

Cumberland County Subdivision and Land Development Review Report

Municipality:	<u>South Middleton</u>	Surveyor/ Engineer:	<u>Johnston & Associates</u>	Owner/ Developer:	<u>Lexington Land Developers</u>
Plat Title:	<u>Jefferson Court II - Phase 1</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision & Land Development</u>		
# of New Lots:	<u>14</u>	# of New Dwelling Units:	<u>13</u>	New Acreage Subdivided/Developed:	<u>11.76</u>
				Total Tract Acreage:	<u>25.36</u>
Zoning District:	<u>R-L</u>	Proposed Land Use:	<u>Residential</u>		
Date Received:	<u>2/25/2020</u>	County Review:	<u>3/10/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u></u>

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

- The "No-Build" zones indicated on the plan should be referenced in the deed as a restriction. Future property owners may not be aware of this area if it is not listed as a deed restriction. These no-build areas appear to be in addition to the accessory building regulations (Zoning 1600).
Conditions of Conditional Use Application notes are included on the cover sheet. #7D indicates that the 35' no-build zone will be noted on the deed. However, it appears that the 50' no build zone located along the southern edge of the property is not included.
- The plan should address the Pennsylvania DEP Sewage Planning requirements (SLDO 502.B).
- The plan should include a dedication of recreation land or a fee in lieu of dedication (SLDO 606).
- A Landscape Plan should accompany the submission (SLDO 602.G)
- Note #14 indicates that a lamp post light is required to be installed by each property owner. The Township may want to require these lights to be installed by the developer and maintained by the property owner (SLDO 709).
- Note #37 indicates that the sidewalks will be installed along Petersburg Road by the home builder of Lots 1 and 14. The Township may want to require sidewalk and curb installation by the developer (SLDO 707-708).
- In addition to street tree requirements, each new building lot should provide one tree per 2,000 square feet of gross floor area (SLDO 711.B.2.J).
- The Township should determine if an Environmental Impact Assessment Report is required for the development (SLDO 714).

9. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.

JEFFERSON COURT II PHASE I FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

SOUTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

BY

JOHNSTON & ASSOCIATES, INC.

2386 TAXVILLE ROAD
YORK, PA. 17408

PHONE: 717-793-9595

FAX: 717-793-9696

PA DEP SEWAGE PLANNING CODE NO: A3-21926-450-3

SITE DATA:

EXISTING ZONING: R-1 RESIDENTIAL - LOW DENSITY DISTRICT
TOTAL TRACT AREA: 1,104,621.64 SQUARE FEET OR 25.36 ACRES GROSS AREA
1,081,207.00 SQUARE FEET OR 24.82 ACRES NET AREA
PROPOSED USE: LARGE SCALE RESIDENTIAL DEVELOPMENT - SINGLE FAMILY DETACHED DWELLINGS (PERMITTED BY CONDITIONAL USE)
NUMBER OF PROPOSED LOTS: 14 TOTAL PHASE I LOTS - 13 SINGLE FAMILY DETACHED DWELLING LOTS & 1 RESIDUAL LOT
REQUIRED LOT AREA: 25,000 SF
MINIMUM LOT AREA PROPOSED: 29,195 SF (LOT 18)
REQUIRED SETBACKS: 50 FT. FRONT
30 FT. REAR
15 FT. SIDES
REQUIRED LOT WIDTH: 100 FT. (MEASURED AT FRONT BUILDING SETBACK LINE)
PROPOSED LOT WIDTH: 100 FT (MIN)
MAXIMUM BUILDING HEIGHT: 35 FT. MAXIMUM
PROPOSED BUILDING HEIGHT: < 35 FT.
MAXIMUM BUILDING COVERAGE: 25%
PROPOSED MAXIMUM BUILDING COVERAGE: 8% (2,400 SF HOUSE ASSUMED)
MAXIMUM IMPERVIOUS AREA COVERAGE: 35%
PROPOSED MAXIMUM IMPERVIOUS AREA COVERAGE: 19% (5,500 SF TOTAL IMPERVIOUS COVERAGE PERMITTED)
SEWAGE DISPOSAL: PUBLIC
WATER SUPPLY: PUBLIC
PARKING REQUIRED: 2 SPACES PER DWELLING
PARKING PROVIDED: 2 SPACES PER DWELLING
LENGTH OF PROPOSED STREET - 740 LF +/- (TO BE DEDICATED)
SOURCE OF TITLE TO LAND - INSTRUMENT NUMBER: 201922314
PARCEL ID: 40-09-0531-021A

CONDITIONS OF CONDITIONAL USE APPLICATION NO. 08-01C
(APPROVED FEBRUARY 12, 2009)

CONDITIONS:
1. THE DEVELOPMENT MAY BE BUILT IN MORE THAN ONE (1) PHASE. THE LENGTH OF ANY TEMPORARY CUL-DE-SAC STREET AND THE NUMBER OF HOMES SERVED BY SAID TEMPORARY CUL-DE-SAC STREET SHALL BE DICTATED BY APPLICABLE TOWNSHIP ORDINANCES.
2. THE APPLICANT AGREES TO ASSIST WITH THE RELOCATION OF THE SMTMA SEWAGE PUMPING STATION FROM THE CORNER OF COBBLESTONE DRIVE AND PETERSBURG ROAD TO LOT #27 AS SHOWN ON THE JEFFERSON COURT II CONDITIONAL USE PLAN AND WILL DEDICATE SAID PUMPING STATION AND REMAINDER OF LOT #27 TO SMTMA AT NO COST TO SMTMA OR THE TOWNSHIP. FURTHER, THE PUMPING STATION SHALL BE DESIGNED AND BUILT TO THE APPROPRIATE SEISMIC SPECIFICATIONS, GIVEN ITS PROXIMITY TO THE NEARBY QUARRY. ALL SEWAGE FACILITIES PERMITTED BY PA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) SHALL BE DESIGNED AND BUILT TO SMTMA AND DEP SPECIFICATIONS.
SEWAGE PUMP STATION WAS CONSTRUCTED BY THE MORGAN'S CROSSING DEVELOPER AND IS OPERATIONAL AS OF THE DATE OF THIS PLAN

3. THE APPLICANT WILL MAKE A CONTRIBUTION TO SOUTH MIDDLETON TOWNSHIP IN THE AMOUNT OF \$500.00 PER APPROVED RESIDENTIAL LOT TO BE USED FOR TRAFFIC IMPROVEMENTS, PAYABLE UPON RECORDING OF THE FINAL PLAN FOR EACH PHASE ACCORDING TO THE NUMBER OF RESIDENTIAL LOTS APPROVED FOR THAT PHASE.
4. THE APPLICANT AGREES TO ESTABLISH A FIFTY (50) FOOT "NO BUILD" ZONE ALONG THE COMMON PROPERTY LINE BETWEEN THE JEFFERSON COURT II DEVELOPMENT AND THE PROPERTY CURRENTLY OWNED BY MICHAEL V. AND CARLA C. ARNOLD. NO STRUCTURES, AS THAT TERM IS DEFINED BY THE ORDINANCES OF SOUTH MIDDLETON TOWNSHIP, MAY BE CONSTRUCTED WITHIN SAID "NO BUILD" ZONE. NOTHING IN THIS CONDITION SHALL PREVENT THE APPLICANT FROM PERFORMING SITE GRADING, UTILITY WORK, CONSTRUCTION AND/OR MAINTENANCE OF STORMWATER FACILITIES OR THE PERFORMANCE OR MAINTENANCE OF OTHER ACTIVITIES REQUIRED BY THE TOWNSHIP OR ITS ORDINANCES. NOTHING IN THIS CONDITION SHALL PREVENT OWNERS OF AFFECTED LOTS FROM MAINTAINING THEIR LOTS IN ACCORDANCE WITH TOWNSHIP ORDINANCES. ONLY TREES, SHRUBBERY AND GROUND COVERING CONSISTENT WITH THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS FOR LANDSCAPING AND SCREENING SHALL BE PLANTED WITHIN THE "NO BUILD" ZONE.
5. THE APPLICANT AGREES TO PROVIDE A TWENTY (20) FOOT WIDE UNDERGROUND UTILITY EASEMENT, SUBJECT TO THE SAME "NO BUILD" RESTRICTION NOTED IN CONDITION #4 ABOVE AND THE ADDITIONAL RESTRICTION OF NO PLANTINGS OTHER THAN GRASS, FROM ASHFIELD DRIVE TO THE EDGE OF THE PROPERTY CURRENTLY OWNED BY MICHAEL V. AND CARLA C. ARNOLD (THE "ARNOLD PROPERTY"). USE OF SAID UNDERGROUND UTILITY EASEMENT SHALL CONFORM TO THE FOLLOWING CONDITIONS:
EASEMENT WILL BE PROVIDED IN PHASE II OF THE DEVELOPMENT IN ACCORDANCE WITH ALL CONDITIONS OF THE CONDITIONAL USE

a. THE UNDERGROUND UTILITY EASEMENT SHALL ONLY SERVE THE ARNOLD PROPERTY AND SHALL BE DESIGNED TO START ON ASHFIELD DRIVE FOR ACCESS BY ANY UTILITY USING THE EASEMENT AND TERMINATE AT THE COMMON BOUNDARY LINE BETWEEN THE ARNOLD PROPERTY AND THE JEFFERSON COURT II DEVELOPMENT NEAREST MET-ED POWER POLE #162 17 30917. SAID UNDERGROUND UTILITY EASEMENT SHALL BE A TOTAL OF TWENTY (20) FEET WIDE (TEN (10) FEET ON EACH LOT).
b. THE UNDERGROUND UTILITY EASEMENT SHALL NOT BE USED FOR PUBLIC SEWER SERVICE BUT MAY BE USED FOR ANY OTHER UNDERGROUND UTILITY SERVICE (FOR EXAMPLE: ELECTRIC, TELEPHONE, CABLE, ETC.)
c. THE UNDERGROUND UTILITY EASEMENT SHALL ONLY BE USED FOR PUBLIC WATER SERVICE IN THE EVENT OF A FAILURE OF THE CURRENT WELL SERVICING THE EXISTING SINGLE FAMILY DWELLING ON THE ARNOLD PROPERTY DUE TO CONTAMINATION, LOSS OF WATER VOLUME OR OTHER CONDITION THAT CAUSES THE WELL TO BE NOT USABLE FOR POTABLE WATER IN A SINGLE FAMILY DWELLING. ANY PUBLIC WATER LINE INSTALLED SHALL BE LIMITED TO ONE INCH IN DIAMETER.
d. IN ADDITION TO PARAGRAPH 5c ABOVE, THE UTILITY EASEMENT SHALL ONLY BE USED FOR PUBLIC WATER SERVICE TO THE ARNOLD PROPERTY AFTER A REQUEST FOR SAME HAS BEEN REVIEWED AND APPROVED BY THE SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS. SAID APPROVAL MAY CONTAIN CONDITIONS AND RESTRICTIONS AS DETERMINED BY THE BOARD OF SUPERVISORS AT THE TIME OF ANY APPROVAL.
e. THE UTILITY EASEMENT SHALL ONLY BE USED TO TRANSMIT UTILITY SERVICES TO THE ARNOLD PROPERTY FOR ONE (1) SINGLE FAMILY DWELLING UNIT AND ANY APPROVED ACCESSORY BUILDINGS ON THE ARNOLD PROPERTY.
f. ALL UTILITIES UTILIZING THE UTILITY EASEMENT SHALL BE UNDERGROUND.
g. ANY UTILITY EASEMENT AND THE LOCATION THEREOF TO THE ARNOLD PROPERTY SHALL BE APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS PRIOR TO ANY INSTALLATION AND SHALL NOT BE MODIFIED OR CHANGED WITHOUT THE EXPRESS APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS.
h. THERE SHALL BE PLACED A DEED RESTRICTION ON ALL JEFFERSON COURT II LOTS ADJOINING THE AGRICULTURAL ZONING DISTRICT STATING THAT NONE OF THE OWNERS OF SAID LOTS SHALL BE PERMITTED TO GRANT ANY PUBLIC UTILITY EASEMENTS TO ANY PROPERTY IN THE TOWNSHIP'S AGRICULTURAL ZONING DISTRICT OTHER THAN AS PROVIDED IN THE ABOVE CONDITIONS.
6. THE APPLICANT AGREES TO PROVIDE REASONABLE NON-FINANCIAL SUPPORT TO MICHAEL V. AND CARLA C. ARNOLD FOR THE BURIAL OF ELECTRIC AND OTHER SERVICE LINES LEADING TO THE PROPERTY OWNED BY THEM ADJACENT TO THE JEFFERSON COURT II PROJECT, PROVIDED SUCH SUPPORT OCCURS AT NO COST OR EXPENSE TO THE APPLICANT OR THE TOWNSHIP.
7. ALL DEEDS AND THE FINAL SUBDIVISION PLAN WILL NOTE THE FOLLOWING:
a. THE EXISTENCE OF A QUARRY ADJACENT TO THE DEVELOPMENT.
b. THE EXISTENCE OF A GENERAL AVIATION AIRPORT IN CLOSE PROXIMITY TO THE DEVELOPMENT.
c. THAT ALL HOME FOUNDATIONS WILL UTILIZE "SUPERIOR WALLS" OR POURED CONCRETE WALL BASEMENT CONSTRUCTION AND NOT BLOCK WALL BASEMENT CONSTRUCTION.
d. THAT OWNERS WILL MAINTAIN THE EXISTING TREES ALONG THE WESTERN BOUNDARY OF THE APPLICANT'S PROPERTY. LANDOWNERS OF SAID WESTERN BOUNDARY LOTS SHALL MAINTAIN A DEPTH OF THIRTY-FIVE (35) FEET FROM THE WESTERN EDGE PROPERTY LINE, AND SHALL MAINTAIN THAT AREA AS A "NO BUILD" ZONE, MEANING NO STRUCTURES (AS THAT TERM IS DEFINED BY THE TOWNSHIP'S ORDINANCES) MAY BE CONSTRUCTED THERE.
e. THAT OWNERS MAY NOT GRANT A WAIVER UNDER 25 PA CODE 77.501(e) OR ANY OTHER APPLICABLE LAW OR REGULATION FOR ANYONE TO CONDUCT NON-COAL SURFACE MINING ACTIVITIES WITHIN 300 FEET (91.44 METERS) OF AN OCCUPIED DWELLING HOUSE.
f. THAT THE AREA IS SUSCEPTIBLE TO SINKHOLES GIVEN THE UNDERLAIN CALCAREOUS ROCK FORMATIONS (LIMESTONES AND DOLOMITES) IN THE AREA. APPLICANT AGREES TO PROVIDE A SAMPLE DEED NOTING THE FOREGOING FOR REVIEW BY THE TOWNSHIP SOLICITOR.
8. THE REPRESENTATIONS MADE BY THE APPLICANT IN THE APPLICATION FOR CONDITIONAL USE, THE SUPPORTING DOCUMENTATION AND THE TESTIMONY AT THE PUBLIC HEARING SHALL BE CONSIDERED CONDITIONS OF THIS CONDITIONAL USE. CHANGES FROM SAID REPRESENTATIONS, DOCUMENTATION AND TESTIMONY, OTHER THAN MINOR TECHNICAL CHANGES, OR FAILURE TO COMPLY WITH THE CONDITIONS OF THE CONDITIONAL USE APPROVAL SHALL BE CONSIDERED A VIOLATION OF THE CONDITIONAL USE APPROVAL IF NOT BROUGHT INTO FULL COMPLIANCE WITHIN SIXTY (60) DAYS OF WRITTEN NOTICE OF NONCOMPLIANCE FROM THE TOWNSHIP.



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 38 (1995).
PA ONE CALL SERIAL NO. 135020090610
COMPLETED ON 6/10/09

APPROVED BY THE SOUTH MIDDLETON TOWNSHIP PLANNING

COMMISSION THIS _____ DAY OF _____
20 _____

APPROVED BY THE SOUTH MIDDLETON TOWNSHIP BOARD OF

SUPERVISORS THIS _____ DAY OF _____
20 _____

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT

THIS _____ DAY OF _____
20 _____

DIRECTOR OF PLANNING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

ON THIS, THE ___ DAY OF _____, 20___, BEFORE ME, THE

UNDERSIGNED OFFICER, PERSONALLY APPEARED _____

BEING _____ OF _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION DESIRES THE SAME TO BE RECORDED ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES _____ 20 _____



LOCATION MAP:
SCALE: 1" = 2,000 FEET

OWNER:

LEXINGTON LAND DEVELOPERS CORP.

336 WEST KING STREET
LANCASTER, PA. 17603

SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS PLAN
- SHEET 3 - PHASE I PERIMETER & RESIDUAL LOT DESCRIPTION PLAN
- SHEET 4 - SUBDIVISION PLAN
- SHEET 5 - IMPROVEMENTS PLAN
- SHEET 6 - GRADING PLAN
- SHEET 7 - ASHFIELD DRIVE UTILITY PLAN & PROFILE
- SHEET 8 - OFFSITE WATER CONNECTION PLAN & PROFILE
- SHEET 9 - MISCELLANEOUS PROFILES
- SHEET 10 - MISCELLANEOUS DETAILS

SHEETS 1 THROUGH 10 SHALL BE RECORDED

PCSM PLANS SHEETS SW1 THROUGH SW4 LAST REVISED 12/24/2015 HAVE BEEN PREPARED SEPARATELY AND APPROVED AND WILL BE RECORDED SEPARATELY FROM THE PHASE I FINAL PLAN.

I HEREBY CERTIFY THAT I PERFORMED A VISUAL INSPECTION AT THE JEFFERSON COURT II SITE TO OBSERVE THE PRESENT CONDITIONS AND GATHER THE NECESSARY FIELD INFORMATION REQUIRED TO ADEQUATELY DESIGN ALL STORMWATER MANAGEMENT FACILITIES TO ACCOMMODATE THE ACTUAL CONDITIONS OF THE SITE. I FURTHER CERTIFY TO THE ACCURACY OF THE STORMWATER MANAGEMENT PLAN FOR THIS SITE AND ALL CALCULATIONS ASSOCIATED THEREWITH AND THAT SOUTH MIDDLETON TOWNSHIP MAY RELY ON THE SAID CALCULATIONS.

Eric Johnston 2/14/2020

ERIC P. JOHNSTON, P.E. - REGISTRATION NO. 038220-R DATE

I HEREBY CERTIFY THAT I HAVE BEEN TO THE SITE AND OBSERVED THE CONDITIONS AND HAVE FOUND NO INDICATIONS OF THE EXISTENCE OF WETLANDS.

Eric Johnston 2/14/2020

ERIC P. JOHNSTON, P.E. - REGISTRATION NO. 038220-R DATE

SURVEYOR DATE

* A FEE IN LIEU OF DEDICATION OF RECREATION LANDS IS PROPOSED FOR THIS PROJECT IN ACCORDANCE WITH SLDO SECTION 606(3)a & b.

NOTES:

1. PERIMETER SURVEY ESTABLISHED BY LYONS SURVEYING - 30 WESTERLAU DRIVE, DILLSBURG PA. 17019. PHONE: 717-732-1105
2. CONTOUR MAPPING PROVIDED BY SOUTH MIDDLETON TWP. MUNICIPAL AUTHORITY AND IS BASED ON AUTHORITY DATUM. BENCHMARK: EXISTING SANITARY SEWER MANHOLE TOP OF RIM ELEV. 506.87
3. PROPERTY MONUMENTS AND MARKERS SHALL BE PLACED IN ACCORDANCE WITH SOUTH MIDDLETON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
4. A 10 FT. WIDE STORMWATER, GRADING & UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR PROPERTY LINES OF ALL LOTS UNLESS OTHERWISE SHOWN.
5. SOUTH MIDDLETON TOWNSHIP IS NOT RESPONSIBLE FOR ANY AREA NOT DEDICATED AND ACCEPTED FOR PUBLIC USE.
6. NO WATERCOURSES OR BODIES, "OUTSTANDING", "RARE, THREATENED AND ENDANGERED" AND "HISTORIC" TREES, ROCK OUTCROPPINGS, WETLANDS, FLOODPLAIN AND OTHER SIGNIFICANT NATURAL FEATURES ARE LOCATED ON THE SITE. SEE SHEET 2 - EXISTING CONDITIONS PLAN FOR LOCATIONS OF EXISTING TREE MASSES.
7. NO ALLUVIAL SOILS ARE LOCATED ON THE SITE.
8. NO WETLANDS ARE LOCATED ON THE SITE PER FIELD INVESTIGATION BY JOHNSTON & ASSOCIATES, INC. ON APRIL 2, 2009. ADDITIONAL SITE INVESTIGATION WAS PERFORMED IN FEBRUARY 2020. NO WETLANDS EXIST ON THE SITE.
9. NO FLOODPLAINS OR FLOODWAYS ARE LOCATED ON THE SITE, OR IN THE VICINITY OF THE SITE PER FLOOD INSURANCE RATE MAP42041C0241E, EFFECTIVE DATE 3/16/2009.
10. NO BUILDING OR OBSTRUCTION HIGHER THAN THIRTY (30") INCHES ABOVE THE GRADE OF THE CENTERLINE OF THE STREET SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE SHOWN ON SHEET 5.
11. ANY DEED RESTRICTIONS SHALL BE SUBMITTED TO SOUTH MIDDLETON TOWNSHIP FOR REVIEW.
12. SOLID WASTE DISPOSAL SHALL BE COLLECTED BY A CERTIFIED TOWNSHIP HAULER.
13. TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING.
14. INDIVIDUAL LAMP POST LIGHTING AT THE END OF EACH DRIVEWAY SHALL BE PROVIDED BY EACH LOT OWNER. LIGHT POSTS SHALL BE PLACED OUTSIDE OF THE STREET RIGHT OF WAY. SEE SHEET 5 - TYPICAL SINGLE FAMILY DWELLING LOT DETAIL FOR LOCATION OF LIGHT AND SHEET 10 FOR DETAIL.
15. ONE (1) STREET LIGHT SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT OF WAY AT THE INTERSECTION OF ASHFIELD DRIVE AND PETERSBURG ROAD (T-518). THE JEFFERSON COURT II HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATING COSTS FOR SAID STREET LIGHT. SEE DETAIL ON SHEET 10.
16. ALL DRIVEWAYS SHALL BE PAVED THEIR ENTIRE LENGTH.
17. ALL STREET SIGNS SHALL BE INSTALLED PER SOUTH MIDDLETON TOWNSHIP REQUIREMENTS. SEE SHEET 5 FOR LOCATION.
18. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH MIDDLETON TOWNSHIP MUNICIPAL AUTHORITY (SMTMA) SPECIFICATIONS AND STANDARDS.
19. - ELIMINATED -
20. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH MIDDLETON TOWNSHIP MUNICIPAL AUTHORITY (SMTMA) SPECIFICATIONS AND STANDARDS.
21. THE OWNER SHALL NOT CONSTRUCT, PLANT OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN ANY SANITARY SEWER, WATER, STORMWATER OR UTILITY RIGHT OF WAY OR EASEMENT TO ENSURE A FREE AND CLEAR ACCESS. BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORMWATER OR UTILITIES OR A CHANGE IN GROUND CONTOURS WITHIN THE RIGHT OF WAY OR EASEMENT WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF SOUTH MIDDLETON TOWNSHIP MUNICIPAL AUTHORITY (SMTMA).
22. THE JEFFERSON COURT II HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION BASIN AND ASSOCIATED UNDERGROUND STORM SEWER PIPING, INLETS AND HEADWALLS / ENDWALLS, AND DETENTION BASIN SHADE TREES LOCATED OUTSIDE OF THE RIGHT OF WAY ASSOCIATED WITH THE PROPOSED STREET SYSTEM. SOUTH MIDDLETON TOWNSHIP RESERVES THE RIGHT TO ENTER SAID STORMWATER MANAGEMENT FACILITIES TO PERFORM MAINTENANCE IF THE OWNER FAILS TO DO SO. FURTHERMORE, SOUTH MIDDLETON TOWNSHIP RESERVES THE RIGHT TO ENTER ALL PERMANENT STORMWATER MANAGEMENT FACILITIES TO INSPECT THEM. IF ANY HAVE BEEN ELIMINATED, ALTERED OR IMPROPERLY MAINTAINED, THE OWNER OF THE PROPERTY SHALL BE ADVISED OF THE CORRECTIVE ACTION REQUIRED AND BE GIVEN A REASONABLE PERIOD OF TIME TO TAKE NECESSARY CORRECTIVE ACTION. IF SUCH ACTION IS NOT TAKEN BY THE PROPERTY OWNER, SOUTH MIDDLETON 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 DEED FOR AFFECTED LOTS.
23. THE JEFFERSON COURT II HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERGROUND STORM SEWER PIPING AND INLETS / HEADWALLS OR ENDWALLS, AND/OR OVERLAND DRAINAGE SWALES LOCATED OUTSIDE OF THE RIGHT OF WAY ASSOCIATED WITH THE PROPOSED STREET SYSTEM. SOUTH MIDDLETON TOWNSHIP RESERVES THE RIGHT TO ENTER SAID STORMWATER MANAGEMENT FACILITIES TO PERFORM MAINTENANCE IF THE OWNER FAILS TO DO SO. FURTHERMORE, SOUTH MIDDLETON TOWNSHIP RESERVES THE RIGHT TO ENTER ALL PERMANENT STORMWATER MANAGEMENT FACILITIES TO INSPECT THEM. IF ANY HAVE BEEN ELIMINATED, ALTERED OR IMPROPERLY MAINTAINED, THE HOME OWNERS ASSOCIATION SHALL BE ADVISED OF THE CORRECTIVE ACTION REQUIRED AND BE GIVEN A REASONABLE PERIOD OF TIME TO TAKE NECESSARY CORRECTIVE ACTION. IF SUCH ACTION IS NOT TAKEN BY THE HOME OWNERS ASSOCIATION, SOUTH MIDDLETON 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 FOR LOTS 3, 4, 14-20.
24. A) THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE APPLICATION FOR EACH SINGLE FAMILY LOT SHALL BE 5,500 SQUARE FEET. IMPERVIOUS SURFACE SHALL INCLUDE THE HOUSE, DRIVEWAY, PATIO SLABS, SHEDS AND ANY SIDEWALK LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
B) THE DEVELOPER SHALL ERECT A DEVELOPMENT SIGN ALONG PETERSBURG ROAD ON LOT 14 THAT WILL INCLUDE WORDING THAT JEFFERSON COURT II IS A STORMWATER MANAGED COMMUNITY AND THAT THE MAXIMUM PERMITTED IMPERVIOUS COVERAGE IS LIMITED TO 5,500 SQUARE FEET/LOT.
C) THE BUILDER SHALL DETERMINE THE FINAL TOTAL AMOUNT OF IMPERVIOUS SURFACE FOR EACH LOT AS THE HOUSE AND DRIVEWAY PLANS ARE FINALIZED AND PROVIDE THE INFORMATION TO SOUTH MIDDLETON TOWNSHIP AS PART OF THE BUILDING PERMIT APPLICATION.
25. DRIVEWAY ACCESS FOR LOTS 1 & 14 SHALL BE LIMITED TO ASHFIELD DRIVE. NO DRIVEWAY ACCESS ONTO PETERSBURG ROAD (T-518) SHALL BE PERMITTED FOR THESE LOTS.
26. A 50 FOOT "NO BUILD" ZONE SHALL EXIST ALONG THE REAR OF LOTS 1-6. SEE "CONDITIONS OF CONDITIONAL USE" #4 (THIS SHEET) FOR ADDITIONAL INFORMATION PERTAINING TO THE "NO BUILD" ZONE.
27. - ELIMINATED -
28. - ELIMINATED -
29. ALL FUTURE LOT OWNERS ARE HEREBY NOTIFIED THAT A QUARRY EXISTS ADJACENT TO THE SITE.
30. ALL FUTURE LOT OWNERS ARE HEREBY NOTIFIED OF THE EXISTENCE OF A GENERAL AVIATION AIRPORT IN CLOSE PROXIMITY TO THE NORTH OF THE SITE.
31. ALL HOME FOUNDATIONS SHALL USE POURED CONCRETE BASEMENT WALLS IN LIEU OF MASONRY BLOCK WALLS.
32. THE OWNER OF THE RESIDUAL LOT SHALL MAINTAIN THE EXISTING NATURAL TREE BUFFER LOCATED WITHIN THE 35 FOOT WIDE NO BUILD ZONE ALONG THE WESTERN PROPERTY LINE AS SHOWN ON THE PLAN.
33. ALL FUTURE LOT OWNERS ARE HEREBY NOTIFIED THAT THE AREA IS UNDERLAIN WITH CALCAREOUS ROCK FORMATIONS AND THEREFORE IS SUSCEPTIBLE TO SINKHOLE FORMATION.
34. THE DEVELOPER IS RESPONSIBLE FOR PLANTING OF STREET TREES AND DETENTION BASIN SHADE TREES. ADDITIONALLY, THE DEVELOPER AGREES TO PLANT STREET TREES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
35. - ELIMINATED -
36. ROAD WIDENING AND CURB INSTALLATION ALONG PETERSBURG ROAD SHALL BE DONE AS PART OF THE PHASE I IMPROVEMENTS. GRADING TO ACCOMMODATE THE FUTURE INSTALLATION OF THE PETERSBURG ROAD SIDEWALK AS DESCRIBED IN PLAN NOTE 37 WILL ALSO BE COMPLETED AT THIS TIME.
37. SIDEWALK WILL BE INSTALLED ALONG PETERSBURG ROAD BY THE HOME BUILDER AS EACH HOME IS CONSTRUCTED ON LOTS 1 AND 14.

WAIVER REQUESTS:

THE FOLLOWING WAIVER REQUESTS WERE APPROVED FOR THE PROJECT DURING THE PRELIMINARY PLAN REVIEW AND APPROVAL.

1. SLDO 716.b.(6) - WAIVE REQUIREMENT TO WIDEN PETERSBURG ROAD TO 18' FROM CENTERLINE. ACCEPT REDUCED WIDENING TO 14 FT. FROM CENTERLINE DUE TO EXISTING UTILITY POLES.

APPROVED: _____

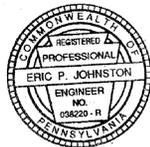
2. SLDO 710.c.(4)(a) - WAIVE REQUIREMENT TO PROVIDE BMPs TO INFILTRATE THE NET VOLUME INCREASE FROM A 2 YR / 24 HOUR STORM EVENT. PROVIDE WATER QUALITY BMPs IN LIEU OF INFILTRATION BMPs TO SATISFY REQUIREMENTS.

APPROVED: _____

THE FOLLOWING WAIVER(S) ARE REQUESTED FOR THIS FINAL PLAN.

3. SLDO 602 g.(6) - WAIVE REQUIREMENT FOR LANDSCAPE ARCHITECT CERTIFICATION.

APPROVED: _____



THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF

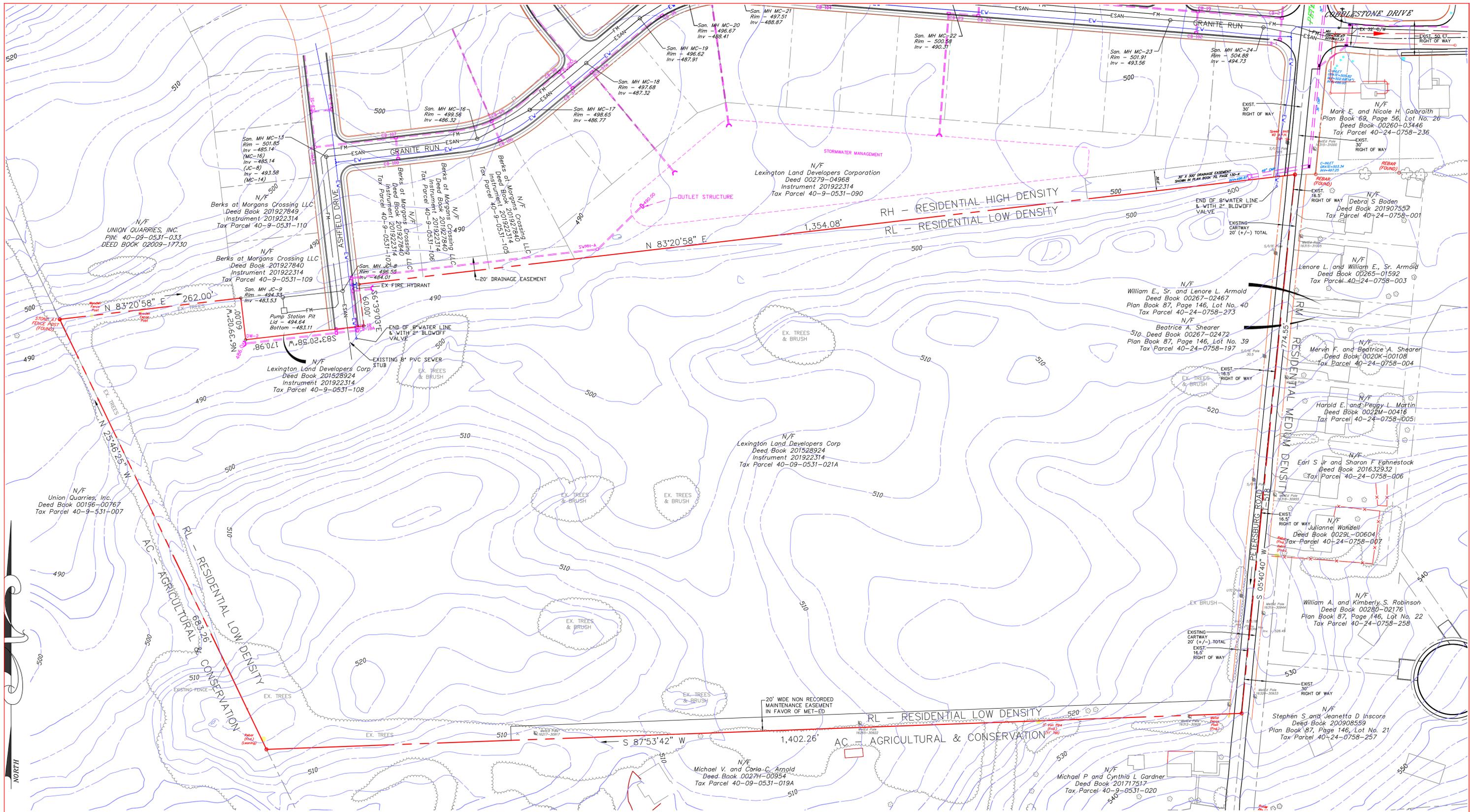
DEEDS IN AND FOR CUMBERLAND COUNTY THIS

DAY OF _____

INSTRUMENT NUMBER _____

20 _____

DRAWING NO. 2007-40F
PLAN DATE: 2/14/20

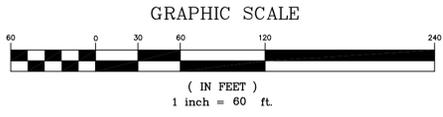


LEGEND

- 500 EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING STORMWATER INLET & PIPE
- EXISTING CONCRETE ENDWALL
- ESAN EXISTING SANITARY SEWER
- FM EXISTING SEWER FORCE MAIN
- EW EXISTING WATER MAIN
- EXISTING WATER VALVES
- EXISTING FENCE



Eric P. Johnston



NOTES:
 1. EXISTING TREE MASSES ARE LOCATED ON THE SITE AND IDENTIFIED ON THIS PLAN.
 2. NO WATERCOURSES OR BODIES, "OUTSTANDING", "RARE, THREATENED AND ENDANGERED" OR "HISTORIC" TREES, ROCK OUTCROPPINGS, WETLANDS, FLOODPLAIN OR OTHER SIGNIFICANT NATURAL FEATURES EXIST ON THE SITE.

NO.	DATE	DESCRIPTION	BY

JEFFERSON COURT II -- PHASE I FINAL

EXISTING CONDITIONS PLAN

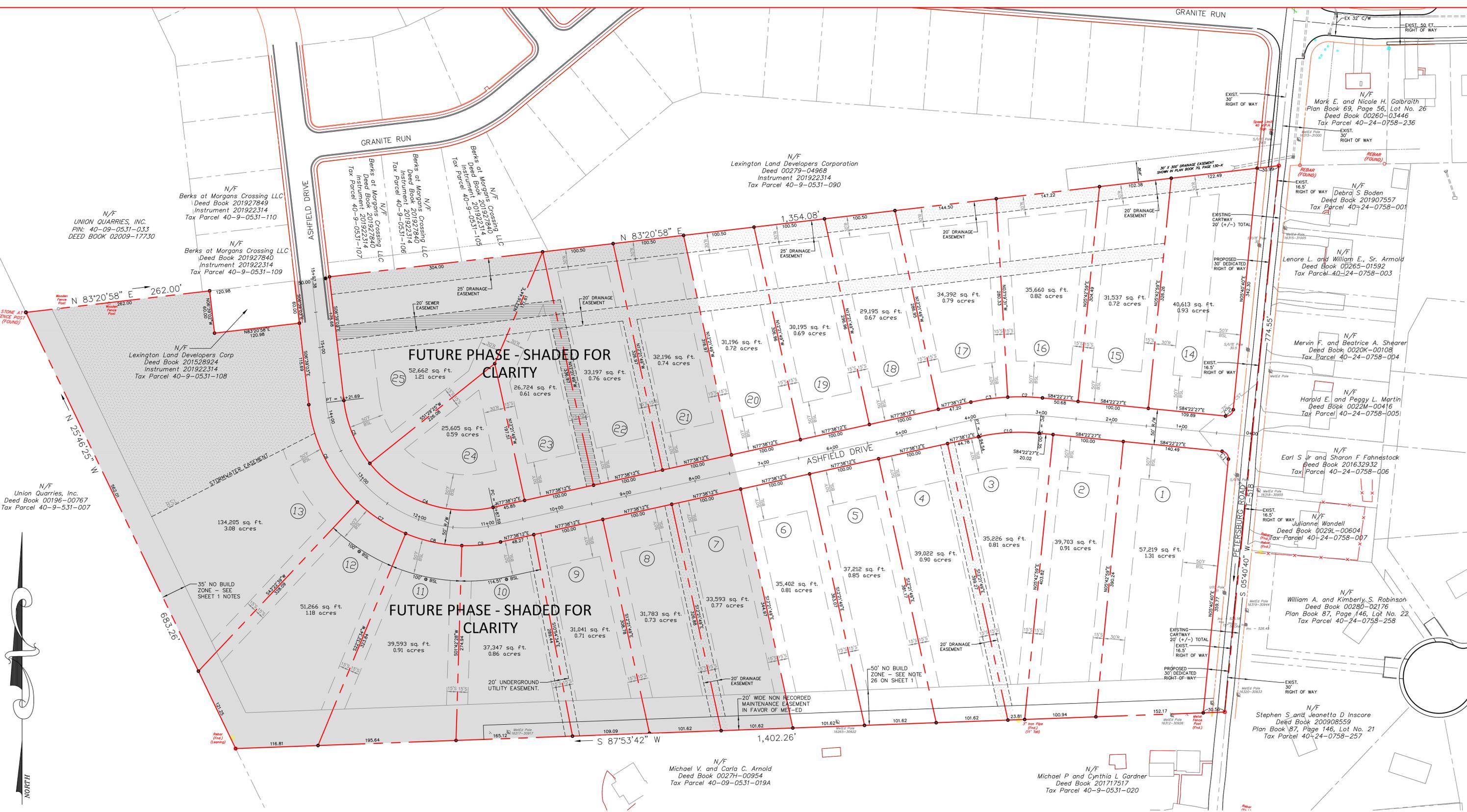
LEXINGTON LAND DEVELOPERS CORP.
 336 WEST KING STREET
 LANCASTER, PA. 17603

S. MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA

SCALE/AS SHOWN **JOHNSTON AND ASSOCIATES, INC** DR: KAR

DATE: 2/14/20 2386 TAXVILLE ROAD CK: EPJ
 YORK, PA. 17408

NO. 2007-40F PHONE: 717-793-9595 FAX: 717-793-9696 SHEET 2 OF 10



N/F
UNION QUARRIES, INC.
PIN: 40-09-0531-033
DEED BOOK 02009-17730

N/F
Berks at Morgans Crossing LLC
Deed Book 201927849
Instrument 201922314
Tax Parcel 40-9-0531-110

N/F
Berks at Morgans Crossing LLC
Deed Book 201927840
Instrument 201922314
Tax Parcel 40-9-0531-109

N/F
Lexington Land Developers Corp
Deed Book 201528924
Instrument 201922314
Tax Parcel 40-9-0531-108

N/F
Union Quarries, Inc.
Deed Book 00196-00767
Tax Parcel 40-9-531-007

N/F
Berks at Morgans Crossing LLC
Deed Book 201927840
Instrument 201922314
Tax Parcel 40-9-0531-106

N/F
Berks at Morgans Crossing LLC
Deed Book 201927844
Instrument 201922314
Tax Parcel 40-9-0531-105

FUTURE PHASE - SHADED FOR CLARITY

FUTURE PHASE - SHADED FOR CLARITY

N/F
Lexington Land Developers Corporation
Deed 00279-04968
Instrument 201922314
Tax Parcel 40-9-0531-090

N/F
Michael V. and Carla C. Arnold
Deed Book 00274-00954
Tax Parcel 40-09-0531-019A

N/F
Michael P and Cynthia L Gardner
Deed Book 201717517
Tax Parcel 40-9-0531-020

N/F
Stephen S. and Jeanetta D Inscore
Deed Book 200908559
Plan Book 87, Page 146, Lot No. 21
Tax Parcel 40-24-0758-257

N/F
William A. and Kimberly S. Robinson
Deed Book 00280-02176
Plan Book 87, Page 146, Lot No. 22
Tax Parcel 40-24-0758-258

N/F
Julianne Wandell
Deed Book 0029L-00604
Tax Parcel 40-24-0758-007

N/F
Earl S Jr and Sharon F Fahnestock
Deed Book 201632932
Tax Parcel 40-24-0758-006

N/F
Harold E. and Peggy L. Martin
Deed Book 0022M-00416
Tax Parcel 40-24-0758-005

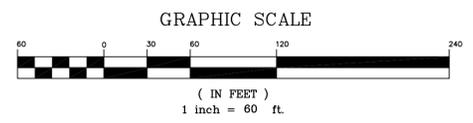
N/F
Mervin F. and Beatrice A. Shearer
Deed Book 0020K-00108
Tax Parcel 40-24-0758-004

N/F
Lenore L. and William E., Sr. Arnold
Deed Book 00265-01592
Tax Parcel 40-24-0758-003

N/F
Debra S Boden
Deed Book 201907557
Tax Parcel 40-24-0758-001

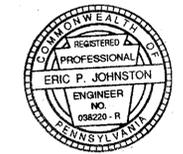
N/F
Mark E. and Nicole H. Galbraith
Plan Book 69, Page 56, Lot No. 26
Deed Book 00260-03446
Tax Parcel 40-24-0758-236

SUBDIVISION PLAN
SCALE: 1" = 60 FT.



CURVE	ARC	RADIUS	CH. BEARING	CH. LENGTH
C1	15.70	10.00	N50°39'06"E	14.14
C2	49.26	325.00	N88°43'00"W	49.22
C3	52.78	325.00	S82°17'20"W	52.72
C4	195.03	175.00	S70°26'11"E	185.09
C5	97.31	175.00	S22°34'48"E	96.06
C6	156.97	225.00	S26°38'12"E	153.80
C7	81.82	225.00	S57°02'24"E	81.37
C8	81.82	225.00	S77°52'29"E	81.37
C9	55.26	225.00	N84°40'20"E	55.12
C10	86.34	275.00	S86°37'52"W	85.99
C11	15.72	10.00	N39°20'54"W	14.15

PHASING SCHEDULE:		
PHASE	NUMBER OF LOTS	FINAL PLAT INTENDED TO BE FILED
I	13	MARCH 2020
II	12	MARCH 2025



Eric P. Johnston

JEFFERSON COURT II - PHASE I FINAL
SUBDIVISION PLAN
LEXINGTON LAND DEVELOPERS CORP.
336 WEST KING STREET
LANCASTER, PA. 17603

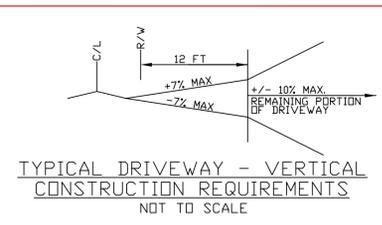
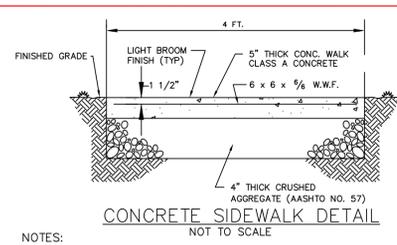
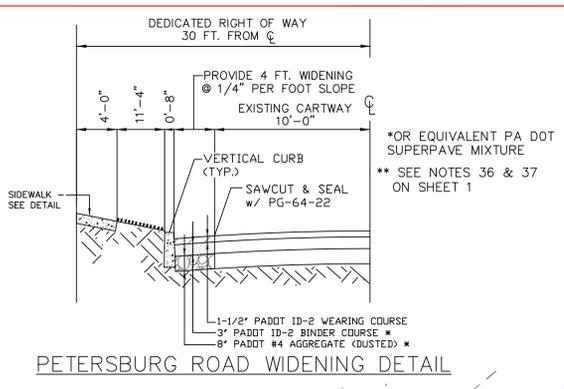
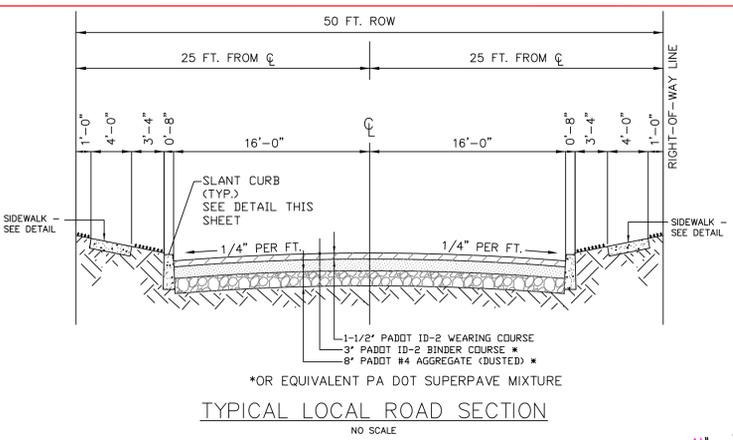
S. MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PA.

SCALE: AS SHOWN
DATE: 2/14/20
NO. 2007-40F

JOHNSTON AND ASSOCIATES, INC.
2386 TAXVILLE ROAD
YORK, PA. 17408
PHONE: 717-793-8595 FAX: 717-793-9696

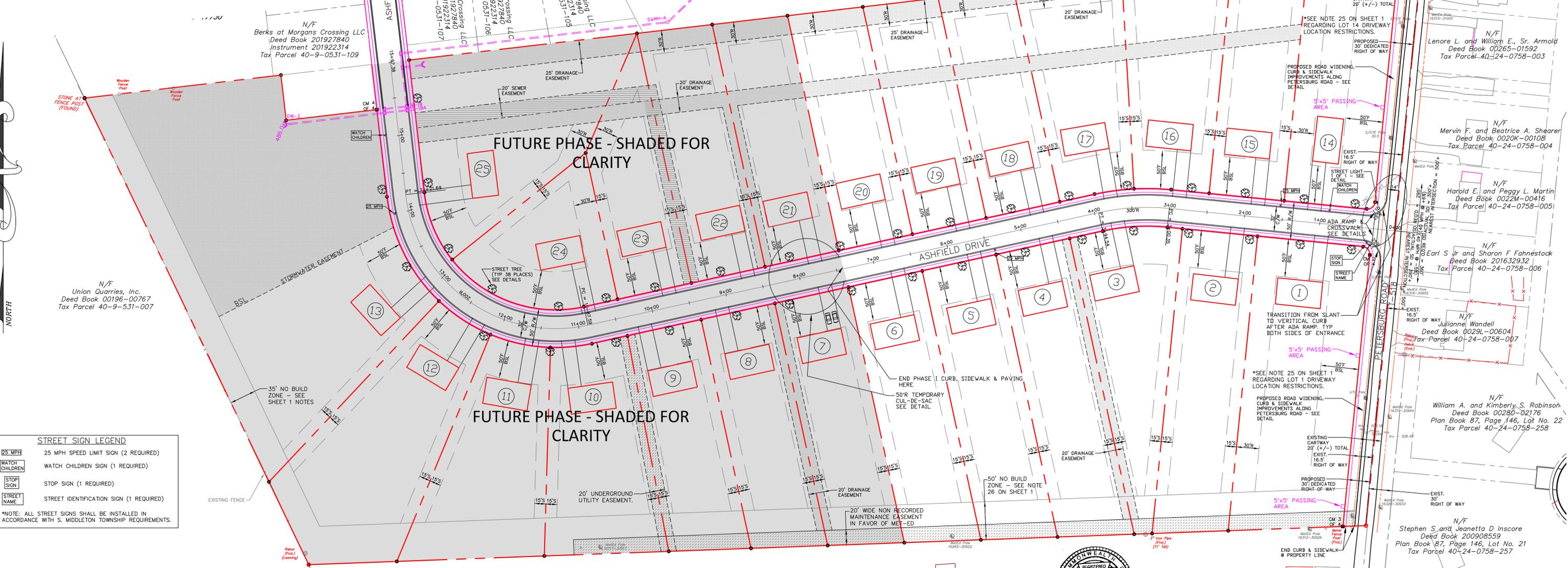
DR. KAR
CK. EPJ
SHEET 4 OF 10

NO.	DATE	DESCRIPTION	BY



NOTES:
1. SIDEWALK THICKNESS SHALL BE INCREASED TO 6" MIN AT ALL DRIVEWAY LOCATIONS.
2. SIDEWALKS SHALL CONFORM TO THE SPECIFICATIONS SET FORTH IN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FORM 408 SPECIFICATIONS, 1998 AS AMENDED.

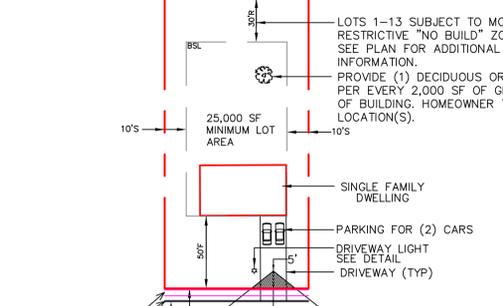
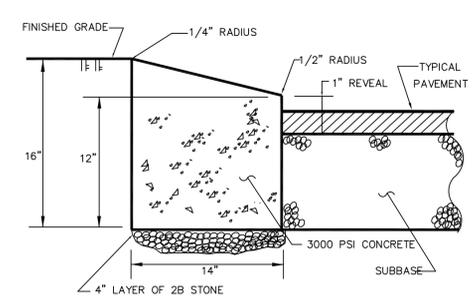
Laura Developers Corporation
Deed 00279-04968
Instrument 201922314
Tax Parcel 40-9-0531-090



STREET SIGN LEGEND

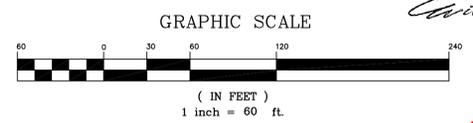
	25 MPH SPEED LIMIT SIGN (2 REQUIRED)
	WATCH CHILDREN SIGN (1 REQUIRED)
	STOP SIGN (1 REQUIRED)
	STREET IDENTIFICATION SIGN (1 REQUIRED)

*NOTE: ALL STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH S. MIDDLETON TOWNSHIP REQUIREMENTS.



NOTES:
1. DRIVEWAY ENTRANCES OR APRONS WITHIN THE STREET RIGHT OF WAY SHALL BE SURFACED TO THEIR FULL WIDTH, AND IN NO CASE SHALL BE LESS THAN TEN (10) FEET, THE TYPE OF SURFACE TO BE THE SAME AS THE STREET TO WHICH IT PROVIDES ACCESS. WHERE SIDEWALKS ARE INSTALLED, THE REQUIRED DRIVEWAY SURFACING SHALL END AT THE STREET SIDE OF THE SIDEWALK.
2. INDIVIDUAL DRIVEWAY LIGHT POSTS SHALL BE INSTALLED ON ALL LOTS MIDWAY BETWEEN THE STREET RIGHT OF WAY AND THE FRONT BUILDING SETBACK LINE.
3. ANY AREA OF THE LOT NOT USED FOR BUILDINGS, PAVED AREAS OR BUFFER PLANTINGS (EXCLUDING NATURAL WOODLANDS) SHALL BE PLANTED WITH AN ALL SEASON GROUND COVER OR LAWN.
4. EACH LOT SHALL INSTALL AN OUTSIDE ELECTRIC YARD LIGHT (TWO LIGHTS FOR CORNER LOTS). THIS LIGHT SHALL BE A MINIMUM 75 WATTS, AT LEAST SIX FEET IN HEIGHT, AND EQUIPPED WITH A PHOTOELECTRIC SWITCHING DEVICE TO ASSURE CONTINUOUS OPERATION BETWEEN DUSK AND DAWN. WIRING FOR SUCH LIGHTS MUST BE CONNECTED DIRECTLY TO THE CIRCUIT BREAKER IN THE MAIN ELECTRICAL PANEL BOX IN THE DWELLING, WITHOUT AN INTERVENING SWITCH BETWEEN THE CIRCUIT BREAKER AND THE PHOTOELECTRIC SWITCHING DEVICE. THE LIGHT SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

IMPROVEMENTS PLAN
SCALE: 1" = 60 FT.



Michael P and Cynthia L Gardner
Deed Book 201717517
Tax Parcel 40-9-0531-020

JEFFERSON COURT II - PHASE I FINAL

IMPROVEMENTS PLAN

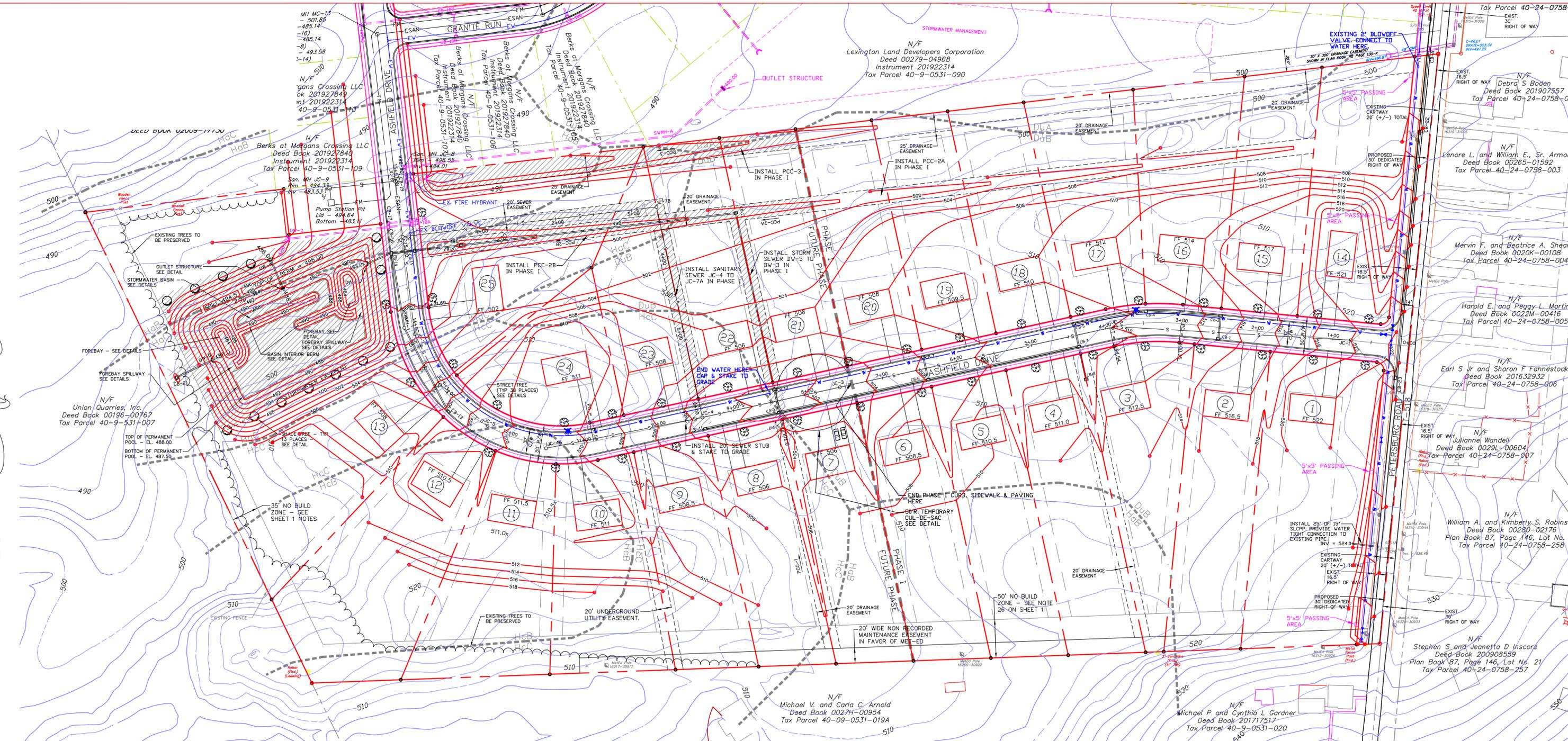
LEXINGTON LAND DEVELOPERS CORP.
336 WEST KING STREET
LANCASTER, PA. 17603

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

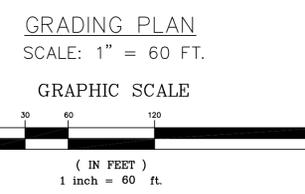
S. MIDDLETON TOWNSHIP
SCALE AS SHOWN
DATE: 2/14/20
NO. 2007-40F
PHONE: 717-793-8595

JOHNSTON AND ASSOCIATES, INC.
2386 TAXVILLE ROAD
YORK, PA. 17408
DR. KAR
CK. EPJ
FAX: 717-793-9696

CUMBERLAND COUNTY, PA.
SHEET 5 OF 10



- LEGEND**
- 500 — EXISTING CONTOUR
 - — EXISTING UTILITY POLE
 - — EXISTING STORMWATER INLET & PIPE
 - — EXISTING CONCRETE ENDWALL
 - — ESAN — EXISTING SANITARY SEWER
 - — FM — EXISTING SEWER FORCE MAIN
 - — EV — EXISTING WATER MAIN
 - — — — EXISTING WATER VALVES
 - — — — EXISTING FENCE
 - FF 509.5 — FIRST FLOOR ELEVATION
 - 508 — PROPOSED GRADING
 - — — — JC-3 — PROPOSED SANITARY SEWER & MANHOLE
 - — — — W — PROPOSED WATER
 - — — — — — PROPOSED WATER VALVE
 - — — — — — EXISTING FIRE HYDRANT
 - — — — — — PROPOSED FIRE HYDRANT
 - — — — — — CB-6 — PROPOSED STORM INLET & PIPE
 - — — — — — DWS-501.0 — PROPOSED DW HEADWALL/ENDWALL & SPOT ELEVATION
 - — — — — — PROPOSED STREET TREE
 - — — — — — PROPOSED BASIN SHADE TREE (SEE PCSM PLAN)
 - /// — PHASE I IMPROVEMENTS LOCATED IN FUTURE PHASE AREA OF SITE



- SOILS:**
- DuA — DUFFIELD SILT LOAM — HYDROLOGIC GROUP B
 - DuB — DUFFIELD SILT LOAM — HYDROLOGIC GROUP B
 - HgB — HAGERSTOWN SILT LOAM — HYDROLOGIC GROUP B
 - HgC — HAGERSTOWN SILT LOAM — HYDROLOGIC GROUP B
 - HgB — HAGERSTOWN SILT LOAM — HYDROLOGIC GROUP B
 - HgC — HAGERSTOWN SILT LOAM — HYDROLOGIC GROUP B

- LEGEND:**
- DuB — SOIL BOUNDARY LINE
 - HgB — SOIL BOUNDARY LINE



Eric P. Johnston

JEFFERSON COURT II — PHASE I FINAL

GRADING PLAN

LEXINGTON LAND DEVELOPERS CORP.
336 WEST KING STREET
LANCASTER, PA. 17603

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

S. MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA

SCALE: AS SHOWN **JOHNSTON AND ASSOCIATES, INC** DR. KAR

DATE: 2/14/20 2386 TAXVILLE ROAD YORK, PA. 17408 DR. EPJ

NO. 2007-40F PHONE: 717-793-8595 FAX: 717-793-9696 SHEET 6 OF 10