENT FOR ANY FIELD WORK.
4. ALL GAS WORK AND OTHER ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
5. THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR SHOULD CONSULT LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION.
6. ALL CABLE WORK AND OTHER ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS. MINIMUM DEPTH OF COVER OVER ELECTRIC, GAS, AND CABLE SHALL BE 2 FT.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. ALL WATER MAINS ARE TO HAVE A MINIMUM COVER OF 4 FEET FROM THE TOP OF THE PIPE.
9. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF 10 FT BETWEEN SANITARY SEWER MAINS AND WATER MAINS. PROVIDE A 5 FT MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER MAINS AND ALL OTHER UTILITIES. PROVIDE A 5 FT MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER MAINS AND CONCRETE CURBS. A MINIMUM DISTANCE OF 10 FT SHALL BE PROVIDED BETWEEN ALL CONCRETE CURBS AND ALL OTHER UTILITIES.
10. ALL INSTALLED UTILITIES SHALL BE CLEARLY MARKED IN THE FIELD AS PER GOVERNING AGENCY.

11. TEMPORARY ALL-WEATHER SURFACE ACCESS ROADS CAPABLE OF SUPPORTING 30 TON EMERGENCY VEHICLES SHALL BE PROVIDED AT ALL TIMES FOR FIRE DEPARTMENT ACCESS TO ALL STRUCTURES UNDER CONSTRUCTION AND STORAGE OF COMBUSTIBLE CONSTRUCTION MATERIALS. ACCESS TO SUCH LOCATIONS SHALL BE WITHIN 126 FT AT ALL TIMES. THE FIRE ALL CLEARANCES IN PAVEMENT AREAS SHALL HAVE A PROTECTION BOX.
12. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND FEDERAL CONFINED SPACE RULES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A HYDROGEN SULFIDE SEWER SAFETY COATING SIMILAR TO THAT MANUFACTURED BY GRIFFIN PIPE PRODUCTS
14. FIRE LINES WILL BE SUBJECT TO MORE STRINGENT PRESSURE TESTING THAN THE OTHER WATER MAINS AS PRESCRIBED BY THE FIRE SUB-CODE OFFICIAL.
15. THERE SHALL BE A MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER LINES AND 12 INCH VERTICAL CLEARANCE BETWEEN WATER AND STORM SEWER LINES AT ALL CROSSINGS OR PROVIDE CONCRETE ENCASEMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR COORDINATING A PRE-CONSTRUCTION MEETING WITH ALL UTILITY COMPANIES PRIOR TO WORK.
17. CONTRACTOR SHALL MAINTAIN RECORDS OF INSTALLED UTILITY LINES AND PROVIDE TO OWNER, OWNER'S ENGINEER AND UTILITY COMPANIES FOR PURPOSES OF COMPLETING AS-BUILT PLANS FOR THE PROJECT. CONTRACTOR MUST PROVIDE LOCATIONS AND ELEVATIONS TO TOP OF CONDUIT AT 50 FOOT INTERVALS ALONG STRAIGHT SECTIONS OF UTILITY, AND AT ALL POINTS OF APPROPRIATE VERTICAL ALIGNMENT.
18. FOR ALL DRIVEWAYS, CONTRACTOR SHALL VERIFY THE VERTICAL DISTANCE FROM PAVEMENT SURFACE TO THE LOWEST POINT ABOVE THE OVERHEAD WIRES, AND COORDINATE WITH UTILITY COMPANY TO RAISE WIRE IF VERTICAL DISTANCE IS LESS THAN 17 FT.
19. SANITARY SEWER IS TO BE CONSTRUCTED WITH SDR-35 PVC PIPE FOR ALL PIPES LESS THAN 15" IN DEPTH. DUCTILE IRON PIPE (DIP) SHALL BE PROPOSED FOR ANY PIPES GREATER THAN 15" IN DEPTH.
20. REFER TO ARCHITECT PLANS FOR ELECTRICAL LAYOUT AND ALL SERVICE LOCATIONS AT THE BUILDINGS, INCLUDING METER LOCATIONS AND WIREWAYS.
21. FIRE HYDRANTS SHALL MEET THE SPECIFICATIONS OF THE TOWNSHIP FIRE DEPARTMENT.
22. ALL CONSTRUCTION MATERIALS, RESTORATION AND METHODS OF INSTALLATION IN STATE ROADS SHALL BE SUBJECT TO THE REQUIREMENTS AND APPROVAL OF MUNICIPALITY AND STATE.
23. THE CONTRACTOR SHALL PAY ALL FEES INCLUDING INSPECTION FEES, AND GIVE NOTICES NECESSARY FOR ANY INCIDENTAL TO THE EXECUTION OF THE PROJECT.
24. INSPECTION OF OR FAILURE TO INSPECT ANY MATERIALS OR WORKMANSHIP BY STATE, COUNTY OR TOWNSHIP OFFICIALS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM THE WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND LAWS.
25. WATER PIPES SHALL BE CONSTRUCTED USING C900 PVC PIPE OR APPROVED EQUAL. CONTRACTOR SHALL CONFIRM ALL PROPOSED WATER PIPE SIZES AND MATERIALS WITH THE OWNER, MEP ENGINEER, AND FIRE PROTECTION ENGINEER.
26. SANITARY SEWER SHALL BE CONSTRUCTED TO MEET TOWNSHIP STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER EXTENSIONS (LATEST EDITION).
27. WALL MOUNTED POST INDICATOR VALVES SHALL BE INSTALLED ON THE BUILDING AT ALL SPRINKLER RISER LOCATIONS. TO BE COORDINATED WITH MEP AND FIRE PROTECTION ENGINEER DRAWINGS.
28. THE DEPARTMENT SHALL PROVIDE A MINIMUM 1" SIGN WITH WHITE REFLECTIVE BACKGROUND WITH "4" RED LETTERING SHALL BE PROVIDED. THE SIGN SHOULD READ "FIRE DEPARTMENT" ON THE TOP LINE AND "CONNECTION" ON THE BOTTOM LINE. THE SIGN SHALL BE MOUNTED ABOVE THE FDC AT A MINIMUM HEIGHT 12 FT ABOVE FINISHED GRADE OR THE ROOF LINE.
29. FIRE RISER LATERALS MUST BE DUCTILE IRON PIPE (DIP). THE CONTRACTOR WILL BE RESPONSIBLE FOR TRANSITIONING FROM C900 PVC LEAD-INS TO DIP OUTSIDE THE BUILDING USING ONE PIECE STAINLESS STEEL AND INSTALLING THE RISERS. STAINLESS STEEL LEAD-INS TO TERMINATE AT 1 FOOT ABOVE FINISH GRADE. C900 PVC MUST BE CONVERTED TO DUCTILE IRON PIPE AT THE MINIMUM 4" BEFORE THEY ENTER THE BUILDING.
30. WATER SERVICE IS TO BE PROVIDED THROUGH THE EXISTING WATER MAIN. THE EXISTING WATER MAIN IN FOX RUN. SEWER SERVICE IS TO BE PROVIDED THROUGH A FORCE MAIN CONNECTION ON-SITE SEWER MAIN TO A SEWER EXTENSION WHICH WILL CONNECT TO THE EXISTING SEWER SYSTEM IN BULL ROAD.
31. THE ESTIMATED SEWER FLOW FOR THE DEVELOPMENT IS 56.775 GALLONS PER DAY (GPD), BASED ON THE PADEP EQUIVALENT DWELLING UNIT (EDU) RATE OF 400 GPD/EDU. THE ESTIMATED EDU'S FOR THE SITE ARE 142 EDU'S.
- 32.1. THE TOWNSHIP SANITARY SEWER FEE IS BASED ON DOVER TOWNSHIP'S EDU CONVERSION RATE OF 1 EDU = 230 GPD. THEREFORE THE WATER FEE WILL BE BASED ON 247 EDU'S (56.775 GPD / 230 GPD).
- 32.2. THE TOWNSHIP WATER SEWER BASH OR DOVER TOWNSHIP'S EDU CONVERSION RATE OF 1 EDU = 166 GPD. THEREFORE THE WATER FEE WILL BE BASED ON 342 EDU'S (56.775 GPD / 166 GPD).
33. THE ESTIMATED WATER USE FOR THE DEVELOPMENT IS 56.775 GALLONS PER DAY (GPD).
34. BOLT-DOWN LIDS SHOULD BE USED FOR ALL MANHOLES IN PAVED AREAS, OR LOW-LYING AREAS.



CONTACTS		
<b>CABLE</b> <b>COMCAST</b> 15 SUMMIT PARK DRIVE PITTSBURGH, PA 15275 PHONE: 814-380-0118	<b>GAS</b> <b>COLUMBIA GAS OF PENNSYLVANIA</b> 1600 COLONY ROAD DOVER, PA 17315 PHONE: 717-676-2149	<b>SEWER AUTHORITY</b> <b>DOVER TOWNSHIP PUBLIC WORKS</b> 2480 W CANVAL RD DOVER, PA 17315 PHONE: 717-292-3634 FAX: 717-292-1136
<b>ELECTRIC</b> <b>MET ED ELECTRIC</b> 2800 POTTSVILLE PKE READING, PA 19605 PHONE: 610-921-6157	<b>WATER</b> <b>DOVER TOWNSHIP PUBLIC WORKS</b> 2480 W CANVAL RD DOVER, PA 17315 PHONE: 717-292-3634 FAX: 717-292-1136	<b>TOWNSHIP ENGINEER</b> <b>C.S. DAVIDSON - YORK OFFICE</b> 38 NORTH DUKE STREET YORK, PA 17401 PHONE: 717-846-4805
<b>TELECOMMUNICATIONS</b> <b>VERIZON</b> 21 S BEAVER STREET YORK, PA 17401 PHONE: 717-771-5298		

**ENGINEERING & ENVIRONMENTAL SERVICES**  
2700 Kelly Road, Suite 200  
Warrington, PA 18976-3653  
P: 215.491.6500 F: 215.491.6501

**APPLICANT/OWNER**  
**BULL CANAL DOVER OWNER LLC**  
**845 TEXAS AVENUE, SUITE 3300**  
**HOUSTON, TX 77002**  
**PHONE: 678-699-7594**

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

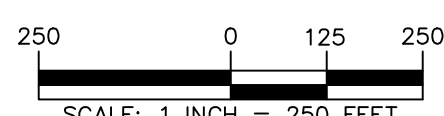
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CALL BEFORE YOU  
PENNSYLVANIA LAW RE  
(3) WORKING DAYS NOT  
CONSTRUCTION PHASE  
(10) WORKING DAYS IN DES  
--- STOP & CALL

Pennsylvania One Call System, Inc.  
1-800-242-1776



SERIAL NUMBER, 20221664559-00



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Date	Description	No.
Revisions		

8/2

Signature

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976

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YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA

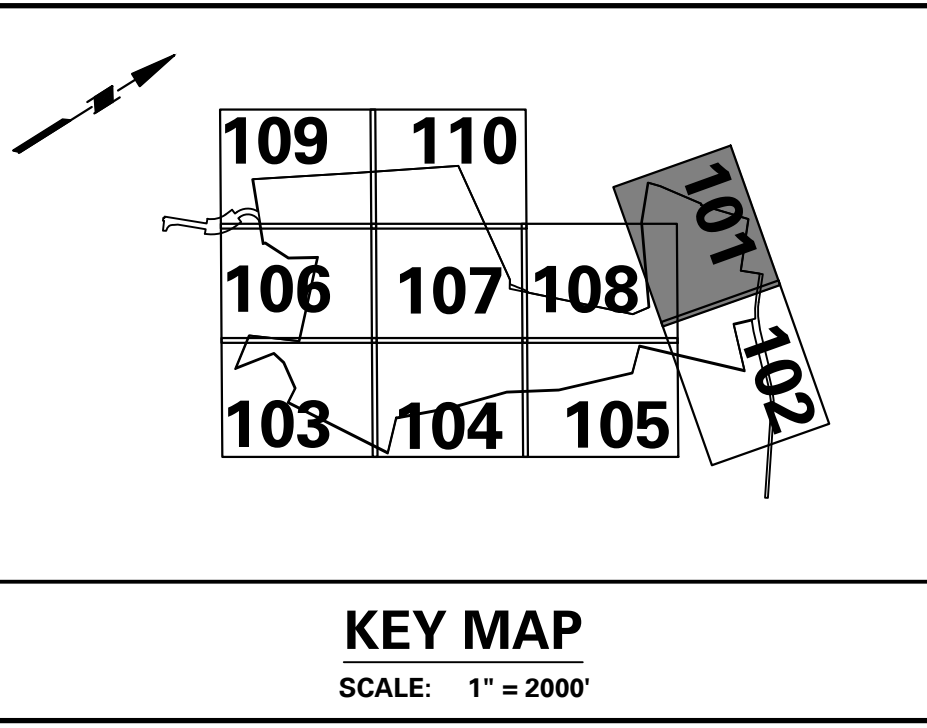
Drawing Title

**PRELIMINARY  
MASTER UTILITY PLAN  
(RECORD PLAN)**

MR

\_\_\_\_\_





# LANGAN

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**BULL CANAL DOVER OWNER LLC**  
**845 TEXAS AVENUE, SUITE 3300**  
**HOUSTON, TX 77002**  
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RIAL NUMBER, 20221664559-000



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Signature \_\_\_\_\_ 8/24/15

KEITH S. OTTER  
PROFESSIONAL ENGINEER, P.E. LIC. No. PE 0745

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Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
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Project

# YORK INDUSTRIAL DEVELOPMENT

YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA

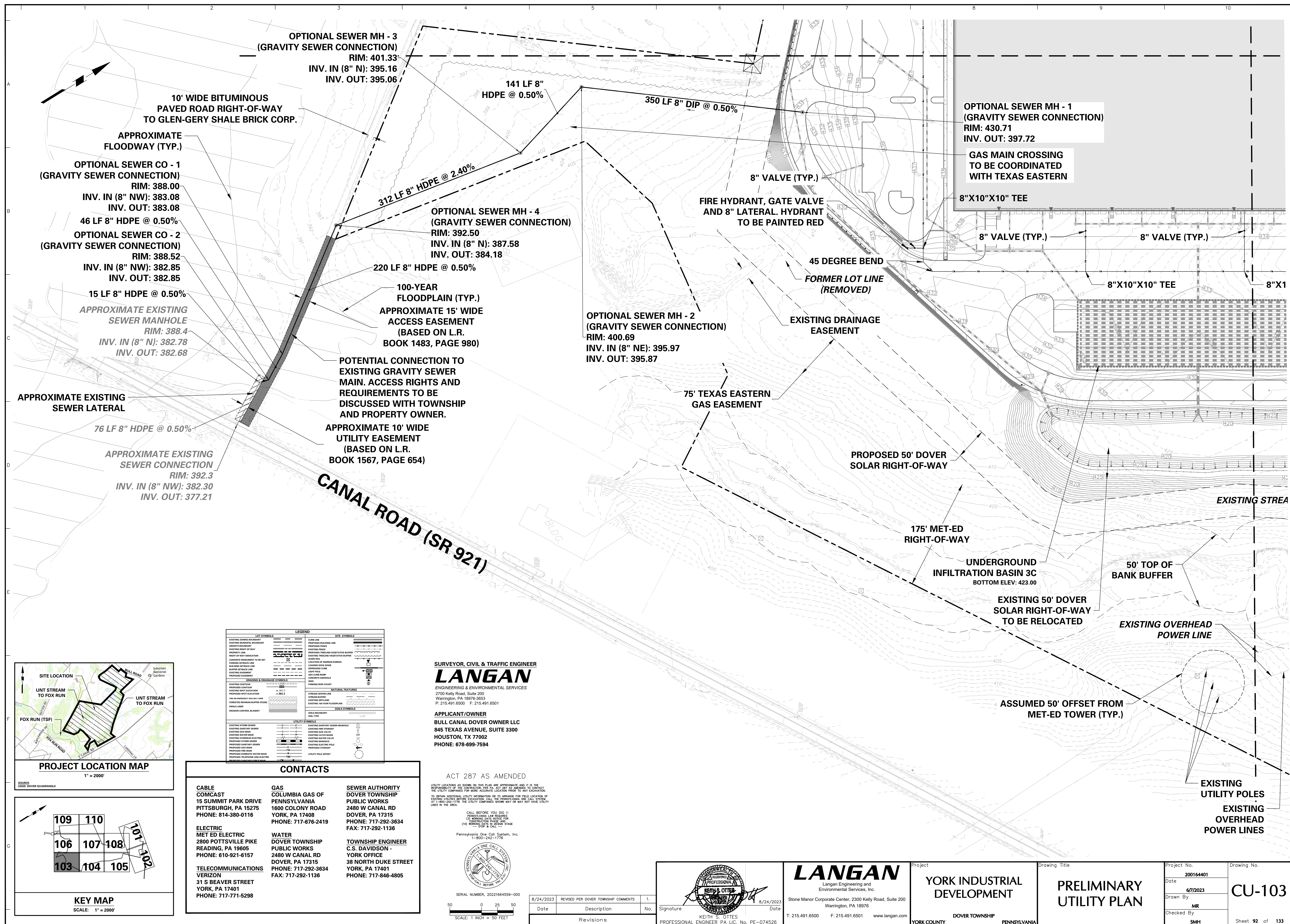
# PRELIMINARY UTILITY PLAN

Project No.	Drawing No.
200164401	CU-101
Date	
6/7/2023	
Drawn By	
MR	Sheet 90 of 133
Checked By	
SMH	





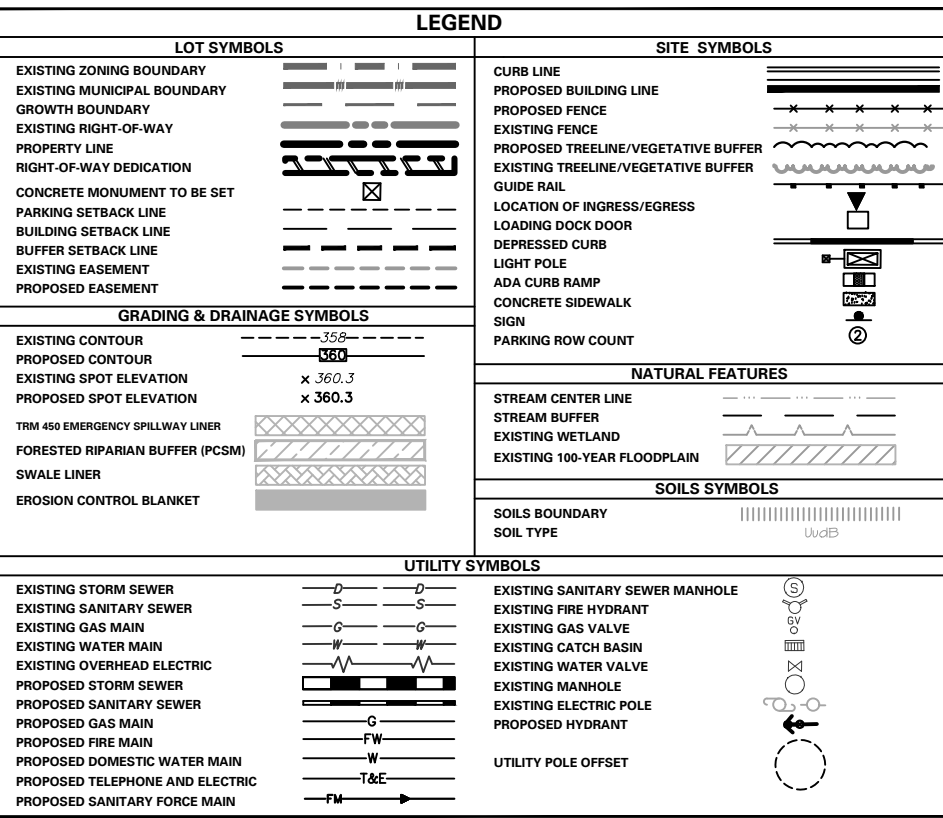
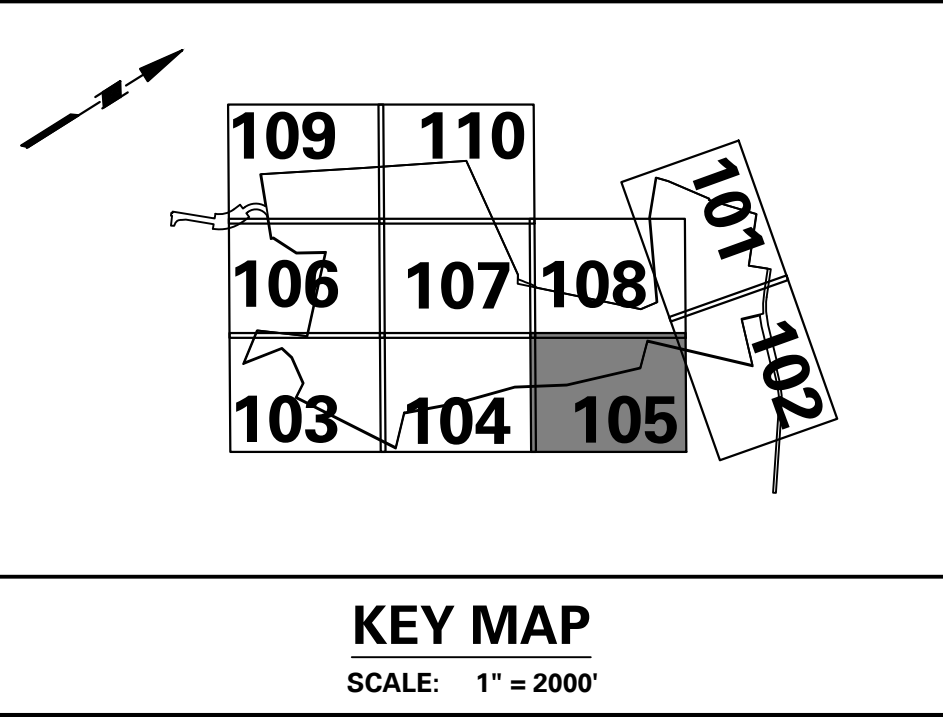
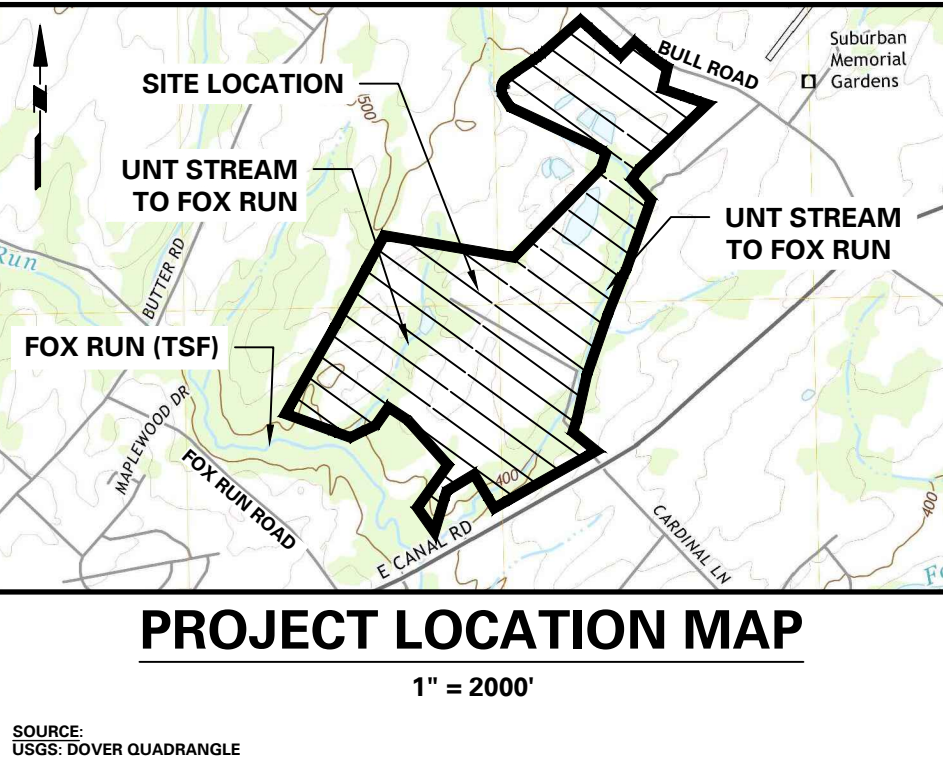
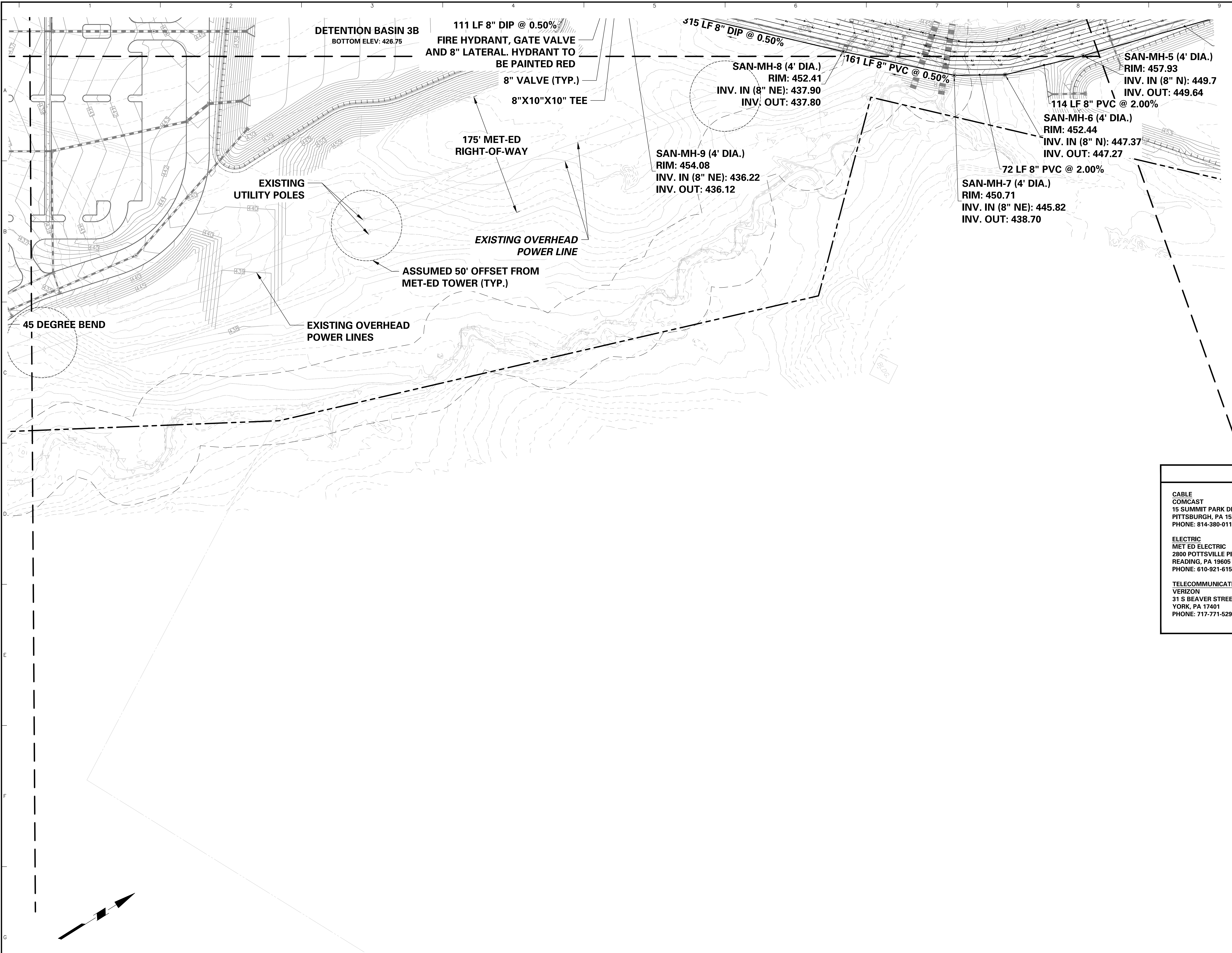












CONTACTS

CABLE  
COMCAST  
15 SUMMIT PARK DRIVE  
PITTSBURGH, PA 15275  
PHONE: 814-380-0116

ELECTRIC  
MET ED ELECTRIC  
2800 POTTSVILLE PIKE  
READING, PA 19605  
PHONE: 610-921-6157

TELECOMMUNICATIONS  
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PHONE: 717-771-5298

GAS  
COLUMBIA GAS OF PENNSYLVANIA  
1600 COLONY ROAD  
YORK, PA 17408  
PHONE: 717-676-2419

WATER  
DOVER TOWNSHIP PUBLIC WORKS  
2480 W CANAL RD  
DOVER, PA 17315  
PHONE: 717-292-3634  
FAX: 717-292-1136

SEWER AUTHORITY  
DOVER TOWNSHIP PUBLIC WORKS  
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PHONE: 717-292-3634  
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TOWNSHIP ENGINEER  
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PHONE: 678-699-7594

ACT 287 AS AMENDED

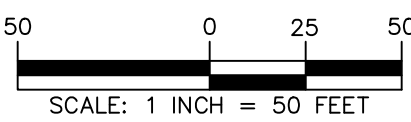
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UTILITY LOCATIONS TO BE DETERMINED  
BEFORE ANY EXCAVATION

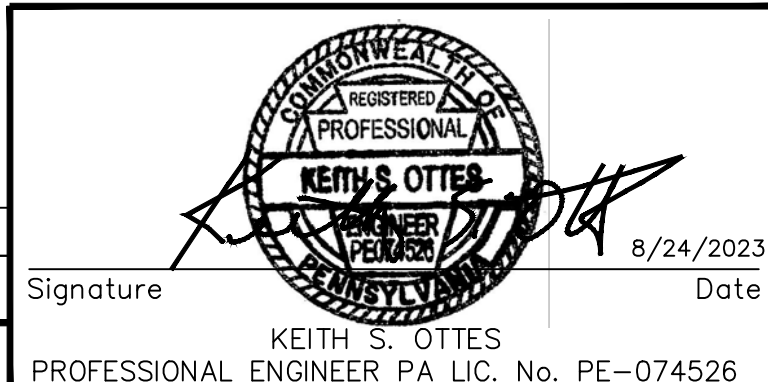
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Date	Description	No.
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Project  
YORK INDUSTRIAL DEVELOPMENT  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

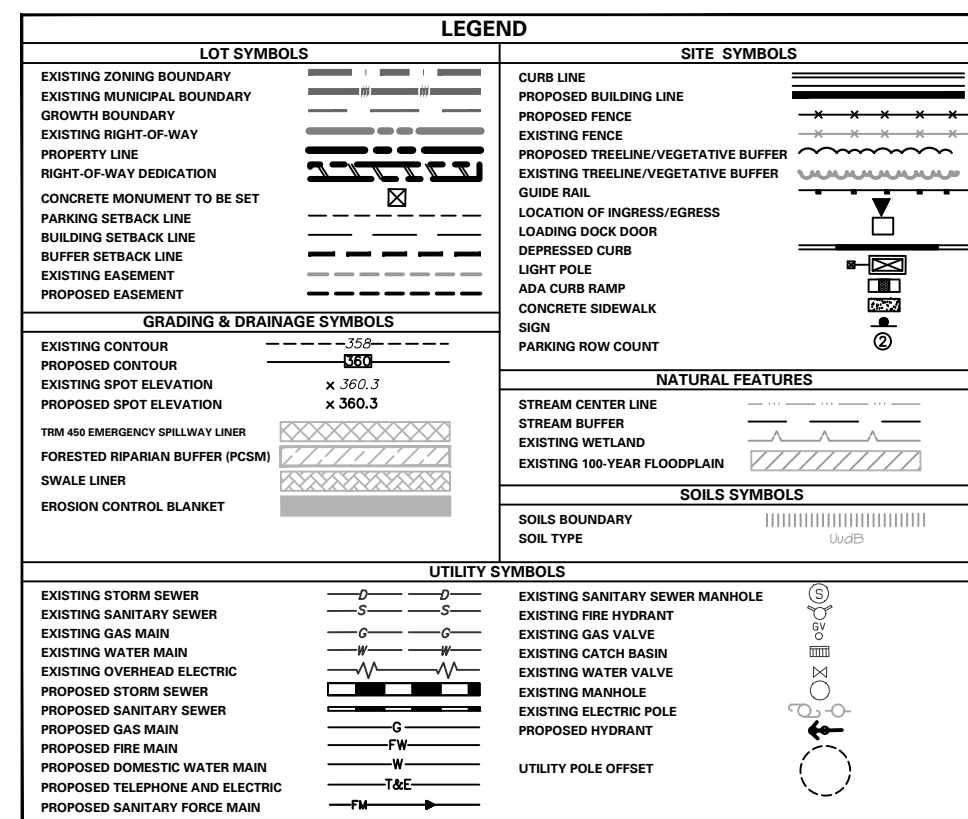
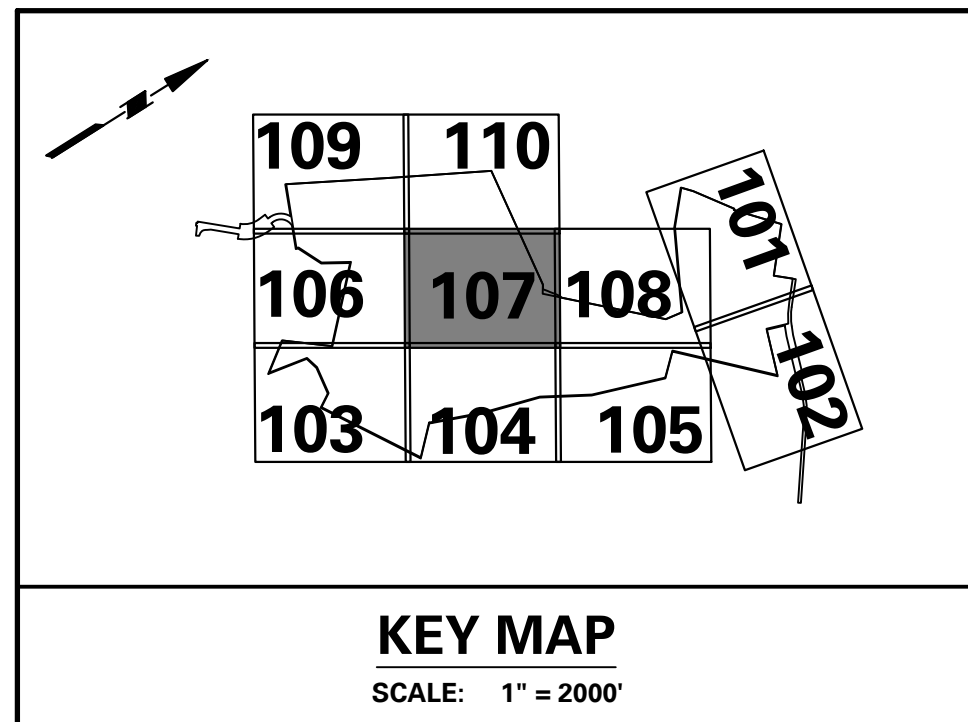
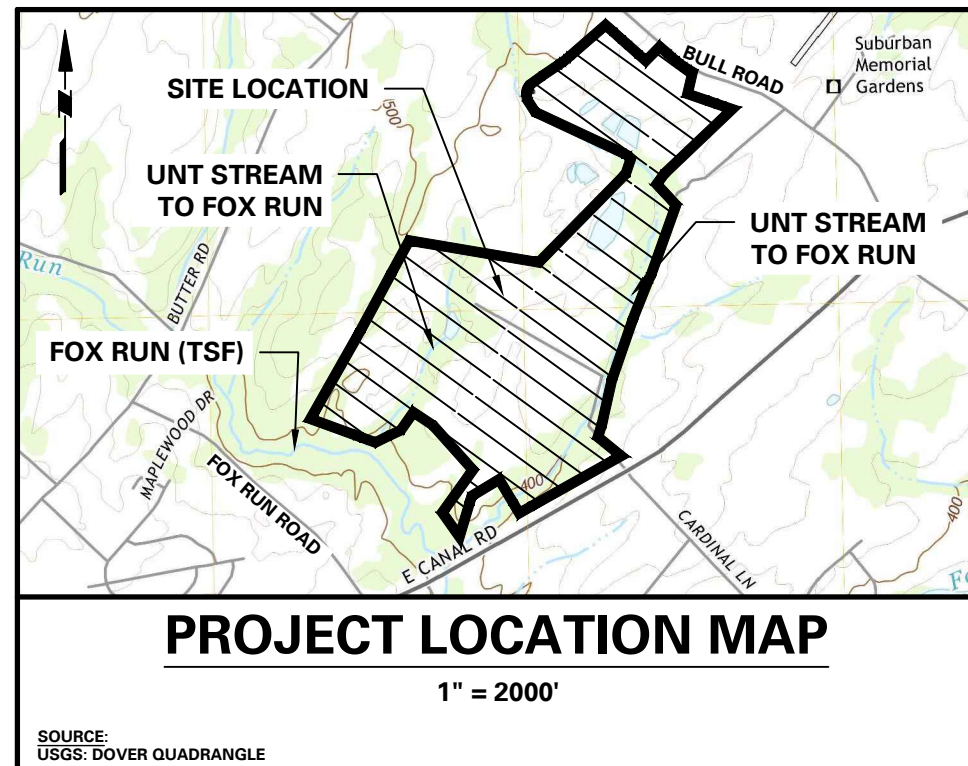
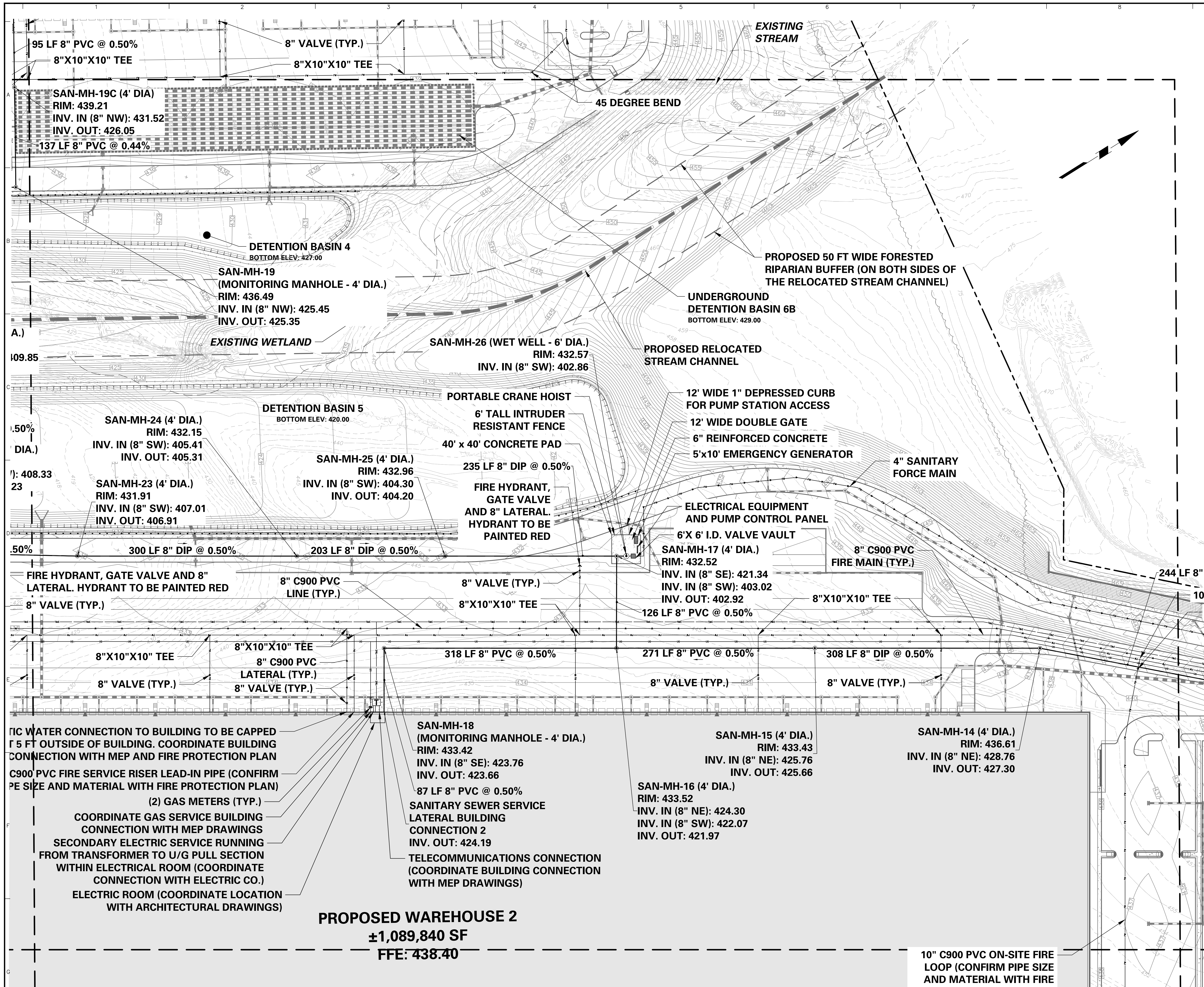
Drawing Title  
PRELIMINARY UTILITY PLAN

Project No.  
200164401  
Date  
6/7/2023  
Drawn By  
MR  
Checked By  
SMH  
Drawing No.  
CU-105  
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CONTACTS

CABLE  
COMCAST  
15 SUMMIT PARK DRIVE  
PITTSBURGH, PA 15275  
PHONE: 814-380-0116

ELECTRIC  
MET ED ELECTRIC  
2800 POTTSVILLE PIKE  
READING, PA 19605  
PHONE: 610-921-6157

TELECOMMUNICATIONS  
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YORK, PA 17401  
PHONE: 717-771-5298

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1600 COLONY ROAD  
YORK, PA 17408  
PHONE: 717-676-2419

SEWER AUTHORITY  
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2480 W CANAL RD  
DOVER, PA 17315  
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YORK, PA 17401  
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SURVEYOR, CIVIL & TRAFFIC ENGINEER

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Warrington, PA 16976-3553  
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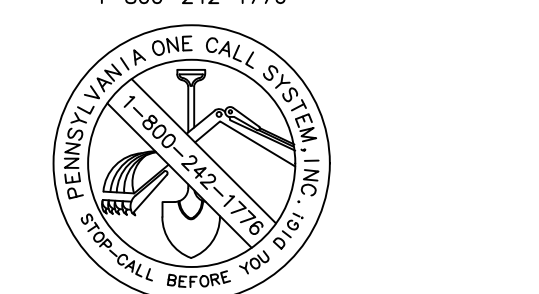
APPLICANT/OWNER  
BULL CANAL DOVER OWNER LLC  
845 TEXAS AVENUE, SUITE 3300  
HOUSTON, TX 77002  
PHONE: 678-699-7594

ACT 287 AS AMENDED

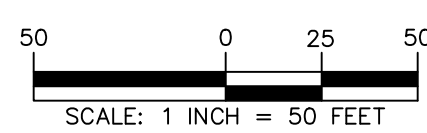
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CONSTRUCTION PLACES AND/OR  
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1-800-484-1776



SERIAL NUMBER: 20221664559-000



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Date	Description	No.
Revisions		

Signature  
KEITH S. OTTIE  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

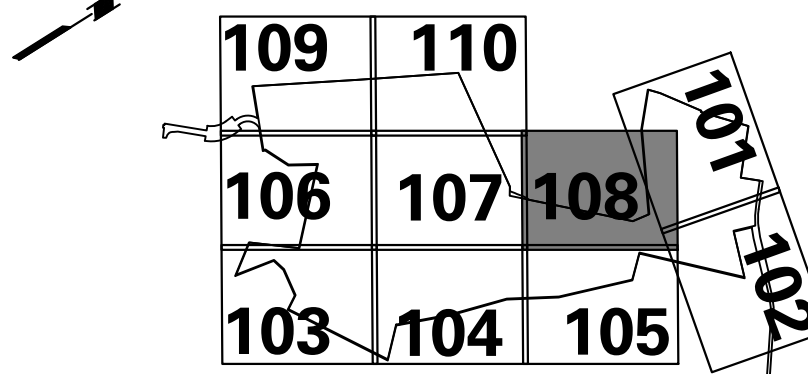
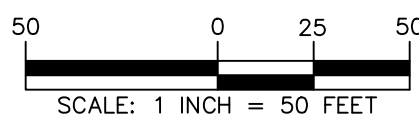
**LANGAN**  
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Warrington, PA 16976  
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Project  
YORK INDUSTRIAL DEVELOPMENT  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
PRELIMINARY UTILITY PLAN

Project No.  
200164401  
Date  
6/7/2023  
Drawn By  
MR  
Checked By  
SMH  
Drawing No.  
CU-107  
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Est No.	Drawing No.
200164401	CU-10.
6/7/2023	
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MR	
ed By	Sheet 97 of 1
SMH	







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<b>CABLE</b> <b>COMCAST</b> <b>15 SUMMIT PARK DRIVE</b> <b>PITTSBURGH, PA 15275</b> <b>PHONE: 814-380-0116</b>	<b>GAS</b> <b>COLUMBIA GAS OF</b> <b>PENNSYLVANIA</b> <b>1600 COLONY ROAD</b> <b>YORK, PA 17408</b> <b>PHONE: 717-676-2419</b>	<b>SEWER AUTHORITY</b> <b>DOVER TOWNSHIP</b> <b>PUBLIC WORKS</b> <b>2480 W CANAL RD</b> <b>DOVER, PA 17315</b> <b>PHONE: 717-292-3634</b> <b>FAX: 717-292-1136</b>
<b>ELECTRIC</b> <b>MET ED ELECTRIC</b> <b>2800 POTTSVILLE PIKE</b> <b>READING, PA 19605</b> <b>PHONE: 610-921-6157</b>	<b>WATER</b> <b>DOVER TOWNSHIP</b> <b>PUBLIC WORKS</b> <b>2480 W CANAL RD</b> <b>DOVER, PA 17315</b> <b>PHONE: 717-292-3634</b> <b>FAX: 717-292-1136</b>	<b>TOWNSHIP ENGINEER</b> <b>G.S. DAVIDSON -</b> <b>WORK OFFICE</b> <b>38 NORTH DUKE STREET</b> <b>YORK, PA 17401</b> <b>PHONE: 717-846-4805</b>
<b><u>TELECOMMUNICATIONS</u></b> <b>VERIZON</b> <b>31 S BEAVER STREET</b> <b>YORK, PA 17401</b> <b>PHONE: 717-771-5298</b>		

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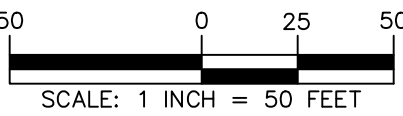
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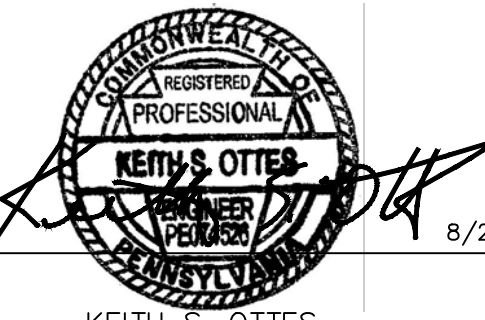
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Revisions		



Signature  Date \_\_\_\_\_  
KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

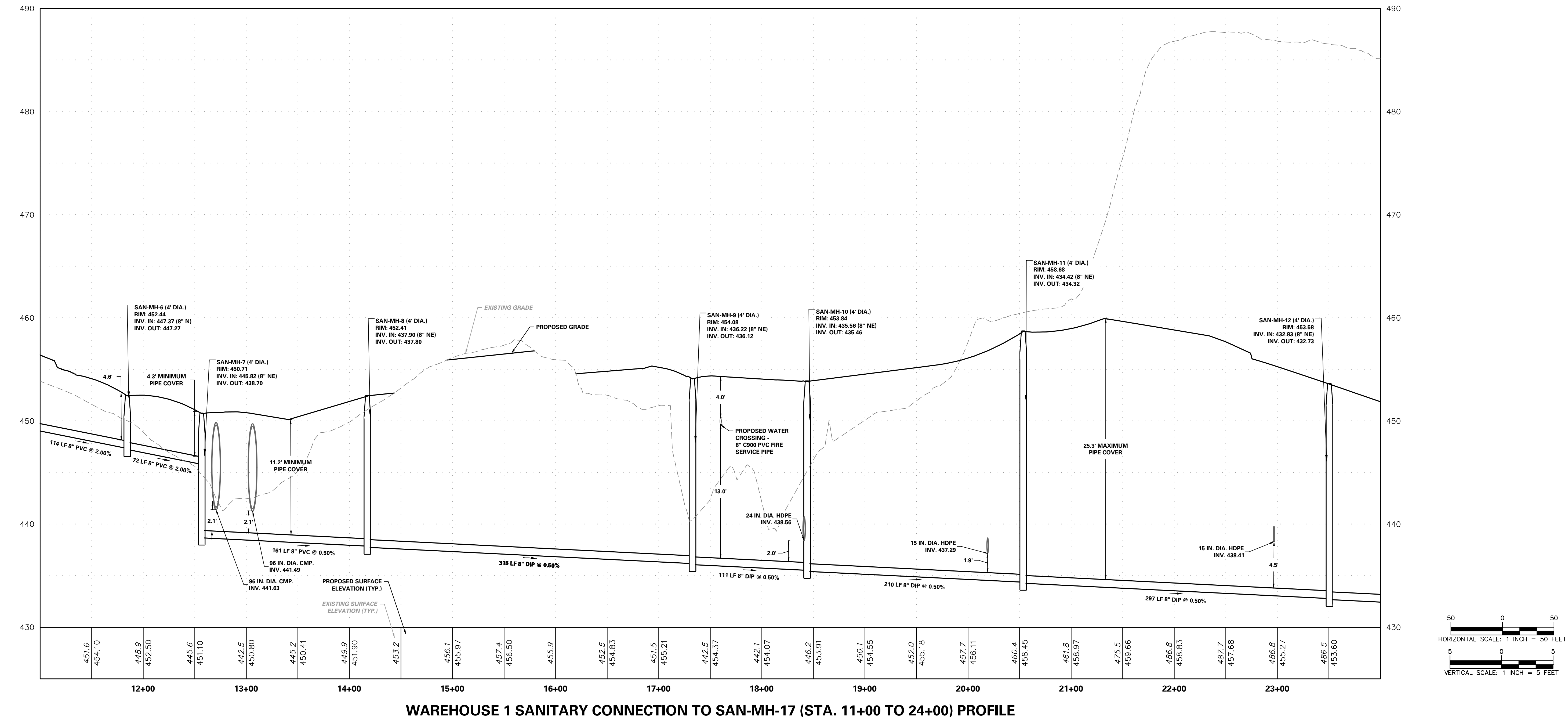
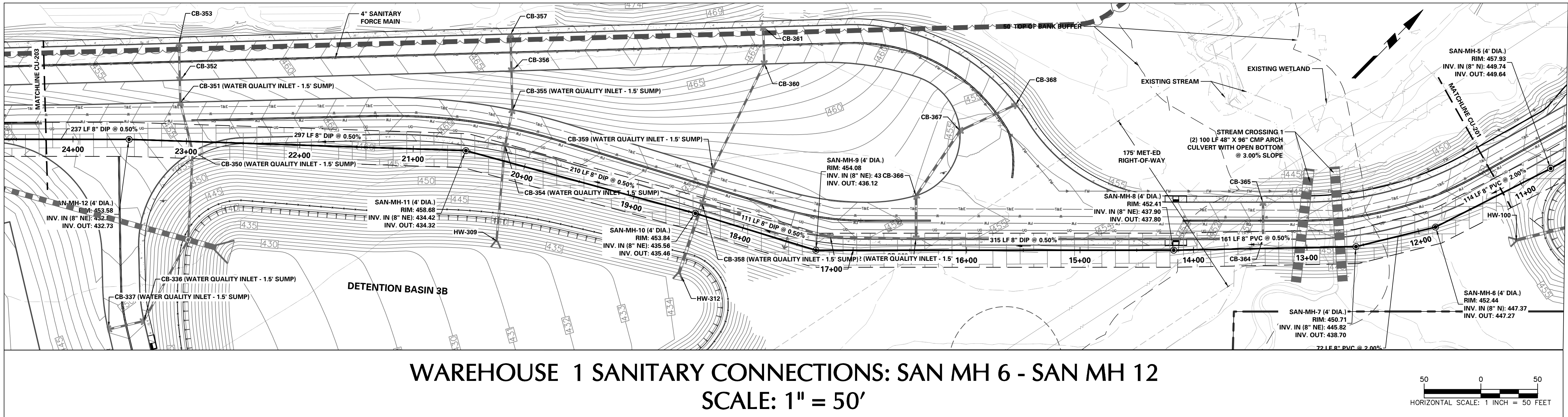
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DOVER TOWNSHIP

# PRELIMINARY UTILITY PLAN

Checked By





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Professional Engineer Seal for Keith S. Ottes, PE, No. 074526, State of Pennsylvania.

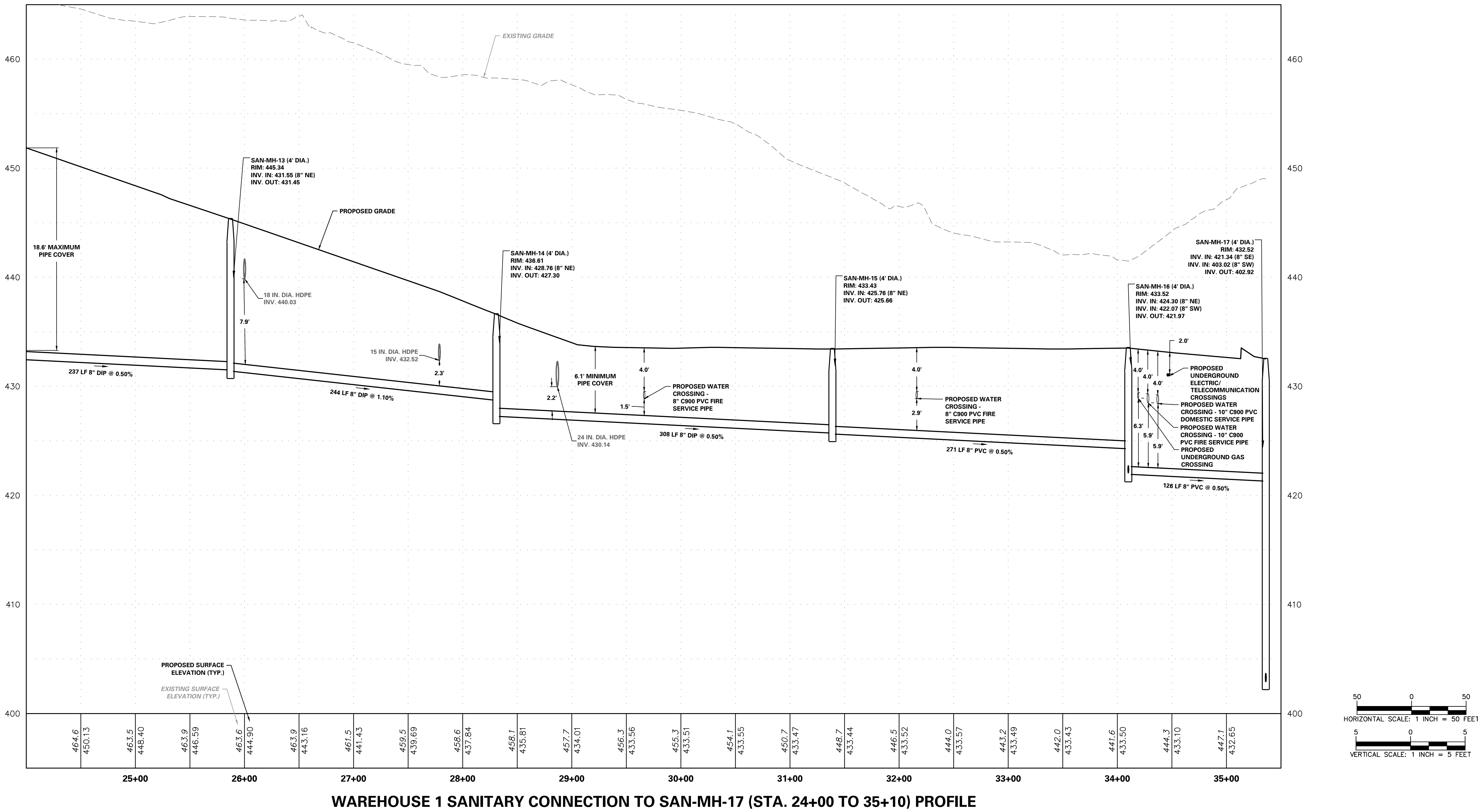
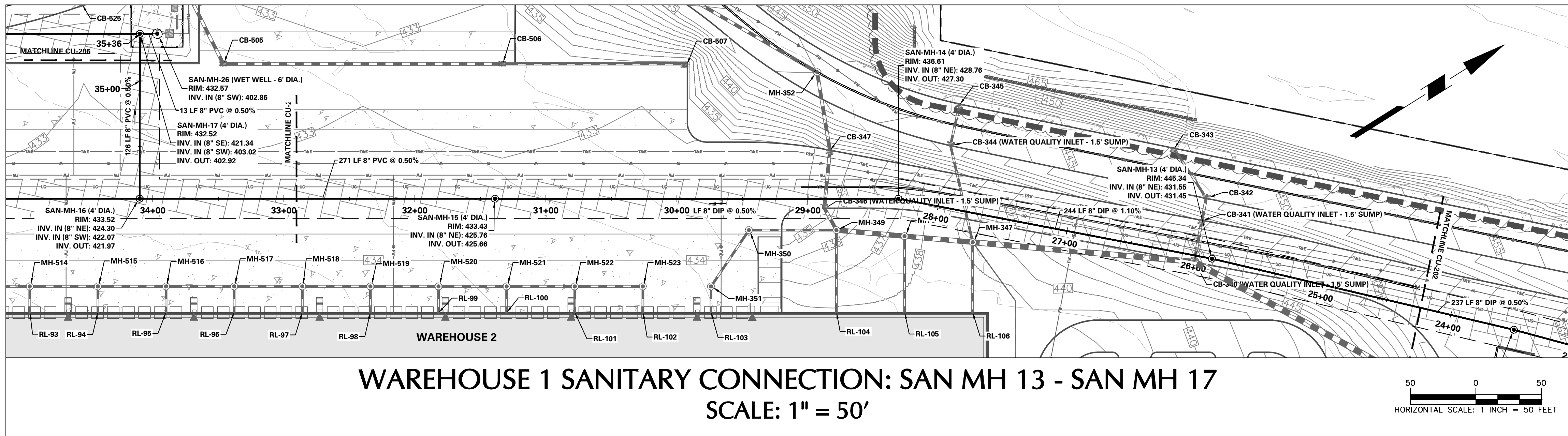
**LANGAN**  
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Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 18976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY SANITARY SEWER PROFILES**

Project No. <b>200164401</b>	Drawing No. <b>CU-202</b>
Date <b>6/7/2023</b>	
Drawn By <b>BCD</b>	
Checked By <b>SMH</b>	
	Sheet <b>101</b> of <b>133</b>





Date	Description	No.
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Signature  
KEITH S. OTTIE  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
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Warrington, PA 18976  
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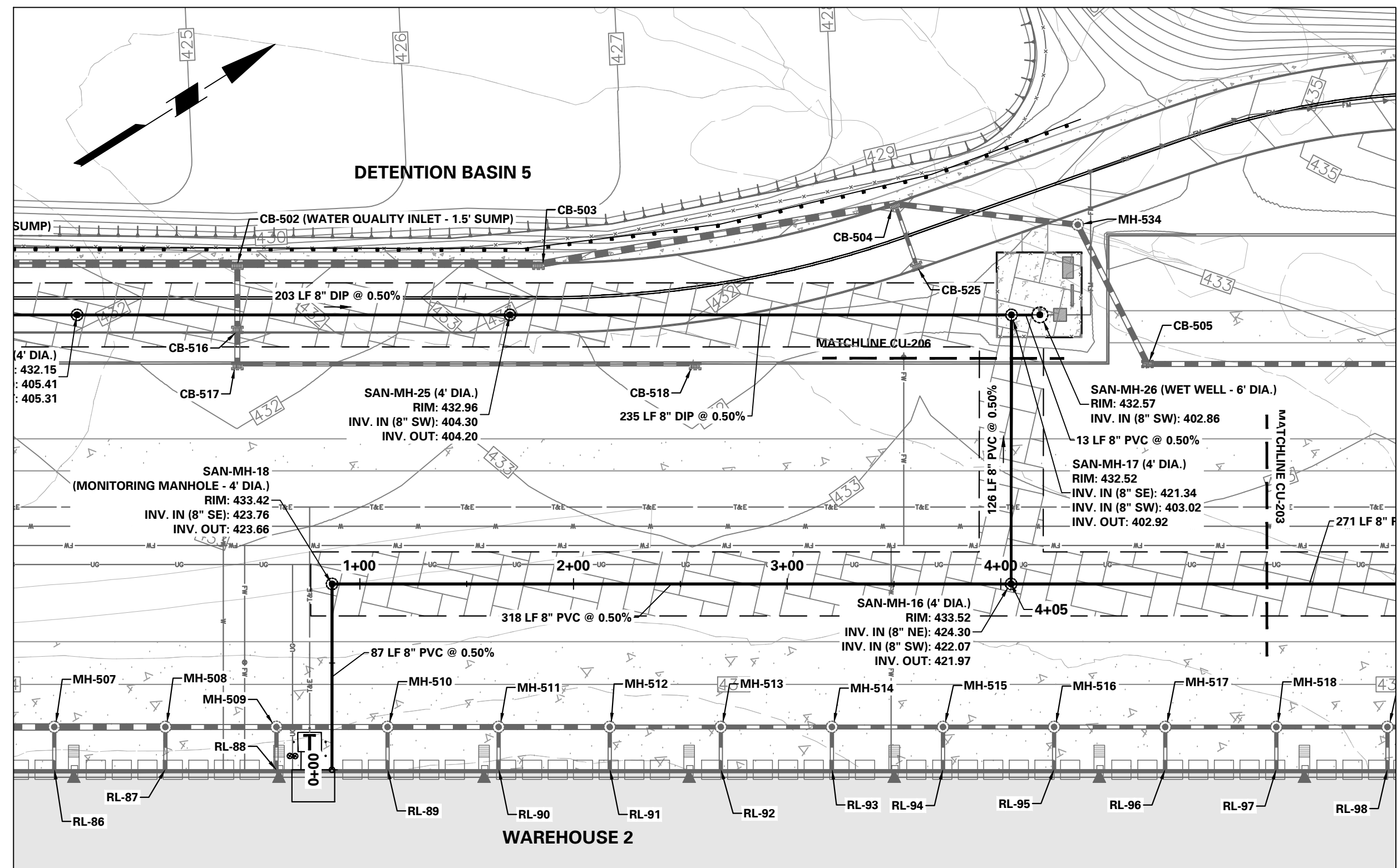
Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY SANITARY SEWER PROFILES**

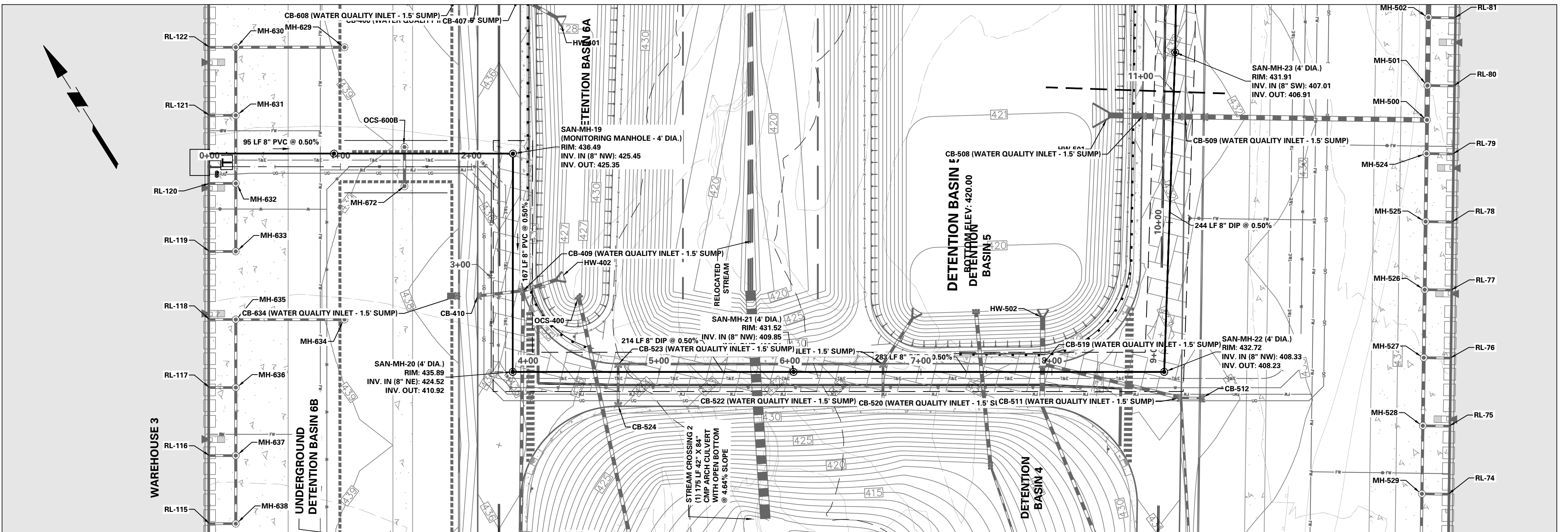
Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**BGD**  
Checked By  
**SMH**

Drawing No.  
**CU-203**  
Sheet **102** of **133**

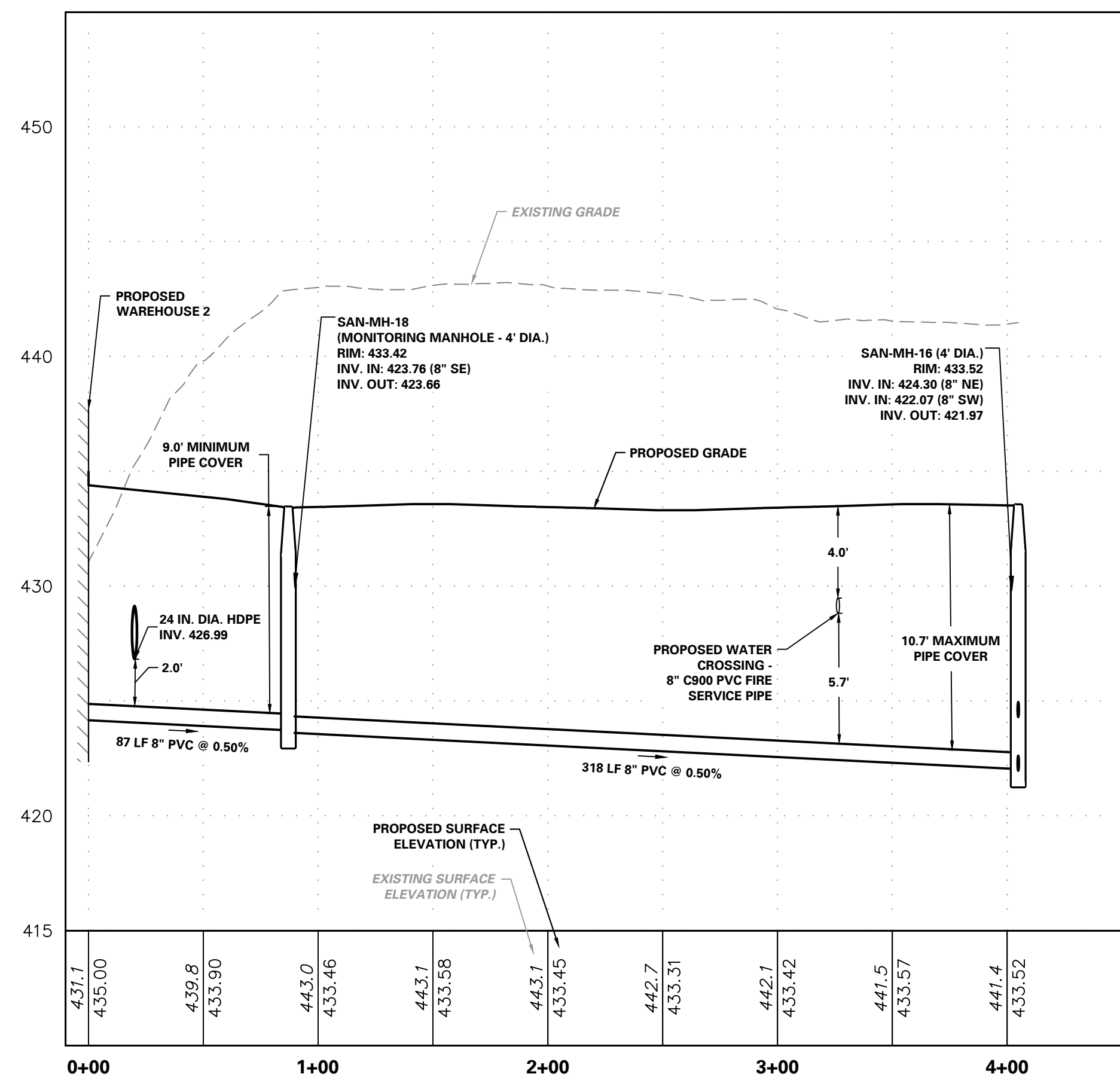




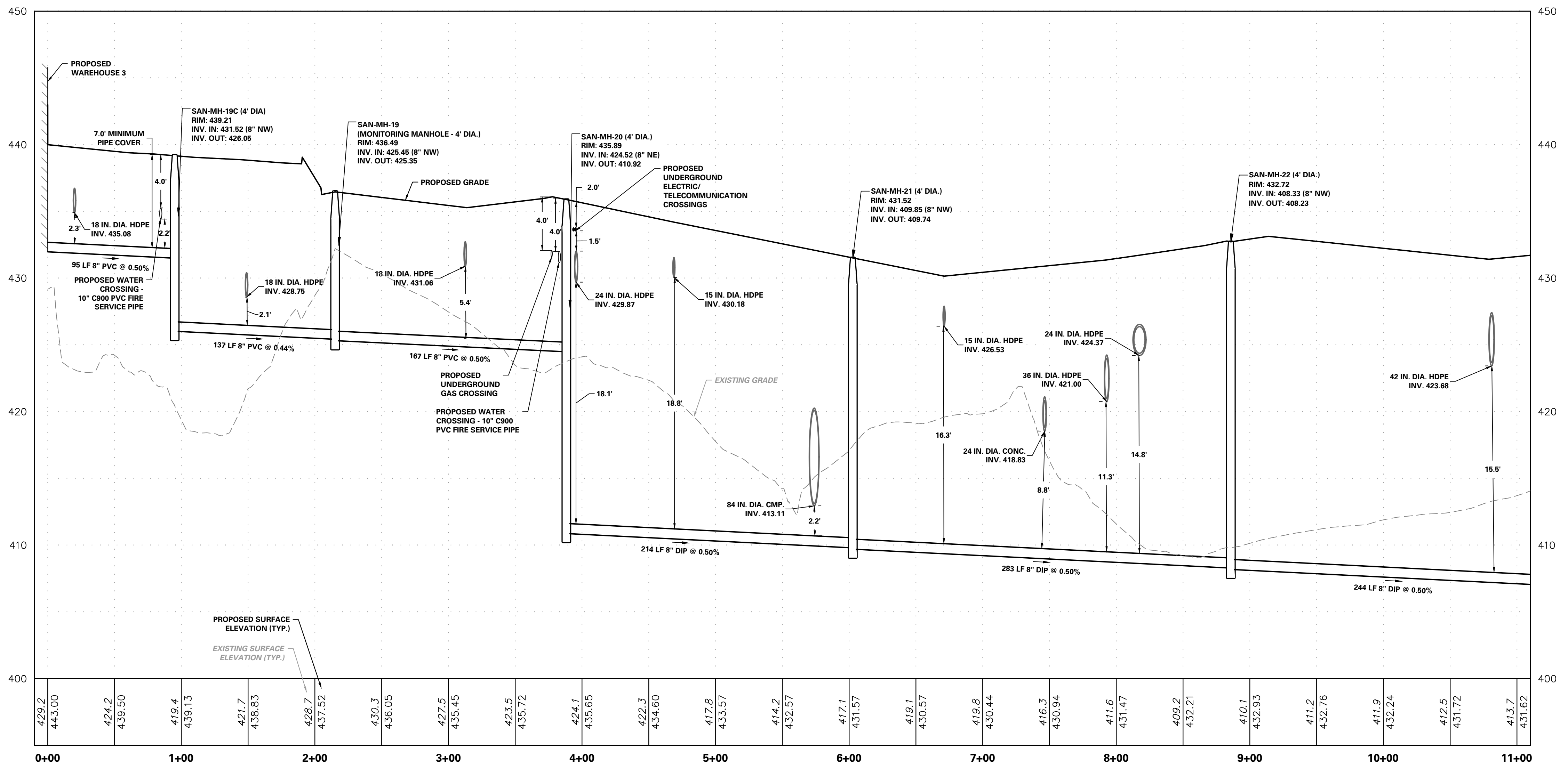
WAREHOUSE 2 SANITARY CONNECTION: SAN MH 18 - SAN MH 16  
SCALE: 1" = 50'



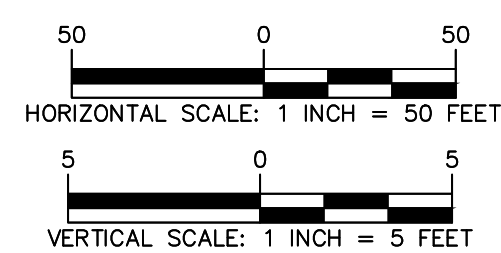
WAREHOUSE 3 SANITARY CONNECTION: WAREHOUSE 3 - SAN MH 22  
SCALE: 1" = 50'



WAREHOUSE 2 SANITARY CONNECTION TO SAN-MH-16 PROFILE



WAREHOUSE 3 SANITARY CONNECTION TO SAN-MH-26 (STA 0+00 TO 11+00) PROFILE

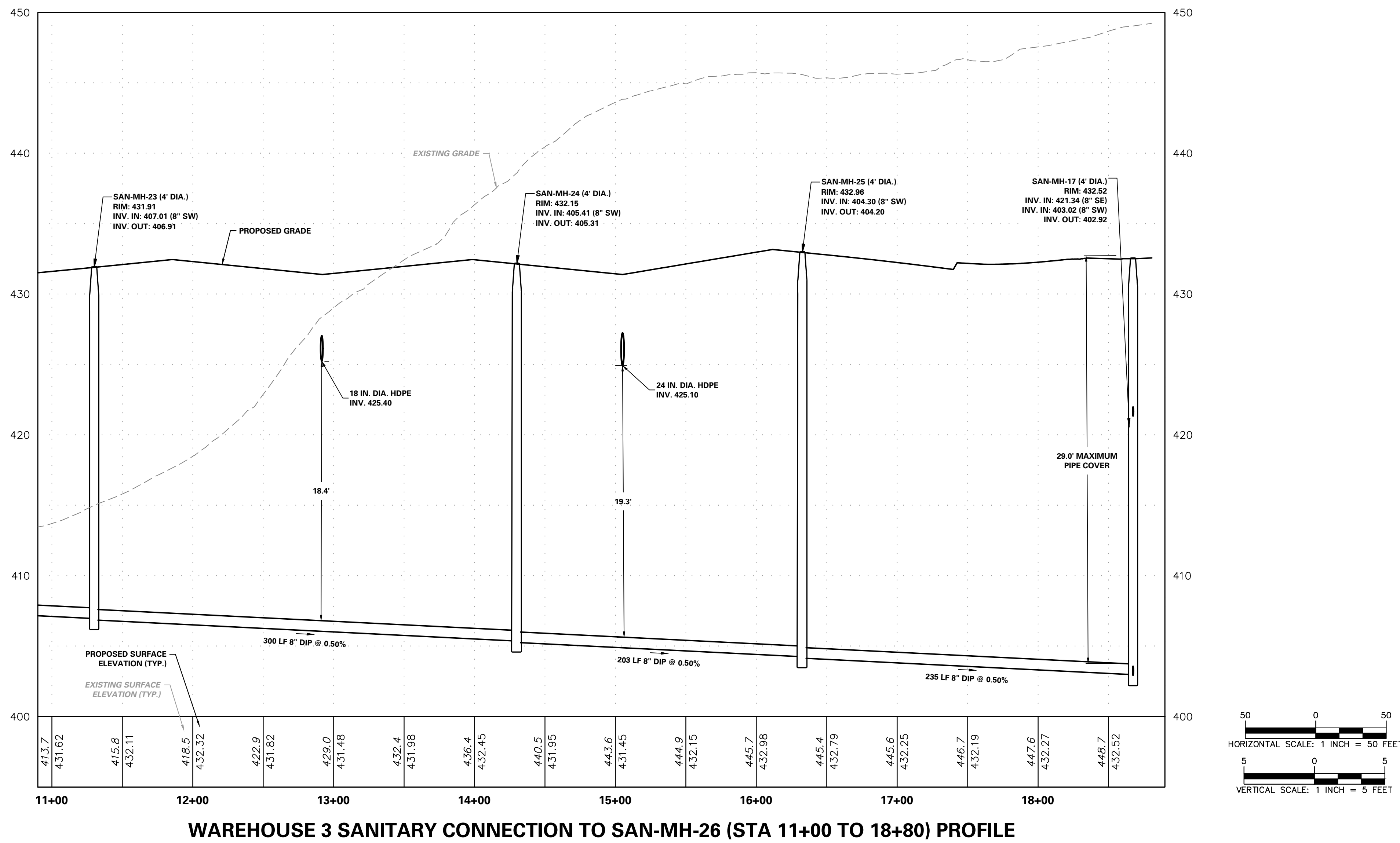
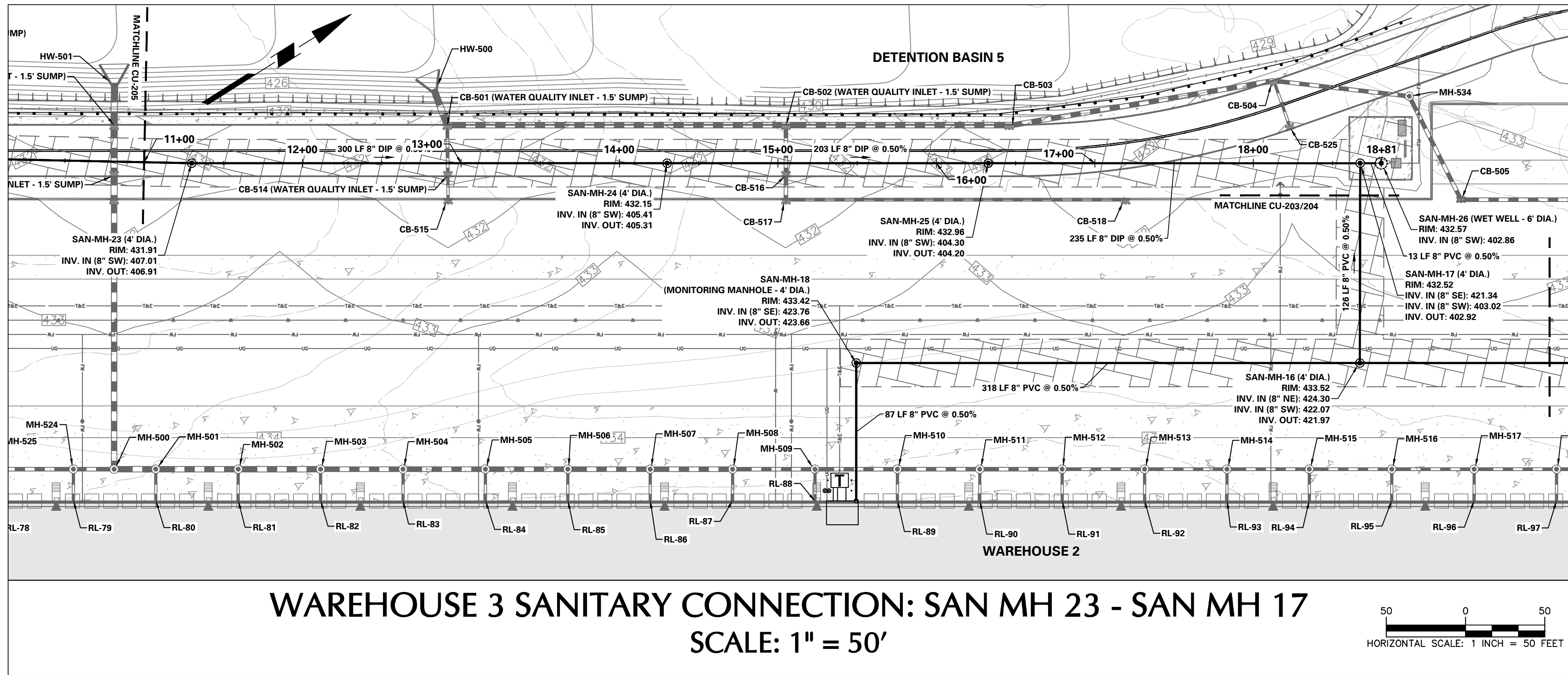


8/24/2023 Date		REVISED PER DOVER TOWNSHIP COMMENTS Description		1. No.	
Signature		KEITH S. OTTE		8/24/2023 Date	
Professional Engineer PA Lic. No. PE-074526		Langan Engineering and Environmental Services, Inc. Stone Manor Corporate Center, 2300 Kelly Road, Suite 200 Warrington, PA 18976 T: 215.491.6500 F: 215.491.6501 www.langan.com		YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA	

Project No. 200164401		Drawing No. CU-204	
Date 6/7/2023		Sheet 103 of 133	
Drawn By BGD			
Checked By SMH			

Project YORK INDUSTRIAL DEVELOPMENT		Drawing Title PRELIMINARY SANITARY SEWER PROFILES	
DOVER TOWNSHIP			





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature  
KEITH S. OTTIE  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

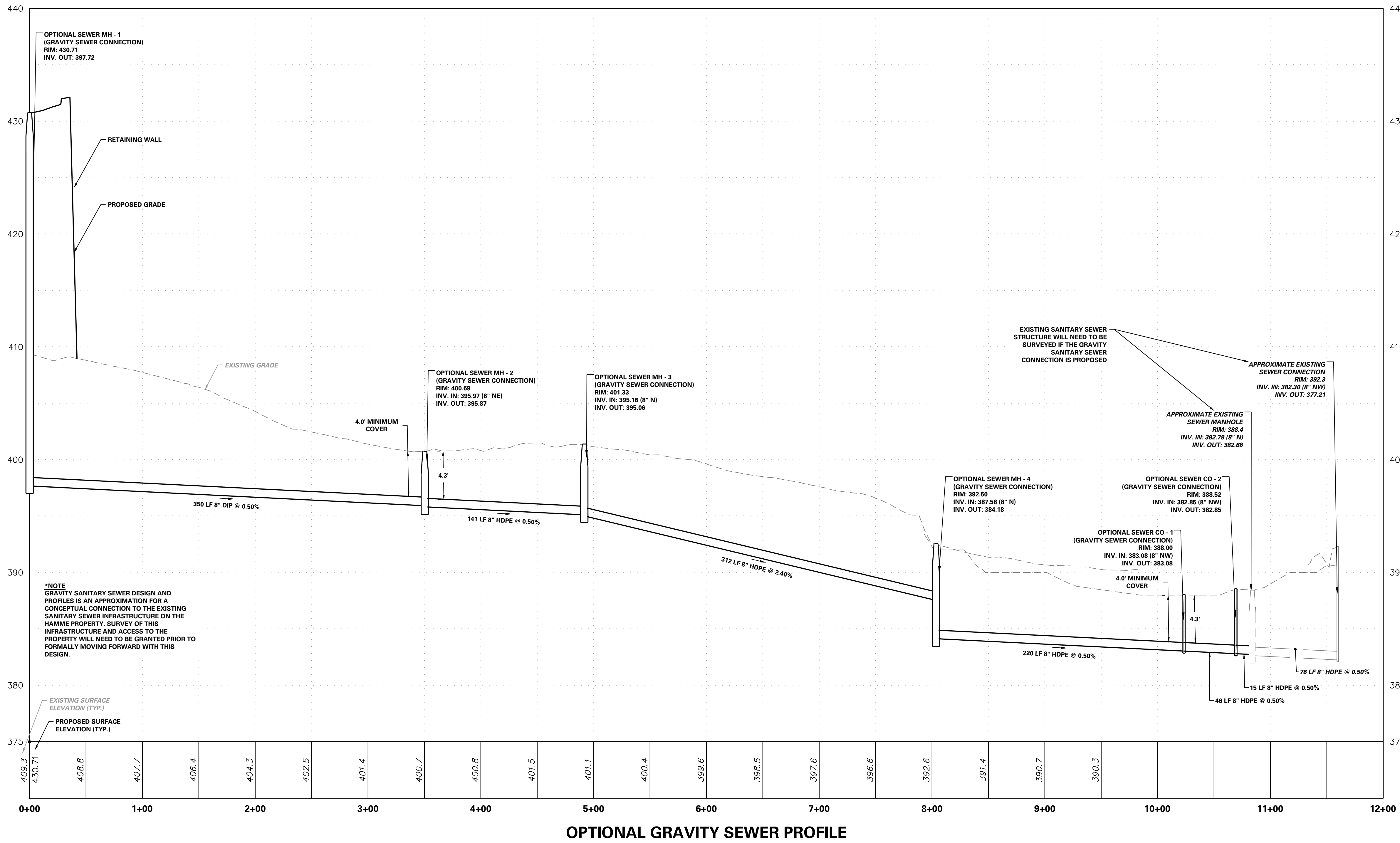
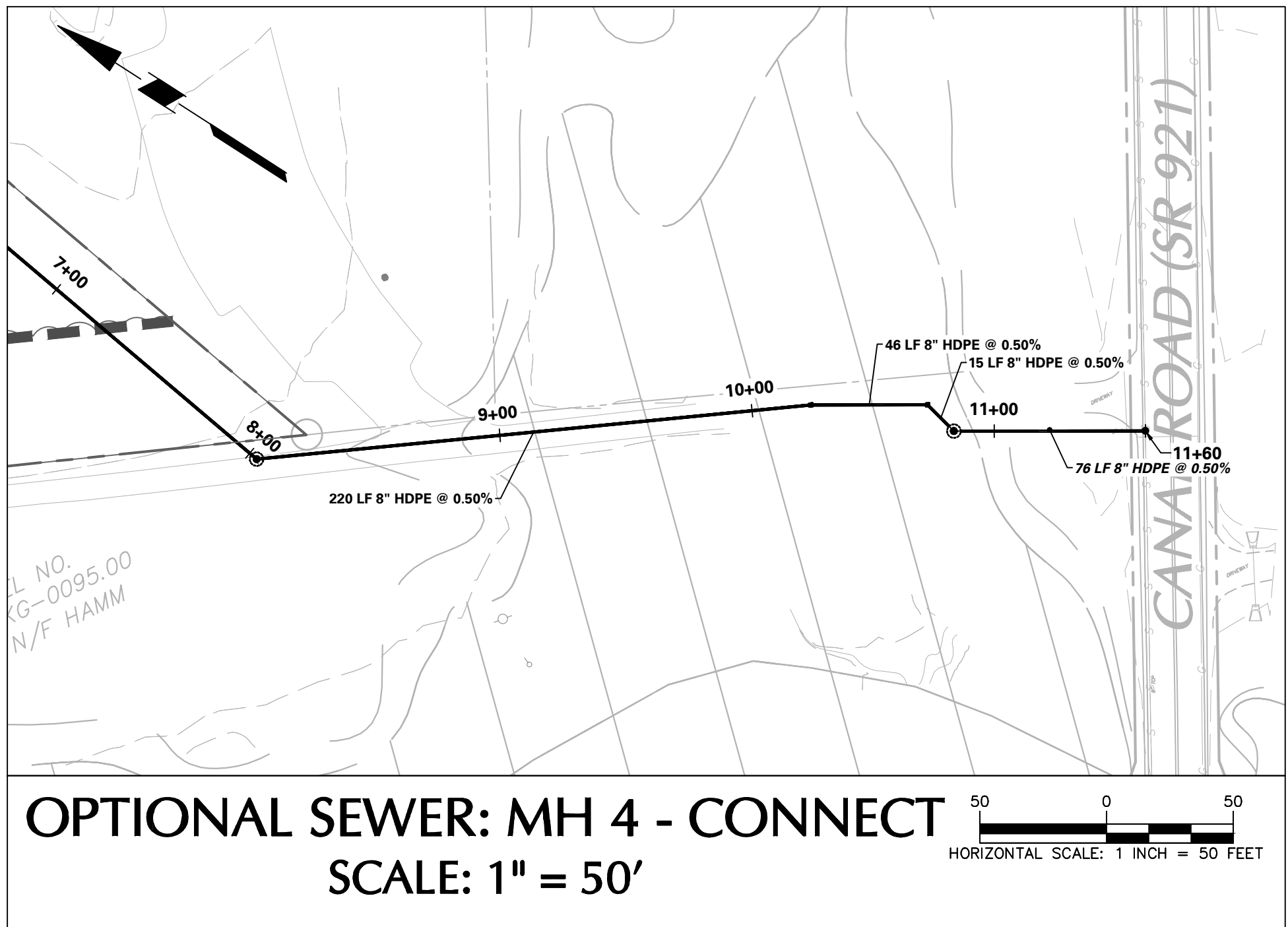
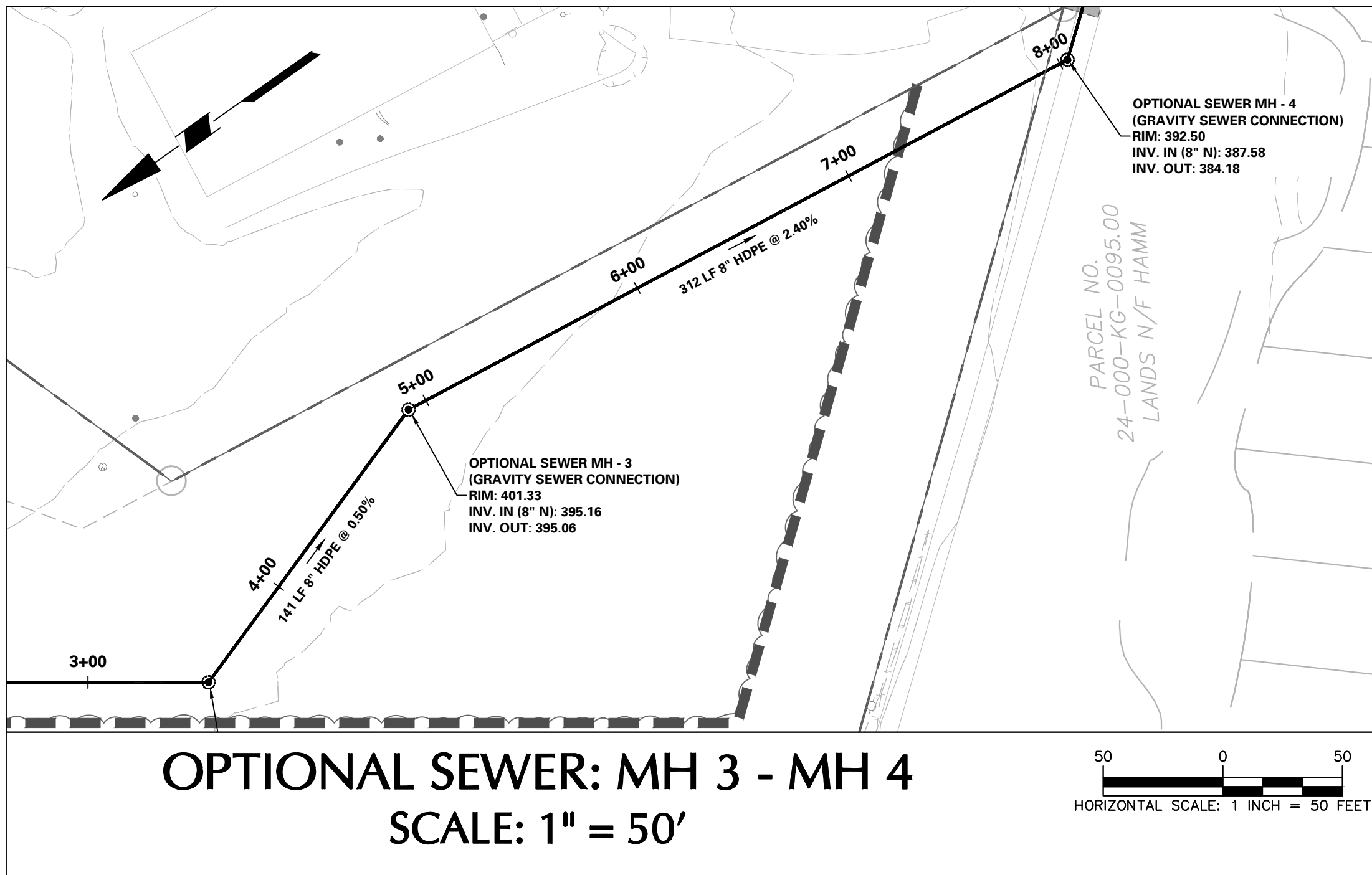
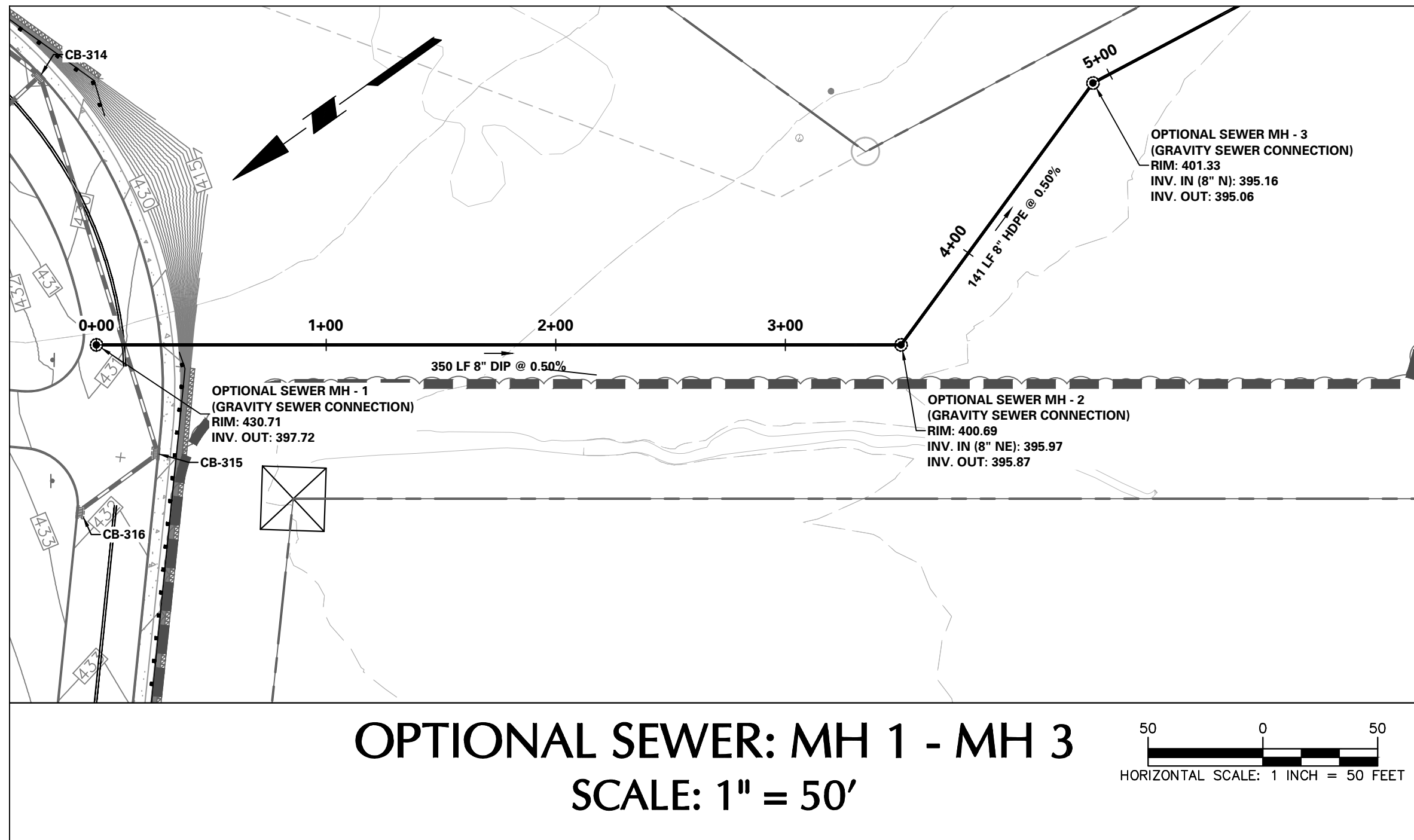
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Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY SANITARY SEWER PROFILES**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**MR**  
Checked By  
**SMH**  
Drawing No.  
**CU-205**  
Sheet **104** of **133**





8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature: KEITH S. OTTIS  
Date: 8/24/2023  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

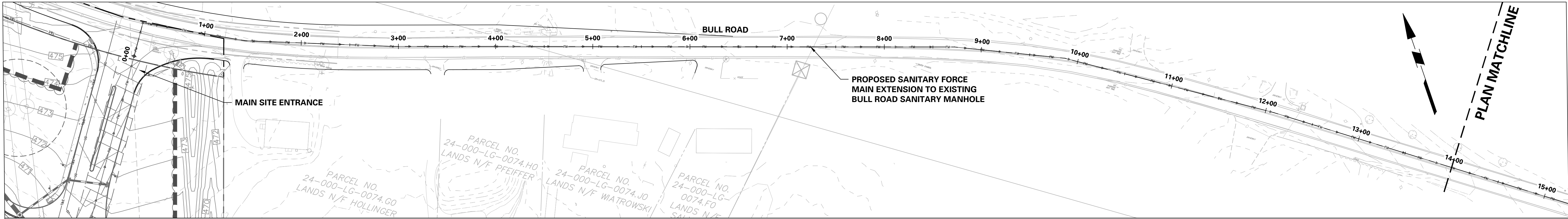
**LANGAN**  
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Warrington, PA 18976  
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Project: YORK INDUSTRIAL DEVELOPMENT  
Dover Township  
York County Pennsylvania

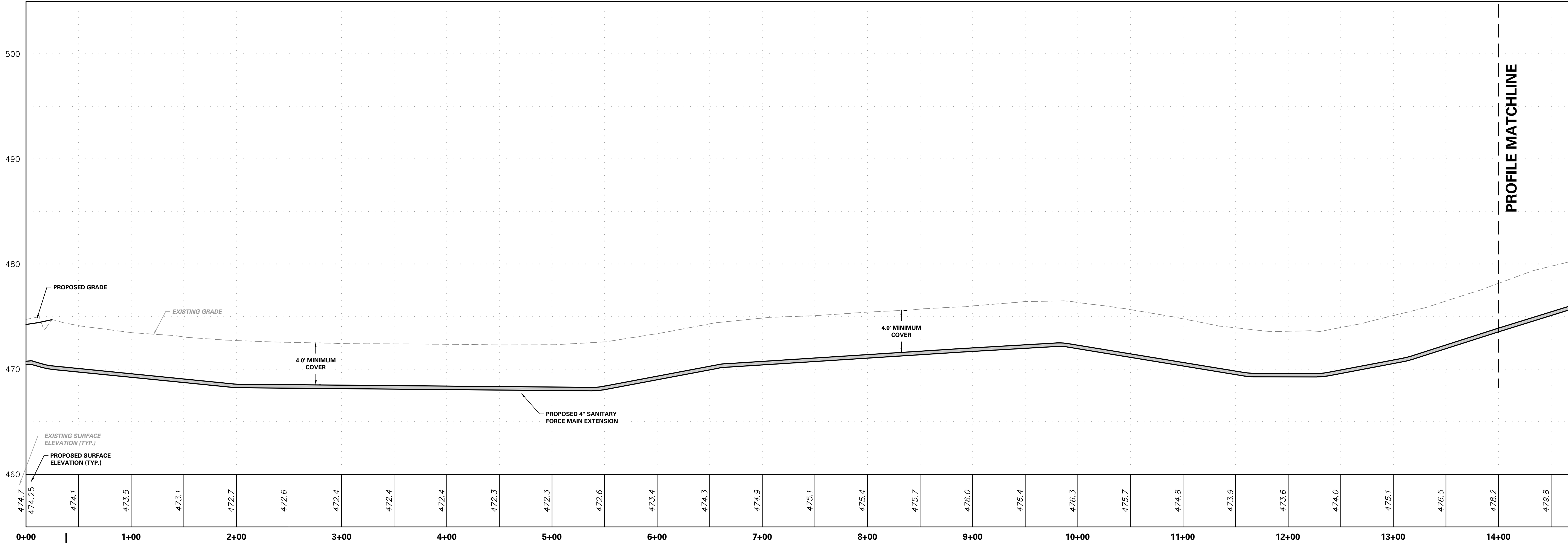
Drawing Title: PRELIMINARY SANITARY SEWER PROFILES

Project No. 200164401  
Date: 8/24/2023  
Drawn By: MR  
Checked By: SMH  
Drawing No. CU-206  
Sheet 105 of 133

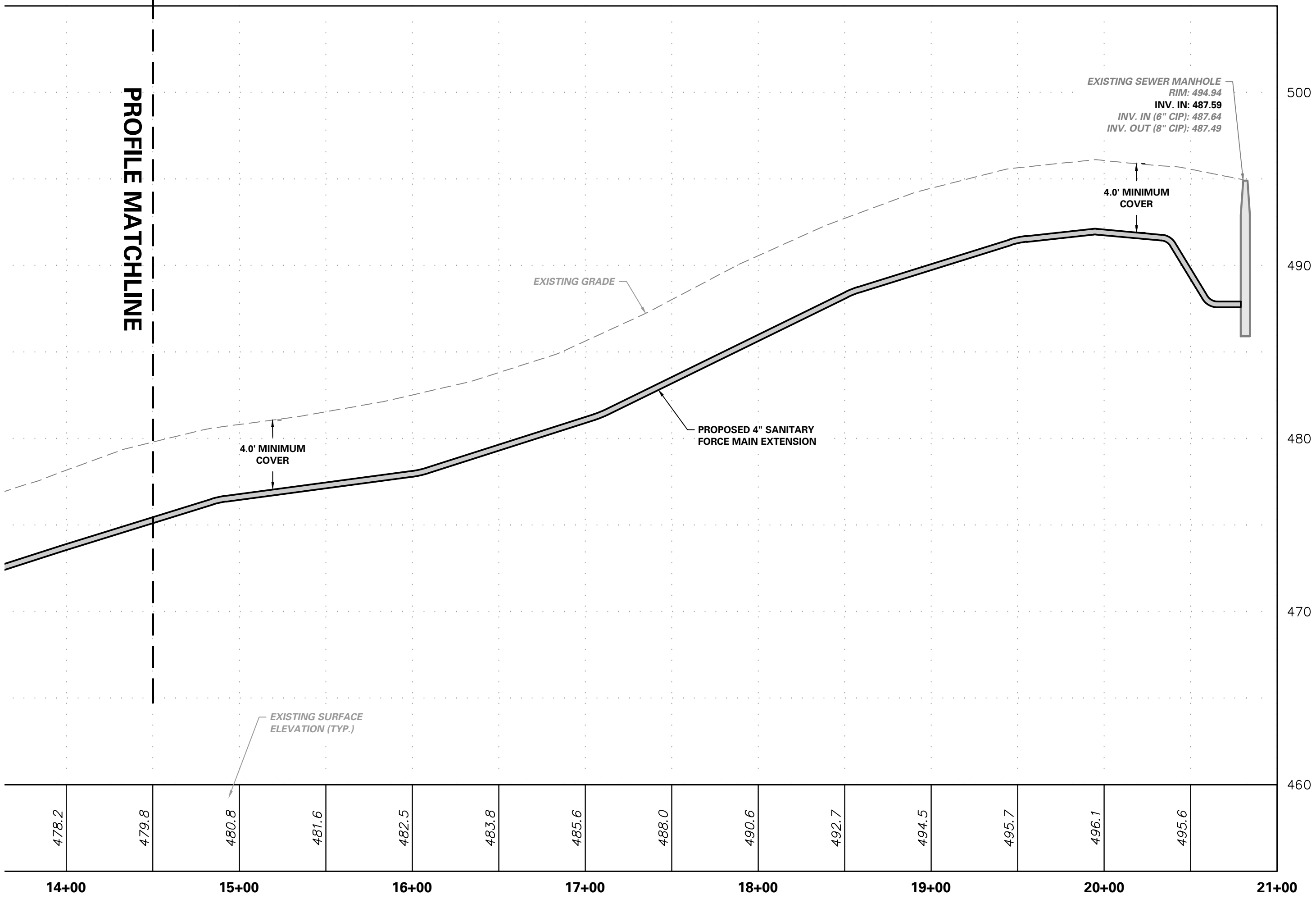




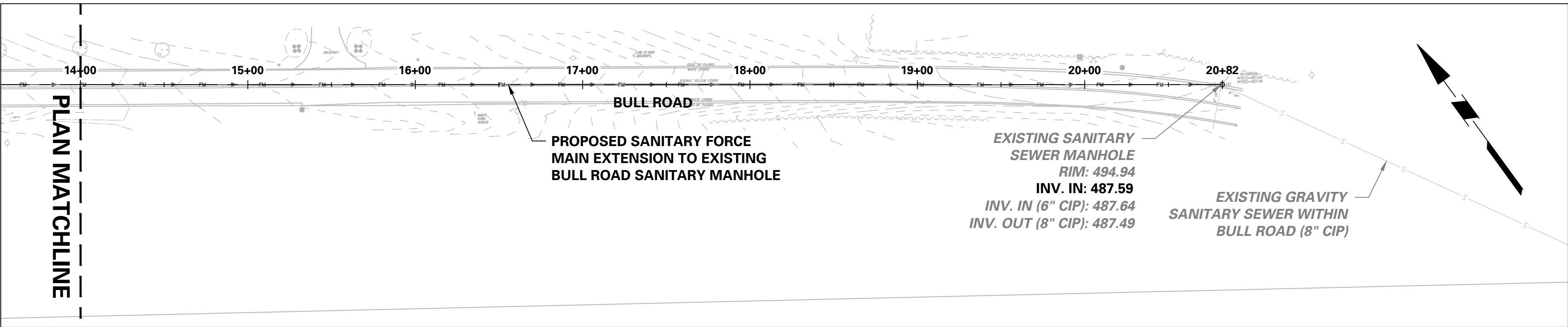
BULL ROAD SANITARY FORCEMAIN EXTENSION  
SCALE: 1" = 50'



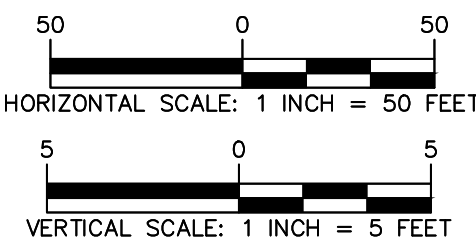
BULL ROAD SANITARY FORCE MAIN EXTENSION PROFILE STA. 0+00 TO 14+00



BULL ROAD SANITARY FORCE MAIN EXTENSION PROFILE STA. 14+00 TO 20+82



BULL ROAD SANITARY FORCEMAIN EXTENSION  
SCALE: 1" = 50'



8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

Signature:   
KEITH S. OTTES  
PROFESSIONAL ENGINEER PA LIC. No. PE-074526

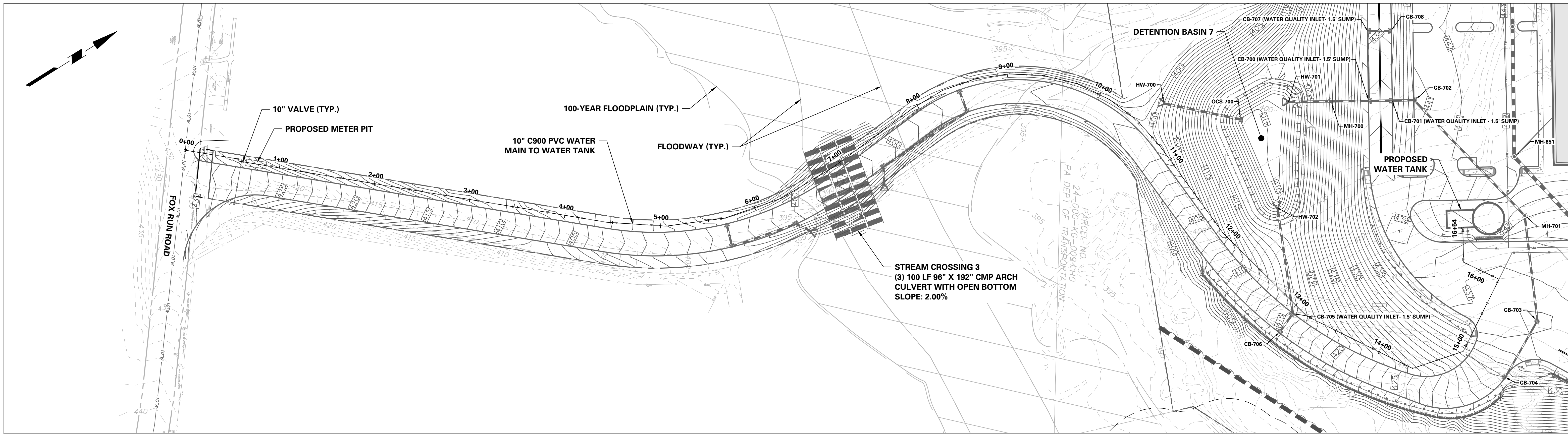
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Project: **YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title: **PRELIMINARY SANITARY SEWER PROFILES**

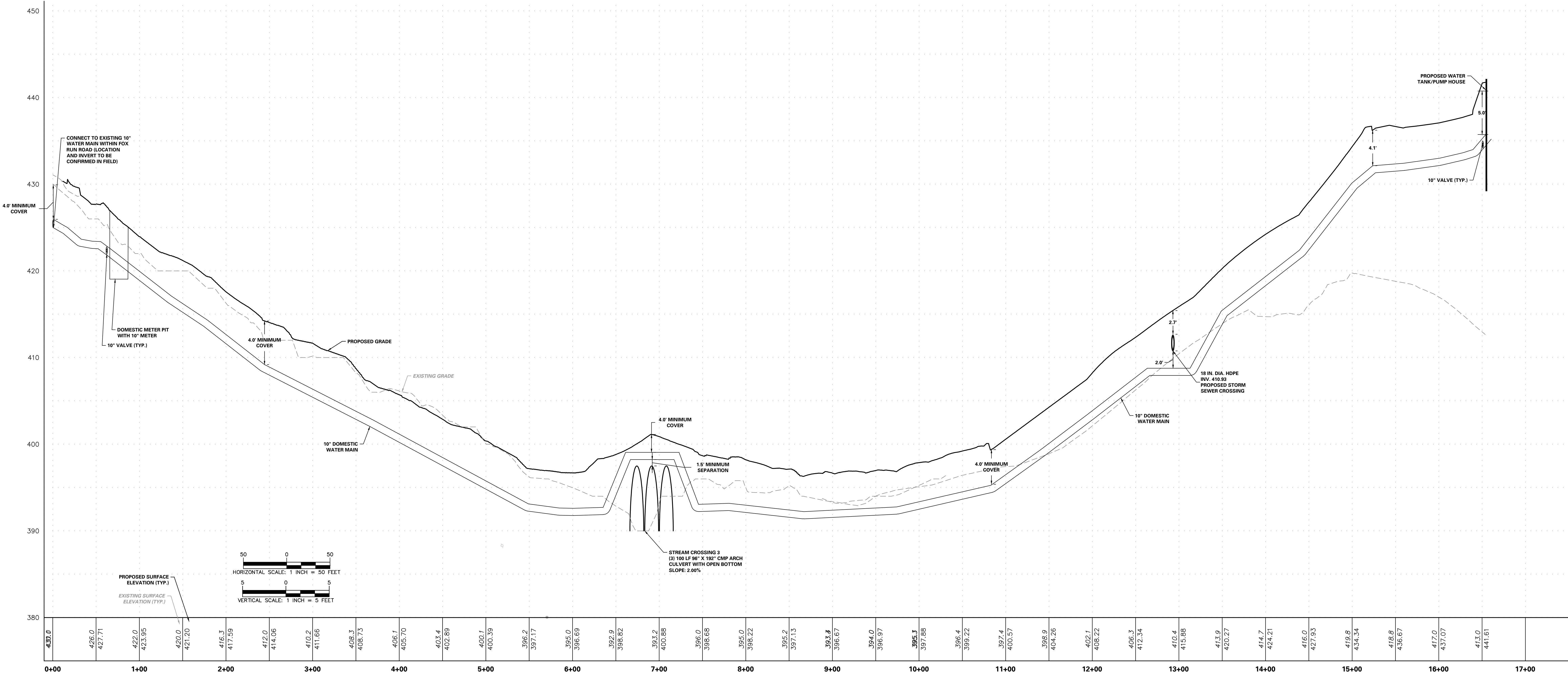
Project No.: **200164401**  
Date: **8/24/2023**  
Drawn By: **MR**  
Checked By: **SMH**  
Drawing No.: **CU-207**  
Sheet **106** of **133**





WATER MAIN PLAN VIEW  
SCALE: 1" = 50'

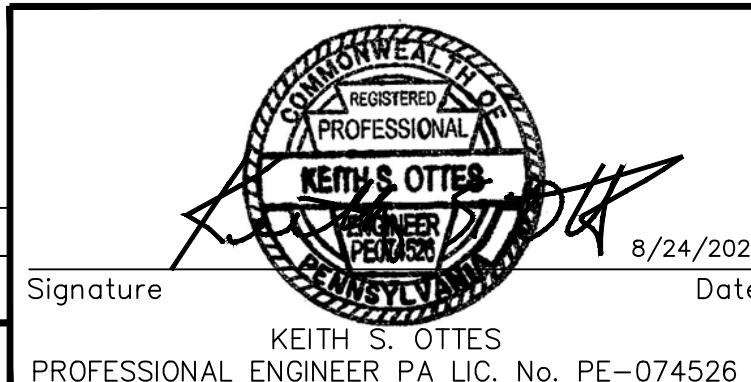
50 0 50  
HORIZONTAL SCALE: 1 INCH = 50 FEET



WATER MAIN PROFILE

50 0 50  
HORIZONTAL SCALE: 1 INCH = 50 FEET  
5 0 5  
VERTICAL SCALE: 1 INCH = 5 FEET

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		



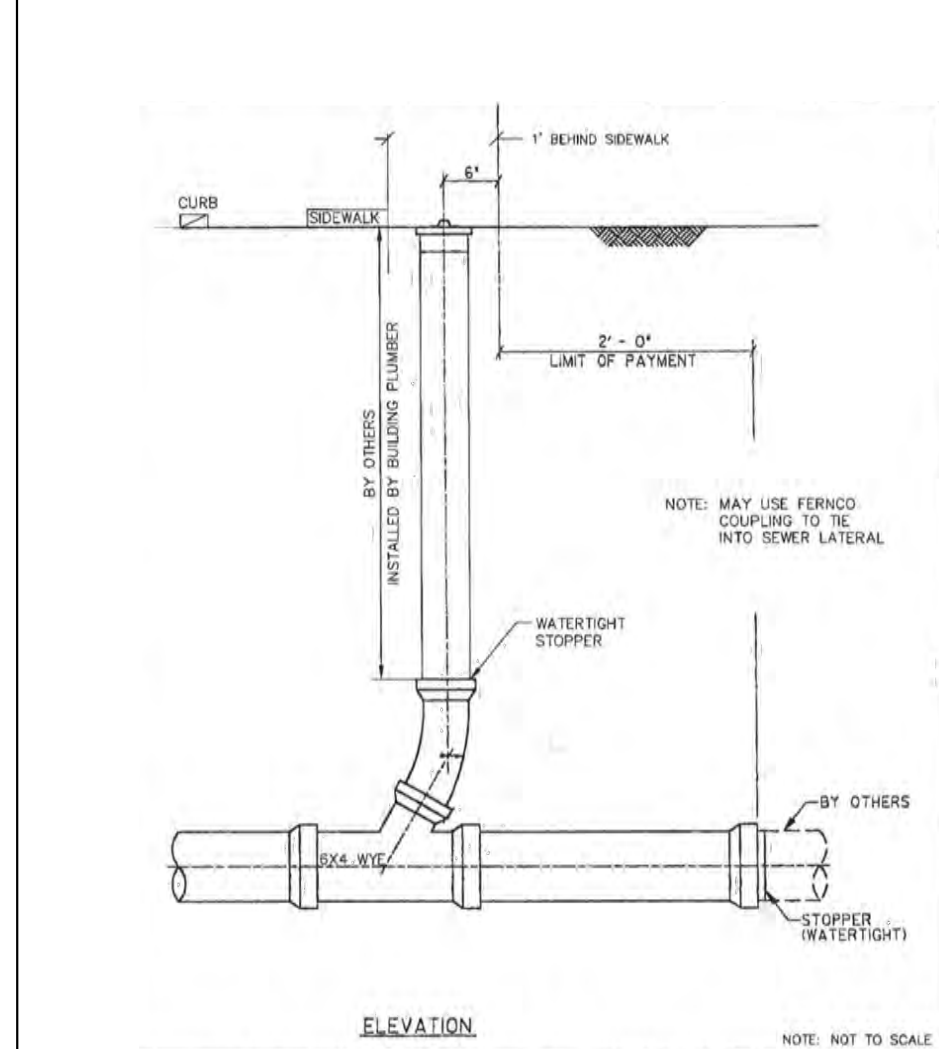
**LANGAN**  
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Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY UTILITY PROFILES**

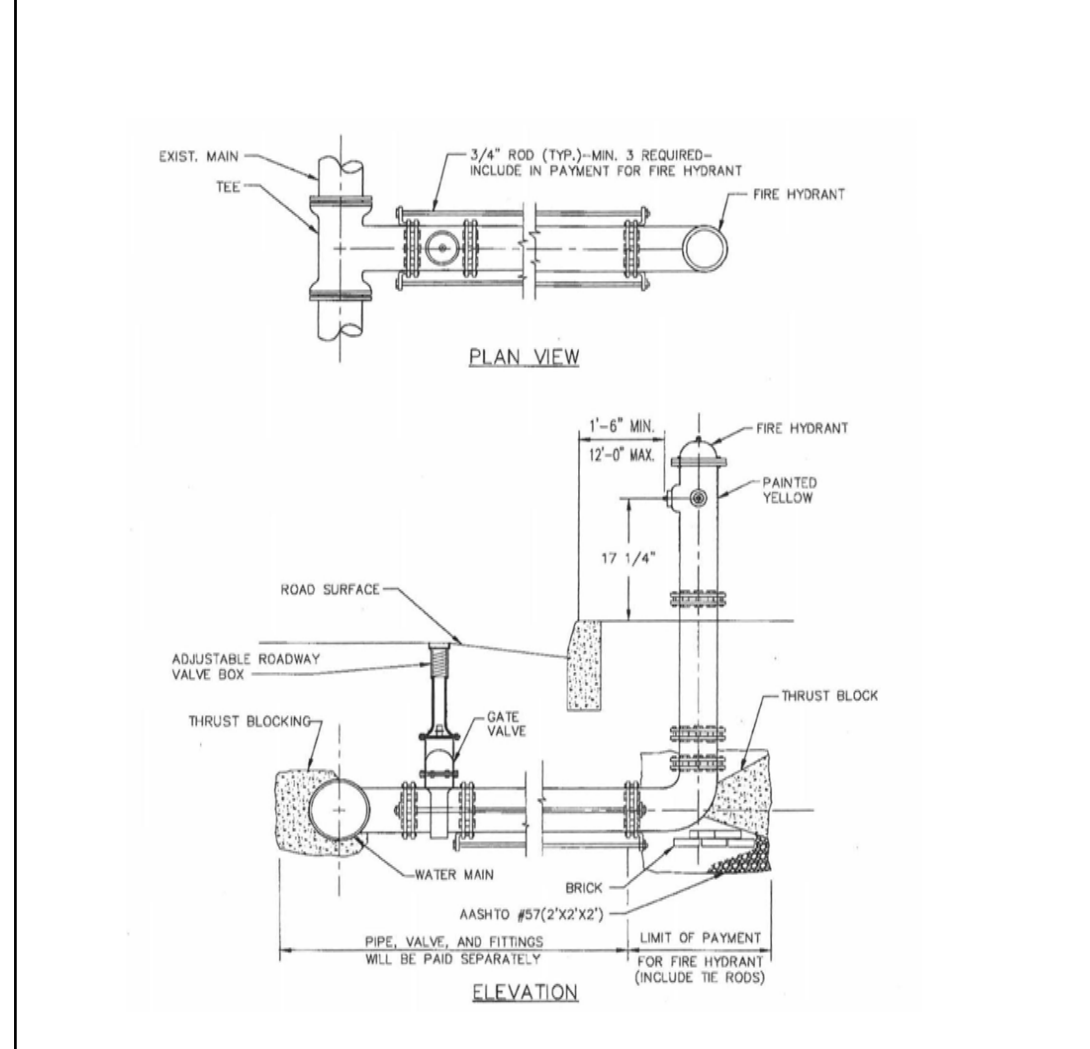
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**200164401**  
Date  
**8/24/2023**  
Drawn By  
**MR**  
Checked By  
**SMH**  
Drawing No.  
**CU-208**  
Sheet 107 of 133





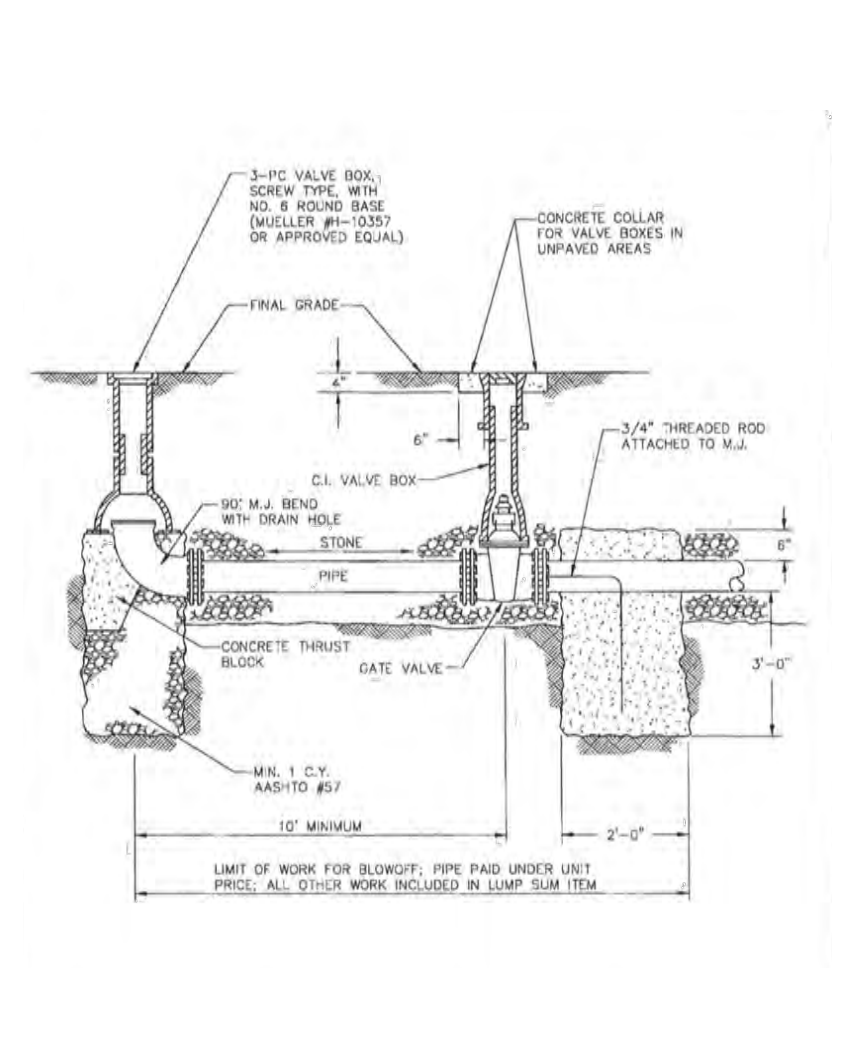
NOTES:  
- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP HOUSE CONNECTION CLEANOUT



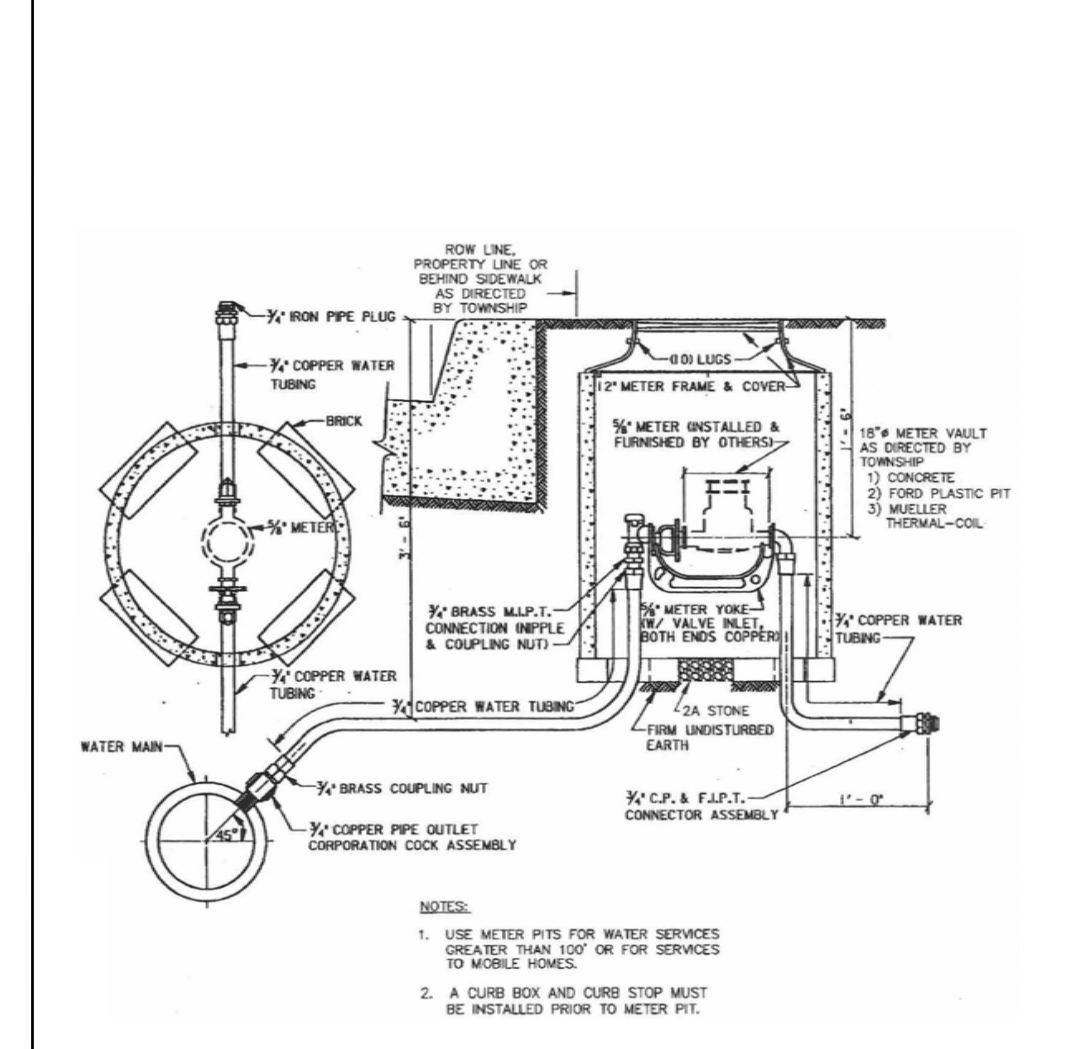
NOTES:  
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DOVER TOWNSHIP FIRE HYDRANT SETTING



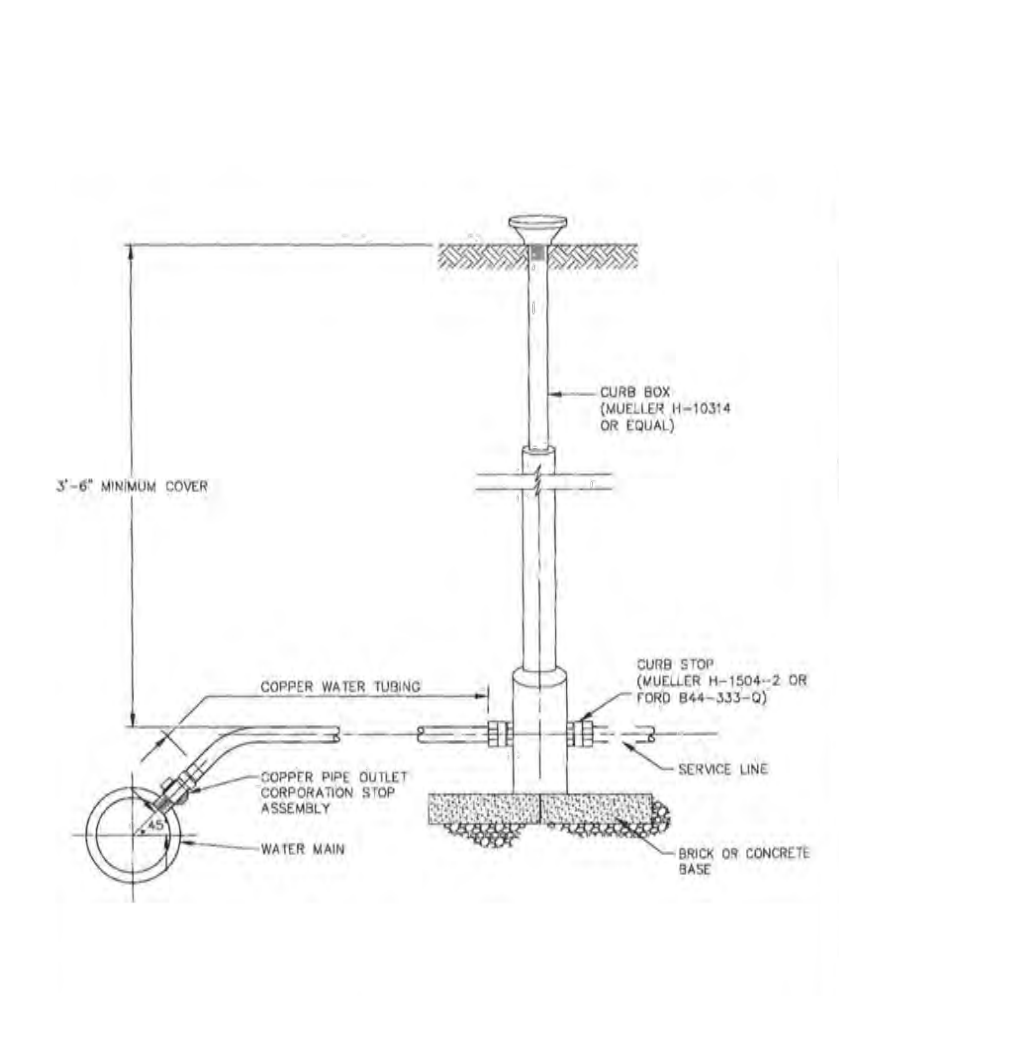
NOTES:  
- NOT TO SCALE  
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DOVER TOWNSHIP BLOWOFF VALVE



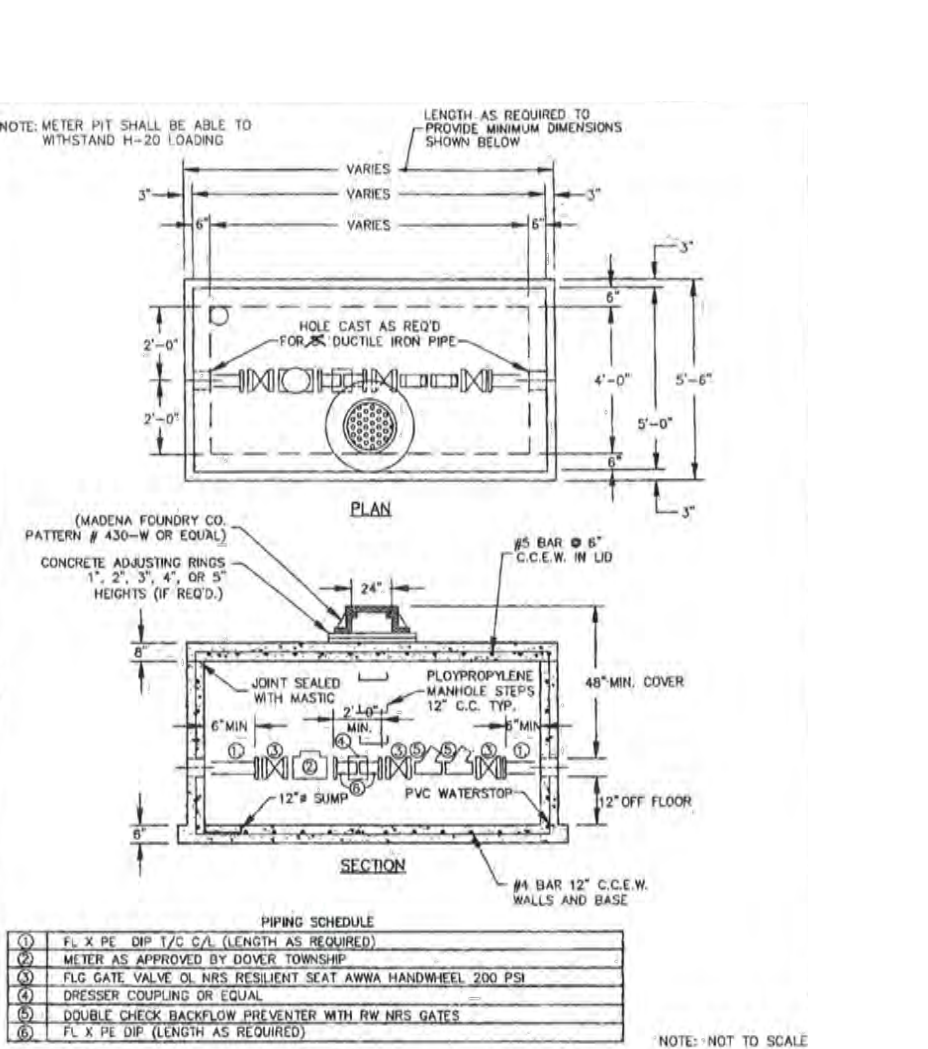
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- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
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DOVER TOWNSHIP 3/4" METERED DOMESTIC SERVICE INSTALLATION



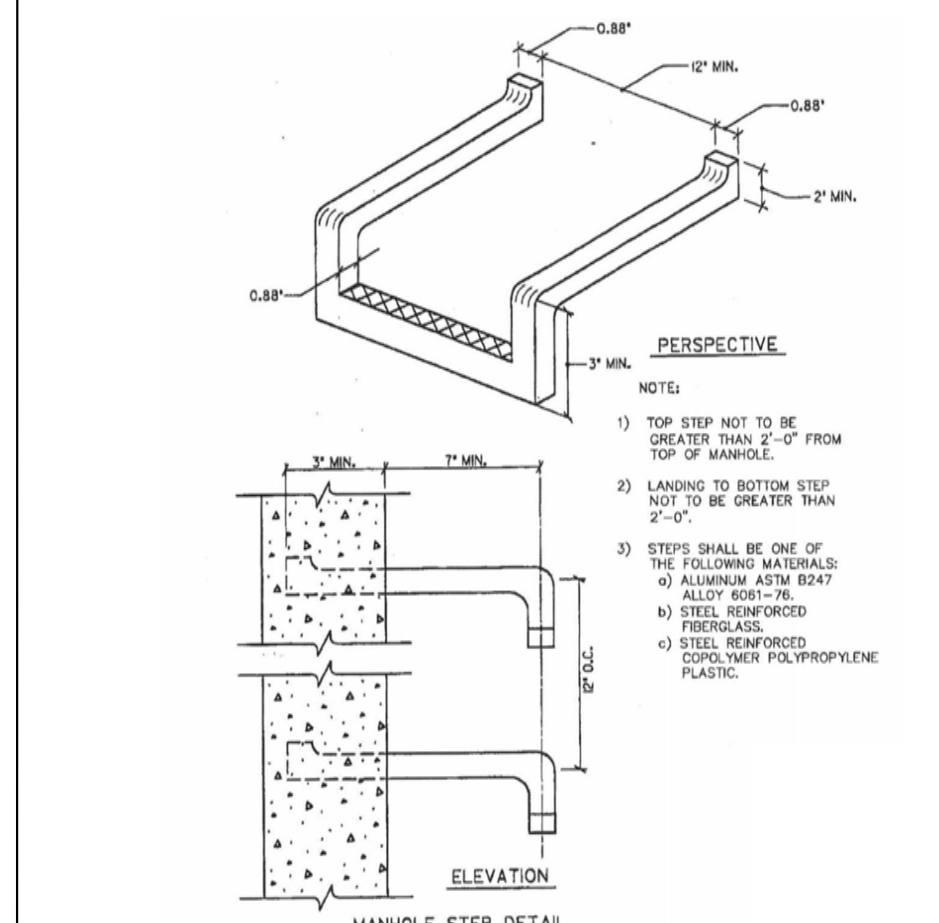
NOTES:  
- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
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DOVER TOWNSHIP WATER SERVICE INSTALLATION



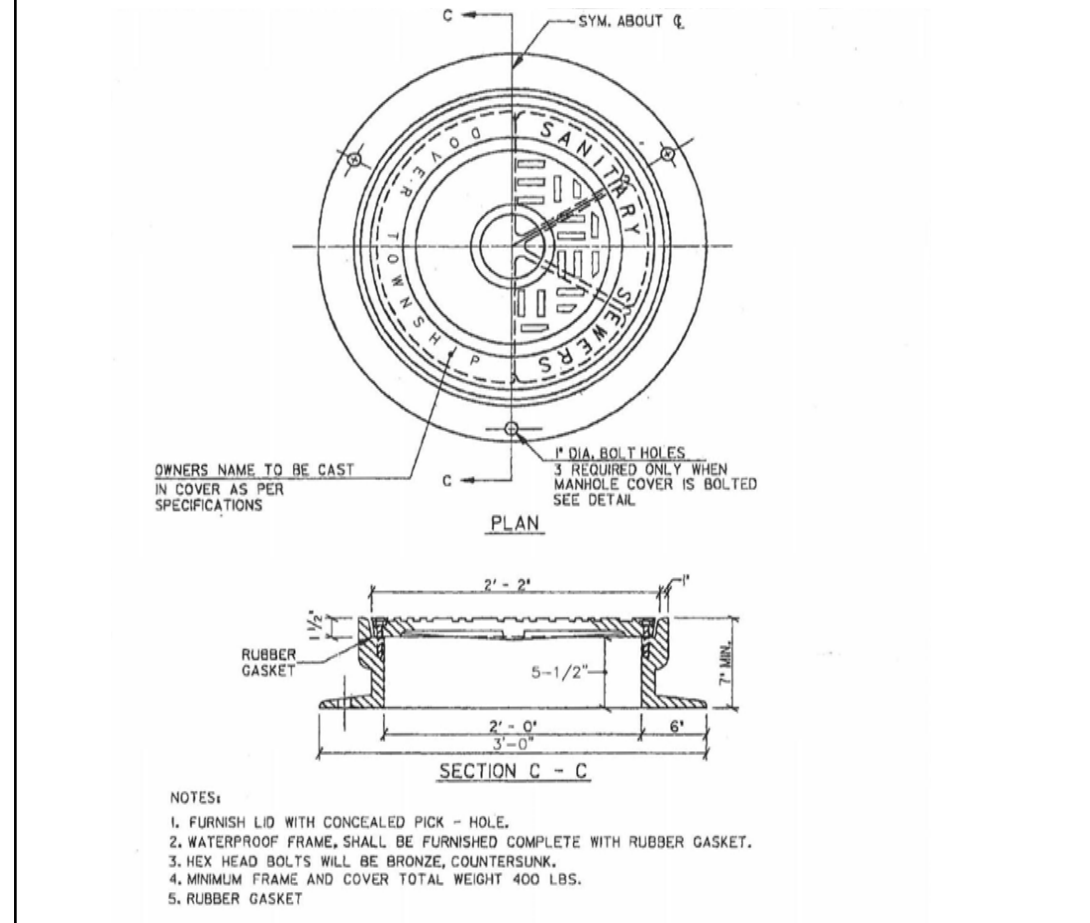
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- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP PRECAST METER PIT



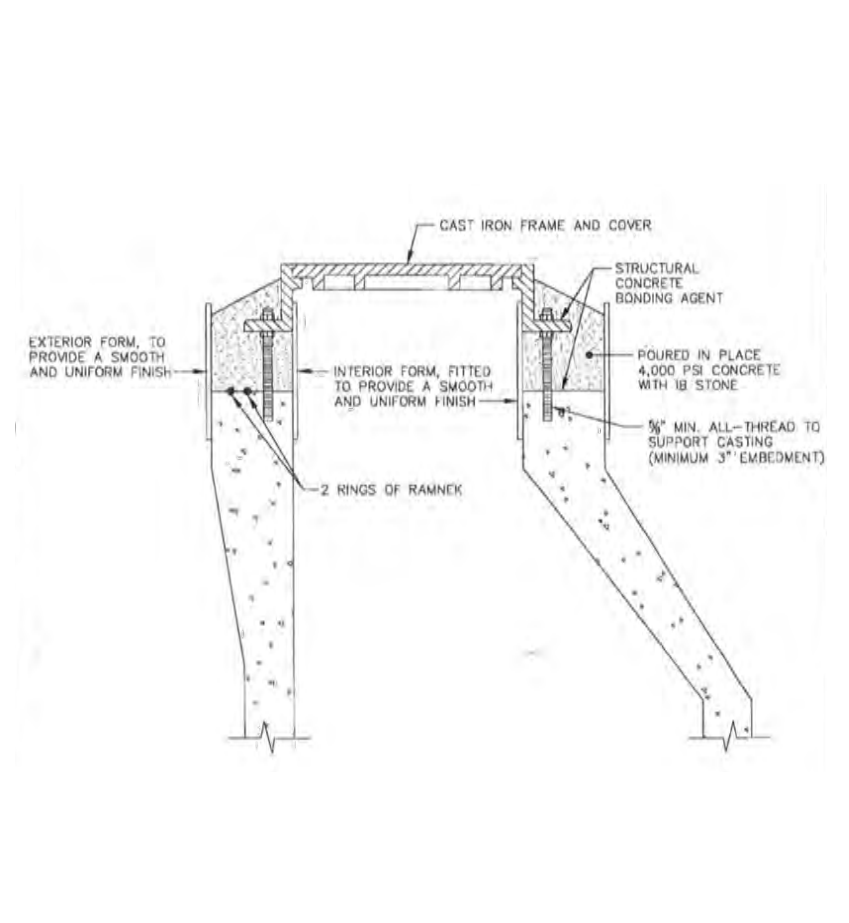
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THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP ALUMINUM MANHOLE STEP



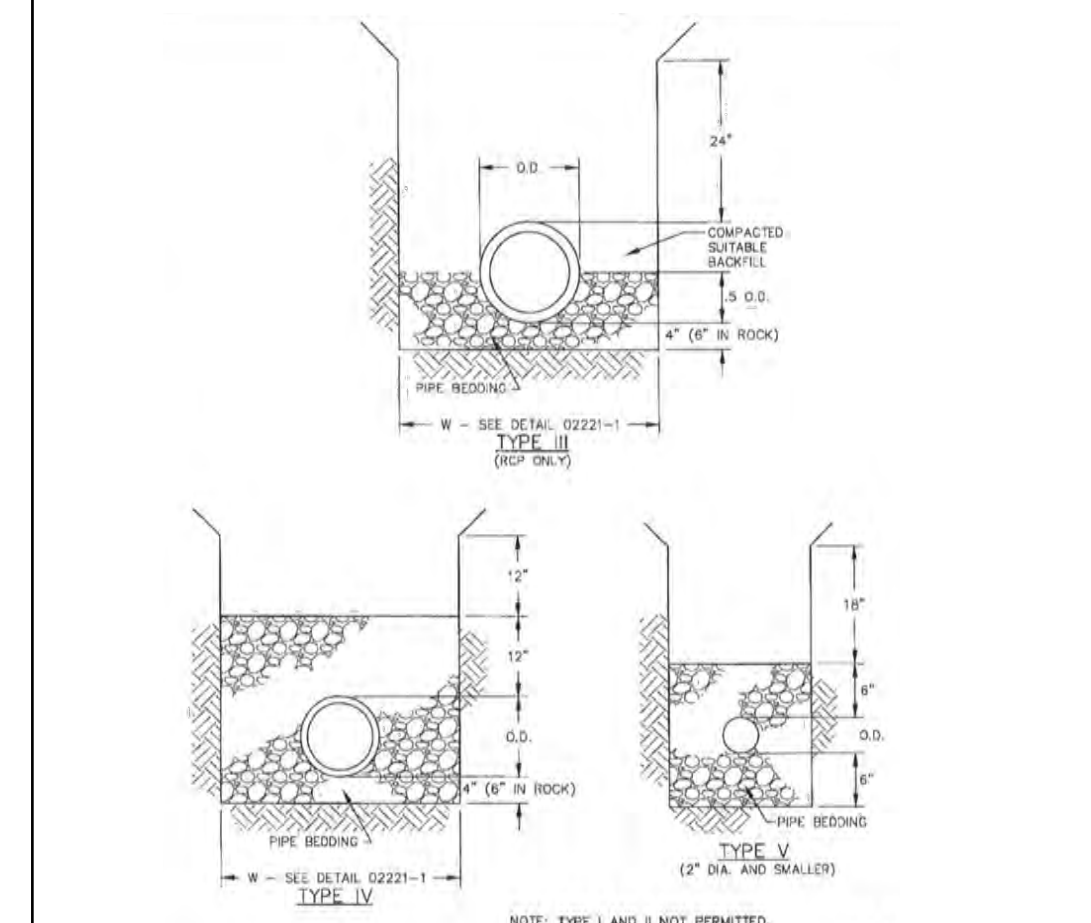
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- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP WATERPROOF MANHOLE FRAME AND COVER



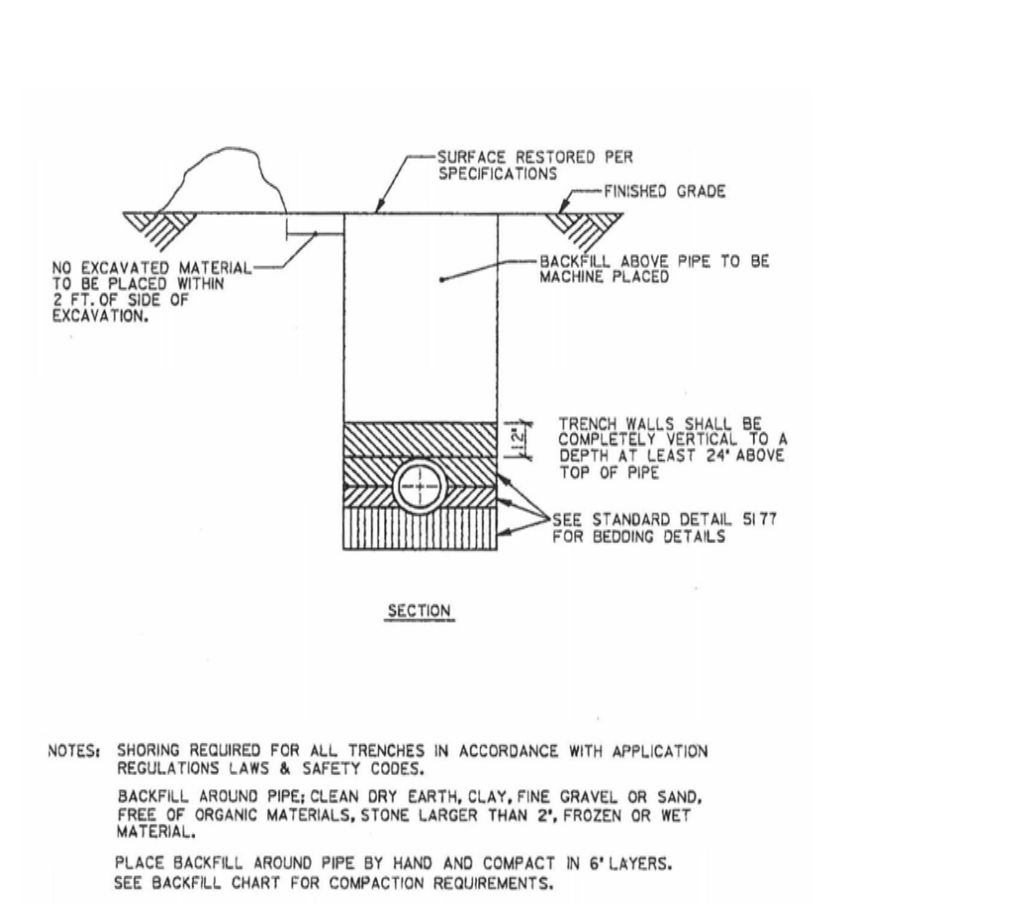
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- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP POURED IN PLACE CONCRETE ADJUSTMENT



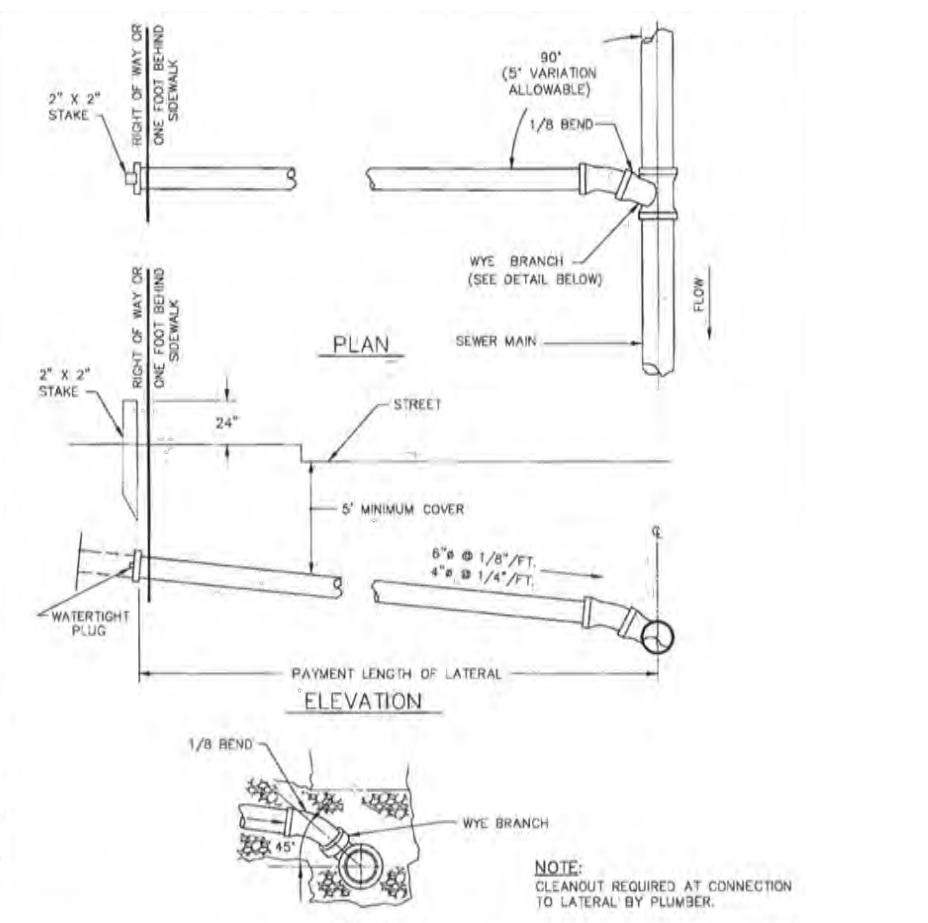
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- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP PIPE BEDDING



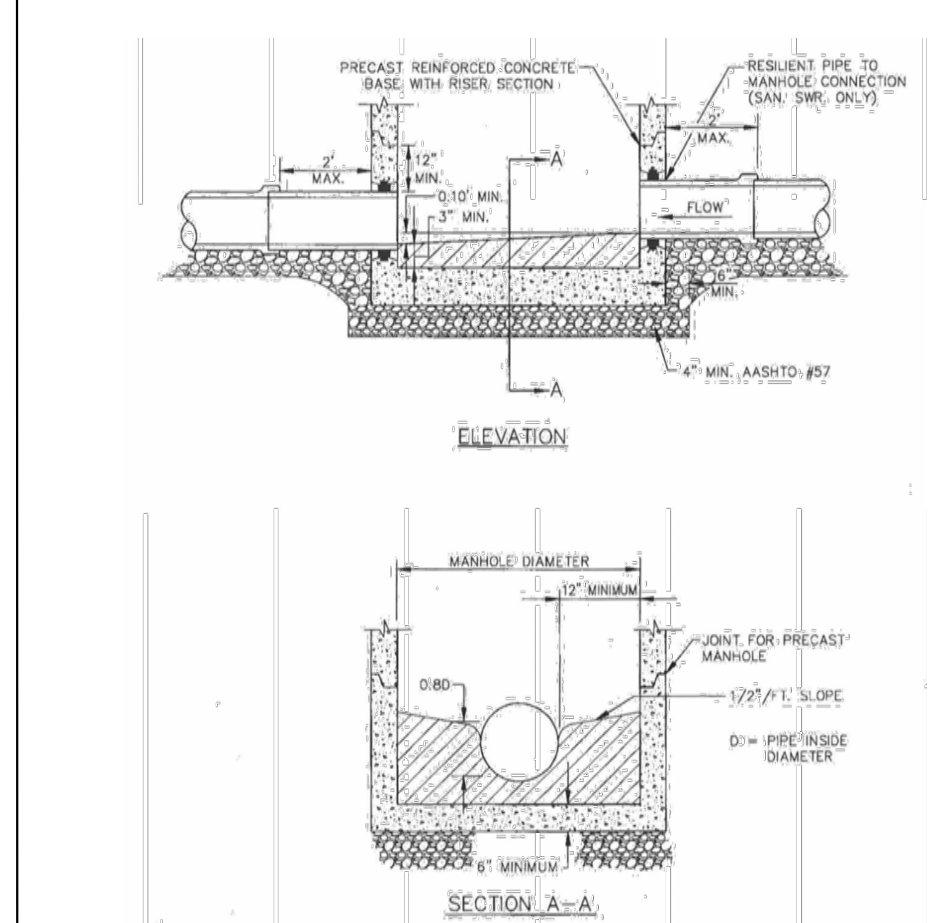
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- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP PIPE TRENCH



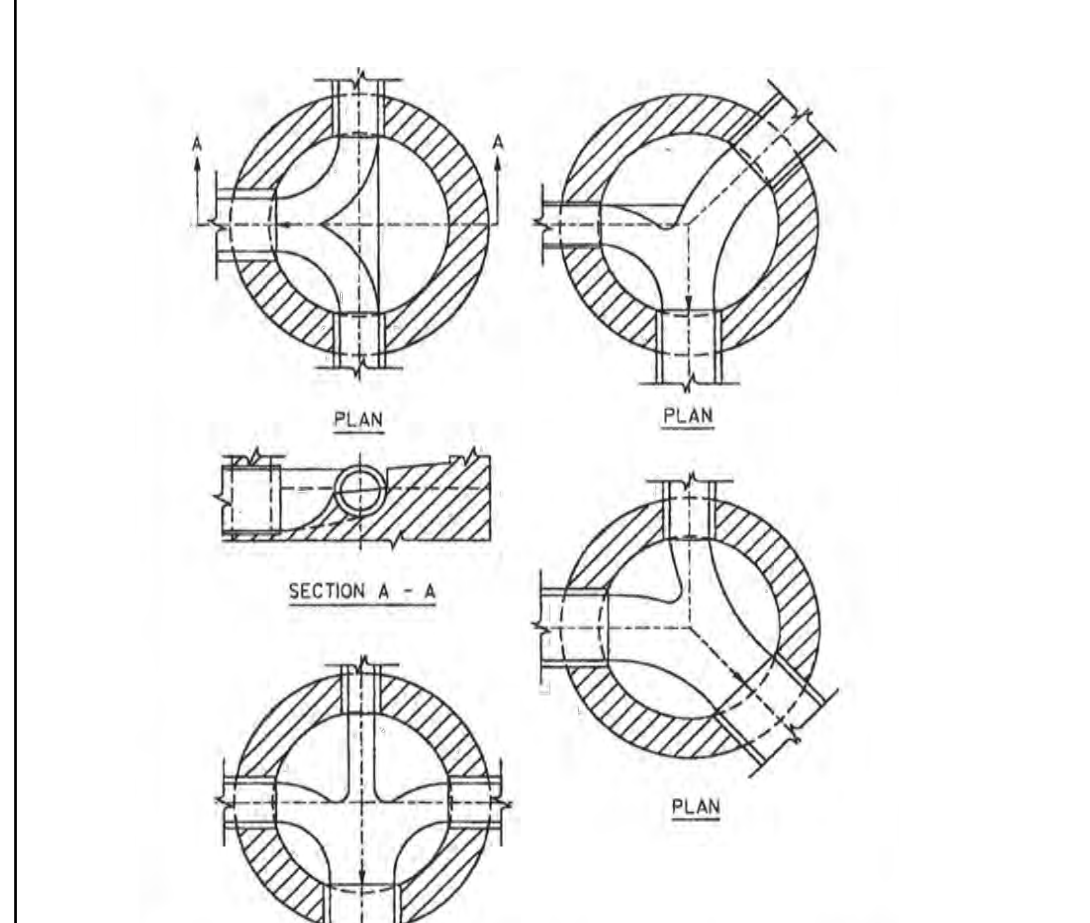
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- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP LATERAL CONNECTION



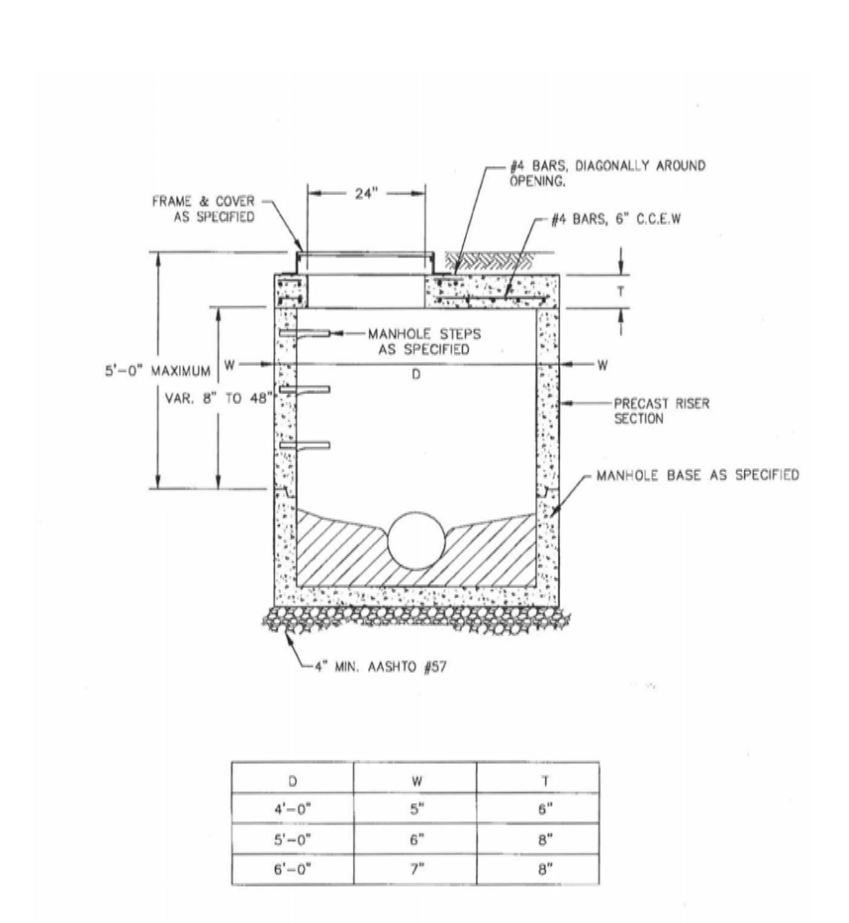
NOTES:  
- NOT TO SCALE  
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DOVER TOWNSHIP PRECAST MANHOLE BASE



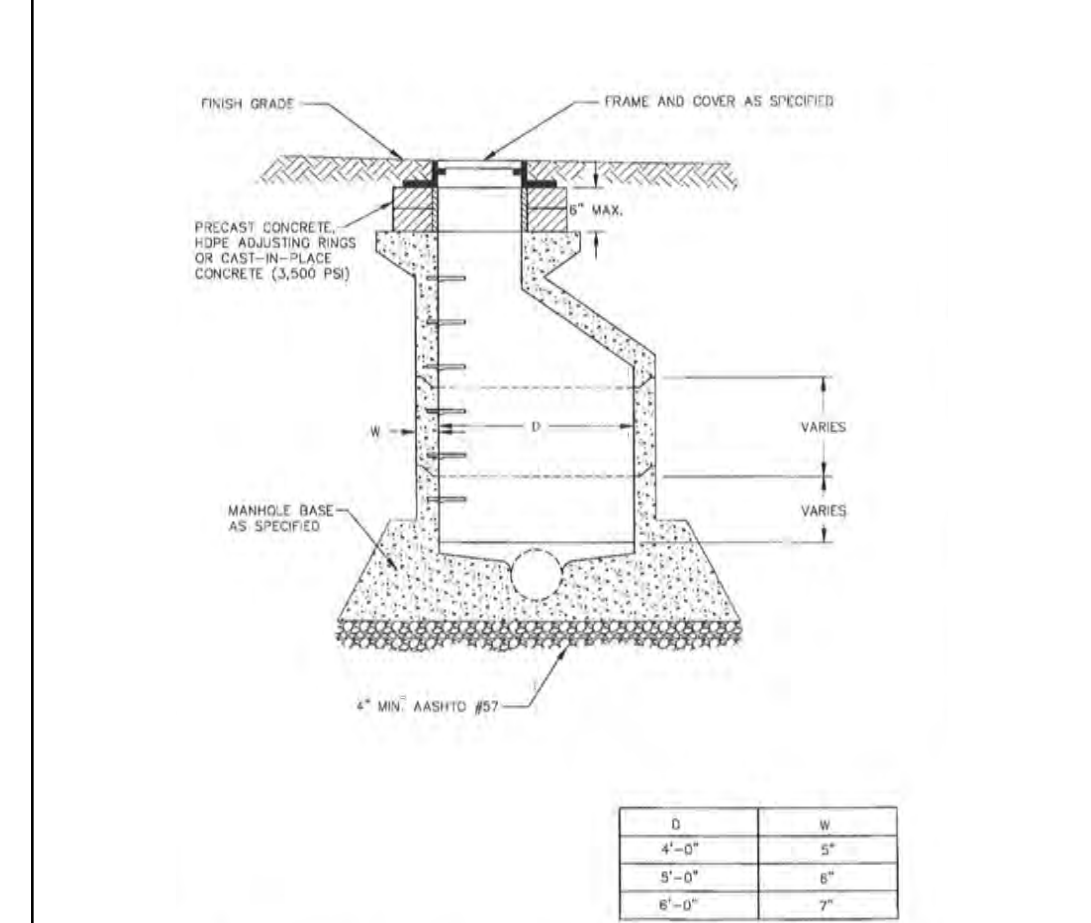
NOTES:  
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DOVER TOWNSHIP MANHOLE BASE



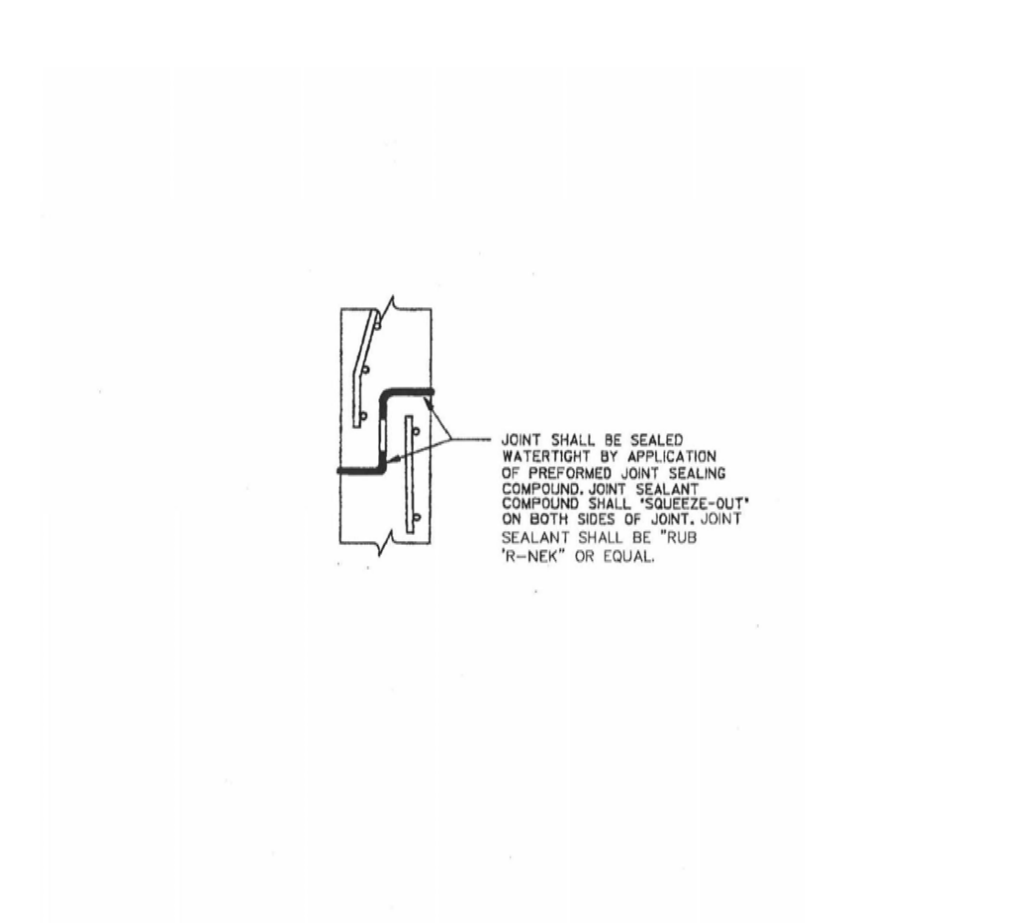
NOTES:  
- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
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DOVER TOWNSHIP SHALLOW MANHOLE



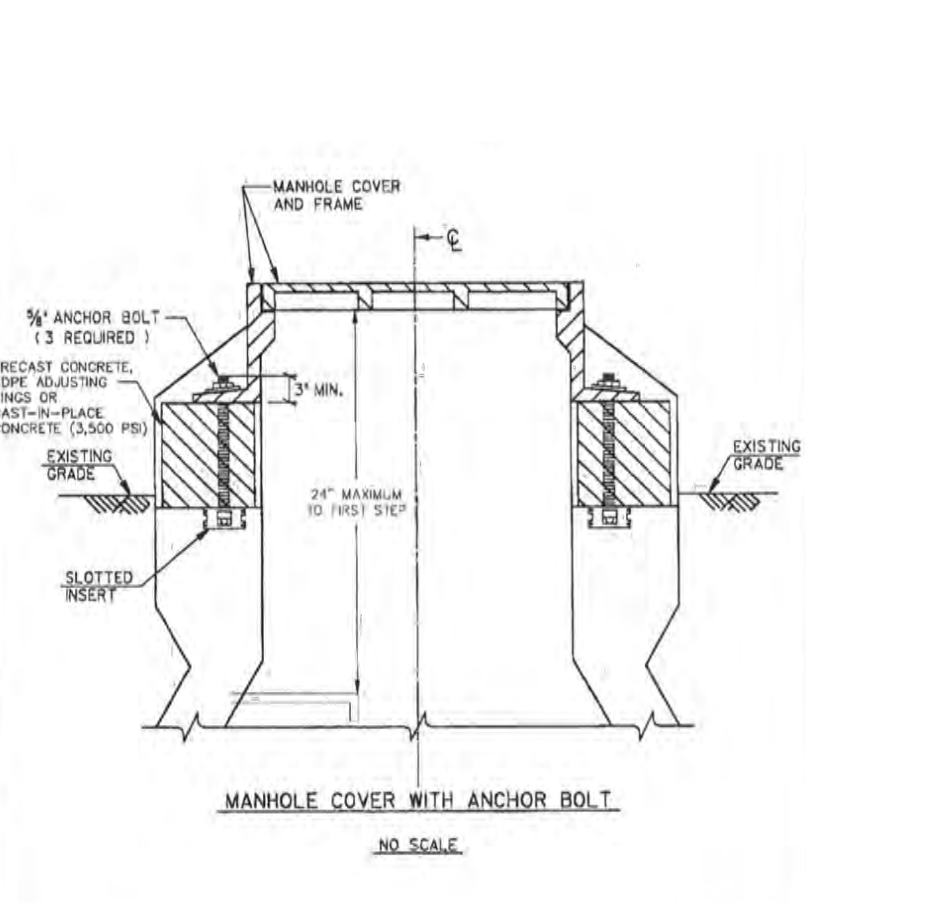
NOTES:  
- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST CURRENT APPLICABLE CONSTRUCTION DETAILS FROM DOVER TOWNSHIP.

DOVER TOWNSHIP STANDARD MANHOLE



NOTES:  
- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
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DOVER TOWNSHIP PRECAST MANHOLE JOINTS



NOTES:  
- NOT TO SCALE  
- DETAIL WAS OBTAINED FROM DOVER TOWNSHIP.  
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DOVER TOWNSHIP MANHOLE COVER ANCHOR BOLT







A  
B  
C  
D  
E  
F  
G

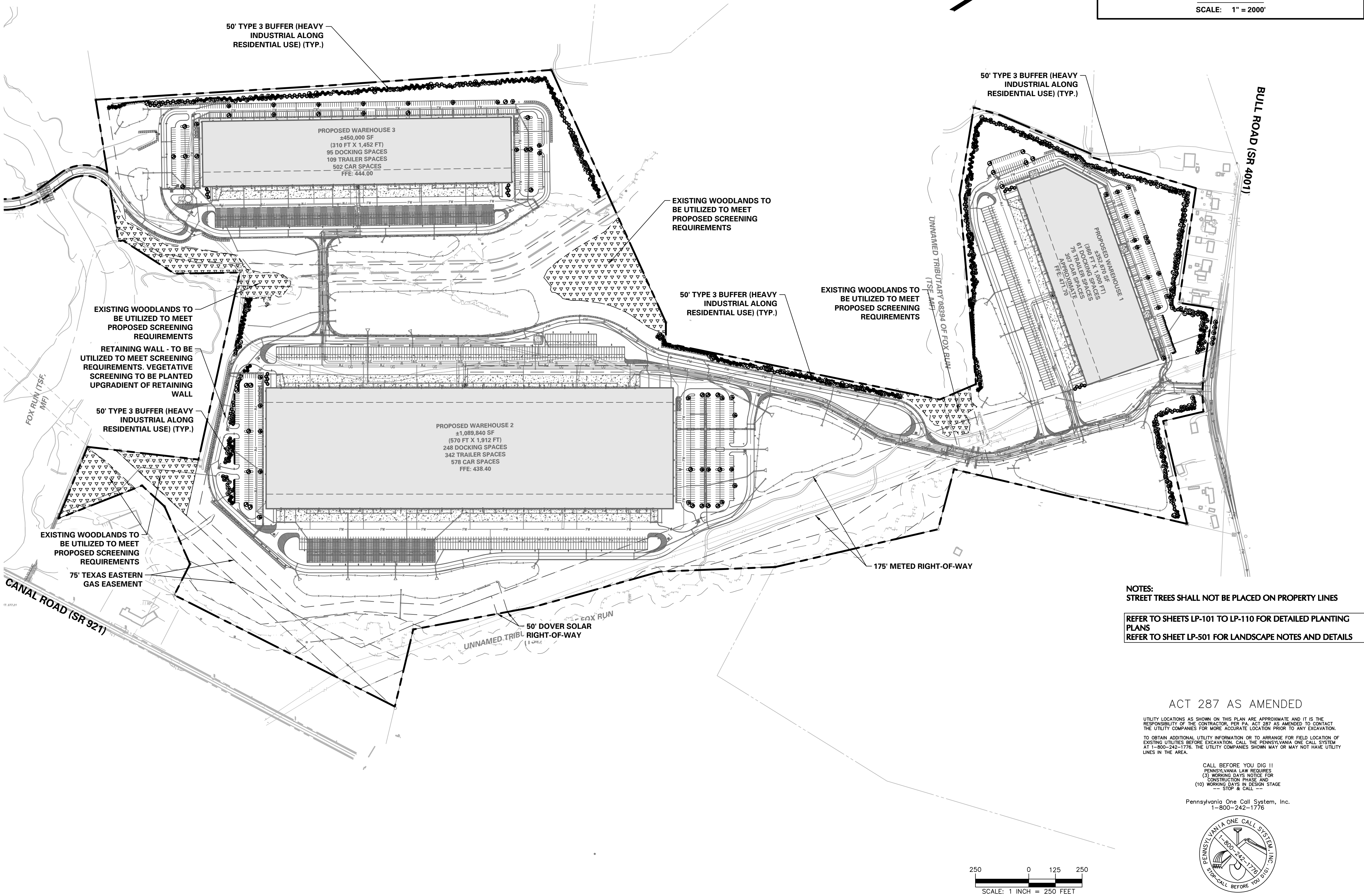
ORDINANCE COMPLIANCE TABLE				
INDUSTRIAL ZONING DISTRICT - DOVER TOWNSHIP, PENNSYLVANIA				
ITEM	REQUIRED	PROVIDED	COMPLIES	ORDINANCE SECTION
Street Trees				
Shade trees shall be planted along streets at 60' intervals on each side of the street	497 LF along Bull Road right-of-way / 60' O.C. = 9 street trees required	9 street trees provided	yes <sup>1</sup>	§ 22-1103.5.B
Parking Lot Landscaping				
A minimum of 10% of any parking facility over 2,000 square feet in gross area shall be devoted to landscaping.	Warehouse 1 84,046 SF in North lot x 0.10 = 8,405 SF required 27,028 SF in West lot x 0.10 = 2,703 SF required	Warehouse 1 13,251 SF landscaping provided in North lot 4,334 SF landscaping provided in West lot	yes	§ 22-1103.12.D
	Warehouse 2 134,391 SF in North lot x 0.10 = 13,440 SF required 73,138 SF in South lot x 0.10 = 7,314 SF required	Warehouse 2 13,541 SF landscaping provided in North lot 10,148 SF landscaping provided in South lot	yes	§ 22-1103.12.D
	Warehouse 3 45,210 SF in North lot x 0.10 = 4,521 SF required 90,465 SF in West lot x 0.10 = 9,047 SF required 39,594 SF in South lot x 0.10 = 3,960 SF required	Warehouse 3 5,047 SF landscaping provided in North lot 16,018 SF landscaping provided in West lot 5,049 SF landscaping provided in South lot	yes	§ 22-1103.12.D
One (1) deciduous tree shall be provided for every 20 required parking spaces; and shall be surfaced in lawn or ground cover planting.	Warehouse 1 231 parking spaces at North lot / 20 = 12 trees required 76 parking spaces at West lot / 20 = 4 trees required	Warehouse 1 12 parking lot trees provided in North lot 4 parking lot trees provided in West lot	yes	§ 22-1103.12.D
	Warehouse 2 368 parking spaces at North lot / 20 = 19 trees required 210 parking spaces at South lot / 20 = 11 trees required	Warehouse 2 19 parking lot trees provided in North lot 11 parking lot trees provided in South lot	yes	§ 22-1103.12.D
	Warehouse 3 123 parking spaces at North lot / 20 = 7 trees required 274 parking spaces at West lot / 20 = 14 trees required 105 parking spaces at South lot / 20 = 6 trees required	Warehouse 3 7 parking lot trees provided in North lot 14 parking lot trees provided in West lot 6 parking lot trees provided in South lot	yes	§ 22-1103.12.D
Buffer Yard and Planting Screen				
Any parking lot within 100 feet of public street or intersection shall be screened with hedge, berm, or other measure to prevent distraction or confusion from parking cars' headlights.	195 LF of parking lot headlight screening required along the perimeter of the north lot of warehouse 1	195 LF of parking lot headlight screening proposed along the perimeter of the north lot of warehouse 1	yes	§ 22-1103.12.A
Buffer planting strip shall provide 100% opaqueness at a rate of two (2) shade trees, two (2) ornamental trees, five (5) evergreen trees, and 15 shrubs per 100 linear feet.	9,276 LF of buffer 9,276 LF of buffer - 1,941 LF of wall 7,335 LF of buffer planting 7,335 LF / 100 = 74 x 2 = 148 shade trees 7,335 LF / 100 = 74 x 2 = 148 ornamental trees 7,335 LF / 100 = 74 x 5 = 370 evergreen trees 7,335 LF / 100 = 74 x 15 = 1,110 shrubs	148 shade trees provided 148 ornamental trees provided 370 evergreen trees provided 1,110 shrubs provided	yes <sup>1</sup>	§ 22-1103.11 Table 22-1103.11-1
	1,941 LF of wall 1,698 LF / 100 = 17x2=34 shade trees 34 x 0.5 = 17 shade trees 1,698 LF / 100 = 17x2=34 ornamental trees 34 x 0.5 = 17 ornamental trees 1,698 LF / 100 = 17x5=85 evergreen trees 85 x 0.5 = 43 evergreen trees 1,698 LF / 100=17x15 = 255 shrubs 255 x 0.5 = 128 shrubs	17 shade trees provided 17 ornamental trees provided 43 evergreen trees provided 128 shrubs provided	no	§ 22-1103.11.C
All service, delivery, loading and outdoor storage and trash disposal areas shall be screened from all residential districts, public streets, parking lots and pedestrian walkways. Areas shall be screened by use of fence, walls, berms, evergreen plant material, or combination of these, not less than six (6) feet in height.	Loading berth screening required	Loading berth screening provided	yes	Ord. 2011-05, 3/14/2011, § 1103

Notes:  
<sup>1</sup>Due to site restrictions, trees are placed around the site to meet the required number of trees

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
ARF	35	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B	-
GTIS	20	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	-
LSR	26	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL.	B+B	-
NS	23	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL.	B+B	-
QA	35	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B	-
QBC	31	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL.	B+B	-
QP	45	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B	-
QPH	15	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL.	B+B	-
UA	21	ULMUS AMERICANA 'DELAWARE'	DELAWARE AMERICAN ELM	2 1/2-3" CAL.	B+B	-
ORNAMENTAL TREE(S)						
AGAB	83	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	14-16'	B+B	-
BND	82	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12'	B+B	-
EVERGREEN TREE(S)						
ABC	77	ABIES CONCOLOR	WHITE FIR	6-7'	B+B	-
CJY	20	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	8-10'	B+B	-
PIAB	161	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B	-
PM	88	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-7'	B+B	-
PS	87	PINUS STROBUS	EASTERN WHITE PINE	6-7'	B+B	-
EVERGREEN SHRUB(S)						
IGN	70	ILEX GLABRA 'NIGRA'	NIGRA INKBERRY	30-36"	CONTAINER	-
JCSG	59	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30-36"	CONTAINER	-
VR	690	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	CONTAINER	-
DECIDUOUS SHRUB(S)						
IWD	67	ILEX VERTICILLATA 'JIM DANDY'	MALE POLLINATOR WINTERBERRY HOLLY	3 GAL.	CONTAINER	-
IWR	407	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	3 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



NOTES:  
STREET TREES SHALL NOT BE PLACED ON PROPERTY LINES  
REFER TO SHEETS LP-101 TO LP-110 FOR DETAILED PLANTING PLANS  
REFER TO SHEET LP-S01 FOR LANDSCAPE NOTES AND DETAILS

ACT 287 AS AMENDED

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PENNSYLVANIA LAW REQUIRES  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN ADVANCE  
--- STOP & CALL ---

Pennsylvania One Call System, Inc.  
1-800-242-1776



SERIAL NUMBER: 20221664559-000

8/24/2023

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 16976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

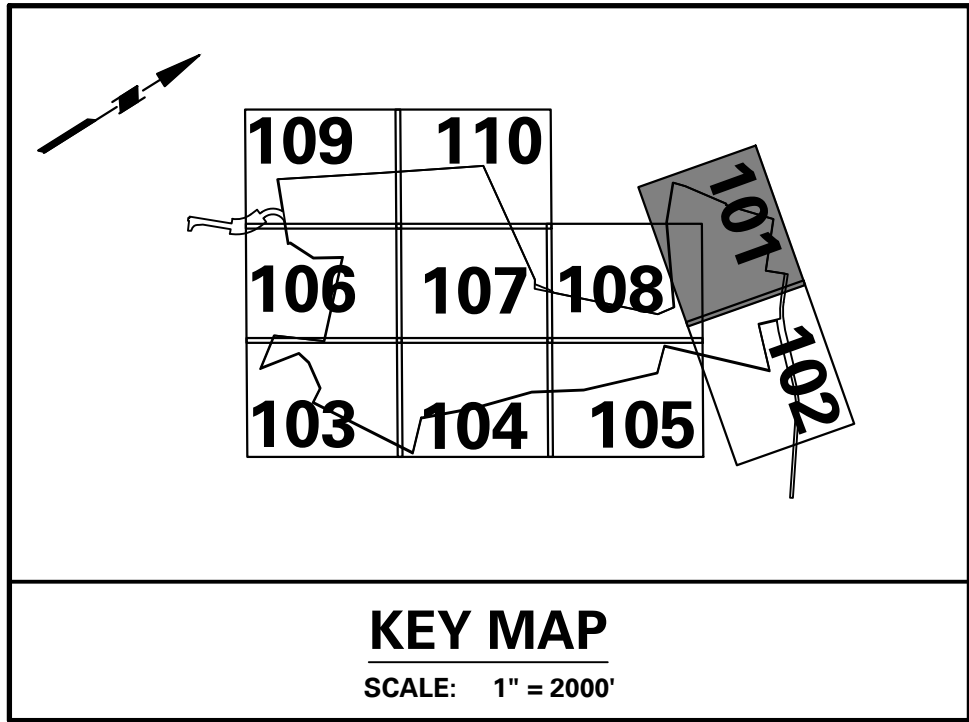
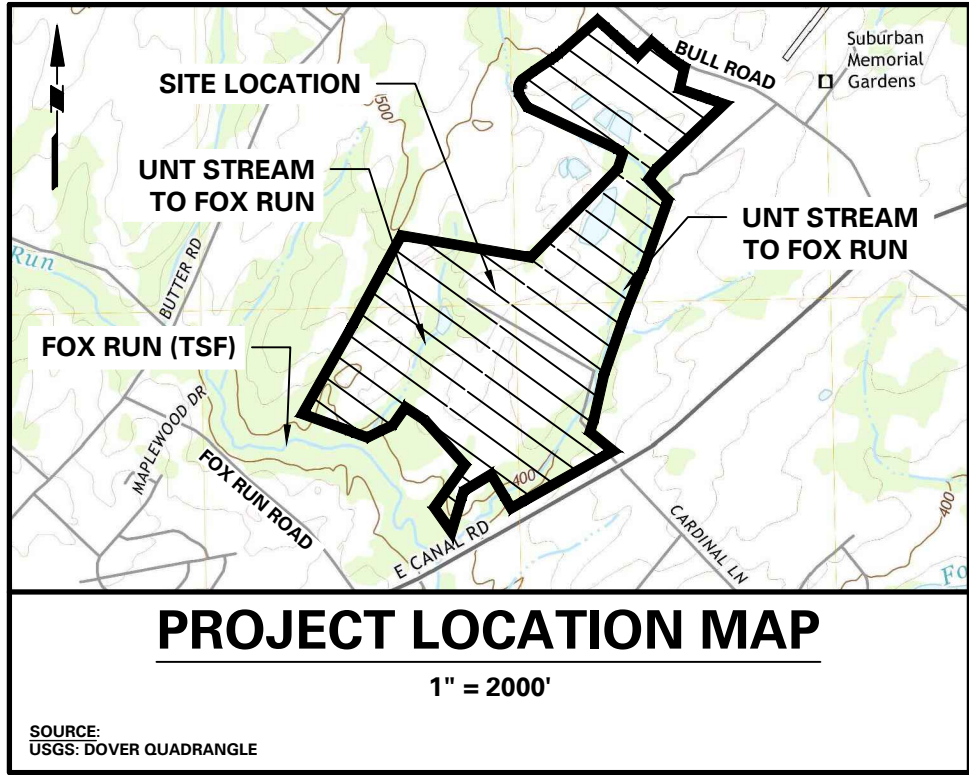
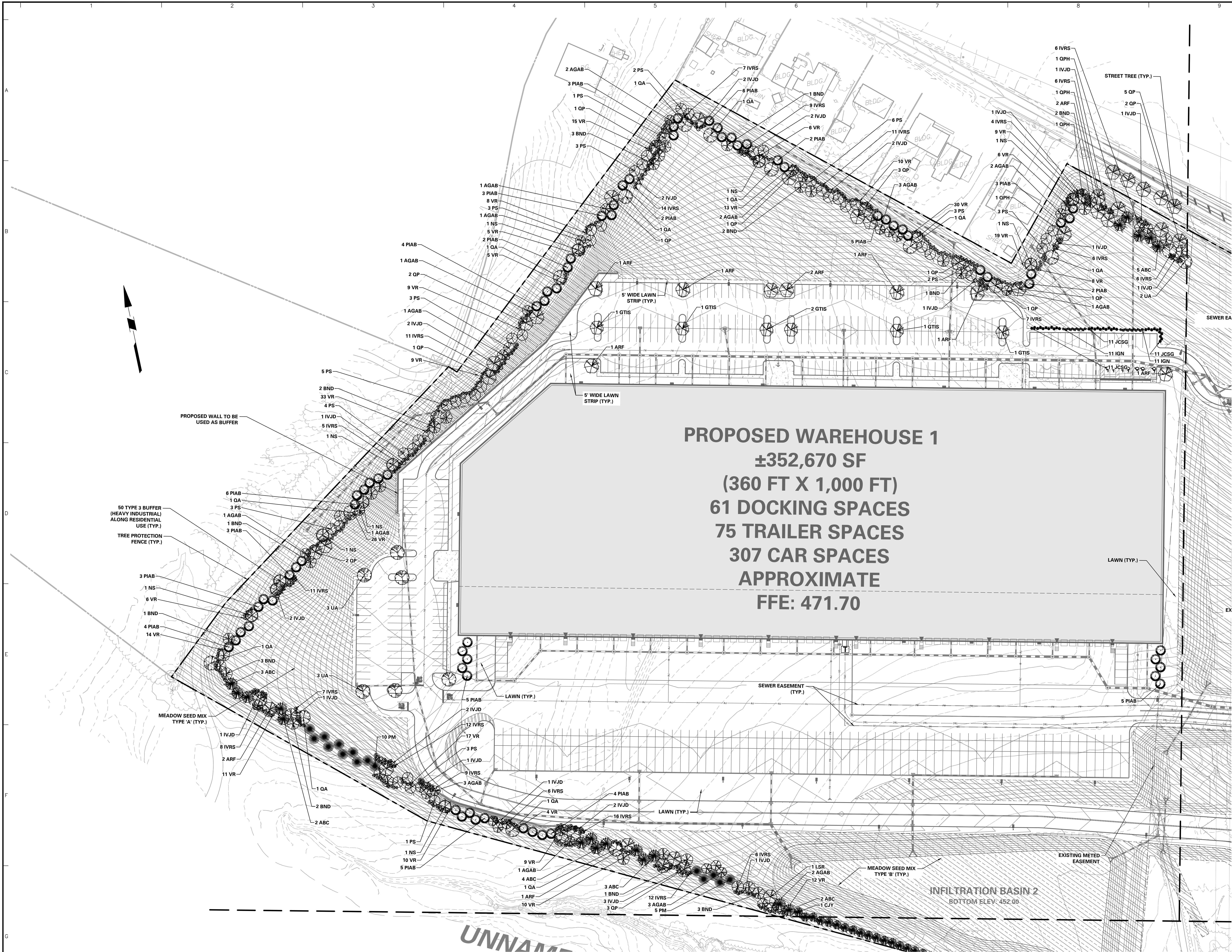
Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY MASTER LANDSCAPE PLAN**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**ML**  
Checked By  
**RP**

Drawing No.  
**LP-100**  
Sheet 110 of 133





ACT 287 AS AMENDED

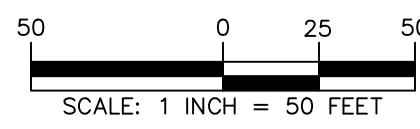
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(10) WORKING DAYS FOR DESIGN STAGE  
— 800-345-7776

Pennsylvania One Call System, Inc.  
1-800-345-7776

SERIAL NUMBER: 20221664559-000

REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN,  
SCHEDULE AND COMPLIANCE CHART  
REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS



8/24/2023 REVISED PER DOVER TOWNSHIP COMMENTS		1.
Date	Description	No.
Revisions		

8/24/2023

MICHAEL SZURA  
REGISTERED LANDSCAPE ARCHITECT  
PA LIC. NO. LA002533

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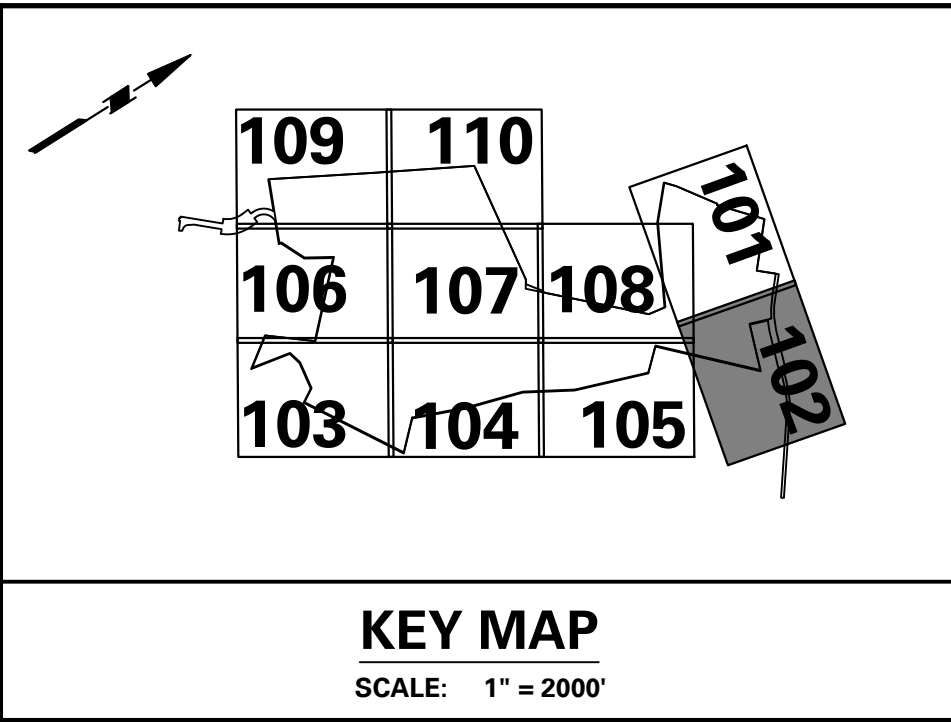
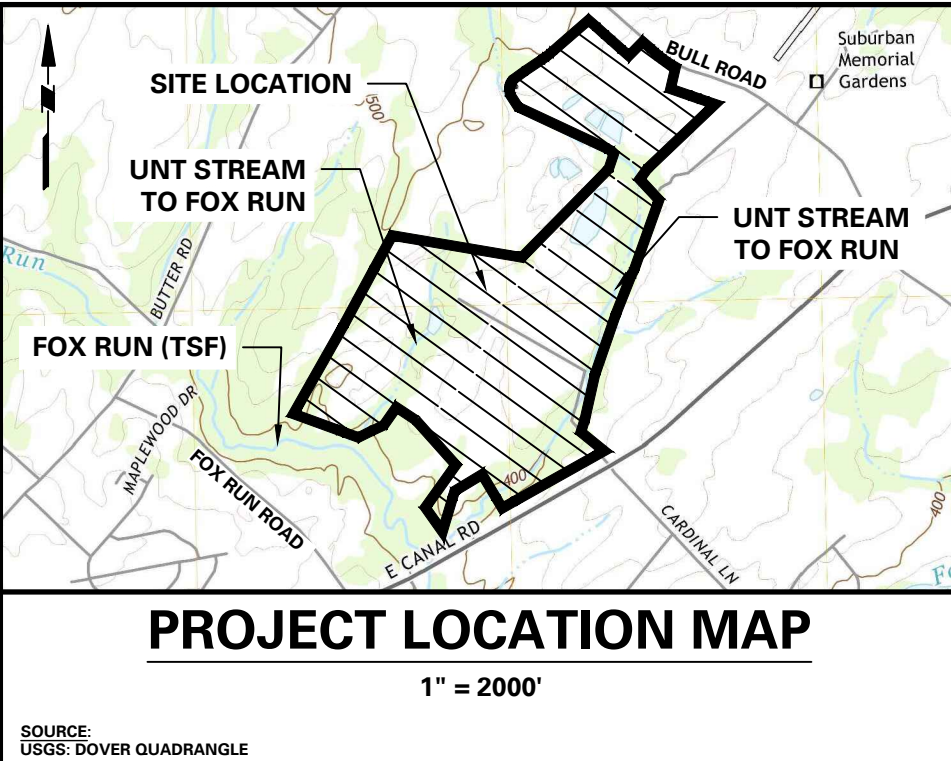
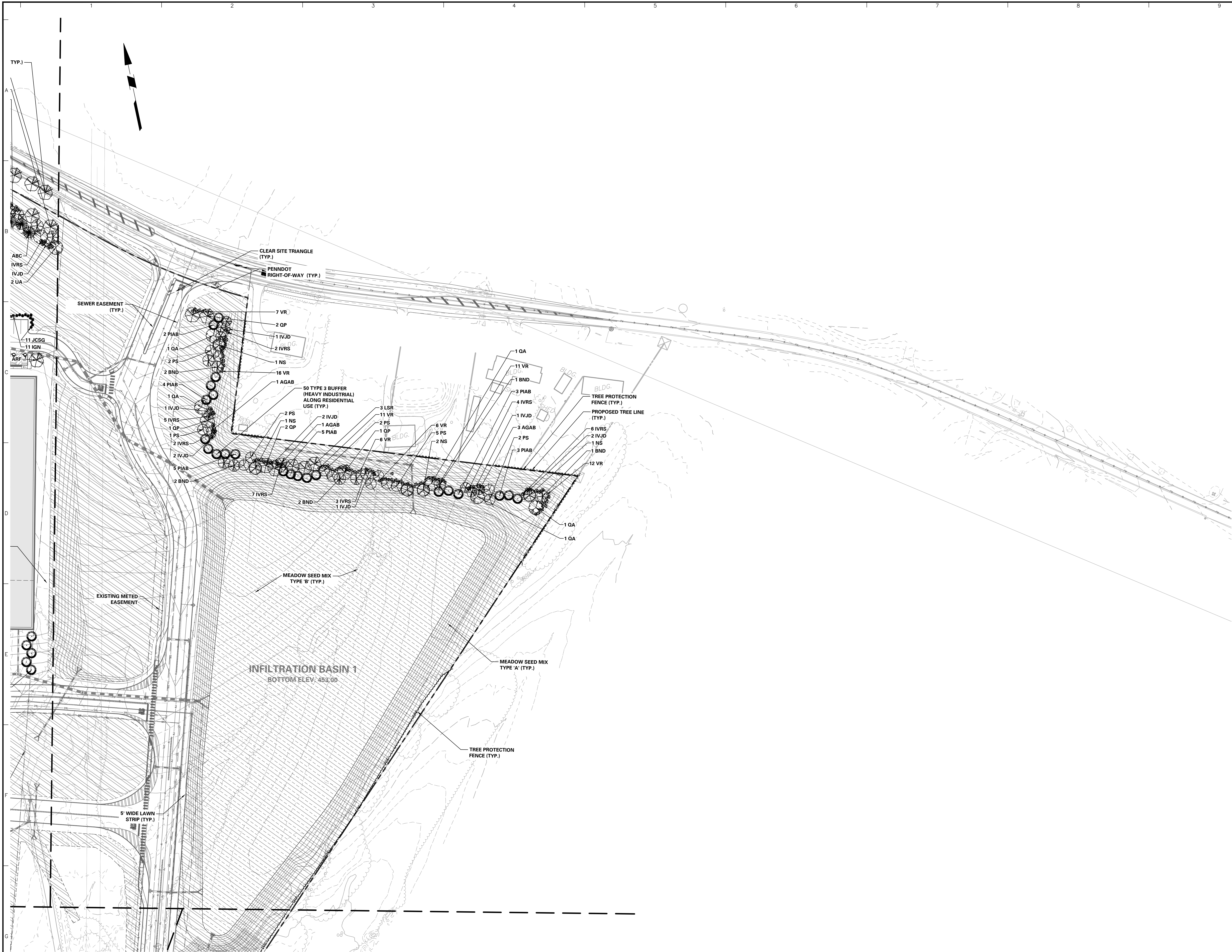
Project  
**YORK INDUSTRIAL  
DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY  
LANDSCAPE  
PLAN**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**ML**  
Checked By  
**RP**

Drawing No.  
**LP-101**  
Sheet 111 of 133





ACT 287 AS AMENDED

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Pennsylvania One Call System, Inc.  
1-800-242-1776



SERIAL NUMBER: 20221664559-000

REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN,  
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REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS



Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Revisions		



8/24/2023

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Project

**YORK INDUSTRIAL  
DEVELOPMENT**

YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA

Drawing Title

**PRELIMINARY  
LANDSCAPE  
PLAN**

Project No.

200164401

Date

6/7/2023

Drawn By

ML

Checked By

RP

Drawing No.

**LP-102**

Sheet 112 of 133



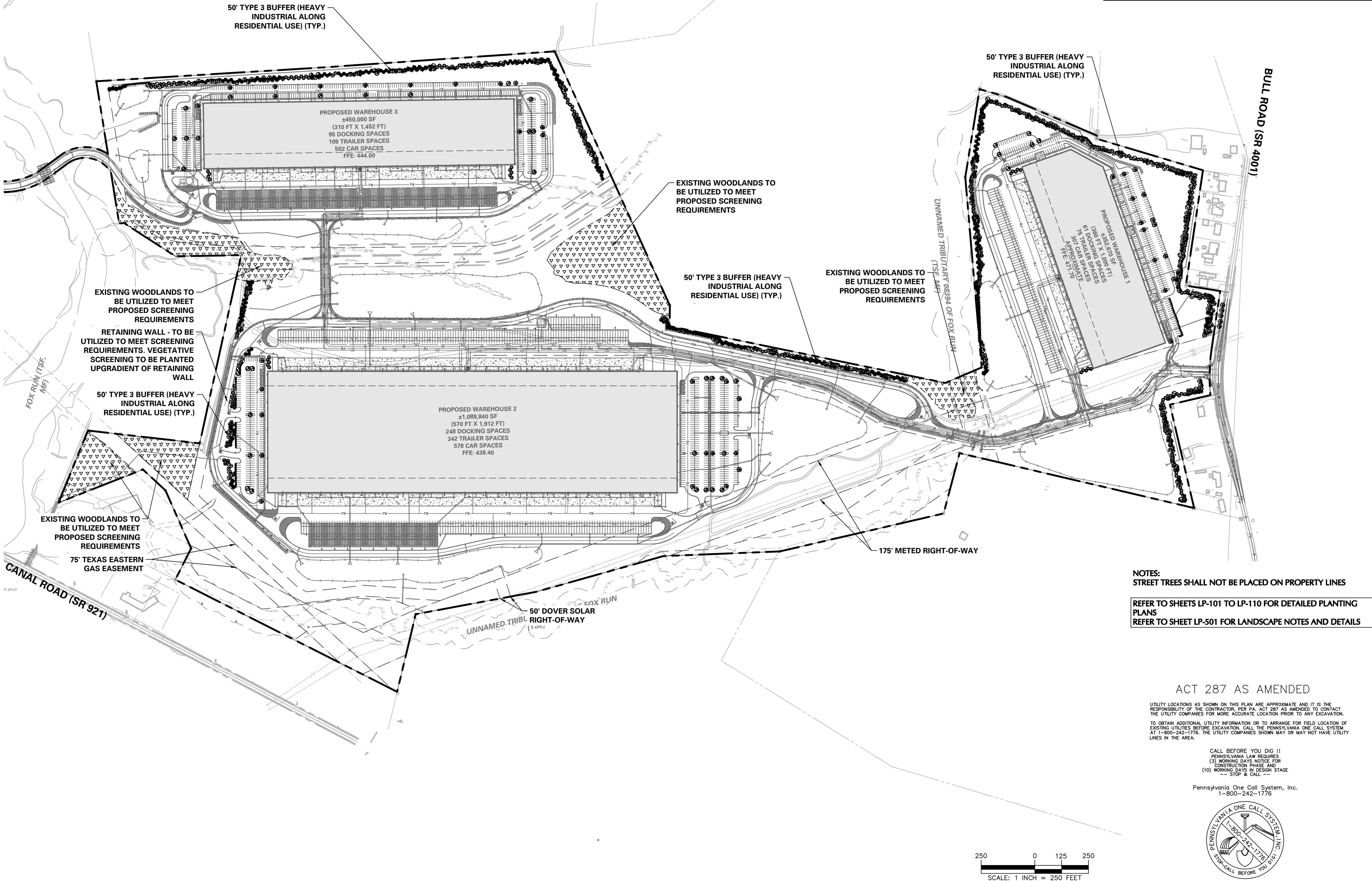
ORDINANCE COMPLIANCE TABLE				
INDUSTRIAL ZONING DISTRICT - DOVER TOWNSHIP, PENNSYLVANIA				
ITEM	REQUIRED	PROVIDED	COMPLIES	ORDINANCE SECTION
Street Trees				
Shade trees shall be planted along streets at 60' intervals on each side of the street	497 LF along Bull Road right-of-way / 60' O.C. = 9 street trees required	9 street trees provided	yes <sup>1</sup>	§ 22-1103.5.B
Parking Lot Landscaping				
A minimum of 10% of any parking facility over 2,000 square feet in gross area shall be devoted to landscaping.	Warehouse 1 84,046 SF in North lot x 0.10 = 8,405 SF required 27,028 SF in West lot x 0.10 = 2,703 SF required	Warehouse 1 13,251 SF landscaping provided in North lot 4,334 SF landscaping provided in West lot	yes	§ 22-1103.12.D
	Warehouse 2 134,391 SF in North lot x 0.10 = 13,440 SF required 73,138 SF in South lot x 0.10 = 7,314 SF required	Warehouse 2 13,541 SF landscaping provided in North lot 10,148 SF landscaping provided in South lot	yes	§ 22-1103.12.D
	Warehouse 3 45,210 SF in North lot x 0.10 = 4,521 SF required 90,465 SF in West lot x 0.10 = 9,047 SF required 39,594 SF in South lot x 0.10 = 3,960 SF required	Warehouse 3 5,047 SF landscaping provided in North lot 16,018 SF landscaping provided in West lot 5,049 SF landscaping provided in South lot	yes	§ 22-1103.12.D
One (1) deciduous tree shall be provided for every 20 required parking spaces; and shall be surfaced in lawn or ground cover planting.	Warehouse 1 231 parking spaces at North lot / 20 = 12 trees required 76 parking spaces at West lot / 20 = 4 trees required	Warehouse 1 12 parking lot trees provided in North lot 4 parking lot trees provided in West lot	yes	§ 22-1103.12.D
	Warehouse 2 368 parking spaces at North lot / 20 = 19 trees required 210 parking spaces at South lot / 20 = 11 trees required	Warehouse 2 19 parking lot trees provided in North lot 11 parking lot trees provided in South lot	yes	§ 22-1103.12.D
	Warehouse 3 123 parking spaces at North lot / 20 = 7 trees required 274 parking spaces at West lot / 20 = 14 trees required 105 parking spaces at South lot / 20 = 6 trees required	Warehouse 3 7 parking lot trees provided in North lot 14 parking lot trees provided in West lot 6 parking lot trees provided in South lot	yes	§ 22-1103.12.D
Buffer Yard and Planting Screen				
Any parking lot within 100 feet of public street or intersection shall be screened with hedge, berm, or other measure to prevent distraction or confusion from parking cars' headlights.	195 LF of parking lot headlight screening required along the perimeter of the north lot of warehouse 1	195 LF of parking lot headlight screening proposed along the perimeter of the north lot of warehouse 1	yes	§ 22-1103.12.A
Buffer planting strip shall provide 100% opaqueness at a rate of two (2) shade trees, two (2) ornamental trees, five (5) evergreen trees, and 15 shrubs per 100 linear feet.	9,276 LF of buffer 9,276 LF of buffer - 1,941 LF of wall 7,335 LF of buffer planting 7,335 LF / 100 = 74 x 2 = 148 shade trees 7,335 LF / 100 = 74 x 2 = 148 ornamental trees 7,335 LF / 100 = 74 x 5 = 370 evergreen trees 7,335 LF / 100 = 74 x 15 = 1,110 shrubs	148 shade trees provided 148 ornamental trees provided 370 evergreen trees provided 1,110 shrubs provided	yes <sup>1</sup>	§ 22-1103.11 Table 22-1103.11-1
	1,941 LF of wall 1,698 LF / 100 = 17x2=34 shade trees 34 x 0.5 = 17 shade trees 1,698 LF / 100 = 17x2=34 ornamental trees 34 x 0.5 = 17 ornamental trees 1,698 LF / 100 = 17x5=85 evergreen trees 85 x 0.5 = 43 evergreen trees 1,698 LF / 100=17x15 = 255 shrubs 255 x 0.5 = 128 shrubs	17 shade trees provided 17 ornamental trees provided 43 evergreen trees provided 128 shrubs provided	no	§ 22-1103.11.C
When a fence or wall is used, 50% of the required vegetative material may be eliminated. The remaining vegetative material shall be divided equally with one-half placed on each side of the wall or fence.				
All service, delivery, loading and outdoor storage and trash disposal areas shall be screened from all residential districts, public streets, parking lots and pedestrian walkways. Areas shall be screened by use of fence, walls, berms, evergreen plant material, or combination of these, not less than six (6) feet in height.	Loading berth screening required	Loading berth screening provided	yes	Ord. 2011-05, 3/14/2011, § 1103

Notes:  
<sup>1</sup>Due to site restrictions, trees are placed around the site to meet the required number of trees

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
ARF	35	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B	—
GTIS	20	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	—
LSR	26	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	2 1/2-3" CAL.	B+B	—
NS	23	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL.	B+B	—
QA	35	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B	—
QBC	31	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL.	B+B	—
QP	45	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B	—
QPH	15	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL.	B+B	—
UA	21	ULMUS AMERICANA 'DELAWARE'	DELAWARE AMERICAN ELM	2 1/2-3" CAL.	B+B	—
ORNAMENTAL TREE(S)						
AGAB	83	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	14-16'	B+B	—
BND	82	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10-12'	B+B	—
EVERGREEN TREE(S)						
ABC	77	ABIES CONCOLOR	WHITE FIR	6-7'	B+B	—
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PIAB	161	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B	—
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IGN	70	ILEX GLABRA 'NIGRA'	NIGRA INKBERRY	30-36"	CONTAINER	—
JCSG	59	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30-36"	CONTAINER	—
VR	690	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	CONTAINER	—
DECIDUOUS SHRUB(S)						
IWD	67	ILEX VERTICILLATA 'JIM DANDY'	MALE POLLINATOR WINTERBERRY HOLLY	3 GAL.	CONTAINER	—
IWSR	407	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	3 GAL.	CONTAINER	—

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Pennsylvania One Call System, Inc.  
1-800-242-1776



SERIAL NUMBER: 20221664559-000

8/24/2023

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Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 16976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project Title  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

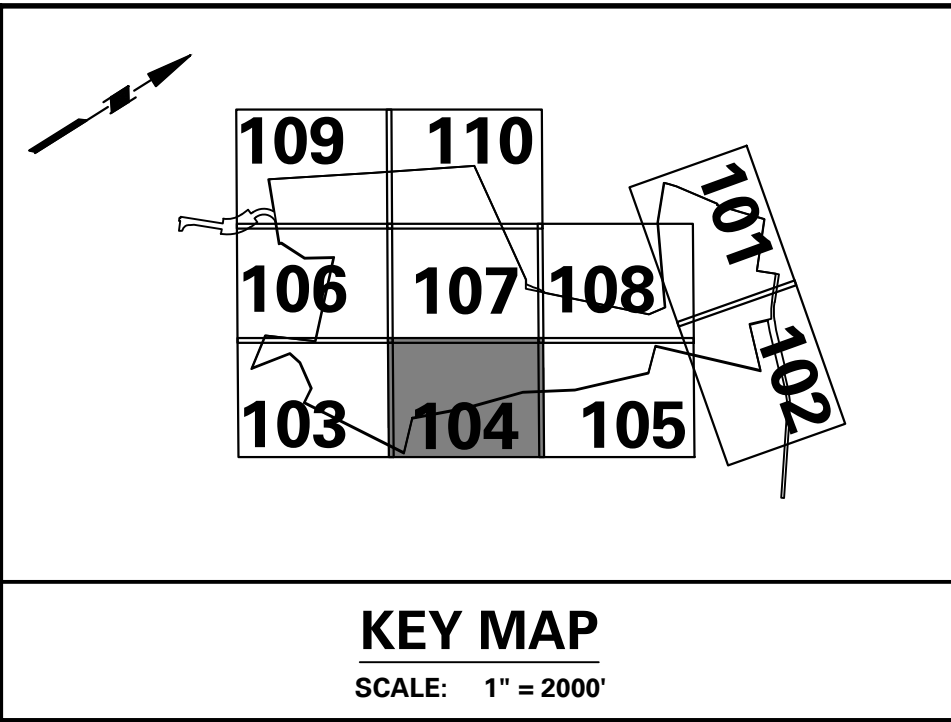
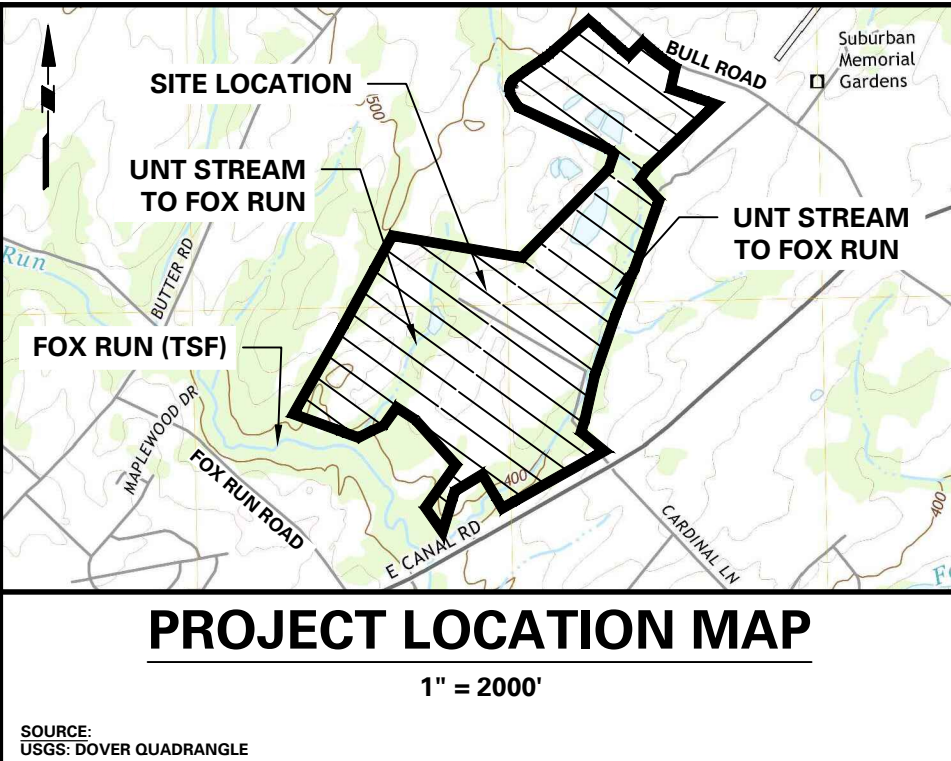
Drawing Title  
**PRELIMINARY MASTER LANDSCAPE PLAN**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**ML**  
Checked By  
**RP**

Drawing No.  
**LP-100**  
Sheet 110 of 133



248 DOCKING SPACES  
342 TRAILER SPACES  
578 CAR SPACES  
FFE: 438.40



**ACT 287 AS AMENDED**

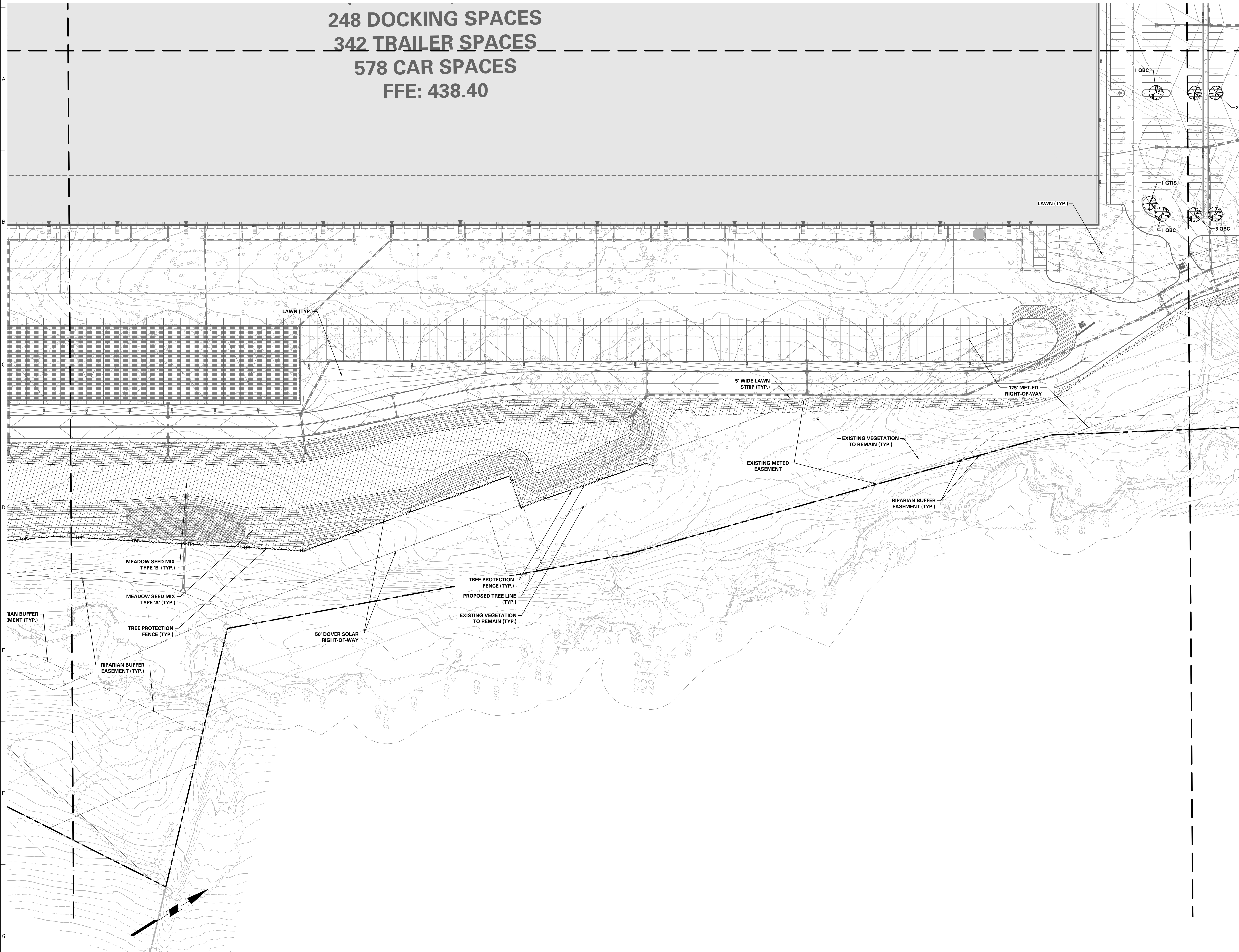
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(10) WORKING DAYS NOTICE FOR  
STOP & CALL

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SERIAL NUMBER, 20221664559-000

REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN,  
SCHEDULE AND COMPLIANCE CHART  
REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS



Date	Description	No.
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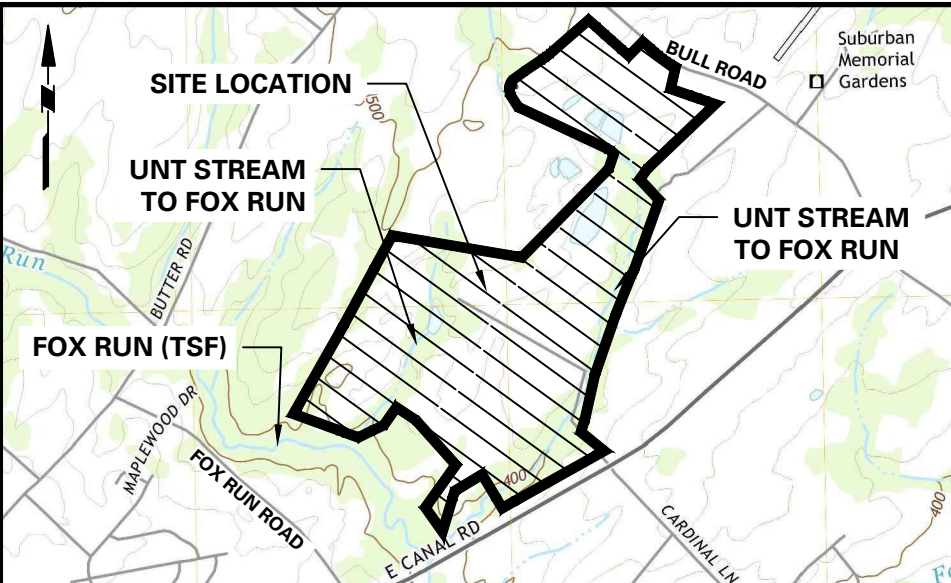
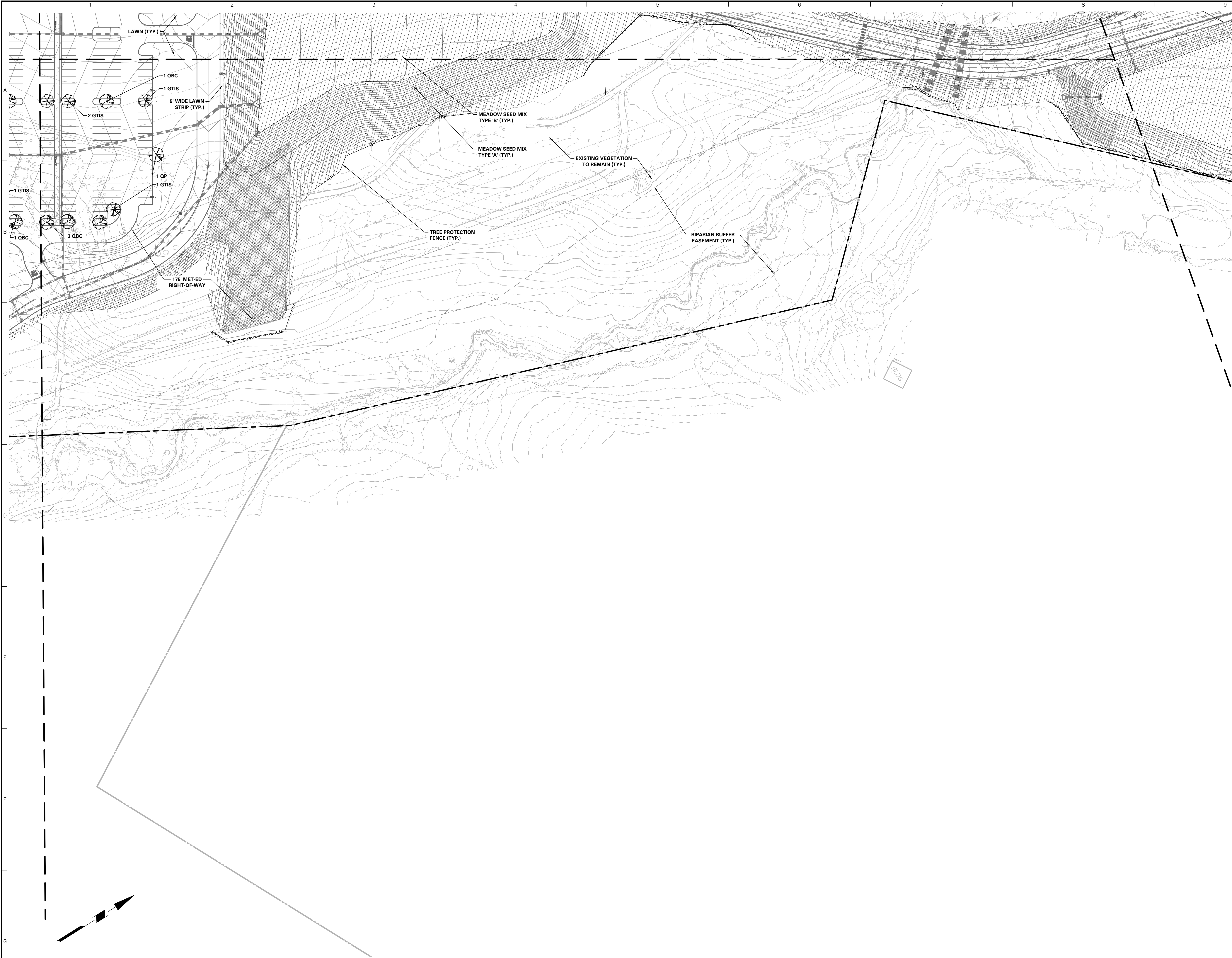
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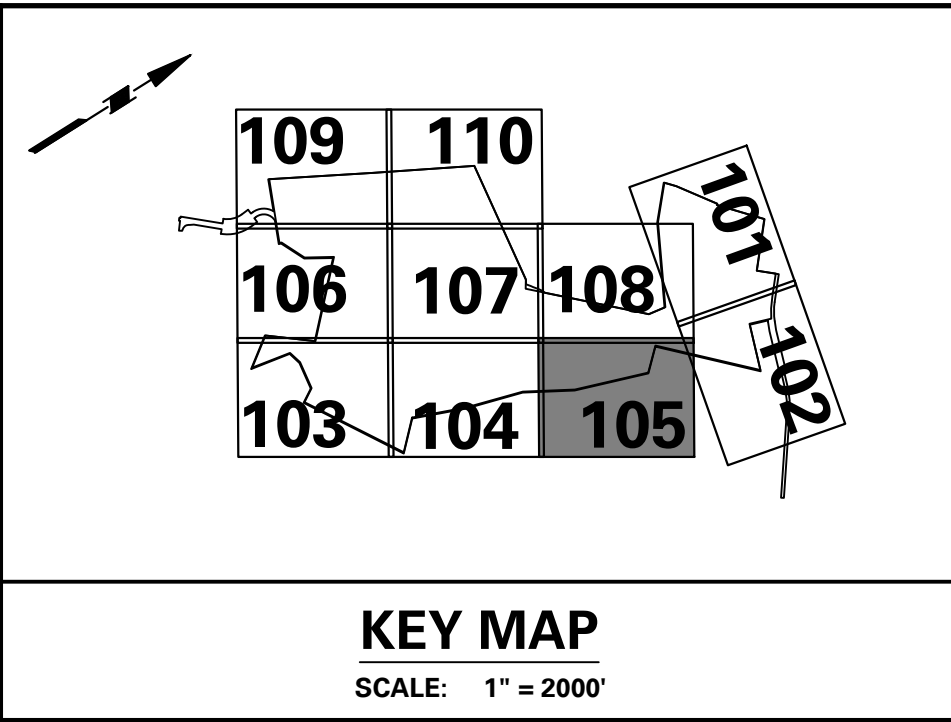
**PRELIMINARY LANDSCAPE PLAN**

Project No. 200164401  
Date 6/7/2023  
Drawn By ML  
Checked By RP  
Drawing No. LP-104  
Sheet 114 of 133





PROJECT LOCATION MAP  
1" = 2000'




ACT 287 AS AMENDED

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(2) CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE  
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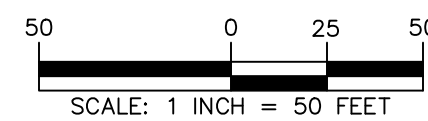
Project  
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**ML**  
Checked By  
**RP**

Drawing No.  
**LP-105**  
Sheet **115** of **133**





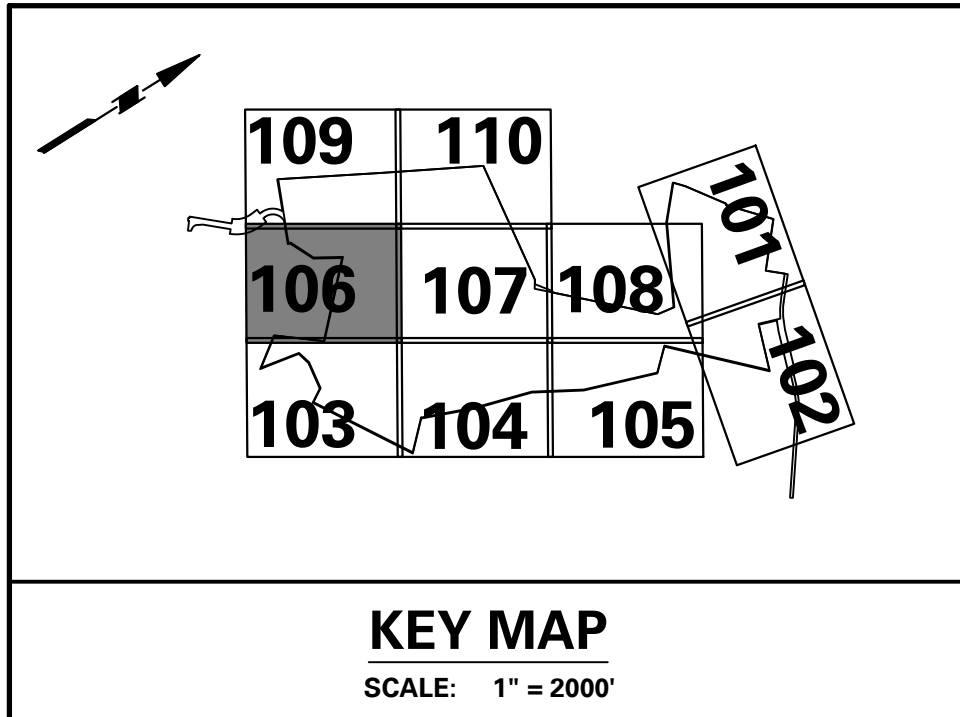
**LANGAN**

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Drawing Title

**PRELIMINARY  
LANDSCAPE  
PLAN**

Date: 8/23/2023 Time: 18:57 User: mlehner Style Table: Langan.stb Layout: LP-106 Document Code: 200164401-0301-LP101-0107



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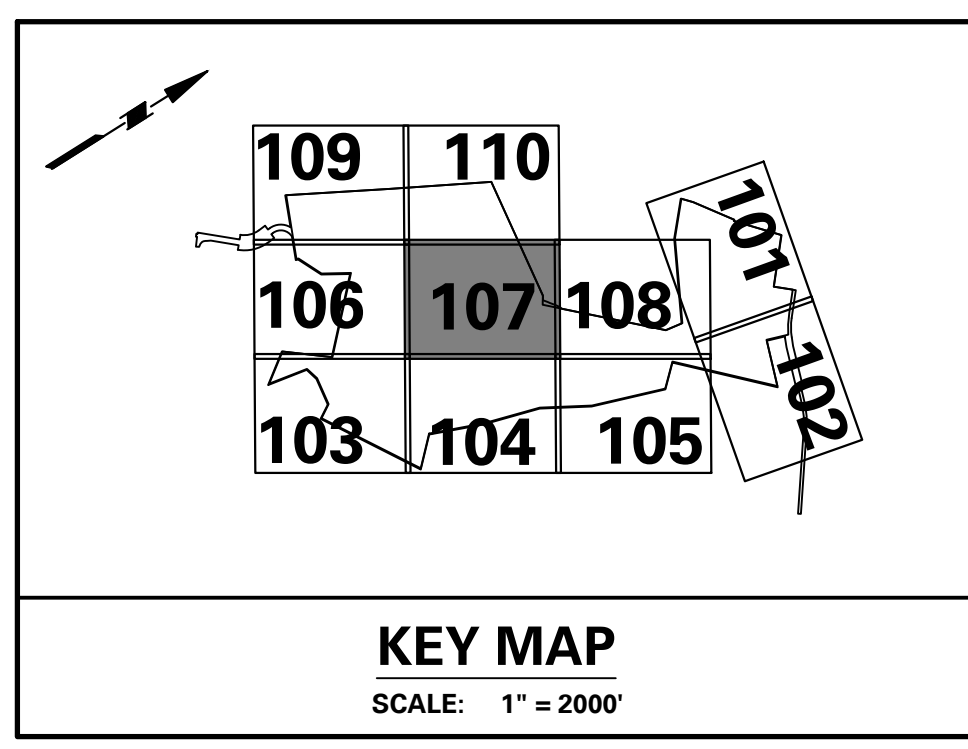
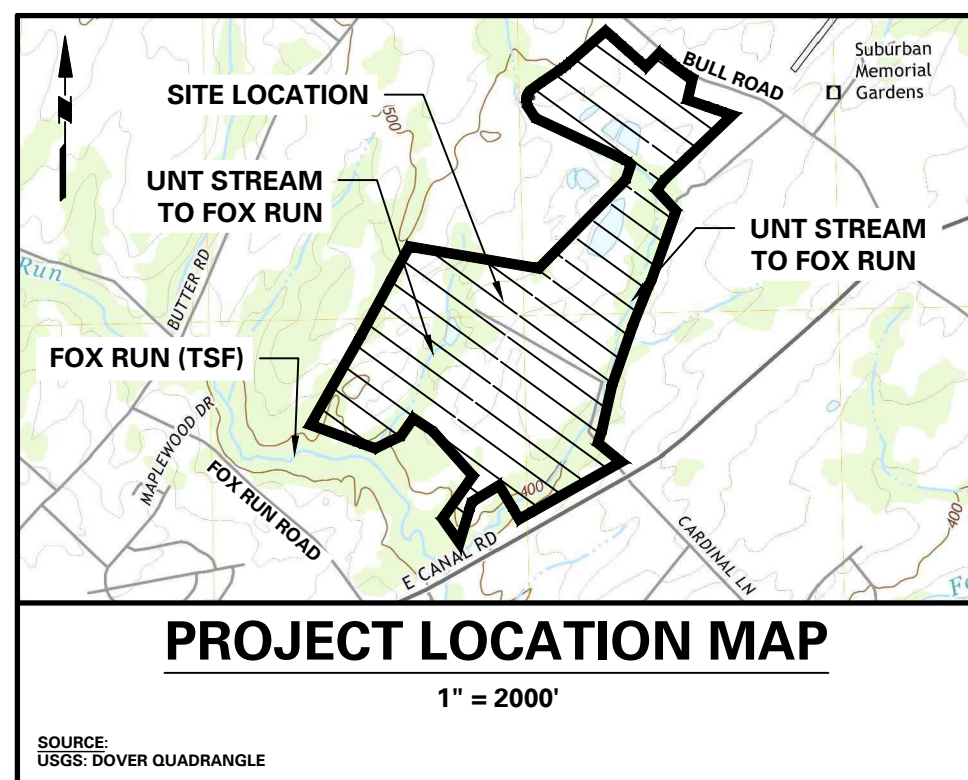
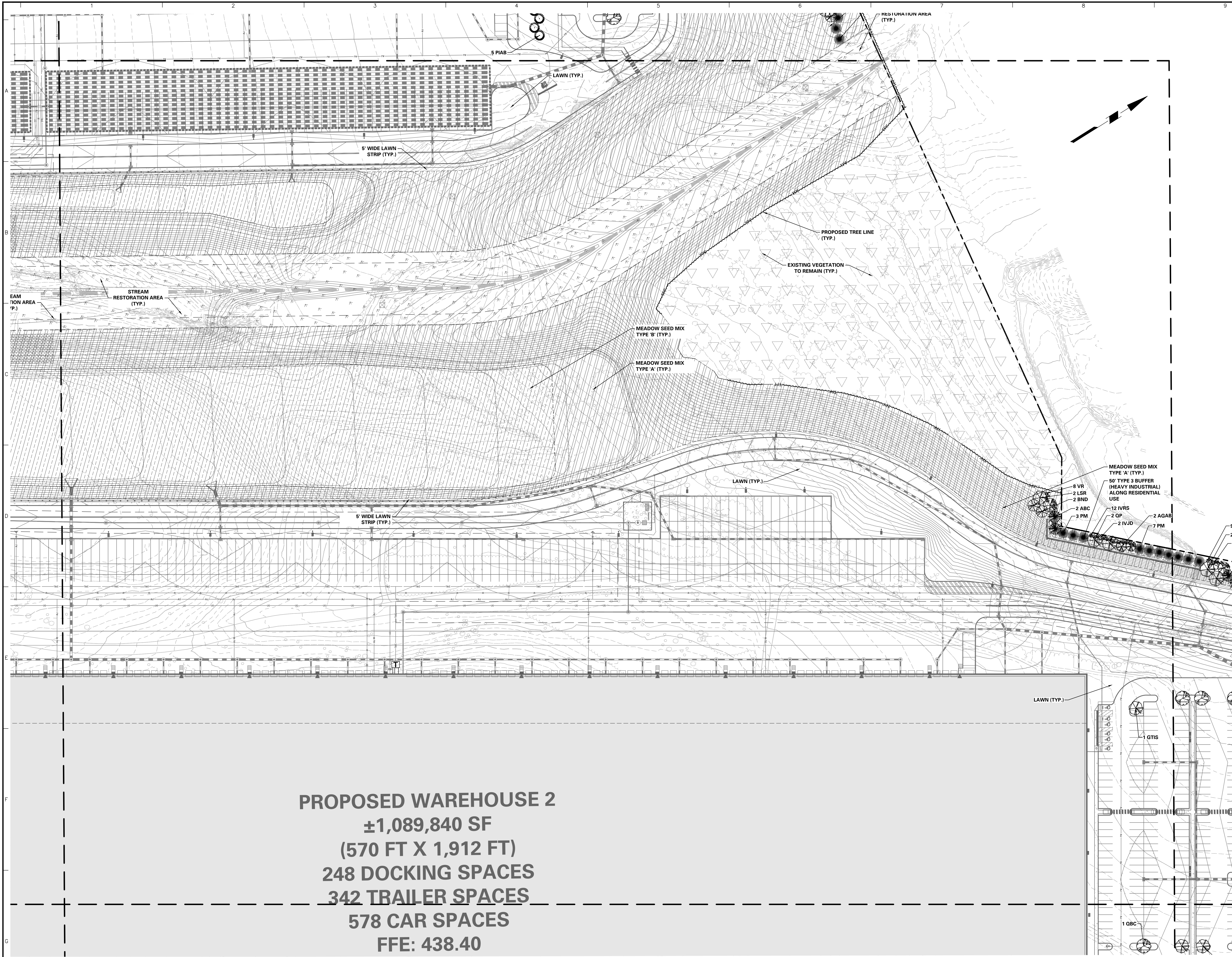
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REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN,  
SCHEDULE AND COMPLIANCE CHART  
REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS





ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED, TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

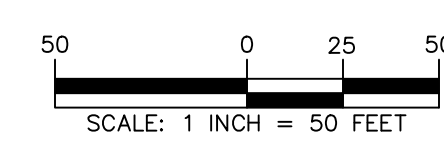
TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG!!  
PENNSYLVANIA LAW REQUIRES:  
(1) HOMEOWNERS NOTIFY FOR  
(2) IDENTIFICATION PHASE AND  
(3) WORKING DATE IN DESIGN STAGE  
— 1-800-242-1776

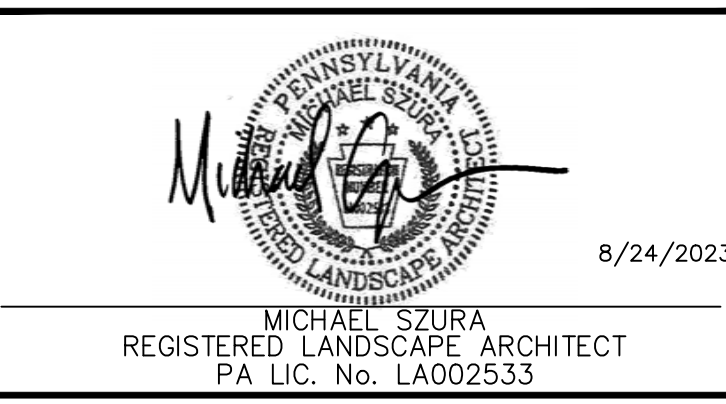
Pennsylvania One Call System, Inc.  
1-800-242-1776

SERIAL NUMBER: 20221664559-000

REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN,  
SCHEDULE AND COMPLIANCE CHART  
REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS



Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.



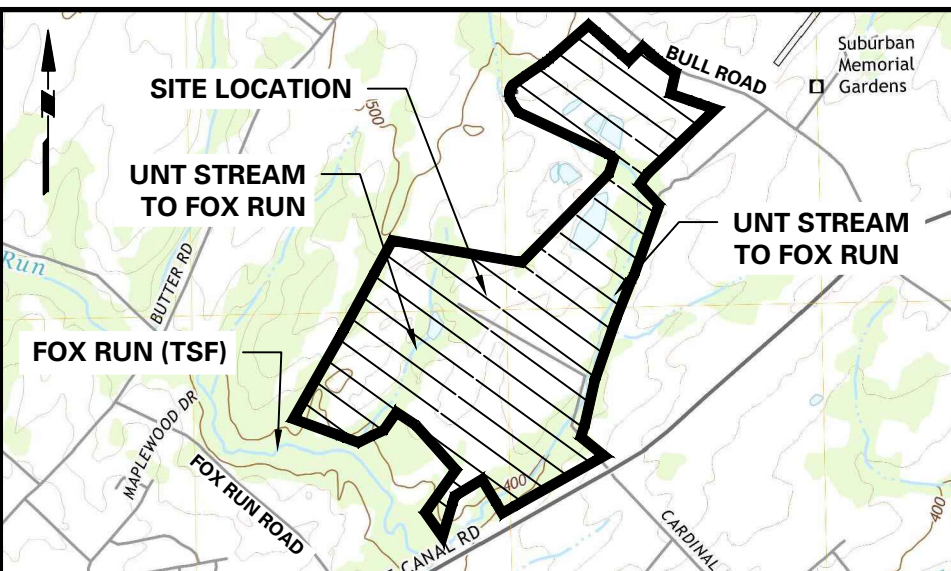
**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 16976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL  
DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

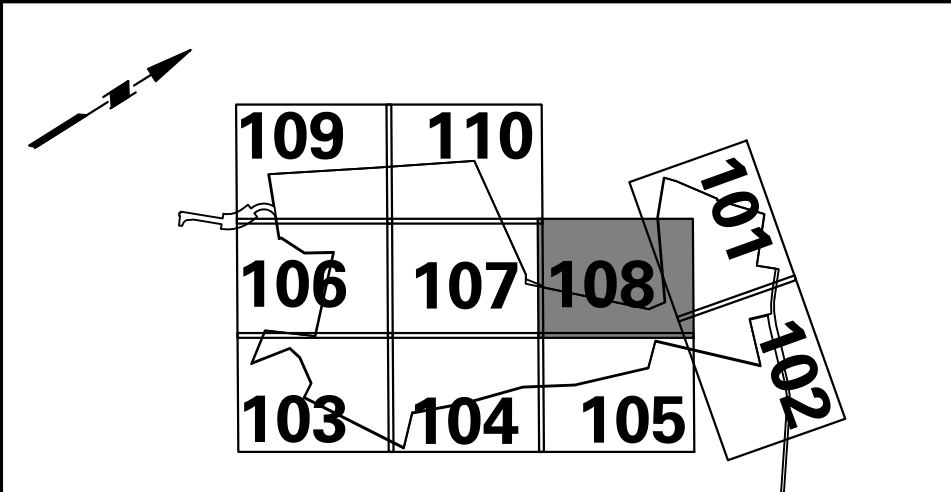
Drawing Title  
**PRELIMINARY  
LANDSCAPE  
PLAN**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**ML**  
Checked By  
**RP**  
Drawing No.  
**LP-107**  
Sheet 117 of 133





**PROJECT LOCATION MAP**  
1" = 2000'



**KEY MAP**  
SCALE: 1" = 2000'


**ACT 287 AS AMENDED**

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(3) WORKING DAYS IN DESIGN STAGE  
(4) 1-800-242-1776

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8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		



8/24/2023

Michael Szura  
REGISTERED LANDSCAPE ARCHITECT  
PA LIC. NO. LA002533

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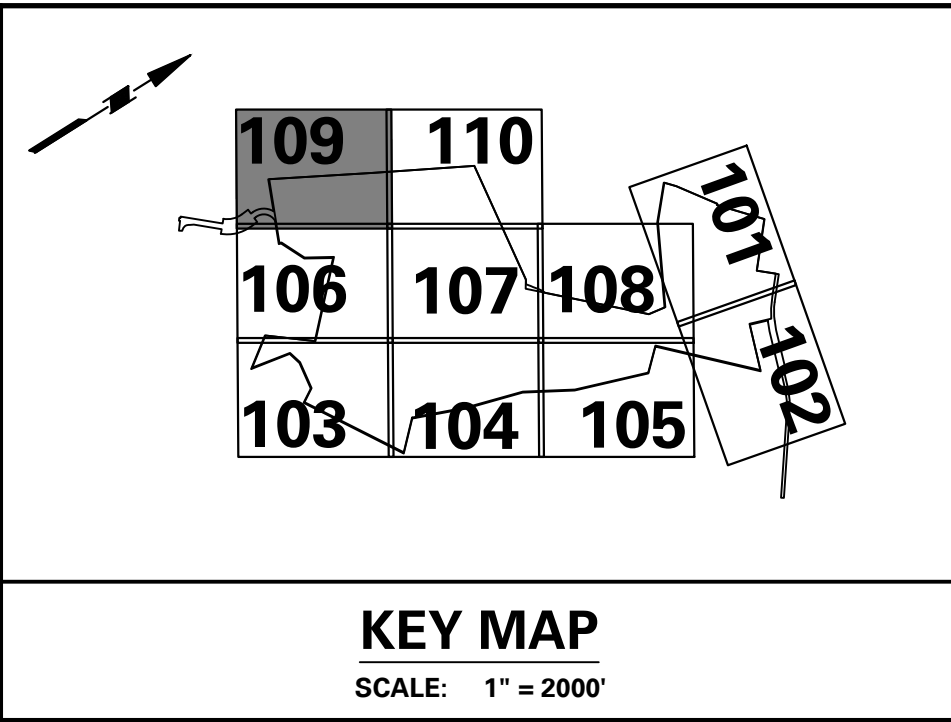
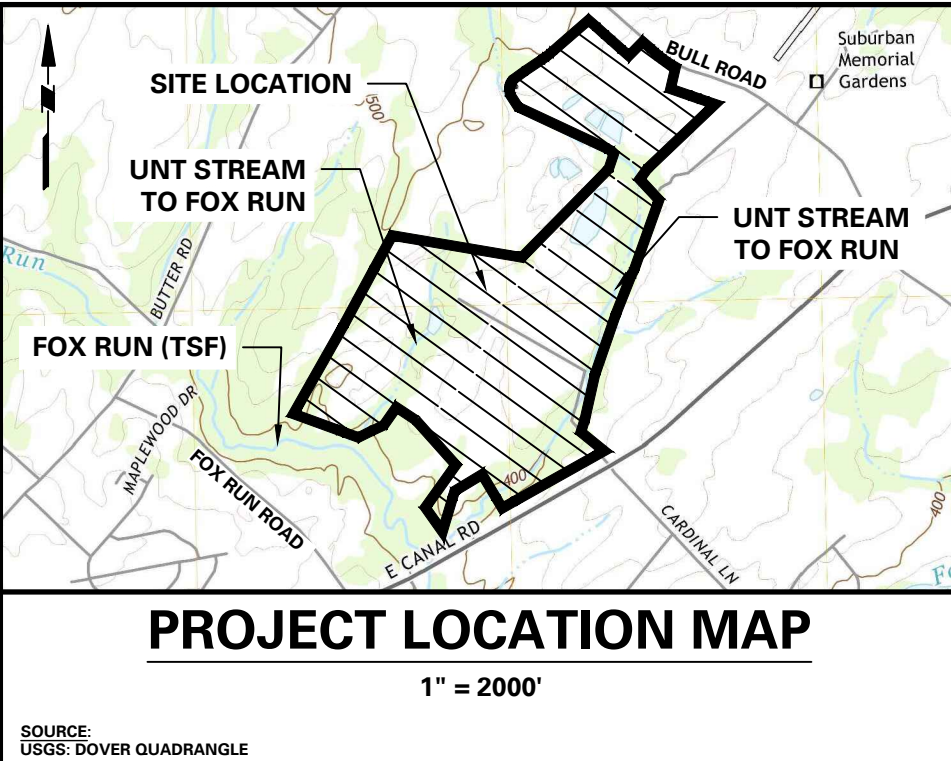
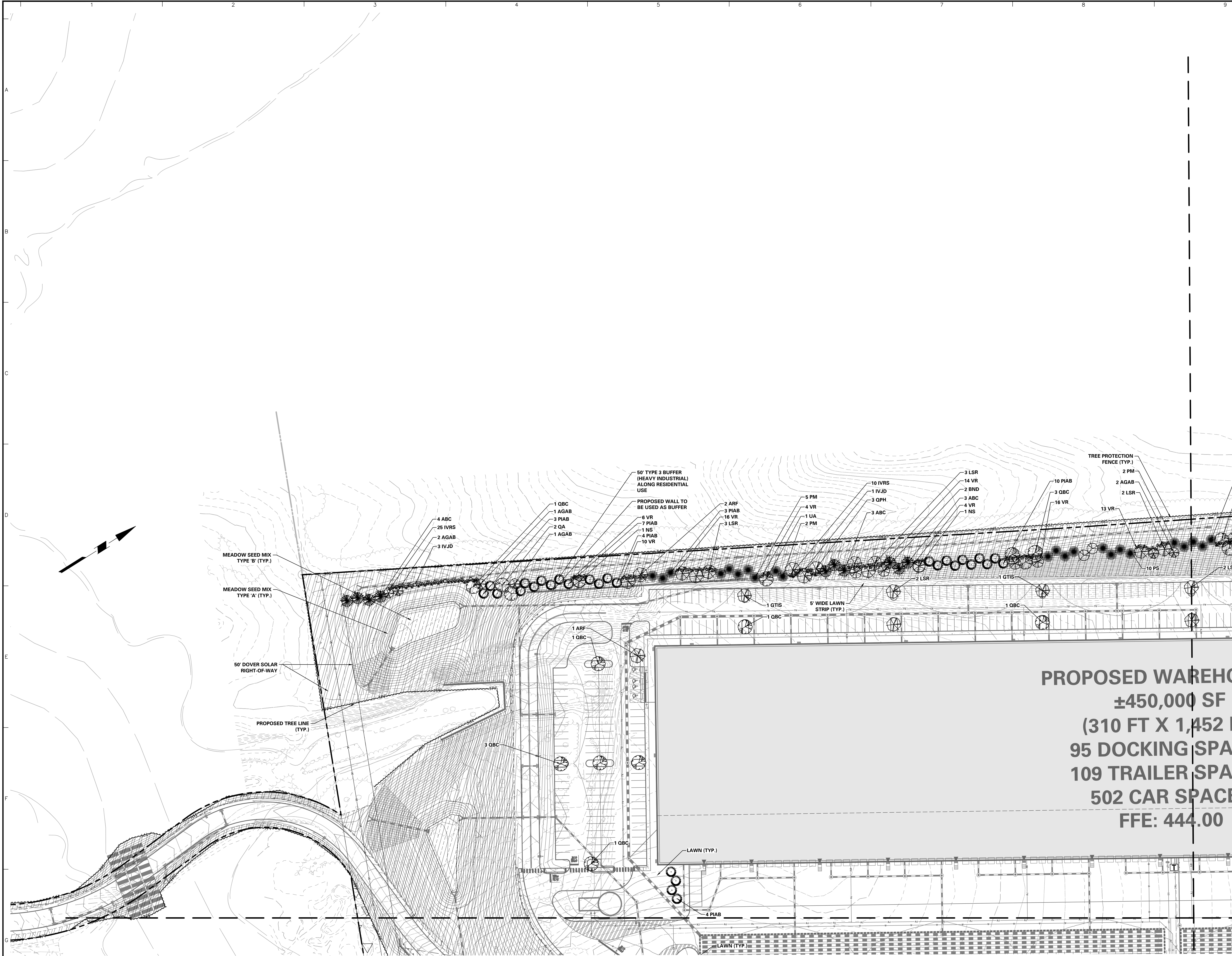
Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY LANDSCAPE PLAN**

Project No. <b>200164401</b>	Drawing No. <b>LP-108</b>
Date <b>6/7/2023</b>	
Drawn By <b>ML</b>	
Checked By <b>RP</b>	

Date: 8/23/2023 Time: 18:59 User: mlehner Style Table: Langan.stb Layout: LP-108 Document Code: 200164401-0301-LP101-0109



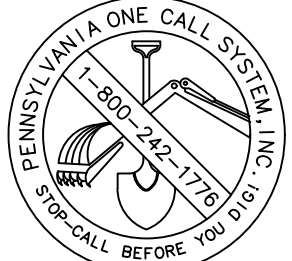


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SERIAL NUMBER: 20221664559-000

REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN,  
SCHEDULE AND COMPLIANCE CHART  
REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS

PROPOSED WAREHOUSE  
±450,000 SF  
(310 FT X 1,452 FT)  
95 DOCKING SPACES  
109 TRAILER SPACES  
502 CAR SPACES  
FFE: 444.00



Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.

8/24/2023

MICHAEL SZURA  
REGISTERED LANDSCAPE ARCHITECT  
PA LIC. NO. LA002533

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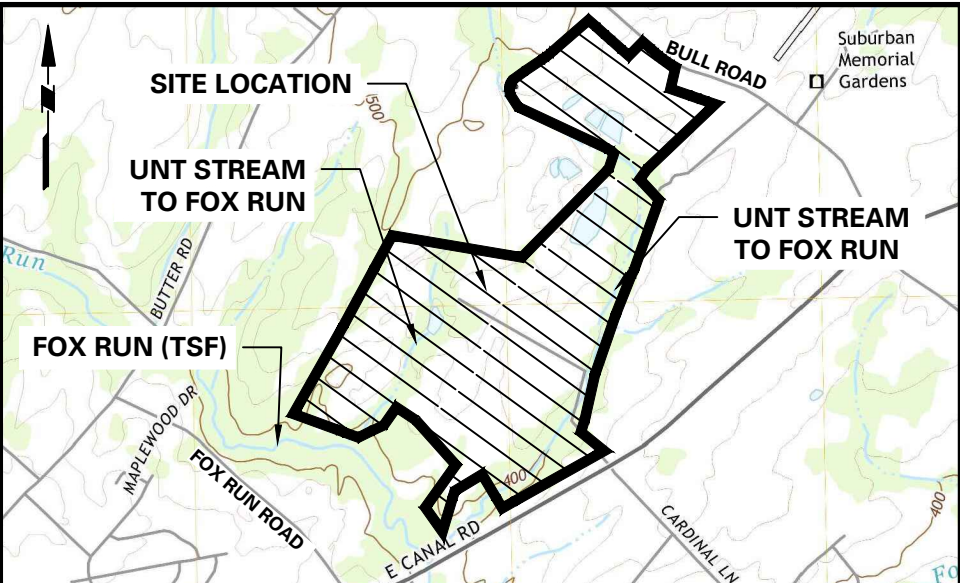
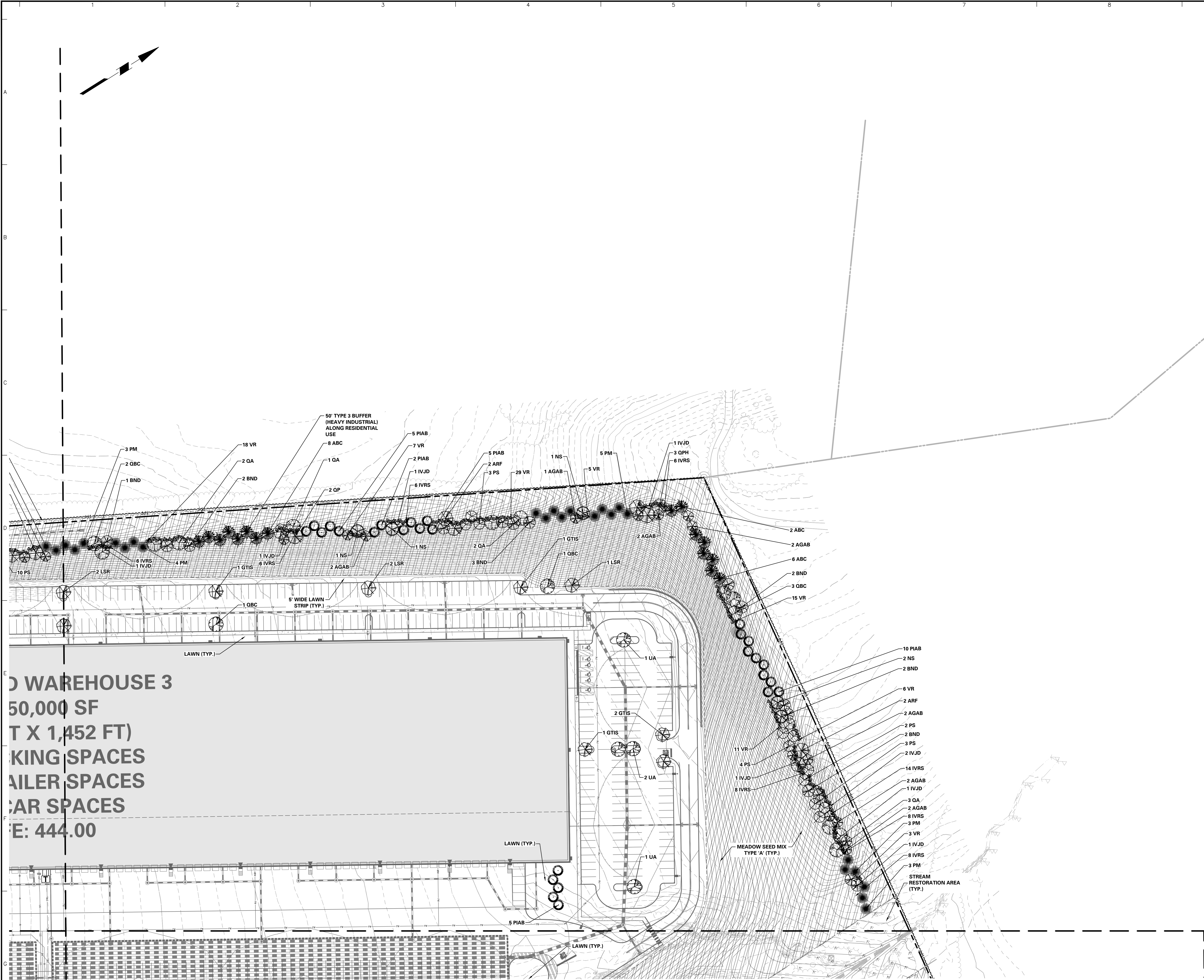
Project  
**YORK INDUSTRIAL  
DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY  
LANDSCAPE  
PLAN**

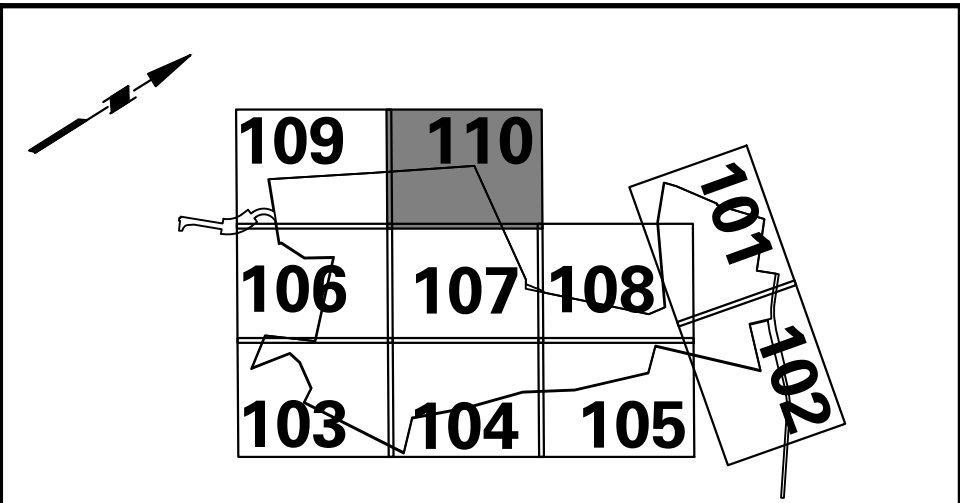
Project No. <b>200164401</b>	Drawing No. <b>LP-109</b>
Date <b>6/7/2023</b>	
Drawn By <b>ML</b>	
Checked By <b>RP</b>	

Sheet 119 of 133





PROJECT LOCATION MAP  
1" = 2000'



KEY MAP  
SCALE: 1" = 2000'

ACT 287 AS AMENDED

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REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN,  
SCHEDULE AND COMPLIANCE CHART  
REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS

WAREHOUSE 3  
50,000 SF  
T X 1,452 FT)  
KING SPACES  
AILER SPACES  
CAR SPACES  
E: 444.00



8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		



8/24/2023

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Project  
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Drawing Title  
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LANDSCAPE  
PLAN**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**ML**  
Checked By  
**RP**

Drawing No.  
**LP-110**  
Sheet **120** of **133**



GENERAL LANDSCAPE PLANTING NOTES:

- PLANTING MATERIALS
- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
  - STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", Z-60.1, PUBLISHED BY AMERICANHORT. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
  - NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
  - THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE. THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
  - THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

- PLANTING SOILS
- REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.
  - SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLAYED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

- IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS; MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.
- WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

- IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
  - SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
  - ORGANIC CONTENT: 2-5% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS
  - SOLUBLE SALTS: LESS THAN 0.5 MM H2O/CM
  - SOIL PH: 4.5-7.5 TO BE AMENDED PER SOIL TEST RESULTS
  - PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE
  - SAND: 40-60% SILT: 25-60% CLAY: 5-20%
  - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.

- ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH PLANTING SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER, THEY MAY BE CORRECTED BY ADDING AMENDMENTS. THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

- IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT, 35-55% BY WEIGHT, 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT, LESS THAN 0.5 MM H2O/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL; FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER

- SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

DELIVERY, STORAGE, AND HANDLING

- PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
- TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
- THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANTING DELIVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

INSTALLATION

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY OWNER AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- CONTRACTOR SHALL SUPPLY SUPPLEMENTARY IRRIGATION UNTIL ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING THE FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.

COMPLIANCE

- IF AT ANY TIME LEVEL 3 SCREENING IS NOT BEING MET, THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BUFFER SCREENING AS REQUIRED BY ZONING ORDINANCE SECTION 27-664.2.

GUARANTEE

- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNLIVING, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

MEADOW SEEDING NOTES:

- MEADOW SEED MIX "A" - ERNST SEED MIX ERNMX-181 "NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS"
  - 27.3% SORGHASTRUM NUTANS, PA ECOTYPE INDIAN GRASS
  - 20.0% LOLIUM MULTIFLORUM ANNUAL RYEGRASS
  - 11.0% ANDROPOGON GERARDII "NAGARA" BIG BLUESTEM
  - 10.0% ELYMUS VIGINICUS, PA ECOTYPE VIRGINIA WILDRYE
  - 5.0% ELYMUS CANADENSIS CANADA WILDRYE
  - 6.1% SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM
  - 5.0% TRIDENS FLAVO-PURPUREUS AUTUMN BENTGRASS
  - 4.0% AGROSTIS PERENNANS SWITCHGRASS
  - 3.0% PANICUM VIRGATUM "SHAWNEE" SWITCHGRASS
  - 1.3% CHAMAECRISTA FASCICULATA PARTHURSE PEA
  - 1.2% ECHINACEA PURPUREA PURPLE CONEFLOWER
  - 1.0% COREOPSIS LANCOLATA LONGLEAF COREOPSIS
  - 1.0% RUDBECKIA HIRTA BLACKEYED SUSAN
  - 0.8% HELIOPSIS HELIANTHOIDES OX-EYE SUNFLOWER
  - 0.5% ASTER LATIFOLIUS CALICO ASTER
  - 0.3% ASCLEPIAS SYRIACA COMMON MILKWEED
  - 0.3% LUTRIS SPICATA BLACKING STAR
  - 0.2% MONARDA FISTULOSA WILD BERGAMOT

NOTES:

- SEED AT A RATE OF 60 LBS./ACRE.
- FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ACRE.
- FOR FALL SEEDING, APPLY A NURSE CROP OF BARLEY AT A RATE OF 20 LBS./ACRE.

- MEADOW SEED MIX "B" - ERNST SEED MIX ERNMX-183 "NATIVE DETENTION AREA MIX"

- 32.0% PANICUM CLANDESTINUM, "TIGRA" DEERTONGUE
- 20.0% CAREX VULPINODEA, PA ECOTYPE FOX SEDGE
- 20.0% ELYMUS VIRGINICUS, PA ECOTYPE VIRGINIA WILDRYE
- 20.0% PANICUM VIRGATUM, "SHAWNEE" SWITCHGRASS
- 4.0% ARAGOSTIS STOLONIFERA CREEPING BENTGRASS
- 2.0% JUNCUS TENUIS, PA ECOTYPE PATH RUSH
- 1.0% JUNCUS EFFUSUS PATH RUSH
- 1.0% PANICUM RIGIDULUM, PA ECOTYPE REDTOP PANICGRASS

NOTES:

- SEED AT A RATE OF 20 LBS./ACRE.
- FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ACRE.
- FOR FALL SEEDING, APPLY A NURSE CROP OF BARLEY AT A RATE OF 20 LBS./ACRE.

GENERAL SEEDING NOTES:

- SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 1).
- ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
- IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL WHERE APPLICABLE.
- CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION.

WEED CONTROL/MAINTENANCE NOTES:

- DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
- AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
- MOW IN WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL STURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 1 TO AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS ESTABLISHMENT OF MEADOW MIX.
- DURING MAINTENANCE PERIOD CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL AGGRESSIVE WEEDS AND OVERSEED AREAS AS NEEDED TO ENSURE ADEQUATE COVER.

LAWN SEED NOTES:

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:
  - RED FESCUE 1 1/2 LBS./1,000 SF
  - PERENNIAL RYEGRASS 1 LBS./1,000 SF
  - KENTUCKY BLUEGRASS 1 1/2 LBS./1,000 SF
  - SPREADING FESCUE 1 LBS./1,000 SF

- SEED MIX SHALL BE MULCHED WITH SALT HAY OR UNROTTED SMALL BRAM STRAW AT A RATE OF 2 TONS/AC OR 90 LBS./1,000 SF

- SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:

- SPRING: APRIL 1 - MAY 31  
FALL: AUGUST 16 - OCTOBER 31
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

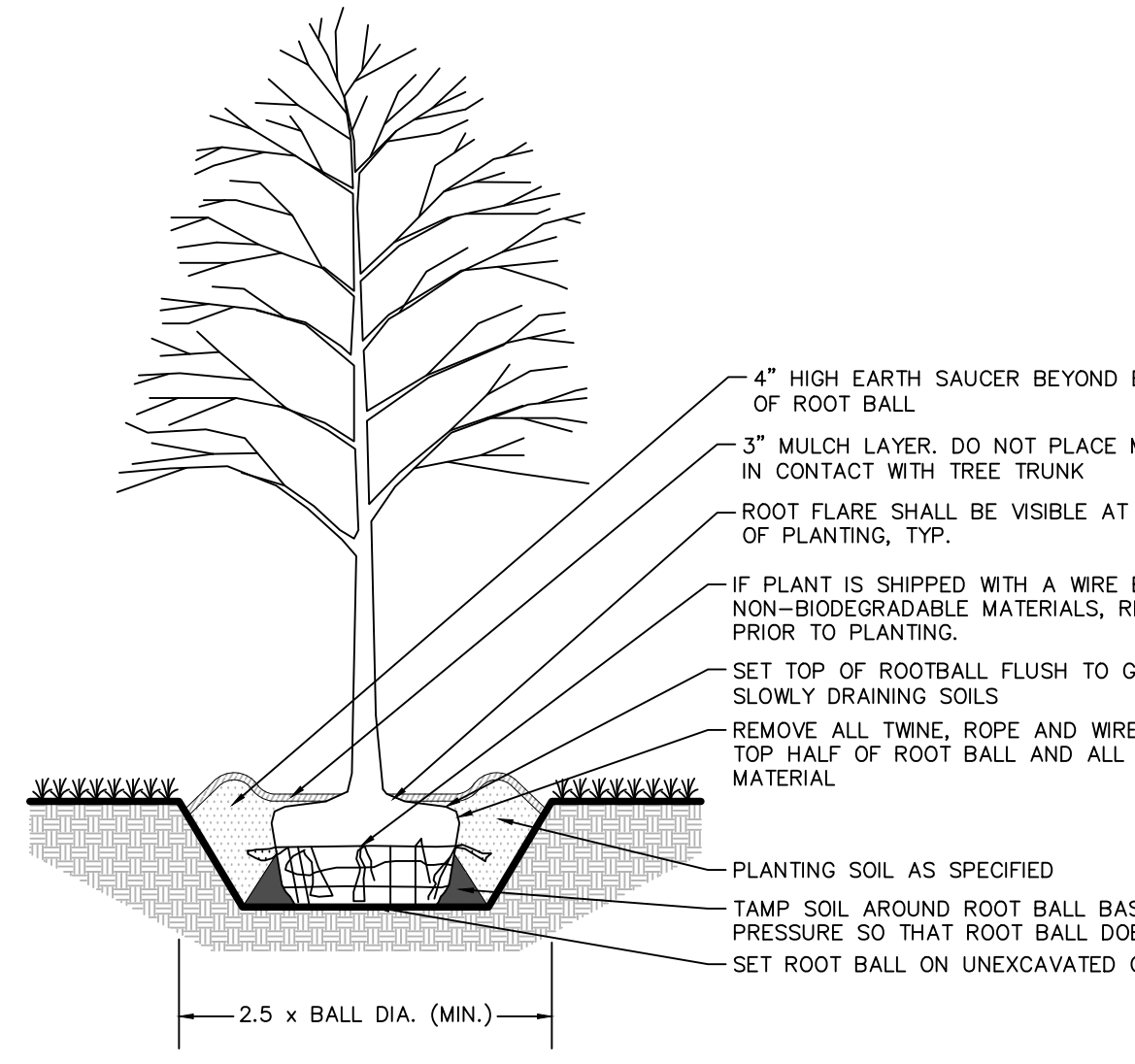
TREE PROTECTION NOTES:

- ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. THE LIMIT OF TREE PROTECTION FENCE RADIUS SHALL BE 18 TIMES THE MEASURED DIAMETER-AT-BREAST-HEIGHT (DBH), UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
- TREE PROTECTION PLANKING SHALL BE INSTALLED ON ALL EXISTING TREES WHERE WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO DETAIL ON THIS SHEET.
- IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
- TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.
- DEMOLITION WORK WITHIN THE TREE PROTECTION FENCE OF PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS. ROOTS SHALL NOT BE OTHERWISE DAMAGED, BROKEN OR RIPPED. ANY ROOTS FOUND GREATER THAN 2 INCHES DIAMETER WITHIN THE AREA TO BE DISTURBED WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT FOR FURTHER CONSIDERATION PRIOR TO ROOT PRUNING. ROOT PRUNED TREES SHALL BE MAINTAINED BY WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING, AND OTHER HORTICULTURE PRACTICES THROUGHOUT THE DURATION OF CONSTRUCTION. IMMEDIATELY AFTER ROOT PRUNING, BACKFILL WITH GOOD ROOTING MEDIUM AND FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH. PER MANUFACTURER'S RECOMMENDATIONS, FEED WITH A DILUTED SOLUTION OF N-P-K, AND MYCORRHIZAL POWDER AS NEEDED, WITH A SOIL NEEDLE TO PROVIDE WATER, AIR AND NUTRIENTS. THE SOIL AROUND EACH TREE SHALL BE THOROUGHLY SATURATED WITH WATER AND SHALL BE THOROUGHLY WATERED AS SEASONABLE CONDITIONS REQUIRE THROUGHOUT THE ENTIRE BOND PERIOD.
- ALL TEMPORARILY EXPOSED TREE ROOTS SHALL BE COVERED WITH 2 INCHES OF SHREDED HARDWOOD MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC, CONSERVE MOISTURE, AND MINIMIZE TEMPERATURE FLUCTUATION UNTIL PERMANENT SOIL EROSION CONTROL IS IMPLEMENTED. EXPOSED TREE ROOTS SHALL BE THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- ANY TREE SHOWN TO BE PROTECTED WHICH IS OBSERVED TO HAVE 25% OR MORE OF ITS BRANCHING OR LEAVES DEAD OR DYING WITHIN THREE YEARS OF COMPLETED CONSTRUCTION, AND WHICH CANNOT BE REASONABLY PRUNED TO MAINTAIN THE HABIT KNOWN FOR THE SPECIES, SHALL BE REPLACED WITH A QUANTITY OF TREES OF THE SAME SPECIES AND AT A SIZE THAT, WHEN PUT TOGETHER, EQUALS THE TOTAL CANOPY SIZE OF THE TREE TO BE REPLACED.

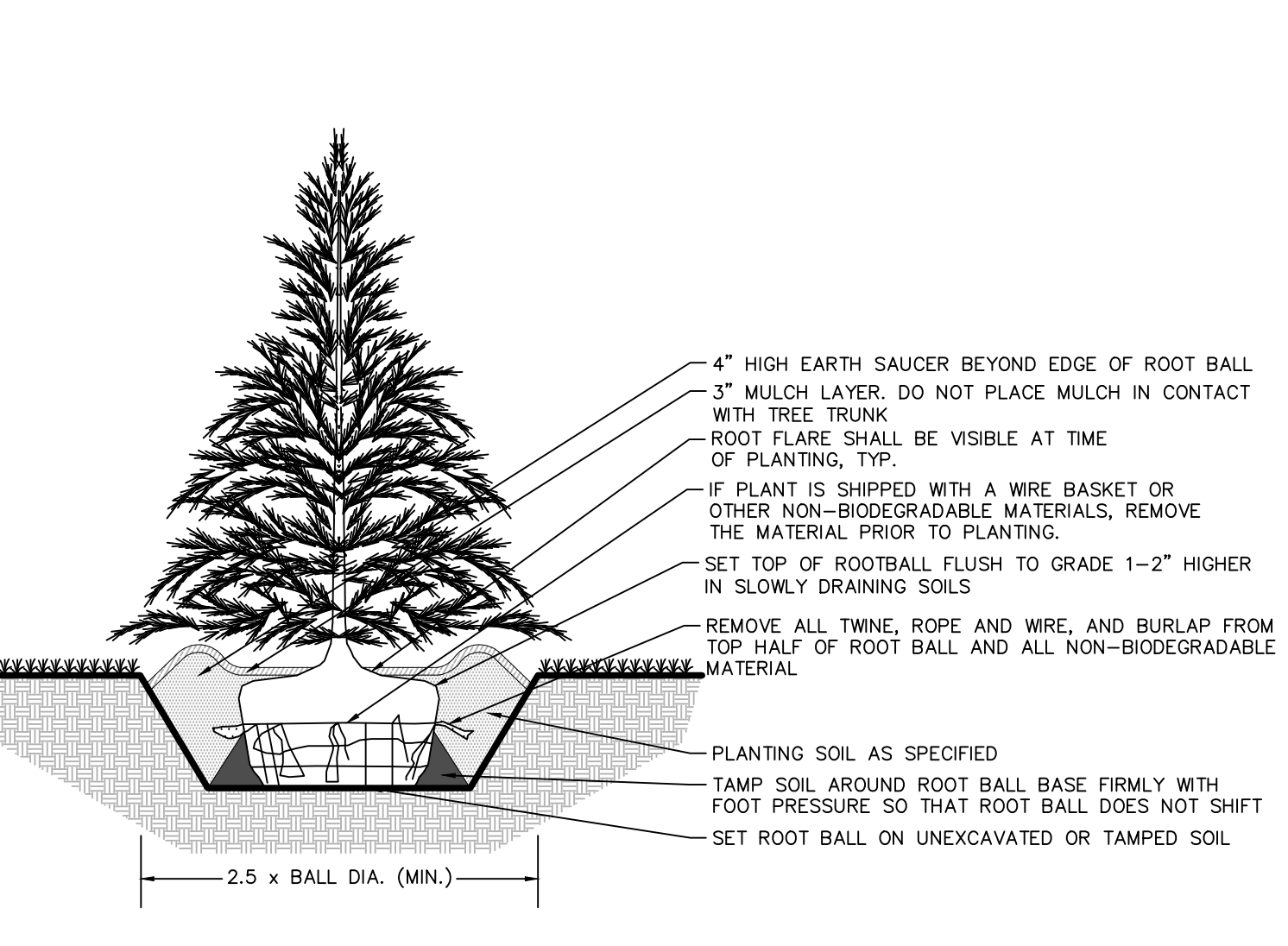
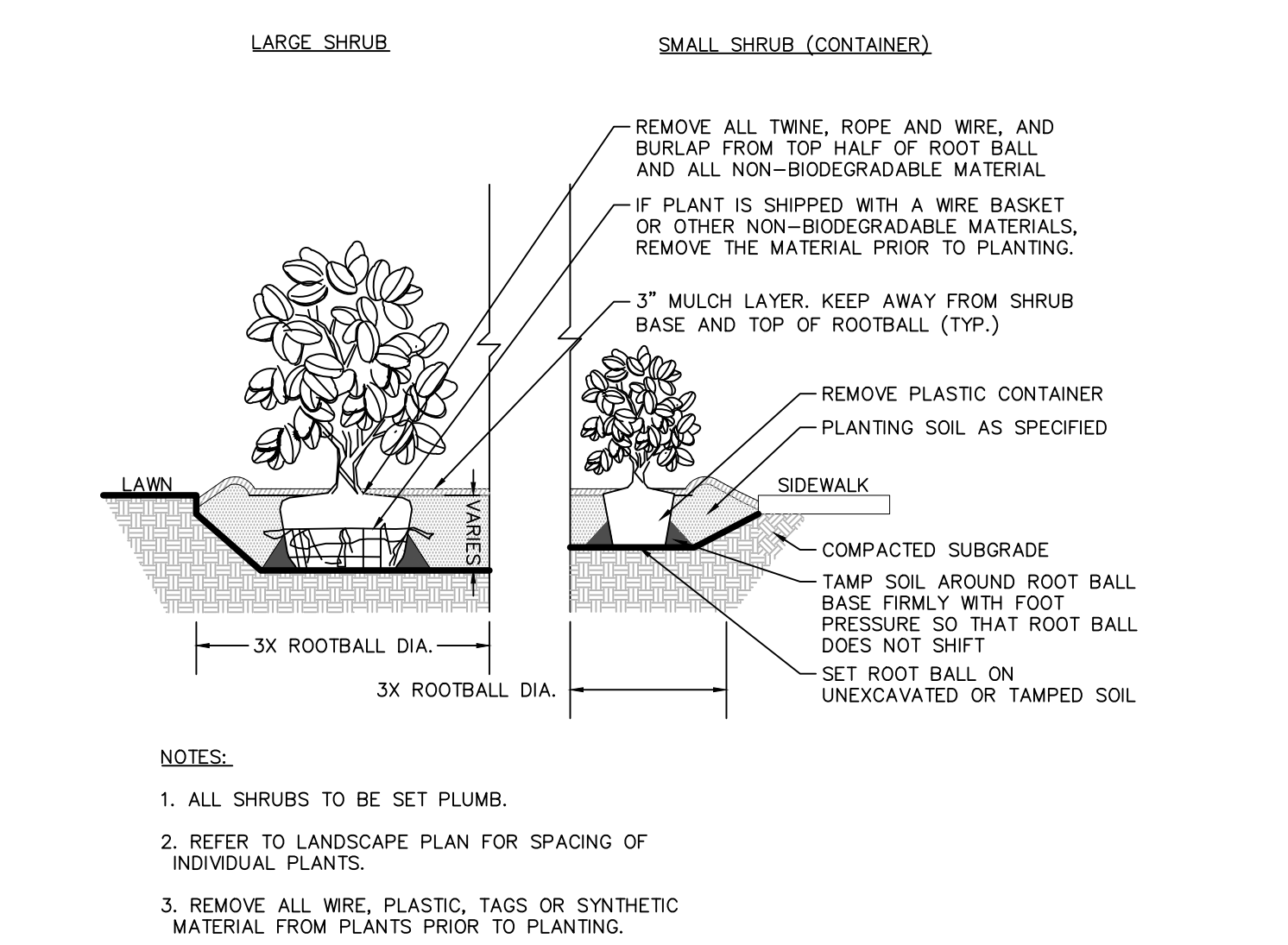
- CHANGES OF GRADE PROPOSED (CUT/FILL) WITHIN TREE PROTECTION FENCING SHALL BE PERFORMED AS FOLLOWS:

- RAISING GRADES:
  - WHERE FILL NOT EXCEEDING 16 INCHES IS REQUIRED, CLEAN, WASHED GRAVEL GRADED FROM 1 INCH TO 2 INCHES IN SIZE SHALL BE PLACED DIRECTLY AROUND TREE TRUNK. EXTEND GRAVEL OUT FROM TRUNK ON ALL SIDES MINIMUM OF 18 INCHES AND FINISH APPROXIMATELY 2 INCHES ABOVE FINISHED GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH TRUNKS OF TREES REQUIRING FILL.
  - WHERE FILL EXCEEDING 16 INCHES IS REQUIRED, CONSTRUCT DRY-LAID TREE WELL AROUND TRUNK OF TREE. TREE WELL SHALL EXTEND OUT FROM TRUNK ON ALL SIDES MINIMUM OF 3 FEET AND TO 3 INCHES ABOVE FINISH GRADE. PLACE COARSE-GRADED ROCK DIRECTLY AROUND TREE WELL EXTENDING OUT TO DRIP LINE OF TREE. PLACE CLEAN, WASHED GRAVEL GRADED FROM 1 INCH TO 2 INCHES IN SIZE DIRECTLY OVER COARSE ROCK TO DEPTH OF 3 INCHES. PLACE APPROVED BACKFILL MATERIAL DIRECTLY OVER WASHED GRAVEL TO DESIRED FINISH GRADE.
- LOWERING GRADES: EXISTING TREES IN AREAS WHERE NEW FINISH GRADE IS TO BE LOWERED SHALL HAVE REGRADING WORK DONE BY HAND TO ELEVATION INDICATED ON THE DRAWINGS. ROOTS AS REQUIRED SHALL BE CUT AND MAINTAINED PER THE NOTES ABOVE IN #2.
- TREES MARKED FOR PRESERVATION THAT ARE MORE THAN 6 INCHES ABOVE PROPOSED GRADES SHALL STAND ON BROAD ROUNDED MOUNDS AND GRADED SMOOTHLY INTO LOWER LEVEL. TREES LOCATED MORE THAN 16 INCHES ABOVE PROPOSED GRADES SHALL HAVE DRY-LAID STONE WALL OR OTHER RETAINING STRUCTURE AS DETAILED ON THE DRAWINGS. CONSTRUCTED MINIMUM OF 5 FEET FROM TRUNK. EXPOSED OR BROKEN ROOTS SHALL BE CUT CLEAN AND COVERED WITH TOPSOIL.

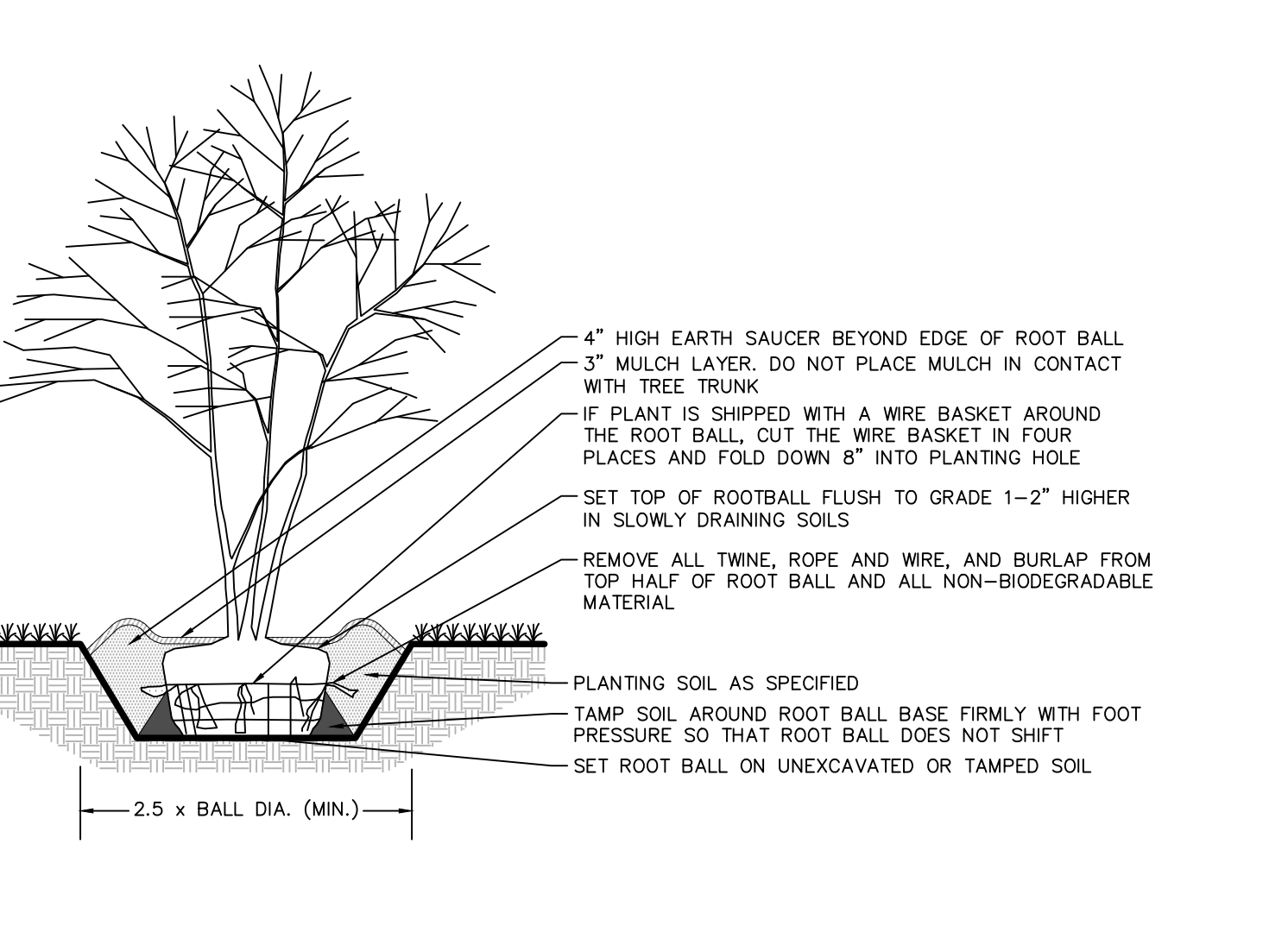
- ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE, CERTIFIED ARBORIST, OR THE PROJECT LANDSCAPE ARCHITECT.



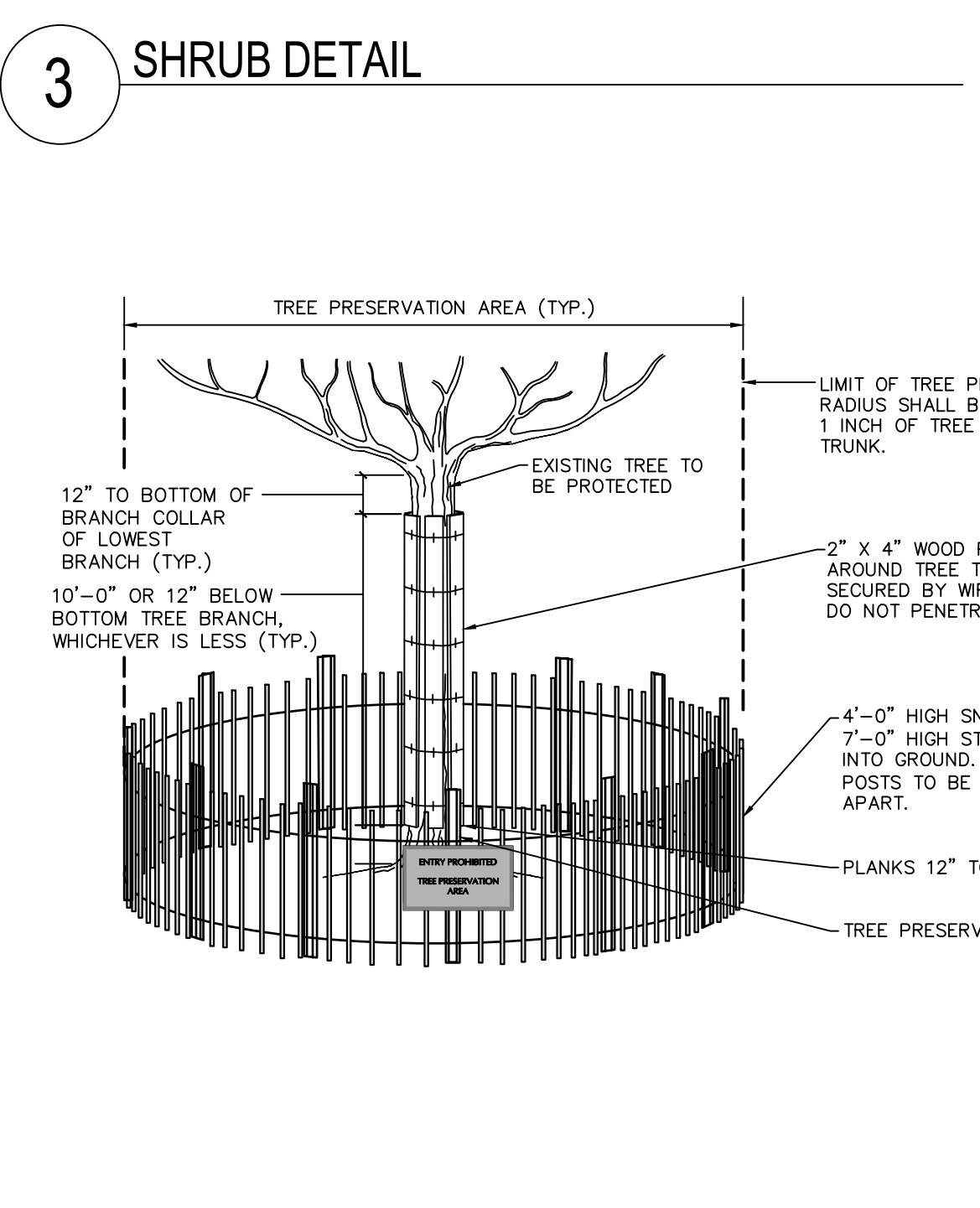
1 SHADE TREE DETAIL



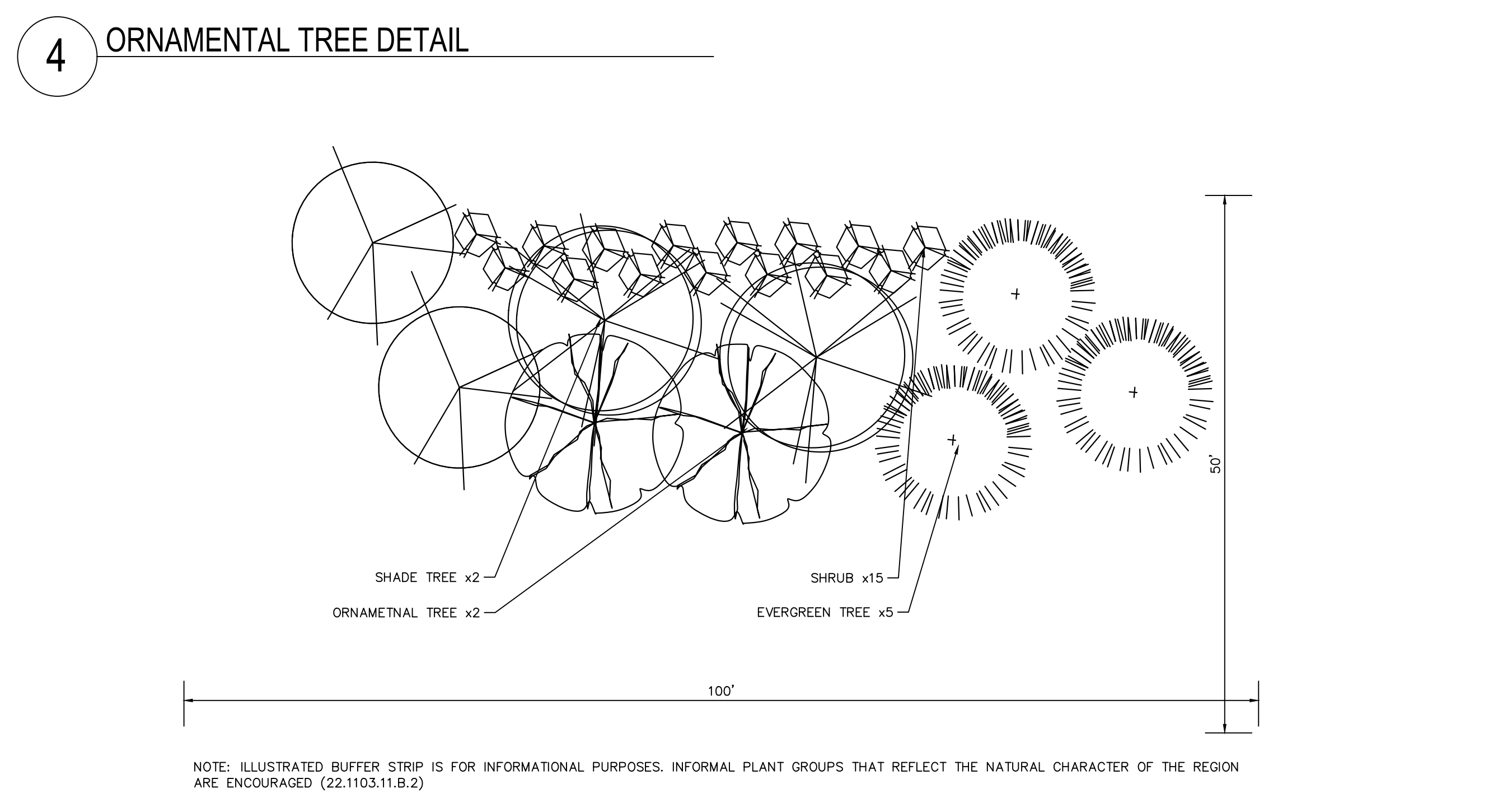
2 EVERGREEN TREE DETAIL



4 ORNAMENTAL TREE DETAIL




5 TREE PROTECTION FENCE DETAL



6 TYPICAL BUFFER STRIP LEVEL 3 DETAIL

REFER TO SHEET LP-100 FOR MASTER LANDSCAPE PLAN, SCHEDULE AND COMPLIANCE CHART  
REFER TO SHEETS LP-101 TO LP-110 FOR DETAILED LANDSCAPE PLANS

8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		



8/24/2023

MICHAEL SZURA  
REGISTERED LANDSCAPE ARCHITECT  
PA LIC. NO. LA002533

**LANGAN**

Langan Engineering and Environmental Services, Inc.

Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
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T: 215.491.6500 F: 215.491.6501 www.langan.com

Project

**YORK INDUSTRIAL DEVELOPMENT**

DOVER TOWNSHIP

YORK COUNTY PENNSYLVANIA

Drawing Title

**PRELIMINARY LANDSCAPE NOTES**

Project No.  
**200164401**

Date  
**6/7/2023**

Drawn By  
**ML**

Checked By  
**RP**

Drawing No.  
**LP-501**

Sheet **121** of **133**

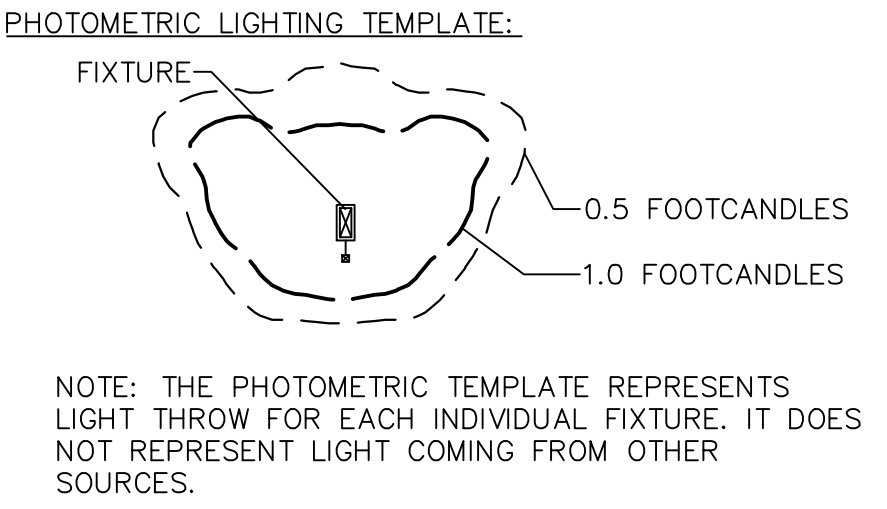
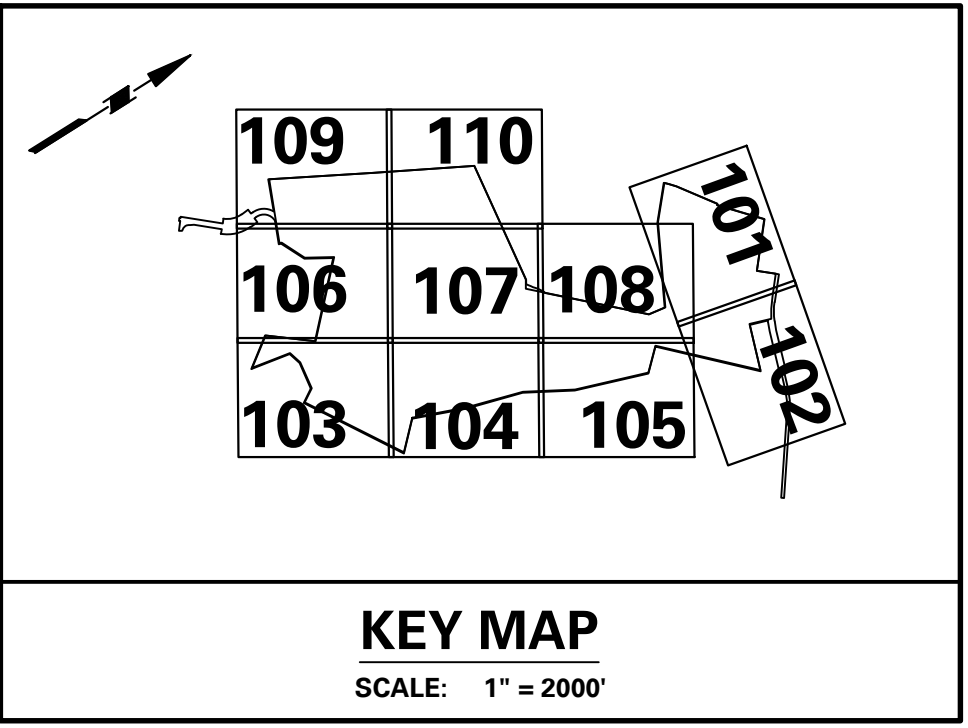
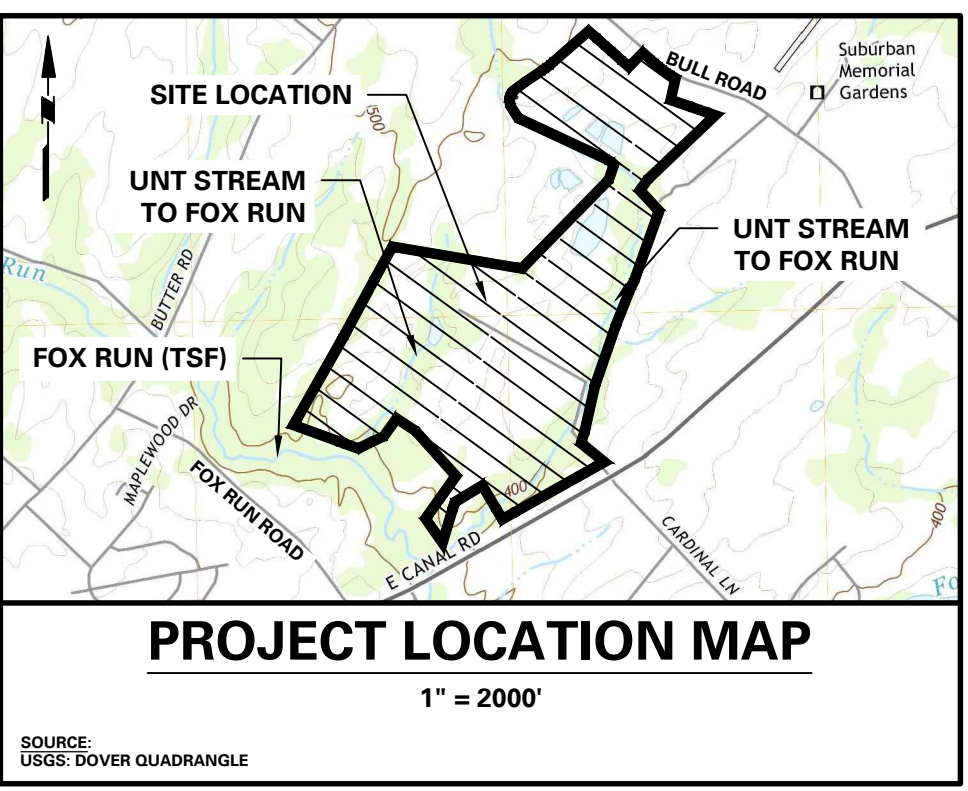


SITE LIGHTING SCHEDULE													
SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	WATTS	LUMENS	OPTICS	COLOR TEMPERATURE	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION
	A	42	LITHONIA	DSX 2 LED	POLE MOUNTED AREA LIGHT	30'-0"	135	19,946	TYPE I SHORT W/ HOUSE SIDE SHIELD	3000K	DSX2 LED-P1-30K-80CRI-T1S-MVOLT-RPA-HS-DBLXD	LITHONIA	ROUND STRAIGHT STEEL
	B	6	LITHONIA	DSX 2 LED	POLE MOUNTED AREA LIGHT	30'-0"	135	18,477	TYPE II MEDIUM W/ HOUSESIDE SHIELD	3000K	DSX2 LED-P1-30K-80CRI-T2M-MVOLT-RPA-HS-DBLXD	LITHONIA	ROUND STRAIGHT STEEL
	C	5	LITHONIA	DSX 2 LED	POLE MOUNTED AREA LIGHT	30'-0"	135	19,101	TYPE FORWARD THROW W/ HOUSE SIDE SHIELD	3000K	DSX2 LED-P1-30K-80CRI-TFTM-MVOLT-RPA-HS-DBLXD	LITHONIA	ROUND STRAIGHT STEEL
	D	15	LITHONIA	DSX 2 LED	POLE MOUNTED AREA LIGHT	30'-0"	135	19,101	TYPE FORWARD THOW	3000K	DSX2 LED-P1-30K-80CRI-TFTM-MVOLT-RPA-DBLXD	LITHONIA	ROUND STRAIGHT STEEL
	E	19	LITHONIA	DSX 2 LED	POLE MOUNTED AREA LIGHT	30'-0"	135	14,042	BACKLIGHT IV	3000K	DSX2 LED-P1-30K-80CRI-BLC4-MVOLT-RPA-DBLXD	LITHONIA	ROUND STRAIGHT STEEL
	F	40	LITHONIA	DSX 2 LED	POLE MOUNTED AREA LIGHT	30'-0"	135	19,517	TYPE V	3000K	DSX2 LED-P1-30K-80CRI-T5M-MVOLT-RPA-DBLXD	LITHONIA	ROUND STRAIGHT STEEL
	G	3	LITHONIA	DSX 2 LED	BACK TO BACK POLE MOUNTED AREA LIGHT	30'-0"	135	39,034	TYPE V	3000K	DSX2 LED-P1-30K-80CRI-T5M-MVOLT-RPA-DBLXD	LITHONIA	ROUND STRAIGHT STEEL
	H	98	LITHONIA	DSX 2 LED	WALL MOUNTED AREA LIGHT	30'-0"	135	19,101	TYPE FORWARD THROW	3000K	DSX2 LED-P1-30K-80CRI-T5M-MVOLT-WBA-DBLXD	N/A	N/A

NOTES:  
1. POLES OVER 25' MOUNTING HEIGHT ARE TO BE INSTALLED WITH VIBRATION DAMPENER.  
2. POLES TO BE FACTORY CUT TO DESIRED LENGTH.  
3. WALL PACK LOCATIONS TO BE COORDINATED WITH ARCHITECT.  
4. ALL MOUNTING METHODS, CONDUITS, WIRING AND THE SUPPLY OF THE CORRECT ELECTRICAL POWER IN ACCORDANCE WITH ALL LOCAL CODES IS THE RESPONSIBILITY OF THE INSTALLER.  
5. FIXTURES DENOTED WITH AN "\*" ARE TO RECEIVE TWO (2) BOLLARDS BETWEEN THE LIGHT FIXTURE FOUNDATION AND THE TRUCK COURT. REFER TO DETAIL ON LL501.

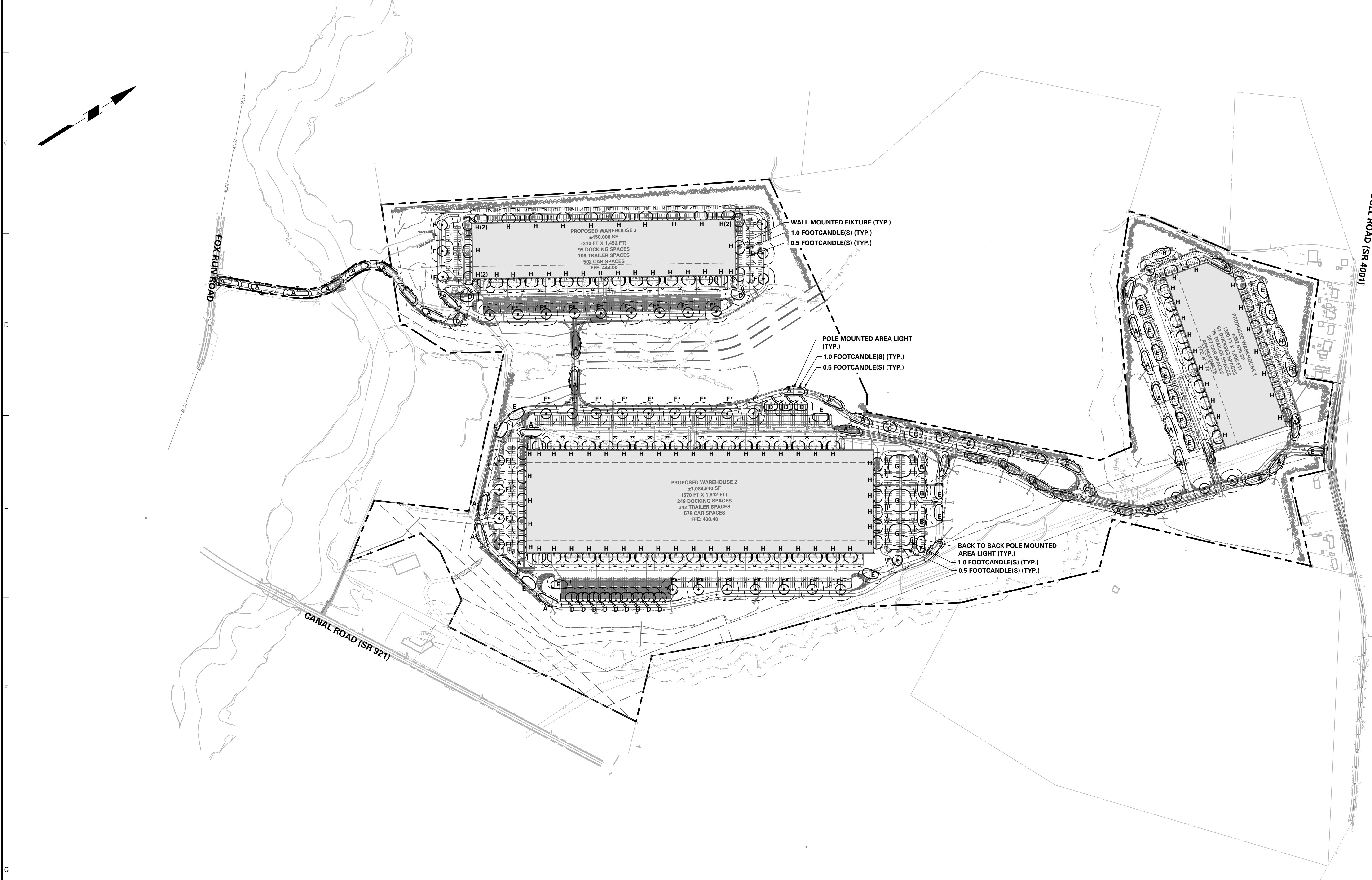
STATISTICS					
DESCRIPTION	AVG. (FC)	MAX. (FC)	MIN. (FC)	MAX./MIN.	AVG./MIN.
BUILDING 1 - NORTH CAR PARK	1.27	3.8	0.5	7.60:1	2.54:1
BUILDING 1 - WEST CAR PARK	1.19	2.3	0.5	4.60:1	2.38:1
BUILDING 1 - TRUCK PARK	1.24	2.7	0.5	5.40:1	2.48:1
BUILDING 2 - NORTH CAR PARK	1.52	2.6	0.5	5.20:1	3.40:1
BUILDING 2 - SOUTH CAR PARK	1.06	2.3	0.5	4.60:1	2.12:1
BUILDING 2 - EAST TRUCK PARK	1.19	3.2	0.5	6.40:1	2.38:1
BUILDING 2 - WEST TRUCK PARK	1.10	4.1	0.5	8.20:1	2.20:1
BUILDING 3 - NORTH CAR PARK	0.99	2.3	0.5	3.83:1	1.65:1
BUILDING 3 - WEST CAR PARK	0.91	2.3	0.5	4.60:1	1.82:1
BUILDING 3 - TRUCK PARK	1.07	2.8	0.5	5.60:1	2.14:1

NOTES:  
LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.



NOTES:  
PROPOSED LIGHTING SHOULD BE DIRECTED DOWNWARD AND INWARD  
REFER TO SHEETS LL-101, LL-102, LL-103 AND LL-104 FOR DETAILED LIGHTING PLANS.  
REFER TO SHEET LL-501 FOR LIGHTING NOTES AND DETAILS

ACT 287 AS AMENDED  
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.  
TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.  
CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES (1) WORKING ON A TUESDAY, OR (10) WORKING DAYS IN DESIGN STAGE STOP & CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776  
SERIAL NUMBER, 20221684559-000



8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.
Date	Description	No.
Revisions		

8/24/2023

Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
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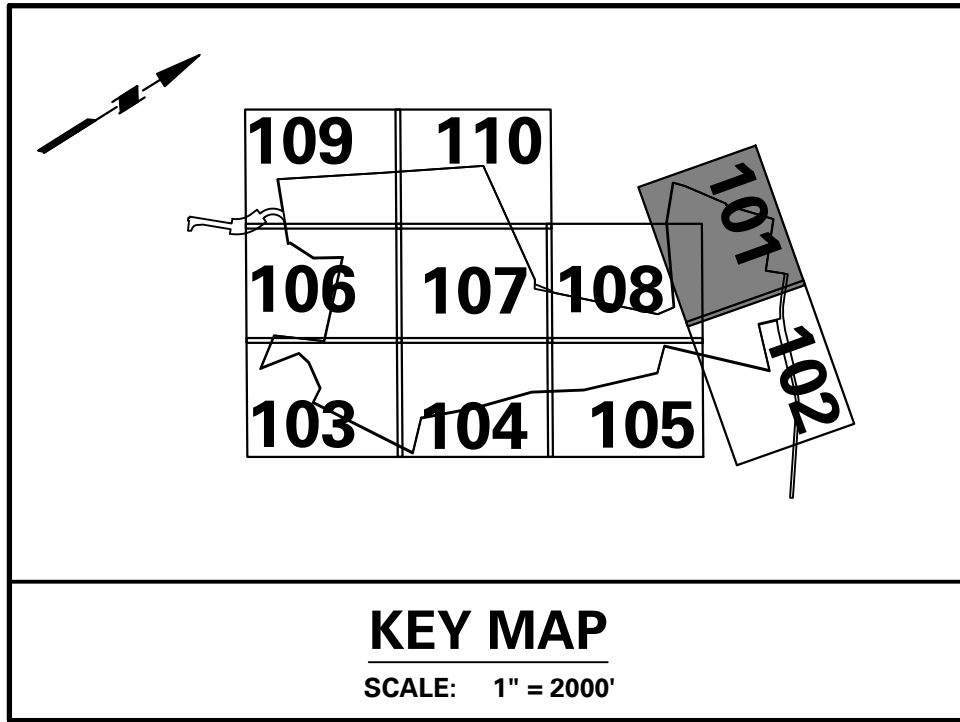
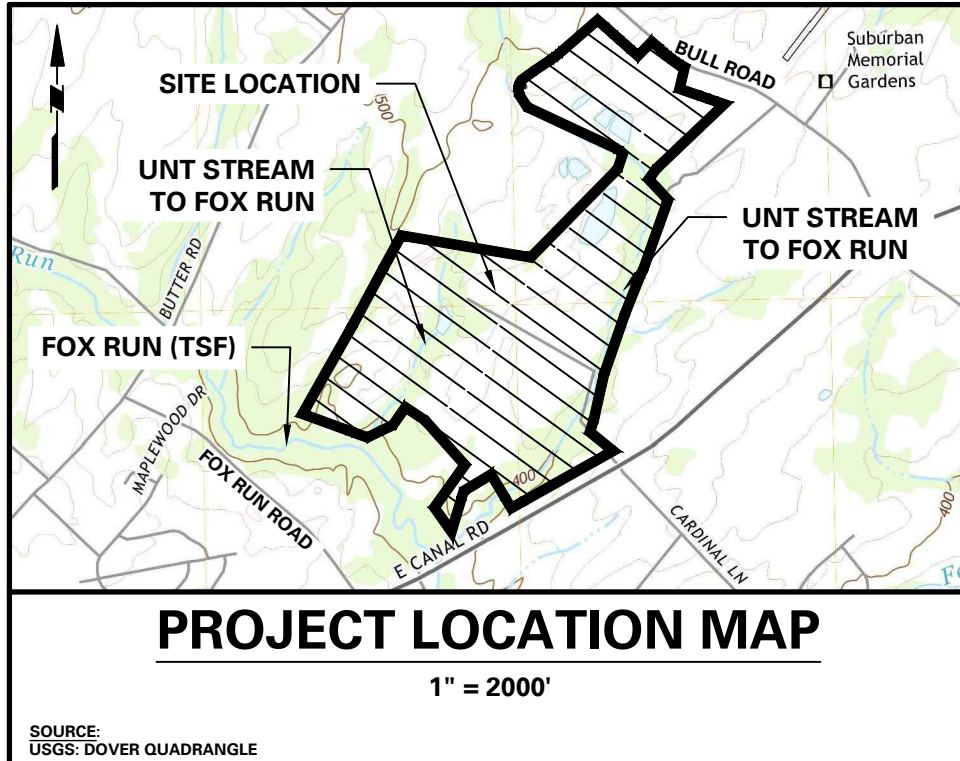
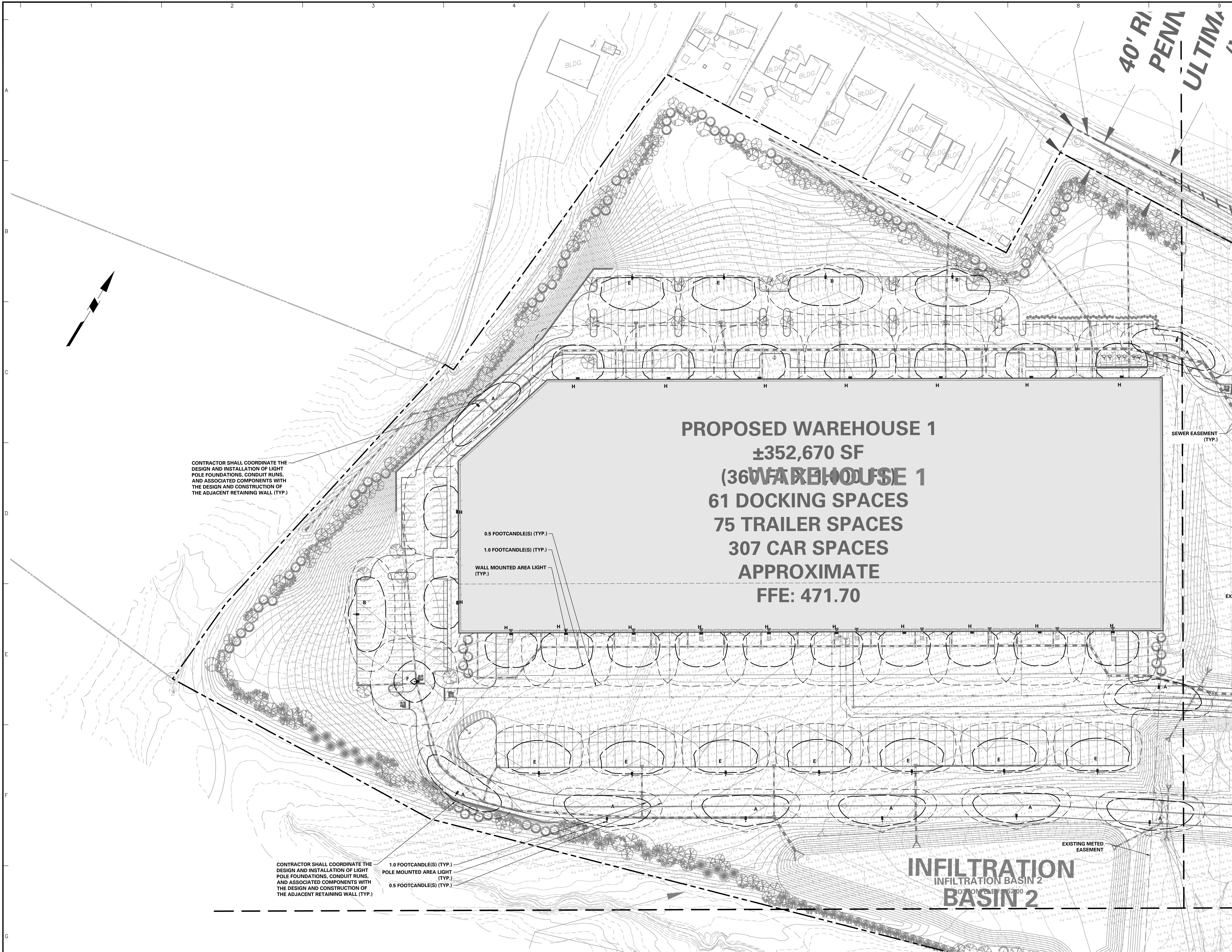
Project Title  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY MASTER LIGHTING PLAN**

Project No.  
**200164401**  
Date  
**6/7/2023**  
Drawn By  
**ML**  
Checked By  
**RP**

Drawing No.  
**LL-100**  
Sheet **122** of **133**





ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES:  
(1) WORKING DAYS NOTICE FOR CONSTRUCTION PROJECTS AND  
(10) WORKING DAYS IN DESIGN STAGE  
- STOP & CALL -

Pennsylvania One Call System, Inc.  
1-800-242-1776

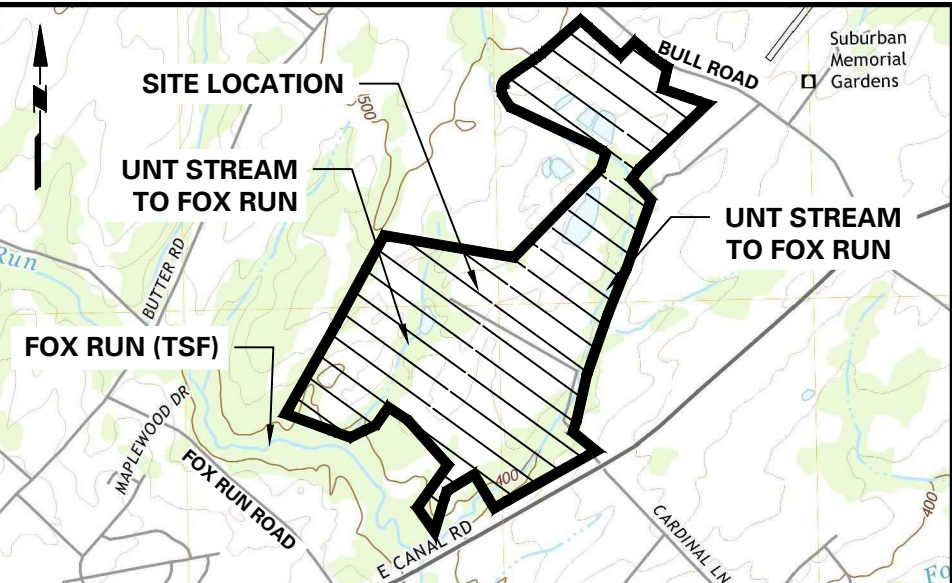
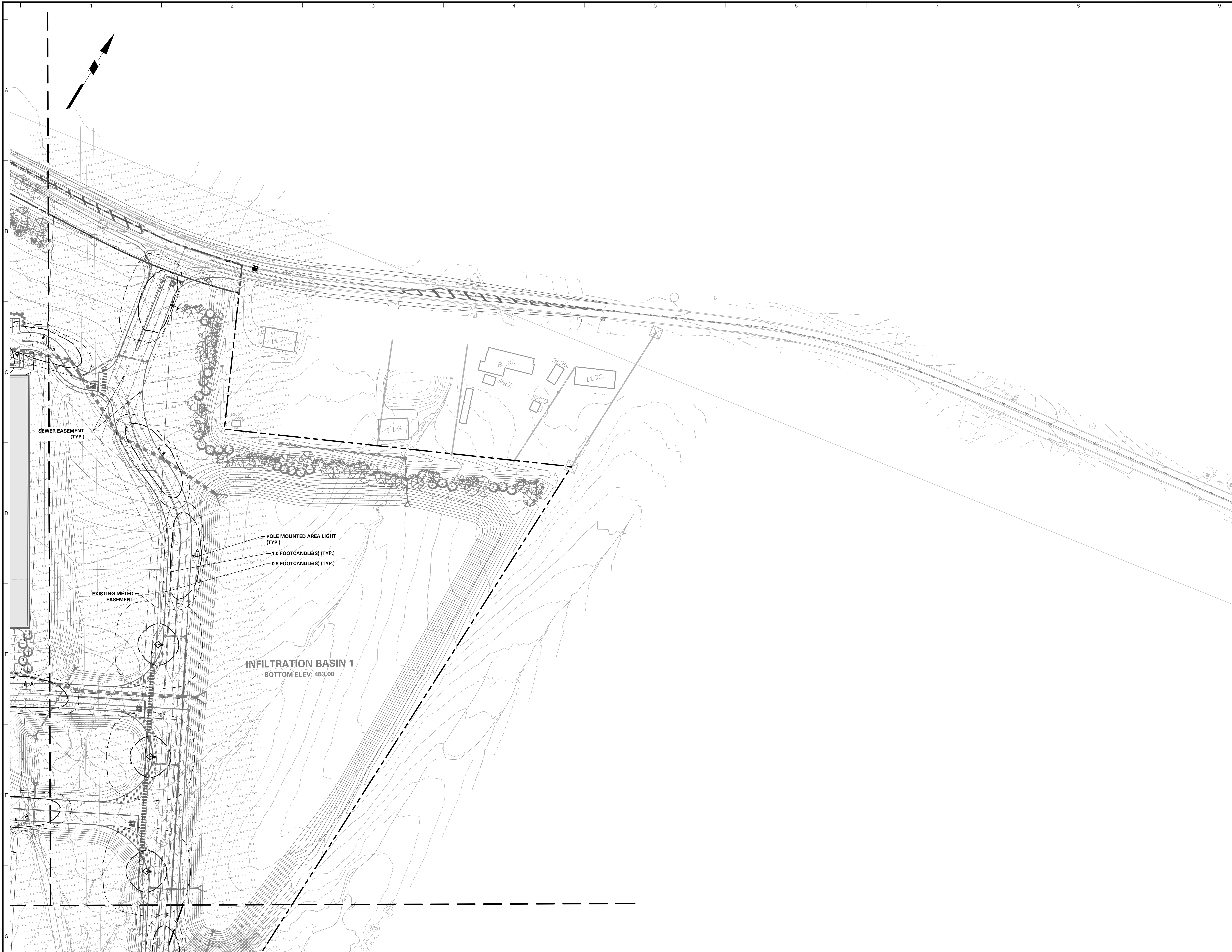
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REFER TO SHEET LL-100 FOR MASTER LIGHTING PLAN, SCHEDULE AND STATISTICS  
REFER TO SHEET LL-501 FOR LIGHTING NOTES AND DETAILS

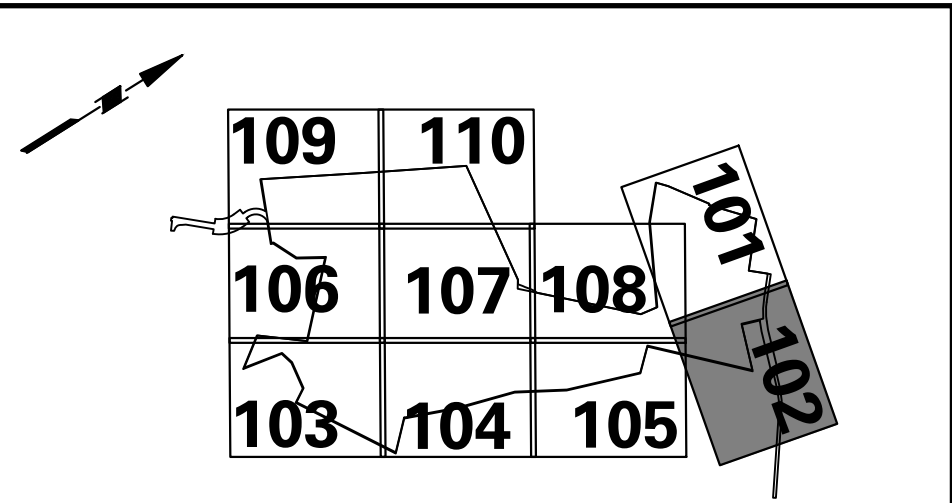


<div>8/24/2023 Date</div> <div>REVISED PER DOVER TOWNSHIP COMMENTS Description</div> <div>1. No.</div>			<div></div> <div>8/24/2023 Date</div>	<div><b>LANGAN</b> Langan Engineering and Environmental Services, Inc. Stone Manor Corporate Center, 2300 Kelly Road, Suite 200 Warrington, PA 18976 T: 215.491.6500 F: 215.491.6501 www.langan.com</div>	<div>Project Title <b>YORK INDUSTRIAL DEVELOPMENT</b></div> <div>DOVER TOWNSHIP YORK COUNTY PENNSYLVANIA</div>	<div>Project No. <b>200164401</b></div> <div>Date <b>6/7/2023</b></div> <div>Drawn By <b>ML</b></div> <div>Checked By <b>RP</b></div>	<div>Drawing Title <b>PRELIMINARY LIGHTING PLAN</b></div>	<div>Drawing No. <b>LL-101</b></div> <div>Sheet 123 of 133</div>
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**PROJECT LOCATION MAP**  
1" = 2000'  
SOURCE: DOVER QUADRANGLE



**KEY MAP**  
SCALE: 1" = 2000'


**ACT 287 AS AMENDED**

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

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CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES  
(1) WORKING DAYS NOTICE FOR  
CONSTRUCTION PROJECTS AND  
(10) WORKING DAYS IN DESIGN STAGE  
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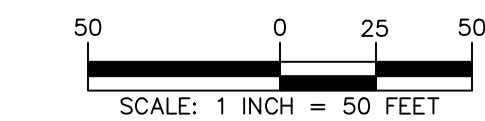
REFER TO SHEET LL-100 FOR MASTER LIGHTING PLAN, SCHEDULE AND STATISTICS  
REFER TO SHEET LL-501 FOR LIGHTING NOTES AND DETAILS



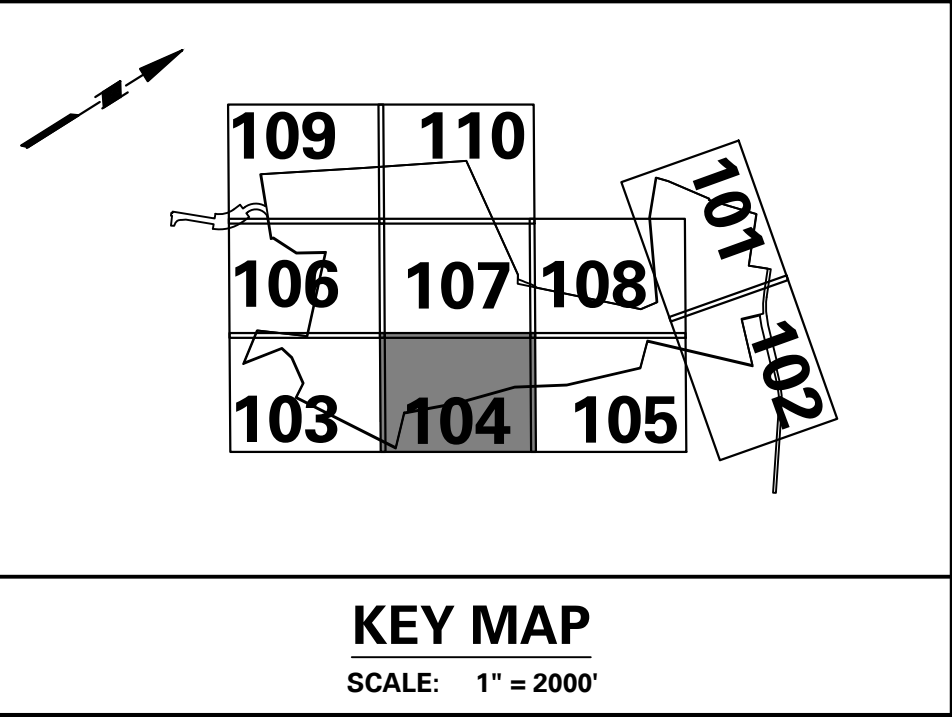
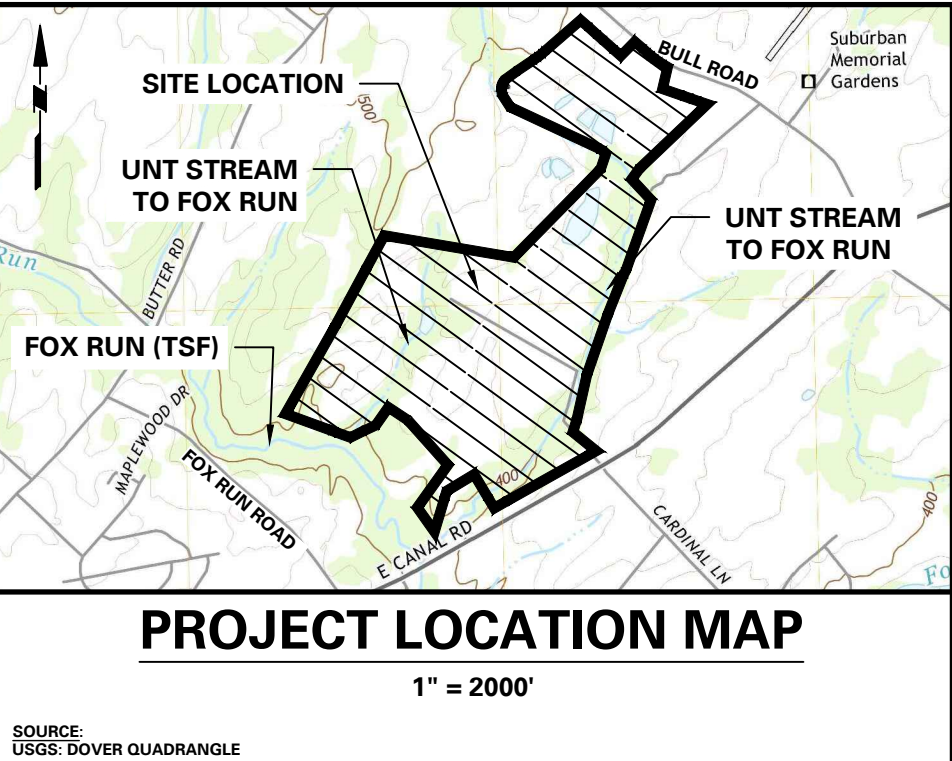
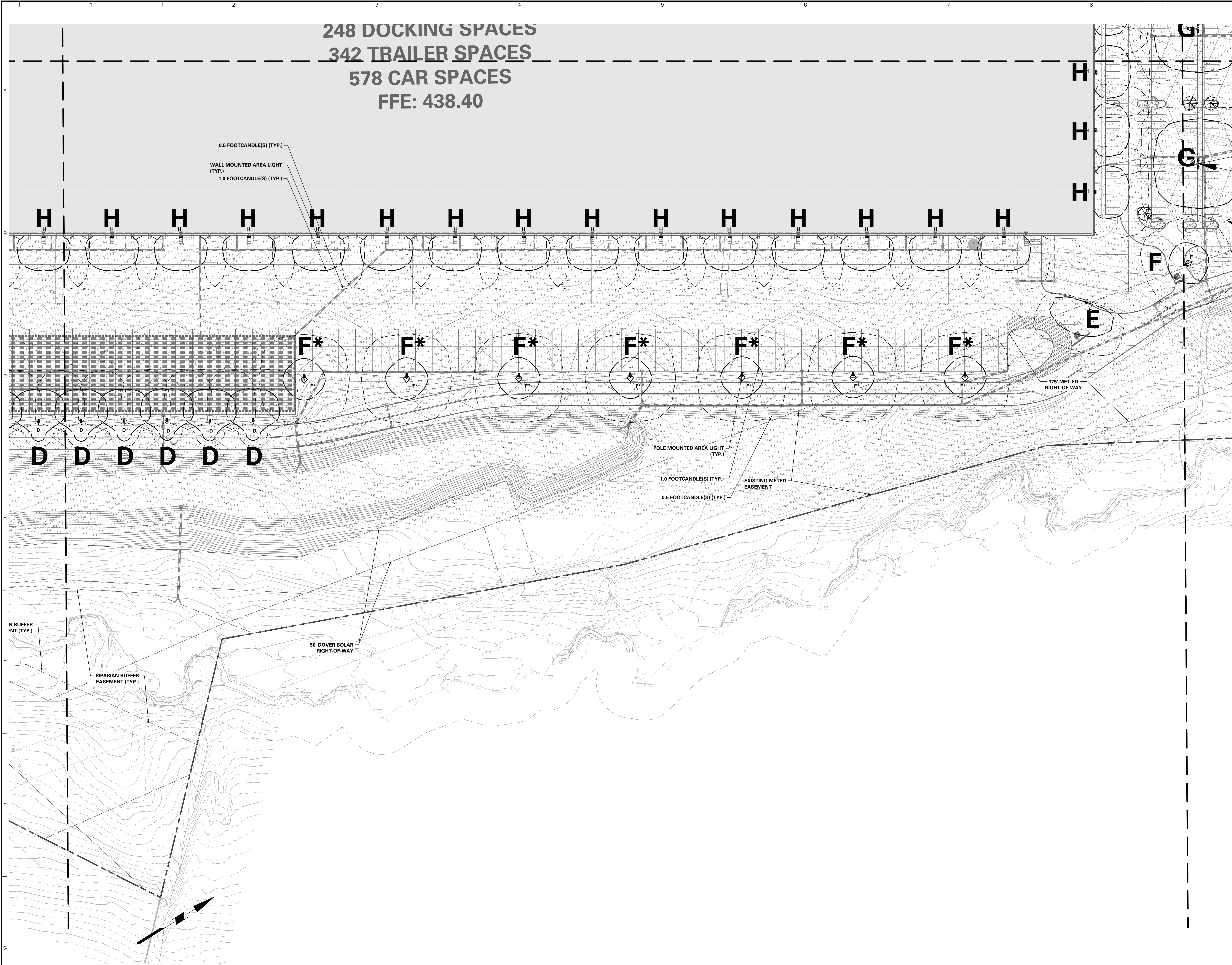
Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.

 MICHAEL SZURA REGISTERED LANDSCAPE ARCHITECT PA LIC. No. LA002533	<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. Stone Manor Corporate Center, 2300 Kelly Road, Suite 200 Warrington, PA 18976 T: 215.491.6500 F: 215.491.6501 www.langan.com	Project <b>YORK INDUSTRIAL DEVELOPMENT</b> DOVER TOWNSHIP YORK COUNTY PENNSYLVANIA	Drawing Title <b>PRELIMINARY LIGHTING PLAN</b>	Project No. <b>200164401</b> Date <b>6/7/2023</b> Drawn By <b>ML</b> Checked By <b>RP</b>	Drawing No. <b>LL-102</b> Sheet <b>124</b> of <b>133</b>
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ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 287 AS AMENDED TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES  
(3) WORKING DAYS NOTICE FOR  
SUBSTANTIATED PHASE AND  
(10) WORKING DAYS NOTICE FOR  
FINAL & CLOSURE

Pennsylvania One Call System, Inc.  
1-800-242-1776

SERIAL NUMBER: 20221664559-000

REFER TO SHEET LL-100 FOR MASTER LIGHTING PLAN, SCHEDULE AND STATISTICS  
REFER TO SHEET LL-501 FOR LIGHTING NOTES AND DETAILS

Date	Description	No.
8/24/2023	REVISED PER DOVER TOWNSHIP COMMENTS	1.



8/24/2023

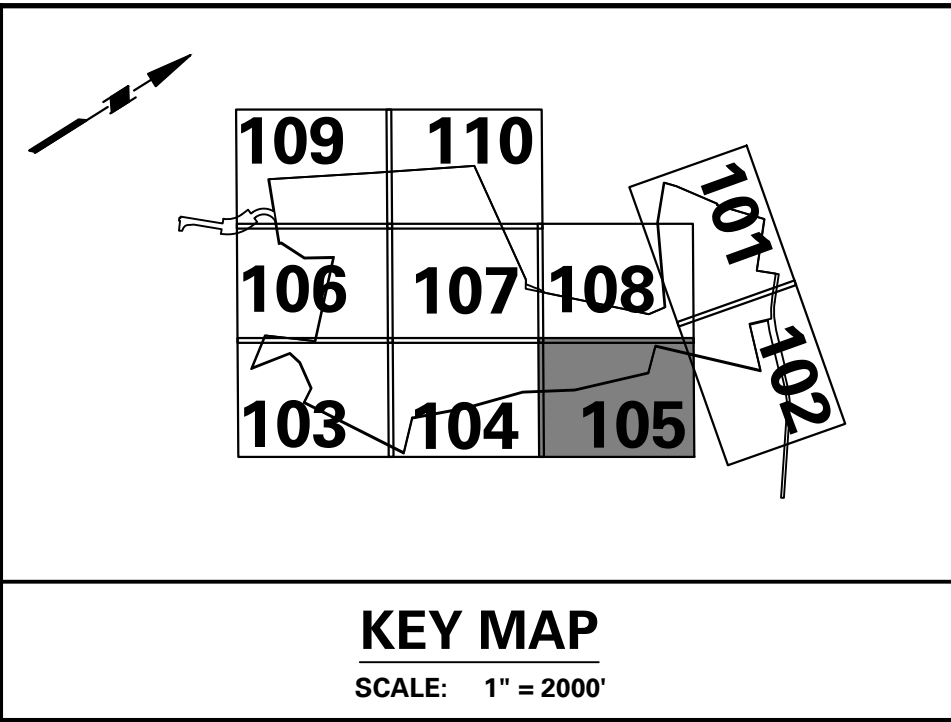
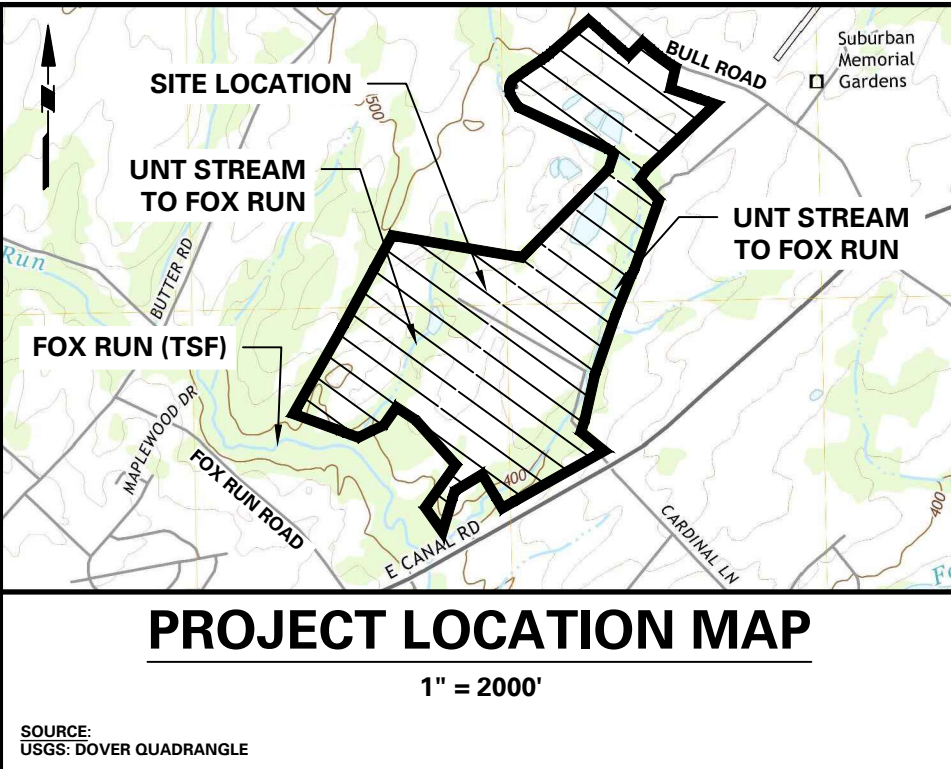
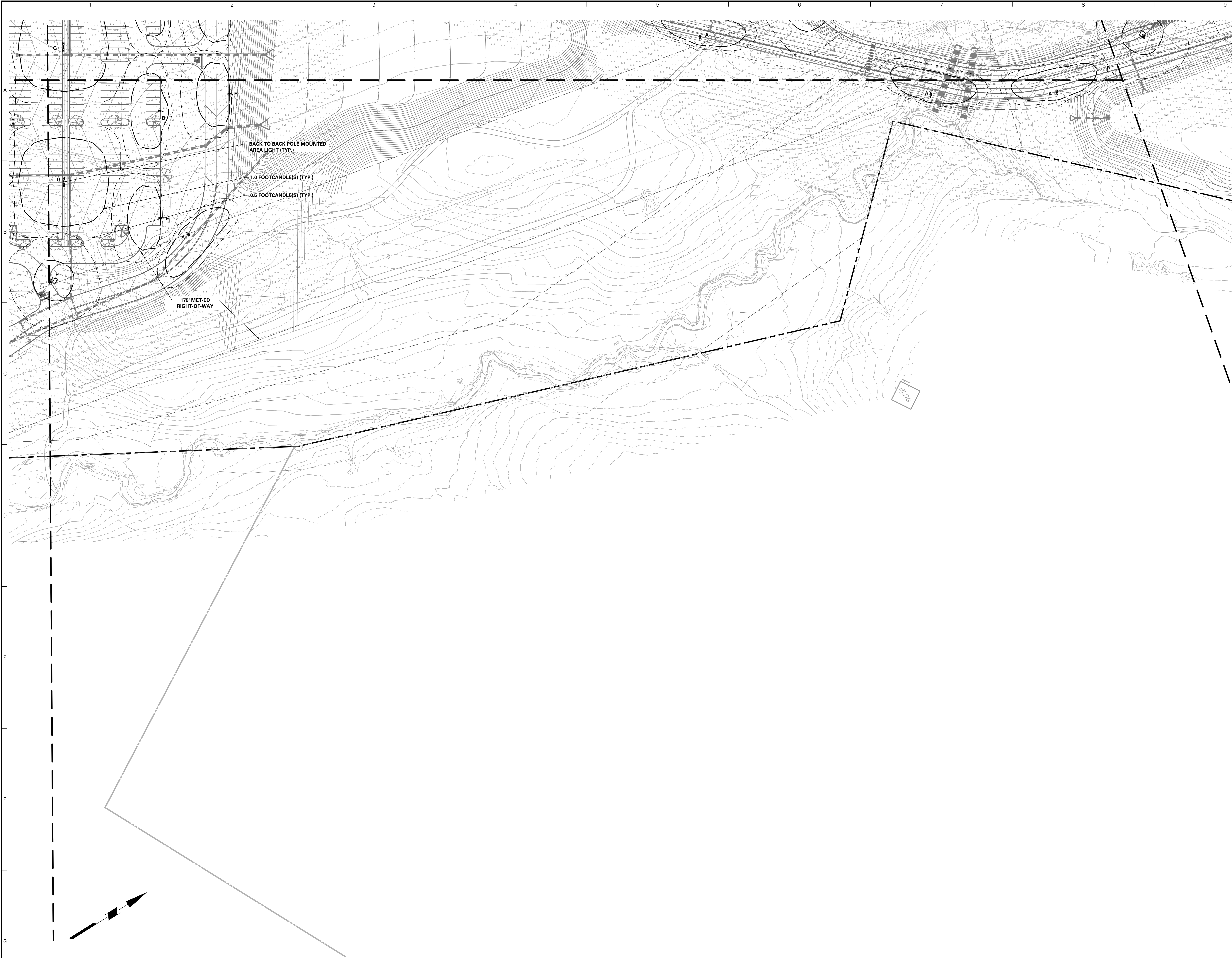
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Langan Engineering and Environmental Services, Inc.  
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200  
Warrington, PA 16976  
T: 215.491.6500 F: 215.491.6501 www.langan.com

Project  
**YORK INDUSTRIAL DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY LIGHTING PLAN**

Project No. <b>200164401</b>	Drawing No. <b>LL-104</b>
Date <b>6/7/2023</b>	
Drawn By <b>ML</b>	
Checked By <b>RP</b>	





ACT 287 AS AMENDED

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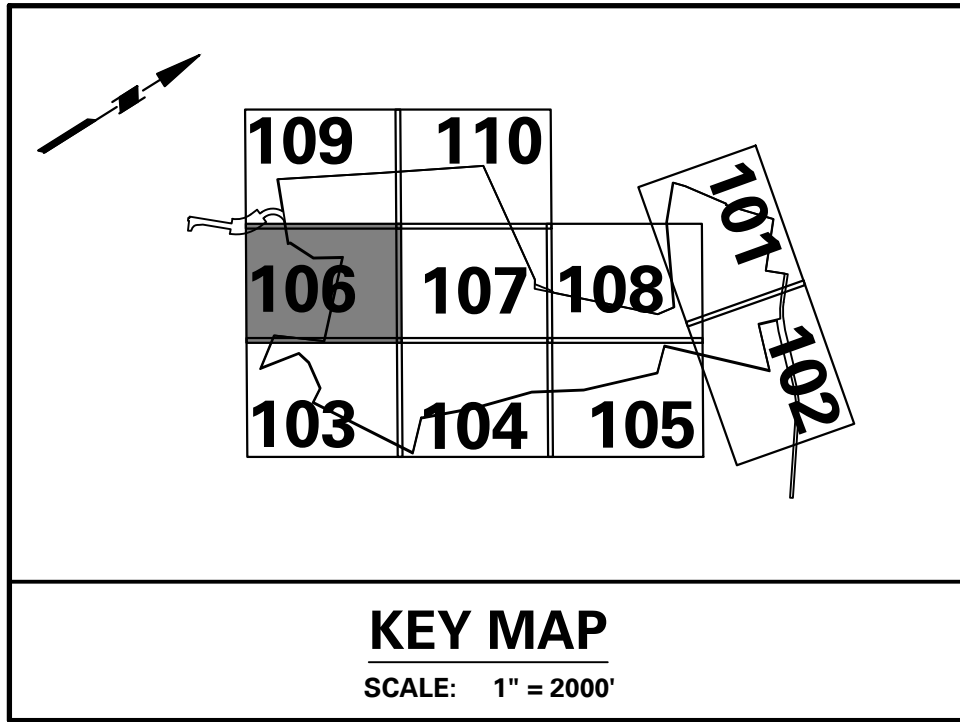
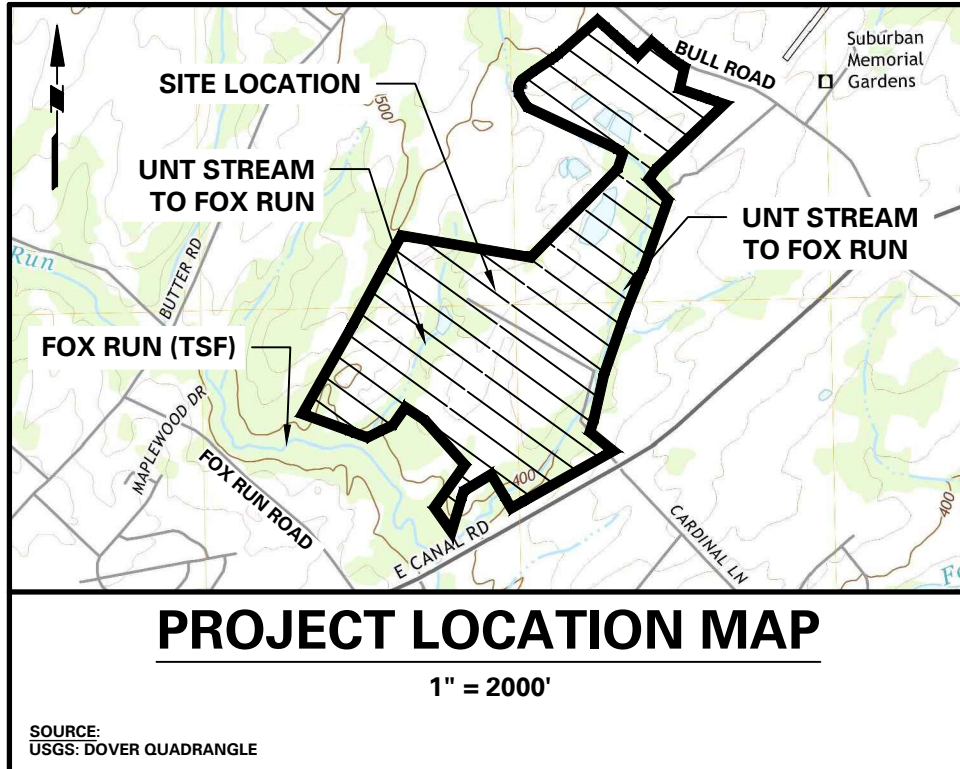
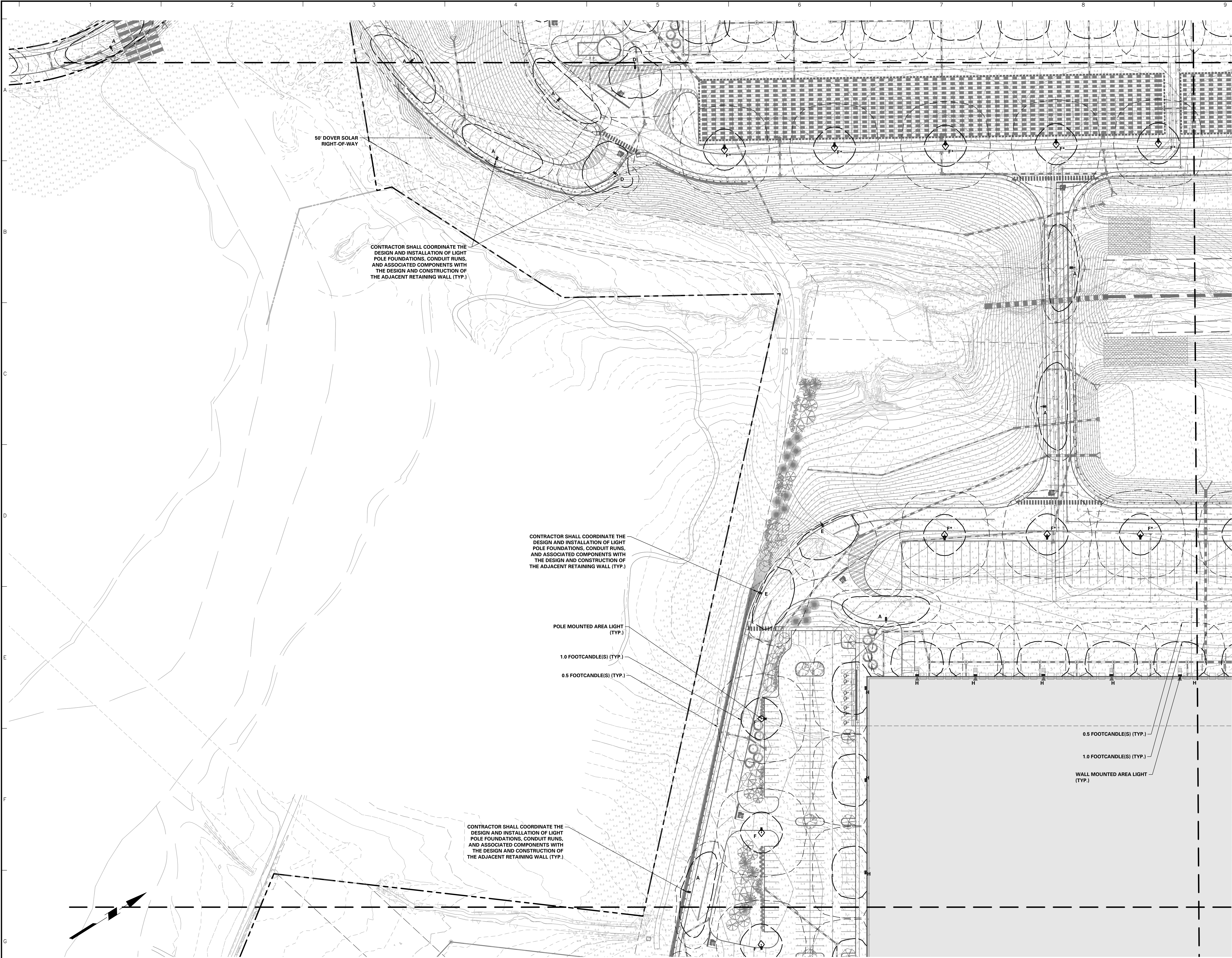
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DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY LIGHTING PLAN**

Project No. <b>200164401</b>	Drawing No. <b>LL-105</b>
Date <b>6/7/2023</b>	
Drawn By <b>ML</b>	
Checked By <b>RP</b>	

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MICHAEL SZURA  
REGISTERED LANDSCAPE ARCHITECT  
PA LIC. No. LA002533

8/24/2023

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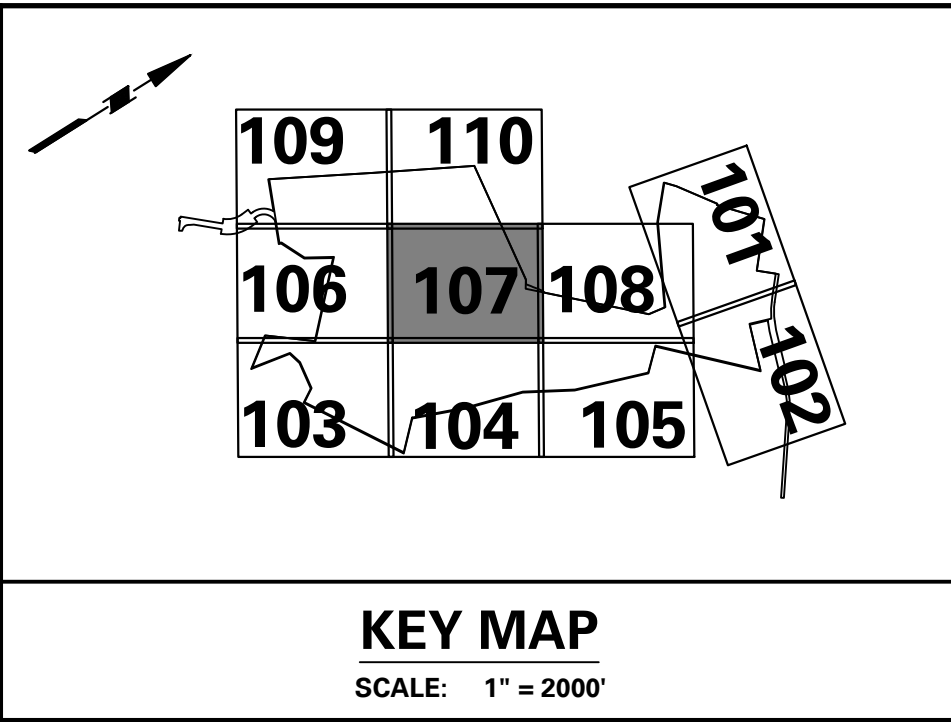
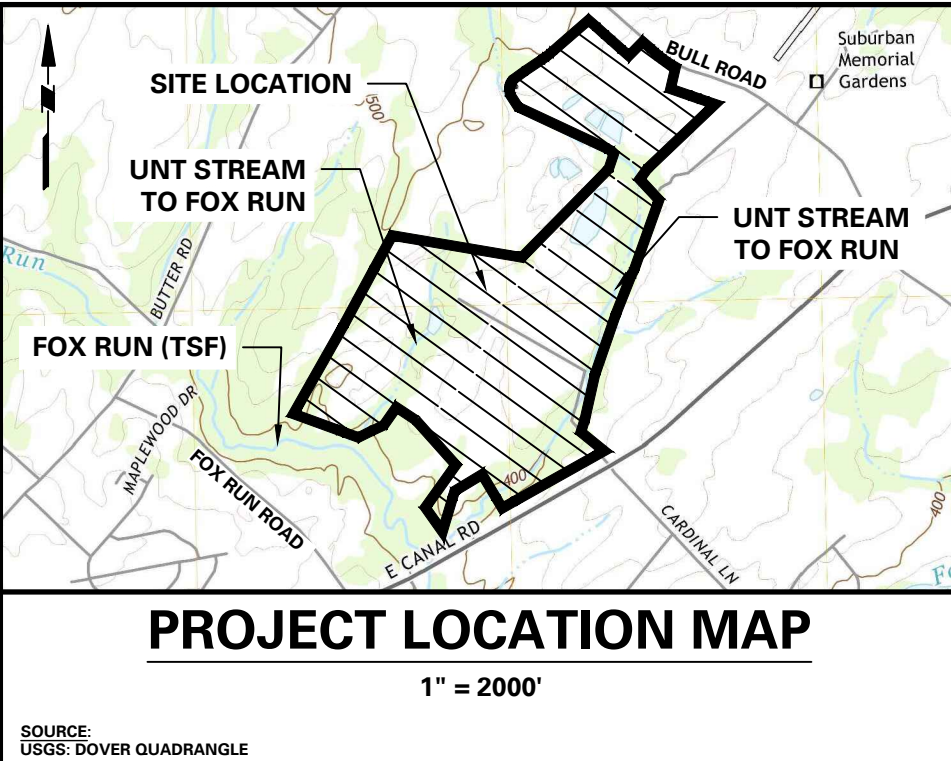
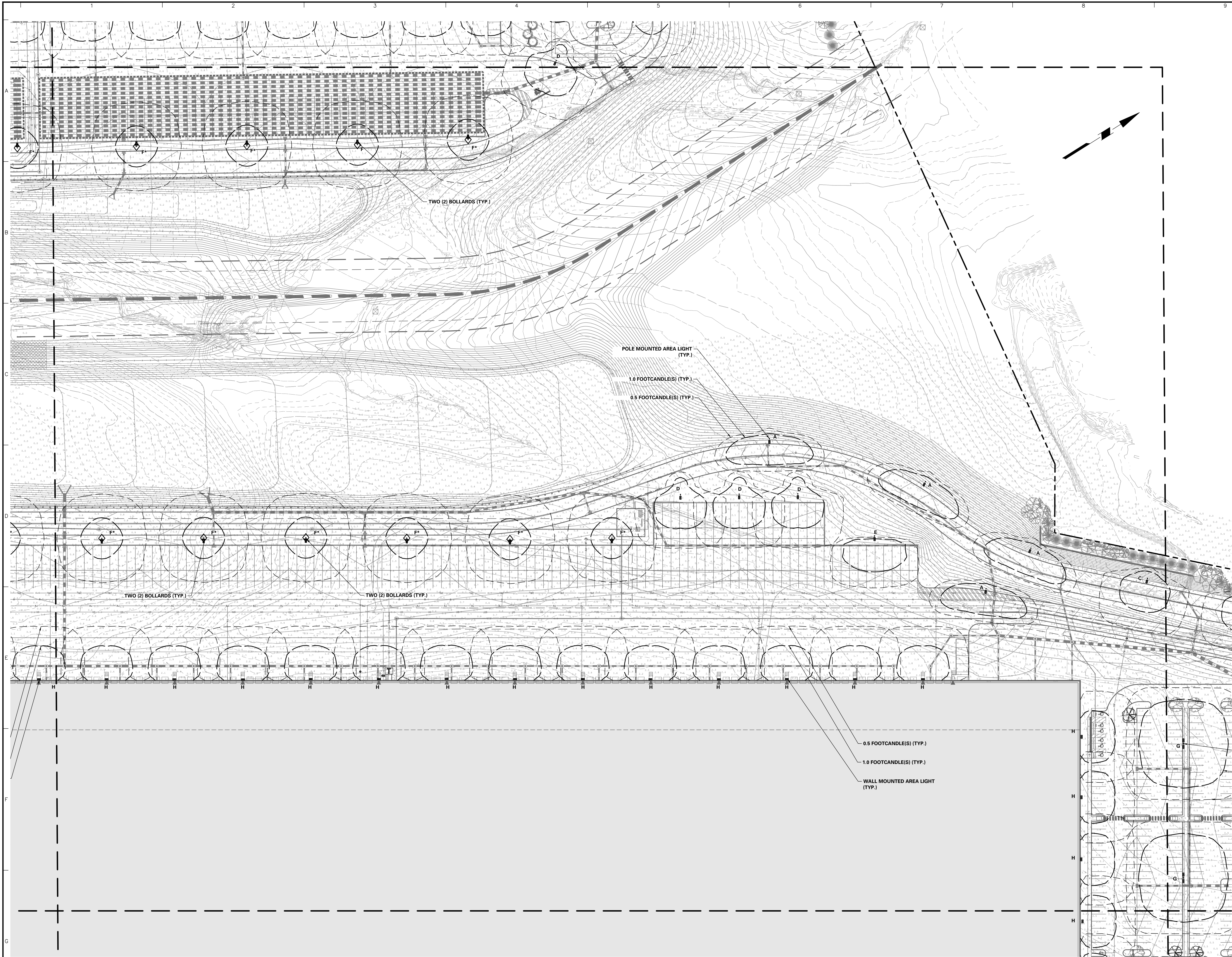
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**RP**

Drawing No.  
**LL-106**  
Sheet **128** of **133**






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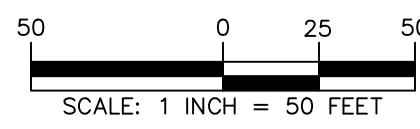
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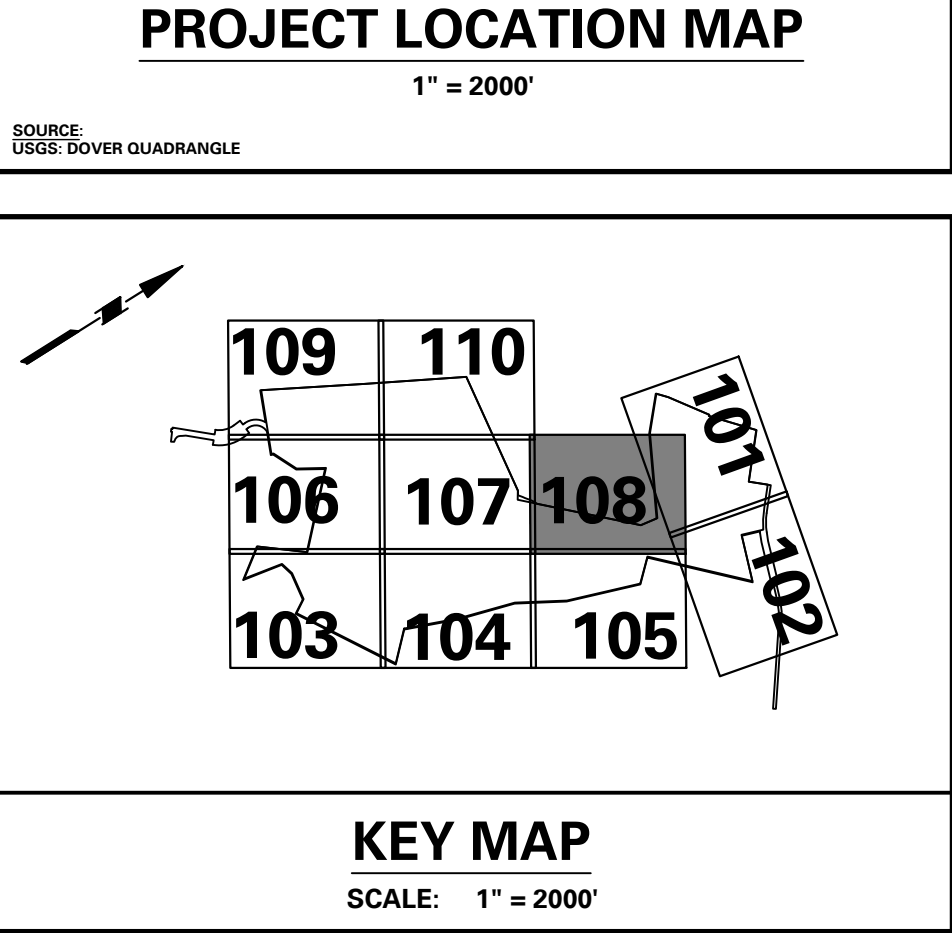
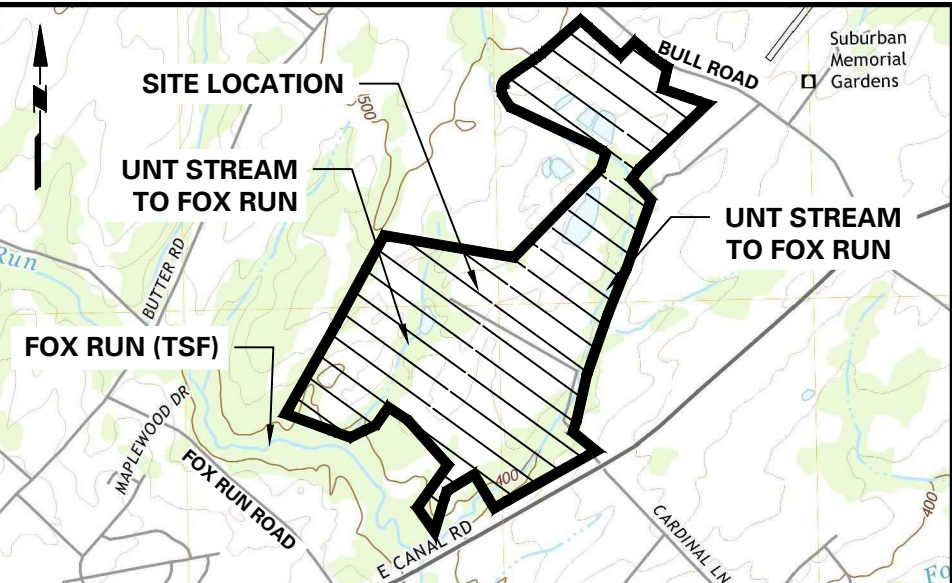
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DEVELOPMENT**  
DOVER TOWNSHIP  
YORK COUNTY PENNSYLVANIA

Drawing Title  
**PRELIMINARY  
LIGHTING  
PLAN**

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**200164401**  
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**ML**  
Checked By  
**RP**

Drawing No.  
**LL-107**  
Sheet 129 of 133



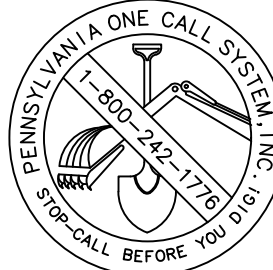


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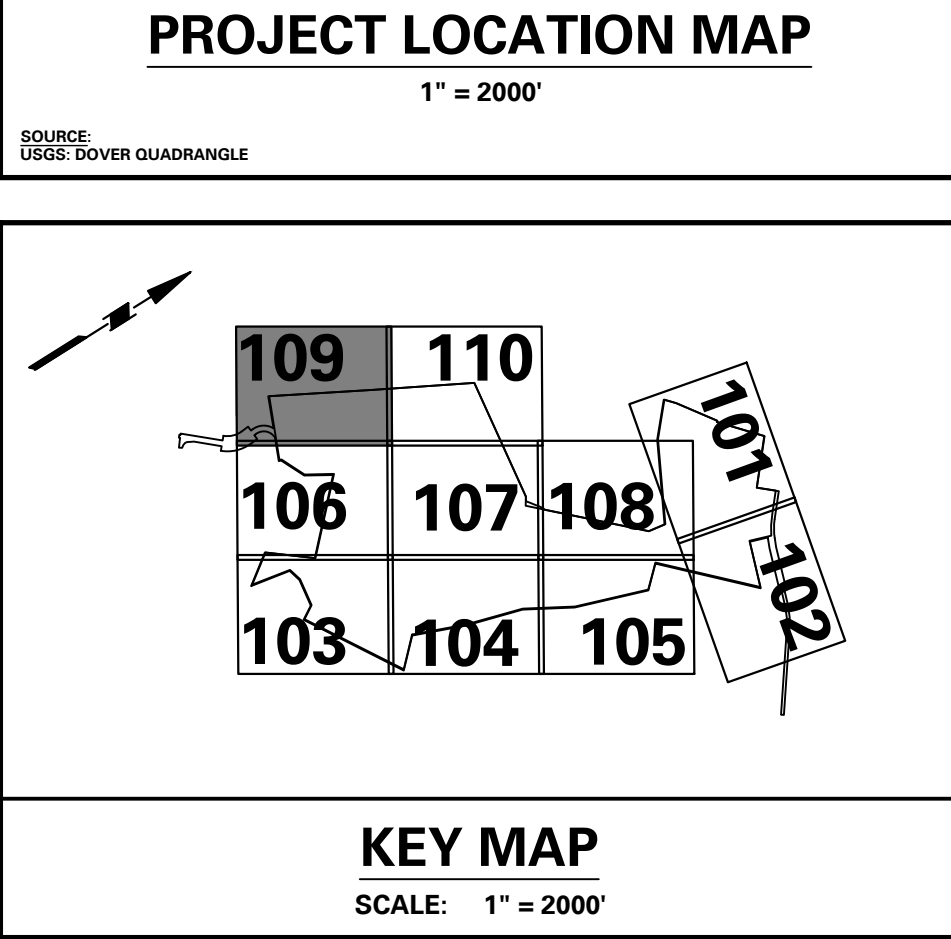
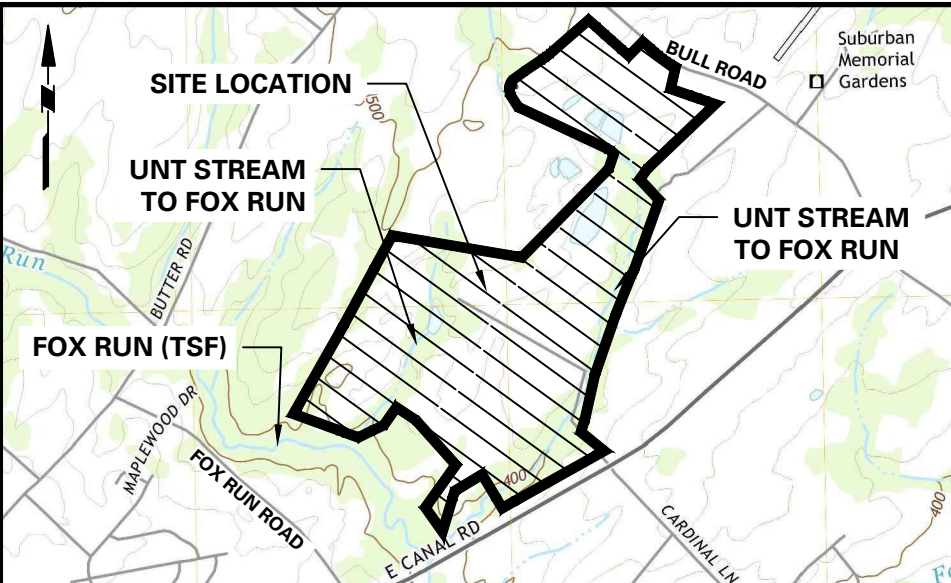
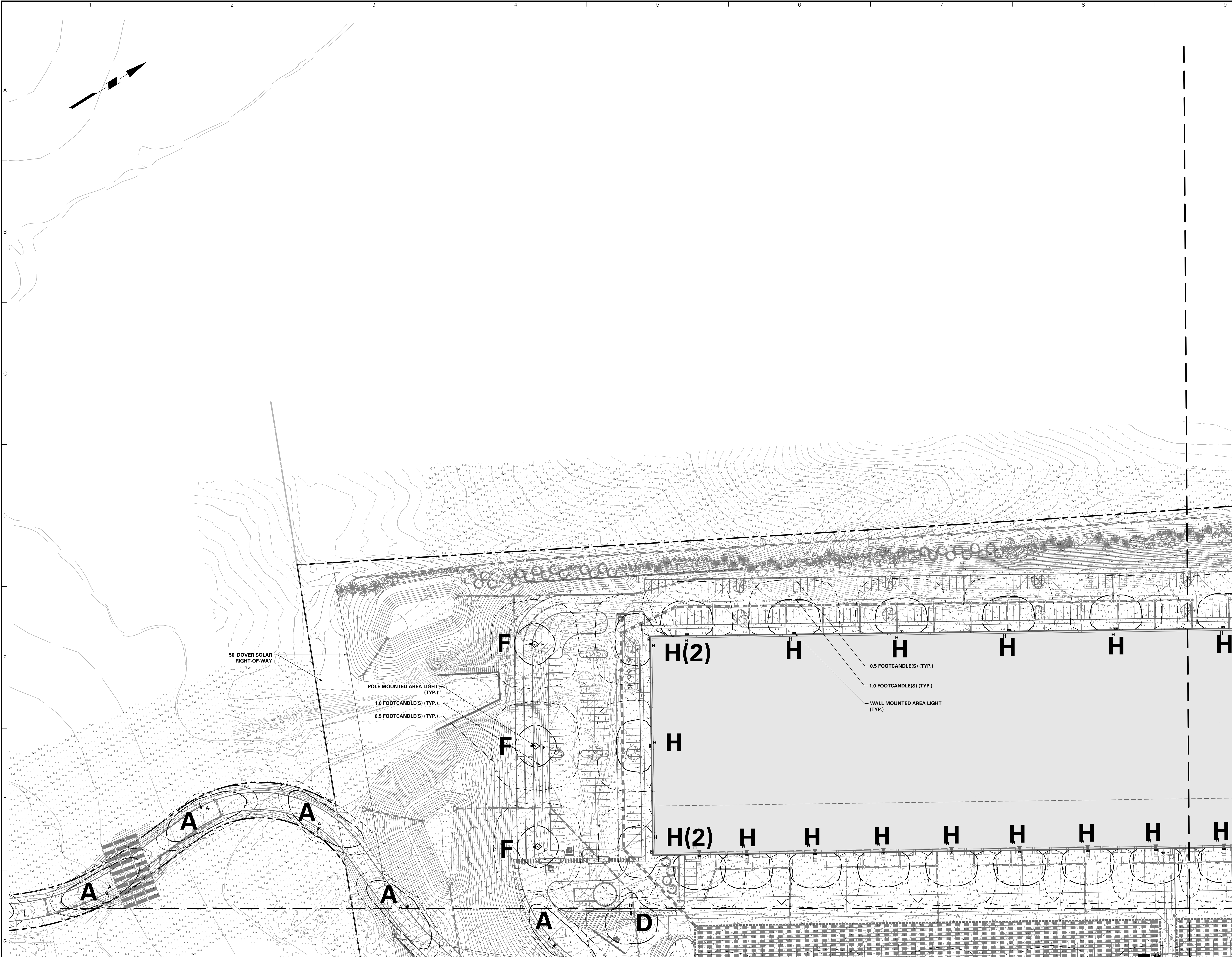
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**RP**

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**LL-108**  
Sheet **130** of **133**



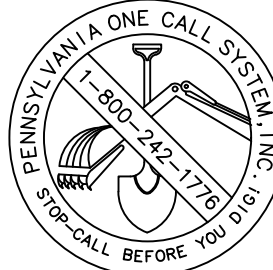


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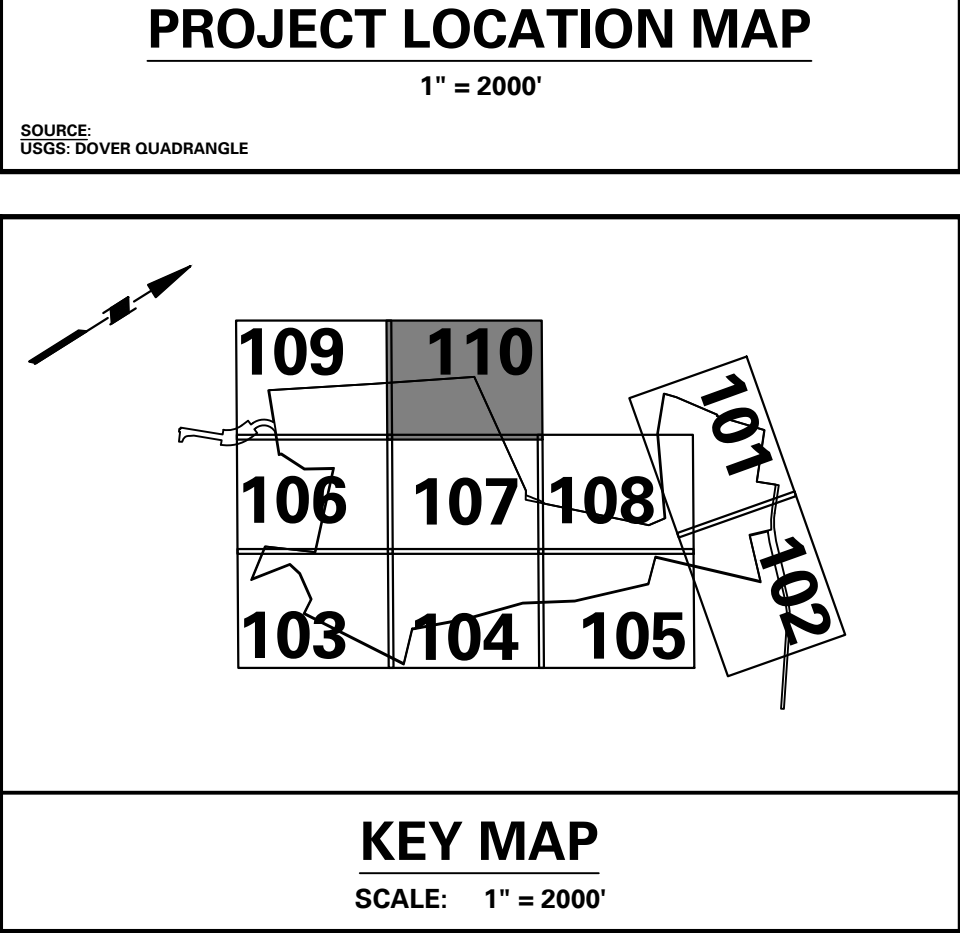
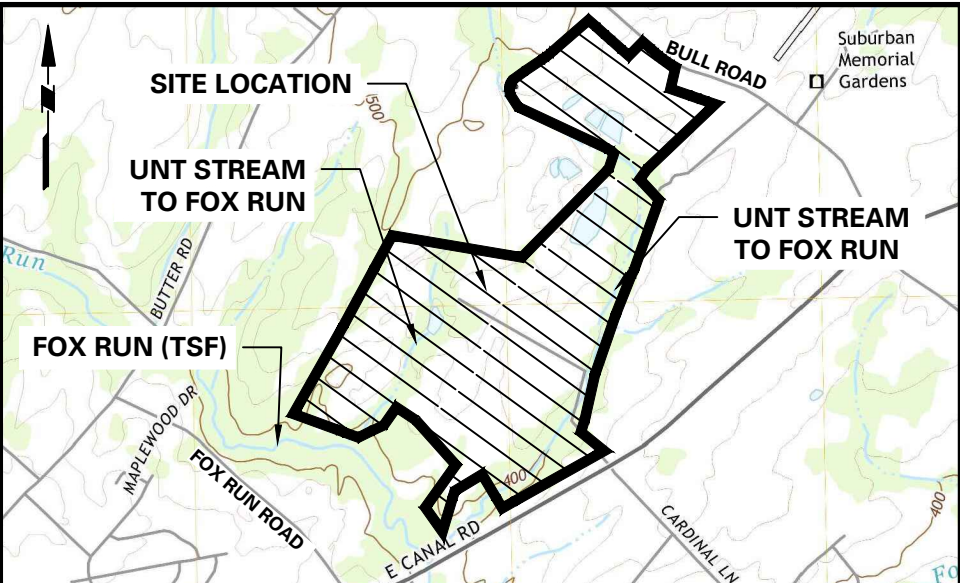
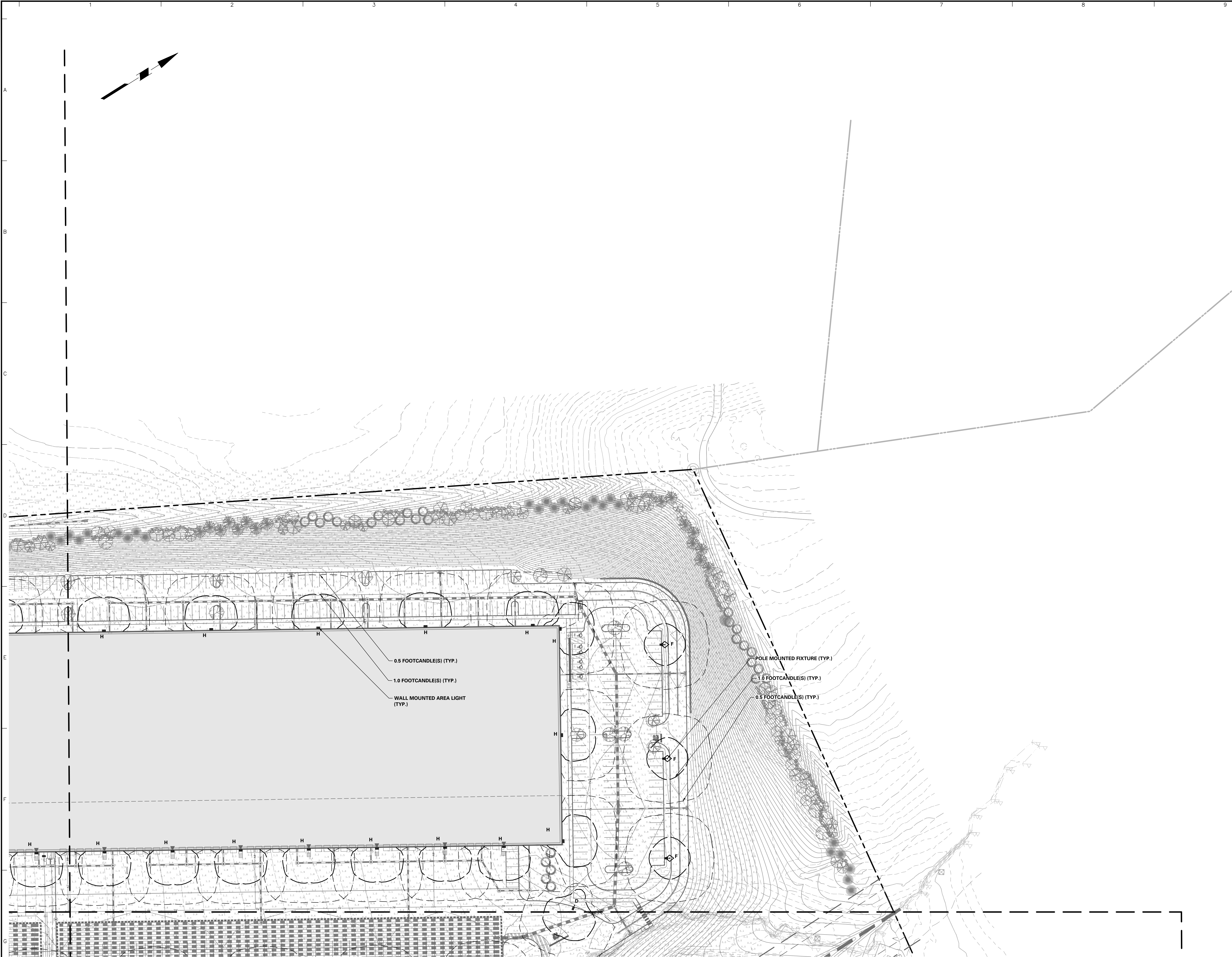
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Drawing Title  
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Drawing No.  
**LL-109**  
Sheet 131 of 133



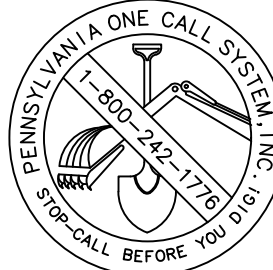


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**YORK INDUSTRIAL  
DEVELOPMENT**

YORK COUNTY DOVER TOWNSHIP PENNSYLVANIA

Drawing Title

**PRELIMINARY  
LIGHTING  
PLAN**

Project No.

200164401

Date

6/7/2023

Drawn By

ML

Checked By

RP

Drawing No.

**LL-110**

Sheet 132 of 133



LIGHTING NOTES

GENERAL

1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP / DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

COMPLIANCE

3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
7. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
8. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
9. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

10. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.

11. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.

12. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.

13. ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS. WALL MOUNTED FIXTURES

14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.

15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ADJUSTMENT AND INSPECTION

16. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.

17. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.

18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

REQUIREMENTS FOR ALTERNATES

19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
- A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR
- B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
- C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
- D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
- F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

D-Series Size 2 LED Area Luminaire



Specifications

EPA: 1.06 ft<sup>2</sup> (0.10 m<sup>2</sup>)

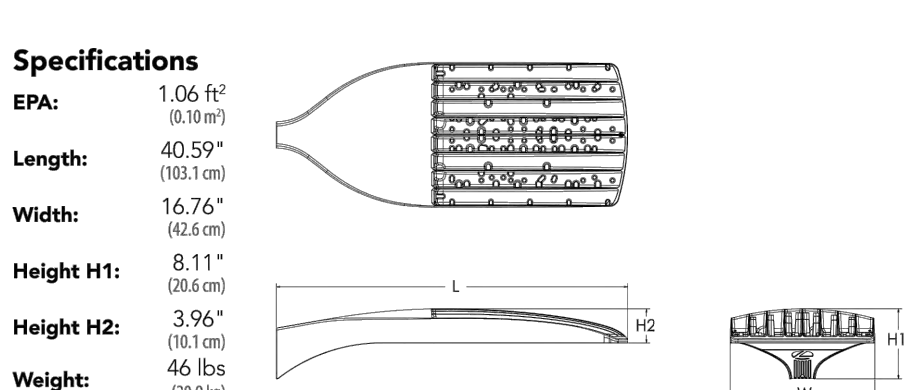
Length: 40.59" (103.14 cm)

Width: 16.76" (42.58 cm)

Height H1: 8.11" (20.60 cm)

Height H2: 3.96" (10.06 cm)

Weight: 46 lbs (20.9 kg)



Catalog Number

Notes

Type

10 for 10s key on mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information

Series	LEDs	Color temperature <sup>1</sup>	Color Rendering Index <sup>2</sup>	Description	Voltage	Shipping included
DSX2 LED	Forward optics	30K 3000K	70CRI	AFR Automotive front row	TSM Type V medium	SPR Square pole mounting (18' only)
	R2 P6	40K 4000K	70CRI	T1S Type 1 short	TSG Type V low glare	HWLT (120V-277V) <sup>10</sup>
	P9 P7	50K 5000K	70CRI	T2M Type 2 medium	T3W Type V wide	XXWT (12V-480V) <sup>10</sup>
	P4 P8	Obis section BCRH only	70CRI	T3M Type 3 medium	RLC3 Type 3 backlight control	BRA Round pole mounting (18' only)
	Rotated optics	Obis section BCRH only	70CRI	TRG Type 3 low glare <sup>11</sup>	BLK4 Type 3 backlight control	SPS Square pole mounting (15' only)
	P10 P11	27K 2700K	80CRI	14M Type 3V medium	LECO Left corner cutoff <sup>11</sup>	RPSS Round pole mounting (15' only)
	P12 P13	20K 2000K	80CRI	14M Type 3V low glare <sup>11</sup>	RLC2 Right corner cutoff <sup>11</sup>	SPNS Square narrow pole mounting (16' drilling)
	P14	50K 5000K	80CRI	TTM Forward throw medium	TSM 5000K	WBA Wall bracket <sup>10</sup>
	P15	40K 4000K	80CRI			MA Mast arm adapter (mounts on 2.0" ID horizontal fence)
	P16	50K 5000K	80CRI			

Control options	Shipped installed	Other options	Finish <sup>10</sup>
Shipped installed	Shipped installed	Shipped installed	Shipped installed
NLTAR2 PIRHN	Light 48 gen 2 enabled with bi-level motion / ambient sensor 3-47 mounting height, ambient sensor enabled at 25'	FAO Field adjustable output 10-15	DBRD Dark bronze
PIR	High/low motion/ambient sensor 3-47 mounting height, ambient sensor enabled at 25'	BL10 Bi-level switched dimming, 50%+/-	DBLX Black
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBAL Natural aluminum
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWD White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTB Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTD Textured dark bronze
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBTW Textured white
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWL White
PER	NEMA trip-lock receptacle only controls ordered separately <sup>12</sup>	BL10 Bi-level switched dimming, 50%+/-	DBWB Textured white
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