

- PLANNING NOTES:**
- Boundaries, topography and physical features shown herein obtained from a field survey performed by LARK ROEDER HILLARD & ASSOCIATES, completed on October 10, 2012. Benchmark - Concrete monument found at southeasterly terminus of Engle Rose Court. Elevation - 321.07'.
 - Historical and approximate USGS contours.
 - Center line.
 - The master acquisition (Ms) indicates that the described manner will be set as part of this survey. The acquisition (Ms) indicates that the marker was found during the field survey. Open areas with no acquisition indicates no marker found or set as part of this survey.
 - All features shown herein are existing unless otherwise noted.
 - The survey was prepared without the benefit of a site search.
 - Underground utilities have been shown according to information provided by others and may not be field verified prior to construction, excavation or blasting. The actual location of these utilities have not been field verified, and the locations are approximate. LARK ROEDER HILLARD & ASSOCIATES shall not be responsible for, or assume any responsibility, liability or consequence should the utility locations shown herein differ from those actually in the ground.
 - Correct and accurate LARK ROEDER HILLARD & ASSOCIATES assumes no responsibility for any errors or omissions that result from underground utility crossings.
 - Grass lot area is calculated to the title line. Hat lot area will exclude existing street right-of-way and include any area within the lot lines.
 - Any roadway made to these plans offer the date of plan preparation or latest revision date and will be the responsibility of LARK ROEDER HILLARD & ASSOCIATES.
 - No one shall scale from these plans for construction purposes.
 - Site/survey for Lancaster Road (SR 202) taken from Sheet 20 of Drawings Authorizing Construction of Right-of-Way for LR 36622, Section A03 prepared by PennDOT.
 - All improvements shall be located, designed, installed and/or constructed in accordance with all standards specified by West Lampeter Township. All improvements shall be reviewed and approved by the Township prior to the issuance of building permits.
 - The site is to be served with public water and sanitary sewer disposal.
 - There are no areas shown located in the area of construction.
 - According to the Flood Insurance Rate Map for West Lampeter Township (Community Panel Number 60076C0070, effective dated April 10, 2005), there is no floodzone indicated on the subject tract.
 - The storm water facilities will be located outside of the public right-of-way.
 - All drainage courses, sewers, storm water inlets, pipes, conduits, detention basins, BMPs and other storm water facilities shall be installed, constructed and maintained by the owner. The Township has the right to enter the property to inspect the stormwater facilities to insure proper functioning and require repair of deficient facilities to the approved plan conditions.
 - Harding shall be placed, planted, set or put within the areas of easements that would adversely affect the function of the easement or conflict with the easement agreement.
 - Access to easements indicated on storm water easements applied to Local Municipal Offices.
 - All utilities serving the site must be underground.
 - Prior to the use and occupancy of a lot, the storm water facilities shall be required to be designed on a location survey under the same conditions that the existing site and building and unit will be identified prior to its use and occupancy in a manner acceptable to Supervisors so that emergency services can identify the location of the facility of their building and unit in a time of emergency.
 - The stormwater management system has been designed for the following new impervious area: Lot 1 may have a maximum of 3,770 sq ft of new impervious area. Lot 3 may have a maximum of 1,747 sq ft of impervious area. Additional impervious area or improvements will require approval from West Lampeter Township.
 - The design, location and construction of any proposed Retaining Walls greater than 3 feet in height shall be subject to Township review and approval prior to actually initiating construction. No improvements are proposed on Lot 1.
 - The Township and the responsible designer shall be notified in the event someone or other unsuitable soil-conditions (moisture, high ground water conditions, seepage, etc) are encountered during construction of the proposed improvements. In addition, special services of a registered geologist or qualified professional should be obtained to assist in recommending construction techniques and permanent facilities necessary to avoid further seepage, erosion, repair any existing deficiencies and make recommendations on any encountered unsuitable soil-conditions.
 - 7/4" iron pin lot corner markers shall be set at all proposed lot corners.

CONSTRUCTION NOTES:

- A copy of the Erosion and Sediment Pollution Control Plan, approved by the Lancaster County Conservation District, must be kept on site during construction. The plan must be constructed in accordance with the approved plan and permit requirements.
- Contractor to provide conservation and protection of any existing vegetation.
- The clearing does not include the necessary components for construction safety. All construction must be completed in compliance with the Occupational Safety and Health Act of 1970, or its more recently amended, and all rules and regulations thereof applicable.
- It is the responsibility of the Owner to obtain any and all permits or approvals required for the construction of the improvement shown.
- Any changes or deviation from these plans by the Owner, Contractor or Builder shall release the Engineer from any and all liability relating thereto unless such change has been approved by the Engineer in writing.
- The contractor is responsible for the protection and maintenance of traffic and securing all permits before construction.
- All utility lines to be underground.
- Water service lines shall be constructed in accordance with the City of Lancaster requirements and standards.
- Sewer service lines shall be constructed in accordance with Suburban Lancaster Sewer Authority requirements.

811

Know what's below.
Call before you dig.

STOP CALL 811 (or 1-800-242-1788) outside of PA.

PA Act 287 (Amended by Act 23 (2006) requires contractors to call 811 prior to any excavation or construction work that requires digging.

DESIGN PHASE SERIAL # 20122841751 (WEST LAMPETER TOWNSHIP)
DESIGN PHASE SERIAL # 20122841752 (LANCASTER CITY)
(CALL MADE BY: LARK ROEDER HILLARD & ASSOCIATES)
DATE OF ONE CALL: 10/10/2012
@888paListing - West Lampeter Township

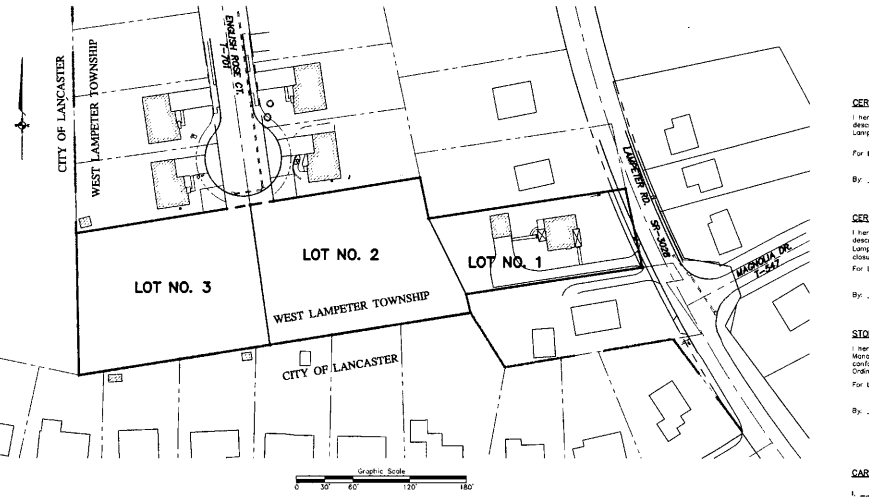
- Utilities Listing - West Lampeter Two**
- Comcast Cable Communications Inc.
120 N. Duke St.
Lancaster, PA 17602
Contact: Tom Hertz
- PPG Power Utilities
651 Bell Pk.
Lancaster, PA 17601-3034
Contact: Valerie Cowan
Email: valerie.cowan@ppg.com
- Verizon Pennsylvania Inc.
15 E. Montgomery Ave.
Pittsburgh, PA 15217
- City of Lancaster/Lancaster Sewer Authority/Lancaster City Authority
120 N. Duke St.
PO Box 1599
Lancaster, PA 17608-1599
Contact: Charlotte Koltzenberger
Email: ckoltzen@lancastersewp.com
- Suburban Lancaster Sewer Authority
c/o DU Smith Inc.
205 South Run Rd., Suite 300
Lancaster, PA 17601
Contact: Joseph B. Stanton
Email: jstanton@sublanssewp.com
- UD Utilities Inc.
2500 Stewart Dr.
Lancaster, PA 17657-5987
Contact: Tom Hill
Email: TMTW@uq.com
- West Lampeter Township
PO Box 337
Lancaster, PA 17657-0337
Contact: James Koenig
Email: pub@westlampeter.com
- Comcast Cable Communications Inc.
120 N. Duke St.
Lancaster, PA 17602
Contact: Tom Hertz
- PPG Power Utilities
651 Bell Pk.
Lancaster, PA 17601-3034
Contact: Valerie Cowan
Email: valerie.cowan@ppg.com
- Verizon Pennsylvania Inc.
15 E. Montgomery Ave.
Pittsburgh, PA 15217
- City of Lancaster/Lancaster Sewer Authority/Lancaster City Authority
120 N. Duke St.
PO Box 1599
Lancaster, PA 17608-1599
Contact: Charlotte Koltzenberger
Email: ckoltzen@lancastersewp.com
- Monroev Township General Municipal Authority
1842 Quaker Run Rd.
Lancaster, PA 17601-8162
Contact: Michael D. Runkel
Email: mrunkel@monroev.org
- Monroev Township
c/o Multi Family Management
405 South Street
Lancaster, PA 17602
Contact: Tom Hill
Email: pub@westlampeter.com

Drawn in AutoCAD 2010
Sheet No. 1 of 1
Scale: 1/8" = 1'-0"

FINAL 3 - LOT SUBDIVISION PLAN FOR

A. SCOTT & KAREN J. GOOD

WEST LAMPETER TOWNSHIP LANCASTER COUNTY, PA



OWNER:
A. Scott & Karen J. Good
455 Shocks Ferry Rd.
Crostopia Pa 17608

ZONE DATA
R-2 Medium Density Residential District
Min. zoning lot size - 9,000 Sq. Ft.
Min. lot width - 20' or maximum front yard setback
Min. lot depth - Not specified
Front yard - 30'
Rear yard - 30'
Side yard - 8' min/20' min. for 2 sides
Max. impervious coverage - 60%
Max. building coverage - 60%
Max. building height - 35'

SITE DATA
Address - 1.714 Ac. (Net)
1.725 Ac. (Gross)
No. of lots - 3
Units of occupancy - 2 Proposed / Existing
Density - 7.1 Units/Acre
Proposed Land Use - Residential
Density - 42 U/A
Maximum impervious coverage - 60%
Max. building coverage - 60%
Lot No. 1 imp. coverage - 12.0%
Lot No. 2 imp. coverage - 13.0%
Lot No. 3 imp. coverage - 13.0%

OWNER:
A. Scott & Karen J. Good
455 Shocks Ferry Rd.
Crostopia Pa 17608

DESIGNER:
LARK ROEDER HILLARD & ASSOCIATES
6110 N. 2nd St.
York, PA 17402
Tel: (717) 987-8067
Fax: (717) 987-8068
www.LRH.com

DATE OF ONE CALL: 10/10/2012

TOTAL TRACT AREA:
1.714 Acres
1.714 Acres Net

PLAN INDEX

LOT	SHT 10	SHEET TITLE
1	10-1	Subdivision
2	10-2	Engineering Conditions & Demolition Plan
3	10-3	Storm Drainage
4	10-4	Post Construction Stormwater Management & Utility Plan
5	10-5	Post Construction Stormwater Management Detail
6	10-6	Utility & Site Details
7	10-7	Erosion & Sediment Control Plan
8	10-8	Erosion & Sediment Control Details

3 SHEETS TO BE RECORDED

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION (INDIVIDUAL)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

On this, the _____ day of _____, 2013, before me, the undersigned officer, personally appeared A. Scott and Karen J. Good, who being duly sworn according to law, depose and say that they are the Owners of the property shown on this plan, that the plan thereon was duly and lawfully adopted by their direction, that they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that they have duly properly identified an proposed public property (excluding those areas labeled "NOT FOR DEDICATION") they hereby dedicated to the public use.

A. Scott Good Karen J. Good

My Commission Expires _____ 20_____

