

NOTES

GENERAL DESIGN NOTES

1. THE PURPOSE OF THIS PLAN IS SUBDIVIDE THE HUBER TRACT INTO A TOTAL OF 80 LOTS INCLUDING 4 OPEN SPACE LOTS, 30 SEMI-DETACHED RESIDENTIAL DWELLING LOTS, 45 TOWNHOUSE LOTS AND ONE APARTMENT LOT FOR 7 EXISTING APARTMENT UNITS.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEBER SURVEYORS, 931 STONY BATTERY ROAD, LANDISVILLE, PA 17538. TOPOGRAPHY OBTAINED BY PHOTOGRAMMETRIC MAPPING METHODS. AERIAL PHOTOGRAPHY FLOWN ON MARCH 11, 2004, FOR 1"=50' SCALE ACCURACY AND 1' CONTOUR INTERVAL. MAPPING PERFORMED BY BUCHART HORN AND HAS BEEN COMPILED TO MEET NATIONAL MAP ACCURACY STANDARDS. TOPOGRAPHY HAS NOT BEEN FIELD VERIFIED.
3. BENCHMARK: CHISELED SQUARE ON THE CONCRETE MAILBOX BASE, +/- 31' NORTH OF THE NORTHEAST CORNER OF THE 3 STORY BRICK DWELLING (#2940), LOCATED WITHIN THE SUBJECT PROPERTY, ELEVATION 425.91 (NAVD 88 DATUM).
4. PERMANENT MONUMENTS & MARKERS SHALL BE ACCURATELY PLACED AS SHOWN ON THE PLAN FOLLOWING THE APPROVAL OF THE FINAL PLAN AND THE COMPLETION OF FINAL LOT GRADING. MONUMENTS SHALL BE CONCRETE WITH A FLAT TOP HAVING A MINIMUM WIDTH OR DIAMETER OF FOUR (4") INCHES AND A MINIMUM LENGTH OF 42". CAST-IN-PLACE OR PRECAST CONCRETE MONUMENTS SHALL BE MARKED ON THE TOP WITH A PROPER INSCRIPTION OR DRILL HOLE. MARKERS SHALL CONSIST OF IRON PIPES OR STEEL BARS AT LEAST 30" IN LENGTH AND NOT LESS THAN 3/4" DIAMETER.
5. THIS PLAN REVISES A PORTION OF SUBDIVISION PLAN RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK J-142-029.
6. BASIS OF BEARING IS THE CENTERLINE OF WEST OREGON ROAD AS DESCRIBED ON A PLAN FOR G. ANTHONY TERRIMAN AND RECORDED IN SUBDIVISION PLAN BOOK 988, PAGE 101, BEING N 71 DEG. 45 MIN. 7 SEC. E.
7. SOILS INFORMATION SHOWN HAS BEEN INTERPOLATED FROM THE LANCASTER COUNTY SOIL SURVEY, SHEET NO. 52.
8. EACH LOT SHALL HAVE 2 OFF-STREET PARKING SPACES AS REQUIRED BY THE MANHEIM TOWNSHIP ZONING ORDINANCE (SECTION 1702.1). EACH LOT SHALL HAVE A TWO CAR GARAGE TO ACCOMMODATE THE REQUIRED OFF-STREET PARKING.
9. NO WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERECTED, ALTERED OR MAINTAINED, AND NO HEDGE, TREE OR GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY RESULT IN A VISUAL OBSTRUCTION WITHIN THE CLEAR SIGHT TRIANGLES AT STREET INTERSECTIONS. (SECTION 803.6.E). ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF DAVID/MILLER ASSOCIATES, INC. A SUBSTITUTION FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF DAVID MILLER/ASSOCIATES, INC. AND MANHEIM TOWNSHIP.
11. THESE PLANS HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE CLIENT OF THE RECORD OF DAVID MILLER/ASSOCIATES, INC. DAVID MILLER/ASSOCIATES, INC. ASSUMES NO LIABILITY FOR THE USE OR REUSE OF THESE PLANS BY ANY INDIVIDUAL OR ENTITY OTHER THAN THE CLIENT OR FOR THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY HAVE BEEN PREPARED.
12. NO ONE SHALL SCALE FROM THESE PLANS.
13. ALL DIMENSIONS SHOWN ON THE PLANS ARE TAKEN FROM THE FACE OF CURB AND EXTERIOR FACE OF BUILDINGS UNLESS OTHERWISE NOTED ON THE PLAN.
14. *SLANTED TEXT REPRESENTS EXISTING INFORMATION AND FEATURES.*
15. UPRIGHT TEXT REPRESENTS PROPOSED INFORMATION AND FEATURES. PER REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODES OF TITLE 25 (PA DEP RULES AND REGULATIONS) A COPY OF THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND ITS ACCOMPANYING NARRATIVE MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
16. "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 OF HIGHWAY LAW", BEFORE A DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY AN OCCUPANCY PERMIT. THE APPROVAL OF THIS PLAN SHALL NO WAY IMPLY THAT A STATE HIGHWAY PERMIT CAN BE ACQUIRED OR THAT MANHEIM TOWNSHIP WILL SUPPORT, ENCOURAGE, OR NOT OPPOSE THE GRANTING OF SUCH A PERMIT. IT IS POSSIBLE THAT ACCESS TO THE PROPERTY FROM A STATE HIGHWAY WILL NOT BE PERMITTED BY COMMONWEALTH AND THE PROPERTY THEREFORE CANNOT BE USED FOR THE PURPOSE INTENDED BY ANY PURCHASER. PURCHASERS ARE ACCORDINGLY WARNED AND SHOULD GOVERN THEMSELVES ACCORDINGLY, ACQUIRING STATE AND LOCAL HIGHWAY OCCUPANCY PERMITS BEFORE PURCHASING ANY PREMISES.
17. PROPOSED SR 0501 RIGHT-OF-WAY IS SHOWN AS PER AN INTERSECTION IMPROVEMENT PLAN PROVIDED BY KCI TECHNOLOGIES, MECHANICSBURG, PA 17055.
18. ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE TOWNSHIP OR PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AGREEMENT AS NOTED ON THE PLAN.
19. THE MUNICIPALITY IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY FACILITY NOT DEDICATED FOR PUBLIC USE.
20. THE RIGHTS OF WAY FOR THE ALLEY, CYPRESS DRIVE AND THE PRIVATE STREET PORTIONS OF BANEBERRY LANE AND WINTERBERRY COURT SHALL BE DESIGNATED SANITARY SEWER, WATER AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
21. MANHEIM TOWNSHIP SHALL BE NOTIFIED IN THE EVENT SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION. THE SERVICES OF A REGISTERED GEOLOGIST SHALL BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION AND WITH REGARD TO THE REPAIR OF ANY EXISTING SINKHOLES.
22. ALL HANDICAPPED ACCESSIBLE RAMPS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MANHEIM TOWNSHIP IMPROVEMENTS SPECIFICATIONS AND THE APPLICABLE STANDARD REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
23. ALL PROPOSED IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE MANHEIM TOWNSHIP IMPROVEMENTS SPECIFICATIONS MANUAL IN EFFECT AT THE TIME OF CONSTRUCTION.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER OF THE UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO CONSTRUCTION PROPOSED ON THIS PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETINGS AND SHORING, AS THE NEED ARISES.
5. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
6. THESE PLANS, PREPARED BY DAVID MILLER/ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR, OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF DAVID MILLER/ASSOCIATES, INC. REGISTERED PROFESSIONALS HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

STORM WATER MANAGEMENT NOTES

1. ALL STORM WATER FACILITIES NOT WITHIN THE PUBLIC STREET RIGHT OF WAY SHALL BE PROVIDED WITH AN EASEMENT AS SHOWN ON THE PLANS.
2. STORM WATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED.
3. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENTS. MANHEIM TOWNSHIP SHALL HAVE THE RIGHT TO:
 - A. ACCESS THE SITE TO INSPECT STORM WATER FACILITIES AT ANY TIME.
 - B. REQUIRE THAT THE LAND OWNER TAKE CORRECTIVE MEASURES AND ASSIGN THE LAND OWNER REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION.
 - C. AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF ALL WORK AGAINST THE PROPERTIES OF THE PRIVATE ENTITY RESPONSIBLE FOR MAINTENANCE.
4. ALL STORM WATER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH PA D.O.T. PUBLICATION 408 SPECIFICATIONS, LATEST EDITION AND AS SHOWN ON THESE DRAWINGS.
5. ALL INLETS SHALL HAVE FLOW LINES INSTALLED AND INLET GRATES SHALL BE DEPRESSED TWO (2") INCHES BELOW THE GRADE OF THE GUTTER.

FLOOD PLANS / WETLANDS

1. THE PROJECT AREA HAS BEEN SHOWN IN ZONE C (AREA OF MINIMAL FLOODING) ON THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 420556 0005 D, MAP LAST REVISED 1/1/82.
2. ACCORDING TO A PRESENCE/ABSENCE INVESTIGATION CONDUCTED BY DAVID MILLER/ASSOCIATES INC. ON NOVEMBER 30, 2004, NO WETLANDS WERE FOUND TO BE PRESENT ON THE SITE.

UTILITY NOTES

1. EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATION.
2. ALL FIRE HYDRANTS, GAS AND WATER VALVES, UTILITY POLES, MANHOLES AND INLETS THAT WERE FOUND, WERE FIELD LOCATED BY WEBER SURVEYORS AND HAVE BEEN SHOWN ON THIS PLAN. THE LOCATIONS OF UNDERGROUND FACILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED BY FIELD LOCATIONS AS MARKED BY VARIOUS UTILITY COMPANIES OR FROM DESIGN AND AS-BUILT PLANS SUPPLIED TO WEBER SURVEYORS BY SAID UTILITY COMPANIES. THE LOCATION OF ALL UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE PENNSYLVANIA ONE CALL SYSTEM, INC. MUST BE NOTIFIED (PA ACT 187-1996) 3-10 WORKING DAYS PRIOR TO ANY EXCAVATION.
3. UNDERGROUND UTILITY LINES TO THE WATER TANK SITE AND A PPL TRANSFORMER MAY RUN FROM THE PPL POLE NO. 40395/S28518 LOCATED NORTH OF THE EXISTING DRIVEWAY TO THE APARTMENT UNITS FROM LITITZ PIKE. NO UNDERGROUND UTILITIES WERE MARKED IN THIS AREA BY ANY UTILITY COMPANIES.
4. UNDERGROUND UTILITY LINES APPEAR TO RUN ALONG THE FRONT OF THE LOTS ON THE NORTHERN WIDE OF WEST OREGON ROAD. NO UNDERGROUND UTILITIES WERE MARKED IN THIS AREA BY ANY UTILITY COMPANY.

SANITARY SEWER NOTES

1. LOTS WILL BE SERVICED WITH PUBLIC SEWER. (LASA).
2. ALL SANITARY SEWER LINE CONNECTIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS AND IN COMPLIANCE TO THE RULES AND REGULATIONS OF THE LANCASTER AREA SEWER AUTHORITY (LASA).
3. ALL SANITARY SEWER MANHOLES SHALL BE BITUMASTIC COATED. MANHOLE LIDS' OUTSIDE DIAMETER MUST MATCH LASA STOCKED RISERS. ALL MANHOLE FRAMES MUST BE BOLTED TO THE MANHOLE BY FOUR (4) 3/4" STAINLESS STEEL BOLTS SPACED EVENLY AROUND THE FRAME AND IMBEDDED AT LEAST 3" INTO THE MANHOLE. MANHOLES AND SANITARY SEWER LINES MUST BE AT LEAST FIVE (5) FEET FROM THE FACE OF CURB.
5. SANITARY SEWER PIPE SHALL BE MANUFACTURED TO MEET ASTM SPECIFICATIONS D-3034-SDR35. SANITARY SEWER PIPE SHALL HAVE A MINIMUM OF 4'-0" COVER.
6. MAXIMUM SPACING BETWEEN CLEAN-OUTS IS SEVENTY FIVE (75) FEET. CLEANOUTS SHOULD BE LOCATED AS CLOSE TO SEWER MAIN AS POSSIBLE. ALL TRENCHES WITHIN FIVE (5) HORIZONTAL FEET OF PAVED ROAD MUST BE COMPACTED WITH 2RC STONE OR EQUAL.

WATER SUPPLY

1. ALL LOTS TO BE SERVICED WITH PUBLIC WATER FROM THE CITY OF LANCASTER WATER DEPARTMENT.
2. ALL WATER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LANCASTER SPECIFICATIONS.