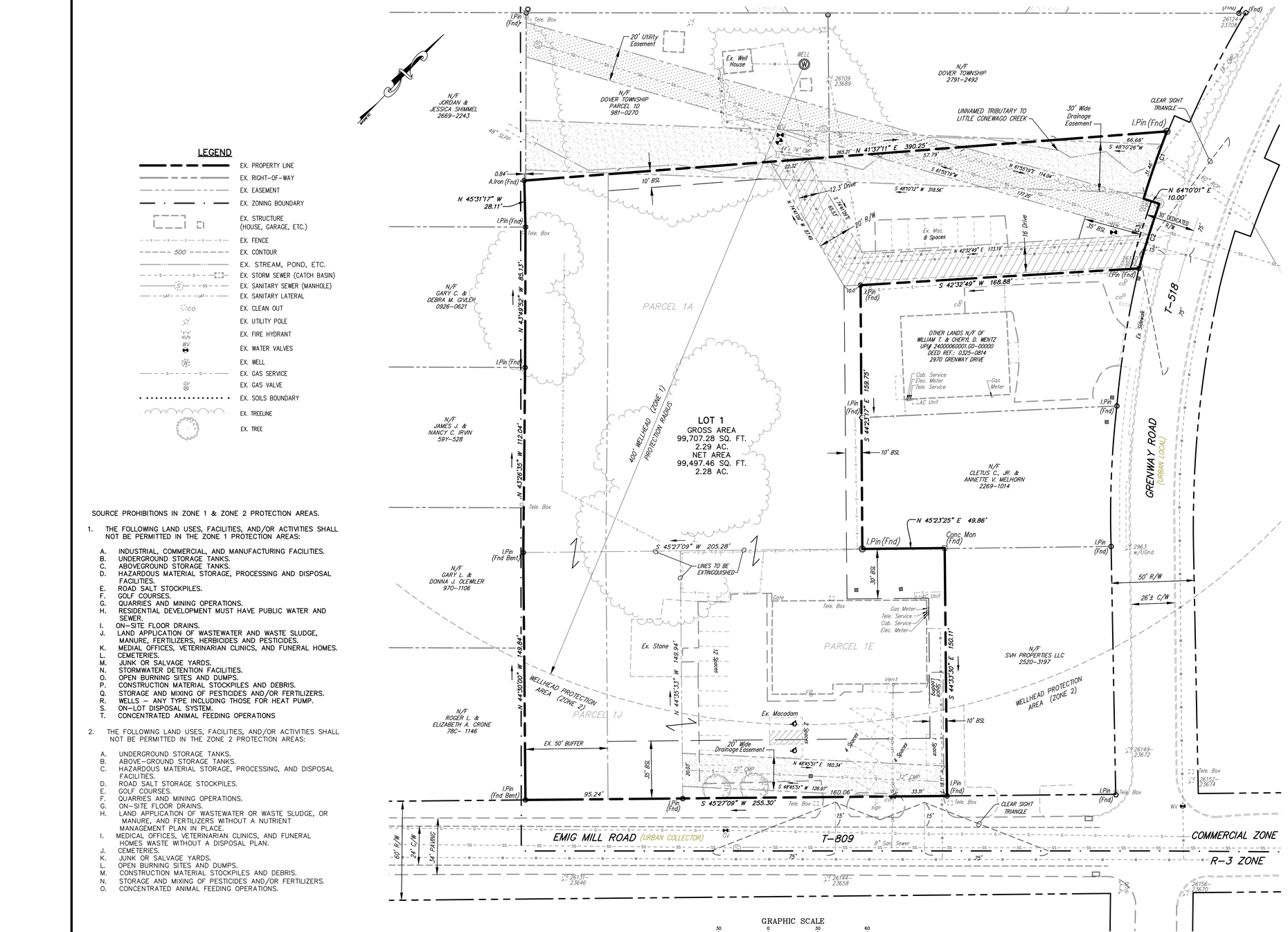

SOURCE PROHIBITIONS IN ZONE 1 & ZONE 2 PROTECTION AREAS.

1. THE FOLLOWING LAND USES, FACILITIES, AND/OR ACTIVITIES SHALL NOT BE PERMITTED IN THE ZONE 1 PROTECTION AREAS:

   A. INDUSTRIAL, COMMERCIAL, AND MANUFACTURING FACILITIES.
   B. UNDERGROUND STORAGE TANKS.
   C. ABOVEGROUND STORAGE TANKS.
   D. HAZARDOUS MATERIAL STORAGE, PROCESSING AND DISPOSAL FACILITIES.
   E. ROAD SALT STOCKPILES.
   F. GOLF COURSES.
   G. QUARRIES AND MINING OPERATIONS.
   H. RESIDENTIAL DEVELOPMENT MUST HAVE PUBLIC WATER AND SEWER.
   I. ON-SITE FLOOR DRAINS.
   J. LAND APPLICATION OF WASTEWATER AND WASTE SLUDGE, MANURE, FERTILIZERS, HERBICIDES AND PESTICIDES.
   K. MEDIAL OFFICES, VETERINARIAN CLINICS, AND FUNERAL HOMES.
   L. CEMETERIES.
   M. JUNK OR SALVAGE YARDS.
   N. STORMWATER DETENTION FACILITIES.
   O. OPEN BURNING SITES AND DUMPS.
   P. CONSTRUCTION MATERIAL STOCKPILES AND DEBRIS.
   Q. STORAGE AND MIXING OF PESTICIDES AND/OR FERTILIZERS.
   R. WELLS – ANY TYPE INCLUDING THOSE FOR HEAT PUMP.
   S. ON-LOT DISPOSAL SYSTEM.
   T. CONCENTRATED ANIMAL FEEDING OPERATIONS

2. THE FOLLOWING LAND USES, FACILITIES, AND/OR ACTIVITIES SHALL NOT BE PERMITTED IN THE ZONE 2 PROTECTION AREAS:

   A. UNDERGROUND STORAGE TANKS.
   B. ABOVE-GROUND STORAGE TANKS.
   C. HAZARDOUS MATERIAL STORAGE, PROCESSING, AND DISPOSAL FACILITIES.
   D. ROAD SALT STORAGE STOCKPILES.
   E. GOLF COURSES.
   F. QUARRIES AND MINING OPERATIONS.
   G. ON-SITE FLOOR DRAINS.
   H. LAND APPLICATION OF WASTEWATER OR WASTE SLUDGE, OR MANURE, AND FERTILIZERS WITHOUT A NUTRIENT MANAGEMENT PLAN IN PLACE.
   I. MEDICAL OFFICES, VETERINARIAN CLINICS, AND FUNERAL HOMES WASTE WITHOUT A DISPOSAL PLAN.
   J. CEMETERIES.
   K. JUNK OR SALVAGE YARDS.
   L. OPEN BURNING SITES AND DUMPS.
   M. CONSTRUCTION MATERIAL STOCKPILES AND DEBRIS.
   N. STORAGE AND MIXING OF PESTICIDES AND/OR FERTILIZERS.
   O. CONCENTRATED ANIMAL FEEDING OPERATIONS.

SITE DATA

TOTAL AREA: 99,707.28 SQ. FT. or 2.29 AC. (GROSS)
PROPOSED No. OF LOTS: 3 PARCELS MERGED TO 1 LOT
PRESENT ZONING: COMMERCIAL
EXISTING USE: PARCEL 1A – VACANT
PARCEL 1E – CHILD DAY CARE CENTER – LARGE
PARCEL 1J – VACANT
PROPOSED USE: PARCEL 1A AND PARCEL 1J ARE ADD-ON LOTS TO EX. CHILD DAY CARE CENTER – LARGE PARCEL 1E

REQUIREMENTS FOR COMMERCIAL ZONE WITH PUBLIC WATER & SEWER

MINIMUM LOT AREA: ALLOWED – 10,0000 SQ. FT.
PROVIDED – 99,497.46 SQ. FT. (NET)

MINIMUM LOT FRONTAGE: ALLOWED – 75 FT.
PROVIDED – 255.30'

MIN. BUILDING SETBACKS: FRONT – 35'
SIDE – 10'
REAR – 30'

SEWAGE DISPOSAL: PUBLIC
WATER SUPPLY: PUBLIC
MAX. BUILDING HEIGHT ALLOWED: 45 FEET
MAXIMUM LOT COVERAGE ALLOWED: 75%
PROPOSED: 22,995.3 SQ. FT. or 23.1%

TAX PARCEL ID: 24-000-06-0001.A-00000
DEED BOOK 2745 PAGE 3255
TAX PARCEL ID: 24-000-06-0001.E-00000
DEED BOOK 1264 PAGE 2731
TAX PARCEL ID: 24-000-06-0001.J-00000
DEED BOOK 2745 PAGE 3255

CONTOURS DATUM: LIDAR
PARKING REQUIREMENT: 1 SPACE/EMPLOYEE, 1 SPACE/ 10 PUPILS, 1 DESIGNATED LOADING SPACE
REQUIRED: 90 PUPILS, 20 EMPLOYEES = 29 SPACES
PROVIDED: 32 SPACES, INCLUDING 2 HDCP SPACES & 1 LOADING SPACE
LENGTH OF NEW STREETS: NONE
DATUM: TOP OF MANHOLE RIM IN EMIGS MILL ROAD
ELEV. 433.48 – NAD83 STATE PLANE DATUM
ELEV. 434.14 DOVER TOWNSHIP SEWER DATUM

NOTES

1. THE PURPOSE OF THIS PLAN IS TO JOIN PARCELS 1A, 1E AND 1J INTO ONE LOT AND SHALL NOT BE SEPARATED THEREFROM WITHOUT THE APPROVAL OF DOVER TOWNSHIP BOARD OF SUPERVISORS. ALL PARCELS ARE OWNED BY WILLIAM T. & CHERYL D. WENTZ. WEIGLESTOWN CHILD CARE, LLC IS LOCATED ON PARCEL 1E.
   THERE ARE NO IMPROVEMENT PROPOSED BY THIS SUBDIVISION.
2. PROPERTY LINE INFORMATION AND EXISTING FEATURES WERE OBTAINED FROM PLANS OF RECORD AND A FIELD SURVEY PERFORMED BY JAMES R. HOLLEY & ASSOCIATES, INC ON SEPTEMBER 26, 2023.
   PARCEL 1A WAS KNOWN AS LOT 7, PARCEL 1E WAS KNOWN AS LOT 2 & LOT 3 AND PARCEL 1J WAS KNOWN AS LOT 1 IN A FINAL SUBDIVISION PLAN OF GRENWAY CENTER, PHASE II PREPARED BY ASSOCIATED LAND MEASURES, INC. RECORDED IN PLAN BOOK II, PAGE 257 ON FEBRUARY 25, 1988. LOT 2 AND LOT 3 WERE JOINED INTO ONE LOT BY A REVISED FINAL SUBDIVISION PLAN FOR WEIGLESTOWN CHILD CARE CENTER PREPARED BY C.S. DAVIDSON, INC. AND RECORDED IN PLAN BOOK OO, PAGE 165 ON JUNE 11, 1996.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JAMES R. HOLLEY & ASSOC., INC. CONTRACTOR SHALL CONTACT PA ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 38 (1991).
4. THE OWNER SHALL NOT CONSTRUCT, PLANT OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORMWATER OR UTILITY RIGHT-OF-WAY/EASEMENT IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORMWATER OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE RIGHT-OF-WAY/ EASEMENT WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE TOWNSHIP.
5. A CLEAR SIGHT TRIANGLE OF 15 FT. MEASURED FROM THE RIGHT-OF-WAY ALONG THE DRIVEWAY CENTER LINE AND 75 FT. ALONG THE INTERSECTING STREET CENTER LINE SHALL BE PROVIDED FOR DRIVEWAYS
6. MONUMENTS AND MARKERS SHALL BE SET IN ACCORDANCE WITH SECTION 22-706 OF THE DOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
7. THERE ARE NO DEED RESTRICTIONS IMPOSED ON THIS PROPERTY.
8. NO 100 YEAR FLOOD PLAIN IS LOCATED ON THIS TRACT PER FEMA FLOOD MAPPING FOR DOVER TOWNSHIP, COMMUNITY PANEL 42133C0302F EFFECTIVE DATE 12/16/2015.
9. THE WATER COURSE CROSSING THE NORTHWEST BOUNDARY OF THIS TRACT IS CALLED OUT ON THE NATIONAL WETLANDS INVENTORY AS A PALUSTRINE ECO SYSTEM FRESHWATER FORESTED SHRUB WETLAND WITH A NON-TIDAL TEMPORARY WATER REGIME.
10. THERE ARE NO SLOPES GREATER THAN 15%.
11. CONCRETE CURBS & SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE DOVER TOWNSHIP CONSTRUCTION & MATERIALS SPECIFICATIONS BY THE OWNER, HEIRS OR ASSIGNS, WITHIN SIX MONTHS AFTER WRITTEN RECEIPT OF WRITTEN NOTICE FROM DOVER TOWNSHIP.
12. MET-ED RETAINS EASEMENTS ACROSS PARCEL 1A, RECORDED IN BOOK 099A, PAGE 0959 AND ACROSS PARCEL 1D, RECORDED IN PLAN BOOK 102Z PAGE 0259 FOR INSPECTION, OPERATION & MAINTENANCE OF LINES AND POLES.

CURVE	RADIUS	ARC LENGTH	BEARING	DISTANCE
C1	585.00'	43.16'	S 24°52'01"E	43.15'
C2	575.00'	40.99'	S 26°32'06"E	40.98'
C3	580.00'	42.94'	S 26°37'31"E	42.93'

BEFORE YOU DIG-DRILL-BLAST
CONTACT:
PA ONECALL SYSTEM
8-1-1 OR 1-800-242-1776

JRH James R. Holley & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
18 South George Street ▲ York, PA 17401
717-846-4373 ▲ Fax 717-893-7124 ▲ Email: jrh@jrholley.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID E. SIMPSON LAND SURVEYOR 30096E

FINAL MINOR SUBDIVISION PLAN
COMMON OWNERSHIP MERGER PLAN
FOR
WILLIAM T. & CHERYL D. WENTZ
EMIG MILL ROAD & GRENWAY ROAD
SUBDIVISION PLAN, SITE DATA & NOTES
DOVER TOWNSHIP YORK COUNTY, PA

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/14/23	REV PER TWP ENG. & YCPC COMMENTS	PAF
2	1/15/24	REV PER TWP P.C. MEETING	PAF
3	1/25/24	REV PROPERTY LINE PER EX. I. PINS FOUND	PAF

DATE: OCTOBER, 2023
SCALE: AS NOTED
DRAWN BY: PAF
DESIGNED/CK'D BY: DES
PROJECT NO. 230904
SHEET NO. 2 OF 2

Z: 230904_W DWGS\DWG\230904D1