

LEGEND

PROPOSED FEATURES

(A.2)	SURVEYORS MONUMENT.
(A.5)	6" VINYL GROOVE AND TONGUE FENCE.
(A.7)	CHAIN LINK FENCE.
(A.20)	BOLLARD.
(A.21)	AIR PUMP STAND.
(A.22)	EMERGENCY PUMP SHUTOFF.
(A.23)	SECONDARY EMERGENCY PUMP SHUTOFF.
(P.3)	5' WIDE SIDEWALK.
(P.4)	PARKING AND CANOPY.
(P.5)	TANK MAT.
(P.7)	DEPRESSED CURB.
(P.8)	CONCRETE TO ASPHALT TRANSITION.
(P.11)	8" REVEAL CONCRETE CURB.
(P.12)	6" REVEAL CONCRETE CURB.
(P.13)	PAVEMENT TIE-IN.
(P.14)	PATENT PENDING DETECTABLE WARNING TRUNCATED DOME TOOL DESIGN.
(P.17)	LOADING AND TRASH MAT.
(T.5)	WHITE PAINTED STOP BAR.
(T.8)	4" YELLOW PAVEMENT MARKING.
(T.9)	HIGH VISIBILITY CROSSWALK.
(T.23)	FREESTANDING HANDRAIL WITH EDGE PROTECTION.
(T.40)	STANDARD POLE MOUNTED SIGN INSTALLATION.
(T.45)	A.D.A. PAINTED MARKINGS.
(T.46)	PARKING SPACE LETTERING.
(T.47)	LOADING ZONE STRIPING.
(T.48)	AIR SPACE PARKING.

LEGEND

EXISTING

---	PROPERTY LINE
---	R.O.W. LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	LEASE LINE
---	BUILDING
---	RETAINING WALL
---	CONCRETE CURB
---	FLUSH CURB
---	FENCE
---	GUIDE RAIL
---	TREELINE
---	ACCESSIBLE SYMBOL
---	CONCRETE MONUMENT/IRON PIN
---	SIGN
---	PARKING COUNT
---	AREA LIGHT
---	TREE
---	DRAINAGE INLET
---	STORM/SANITARY MANHOLE
---	WATER/GAS VALVES
---	ROOF DRAIN/CLEANOUT
---	FIRE HYDRANT
---	UTILITY POLE W/ LIGHT
---	UTILITY POLE
---	OVERHEAD UTILITY WIRES

PROPOSED SIGNAGE

PROPOSED WAWA SIGNAGE SYMBOL LEGEND

KEY	QTY.	DESCRIPTION	AREA (S.F.)
(A)	1	FREESTANDING SIGNAGE "WAWA" I.D. 18'-0" HIGH W/ PRICE (58.50 S.F.)	58.50
(B)	4	FREESTANDING SIGNAGE 30" "FLORIDA STYLE" D/F VEHICULAR DIRECTIONAL (6.25 SF)	25.00
(C)	1	BUILDING MOUNTED SIGNAGE "WAWA" WITH LOGO (36.90 S.F.)	36.90
(D)	1	BUILDING MOUNTED SIGNAGE "WAWA" WITH LOGO (67.70 S.F.)	67.70
(E)	2	STACKED PUMPS SIGNAGE GAS PUMP SPANNER (7.84 S.F.)	15.68
(F)	1	CANOPY SIGNAGE WALL CANOPY SIGN (9.02 S.F.)	9.02
			TOTAL: 212.80

LEGEND

PROPOSED

---	ULTIMATE R.O.W.
---	BUILDING
---	RETAINING WALL
---	CONCRETE CURB
---	DEPRESSED CURB
---	FENCE
---	ACCESSIBLE SYMBOL
---	CROSSWALK
---	SIDEWALK
---	SIGN
---	BOLLARD
---	PARKING COUNT
---	AREA LIGHT
---	DRAINAGE INLET
---	MANHOLE
---	ROOF DRAIN/CLEANOUT
---	CONCRETE MONUMENT/IRON PIN
---	SAWCUT LINE
---	ENDWALL
---	BASIN OUTLINE
---	TRANSFORMER
---	RIPRAP
---	ADA PATH

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND

KEY	QTY.	DESCRIPTION
(A)	2	PROPOSED "AIR PUMP PARKING ONLY" SIGN
(B)	4	PROPOSED "STOP" SIGN (R1-1)
(C)	1	PROPOSED "RESERVED PARKING" SIGN (R7-8), "RESERVED PARKING PENALTIES" SIGN (R7-8F) & "VAN ACCESSIBLE" SIGN (R7-8F)
(D)	2	PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8F)

ZONING

UPI: 24-000-04-0055
 EXISTING ZONING: C - COMMERCIAL
 EXISTING USE: AGRICULTURAL
 PROPOSED USE: CONVENIENCE STORE DISPENSING FUEL (PERMITTED BY-RIGHT WITHIN C DISTRICT)

SITE CALCULATION

SITE AREA	179,420 SF
CARLISLE RD. ULTIMATE R.O.W.	-2,477 SF
POPLARS RD. ULTIMATE R.O.W.	-2,497 SF
NET SITE AREA:	174,446 SF

ZONING DISTRICT REQUIREMENTS

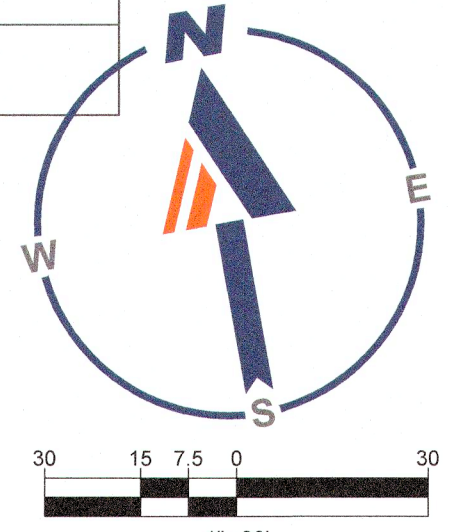
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF *	174,446 SF (4.00 AC)	174,446 SF (4.00 AC)
MIN. LOT FRONTAGE & WIDTH	75.0'	275.5'	275.5'
MIN. SETBACKS			
SIDE YARD (EA)	10.0'	N/A	25.1'
REAR	30.0'	N/A	N/A
FUEL PUMPS	15.0'	N/A	57.4'
BUILDING FROM R.O.W.	40.0'	N/A	42.4'
BUILDING FROM ARTERIAL ROAD	50.0'	N/A	70.2'
PARKING SETBACK	10.0'	N/A	10.0'
MAX. LOT COVERAGE	75.0%	2.81% (4,755 SF)	50.12% (87,436 SF)
MAX. BUILDING HEIGHT	45.0'	N/A	<45.0'

*THESE REQUIREMENTS APPLY TO LOTS ONLY WITH BOTH PUBLIC WATER AND SEWER SERVICE.

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
SERVICE STATION OR CONVENIENCE STORE DISPENSING FUEL	1 SPACE PER 200 SF GFA = 6,049 SF / 200 SF = 31 SPACES	68 SPACES
ADA REQUIREMENT	3 SPACES	3 SPACES

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.



NOTE: SIGNAGE PROVIDED FOR CONCEPTUAL PURPOSES ONLY. FINAL SITE SIGNAGE TO CONFORM TO 10-13-2022 ZONING HEARING BOARD DECISION AND PART 8 OF DOVER TOWNSHIP ZONING ORDINANCE A BUILDING PERMIT WILL BE REQUIRED FOR SITE SIGNAGE UNDER A SEPARATE SUBMISSION.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
3	10/12/2022	WELLHEAD HEARING	ATW
4	11/29/2022	TWP RESUBMISSION	KDS
5	12/13/2022	FIRST YCCD RESUBMISSION	ATW
6	03/17/2023	INTERNAL REVISIONS	KDS
7	03/24/2023	SECOND YCCD RESUBMISSION	ATW
8	03/28/2023	TWP RESUBMISSION	KDS
9	04/19/2023	YCCD/TWP REVISIONS	ATW
10	08/15/2023	FOURTH YCCD RESUBMISSION	DMB
11	08/15/2023	TWP RESUBMISSION	DMB

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RECORD DRAWING

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL.
 PROJECT No.: PC2110882
 DRAWN BY: DMBS
 CHECKED BY: JPA
 DATE: 6/29/2022
 CAD I.D.: PC2110882-LDVP

LOT CONSOLIDATION/ FINAL LAND DEVELOPMENT PLANS

FOR

2023 HILTON DOVER LLC
 WAWA CONVENIENCE STORE
 2941 CARLISLE ROAD
 DOVER TOWNSHIP
 YORK COUNTY, PA 17315

BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
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J.P. ALEJNIKOV
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE068400

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 11 - 08/15/2023