

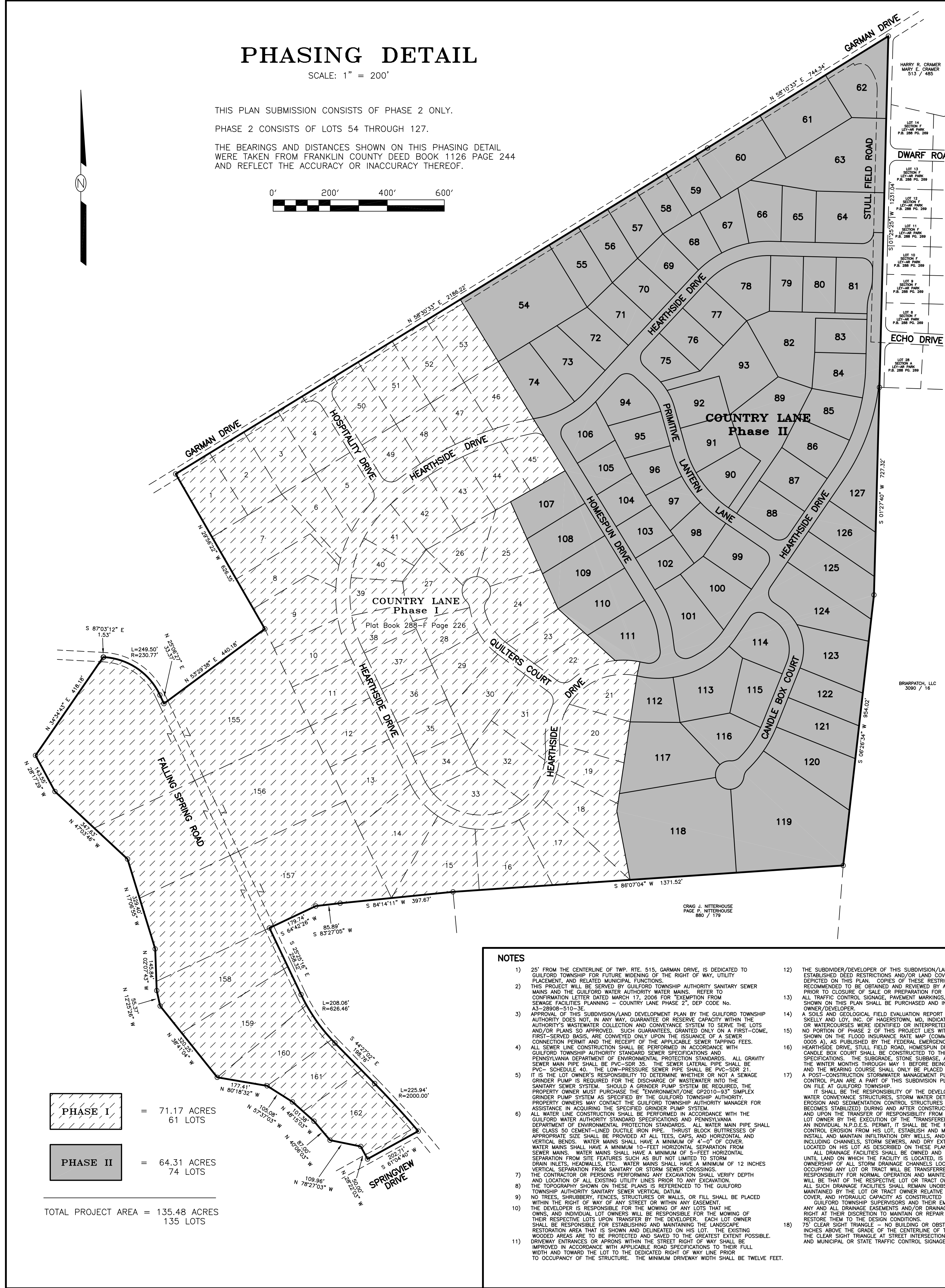
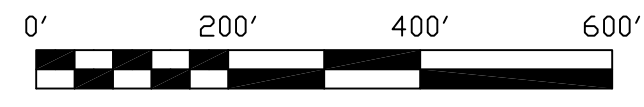
PHASING DETAIL

SCALE: 1" = 200'

THIS PLAN SUBMISSION CONSISTS OF PHASE 2 ONLY.

PHASE 2 CONSISTS OF LOTS 54 THROUGH 127.

THE BEARINGS AND DISTANCES SHOWN ON THIS PHASING DETAIL WERE TAKEN FROM FRANKLIN COUNTY DEED BOOK 1126 PAGE 244 AND REFLECT THE ACCURACY OR INACCURACY THEREOF.



PHASE I = 71.17 ACRES
61 LOTS

PHASE II = 64.31 ACRES
74 LOTS

TOTAL PROJECT AREA = 135.48 ACRES
135 LOTS

NOTES

- 25' FROM THE CENTERLINE OF TWP. RTE. 515, GARMAN DRIVE IS DEDICATED TO GUILFORD TOWNSHIP FOR FUTURE WIDENING OF THE RIGHT OF WAY, UTILITY PLACEMENT, AND RELATED MUNICIPAL FUNCTIONS.
- THIS PROJECT WILL BE SERVED BY GUILFORD TOWNSHIP AUTHORITY SANITARY SEWER MAINS AND THE GUILFORD WATER AUTHORITY WATER MAINS. REFER TO CONFORMANCE LETTER DATED MARCH 17, 2006 FOR EXEMPTION FROM SEWER FACILITIES PLANNING - COUNTRY LANE PHASE 2, DEP. CODE NO. 15-2806-00.
- APPROVAL OF THIS SUBDIVISION/LAND DEVELOPMENT PLAN BY THE GUILFORD TOWNSHIP AUTHORITY DOES NOT IN ANY WAY GUARANTEE OR RESERVE CAPACITY WITHIN THE AUTHORITY'S WASTEWATER COLLECTION AND CONVEYANCE SYSTEM TO SERVE THE LOTS AND/OR PLANS TO WHICH SUCH GUARANTEES/COVENANTS ARE GRANTED ONLY ON A FIRST-COME, FIRST-SERVED BASIS, ARE CONVEYED ONLY UPON THE ISSUANCE OF A SEWER CONNECTION PERMIT AND THE RECEIPT OF THE APPLICABLE SEWER TAPPING FEES.
- ALL SEWER LINE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH GUILFORD TOWNSHIP AUTHORITY STANDARD SPECIFICATIONS AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS. ALL GRAVITY SEWER MAIN PIPE SHALL BE PVC-SDR 35. THE SEWER LATERAL PIPE SHALL BE PVC-SCHEDULE 40. THE LOW-PRESSURE SEWER PIPE SHALL BE PVC-SDR 21. IT IS THE LOT OWNER'S RESPONSIBILITY TO DETERMINE WHETHER OR NOT A SEWER GRINDER PUMP IS REQUIRED FOR THE DISCHARGE OF WASTEWATER INTO THE SANITARY SEWER SYSTEM. SHOULD A GRINDER PUMP SYSTEM BE REQUIRED, THE PROPERTY OWNER MUST PURCHASE THE ENVIRONMENTAL PROTECTION (EPA) SMXLPX GRINDER PUMP SYSTEM AS SPECIFIED BY THE GUILFORD TOWNSHIP AUTHORITY. PROPERTY OWNERS MAY CONTACT THE GUILFORD TOWNSHIP AUTHORITY MANAGER FOR ASSISTANCE IN ACQUIRING THE SPECIFIED GRINDER PUMP SYSTEM.
- ALL WATER LINE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GUILFORD WATER AUTHORITY STANDARD SPECIFICATIONS AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS. ALL WATER MAIN PIPE SHALL BE CLASS 50 CEMENT-LINED DUCTILE IRON PIPE. THRUST BLOCK BUTTRESSES OF APPROPRIATE SIZE SHALL BE PROVIDED AT ALL TEES, CHANGES AND HORIZONTAL AND VERTICAL BENDS. WATER MAINS SHALL HAVE A MINIMUM OF 4'-0" OF COVER. WATER MAINS SHALL HAVE A MINIMUM 12'-0" HORIZONTAL SEPARATION FROM SEWER MAINS. WATER MAINS SHALL HAVE A MINIMUM OF 3'-FEET HORIZONTAL SEPARATION FROM SITE FEATURES SUCH AS BUT NOT LIMITED TO STORM DRAIN INLETS, HEADWALLS, ETC. WATER MAINS SHALL HAVE A MINIMUM OF 12 INCHES VERTICAL SEPARATION FROM SANITARY OR STORM SEWER CROSSINGS.
- THE CONTRACTOR OR PERSONS PERFORMING ANY EXCAVATION SHALL VERY DEPTH WILL BE THAT OF THE RESPECTIVE LOT OR TRACT OWNER, THEIR HEAVY AND THE TOPOGRAPHY SHOWN ON THESE PLANS IS REFERENCED TO THE GUILFORD TOWNSHIP AUTHORITY SANITARY SEWER MAINS, OR FILL SHALL BE PLACED WITHIN THE RIGHT OF WAY OF ANY STREET OR ANY EASEMENT.
- THE DEVELOPER IS RESPONSIBLE FOR THE MOVING OF ANY LOTS THAT THE OWNER AND INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR THE MOVING OF THEIR RESPECTIVE LOTS UPON TRANSFER BY THE DEVELOPER.
- THE OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING THE LANDSCAPE RESTORATION AREA THAT IS SHOWN AND DELINEATED ON HIS LOT. THE EXISTING WOODED AREAS ARE TO BE PROTECTED AND SAVED TO THE GREATEST EXTENT POSSIBLE. DRIVEWAY ENTRANCES OR APPROX. WITHIN THE STREET RIGHT OF WAY SHALL BE IMPROVED IN ACCORDANCE WITH APPLICABLE ROAD SPECIFICATIONS TO THEIR FULL WIDTH AND TOWARD THE LOT TO THE DEDICATED RIGHT OF WAY LINE PRIOR TO OCCUPANCY OF THE STRUCTURE. THE MINIMUM DRIVEWAY WIDTH SHALL BE TWELVE FEET.
- THE SUBDIVIDER/DEVELOPER OF THIS SUBDIVISION/LAND DEVELOPMENT PLAN HAS ESTABLISHED DEED RESTRICTIONS AND/OR COVENANTS ON THE LOT(S) PARCEL(S) REPLICATED ON THIS PLAN. COPIES OF THESE RESTRICTIONS AND/OR COVENANTS ARE RECOMMENDED TO BE OBTAINED AND REVIEWED BY ANY PROSPECTIVE PURCHASER(S) PRIOR TO CLOSURE OF SALE OR PREPARATION FOR CONSTRUCTION.
- ALL TRAFFIC CONTROL, SIGNAGE, PAVEMENT MARKINGS, AND STREET LIGHTING SHOWN ON THIS PLAN SHALL BE PURCHASED AND INSTALLED BY THE OWNER/DEVELOPER.
- A SOILS AND GEOLOGICAL FIELD EVALUATION REPORT DATED FEBRUARY 2005, PREPARED BY SHELLEY AND LOT INC. OF HAGERSTOWN, MD, INDICATES THAT NO JURISDICTIONAL WETLANDS OR WATERCOURSES WERE IDENTIFIED OR INTERPRETED ON THE SUBJECT PROPERTY.
- HEARTSIDES DRIVE, STILL FIELD ROAD, HOMESUN DRIVE, PRIMITIVE LANTERN LANE, AND CANDLE BOX COURT SHALL BE CONSTRUCTED TO THE GUILFORD TOWNSHIP ROAD SPECIFICATIONS. THE SURGRADE, STONE SUBGRADE, AND BASE PAVEMENT SHALL LAY OVER THE WINTER MONTHS THROUGH MAY 1 BEFORE BEING PAVED WITH THE WEARING COURSE. THE WEARING COURSE SHALL ONLY BE PLACED BETWEEN MAY 1 AND OCTOBER 31.
- A POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN AND AN EROSION AND SEDIMENTATION CONTROL PLAN ARE A PART OF THIS SUBDIVISION PLAN. A COPY OF THESE PLANS WILL BE ON FILE AT GUILFORD TOWNSHIP.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN THE STORM WATER CONVEYANCE STRUCTURES, STORM WATER DETENTION AND TREATMENT FACILITIES, AND EROSION AND SEDIMENTATION CONTROL STRUCTURES UNTIL THE CONTRIBUTING WATERSHED BECOMES STABILIZED DURING AND AFTER CONSTRUCTION. FOLLOWING LOT SALES AND UPON THE TRANSFER OF RESPONSIBILITY FROM THE DEVELOPER TO EACH INDIVIDUAL LOT OWNER BY THE EXECUTION OF THE "TRANSFER/CO-PERMITTEE APPLICATION" FOR AN INDIVIDUAL LOT, THE DEVELOPER SHALL BE RESPONSIBLE FOR EACH INDIVIDUAL LOT OWNER, EROSION FROM HIS LOT, ESTABLISH AND MAINTAIN LANDSCAPE RESTORATION AREAS, INSTALL AND MAINTAIN INFILTRATION DRY WELLS, AND TO MAINTAIN ANY DRAINAGE STRUCTURE INCLUDING CHANNELS, STORM SEWERS, AND DRY EXTENDED DETENTION BASINS WHICH ARE LOCATED ON HIS LOT AS DESCRIBED ON THESE PLANS.
- ALL DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL LAND ON WHICH THE FACILITY IS LOCATED IS DEVELOPED AND SOLD. THE RESPONSIBILITY OF ALL STORM DRAINAGE CHANNELS LOCATED WITHIN DRAINAGE EASEMENTS OCCUPYING THE LOT OR TRACT WILL BE TRANSFERRED WITH THE LOT OR TRACT. THE RESPONSIBILITY FOR NORMAL OPERATION AND MAINTENANCE OF THE CHANNEL SURFACE WILL BE THAT OF THE RESPECTIVE LOT OR TRACT OWNER, THEIR HEAVY AND ASSIGNS. ALL SUCH DRAINAGE FACILITIES SHALL REMAIN UNRESTRICTED AND SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER RELATIVE TO SHAPE, ALIGNMENT, GRADIENT, COVER, AND HYDRAULIC CAPACITY AS CONSTRUCTED BY THE DEVELOPER.
- GUILFORD TOWNSHIP SUPERVISORS AND THEIR EMPLOYEES SHALL HAVE ACCESS TO ANY AND ALL DRAINAGE EASEMENTS, DRAINAGE FACILITIES AND SHALL HAVE THE RIGHT AT THEIR DISCRETION TO MAINTAIN OR REPAIR THE FACILITIES AS NECESSARY TO RESTORE THEM TO THE ORIGINAL OR BETTER CONDITION.
- 72" CLEAR SIGHT TRIANGLE - NO BUILDING OR OBSTRUCTION HIGHER THAN THIRTY (30) INCHES ABOVE THE GRADE OF THE CENTERLINE OF THE STREETS SHALL BE PERMITTED IN THE CLEAR SIGHT TRIANGLE AT STREET INTERSECTIONS AND DRIVEWAYS. UTILITY POLES AND MUNICIPAL, OR STATE TRAFFIC CONTROL, SIGNAGE ARE EXCEPTIONS TO THIS REQUIREMENT.
- THIS PROPERTY IS ZONED "R" (RESIDENTIAL). THE LOTS PROPOSED BY THIS SUBDIVISION ARE PROPOSED FOR THE CONSTRUCTION OF SINGLE-FAMILY DETACHED DWELLINGS. THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET. THE MAXIMUM IMPERVIOUS COVER SHALL BE 50 PERCENT.
- WITH REGARD TO THE RIGHT-OF-WAY OF SUN PIPELINE COMPANY:
A. A DRIVEWAY OR ROADWAY MAY CROSS THE RIGHT-OF-WAY AND PIPELINE PERPENDICULARLY, BUT AT NO TIME WILL IT BE PARALLEL TO, OVER AND UNDER THE RIGHT-OF-WAY.
B. BUILDINGS, SWIMMING POOLS, SEWERS, TREES, SHRUBS, OR ANY OBSTRUCTIONS OF A PERMANENT NATURE SHALL NOT BE CONSTRUCTED, PLANTED OR PLACED WITHIN THE RIGHT-OF-WAY.
C. ALL UNDERGROUND FACILITIES CROSSING THE RIGHT-OF-WAY SHALL CROSS UNDER THE EXISTING PIPELINE WITH A MINIMUM OF ONE-FOOT CLEARANCE. THIS INCLUDES SEWER DRAIN LINES.
D. ALL UNDERGROUND FACILITIES CROSSING THE RIGHT-OF-WAY SHALL CROSS UNDER THE EXISTING PIPELINE WITH A MINIMUM OF ONE-FOOT CLEARANCE. THIS INCLUDES SEWER DRAIN LINES.
E. THE EARTH COVER OVER THE PIPELINES SHALL BE MAINTAINED AND NEVER CHANGED IN ANY MANNER WITHOUT THE EXPRESS PERMISSION OF SUN PIPELINE COMPANY.
F. ANY PARKING AREA PLACED OVER THE PIPELINE WITH PERMISSION OF SUN PIPELINE COMPANY SHALL BE SUBJECT TO AN AMENDMENT TO AGREEMENT ENTERED INTO BY SUBJECT PARTIES PRIOR TO CONSTRUCTION OF SAME.
G. IF HEAVY EQUIPMENT IS TO CROSS THE EXISTING PIPELINE FOR ANY REASON, IT WILL BE NECESSARY FOR THE OWNER TO PROVIDE A RAMP OF SUFFICIENT MATERIAL TO PROTECT SAID PIPELINE. SUN PIPELINE COMPANY WILL MAKE THE DECISION AS TO HOW MUCH FILL AND WHAT OTHER TYPE OF PROTECTIVE STRUCTURE, IF ANY, WILL BE REQUIRED FOR THE RAMP. UPON COMPLETION OF CONSTRUCTION AND DISCONTINUATION OF HEAVY EQUIPMENT PASSAGE OVER THE PIPELINE, THE RAMP MAY BE REMOVED.
H. A SUN PIPELINE COMPANY INSPECTOR MUST BE PRESENT AT THE TIME THAT ANY WORK IS DONE WITHIN SUN PIPELINE COMPANY'S RIGHT-OF-WAY.
I. NO BLASTING IS PERMITTED WITHIN 300 FEET OF THE PIPELINE. ANYTHING LESS THAN 300 FEET MUST HAVE THE APPROVAL OF THE INSTRUCTION FROM SUN PIPELINE COMPANY'S ENGINEERING DEPARTMENT. BLASTING OPERATIONS PROHIBITED WITHIN 300 FEET OF THE PIPELINE REQUIRE THE SUBMISSION OF A BLASTING PLAN IN ACCORDANCE WITH SUN PIPELINE COMPANY'S "BLASTING REQUIREMENTS - BLASTING BY OUTSIDE PARTIES".
J. NO MATERIALS, SOIL STOCKPILES OR EQUIPMENT SHOULD BE STORED OVER OR NEAR SUN PIPELINE COMPANY'S RIGHT-OF-WAY. SHOULD IT BE NECESSARY FOR HEAVY EQUIPMENT TO BE OPERATED OVER OR NEAR SUN PIPELINE COMPANY'S CLEARANCE REQUIREMENTS, THE INTEGRITY OF THE PIPELINE AND THE STABILITY OF THE PIPELINE TRENCH.
K. CONSTRUCTION ITEMS SUCH AS TEMPORARY DRAINAGE SWALES, SILT FENCING, GATES, SIGNS, ETC., ARE REQUIRED TO MEET SUN PIPELINE COMPANY'S CLEARANCE REQUIREMENTS.
L. TRENCHING ACTIVITIES SHALL BE DESIGNED AS TO AVOID UNNECESSARILY AFFECTING THE INTEGRITY OF THE PIPELINE AND THE STABILITY OF THE PIPELINE TRENCH.
M. IN CASE OF AN EMERGENCY SUN PIPELINE COMPANY MAY BE CONTACTED AT 1-800-786-7440. THE FILE REFERENCE NUMBER FOR THIS PROJECT IS 2005-1246.
N. NERVOUSITY ROLLERS SHALL BE USED WITHOUT FOUR FEET OF COVER. ONCE FOUR FEET OF COVER HAS BEEN ACHIEVED, USING HAND COMPACTION, ROLLERS CAN BE USED IN STATIC MODE ONLY.

FRANKLIN COUNTY PLANNING COMMISSION

GUILFORD TOWNSHIP BOARD OF SUPERVISORS

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LEGEND

--- P	PROPERTY LINE	⊙	SEWER MAN HOLE
--- A	ADJOINING PROPERTY LINE	⊙	WATER VALVE
--- E	EASEMENT OR R/W LINE	⊙	FIRE HYDRANT
--- C	CENTERLINE	⊙	STORM DRAIN INLET
--- B	BUILDING SETBACK LINE	⊙	GAS VALVE
--- F	FENCE LINE	⊙	CLEANOUT
--- U	OVERHEAD UTILITY LINE	⊙	UTILITY POLE
--- UE	UNDERGROUND UTILITY LINE	⊙	POLE AND GUY WIRE
---	EXISTING CONTOUR LINE		
---	PROPOSED CONTOUR LINE		
---	EXISTING SEWER LINE		
---	PROPOSED SEWER LINE		
---	EXISTING WATER LINE		
---	PROPOSED WATER LINE		
---	EXISTING GAS LINE		

OWNER'S CERTIFICATION

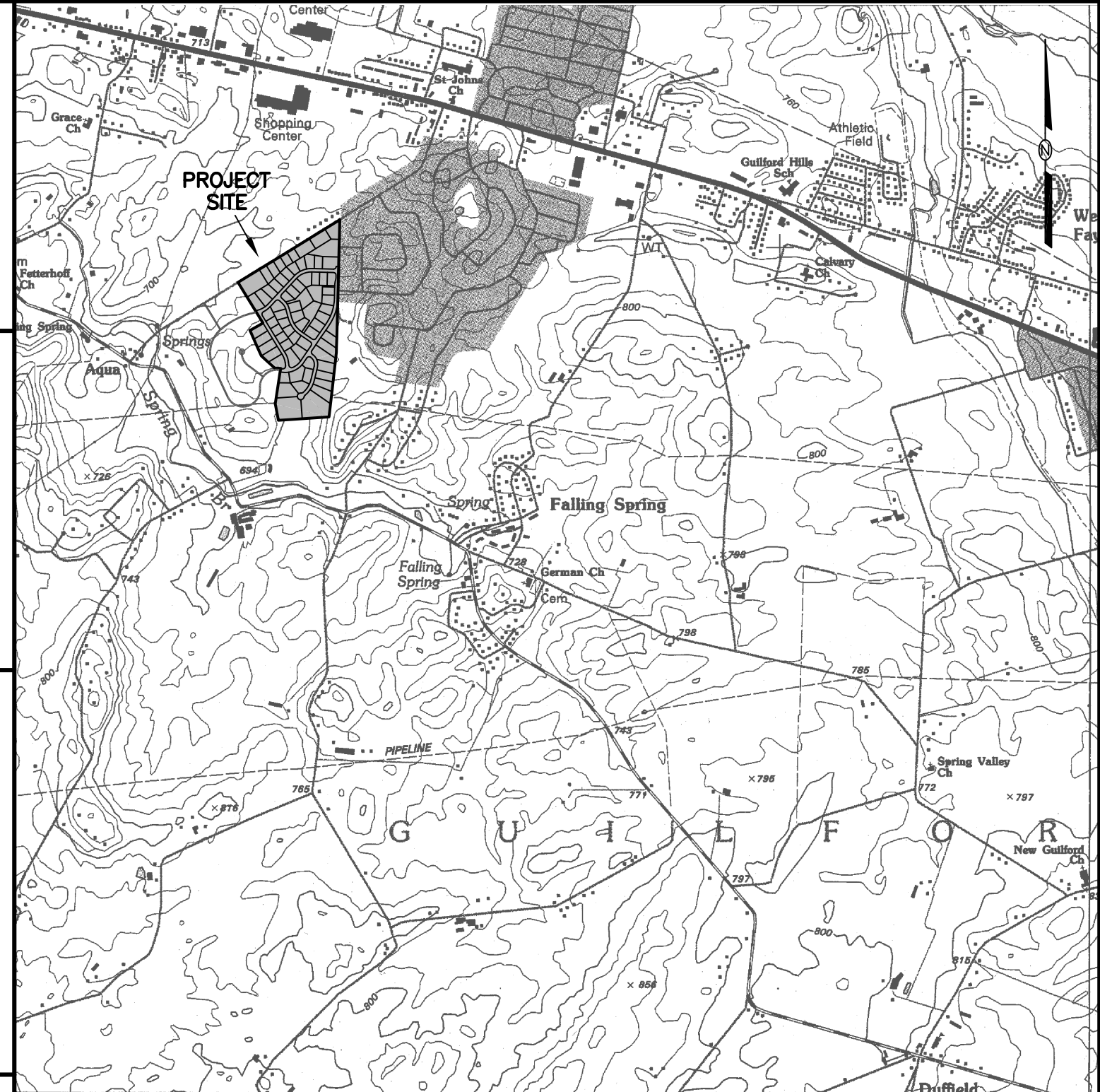
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE IN THE LAND SHOWN ON THIS PLAN, AND HEREBY OFFERS FOR DEDICATION THE PROPOSED RIGHTS OF WAY AND EASEMENTS

Mark R. Flohr 12/22/10
MARK R. FLOHR DATE

Frank R. Flohr 12/22/10
FRANK R. FLOHR DATE

THE ABOVE SIGNED HAVE APPEARED BEFORE ME THIS DAY OF December, 2005 AND ACKNOWLEDGE THIS TO BE THEIR ACT AND DESIRE THIS PLAN TO BE RECORDED AS SUCH, WITNESS BY HAND AND SEAL.

Brenda Y. Englerth
NOTARY PUBLIC
Brenda Y. Englerth, Notary Public
Chambersburg, Pa., Franklin County
My commission expires February 26, 2007



VICINITY MAP

SCALE: 1" = 2000'

PRELIMINARY PLAN

OF A
SUBDIVISION OF LAND

KNOWN AS
"COUNTRY LANE"
PHASE II

SITUATE IN
GUILFORD TOWNSHIP
FRANKLIN COUNTY, PA.

PROPERTY OWNERS:
MARK R. FLOHR &
FRANK R. FLOHR
1350 LINCOLN WAY EAST
CHAMBERSBURG, PA 17201

DATE:	3/01/06
CLIENT COMMENTS:	5/09/06
DESIGN CHANGES:	1/10/07
REVIEW COMMENTS:	5/07/07
TO ADDRESS SPL COMMENTS:	8/07/07
REVIEW COMMENTS:	

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510 LINCOLN WAY WEST
CHAMBERSBURG, PA 17201
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(717) 263-0515
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Scale:	As Shown
Date:	9/27/05
Drawn:	GDW
Checked:	GDW
File:	1586-9

PRELIMINARY SUBDIVISION OF LAND
SITUATE IN
GUILFORD TOWNSHIP, FRANKLIN COUNTY, PA.
KNOWN AS
"COUNTRY LANE"
PHASE II