FINAL SUBDIVISION PLAN
FOR
THE GABLES AT JACKSON

JACKSON TOWNSHIP, LEBANON COUNTY, PA

GENERAL NOTES

1. BENCHMARK: SANITARY SEWER MANHOLE RIM BEING LOCATED 34' +/- WEST OF THE SOUTHEASTERLY MOST PROPERTY CORNER ON THE NORTHERN RIGHT OF WAY LINE OF ROUTE 422 AND 31' +/- NORTH OF THE CENTERLINE OF ROUTE 422. RIM ELEVATION=480.00' (NGVD-29 DATUM)
2. HORIZONTAL CONTROL IS ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE, NAD-83/92 DATUM.
3. BOUNDARY SURVEY WAS COMPLETED BY RETTEW ASSOCIATES INC.
4. TOPOGRAPHY SHOWN WAS TAKEN FROM AERIAL MAPPING PROVIDED BY AXIS GEOSPATIAL, 2600 BROOKS DRIVE, EASTON, MD 21601.
5. MINIMUM OF TWO OFF-STREET PARKING SPACES WILL BE PROVIDED ON EACH INDIVIDUAL RESIDENTIAL LOT.
6. SIDEWALK SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAILS PROVIDED AND MAINTAINED BY THE HOMEOWNER.
7. STREET LIGHTING SHALL BE PROVIDED.
8. REGULATORY STOP SIGNS SHALL BE PROVIDED AT APPROPRIATE INTERSECTIONS.
9. ALL STREET SIGNS SHALL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH JACKSON TOWNSHIP SPECIFICATIONS.
10. SHADE TREES SHALL BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH SECTION 503J. OF THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
11. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE OPEN SPACE AREAS, AS WELL AS THE SERVICE ALLEYS, REFER TO THE HOMEOWNER'S ASSOCIATION DOCUMENTS.
12. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 508-A.E OF THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
13. THE EXISTING DETACHED GARAGE LOCATED SOUTH OF LOT 81 SHALL BE RAZED TO ALLOW FOR THE EMERGENCY ACCESS TO BE CONSTRUCTED.
14. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE SNOW REMOVAL FROM THE EMERGENCY ACCESS ROUTE.
15. UNDER-DRAIN CONNECTION TO THE HOMES, BLOCKAGE OF DRAINS, SHALL BE RESPONSIBLE FOR INSTALLATION OF THE TRAFFIC SIGNAL (AT THE ENTRANCE TO THE GABLES AT JACKSON AT S.R. 0422) IF DEEMED NECESSARY. REFER TO THE DEVELOPER'S AGREEMENT FOR THE SPECIFIC TERMS AND CONDITIONS.
16. THE OFF-SITE WATERLINE EASEMENT AGREEMENTS CROSSING THE N/F RICHARD L. & MARY G. BRUBAKER PROPERTY AND THE N/F HOLT'S FACTORY WAREHOUSE, INC. PROPERTY HAVE BEEN PROPERLY RECORDED IN BOOK 2074 - PG. 1865 AND BOOK 3077 - PG. 9002 RESPECTIVELY.
17. THE PRELIMINARY PLAN WAS CONDITIONALLY APPROVED ON 6/7/05 BY THE JACKSON TOWNSHIP BOARD OF SUPERVISORS.
18. NO LOTS MAY BE SOLD UNLESS SEWER CAPACITY HAS BEEN OBTAINED AND THE TAPPING FEES PAID FOR THAT LOT.
19. NO CONSTRUCTION REQUIRING A SEWER PERMIT OR BUILDING PERMIT SHALL BE UNDERTAKEN ON THE TRACT UNTIL SEWER PERMITS AND BUILDING PERMITS HAVE BEEN OBTAINED FROM THE TOWNSHIP'S SEWAGE ENFORCEMENT OFFICER AND ZONING OFFICER.
20. ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY JACKSON TOWNSHIP.
21. DETACHED ACCESSORY STRUCTURES ARE PROHIBITED ON ALL TOWNHOUSE LOTS.
22. NO TREES OR PERMANENT STRUCTURES SHALL BE PLACED OVER THE SANITARY SEWER LINES OR LATERALS IN THE PUBLIC RIGHT-OF-WAY OR IN ANY SEWER EASEMENT.
23. AS AN ADDITIONAL SAFEGUARD, IT IS RECOMMENDED THAT THE DEVELOPER PAINT THE PORTION OF CURBING LOCATED WITHIN THE CLEAR SIGHT LINES (THROUGHOUT THE DEVELOPMENT) AND DIRECTLY IN FRONT OF THE CLUSTER MAILBOXES (TOWNHOME SECTION ONLY).

STORMWATER NOTES

1. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION, IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE DEVELOPMENT PLANS FOR THIS PROJECT. ALL EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS, (OTHER THAN GRASS). SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. DRAINAGE EASEMENTS SHALL ALLOW PASSAGE OF STORMWATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES, AND ALLOW PASSAGE OF STORMWATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM DRAINAGE SYSTEMS.
2. SITE IMPROVEMENT AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN AS APPROVED BY THE LEBANON COUNTY CONSERVATION DISTRICT APPROVAL LETTER DATED APRIL 25, 2005 (NPDES PERMIT # PAC-0038-05-001 - DISTRICT FILE # 38-97-001-06).
3. ALL STORM DRAINAGE INLETS SHALL BE PENNOT TYPE 5, UNLESS OTHERWISE NOTED.
4. TOP OF INLET GRATE ELEVATION TO BE SUNKEN 1" BELOW PROPOSED GRADE ELEVATION OF STREET. ELEVATIONS AS SHOWN ON THE PROFILE SHEETS REFLECT THE 1" SUMP.
5. ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES.
6. FINISH FLOOR ELEVATIONS OF PROPOSED HOMES SHALL BE A MINIMUM OF 2' ABOVE THE 100 YEAR FLOODPLAIN.
7. STORMWATER FROM THE ROOF DRAINS SHALL BE DIRECTED IN ACCORDANCE WITH THE DRAINAGE GRADES AS SHOWN ON THE STORMWATER MANAGEMENT PLANS.
8. STEEL SPIRAL RIB PIPE (SRP) MAY BE SUBSTITUTED FOR CONCRETE (RCP) OR PLASTIC (SLCPP) PIPE.
9. JACKSON TOWNSHIP AND LEBANON COUNTY OFFICIALS ARE HEREBY AUTHORIZED TO INSPECT AND, IN CASE OF DEFAULT, CONSTRUCT STORMWATER MANAGEMENT FACILITIES.
10. NO OCCUPANCY IS PERMITTED UNTIL STORMWATER MANAGEMENT FACILITIES HAVE BEEN INSTALLED AND APPROVED BY THE TOWNSHIP ENGINEER.
11. THE PROPOSED STORMWATER MANAGEMENT BASINS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED AND OWNED BY JACKSON TOWNSHIP OR THE HOME OWNER'S ASSOCIATION, AS SPECIFIED.

UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION.
2. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM MOBILE LOCATION, ACT 187 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. ACT 187 (PA ONE CALL) NOTIFICATION SERIAL NUMBER IS SEVENTY SEVEN (77) EXAMPLE CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE.
3. ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
4. ALL ELECTRICAL UTILITIES, INCLUDING ELECTRIC POWER, TELEPHONE AND TELEVISION CABLE LINES, SHALL BE PLACED UNDERGROUND, WHERE FEASIBLE. THE INSTALLATION OF UNDERGROUND FACILITIES FOR ALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE UTILITY COMPANY(S) SERVING THE DEVELOPMENT.
5. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE JACKSON TOWNSHIP AUTHORITY.
6. ALL WATER LINE CONSTRUCTION AND INSTALLATION SHALL CONFORM WITH THE SPECIFICATIONS OF THE MYERSTOWN WATER AUTHORITY RULES AND REGULATIONS, IN EFFECT AT THE TIME OF CONSTRUCTION. THE INSTALLATION OF THE PROPOSED WATER LINE WILL BE WITHIN THE PROPOSED STREETS.
7. ALL FIRE HYDRANTS AND VALVES TO BE LOCATED BETWEEN THE SIDEWALK AND CURB LINE. SEE DETAIL ON SHEET 50.
8. MYERSTOWN WATER AUTHORITY MAKES NO REPRESENTATION AS TO THE ADEQUACY OR FLOW OF PRESSURE, AND THAT IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY DEVELOPER TO PROVIDE PRESSURE ENHANCEMENT WITHIN THE INDIVIDUAL HOMES IN ORDER TO ACHIEVE THE MINIMUM PSI REQUIREMENTS.
9. 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 DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND THE BOARD OF SUPERVISORS OR JACKSON TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP IN WHICH THE HIGHWAY MAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
10. THE AUTHORITY WILL REQUIRE TAPPING OF THE EXISTING TRANSMISSION MAIN UNDER PRESSURE, AND THE AUTHORITY MAY REQUIRE TAPPING THE EXISTING 12-INCH LINE AT THE INTERSECTION OF RACE STREET AND WEST WASHINGTON AVENUE UNDER PRESSURE AS WELL. DEPENDING UPON THE AUTHORITY'S ABILITY TO TEMPORARILY TAKING THAT SEGMENT OFFLINE IN ORDER TO MAKE THE CONNECTION AT THAT INTERSECTION.

WETLAND / FLOODPLAIN NOTES

1. THIS SITE WAS INVESTIGATED FOR WETLANDS BY RETTEW ASSOCIATES, INC. ON JANUARY 4, 2005. IT WAS DETERMINED THAT NO WETLANDS WERE FOUND ON SITE.
2. PRIOR TO THE CONSTRUCTION OF DISTURBANCE OF ANY WETLANDS OR FLOODPLAIN AREAS, ALL AGENCY APPROVALS MUST BE OBTAINED.
3. AREAS WITHIN THE 100 YEAR FLOODPLAIN ARE CONSIDERED A DRAINAGE EASEMENT. NO BUILDING OR FILL MATERIAL IS PERMITTED WITHIN AREAS LABELED AS WETLAND EASEMENTS OR 100 YEAR FLOODPLAIN UNLESS THE PROPER FEDERAL, STATE AND LOCAL PERMITS ARE OBTAINED FIRST.
4. ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS AND APPROVALS SHALL BE OBTAINED BY THE DEVELOPER FOR ANY HIGHLIGHTS WITHIN THE FLOODPLAIN.
6. THE 100-YEAR FLOODPLAIN WAS DELINEATED BY RETTEW ASSOCIATES. SEE STORMWATER MANAGEMENT REPORT FOR BACKUP DATA.

INSPECTION SCHEDULE

CONTRACTOR SHALL CONTACT JACKSON TOWNSHIP AT 865-4771 FOR INSPECTION BY THE TOWNSHIP'S ENGINEER (STOCKSDICK ENGINEERING) OR THE JACKSON TOWNSHIP AUTHORITY (866-4761) OR THE MYERSTOWN WATER AUTHORITY (866-8463) WHERE NOTED AT THE FOLLOWING STAGES OF CONSTRUCTION.

A. GENERAL SITE CONSTRUCTION

1. UPON COMPLETION OF PRELIMINARY SITE PREPARATION INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL AND CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES.
2. UPON COMPLETION OF STREET GRADING BUT PRIOR TO PLACING TOPSOIL, PERMANENT DRAINAGE, OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS. REFER TO STREET CONSTRUCTION SCHEDULE BELOW.
3. DURING THE CONSTRUCTION OF PERMANENT STORM WATER MANAGEMENT AND BMP FACILITIES, INCLUDING SWALES AND INFILTRATION TRENCHES. ALL STORM SEWER MUST BE INSPECTED PRIOR TO BACKFILLING.
4. DURING CONSTRUCTION OF SANITARY SEWERS AND APPURTENANCES. ALL SANITARY SEWERS MUST BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH JACKSON TOWNSHIP AUTHORITY SPECIFICATIONS.
5. DURING CONSTRUCTION OF WATER MAINS. INSPECTIONS BY THE MYERSTOWN WATER AUTHORITY.
6. UPON THE FINAL COMPLETION OF PERMANENT STORM WATER MANAGEMENT AND BMP FACILITIES, INCLUDING THE ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
DURING CONSTRUCTION OF CURBING AND SIDEWALK.
PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE.

B. STREET CONSTRUCTION

1. PREPARATION OF ROAD SUBGRADE. AT THE TIME OF THIS INSPECTION, THE SUBGRADE SHOULD BE PROOF ROLLED AND THE PROPOSED CROWN AND GRADE SHOULD BE CHECKED. IT IS RECOMMENDED THAT A DEVELOPER'S CONTRACTOR'S REPRESENTATIVE ACCOMPANY THE INSPECTOR DURING THIS PHASE. THE CROWN AND GRADE ARE CHECKED. PROOF ROLLING SHOULD BE PERFORMED WITH FULLY LOADED, TANDEM-AXLE DUMP TRUCK. THIS INSPECTION MUST OCCUR PRIOR TO ANY STONE SUBBASE BEING PLACED.
2. PLACEMENT AND COMPACTION OF ROAD SUBBASE. AT THE TIME OF THIS INSPECTION, THE DEPTH OF SUBBASE SHOULD BE CHECKED AFTER COMPACTION. THE SUBBASE SHOULD BE PROOF ROLLED IN THE SAME MANNER AS THE SUBGRADE AND THE CROWN AND GRADE SHOULD BE CHECKED AGAIN. THIS INSPECTION MUST OCCUR PRIOR TO ANY BINDER OR BASE COURSE BEING PLACED.
3. PLACEMENT AND COMPACTION OF THE BINDER/BASE COURSE. AT THE TIME OF THIS INSPECTION, THE DEPTH OF THE BINDER/BASE COURSE SHOULD BE CHECKED. ASPHALT TEMPERATURE SHOULD BE MONITORED (THIS IS IMPORTANT IN EARLY SPRING AND LATE FALL DAYS WHEN THE TEMPERATURE CAN GO BELOW ACCEPTABLE LIMITS, IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, FORM 408, AS AMENDED). THE TEMPERATURE OF THE BITUMINOUS MATERIAL SHOULD BE CHECKED (IF POSSIBLE), AND IT IS RECOMMENDED THAT COPIES OF THE WEIGHT SLIPS FOR EACH TRUCKLOAD ARE OBTAINED. THE CROWN AND GRADE SHOULD ALSO BE CHECKED AGAIN. THIS INSPECTION MUST OCCUR PRIOR TO THE WEARING COURSE BEING PLACED.
4. PLACEMENT AND COMPACTION OF THE WEARING COURSE. AT THE TIME OF THIS INSPECTION, THE CLOSEOUTS FOR THE PLACEMENT AND COMPACTION OF THE BINDER/BASE COURSE SHOULD BE FOLLOWED.

OWNER DATA

PATRICK T. KRESSER & SHAWN YVETTE GERHARDT-KRESSER
2 COOPERAN LANE
NEWMANSTOWN, PA 17073-9816
PHONE: (717) 949-2235

SITE ADDRESS

421 WEST LINCOLN AVENUE
MYERSTOWN, PA 17067

DEED REF.

2089-7309

TAX PARCEL

336781B-363065 (33-73A-044)

MUNICIPAL AUTHORITIES

MYERSTOWN WATER AUTHORITY
101 EAST WASHINGTON AVENUE MYERSTOWN, PA 17067-1142
PHONE NUMBER: (717) 866-6463
FAX NUMBER: (717) 866-7863
CONTACT ENGINEER: MR. SCOTT KEEFER
C/O GREAT VALLEY CONSULTANTS
PHONE NUMBER: (610) 375-8422

JACKSON TOWNSHIP MUNICIPAL AUTHORITY
60 NORTH RAMONA ROAD
MYERSTOWN, PA 17067
PHONE NUMBER: (717) 865-4771
FAX NUMBER: (717) 865-0139
CONTACT ENGINEER: MR. GARY MARTIN, PE
C/O GANNETT FLEMING, INC.
PHONE NUMBER: (717) 263-1907

ZONING DATA

R-1 - RESIDENTIAL - LOW DENSITY
SINGLE-FAMILY DETACHED DWELLING WITH PUBLIC UTILITIES REQUIREMENTS

	REQUIRED
MINIMUM LOT AREA:	10,000 S.F.
MAXIMUM LOT COVERAGE:	30% (RESIDENTIAL BUILDINGS)
MINIMUM LOT WIDTH:	80' *
MAXIMUM BUILDING HEIGHT:	2 1/2 STORIES OR 35'
SETBACK REQUIREMENTS:	
FRONT:	30'
ONE SIDE:	15'
BOTH SIDES:	30'
REAR:	30'

R-1 - SPECIAL EXCEPTION
TOWNHOUSES WITH PUBLIC UTILITIES
SUBJECT TO R-2 REQUIREMENTS

	REQUIRED
MAXIMUM DENSITY:	10 DWELLING UNITS / GROSS ACRE
MAXIMUM LOT COVERAGE:	40% (RESIDENTIAL BUILDINGS)
MINIMUM LOT WIDTH:	16' *
MAXIMUM BUILDING HEIGHT:	2 1/2 STORIES OR 35'
SETBACK REQUIREMENTS:	
FRONT:	20'
SIDE:	15'
REAR:	20'

* LOT WIDTH - THE MEAN HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED AT RIGHT ANGLES TO ITS DEPTH. REQUIRED LOT WIDTH SHALL BE MEASURED AT THE MOST FORWARD ALLOWABLE BUILDING LINE OR SETBACK LINE; HOWEVER, IN THE CASE WHERE ONE (1) SIDE LOT LINE IS NOT PARALLEL TO THE OTHER SIDE LOT LINE, OR OF PIE-SHAPED LOTS, THE REQUIRED LOT WIDTH SHALL BE MEASURED AT A POINT EQUAL TO FIFTY PERCENT (50%) OF THE DEPTH OF THE LOT.

RECORDING NOTE

THE FINAL PLAN SHALL MAKE REFERENCE TO AND INCLUDE SHEETS 84-87 OF 87, THE STORMWATER MANAGEMENT REPORT DATED DEC. 30, 2005, LAST REVISED AUG. 11, 2006 & ASSOCIATED REPORTS AND STUDIES.
THE PRELIMINARY PLAN WAS CONDITIONALLY APPROVED ON AUG. 7, 2006.

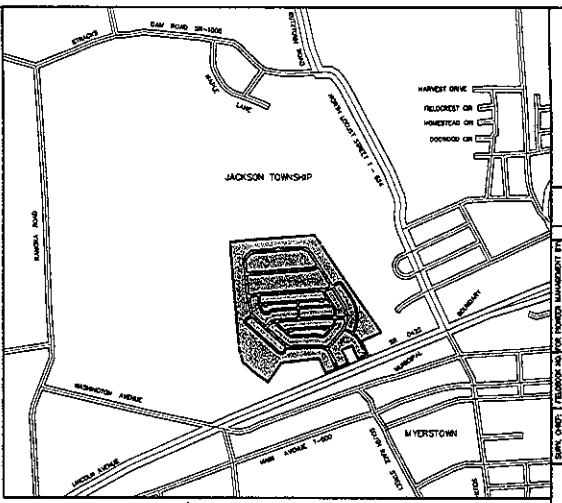
SITE DATA

ZONING:	R-1 (LOW DENSITY RESIDENTIAL)
TOTAL SITE ACREAGE:	68.815 ACRES
NO. OF LOTS:	270 PROPOSED RESIDENTIAL LOTS 4 OPEN SPACE LOTS 1 EXISTING COMMERCIAL LOT TOTAL= 275 LOTS (INCLUDES 1 EXISTING)
NO. OF DWELLING UNITS:	1 EXISTING SINGLE FAMILY DETACHED DWELLING 97 PROPOSED SINGLE FAMILY DETACHED 178 PROPOSED TOWNHOUSES TOTAL=276 DWELLING UNITS (INCLUDES 1 EXISTING)
PROPOSED TOWNHOUSE DENSITY:	7 UNITS/ACRE (INCLUDES LOTS 10-29, 90-95, & 97-276)
LOT COVERAGE:	17.10% - SINGLE FAMILY 40.00% - TOWNHOUSES
PARKING REQUIREMENTS:	2 OFF-STREET PARKING SPACES (10 X 20) FOR EACH DWELLING UNIT

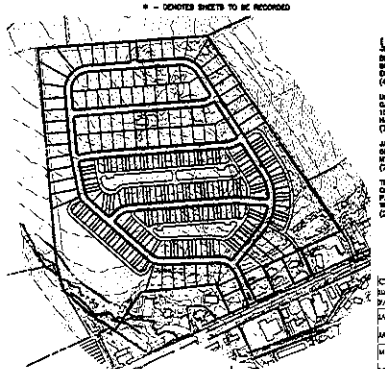
SHEET INDEX

*SHEET 1	COVER SHEET
*SHEET 2	EXISTING FEATURES PLAN
*SHEET 3	OVERALL PHASING PLAN
*SHEET 4-6	LAYOUT PLAN
SHEET 6A	LANDSCAPING PLAN
SHEET 16-19	GRADING PLAN
SHEET 16-21	UTILITY PLAN
SHEET 22-27	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEET 28-33	EROSION CONTROL PLAN
SHEET 34-37	GABLE DRIVE PLAN & PROFILE
SHEET 38	LINCOLNWE DRIVE PLAN & PROFILE
SHEET 39	MEADOW VIEW DRIVE PLAN & PROFILE
SHEET 40	ABBEY DRIVE PLAN & PROFILE
SHEET 41	GLOUCESTER ALLEY PLAN & PROFILE
SHEET 42	WELLS ALLEY PLAN & PROFILE
SHEET 43	WESTMINSTER ALLEY PLAN & PROFILE
SHEET 44	ROSELYN ALLEY PLAN & PROFILE
SHEET 45	SHEFFIELD ALLEY & EMERGENCY ACCESS DRIVE PLAN & PROFILE
SHEET 46	EXETER ALLEY PLAN & PROFILE
SHEET 47	SUMMIT ALLEY PLAN & PROFILE
SHEET 48	MISCELLANEOUS STORM SEWER PROFILES
SHEET 49	MISCELLANEOUS STORM SEWER & WATERLINE PROFILES
SHEET 50	WATERLINE DETAILS
SHEET 51	SANITARY SEWER DETAILS
SHEET 52	SITE DETAILS
SHEET 52-54	GABLE & STORMWATER DETAILS
SHEET 55-57	EROSION & SEDIMENTATION CONTROL DETAILS

* - DENOTED SHEETS TO BE RECORDED



SITE LOCATION MAP
SCALE 1"=800'



PLAN VIEW
SCALE 1"=400'

UTILITY LIST

BUCKEYE PIPE LINE COMPANY P.O. BOX 368 EMMAUS, PA 18049 (484) 232-4000	VERIZON PHONE SERVICE PO BOX 630041 DALLAS, TX 75262 (800) 483-6000
UGI UTILITIES, INC. GAS DIVISION 1000 PARKTON STREET HARRISBURG, PA 17104 (717) 334-7341	MYERSTOWN BOROUGH/MYERSTOWN WATER AUTHORITY 101 EAST WASHINGTON AVENUE MYERSTOWN, PA 17067 (717) 866-6463
JACKSON TOWNSHIP AUTHORITY 60 NORTH RAMONA ROAD MYERSTOWN, PA 17067 (717) 865-4771	COMCAST CABLE SERVICES 1600 SUCY STREET LEBANON, PA 17046 1 (800) 520-8111
TEXAS EASTERN TRANSMISSION CORPORATION P.O. BOX 635 WEST CHESTER, PA 19380 (215) 664-4300	HALLCREST/ROHLAND JOINT AUTHORITY 2 NORTH RACE STREET ROHLAND, PA 17067 (717) 866-5835

Pennsylvania One Call System Responses for 0076706 as of 1/24/2005 12:30

CDC	MEMBERNAME	STATUS	DATE	INITIALS
SU	COMCAST CABLE-LEBANON	NO RESPONSE		
FAXCPA	FAX CONFIRMATION QUEUE	NO RESPONSE		
SA	BUCKEYE PIPE LINE COMPANY	Clear. No Facilities	1/10/2005 8:26:31 AM	BARB
MAC	JACKSON TOWNSHIP/JACKSON AUTHORITY	Clear. No Facilities	1/14/2005 9:43:43 AM	KARL
MI	PENNTHERM CORP	MARKED	1/12/2005 1:27:29 PM	VIVIANVAC
MP1	MYERSTOWN BOROWATER AUTH - LEBANON CTY	Clear. No Facilities	1/10/2005 12:41:36 PM	KARL
MC	MILLCREEK BUILLAND JOINT AUTHORITY	NO RESPONSE		
TE	VERIZON NORTH	CONFLICT. Lines Nearby.	1/10/2005 11:30:39 AM	BRUCE
TX	TEXAS EASTERN TRANSMISSION CORPORATION	Clear. No Facilities	1/10/2005 11:40:44 AM	BARB
UI	UGI UTILITIES INCORPORATED	Left voice message	1/14/2005 8:09:49 AM	KARL
WTS	WHITEWATER LABORATORIES PRIVATE STUDY ORG	Clear. No Facilities	1/10/2005 10:56:25 AM	KARL

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

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

1. PURSUANT TO SECTION 4, CLAUSE (7) OF SAID ACT, RETTEW ASSOCIATES, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 3, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (60) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (3) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS PROVIDED PHONE NUMBER OR REQUEST MADE AS REQUIRED BY CLAUSE (3), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (3) OF SAID ACT."

AND RETTEW ASSOCIATES, INC. 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 RETTEW ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF "THE SAID ACT NO. 187 OF DECEMBER 19, 1996."

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY RETTEW ASSOCIATES, INC.
DATE: 1-07-05

ONE CALL SYSTEM SERIAL NUMBER: 0076706

PA1
SYSTEMS, INC.
1-800-242-1776

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
10 WORKING DAYS NOTICE FOR
CONSTRUCTION PLANS AND ON WORKING
DAYS IN DANGER SIZE - STOP CALL

ZONING APPROVALS (FROM THE JACKSON TOWNSHIP ZONING HEARING BOARD)

A PORTION OF THIS SITE WAS RE-ZONED FROM COMMERCIAL TO RESIDENTIAL 1. REFER TO MINUTES OF SUPERVISORS MEETING MINUTES DATED JULY 5, 2005. A SPECIAL EXCEPTION TO PERMIT TOWNHOUSES IN THE TWO RESIDENTIAL DISTRICT WAS GRANTED ON OCTOBER 06, 2005. REFER TO CASE NO. C-11-05.

WAIVERS APPROVED (FROM THE JACKSON TOWNSHIP S.A.L.D.O.)

SECTION	DESCRIPTION	DATE APPROVED
SECTION 502.1.H	REQUIRED SECONDARY ACCESS	APRIL 18, 2006
SECTION 502.1	PLAN SCALE (SHEETS 2 & 3)	MAY 10, 2006
SECTION 502.1.O	PRIVATE STREETS MUST MEET PUBLIC STREET DESIGN STANDARDS	JULY 6, 2006
SECTION 502.6	PRIVATE STREET HORIZONTAL CURVE MINIMUM = 150'	JULY 6, 2006
SECTION 504.2.A	MAXIMUM BLOCK LENGTH	MAY 15, 2006
SECTION 503.3	VERTICAL CURB OR WALLED CURB-AND-GUTTER	MAY 15, 2006
SECTION 503	LOT AREA DEFINITION	MAY 15, 2006
SECTION 703.3A.1	WATER QUALITY REQUIREMENTS	MAY 15, 2006

AT A MEETING HELD ON _____ 20__, THE SUPERVISORS OF THE TOWNSHIP OF JACKSON APPROVED THE FINAL SUBDIVISION PLAN OF THE PROPERTY OF _____ AS SHOWN HEREON.

_____ _____

REVIEWED THIS _____ DAY OF _____ 20__ BY THE LEBANON COUNTY PLANNING DEPARTMENT.

PLANNING DEPARTMENT _____ EXECUTIVE DIRECTOR

CERTIFY THAT THE PROPOSED DETENTION BASINS ARE / ARE NOT UNDERLAIN BY LIMESTONE.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

INDIVIDUALS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LEBANON

ON THIS, THE _____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ 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 THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY SHOWN AND NOT HERETO FORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

(OWNER) (OWNER)

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ 20__

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

INDIVIDUALS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LEBANON

ON THIS, THE _____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ 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 THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY SHOWN AND NOT HERETO FORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE. ADDITIONALLY, OWNER(S) ACKNOWLEDGE THAT ANY STORMWATER MANAGEMENT FACILITY IS A PERMANENT FIXTURE THAT CAN BE ALTERED OR MODIFIED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP.

(OWNER) (OWNER)

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ 20__

REV. NO.	DATE	REVISION
1	10-13-05	REVISED FOR LEBANON COUNTY.
2	12-7-05	CORRECTED T.B. OF L-101
3	1-26-06	REVISED FOR TOWNSHIP ENGINEER
4	2-7-06