

Preliminary Subdivision and Land Development Plan for Asbury Pines Phase II

Owner's Certification and Offer of Dedication
Commonwealth of Pennsylvania
County of York

On this, the 26th day of April, 2007, before me, the undersigned officer personally appeared,

Craig Hasson Richard

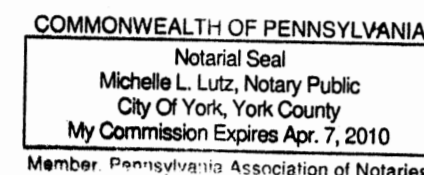
Craig Hasson Title

being duly sworn according to law, depose that he is the owner of the property shown on this plan, that the plan thereof was made at his direction, that he acknowledge the same to be his act and plan that all necessary approval of the plan has been obtained and is endorsed thereon, that he desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

In witness whereof, I hereto set my hand and seals

Michelle L. Lutz

Michelle L. Lutz
Notary Public



in East Manchester Township, York County, PA
Asbury Pines Partners, LLC
952 Loq Cabin Road
Leda, Pa 17540
717-626-1621

East Manchester Township Planning Commission
Reviewed by the East Manchester Township Planning Commission on this the _____ day of _____, 20____.

Engineers Certificate

I hereby certify that, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the East Manchester Township Subdivision and Land Development Ordinance.

April 25, 2007

Jerry T. Stahlman

Jerry T. Stahlman, P.E.
Professional Engineer
No. 13879-E
PENNSYLVANIA

East Manchester Township Board of Supervisors

Approved by the East Manchester Township Supervisors on this the _____ day of _____, 20____.

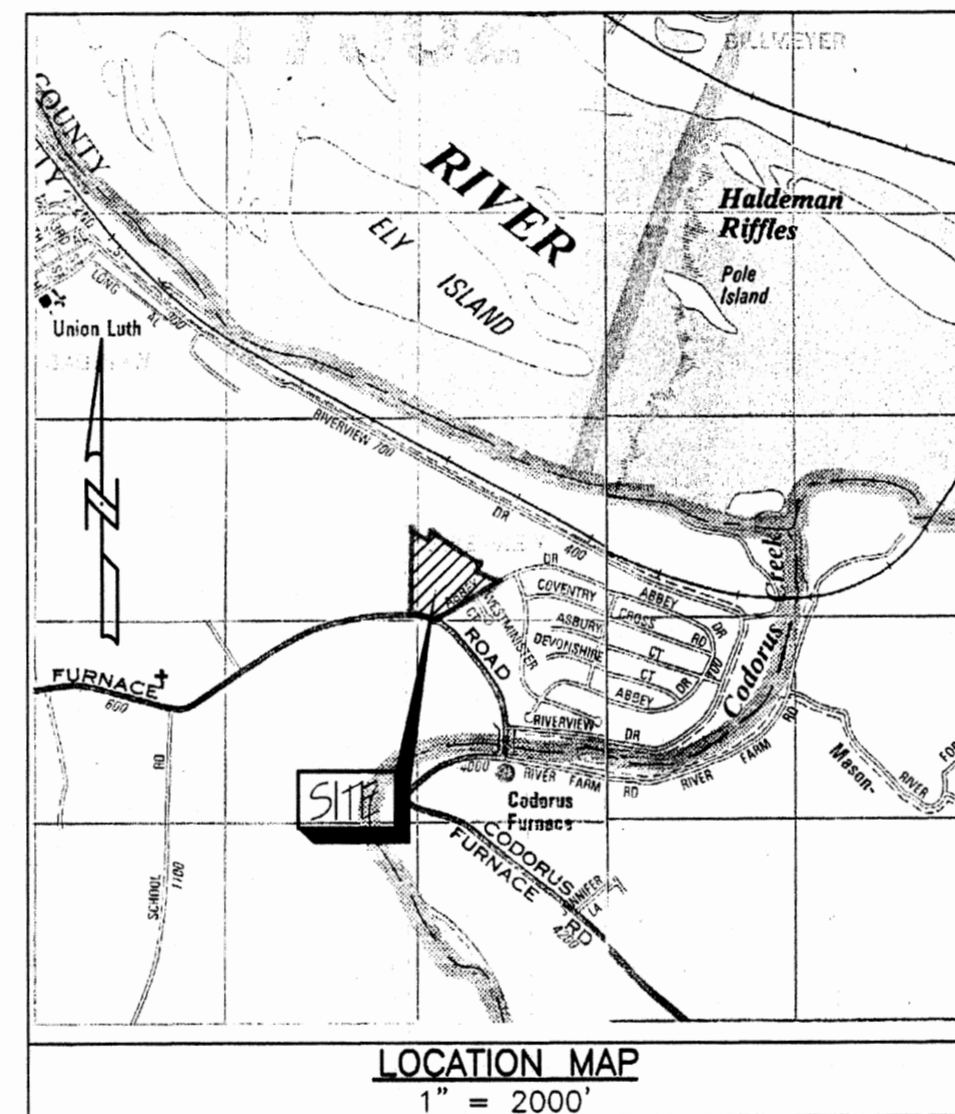
Surveyors Certificate

I, Clark P. Craumer, Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan is in conformity with building, sanitation and other applicable Township ordinances and regulations and with the regulations governing the extension of utility services into the Township.

April 25, 2007

Clark P. Craumer

Clark P. Craumer, P.L.S.
Professional Land Surveyor
No. 13879-E
PENNSYLVANIA



PLAN SHEET LEGEND

- TITLE SHEET
- EXISTING SITE CONDITIONS
- PRELIMINARY SUBDIVISION PLAN
- POST-CONSTRUCTION STORMWATER MANAGEMENT GRADING AND UTILITIES PLAN
- PLAN AND PROFILE - NORTH WESTMINSTER COURT
- PCSM DETAILS AND OFFSTREET PROFILES
- PRE AND POST DEVELOPMENT DRAINAGE AREA PLAN
- INLET DRAINAGE AREA PLAN
- EROSION & SEDIMENT CONTROL PLAN
- EROSION & SEDIMENT CONTROL DETAILS
- EROSION & SEDIMENT CONTROL DETAILS

Stahlman & Stahlman
Planning, Engineering & Surveying
1-717-854-0011
139 E. Market St, York, PA 17401

NOTES:

1. THE EXISTING 50' WIDE ACCESS RIGHT-OF-WAY SHOWN ALONG THE NORTH SIDE OF LOTS 3 THROUGH 7 WAS CREATED BY A FINAL SUBDIVISION PLAN APPROVED BY EAST MANCHESTER TOWNSHIP ON 4/19/02 AND RECORDED IN THE YORK COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK RR, PAGE 830 ON 4/23/02 AND IS SUBJECT TO THE "MUTUAL GRANT OF EASEMENT AND MAINTENANCE AGREEMENT" MADE ON 4/18/02. THERE ARE NO OTHER COVENANTS OR DEED RESTRICTIONS IMPOSED ON THIS PLAN.

2. THE FOLLOWING WAIVERS TO THE EAST MANCHESTER TOWNSHIP STORMWATER ORDINANCE ARE HEREON REQUESTED IN WRITING WITH THIS PLAN, AND APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS ON THE _____ DAY OF _____.

SECTION 8.I (BASIN SIDE SLOPES)
SECTION 8.J (BASIN COMPLIANCE WITH SETBACK)

3. A HOMEOWNERS ASSOCIATION SHALL BE CREATED FOR THE 15 LOTS OF ASBURY PINES PHASE II DEVELOPMENT. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED ON LOTS 1 THROUGH 15, AND ANY OTHER STORMSEWER LOCATED OUTSIDE OF THE STREET RIGHT-OF-WAY. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN, REPAIR, OR RECONSTRUCT SAID FACILITIES IN ACCORDANCE WITH FINAL SUBDIVISION APPROVAL OR TOWNSHIP REGULATIONS AFTER WRITTEN NOTICE TO DO SO BY THE TOWNSHIP AND SAID DEFICIENCY REMAINS UNREPAIRED FOR A PERIOD OF THIRTY (30) CALENDAR DAYS, THEN THE TOWNSHIP, ITS AGENTS OR CONTRACTOR, SHALL HAVE THE RIGHT TO ENTER INTO SAID FACILITIES AND PERFORM THE NECESSARY MAINTENANCE, REPAIR, OR RECONSTRUCTION DUAL LOT OWNERS. THE TOWNSHIP SHALL HAVE THE RIGHT TO FILE A LIEN AGAINST ALL THE LOTS FOR THE COST OF SAID WORK IN ACCORDANCE WITH THE MUNICIPAL CLAIM ACT, 53 P.S. 71011 ET SEQ.

4. ALL CONSTRUCTION INSPECTION REQUIREMENTS SPECIFIED IN SECTION 10.2 OF THE EAST MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE MUST BE MET.

5. EAST MANCHESTER TOWNSHIP DRIVEWAY PERMITS ARE REQUIRED.

6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE EAST MANCHESTER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS MANUAL, LATEST EDITION.

7. ALL COMPONENTS OF THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EAST MANCHESTER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS MANUAL, LATEST EDITION.

8. EITHER THE PERMANENT STORMWATER BASIN OR EROSION CONTROL BASIN MUST BE COMPLETED PRIOR TO THE CREATION OF ADDITIONAL IMPERVIOUS COVERAGE.

9. AN AS-BUILT DRAWING OF THE STORMWATER MANAGEMENT BASIN SHALL BE PROVIDED TO THE TOWNSHIP UPON COMPLETION OF THE BASIN.

10. BACKFILLING OF TRENCHES WITHIN THE EXISTING AND PROPOSED STREET RIGHT-OF-WAY SHALL BE FULL DEPTH STONE IN ACCORDANCE WITH THE EAST MANCHESTER CONSTRUCTION AND MATERIAL SPECIFICATIONS.

11. THIS PLAN WAS REVIEWED BY THE NORTHEASTERN YORK COUNTY SEWER AUTHORITY AT THE REQUEST OF EAST MANCHESTER TOWNSHIP IN THE EVENT THAT THE SEWERS WOULD BE OPERATED AND MAINTAINED BY THE N.Y.C.S.A.

12. ONCE THE PROPERTY IS NO LONGER USED FOR TREE FARMING, ALL TREES SIX (6) INCHES OR MORE IN CALIPER AT A HEIGHT OF 4 AND ONE-HALF (4 1/2) FEET SHALL NOT BE REMOVED WITHOUT PROPER APPROVAL FROM THE BOARD OF SUPERVISORS UNLESS WITHIN THE PROPOSED RIGHT-OF-WAY LINE OF THE STREET, WITHIN PROPOSED BUILDING LINES, WITHIN UTILITY LOCATIONS, OR MANDATORY FOR ACCESS OF EQUIPMENT.

13. INDIVIDUAL LOT GRADING PLANS MUST BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION.

14. CONCRETE MONUMENTS ARE TO BE SET AT ALL PROPERTY CORNERS.

15. THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE EAST MANCHESTER TOWNSHIP RECREATION ORDINANCE.

16. ALL BUILDING AND STRUCTURES, INCLUDING ANY ADDITIONS AND ACCESSORY STRUCTURES, SHALL COMPLY WITH THE TOWNSHIP'S ORDINANCES AND REGULATIONS, INCLUDING ITS ZONING ORDINANCE AND SETBACK REQUIREMENTS.

17. TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKING WILL BE PROVIDED AND INSTALLED BY THE EAST MANCHESTER TOWNSHIP AS PER PENNDOT PUBLICATION 68 "OFFICIAL TRAFFIC CONTROL DEVICES". THE DEVELOPER SHALL REIMBURSE EAST MANCHESTER TOWNSHIP FOR THE COSTS ASSOCIATED WITH THE INSTALLATION OF SUCH SIGNAGE.

18. THE PROPOSED DEEDS FOR LOTS 9, 10, 11, 12, & 14 SHALL REFERENCE THE BUILDING RESTRICTION OF THE 100FT. RADIUS WELL PROTECTION EASEMENT.

19. THERE ARE NO WETLANDS, OR SOILS WITH HYDRIC COMPONENTS, AS DEFINED BY THE NATIONAL WETLAND INVENTORY (NW) MAP.

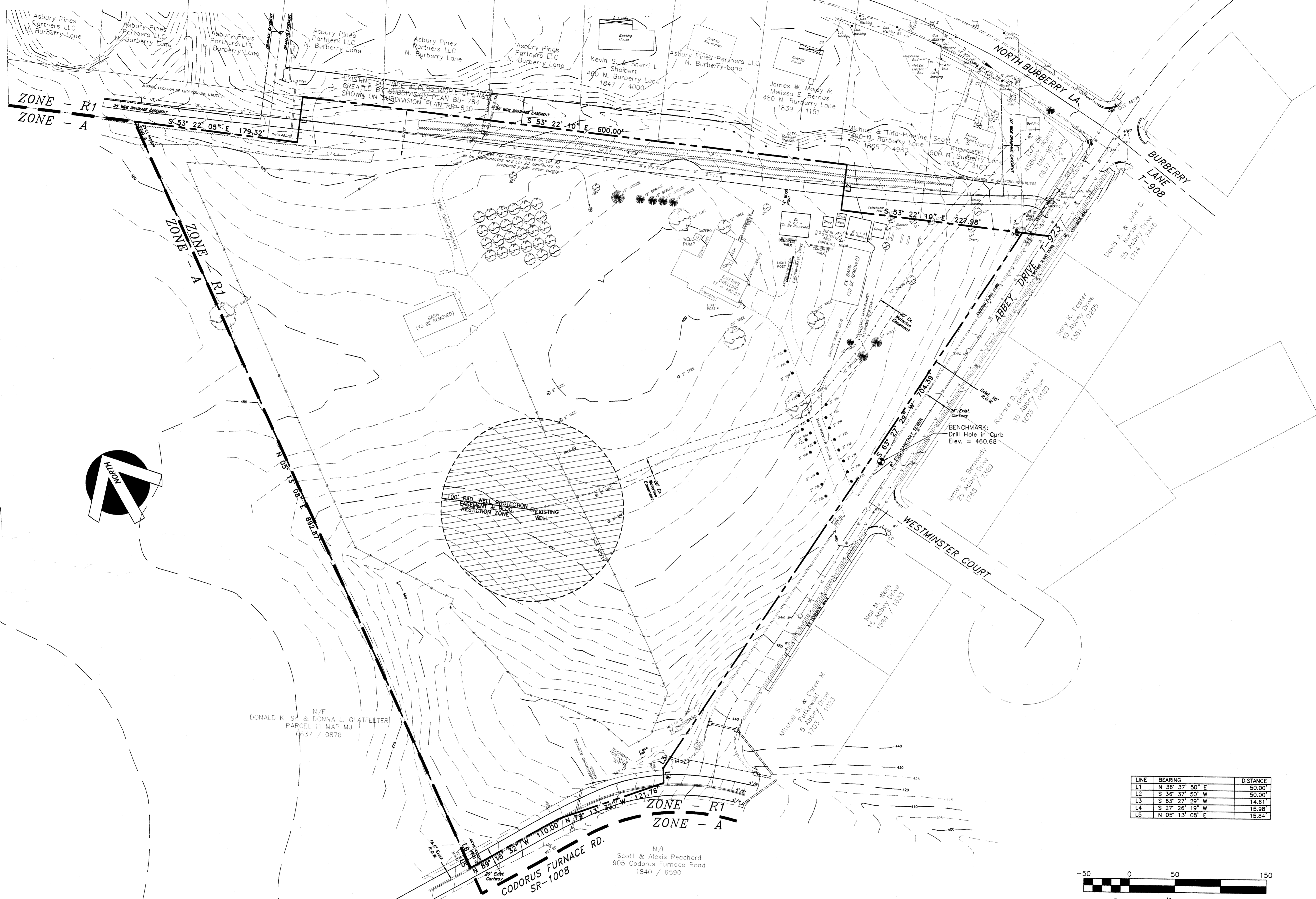
20. THE FOLLOWING WAIVERS TO THE EAST MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE HEREON REQUESTED IN WRITING WITH THIS PLAN, AND APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS ON THE _____ DAY OF _____, 20____.

SECTION 8.6.2.A (WIDENING OF CODORUS FURNACE ROAD)
SECTION 8.7.1 (CURBS ALONG CODORUS FURNACE ROAD)
SECTION 8.7.2 (SIDEWALK ALONG CODORUS FURNACE ROAD)
SECTION 8.8.5.A.(1) (NUMBER OF DRIVEWAYS PER LOT)
SECTION 8.8.7.C.(1)b (DISTANCE BETWEEN DRIVEWAY AND LOT LINES)

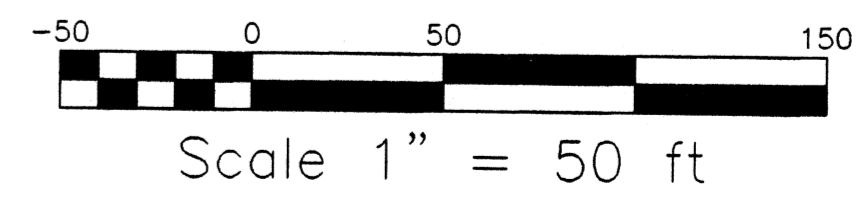
21. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE EXISTING DWELLING ON LOT 3 IS DISCONNECTED FROM THE EXISTING WELL AND SEPTIC SYSTEM, AND CONNECTED TO THE PROPOSED PUBLIC WATER AND SEWER SYSTEM.



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY STAHLMAN & STAHLMAN. CONTRACTOR SHOULD CONTACT THE PA. ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 199 (2004).



LINE	BEARING	DISTANCE
L1	N 36° 37' 50" E	50.00'
L2	S 36° 37' 50" W	50.00'
L3	S 63° 27' 29" W	14.61'
L4	S 27° 26' 19" W	15.98'
L5	N 05° 13' 08" E	15.84'



DRAWN BY: B.C.S.
 DATE: 03/30/07
 APPROVED BY: J.T.S.

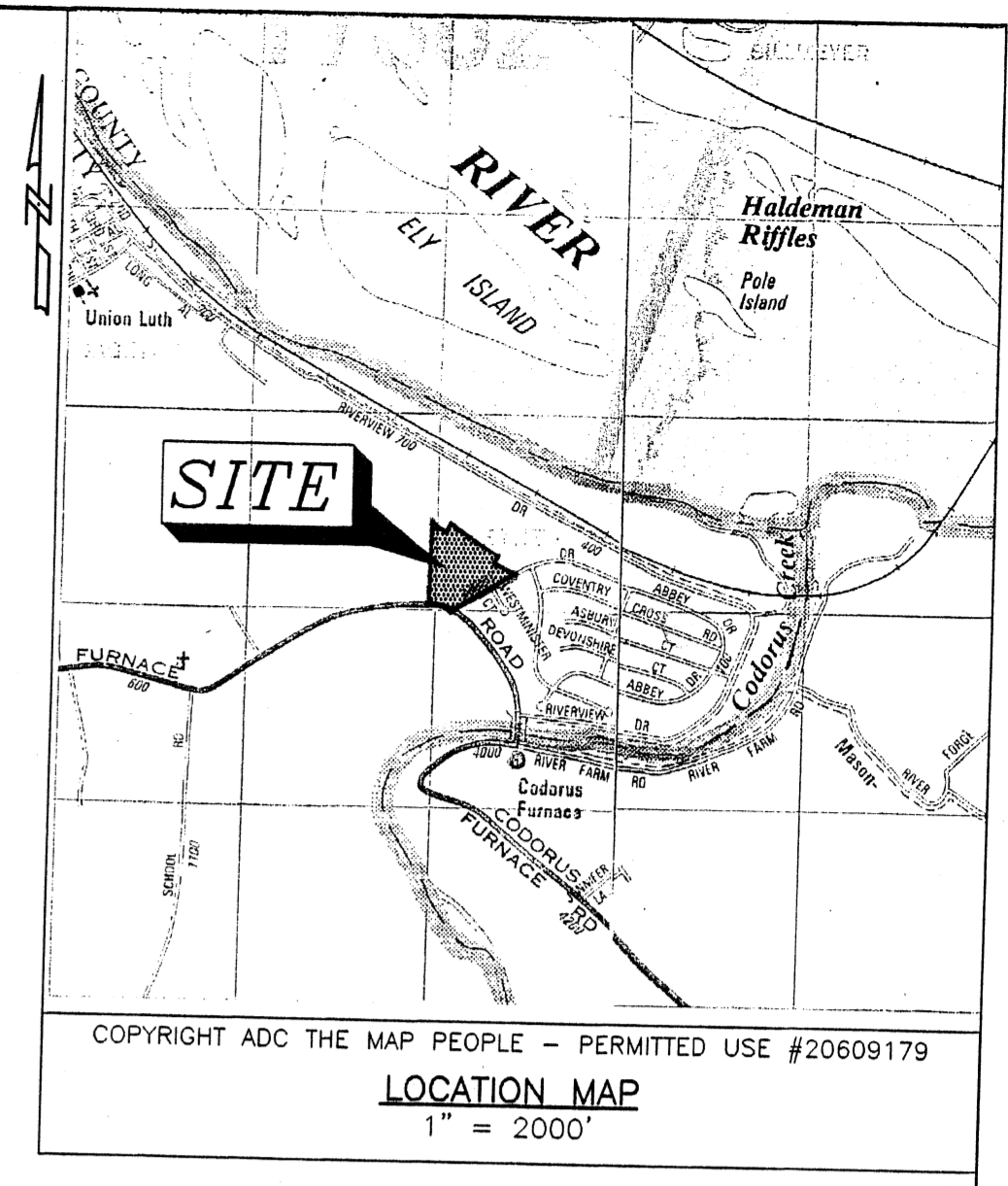
REVISIONS: 4/16/2007 - REVISED PER TOWNSHIP STAFF MEETING 4/12/2007

Stahlman & Stahlman
 Planning, Engineering & Surveying
 Phone: 717-854-0011
 139 East Market Street, York, Pennsylvania 17401

PROJECT: **Asbury Pines Phase II**
 Asbury Pines Partners, LLC
 952 Loc Cabin Road, Leda PA 17540
 717-626-1621

SHT. NAME: Existing Site Conditions
 East Manchester Township York County Pennsylvania

SHT. NO.: 2
 SHT. TOTAL: 11
 DWG. NO.: A-07-003

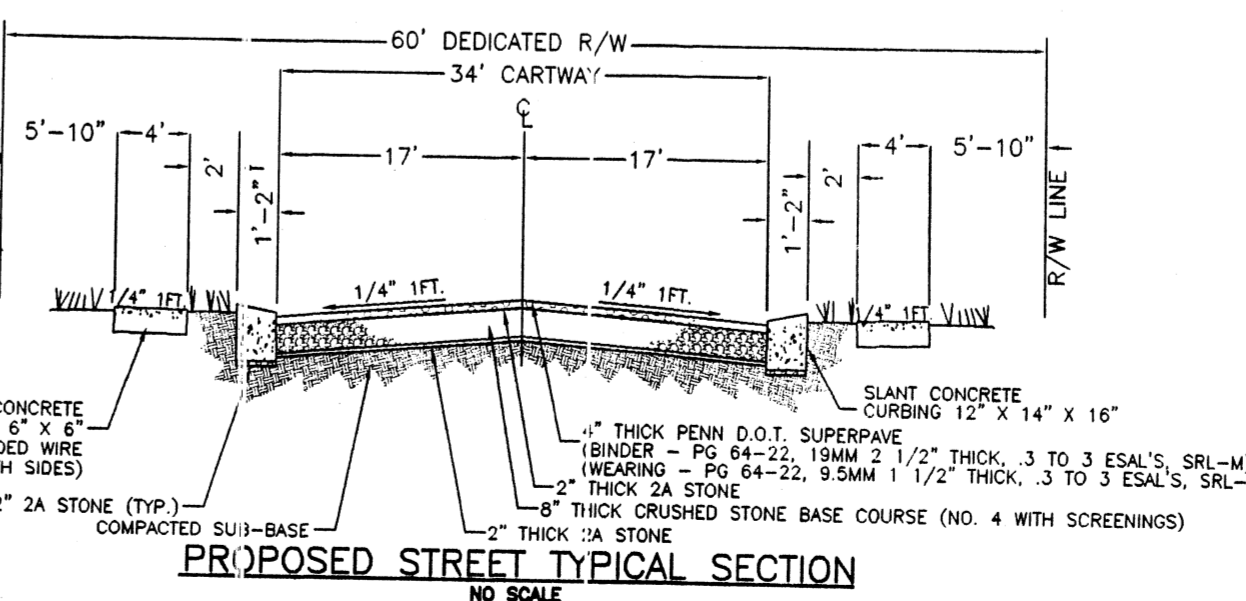


COPYRIGHT ADC THE MAP PEOPLE - PERMITTED USE #20609179
LOCATION MAP
 1" = 2000'

PAVING NOTE
 THE WEARING COURSE ON ALL STREETS DEDICATED TO AND WHICH ARE INTENDED TO BE ADOPTED BY THE TOWNSHIP SHALL NOT BE PLACED ON THE STREETS UNTIL CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED ON EIGHTY-FIVE PERCENT (85%) BY NUMBER OF THE LOTS SUBSTANTIALLY COMPLETED BY THIS PLAN. IN THE EVENT THAT THE DEVELOPER DESIRES THE TOWNSHIP TO ADOPT STREETS PRIOR TO PLACEMENT OF THE WEARING COURSE, THE DEVELOPER SHALL PROVIDE APPROPRIATE BONDS, ESCROW AGREEMENT, LETTER OF CREDIT, OR OTHER PAYMENT GUARANTEES SATISFACTORY TO THE TOWNSHIP IN THE AMOUNT OF ONE HUNDRED TEN PERCENT (110%) OF THE COST FOR PLACING THE WEARING COURSE PLUS TEN PERCENT (10%) FOR EACH YEAR BEYOND THE FIRST YEAR IN WHICH IT IS ANTICIPATED THERE WILL BE A DELAY IN PLACING THE WEARING COURSE. ADDITIONALLY, THE DEVELOPER MUST ALSO EXTEND THE MAINTENANCE BOND ON ALL STREETS TO BE ADOPTED TO RUN FOR EIGHTEEN (18) MONTHS AFTER PLACEMENT OF THE WEARING COURSE ON THE STREET. THE AGREEMENT OF THE SUPERVISORS TO ADOPT A STREET THAT DOES NOT HAVE A WEARING COURSE AT THE TIME OF ADOPTION IS REQUESTED BY THE DEVELOPER SHALL BE SUBJECT TO THE ABOVE CONDITIONS, AND SHALL BE AT THE SOLE DISCRETION OF THE TOWNSHIP.

SITE DATA
 TOTAL ACRES - 10.19 ACRES
 EXISTING ZONE - R-1 (LOW-DENSITY RESIDENTIAL)
 EXISTING USE - IDLE AGRICULTURAL
 PROPOSED USE - SINGLE FAMILY RESIDENTIAL
 TOTAL LOTS - 15
 BUILDING LOTS - 15
 MINIMUM LOT SIZE - 20,000 SQ FT
 AVERAGE LOT SIZE - 21,841 SQ FT
 MINIMUM LOT WIDTH - 100 FT
SETBACKS:
 FRONT - 35'
 REAR - 30'
 SIDE - 15'
 DENSITY - 1.47 UNITS/ACRE
 MAXIMUM LOT COVERAGE - 30%
 MAXIMUM BUILDING HEIGHT - 35'
 PROP. STREET LENGTH - 610.09'
 SOURCE OF TITLE - TAX MAP MJ, PARCEL 12A
 UPI NO - 26000J0012A000000; DB 1732, PG 7949
 UTILITIES - PUBLIC WATER (ASBURY POINTE WATER CO.)
 PUBLIC SEWER
 BENCHMARK - DRILL HOLE IN CURB ON NORTH SIDE OF ABBEY DRIVE.
 ELEV.: 460.68'
 CONTOURS - BASED ON U.S.G.S. DATUM, FROM U.S.G.S. BENCHMARK: EL. 263.00 (BRASS PLAQUE ON EAST SIDE OF BRIDGE ON CODORUS FURNACE ROAD.
 * DENOTES LOT WIDTH DIMENSION MEASURED AT BUILDING SETBACK.

NOTICE:
 A Highway Occupancy Permit is required for Lot 15 pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to State Highway is permitted.



LOT #	LPI	STREET ADDRESS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

LINE	BEARING	DISTANCE
L1	N 36° 37' 50" E	50.00'
L2	S 36° 37' 50" W	50.00'
L3	S 63° 27' 29" W	14.61'
L4	S 27° 26' 19" W	15.98'
L5	N 05° 13' 08" E	15.84'
L6	N 05° 13' 08" E	14.94'
L7	S 47° 17' 24" E	13.54'
L8	S 70° 12' 37" E	23.85'
L9	S 53° 22' 10" E	13.00'
L10	S 53° 22' 10" E	103.63'
L11	S 53° 22' 10" E	26.93'
L12	S 26° 32' 31" E	33.63'
L13	S 26° 32' 31" E	138.47'
L14	N 26° 32' 31" W	68.05'
L15	N 26° 32' 31" W	100.00'
L16	N 26° 32' 31" W	4.05'
L17	N 53° 22' 10" W	15.00'
L18	N 53° 22' 10" W	100.00'
L19	N 53° 22' 10" W	28.56'
L20	S 53° 22' 10" E	64.96'
L21	S 53° 22' 10" E	80.52'
L22	S 53° 22' 10" E	103.63'
L23	S 53° 22' 10" E	100.00'
L24	S 53° 22' 10" E	28.53'
L25	S 53° 22' 10" E	15.00'
L26	S 26° 32' 31" E	4.05'
L27	S 26° 32' 31" E	33.63'
L28	S 26° 32' 31" E	100.00'
L29	S 26° 32' 31" E	178.47'
L30	S 26° 32' 31" E	108.05'
L31	S 05° 13' 08" W	39.46'
L32	S 25° 14' 17" E	124.48'
L33	S 43° 05' 08" E	125.63'
L34	N 79° 31' 17" E	66.98'
L35	N 79° 31' 17" E	73.89'
L36	N 28° 00' 25" W	20.51'
L37	S 79° 31' 17" W	108.27'
L38	S 79° 31' 17" W	58.13'
L39	N 43° 05' 08" W	99.67'
L40	N 25° 14' 17" W	156.35'
L41	S 18° 38' 18" E	20.64'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	270.00'	49.20'	49.13'	S 67° 26' 32" E
C2	270.00'	78.36'	78.08'	S 80° 58' 33" E
C3	60.00'	84.11'	77.39'	S 33° 31' 45" E
C4	330.00'	73.07'	72.92'	S 33° 36' 34" E
C5	330.00'	81.45'	81.24'	S 18° 27' 29" W
C6	40.00'	82.83'	56.57'	S 18° 27' 29" W
C7	40.00'	82.83'	56.57'	S 39° 57' 21" E
C8	270.00'	126.42'	125.27'	N 46° 58' 20" W
C9	300.00'	66.82'	73.47'	S 33° 34' 30" E
C10	300.00'	73.65'	66.88'	N 19° 13' 39" W
C11	60.00'	71.51'	67.35'	N 21° 37' 50" E
C12	60.00'	54.16'	52.34'	N 51° 37' 50" E
C13	60.00'	31.42'	31.06'	N 86° 28' 15" E
C14	60.00'	31.42'	31.06'	N 86° 28' 15" E
C15	60.00'	41.55'	40.73'	N 86° 28' 15" E

N/F DONALD K. SR. & DONNA L. GLATFELTER
 PARCEL 11 MAP MJ
 0637 / 0876

N/F Scott & Alexis Reachard
 905 Codorus Furnace Road
 1840 / 6590

Stahlman & Stahlman
 Planning, Engineering & Surveying
 Phone: 717-854-0011
 139 East Market Street, York, Pennsylvania 17401

Asbury Pines Phase II
 Asbury Pine Partners, LLC
 952 Lea Cain Road, Leola, PA 17540
 717-626-1621

SHT. NAME
 Preliminary Subdivision Plan

SHT. NO. 3
 SHT. TOTAL 11
 DWG. NO. 207-002