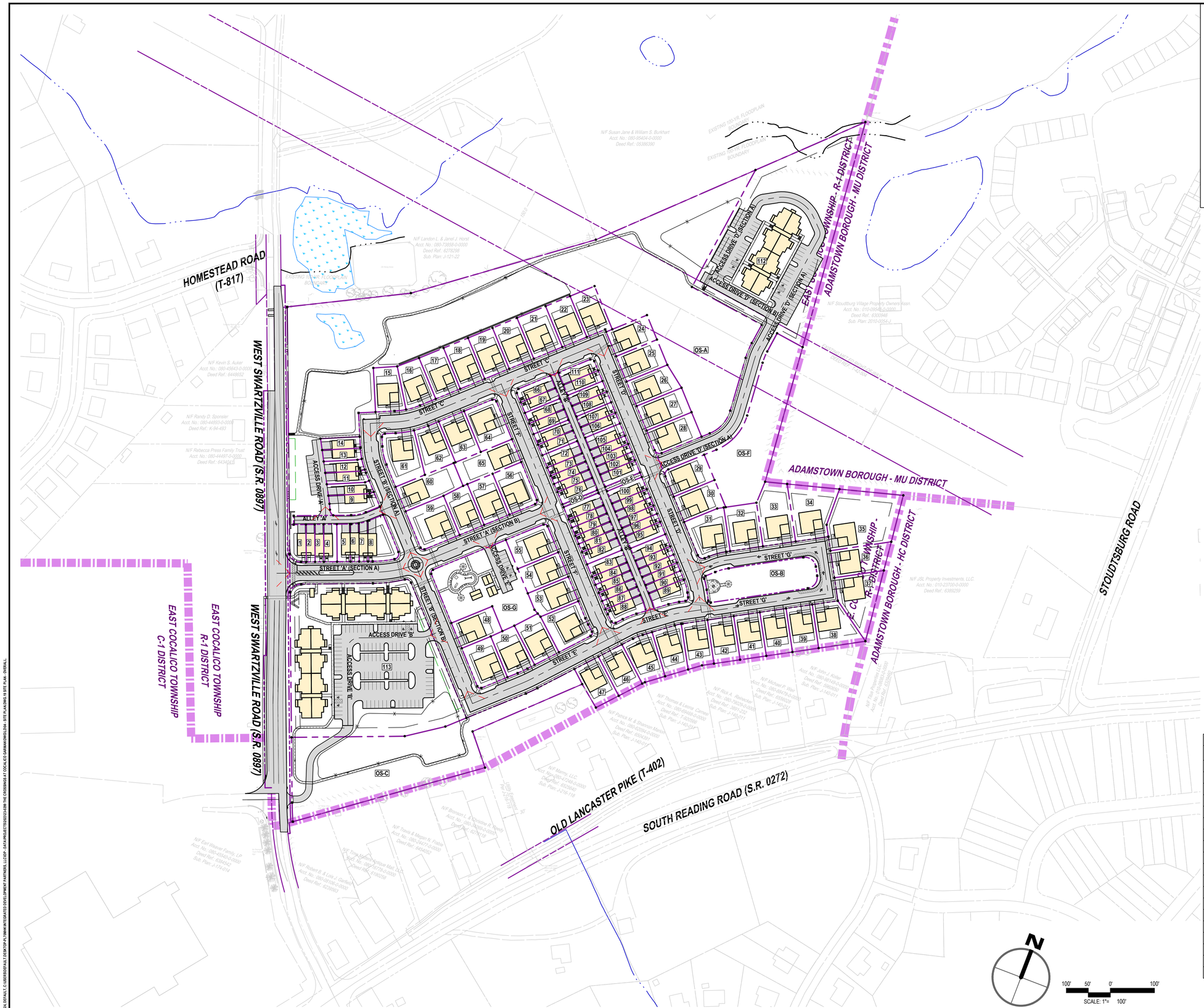

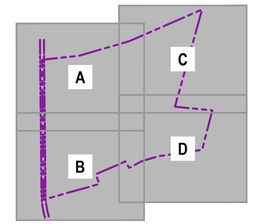

KEY MAP
N.T.S.

SIGN SCHEDULE

NO.	DOT NO / SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"	STOP	12
B	D3-1 VAR."X8"	STREET NAME	13
C	R-3 18"X24"	NO PARKING	2
D	R7-8 12"x18"	RESERVED PARKING	10
E	R7-8P 6"x12"	VAN ACCESSIBLE	10

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
6. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2'OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
7. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
8. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
9. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
10. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
11. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
12. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
13. ADA RAMP SYMBOLS NOTED (PERP.) REFER TO THE PERPENDICULAR RAMP VARIATION. ADA RAMP SYMBOLS NOTED (PAR.) REFER TO THE PARALLEL RAMP VARIATION.

MINIMUM SAFE STOPPING DISTANCE (SSSD)

SSSD PLAN ID	REQUIRED L	REQUIRED R	ACTUAL L	ACTUAL R
1	315'	271'	570'	722'
2	144'	160'	194'	125' (INTERSECTION)
3	N/A	160'	N/A	310'
4	146'	154'	310'	240'
5	150'	154'	380'	120' (INTERSECTION)
6	150'	N/A	240'	N/A
7	164'	143'	252'	302'
8	154'	150'	82' (INTERSECTION)	250'
9	154'	155'	290'	111' (INTERSECTION)
10	149'	149'	111' (INTERSECTION)	110' (INTERSECTION)
11	155'	147'	110' (INTERSECTION)	340'
12	160'	N/A	340'	N/A
13	144'	158'	160'	180'
14	155'	161'	300'	335'
15	157'	161'	175'	340'
16	161'	155'	335'	300'
17	161'	157'	340'	175'
18	142'	166'	160'	160' (INTERSECTION)
19	142'	166'	306'	321'

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PRELIMINARY SUBDIVISION / LAND DEVELOPMENT PLAN

THE CROSSINGS AT COCALICO

EAST COCALICO TOWNSHIP

LANCASTER COUNTY

PROFESSIONAL SEAL

DRAWN	EML / ADF / WDM
REVIEWED	ESS
SCALE	AS NOTED
DATE	04/23/2024
PROJECT NO.	23-0299
CAD FILE: 04 - SITE PLAN	

REVISIONS		
NO.	DATE	DESCRIPTION

TITLE

SITE PLAN - OVERALL

SHEET NO.

19 of 69

4/23/2024, V:\DEFAULT, C:\USERS\DEFAULT.DESKTOP-K1-7MMW\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2023\23-0299 THE CROSSINGS AT COCALICO DARRAW\DWG\04A - SITE PLAN\ IN\ SITE PLAN - OVERALL.

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