# FINAL SUBDIVISION PLAN

# LAUREL POND

(MILTON ESTATES - PHASE VI)

MANHEIM TOWNSHIP, LANCASTER COUNTY, PA

### NOTES:

REGISTERED

PROFESSIONAL

TIMOTHY D. DIEHM

LAND SURVEYOR / 032483-E

PROFESSIONAL

Notarial Seal Timothy D. Diehm, Notary Public Warwick Twp., Lancaster County

My Commission Expires June 7, 2003

Member, Pennsylvania Association of Notaries

CERTIFICATES:

5 20c1-72

RECORDER OF DEEDS CERTIFICATE

Recorded in the Office for the Recording of Deeds, in and

CERTIFICATION OF ACCURACY (SURVEY & PLAN)

STORM WATER MANAGEMENT CERTIFICATION

CERTIFICATE FOR APPROVAL BY THE COMMISSIONERS

CERTIFICATE FOR REVIEW BY THE PLANNING COMMISSION

CERTIFICATE FOR REVIEW BY THE TOWNSHIP ENGINEER

Reviewed by the Manheim Township Engineer this \_\_\_\_\_ day of \_\_\_\_\_\_, 19 99.

CERTIFICATE OF OWNERSHIP. ACKNOWLEDGMENT OF PLAN AND

OFFER OF DEDICATION, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA

My Commission Expires

On this, the <u>28</u> day of <u>June</u>, 19<u>99</u>, before me, the undersigned officer, personally appeared Willis R. & Joanne L. Lefever,

who being duly sworn according to law, deposes and says that they are

the owners of the property shown on this plan, that the plan therefore

act and plan, that they desire the same to be recorded, and that

all streets and other property identified as proposed public property

(excepting those greas labeled "NOT FOR DEDICATION") are hereby

dedicated to the public use.

was made at their direction, that they acknowledge the same to be their

Reviewed by the Manheim Township Commissioners this 2157 day of

I hereby certify that, to the best of my knowledge, the survey and plan

by the Manheim Township Subdivision and Land Development Ordinance.

l hereby certify that, to the best of my knowledge, the storm drainage

facilities shown and described hereon are designed in conformance with

Township Commissioners this 8TH day of

the Manheim Township Storm Water Management Ordinance.

shown and described hereon, is true and correct to the accuracy required

PLANNING COMMISSION REVIEW CERTIFICATE

The Lancaster County Planning Commission, as required by the Pemnsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on Larry, 19\_\_\_\_\_, and a copy of the review is on file at the office of the Planning Commission in LCPC File No. The Commission in LCPC File No. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal government

LANCASTER COUNTY

- Benchmark = Existing Rebar along South side of Quarry Road, Elev. 370.19 (Manheim Township Sanitary Sewer Datum) Permanent monuments and lot corner markers consisting of rebar pins will be set upon completion of site grading activities. The proposed development will be served by existing public sewer
- 4. A minimum of two (2) off-street parking spaces shall be provided for each lot outside the front yard setback. 5. The contractor shall verify all dimensions and existing conditions on the site prior to start of construction.
- 6. Per Pa. Act 287 of 1974 as amended by Pa. Act 187 of 1996, all existing utilities and their locations shall be verified by the contractor prior to construction. Contractor shall take all necessary precautions to protect existing utilities and maintain uninterrupted service. Diehm and Sons does not guarantee the position of or the presence or absence of any underground utilities. Lot owners, builders, and excavation contractors must call the PA One Call System
- (1-800-242-1776) at least three (3) working days prior to digging, The contractor shall be responsible for all traffic control, trench barricading, covering, sheeting, and shoring in accordance with applicable federal, state, and local regulations. 9. Contractor shall verify prior to start of construction that on-site soils are
- suitable to support the proposed loading from all buildings and other improvements and take corrective measures as necessary to assure that adequate support of the proposed improvements is provided. 10. Extensions of and connections to the existing water lines shall comply with all specifications of the Lancaster City Water Department. Extensions of and and connections to the existing sanitary sewer system shall comply with all
- specifications of the Manheim Township Municipal Authority. 11. Manheim Township is not responsible for the construction or maintenance of of any area, park, improvements, plantings, street, or alley not specifically
- 12. All proposed streets shown on this plan are offered for dedication to Manheim Township. 13. All proposed sanitary sewer lines shown on this plan are offered for dedication to the Manheim Township Municipal Authority
- All proposed water lines shown on this plan are offered for dedication to the Metropolitan Lancaster Authority. 14. The proposed open space area (Lot 122) is not intended for dedication to the Township. Maintenance of this area shall be the responsibility of the
- 15. Installation and maintenance of all temporary and permanent storm water management and erosion and sedimentation control facilities during construction shall be the responsibility of the developer(s), Willis R. & Joanne L. Lefever. Installation and maintenance of temporary erosion and sedimentation control facilities on individual lots, including stabilization of lawn areas, after sale of the lots shall be the responsibility of the individual lot owner. Ownership and maintenance of all permanent storm water management facilities not located within the public right-of-way shall be the responsibility of the individual lot owner on which the facility is located. The Township shall have the right to enter upon the premises to inspect the facilities via the proposed storm water management, drainage, and utility easements. The Township IS NOT RESPONSIBLE for the installation
- and/or maintenance of any facilities not dedicated to the Township. The Township reserves the right to, at the expense of the owner, repair any storm water management facilities not properly maintained by the owner. 16. No alterations to swales or basins, or placement of any structures
- shall be permitted in any easements. Nothing shall be placed, put, or set within an easement which would adversely affect its use. 17. All construction shall be in accordance with the Manheim Township Improvements Specifications Manual in effect at the time of construction.

18. All proposed sidewalks and ramps shall conform to the latest A.D.A.

- requirements in effect at the time of construction 19. All drainage inlet grates shall be depressed two (2) inches below the finished grade of the adjacent gutter or ground surface. 20. At a meeting on 1/11/99, the Manheim Township Board of Commissioners approved waivers of the following sections of the Manheim
- Township Subdivision and Land Development Ordinance: Section 804.5.A.1. - Maximum 6 ft. water depth for Storm Water Detention Facilities as it applies to the proposed wet pond/detention facility. Section 705 - Sidewalk Installation at is applies to the Fruitville Pike frontage 21. A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before construction within a State highway is permitted. Access to the
- State highway shall only be as authorized by a Highway Occupancy Permit, and the Township's approval of this plan in no way implies that such permit can be acquired. 22. The storm water management plan and calculations have been based on a proposed impervious area of 4,125 sf per lot outside the proposed street right-of-ways. Installation of any additional impervious area beyond this amount will require storm water management approval from Manheim Townsip.
- 23. Rodent burrows in the vicinity of the wet pond embankment and outlet structure shall be remediated by the following PA DEP guidelines outlined in "The Inspection, Maintenance and Operation of Dams in Pennsylvania": (1) Burrows shall be filled with a slurry mixture of 90% earth and 10% cement poured through a large diameter pipe. (2) The outer surface should then be covered with well-compacted earth and vegetation reestablished. (3) Pond embankment shall be inspected regularly for new burrows and remediated as quickly as possible. 24. Proposed wet pond shall be constructed with a continuous impervious liner to maintain water volume, minimize sinkhole potential in the vicinity of the pond,
- and to prevent migration of water into surrounding basements. Liner shall extend to a minimum elevation of 366.50. Contractor shall be responsible to assure that the liner is installed properly without punctures, tears, or gaps which would allow water to migrate from the pond into the surrounding ground.

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PA DOT HIGHWAY OCCUPANCY PLAN - CROSS - SECTIONS

PA DOT HIGHWAY OCCUPANCY PLAN - CROSS - SECTIONS

25. The clear sight triangles shown on the plan shall be maintained as shown. No building, planting, fencing, or other obstruction that would obscure the vision of a motorist within the area of the clear sight triangle shall be permitted. 26. According to a wetlands investigation report prepared by Fisher Engineering, Inc.

dated October 19, 1998, there are no wetlands present within the site. 27. The City of Lancaster's Bureau of Water shall be contacted at least seventy—two (72) hours prior to any water line construction in order to schedule inspections and coordinate water main shutdowns. Also, no valves or other appurtenances of the City of Lancaster water system may be operated without a City of Lancaster employee present.

28. Prior to construction, the City of Lancaster Meter Supervisor must be contacted at 291-4821 for Water Service Applications. 29. Since the proposed water main will be dedicated to the Metropolitan Lancaster Authority, record drawings will be required after the project is complete.

30. All retainer glands for water line shall be wedge action type retainer glands.

No meters will be issued until all requirements for dedication are met.

### REVISIONS:

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6/23/99	RCP STORM PIPE WITHIN ESMTS.	TDD
2/22/99	WAIVER NOTE COMPLETED	TDD



DIEHM &: SONS HEREBY STATES THAT PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF DECEMBER 10, 1974, AS AMENDED BY ACT NO. 187 OF DECEMBER 19, 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITE WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

(2) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT DIEHM &: SONS REQUESTED FROM A ONE—CALL SYSTEM THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, BEING "INFORMATION AS TO THE CLAUSE (4) OF SAID ACT, BEING "INFORMATION AS TO THE POSITION AND TYPE OF THE USER'S LINE OR FACILITY" AT THE SITES OF EXCAVATION OR DEMOLITION WORK "BASED ON THE INFORMATION CURRENTLY IN THE USER'S POSSESSION." "LINE" OR "FACILITY" IS DEFINED IN SAID ACT AS MEANING AN UNDERGROUND PIPE OR STRUCTURE USED IN PROVIDING ELECTRIC OR COMMUNICATION SERVICE, OR: AN UNDERGROUND PIPE USED IN CARRYING OR PROVIDING GAS, OIL OR OIL PRODUCT DELIVERY, SEWAGE, WATER OR OTHER SERVICE TO ONE OR MORE CONSUMERS OR CUSTOMERS OF SUCH SERVICE AND THE APPURTENANCES THERETO, REGARDLESS OF WHETHER SUCH LINE OR STRUCTURE IS LOCATED ON OF WHETHER SUCH LINE OR STRUCTURE IS LOCATED ON LAND OWNED BY A PERSON OR PUBLIC AGENCY OR WHETHER IT IS LOCATED WITHIN AN EASEMENT OR RIGHT-OF-WAY. HE TERM INCLUDES STORM DRAINAGE AND TRAFFIC LOOPS (3) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, DIEHM & SONS HAS SHOWN UPON THESE DRAWINGS, "THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2)" OF SECTION 4 OF SAID ACT, AND THE FACILITY OWNER'S NAMES, DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER, AS SHOWN ON THE LIST DESCRIBED IN SECTION 3. (4) PURSUANT TO SECTION 4. CLAUSE (4) OF SAID ACT, DIEHM & SONS HAS MADE "A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE. O AND MINIMIZE INTERFERENCE WITH A FACILITY OWNER' ACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING A FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AI EIGHTEEN INCH CLEARANCE OF THE FACILITY OWNER'S FACILITY, AND DIEHM & SONS DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT DIEHM & SONS IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF SAID ACT 287 OF DECEMBER 10, 1974, AS AMENDED BY ACT 187 OF DECEMBER 19, 1996.



MUNICIPAL

Manager - Outside Facilities Engr. Lancaster, PA 17602 800-242-1776 d/b/a Cable TV Associates 528 W. Orange Street Lancaster, PA 17604 717-299-0781 Columbia Gas Transmission: Corp Administrative Clerk 1470 Poorhouse Road Downingtown, PA 19335 215-269-4441 Denver and Ephrata Telephone & Telegraph Company 130 E. Main Street Ephrata Borough 717-733-4101, Ext. 251 East Petersburg Boro Authorit Daniel E. Shuman, Jr., Supt. 2899 Graystone Road East Petersburg, PA 17520 **Enterprise Telephone Company** 37-43 Diller Avenue New Holland, PA 717-354-4401 City of Lancaster Water Authority Engr. Aide in Charge of Utilities Location c/o The City Engineer 120 North: Duke Street Lancaster, PA 17604 291-4772

City of Lancaster Sewer Authority Engr. Aide in Charge of Utilities Location c/o The City Engineer 120 North Duke Street Lancaster, PA 17604 City of Lancaster Electrical Bureau Supt. of Bureau of Electricity

120 North Duke Street

Lancaster, PA 17604

No Answer call 716-427-7510 Ohio River Pipe Line Co. formerly Ashland Pipe Line) P. O. Box 3104 Lexington, OH 44904 415-884-0800 Pennsylvania Power & Light Co. Gary S. Miller, Cust. Service Mgr. Customer Service Department 1701 Manhelm: Pike Lancaster, PA 17601 800-242-1776 Sohio Pipe: Line Company A.L. Davis, District Superintendent Sohio Pipe: Line Company Woodbury Heights, NJ 08097 609-845-3260 Sun Pipe Line Co. 144 New Concord Road Aston, PA 19014 Milliam McKee -- Supervisor 215-494-9200 215-494-4225 (emergency) Texas Eastern Corporation Gas: Pipelines P. O. Box 526 West Chester, PA 19380 215-696-4300

Texas Eastern Transmission Corp.

of Manhelm Township

1821 Municipal Drive Lancaster, PA 17601 800-242-1776

5140 Paxton Street

Harrisburg, På 17111

PA Center - 1-800-242-1776

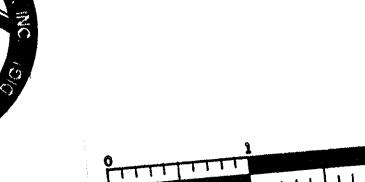
TOWNSHIP

LOCATION MAP

SCALE 1" = 2000'

TOWNSHIP

P. O. 420 Uwchland, PA 19480 610-458-8410 610-458-0735 (Fax) UGI Gas Utility Division P. O. Box 4927 262 Conestoga St. Lancaster, PA 17604 ATTN: Area Distribution 800-242-1776



### ZONING DATA:

Min. Front Yard: Min. Side Yard: Min. Rear Yard: Min. Lot Size: 20,000 sf Min Lot Width (@ Street): Min. Lot Width (@ Front Yard Setback): 100 ft

Min. Lot Depth:

## OWNER / DEVELOPER:

Willis R. & Joanne L. Lefever 135 E. Durlach Hill Rd. Stevens, PA 17578 Ph: (717) 738-3410

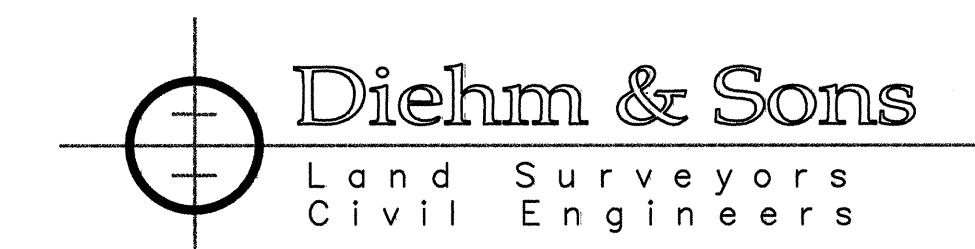
Min. Open Area:

### SITE DATA:

Proposed Use: Residential Single Family Dwellings 21.58 Ac. (R/W) 21.58 Ac. (R/W) Existing Acreage: Proposed Acreage: No. of Proposed Lots: 32 Lots (31 Single Family Residential Lots + Open Space Lot) 1.48 Units/Ac.

### SOURCE OF TITLE:

Deed Book 2750 Page 485 Tax Map 9J-6-22 Subdivision Plan Book J-181-96



50 %

15 Toll Gate Road Phone: (717) 626-0175

P.O. Box 228 Fax: (717) 626-5021

Lititz, PA 17543 E-Mail: diehm@redrose.net

PROJECT NO.: 95033 FILE: H187CR1.DWG

DWG. NO.: H-187 VII

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DATE: 22 FEBRUARY 1999 SHEET 1 OF 20

