

SITE DATA:	
SITE AREA:	302,389 SF OR 6.94 ACRES
ZONING:	BP - BUSINESS PARK DISTRICT
EXISTING USE:	ABANDONED BUILDING AND PARKING AREA
PROPOSED USE:	MINI-STORAGE - PERMITTED USE PER DOVER TWP. ZONING ORDINANCE
	(22) 12' x 25' OUTDOOR BOAT PARKING SPACES
	(86) RV STORAGE UNITS (BUILDINGS A, B, C, & H)
	(22) 15' x 35'
	(64) 15' x 50'
	14,500 SF CLIMATE CONTROLLED SELF STORAGE (BUILDINGS F & G - 122 TOTAL UNITS)
	7,800 SF SELF STORAGE (BUILDINGS D & E - 63 TOTAL UNITS)
	97,953 SF PAVING
	720 SF OFFICE BUILDING
MINIMUM LOT AREA REQUIRED:	43,560 SF WITH PUBLIC WATER OR PUBLIC SEWER
LOT AREA PROVIDED:	302,389 SF OR 6.94 ACRES (46,800 SF OR 1.07 ACRES PROVIDED FROM CARLISLE ROAD, LP. LAND TRACT)
MINIMUM LOT WIDTH REQUIRED:	200 FT
LOT WIDTH PROVIDED:	283 FT
MINIMUM OPEN SPACE REQUIRED:	20% = 60,478 SF OR 1.39 ACRES
OPEN SPACE PROVIDED:	115,266 SF OR 2.65 ACRES = 38%
MAXIMUM LOT COVERAGE BY BUILDINGS:	30% = 90,717 SF OR 2.08 ACRES
COVERAGE BY BUILDINGS PROPOSED:	82,570 SF OR 1.90 ACRES = 27%
MAXIMUM IMPERVIOUS COVERAGE PERMITTED:	75% = 229,756 SF OR 5.27 ACRES
IMPERVIOUS COVERAGE PROPOSED:	187,123 SF OR 4.30 ACRES = 61%
SETBACKS:	FRONT SETBACK - 50 FT.
	SIDE SETBACK - 25 FT.
	REAR SETBACK - 50 FT.
MAX. BUILDING HEIGHT PERMITTED:	50 FEET
MAX. BUILDING HEIGHT PROPOSED:	29 FT.
REQUIRED PARKING:	OFFICE: 1 SPACE PER 300 SF GROSS FLOOR AREA (720 SF / 300 SF = 3 SPACES REQUIRED) SELF-STORAGE: 1 SPACE PER 5 SELF-STORAGE UNITS (185 UNITS / 5 = 37 SPACES REQUIRED)
PROPOSED PARKING:	OFFICE: 3 PARKING SPACES + 1 HANDICAP PARKING SPACE = 4 TOTAL SPACES SELF-STORAGE UNITS: 37 TOTAL PARKING SPACES
SEWAGE DISPOSAL:	ON-LOT
WATER SUPPLY:	PUBLIC (DOVER TOWNSHIP)
DEED REFERENCE:	2686-1401
PARCEL IDENTIFICATION NUMBER (PIN):	24000KF0070EO

GENERAL NOTES:

1. PERIMETER SURVEY DESCRIPTION PROVIDED BY SHAW SURVEYING, INC. LAND SURVEYING AND CONSULTING. BASIS OF BEARINGS SHOWN HEREON IS GRID NORTH AS DETERMINED FROM GPS OBSERVATIONS UTILIZING CONTINUOUSLY OPERATING REFERENCE STATIONS MAINTAINED BY THE KEYNET. HORIZONTAL DATUM IS IN THE NORTH AMERICA DATUM OF 1983 IN PENNSYLVANIA STATE PLANE COORDINATES (SOUTH ZONE). TOPOGRAPHIC FEATURES SHOWN HEREON FROM ACTUAL FIELD MEASUREMENTS BY SHAW SURVEYING, INC. COMPLETED ON MAY 4, 2023. CONTOURS SHOWN HEREON ARE IN THE NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE STATED (US FOOT). BENCHMARK - PROPERTY CORNER ALONG SR-74 IRON PIN FOUND CAPPED "DECKER" WITH ELEVATION 515.63 - JOSH MYERS - 30 WEST MAIN STREET, P.O. BOX 114, NEW FREEDOM, PA. 17349 - PHONE: 717-227-2818
2. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORDED DRAWINGS AND/OR SURFACE EVIDENCE ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) A MINIMUM OF THREE DAYS PRIOR TO EXCAVATION AS REQUIRED BY PA ACT 187 (1997).
3. NO FLOODPLAINS EXIST ON THE PROPERTY PER FLOOD INSURANCE RATE MAP NUMBERS 4213CD188F, EFFECTIVE DATE DECEMBER 16, 2015. DOVER TOWNSHIP HEREBY NOTIFIES THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES OF ANY PROPERTY THAT IN GRANTING APPROVAL OF THE LAND DEVELOPMENT PLAN, DOVER TOWNSHIP HEREBY MAKES NO REPRESENTATION OR CERTIFICATION AS TO THE EXISTENCE OR EXTENT OF FLOODPLAINS ON THE PROPERTY. DOVER TOWNSHIP HAS NO OBLIGATION OR RESPONSIBILITY TO ASSURE USE OF ANY LANDS OCCUPIED BY FLOODPLAINS NOT DEPICTED AS SUCH ON THESE PLANS. THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES ASSUME ALL RISKS ASSOCIATED WITH THE PRESENCE OF FLOODPLAINS ON THE PROPERTY.
4. NO STEEP SLOPES EXIST ON THE SITE.
5. NO WETLANDS EXIST ON THE PROPERTY PER SITE INVESTIGATION PERFORMED BY AQUA-NICHE ON SEPTEMBER 7, 2023. DOVER TOWNSHIP HEREBY NOTIFIES THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES OF ANY PROPERTY THAT IN GRANTING APPROVAL OF THE LAND DEVELOPMENT PLAN DOVER TOWNSHIP HEREBY MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE EXISTENCE OR EXTENT OF WETLANDS ON THE PROPERTY. DOVER TOWNSHIP HAS NO OBLIGATION OR RESPONSIBILITY TO ASSURE USE OF ANY LANDS OCCUPIED BY WETLANDS NOT DEPICTED AS SUCH ON THESE PLANS. THE CURRENT/FUTURE PROPERTY OWNERS/DEVELOPERS/LESSEES ASSUME ALL RISKS ASSOCIATED WITH THE PRESENCE OF WETLANDS ON THE PROPERTY.
6. A MINIMUM OF 6" OF TOPSOIL MUST BE RE-SPREAD ON ALL DISTURBED AREAS NOT COVERED WITH IMPERVIOUS MATERIALS.
7. ALL EXTERIOR LIGHTING MUST BE SO LOCATED AND SHIELDED THAT NO OBJECTIONABLE ILLUMINATION OR GLARE IS CAST UPON ADJOINING PROPERTIES OR STREET RIGHTS OF WAY.
8. THE APPLICANT HEREBY GRANTS TO DOVER TOWNSHIP AND IT'S ASSIGNEES UNRESTRICTED ACCESS THROUGH THE ENTIRE PROPERTY FOR THE PURPOSE OF INSPECTING ALL STORMWATER MANAGEMENT BMPs ASSOCIATED WITH THE PROJECT.
9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER BMPs, UNDERGROUND STORM SEWER PIPING AND STORMWATER INFILTRATION & WATER QUALITY DEVICES. DOVER TOWNSHIP RESERVES THE RIGHT TO ENTER ALL PERMANENT STORMWATER MANAGEMENT FACILITIES TO INSPECT THEM. IF ANY HAVE BEEN ELIMINATED, ALTERED, OR IMPROPERLY MAINTAINED, THE HOMEOWNERS ASSOCIATION SHALL BE ADVISED OF THE CORRECTIVE ACTION. IF SUCH ACTION IS NOT TAKEN BY THE HOMEOWNERS ASSOCIATION, DOVER TOWNSHIP MAY CAUSE THE WORK TO BE DONE AND A LIEN FOR COST MAY BE PLACED AGAINST THE PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL LIEN LAW. THIS NOTE SHALL APPEAR IN THE RECORDED DEEDS OF SAID LOT.
10. MAINTENANCE OF THE STORMWATER FACILITIES SHALL BE IN ACCORDANCE WITH THE DOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AND APPLICABLE OPERATION AND MAINTENANCE AGREEMENT.
11. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
12. NO ONE SHALL CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, WATER, STORMWATER OR UTILITY RIGHT-OF-WAY/EASEMENT IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORMWATER OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE RIGHT-OF-WAY/EASEMENT WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE TOWNSHIP.
13. ALL PUBLIC IMPROVEMENT CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE DOVER TOWNSHIP CONSTRUCTION SPECIFICATIONS, UNLESS SPECIFIC WAIVERS ARE GRANTED.
14. NO CONSTRUCTION SHALL BEGIN UNTIL AFTER THE PRE-CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE TWP. ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND. APPROVAL FROM DOVER TOWNSHIP PUBLIC WORKS IS REQUIRED PRIOR TO CONSTRUCTION OF SANITARY AND POTABLE WATER FACILITIES.
15. A KNOX BOX SYSTEM SHALL BE PROVIDED FOR ACCESS BY EMERGENCY PERSONNEL.
16. THE DEVELOPER AGREES TO INSTALL BUFFER SCREEN PLANTING ON THEIR LOT ALONG THE NORTHWESTERN PROPERTY LINE IN THE EVENT THAT THE EXISTING NATURAL TREE BUFFER LOCATED IN THIS AREA IS EVER DAMAGED OR REMOVED AND DOES NOT MEET THE REQUIREMENTS OF DOVER TOWNSHIP IN REGARDS TO REQUIRED SCREENING. SEE SHEET 7 ON THE LAND DEVELOPMENT PLAN FOR LOCATION.
17. WATER SERVICE LINE CONSTRUCTION SHALL BE DONE IN STRICT ACCORDANCE WITH DOVER TOWNSHIP WATER REGULATIONS AND CONSTRUCTION SPECIFICATIONS.
18. THE PROPOSED OFFICE BUILDING BATHROOM FACILITY WILL BE USED BY PROSPECTIVE CUSTOMERS (ON AN APPOINTMENT BASIS ONLY) FOR MEETING WITH STORAGE UNIT MANAGER. ESTIMATED MAXIMUM SEWAGE FLOWS = 40 GALLONS PER DAY AND WILL CONTINUE TO BE SERVED BY THE EXISTING SEWAGE ABSORPTION SYSTEM LOCATED ON THE SITE.
19. THE SERVICING OR REPAIR OF STORED EQUIPMENT SHALL NOT BE CONDUCTED IN STORAGE UNITS OR OUTDOOR STORAGE AREAS. FURTHERMORE, NO BUSINESS ACTIVITIES SHALL BE CONDUCTED WITHIN THE STORAGE UNITS.
20. THE STORAGE OF FLAMMABLE LIQUIDS, HIGHLY COMBUSTIBLE OR EXPLOSIVE MATERIALS OR HAZARDOUS CHEMICALS IS PROHIBITED.
21. THERE ARE NO DEED RESTRICTIONS PROPOSED FOR THIS PLAN.
22. FIRE EXTINGUISHERS WILL BE REQUIRED AND PLACED PER NFPA 10.
23. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ANY WORK THAT MAY BE REQUIRED WITHIN THE RIGHT-OF-WAY OF CARLISLE ROAD RIGHT-OF-WAY PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" AS AMENDED BY ACT NO. 1986-43 OF MAY, 1986, BEFORE ACCESS TO A STATE HIGHWAY PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE DOVER TOWNSHIP APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT CAN BE ACQUIRED.

WAIVER REQUESTS:

1. SLD0 SECTION 22-1102.2.C - WAIVE REQUIREMENT FOR LANDSCAPE ARCHITECT CERTIFICATION APPROVED: _____ - BOARD OF SUPERVISORS MEETING
2. SLD0 SECTION 22-709.6 - WAIVE REQUIREMENT FOR CURB ALONG ACCESS DRIVE APPROVED: _____ - BOARD OF SUPERVISORS MEETING
3. SLD0 SECTION 22-704.B - WAIVE REQUIREMENT FOR CONSTRUCTION OF ADDITIONAL CARTWAY WIDTH APPROVED: _____ - BOARD OF SUPERVISORS MEETING
4. SLD0 SECTION 22-1103.11.B.3.C - WAIVE REQUIREMENT FOR BUFFER PLANTINGS AND BERM APPROVED: _____ - BOARD OF SUPERVISORS MEETING

SEWAGE PLANNING WAIVER FOR PROPOSED IMPROVEMENTS

THE PROPOSED PROJECT AS DEPICTED ON THIS LAND DEVELOPMENT PLAN DOES NOT INCREASE THE SEWAGE FLOWS FOR THE SITE. THEREFORE, NO SEWAGE PLANNING IS REQUIRED AS REFERENCED IN THE SEWER FEASIBILITY STUDY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE LAND DEVELOPMENT DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING, OR RECORDING ANY SALES CONTRACT, ANY PURCHASER OF THE PARCEL SHOULD CONTACT CONEWAGO TOWNSHIP WHO IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING PERMITS OR APPROVALS.



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JOHNSTON & ASSOC., INC.. CONTRACTOR SHOULD CONTACT THE PA. ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 187, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE DECEMBER 19, 1996.

SERIAL #: 20232420035 ON 9/7/2023

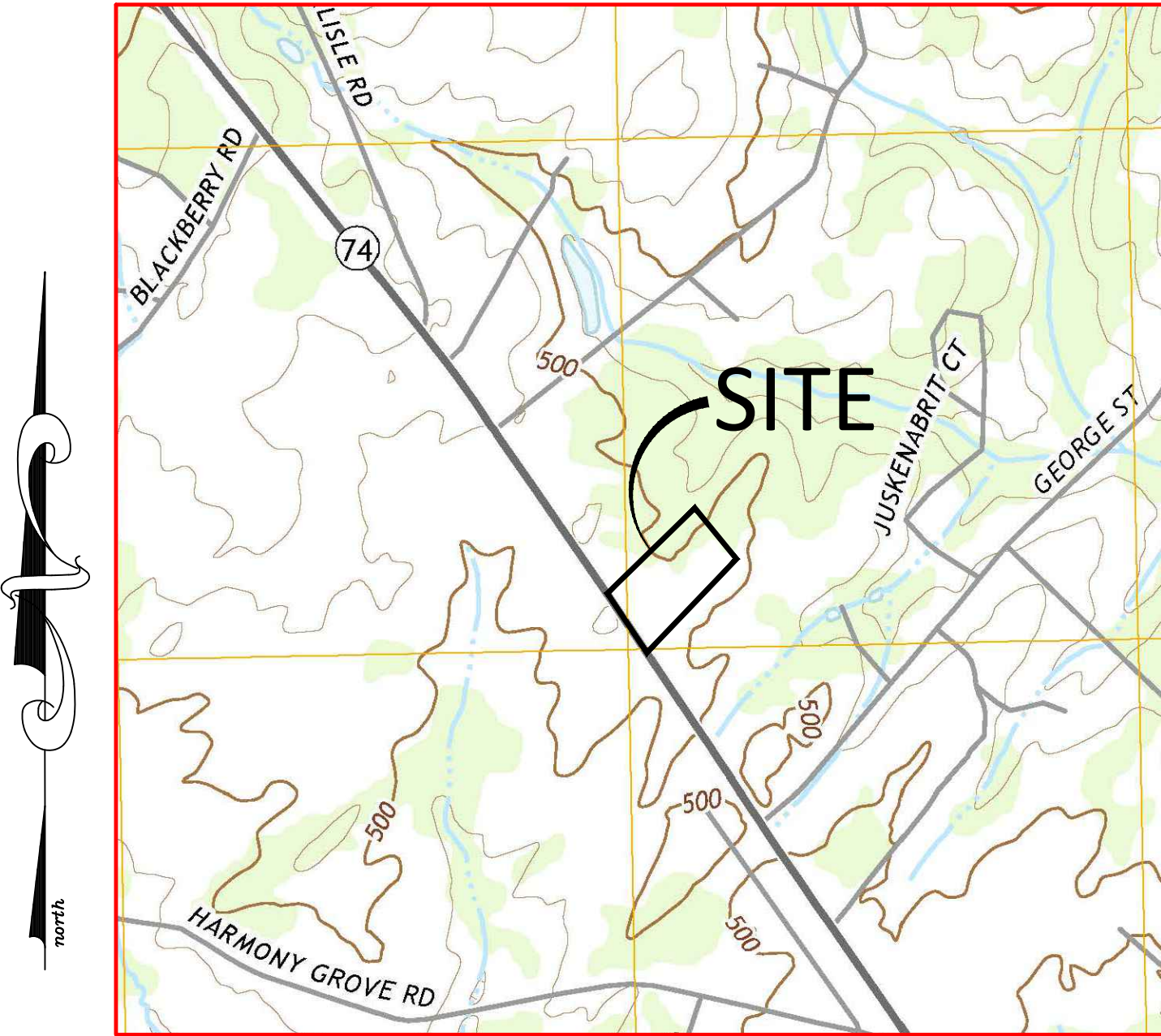
5061 CARLISLE ROAD

PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT LINE AMENDMENT PLAN

DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

Johnston & Associates, Inc.

2386 TAXVILLE ROAD
YORK, PA. 17408
PHONE: 717-793-9595 FAX: 717-793-9696
EMAIL: johnston7@comcast.net



SCALE: 1" = 1000'

ENTIRE MAP IS LOCATED IN WELLHEAD PROTECTION ZONE 3

SHEET INDEX:

- | | |
|---------|--------------------------|
| SHEET 1 | COVER SHEET |
| SHEET 2 | EXISTING CONDITIONS PLAN |
| SHEET 3 | LOT LINE AMENDMENT PLAN |
| SHEET 4 | LAND DEVELOPMENT PLAN |
| SHEET 5 | DETAILS |
| SHEET 6 | GRADING & UTILITY PLAN |
| SHEET 7 | LANDSCAPE PLAN |
| SHEET 8 | PHOTOMETRICS PLAN |
| SHEET 9 | VEHICLE MOVEMENT PLAN |

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN:

- | | |
|---------|---------------------------------|
| SHEET 1 | PCSM - COVER SHEET |
| SHEET 2 | PCSM - EXISTING CONDITIONS PLAN |
| SHEET 3 | PCSM - PLAN |
| SHEET 4 | PCSM - DETAILS |
| SHEET 5 | PCSM - PROFILES AND DETAILS |

ALL SHEETS LISTED ABOVE SHALL BE RECORDED

EROSION AND SEDIMENTATION CONTROL PLANS PREPARED SEPARATELY AND WILL BE PROVIDED TO DOVER TOWNSHIP UPON APPROVAL BY THE YORK COUNTY CONSERVATION DISTRICT. NO CONSTRUCTION MAY BEGIN UNTIL THE E&S PLAN IS APPROVED.

OWNER:

CARLISLE ROAD, LP
c/o 5030 CARLISLE ROAD
DOVER, PA 17315
DAN PIKE, MANAGING PARTNER
PHONE: 717-577-4350
EMAIL: breslaufarm@gmail.com

EQUITABLE OWNER:

KEYSTONE STORAGE PARTNERS, LLC
c/o 3440 ADMIRE ROAD
DOVER, PA 17315
KEN SNYDER, MANAGING PARTNER
PHONE: 717-487-4871
EMAIL: ksnydercss@aol.com

PROPERTY ADDRESS:

5061 CARLISLE ROAD
DOVER, PA. 17315

PLAN ACCURACY CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. ADDITIONALLY, I HAVE BEEN TO THE SITE AND OBSERVED THE PRESENT CONDITION AND THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE.

JANUARY 15, 2024

ERIC P. JOHNSTON, P.E.

STORMWATER MANAGEMENT ACCURACY CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER SITE PLAN AND ASSOCIATED BEST MANAGEMENT PRACTICES SHOWN AND DESCRIBED HEREON MEET ALL DESIGN STANDARDS AND CRITERIA OF THE DOVER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

JANUARY 15, 2024

ERIC P. JOHNSTON, P.E.

LIMESTONE CERTIFICATION

I ERIC JOHNSTON, P.E., CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE NOT UNDERLAIN BY CARBONATE GEOLOGY. (UNDERLYING FORMATION IS GETTYSBURG FORMATION - NON CARBONATE) .

JANUARY 15, 2024

ERIC P. JOHNSTON, P.E.

LAND SURVEYOR

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

SURVEYOR DATE

DOVER TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING HELD ON JANUARY 15, 2024, THE DOVER TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

SUPERVISORS APPROVAL STATEMENT

APPROVED BY THE DOVER TOWNSHIP SUPERVISORS AT A MEETING HELD ON

JANUARY 15, 2024.

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

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA IN

PLAN BOOK PAGE

BY THE HAND AND SEAL OF OFFICE THIS JANUARY 15, 2024 AD 2024

OWNER CERTIFICATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF

ON THIS, THE JANUARY 15, 2024, BEFORE ME

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

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

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES PRINTED NAME

TITLE

PLAN DATE- 10/16/2023
REV 1 - 11/29/23
REV 2 - 1/15/24

DWG. NO. 2023-04
SHEET LD1 OF 9

DEMOLITION NOTES:

- 1
- RAZE EXISTING BUILDING
- 2
- EXISTING CONCRETE PAD TO BE MILLED AND OVERLAYED
- 3
- REMOVE EXISTING CURB
- 4
- EXISTING IMPERVIOUS AREA TO BE MILLED AND OVERLAYED
- 5
- REMOVE EXISTING UTILITY POLES AND OVERHEAD SERVICE LINES
- 6
- REMOVE EXISTING INLET AND ASSOCIATED PIPING
- 7
- CONTRACTOR TO VERIFY EQUIPMENT AND REMOVE/RELOCATE EXISTING WATER MANHOLE AS REQUIRED.
- 8
- REMOVE EXISTING SIGN
- 9
- EXISTING GAS SERVICE LINE TO BE REWORKED PER GAS PROVIDER REQUIREMENTS TO SERVE PROPOSED OFFICE

NOTES:

1.
- NO WETLANDS ARE LOCATED ON THE SITE PER A SITE INVESTIGATION CONDUCTED BY AQUA-NICHE ON SEPTEMBER 7, 2023.
2.
- NO MAPPED FLOODWAYS OR FLOOD PLAINS ARE LOCATED ON THE SITE PER FLOOD INSURANCE RATE MAP 42133C0188F, EFFECTIVE DATE 12/16/2015.
3.
- A STORMWATER DETENTION POND CURRENTLY EXISTS ON THE SITE.
4.
- THE SITE IS LOCATED IN WELL HEAD PROTECTION AREA ZONE 3. THE FOLLOWING LAND USES, FACILITIES, AND/OR ACTIVITIES SHALL NOT BE PERMITTED IN ZONE 3 PROTECTION AREAS:

A.

HAZARDOUS MATERIAL STORAGE, PROCESSING, AND DISPOSAL FACILITIES.

B.

ROAD SALT STORAGE STOCKPILES

C.

QUARRIES & MINING OPERATIONS

D.

ON-SITE FLOOR DRAINS

E.

LAND APPLICATION OF WASTEWATER OR WASTE SLUDGES, OR M MANURE OR FERTILIZERS, WITHOUT A NUTRIENT MANAGEMENT PLAN IN PLACE.

F.

JUNK OR SALVAGE YARDS

G.

OPEN BURNING SITES AND DUMPS

H.

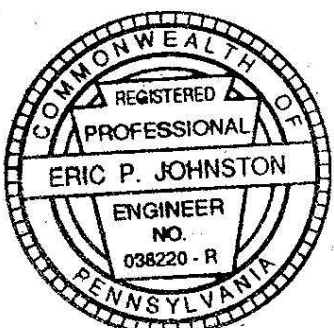
CONCENTRATED ANIMAL FEEDING OPERATIONS



LOCATION MAP: 1" = 500'

LEGEND:

-
- EXISTING CONTOUR
-
- EXISTING TREELINE
-
- EXISTING SANITARY SEWER TANK
-
- EXISTING STORMWATER INLET & PIPE
-
- EXISTING HEADWALL & PIPE
-
- EXISTING WATER MAIN
-
- EXISTING WATER SERVICE
-
- EXISTING GAS SERVICE
-
- EXISTING OVERHEAD ELECTRIC
-
- EXISTING UTILITY POLE
-
- EXISTING UTILITY POLE WITH LIGHT
-
- BUILDING SETBACK LINE ABBREVIATION
-
- EXISTING TREE
-
- EXISTING PAVING



Eric P. Johnston

2	1/15/24	RESUBMIT ONLY	NAC
1	11/29/23	PER ENGINEER'S COMMENTS	NAC
NO.	DATE	DESCRIPTION	BY

5061 CARLISLE ROAD

EXISTING CONDITIONS PLAN
KEYSTONE STORAGE PARTNERS, LLC

3440 ADMIRE ROAD
DOVER, PA 17315

c/o KEN SNYDER, MANAGING PARTNER

EMAIL: ksnydercss@aol.com

PHONE: 717-487-4871

DOVER TOWNSHIP

YORK COUNTY, PA

SCALE: AS SHOWN

JOHNSTON AND ASSOCIATES, INC

DR.: NAC

DATE: 10/16/23

2386 TAXVILLE ROAD
YORK, PA. 17408

CK.: EPJ

NO.: 2023-04

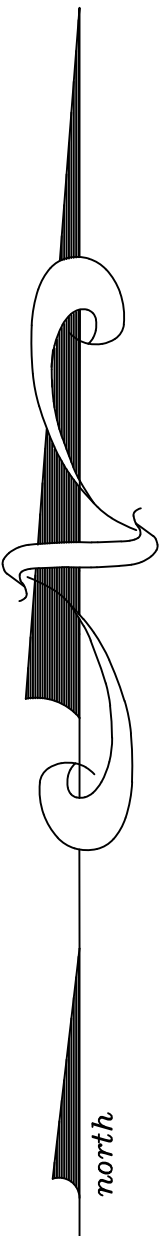
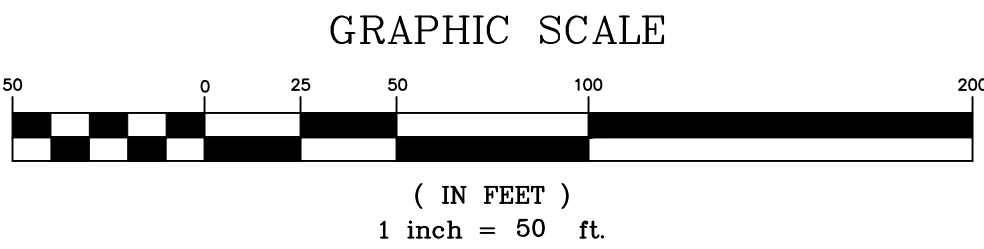
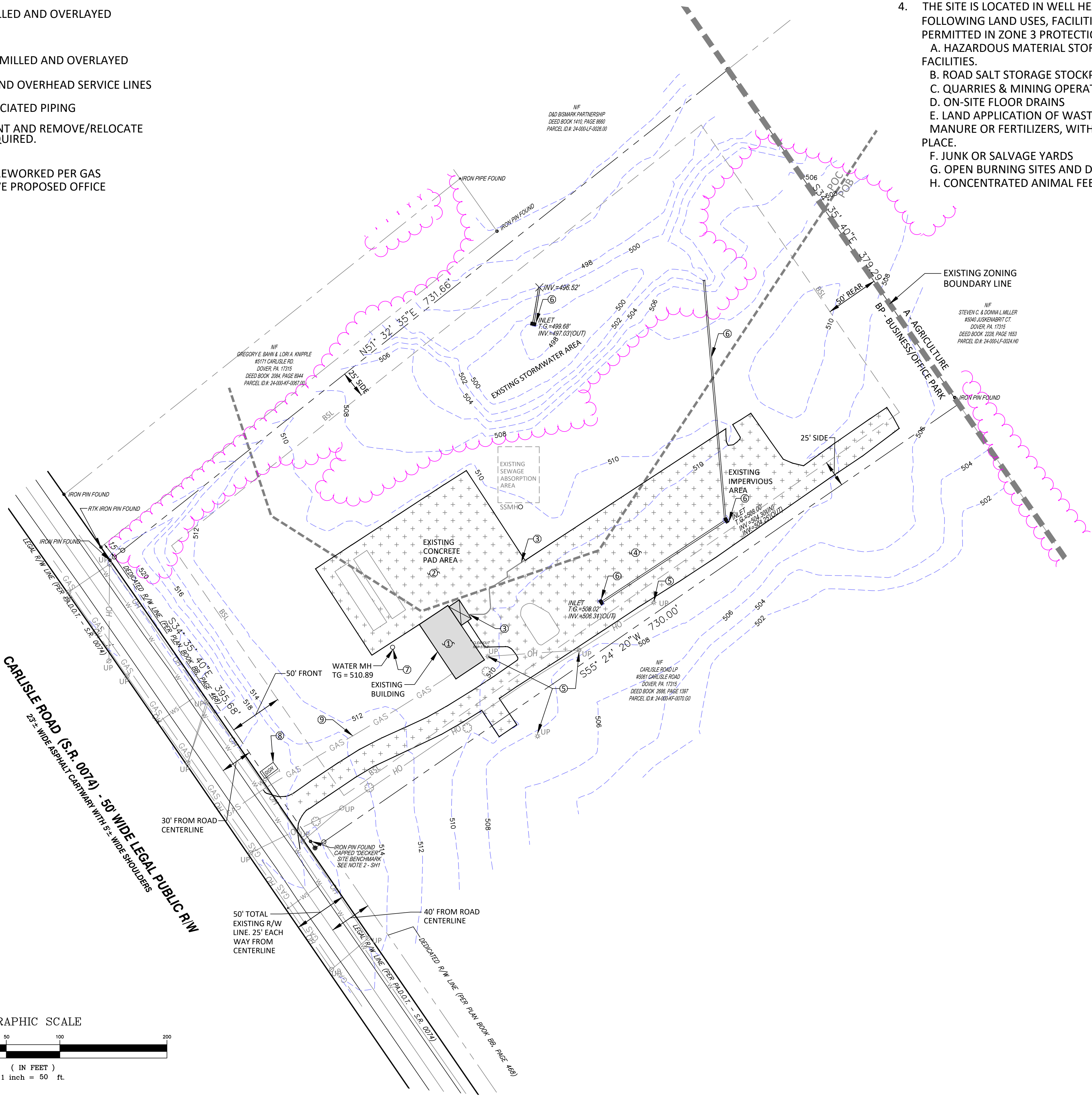
PHONE: 717-793-9595

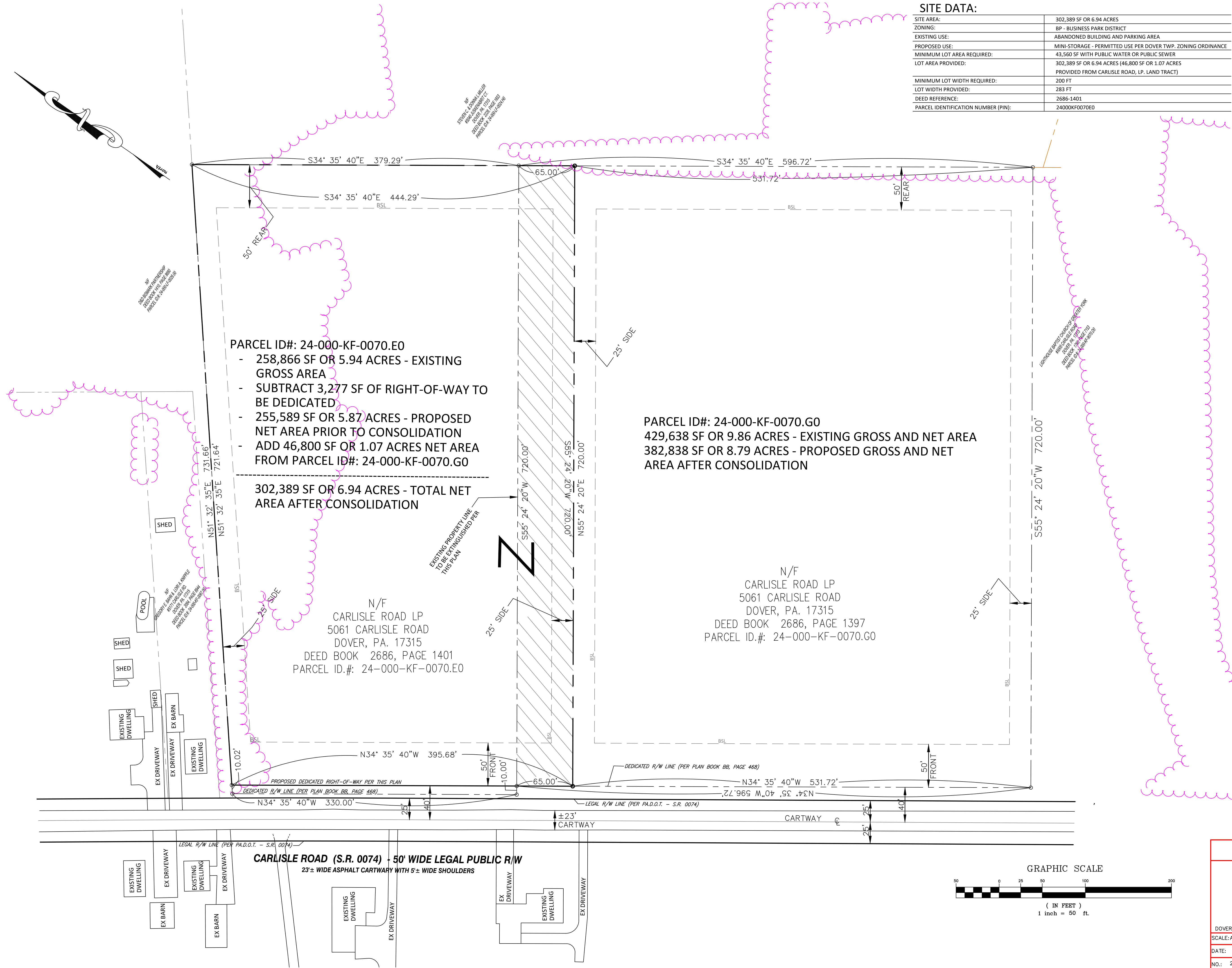
FAX: 717-793-9696

SHEET LD2 OF 9

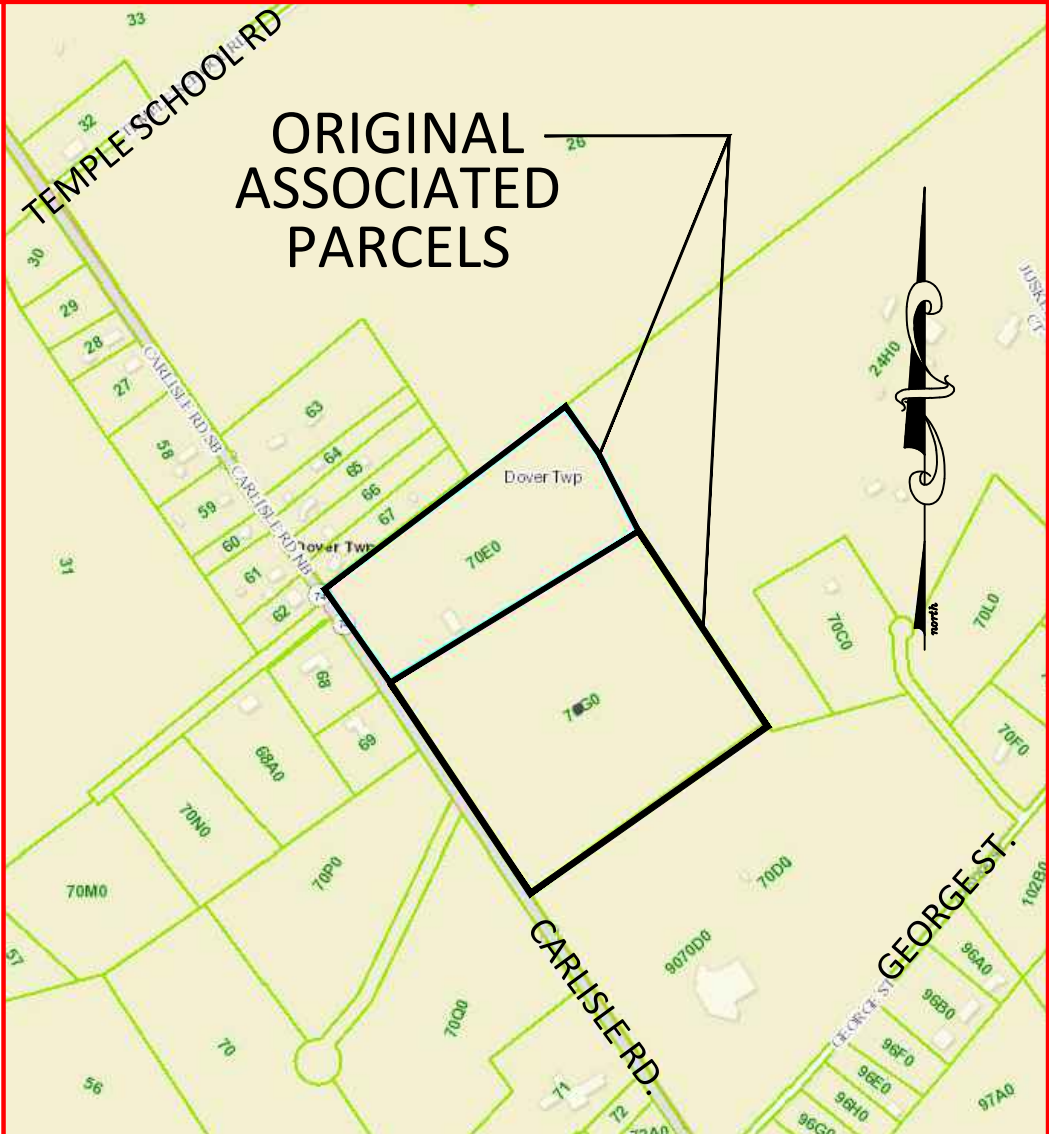
SOILS:

POC - PENN-KLINESVILLE CHANNERY SILT LOAM
3 TO 8% SLOPES
HYDROLOGIC GROUP: C
HYDRIC RATING: 5%
POB - PENN-KLINESVILLE CHANNERY SILT LOAM
8 TO 15% SLOPES
HYDROLOGIC GROUP: B
HYDRIC RATING: 5%





SITE DATA:	
SITE AREA:	302,389 SF OR 6.94 ACRES
ZONING:	BP - BUSINESS PARK DISTRICT
EXISTING USE:	ABANDONED BUILDING AND PARKING AREA
PROPOSED USE:	MINI-STORAGE - PERMITTED USE PER DOVER TWP. ZONING ORDINANCE
MINIMUM LOT AREA REQUIRED:	43,560 SF WITH PUBLIC WATER OR PUBLIC SEWER
LOT AREA PROVIDED:	302,389 SF OR 6.94 ACRES (46,800 SF OR 1.07 ACRES PROVIDED FROM CARLISLE ROAD, LP. LAND TRACT)
MINIMUM LOT WIDTH REQUIRED:	200 FT
LOT WIDTH PROVIDED:	283 FT
DEED REFERENCE:	2686-1401
PARCEL IDENTIFICATION NUMBER (PIN):	24000KF0070E0



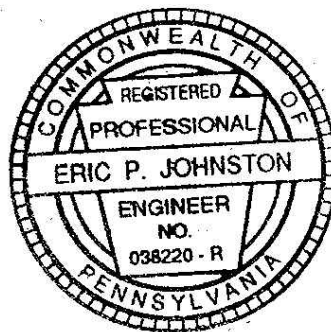
PARCEL MAP: 1" = 500'

LEGEND:

BSL BUILDING SETBACK LINE

LOT 70.E	EXISTING	PROPOSED
NET	258,866 SF 5.94 ACRES	302,389 SF 6.94 ACRES
GROSS	258,866 SF 5.94 ACRES	302,389 SF 6.94 ACRES

LOT 70.G	EXISTING	PROPOSED
NET	429,638 SF 9.86 ACRES	382,838 SF 8.79 ACRES
GROSS	429,638 SF 9.86 ACRES	382,838 SF 8.79 ACRES



Eric P. Johnston

NO.	DATE	DESCRIPTION	BY
2	1/15/24	PER ENGINEERS COMMENTS	NAC
1	11/29/23	PER ENGINEERS COMMENTS	NAC

5061 CARLISLE ROAD

LOT LINE AMENDMENT PLAN

KEYSTONE STORAGE PARTNERS, LLC
3440 ADMIRE ROAD
DOVER, PA 17315

c/o KEN SNYDER, MANAGING PARTNER

EMAIL: ksnydercss@aol.com

PHONE: 717-487-4871

DOVER TOWNSHIP

YORK COUNTY, PA

SCALE: AS SHOWN

JOHNSTON AND ASSOCIATES, INC

DR.: NAC

DATE: 10/16/23

2386 TAXVILLE ROAD
YORK, PA. 17408

CK.: EPJ

NO.: 2023-04

PHONE: 717-793-9595

FAX: 717-793-9596

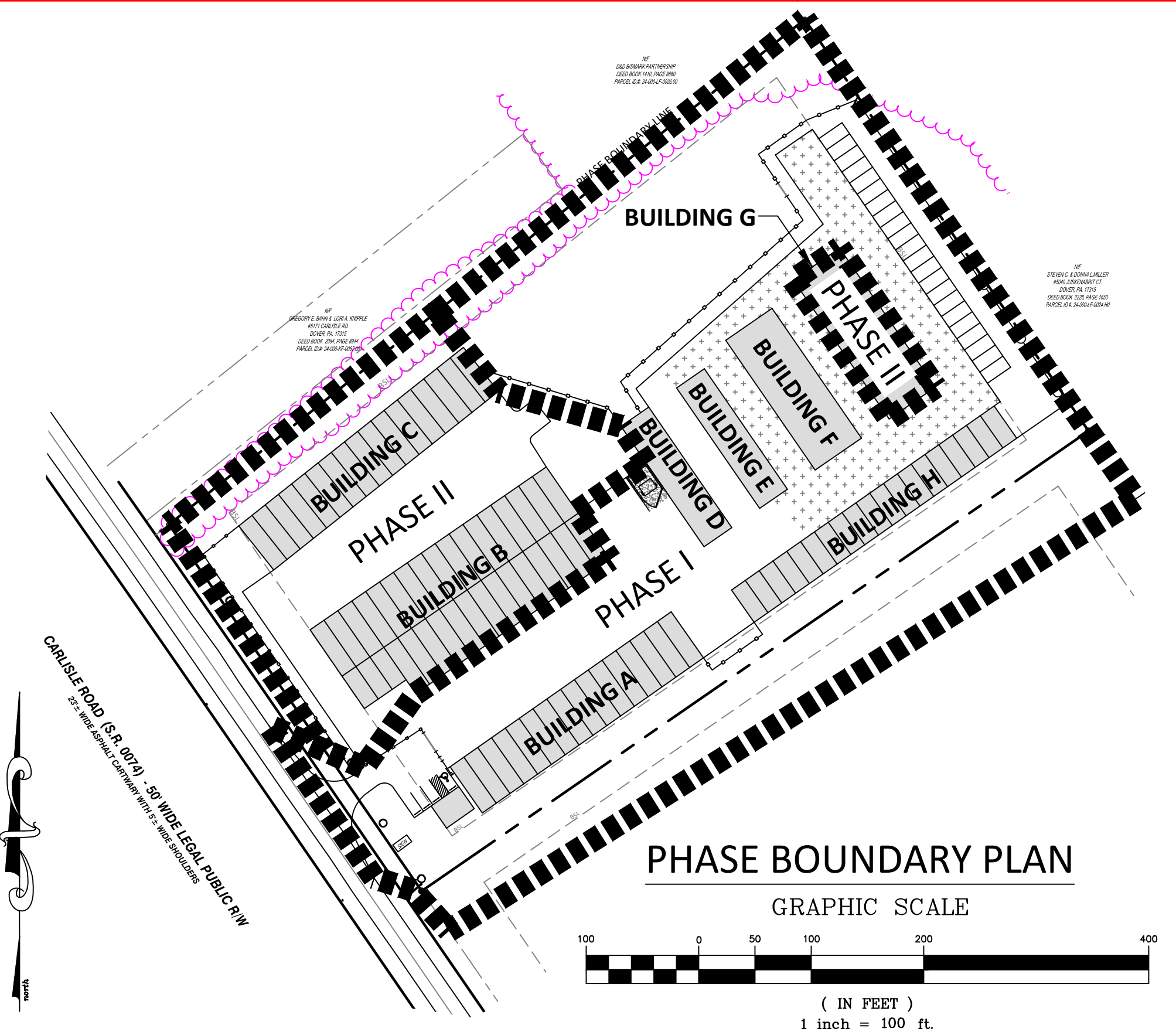
SHEET LD3 OF 9

KEY NOTES:

- 1 HANDICAP PARKING SPACE. SEE DETAILS 1 & 5 / SH5
- 2 HANDICAP PARKING SIGN. SEE DETAIL 2 / SH5
- 3 R1-1 STOP SIGN. SEE DETAIL 3 / SH5
- 4 PRECAST BUMPER BLOCK PINNED 3 FT. FROM EDGE OF PAVING OR SIDEWALK. SEE DETAIL 4 / SH5
- 5 STRIPE NEW PARKING SPACES. SEE DETAIL 5 / SH5
- 6 START/END 6' HIGH VINYL COATED CHAIN LINK FENCE PER CONTRACTOR
- 7 BEGIN ASPHALT PAVING HERE. MATCH TO EXISTING ASPHALT.
- 8 PROPOSED PAVING SECTION. SEE DETAIL 6 / SH5
- 9 CONCRETE PAD & APPROACH APRON. SEE DETAIL 8 / SH5
- 10 DUMPSTER ENCLOSURE - SEE DETAILS 7 & 9 / SH5
- 11 PIPE BOLLARD. SEE DETAIL 10 / SH5
- 12 TRAFFIC FLOW DIRECTION - NO LINE PAINTING PROPOSED
- 13 KNOX BOX PER FIRE DEPARTMENT SPECIFICATIONS
- 14 START/END 8' HIGH VINYL COATED CHAIN LINK FENCE WITH FENCE PRIVACY SCREEN. SEE SH7 FOR DETAIL.
- 15 END MILLING AND PAVING OVERLAY AT EXISTING PADOT LEGAL RIGHT OF WAY LINE
- 16 SELF-STORAGE PARKING SPACE (37 TOTAL) 10' WIDE x 25' LONG - NO STRIPING PROPOSED

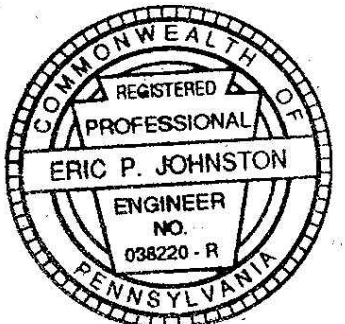
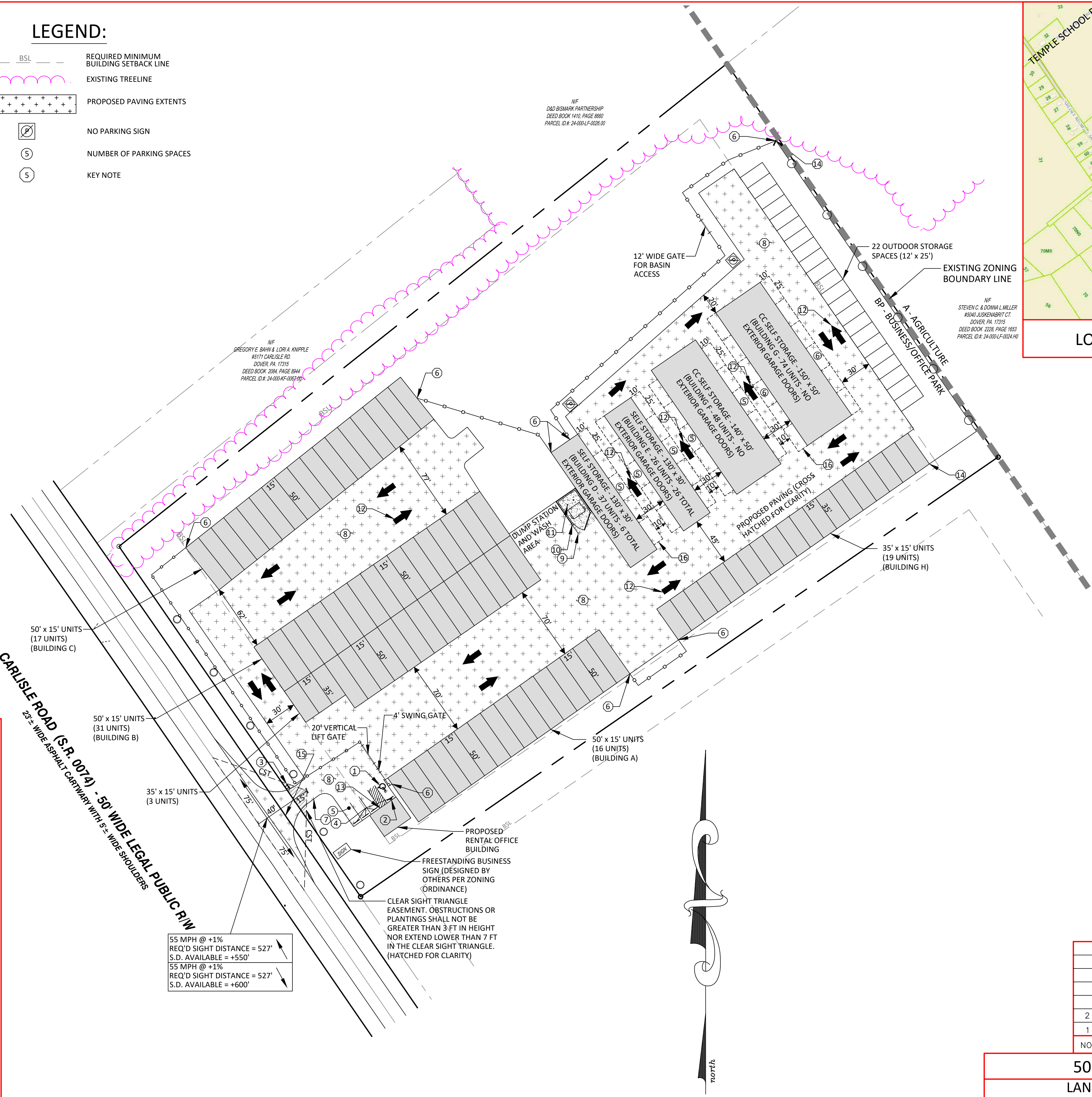
CONSTRUCTION DURING PHASE I:
BUILDINGS A, D, E, F, & H AS LISTED ON THE LAND DEVELOPMENT PLAN
INFILTRATION BEDS 2 AND 3
DETENTION BASIN

CONSTRUCTION DURING PHASE II:
BUILDINGS B, C, AND G AS LISTED ON THE LAND DEVELOPMENT PLAN
INFILTRATION BED 1



LEGEND:

- BSL REQUIRED MINIMUM BUILDING SETBACK LINE
- EXISTING TREELINE
- PROPOSED PAVING EXTENTS
- NO PARKING SIGN
- NUMBER OF PARKING SPACES
- KEY NOTE



2	1/15/24	PER ENGINEERS COMMENTS	NAC
1	11/29/23	PER ENGINEERS COMMENTS	NAC
NO.	DATE	DESCRIPTION	BY

5061 CARLISLE ROAD

LAND DEVELOPMENT PLAN

KEYSTONE STORAGE PARTNERS, LLC

3440 ADMIRE ROAD

DOVER, PA 17315

c/o KEN SNYDER, MANAGING PARTNER

EMAIL: ksnyderccss@aol.com

PHONE: 717-487-4871

DOVER TOWNSHIP

SCALE: AS SHOWN

DATE: 10/16/23

NO.: 2023-04

YORK COUNTY, PA

DR.: NAC

CK.: EPJ

SHEET LD4 OF 9

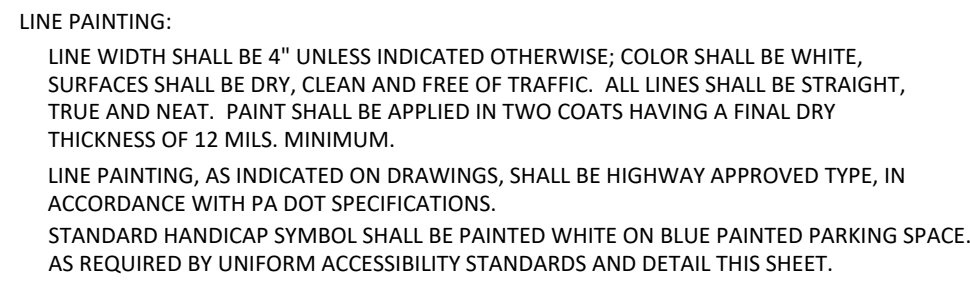
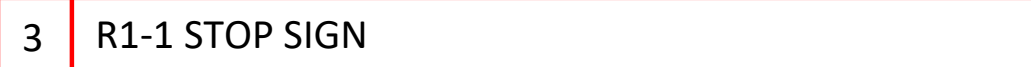
JOHNSTON AND ASSOCIATES, INC

2386 TAXVILLE ROAD

YORK, PA. 17408

PHONE: 717-793-9595

FAX: 717-793-9696



MIX TYPE - ON SITE PARKING / DRIVE AREAS

A: 1-1/2" 12.5mm PG 64-22 HMA WEARING
 B: 3" 25mm PG 64-22 HMA BASE COURSE
 C: 6" COMPACTED 2A STONE BASE COURSE

The diagram illustrates a cross-section of a pavement structure. It consists of four distinct layers, labeled A through D on the right side. Layer A is the topmost layer, represented by a hatched pattern. Layer B is the second layer, also represented by a hatched pattern. Layer C is the third layer, represented by a pattern of circles of varying sizes, indicating aggregate. Layer D is the bottommost layer, represented by a pattern of interlocking rectangular blocks, indicating a compacted subbase. On the left side, there are two labels with arrows pointing to the layers: 'AGGREGATE' points to layer C, and 'COMPACTED SUBBASE' points to layer D.



5061 CARLISLE ROAD
DETAILS
KEYSTONE STORAGE PARTNERS, LLC
3440 ADMIRE ROAD
DOVER, PA 17315
o KEN SNYDER, MANAGING PARTNER
EMAIL: ksnydercss@aol.com
PHONE: 717-487-4871
YORK COUNTY, PA
HUNTON AND ASSOCIATES, INC
DR.: NAC
OK.: EPJ
2386 TAXVILLE ROAD
YORK, PA. 17408
SHEET LD5 OF 9
717-793-9595 FAX: 717-793-9696

DETAILS

KEYSTONE STORAGE PARTNERS, LLC

3440 ADMIRE ROAD
DOVER, PA 17315

Ken Snyder, Managing Partner

EMAIL: ksnydercss@aol.com

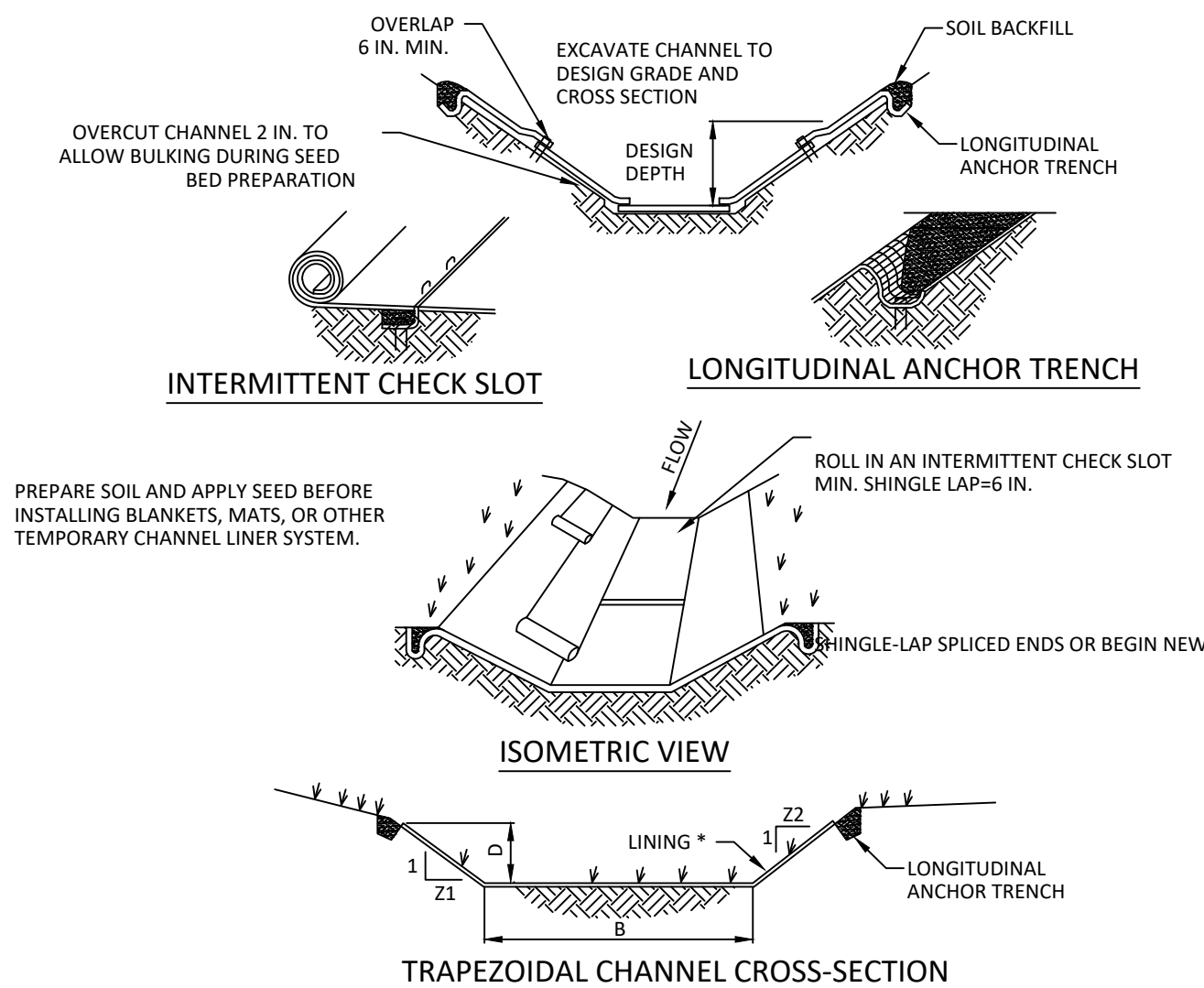
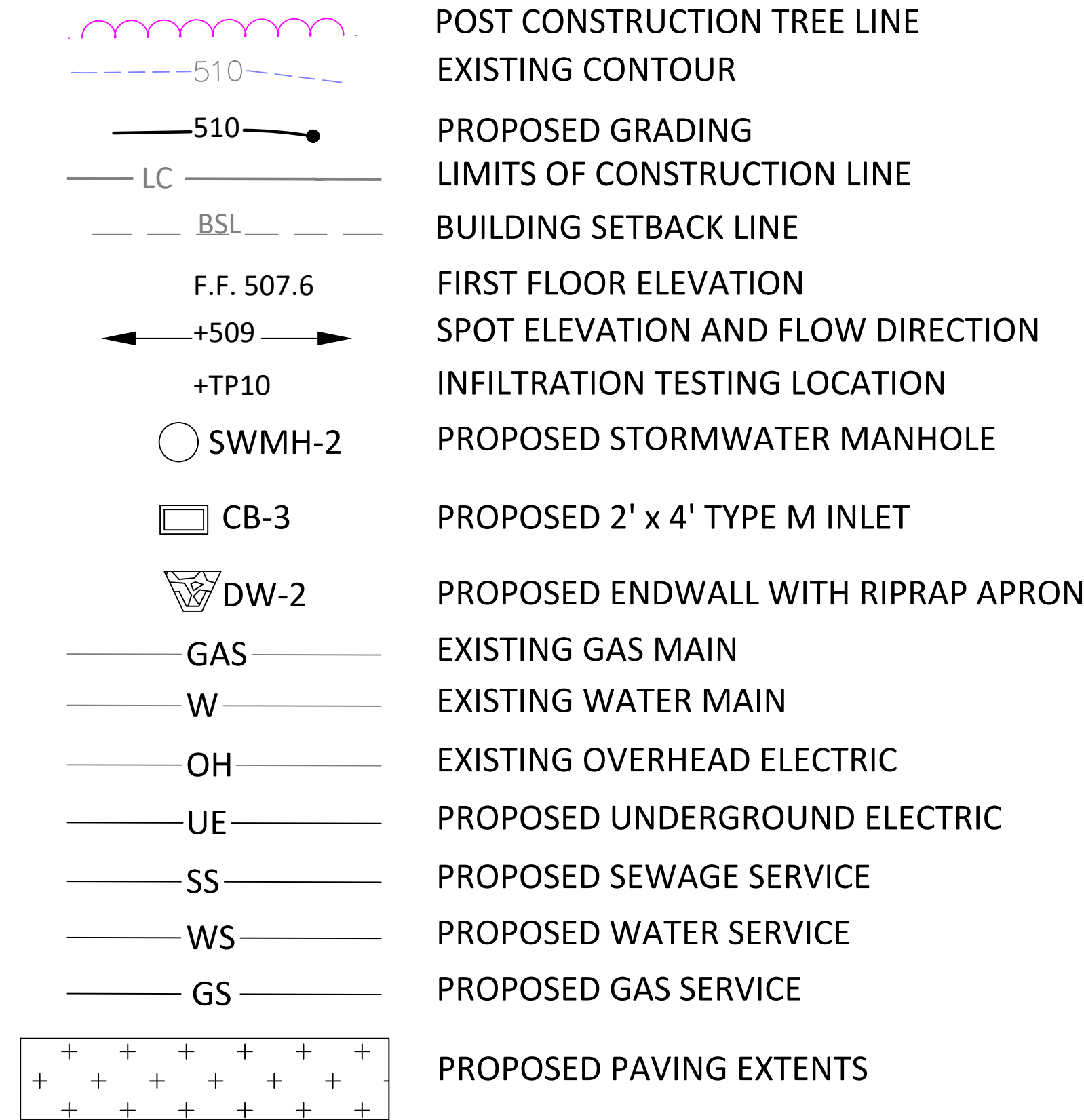
PHONE: 717-487-4871

INSTON AND ASSOCIATES, INC.
2386 TAYLOR ROAD

2586 TAXVILLE ROAD
YORK, PA. 17408

717-793-9595 FAX: 717-793-9595

LEGEND:

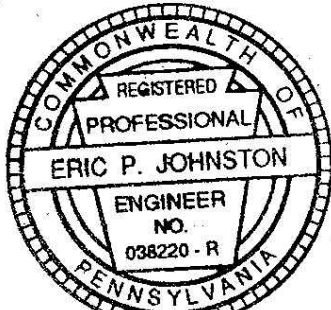
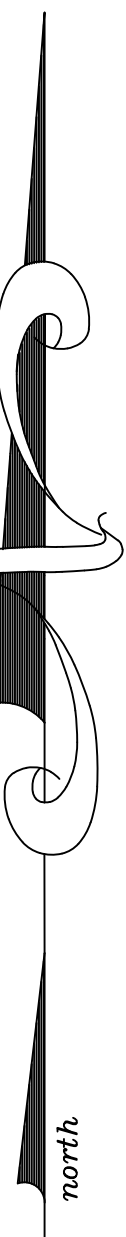
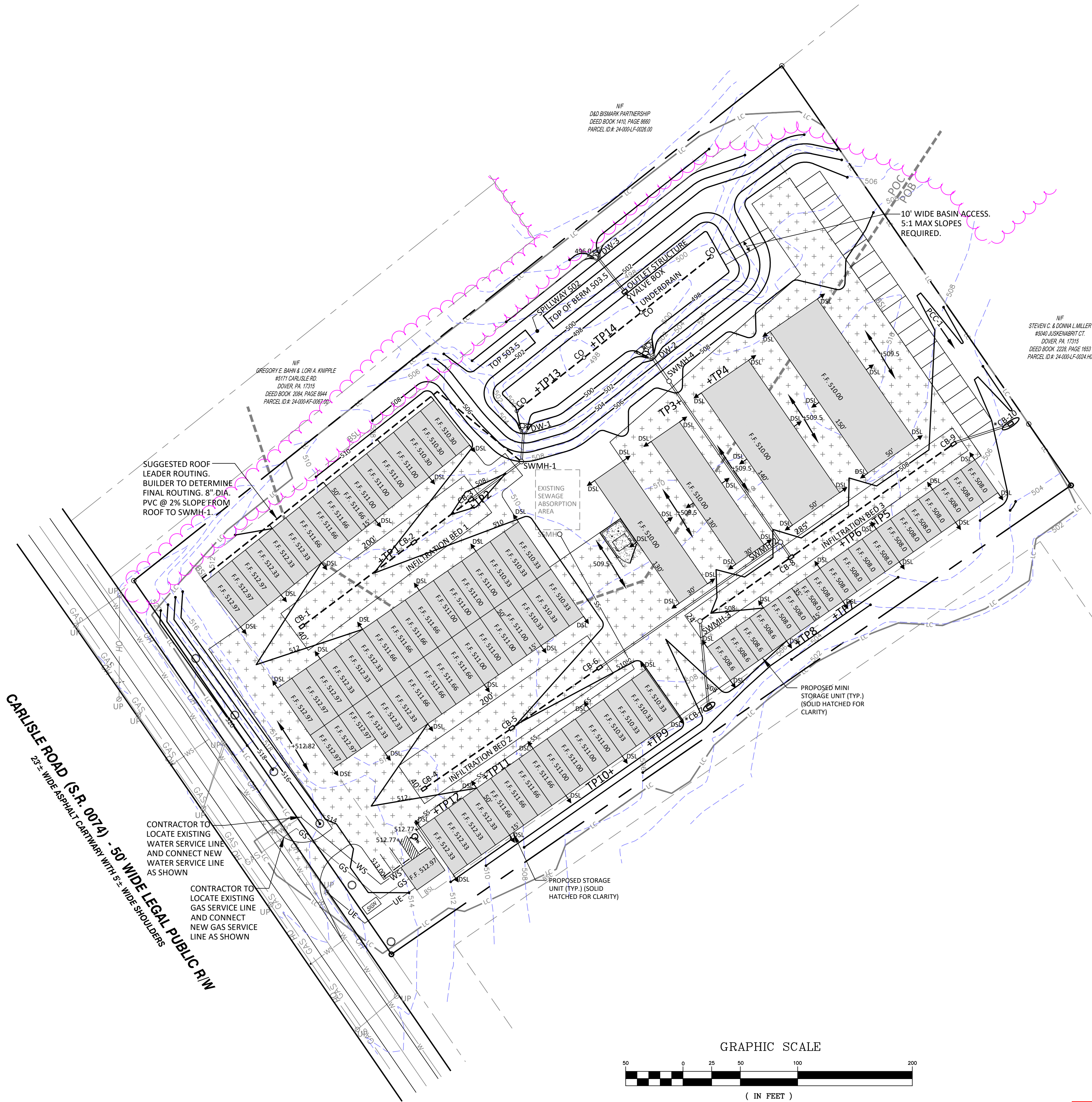


* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION
NOTES:
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
PCC-1	N/A	4.0'	1.0'	12.0'	4:1	4:1	NAG S75

STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL

- NOTES:
- ALL CHANNELS MUST BE KEPT FREE OF OBSTRUCTIONS SUCH AS FILL GROUND, FALLEN LEAVES & WOODY DEBRIS, ACCUMULATED SEDIMENT AND CONSTRUCTION MATERIALS/WASTES. CHANNELS SHOULD BE KEPT MOWED AND/OR FREE OF ALL WEEDY, BRUSHY OR WOOD GROWTH. ANY UNDERGROUND UTILITIES RUNNING ACROSS/THROUGH THE CHANNEL(S) SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL(S) REPAIRED AND STABILIZED PER THE CHANNEL CROSS SECTION DETAIL.
 - VEGETATED CHANNELS SHALL BE CONSTRUCTION FREE OF ROCKS, TREE ROOTS, STUMPS OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT. THE CHANNEL SHALL BE INITIALLY OVER EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.



Eric Johnston

NO.	DATE	DESCRIPTION	BY
2	1/15/24	PER ENGINEERS COMMENTS	NAC
1	11/29/23	PER ENGINEERS COMMENTS	NAC

5061 CARLISLE ROAD

GRADING AND UTILITY PLAN

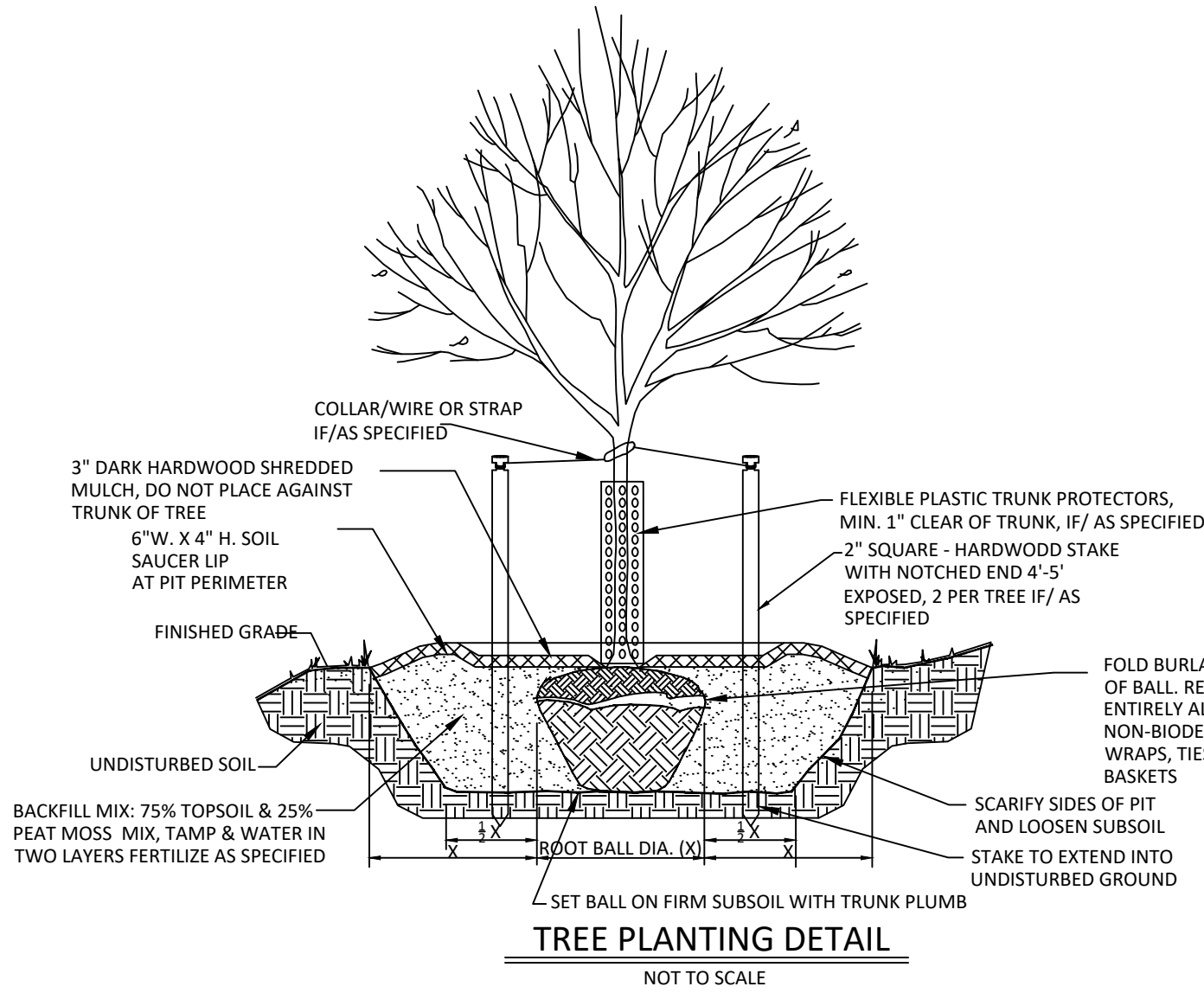
KEYSTONE STORAGE PARTNERS, LLC
3440 ADMIRE ROAD
DOVER, PA 17315

c/o KEN SNYDER, MANAGING PARTNER
EMAIL: ksnydercss@aol.com
PHONE: 717-487-4871

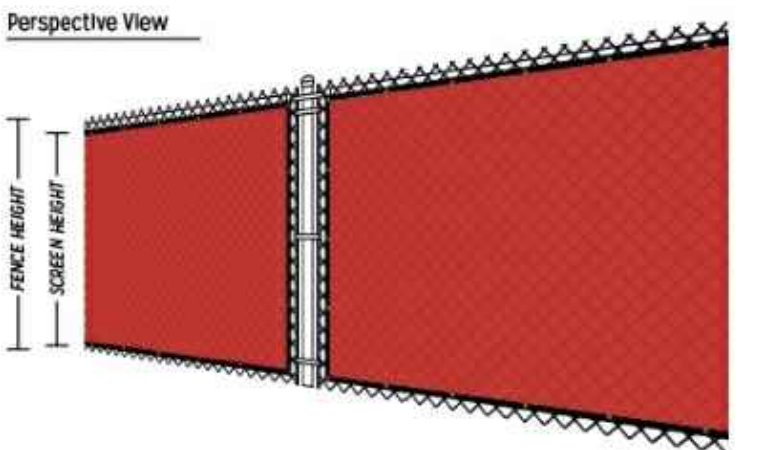
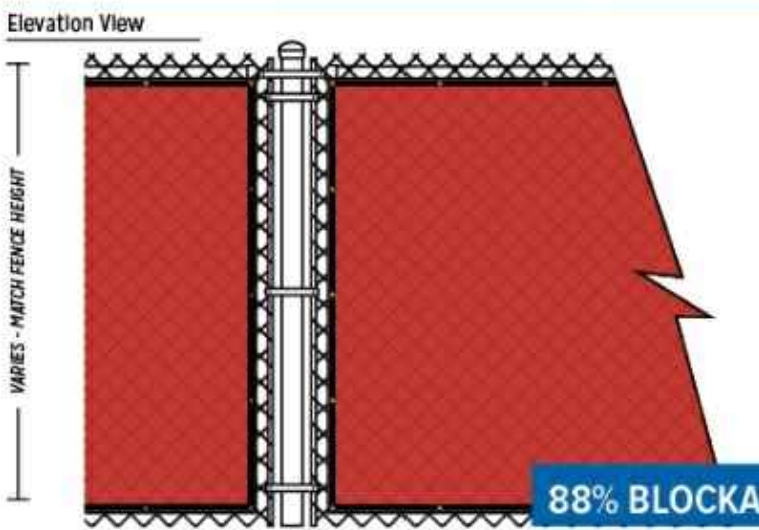
DOVER TOWNSHIP	YORK COUNTY, PA
SCALE: AS SHOWN	DR.: NAC
DATE: 10/16/23	CK.: EPJ
NO.: 2023-04	PHONE: 717-793-9595 FAX: 717-793-9696

LANDSCAPING NOTES

1. LANDSCAPING PLAN SHALL INCLUDE FURNISHING AND INSTALLING MULCHED BEDS AND PLANT MATERIALS SHOWN ON THE LANDSCAPING SCHEDULE AND COMPLYING WITH THE LANDSCAPING NOTES AND PLANTING DETAILS.
2. PLANT MATERIAL SHALL COMPLY WITH ANSI 260.1-1990. PLANT SIZES AND CONTAINER SIZES SHOWN ARE MINIMUM.
3. CONTRACTOR SHALL LABEL AT LEAST ONE (1) PLANT OF EACH VARIETY WITH A SECURED, ATTACHED TAG BEARING THE LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME TO HELP CONFIRM PLANT TYPE.
4. SUBSTITUTIONS, ADDITIONS, AND DELETIONS ARE PERMISSIBLE UPON APPROVAL FROM OWNER/ENGINEER/LANDSCAPE ARCHITECT AND/OR MUNICIPALITY (WHERE REQUIRED).
5. LANDSCAPING CONTRACTOR TO WARRANT LANDSCAPE PLANTS FOR A ONE(1) YEAR PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANT MATERIALS INSTALLATION. SUBSTANTIAL COMPLETION DATE SHALL BE DETERMINED BY THE OWNER. CONTRACTOR TO WARRANT ALL PLANTS AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH AS DETERMINED BY THE OWNER OR OWNER'S AGENT. CONTRACTOR TO REMOVE AND REPLACE DEAD PLANTING IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
6. MULCH IS TO BE SHREDDED BARK. MULCH BED THICKNESS SHALL BE TWO (2) INCHES MINIMUM AFTER LIGHT TAMPING, EXCEPT THAT MULCH DEPTH AT ANNUAL FLOWERS SHALL BE 1-1/2". PLACE MULCH BED OVER WEED BARRIER MAT OR EQUAL, UNLESS NOTED OTHERWISE.
7. WEED BARRIER MAT SHALL BE EXCLUDED FROM AREA AROUND ANNUAL FLOWERS ORT AS NOTED.
8. BED PREPARATION FOR ANNUALS ONLY: TILL THOROUGHLY. ADD ONE INCH (1") DEPTH OF "GLATCO-LIGHT" (OR APPROVED EQUAL) SOIL CONDITIONER AND INCORPORATE INTO TOP 5" OF SOIL. TOP DRESS SOIL SURFACE AFTER PLANTING WITH OSMOCOTE 14-14-14 SLOW RELEASE FERTILIZER, AT 18 LB/1000 SF OF FLOWER AREA. PLANT FLOWERS AT PROPER DEPTH.
9. ALL LANDSCAPE PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUYWIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT, AND DISEASE CONTROL, PRSUNING, MULCHING, WEEDING, AND WATERING.
10. THE MINIMUM NUMBER OF PLANT UNITS REQUIRED PER 100 LINEAR FEET OF PLANTING STRIP AREA SPECIFIED. THE REQUIRED PLANT MATERIAL SHALL BE DISTRIBUTED OVER THE ENTIRE LENGTH AND WIDTH OF THE BUFFER AREA. BUFFER PLANT MATERIAL MAY BE ARRANGED SYMMETRICALLY (FORMAL) OR ASYMMETRICALLY (INFORMAL) AND MAY BE GROUPED TO FORM PLANT CLUSTERS. HOWEVER, INFORMAL GROUPING THAT REFLECT THE NATURAL CHARACTER OF THE REGION ARE DISCRETION, TO FULFILL THE INTENT OF THE REQUIRED VISUAL SCREENING.
11. A BUFFER YARD OF NOT LESS THAN 20 FEET SHALL BE PROVIDED BY A NONRESIDENTIAL USE OR MULTI-FAMILY USE OR MULTI-FAMILY USE WITH ABUTTING A RESIDENTIAL DISTRICT OR SINGLE FAMILY RESIDENTIAL USE. THE BUFFER YARD WIDTH SHALL BE DESIGNATED IN PART 11 OF THIS CHAPTER AND SHALL BE MEASURED FROM THE PROPERTY LINE.
12. EXISTING TREES ALONG A STREET WHICH WOULD BE SUITABLE AS STREET TREES AND CAN BE COUNTED TOWARD THE STREET TREE REQUIREMENT SHALL BE OVER 4 INCHES IN CALIPER AND SHALL BE WITHIN 25 FEET OF THE CURB OR ROAD EDGE.
13. PLANTS SHALL NOT BE PLACED WHERE THEY MIGHT INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF ANY PUBLIC OR PRIVATE SEWAGE DISPOSAL SYSTEM, WATER SUPPLY OR OTHER UTILITY/FACILITY INCLUDING SIDEWALKS. TREES SHALL MAINTAIN A 10-FOOT SEPARATION FROM ALL SANITARY OR STORM SEWERS AND WATER LINES.



200 SERIES PRIVACY SCREEN PLUS



FENCESCREEN SPECIFICATIONS	
PROPERTIES	RESULTS
Filament Strength	50 lbs. per ft.
Material Break Strength	500 lbs. per ft.
Material Weight	175 gsm
Crystalline Melt Point	133° C
Composition of UV Inhibitor	1.0% Amplex CH1103 / 1.0% Equastar CM 100000
Flammability Test	56° C
Shade / Wind Blockage	88%

Attachment Enlargement

ATTACHMENT POINTS EVERY 24"

Labels: FENCE POST, EDGE BINDING, STRETCHER BAR, FENCESCREEN, GROMMETS WITH FENCE FASTENERS OR HOOD RINGS.

NOTE:

- INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.
- REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.

Available Colors

Green, Black, Olive, Tan, Royal Blue, White, Gray, Orange, Red, Navy Blue, Chestnut

Material Composition

Privacy Screen Plus is made from knitted high density polyethylene with UV additives.

Detail Name:
200 Series Privacy Screen Plus

Drawing Number:
FSPS200

PHONE: 1-888-313-6313 | **www.FenceScreen.com**

PLANTING SCHEDULE

Symbol	Purpose	Quantity	Scientific Name	Common Name	Planting Size & Conditions
	Street Tree	*6	Acer rubrum Quercus borealis Tilia Tomentosa	Red Maple Northern Red Oak Linden	2-1/2" Trunk Diameter @ 6" Above Finished Grade (B&B, MIN. 24" BALL)
	Shade Tree	*1	Acer campestre Crataegus crusgalli inermis Crataegus x lavallei Malus - "Centurion" Malus - "Harvest Gold" Malus x zumi - "Calocarpa"	Hedge Maple Thornless Cockspur Hawthorn Lavalle Hawthorne Centurion Crabapple Harvest Gold Crabapple Redbud Crabapple	2" Trunk Diameter @ 6" Above Finished Grade (B&B, MIN. 24" BALL)

* DEVELOPER/LANDSCAPER TO MAKE FINAL SPECIES DETERMINATION FROM APPROVED SPECIES LIST PROVIDED ABOVE. SUBSTITUTE PLANTINGS ARE PERMITTED WITH PRIOR APPROVAL BY THE TOWNSHIP. IDENTIFICATION TAGS MUST BE LEFT ON ALL PLANTINGS FOR INSPECTION PURPOSES.

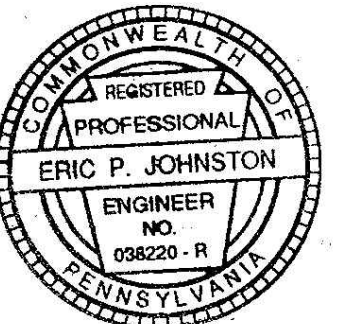
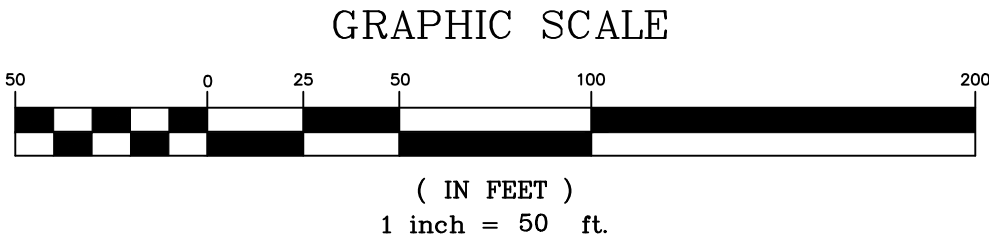
LEGEND:

- POST CONSTRUCTION TREE LINE
- BUILDING SETBACK LINE
- 8' HIGH FENCE WITH FENCE SCREEN
- CHAIN LINK FENCE
- PROPOSED STREET TREE (TYP. 6)
- SHADE TREE (TYP. 1)
- PROPOSED PAVING EXTENTS

LANDSCAPE NOTES

1. EXISTING BUFFER STRIP ALONG THE NORTH WESTERN SIDE OF THE PROPERTY.
2. 10% MINIMUM INTERIOR LANDSCAPING IN PARKING AREAS REQUIRED. 310 SF INTERNAL GREEN AREA PROPOSED / 3,022 SF PARKING AREA = 10.9% PROVIDED. GROUND COVER TO BE GRASS.
3. MINIMUM ONE (1) SHADE TREE PER 20 PARKING SPACES REQUIRED. ONE (1) SHADE TREE PROVIDED FOR FOUR (4) PROPOSED PARKING SPACES.
4. FENCING PROVIDED FOR TRASH DISPOSAL AREA SCREENING.
5. STREET TREES SHALL NOT BE PLACED ON PROPERTY LINES.
6. PLANTINGS MUST MEET THE REQUIREMENTS OF THE DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
7. REFER TO THE LANDSCAPING NOTES, THIS SHEET, FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
8. PLANTER BEDS TO INCLUDE WEED CONTROL FABRIC UNLESS OTHERWISE NOTED OR AT DIRECTION OF OWNER.
9. PLANTINGS SPECIFIED MAY BE CHANGED BY OWNER/LANDSCAPE CONTRACTOR BASED UPON AVAILABILITY AND EXPERTISE SUBJECT TO REVIEW AND APPROVAL BY DOVER TOWNSHIP.

CARLISLE ROAD (S.R. 0074) - 50' WIDE LEGAL PUBLIC R/W
20'-± WIDE ASPHALT CARRIAGE WITH 5'-± WIDE SHOULDERS



2	1/15/24	PER PWD COMMENTS	NAC
1	11/29/23	PER ENGINEERS COMMENTS	NAC
NO.	DATE	DESCRIPTION	BY

5061 CARLISLE ROAD

LANDSCAPE PLAN

KEYSTONE STORAGE PARTNERS, LLC
3440 ADMIRE ROAD
DOVER, PA 17315

c/o KEN SNYDER, MANAGING PARTNER

EMAIL: ksnydercss@aol.com

PHONE: 717-487-4871

DOVER TOWNSHIP

YORK COUNTY, PA

SCALE: AS SHOWN

JOHNSTON AND ASSOCIATES, INC

DR.: NAC

DATE: 10/16/23

2386 TAXVILLE ROAD
YORK, PA. 17408

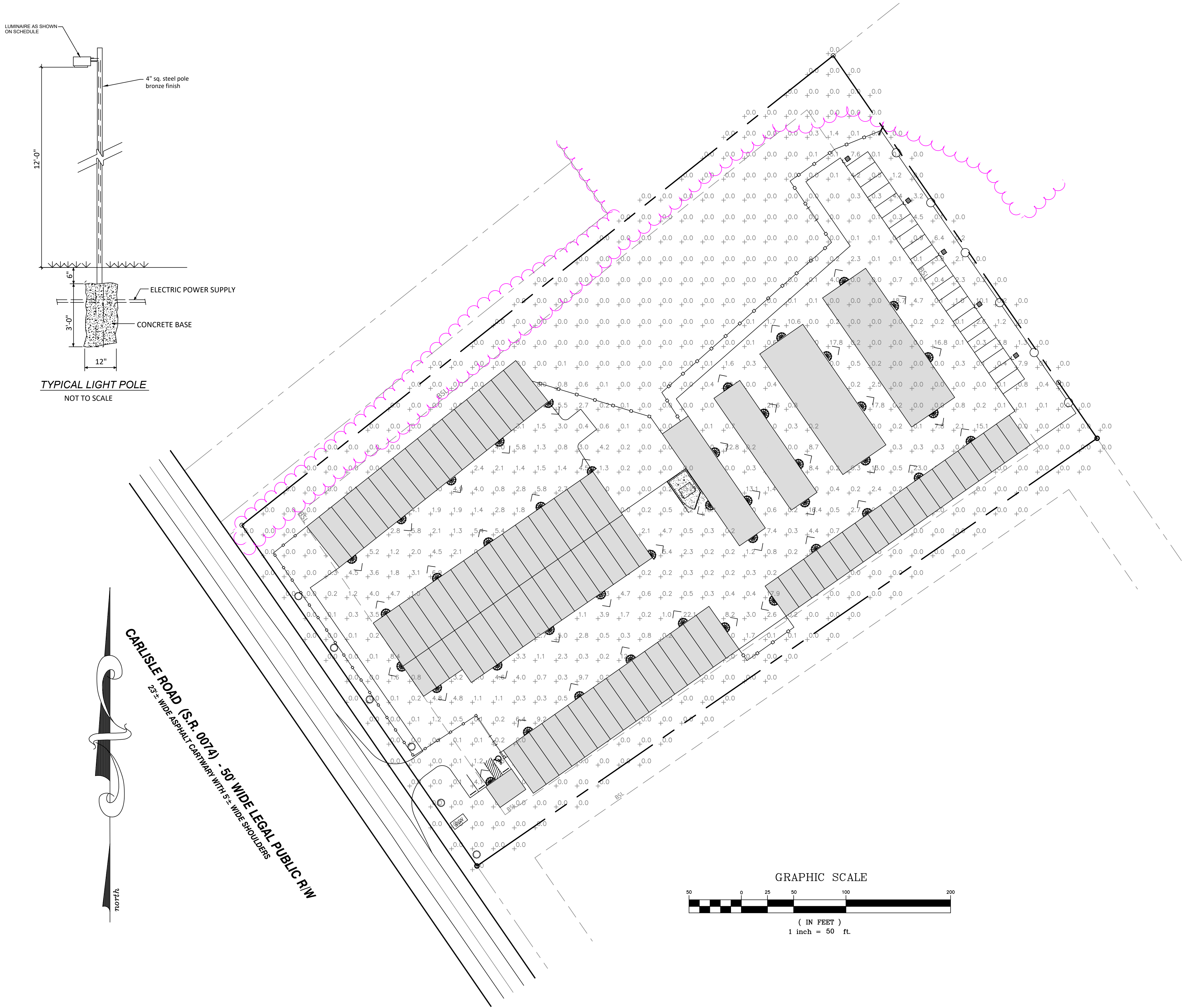
CK.: EPJ

NO.: 2023-04

PHONE: 717-793-9595

FAX: 717-793-9596

SHEET LD7 OF 9



OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSK1 LED P1 30K T2M MVOLT HS

Test #: ISF 34060P1
Test Lab: SCALED PHOTOMETRY
Test Date: 3/24/2017
Catalog: DSK1 LED P1 30K T2M MVOLT HS
Description: DSK1 LED P1 30K T2M MVOLT with houseside shield

Series: D-Series Area Size 1
Lamp: LED
Lamp Output: Total luminaire Lumens: 5285.3, **absolute photometry ***
Ballast / Driver: LED DRIVER
Input Wattage: 54
Luminous Opening: Rectangle (L: 9.48", W: 11.04")
Max Cd: 4,121.4 at Horizontal: 80°, Vertical: 70°
Roadway Class: MEDIUM, TYPE III



OUTDOOR PHOTOMETRIC REPORT
CATALOG: CSXW LED 30C 700 50K TFTM

Test #: 107185P52
Test Lab: SCALED PHOTOMETRY
Test Notes: SCALED FROM ABSOLUTE TEST: 107185S AND BASED ON NOMINAL SYSTEM PERFORMANCE.
Test Date: 7/3/2013
Catalog: CSXW LED 30C 700 50K TFTM
Description: CONTOUR SERIES LED WALL-MOUNT WITH 30 5000K LEDs OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS

Series: CSXW-LED
Lamp Catalog: NICHIA 219B
Lamp: LED
Lamp Output: Total luminaire Lumens: 8134.3, **absolute photometry ***
Ballast / Driver: ADVANCE MVOLT 1000A DRIVER
Input Wattage: 69
Luminous Opening: Rectangle (L: 5.52", W: 11.4")
Max Cd: 6,688.9 at Horizontal: 25°, Vertical: 67.5°
Roadway Class: SHORT, TYPE IV



LUMINAIRE SCHEDULE										
Symbol	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Number Lamps	Lumens	LLF	Watts
	5	LITHONIA LIGHTING	DSK1 LED P1 30K T2M MVOLT HS	DSK1 LED P1 30K T2M MVOLT with houseside shield	LED	DSK1_LED_P1_30K_T2M_MVOLT_HS	1	Absolute	1.00	54
	43	LITHONIA LIGHTING	LIL LED 40K MVOLT	CONTOUR SERIES LED WALL-MOUNT WITH 30 5000K LEDs OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	LED	CSXW_LED_30C_700_50K_TFTM	1	Absolute	1.00	69

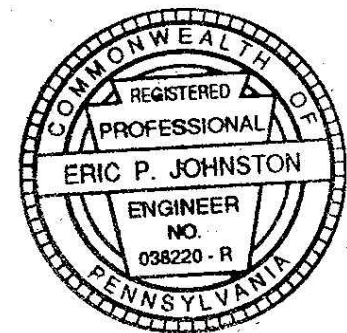
Average: 1.0 fc < 3.0 fc MAXIMUM PERMITTED BY ORDINANCE

NOTES:

- POST APPROVAL ALTERATIONS TO THE LIGHTING PLAN OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
- LIGHTING CONTRACTOR MAY SUBSTITUTE ALTERNATIVE LIGHTING FIXTURES/POLES SUBJECT TO REVIEW AND APPROVAL FROM DOVER TOWNSHIP.
- SHIELDS SHALL BE PROVIDED TO DIRECT GLARE AWAY FROM ADJOINING PROPERTIES. UPON INSTALLATION, ADDITIONAL SHIELDS MAY BE REQUIRED.

LEGEND:

+5.2 USEFUL LIGHT IN FOOTCANDLES (TYP)



Eric Johnston

2	1/15/24	RESUBMIT ONLY	NAC
1	11/29/23	RESUBMIT ONLY	NAC
NO.	DATE	DESCRIPTION	BY

5061 CARLISLE ROAD

PHOTOMETRICS PLAN

KEYSTONE STORAGE PARTNERS, LLC
3440 ADMIRE ROAD
DOVER, PA 17315

c/o KEN SNYDER, MANAGING PARTNER

EMAIL: ksnydercss@aol.com

PHONE: 717-487-4871

DOVER TOWNSHIP

YORK COUNTY, PA

SCALE: AS SHOWN

JOHNSTON AND ASSOCIATES, INC

DR.: NAC

DATE: 10/16/23

2386 TAXVILLE ROAD
YORK, PA. 17408

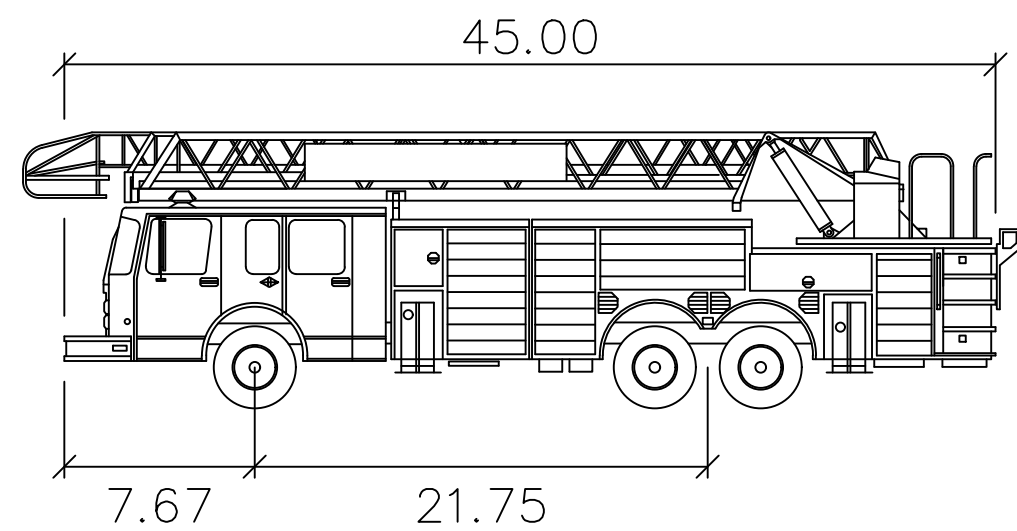
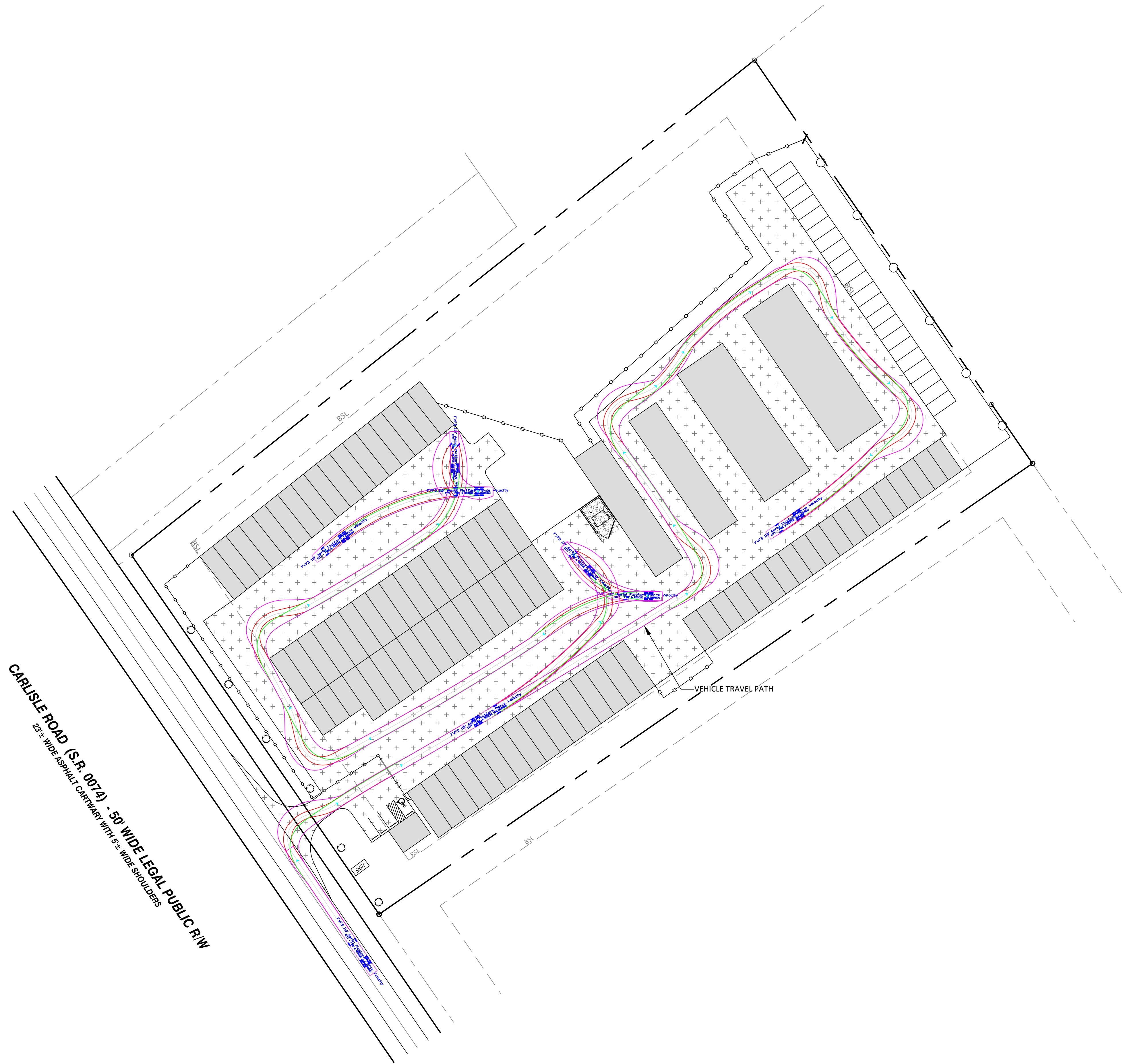
CK.: EPJ

NO.: 2023-04

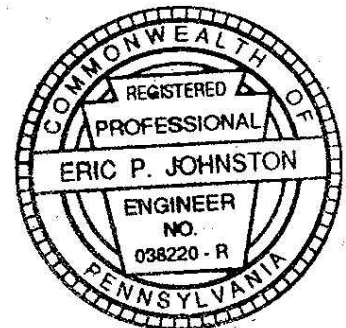
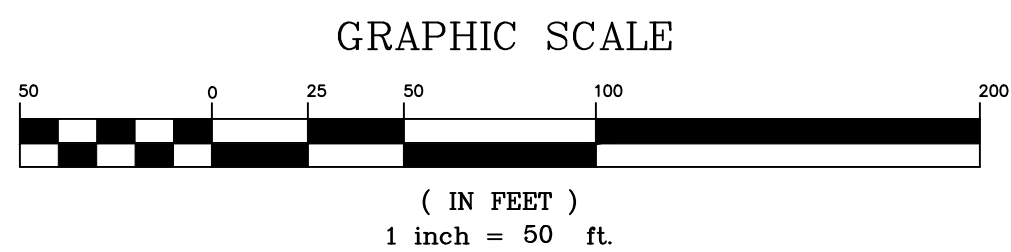
PHONE: 717-793-9595

FAX: 717-793-9696

SHEET LD8 OF 9



45' FIRE TRUCK feet
Width : 8.67
Track : 7.61
Lock to Lock Time : 6.0
Steering Angle : 32.9



Eric P. Johnston

2	1/15/24	RESUBMIT ONLY	NAC
1	11/29/23	RESUBMIT ONLY	NAC
NO.	DATE	DESCRIPTION	BY

5061 CARLISLE ROAD

VEHICLE MOVEMENT PLAN

KEYSTONE STORAGE PARTNERS, LLC

3440 ADMIRE ROAD

DOVER, PA 17315

c/o KEN SNYDER, MANAGING PARTNER

EMAIL: ksnyderccss@aol.com

PHONE: 717-487-4871

DOVER TOWNSHIP

SCALE: AS SHOWN

DATE: 10/16/23

NO.: 2023-04

YORK COUNTY, PA

JOHNSTON AND ASSOCIATES, INC

2386 TAXVILLE ROAD

YORK, PA. 17408

PHONE: 717-793-9595

DR.: NAC

CK.: EPJ

SHEET LD9 OF 9