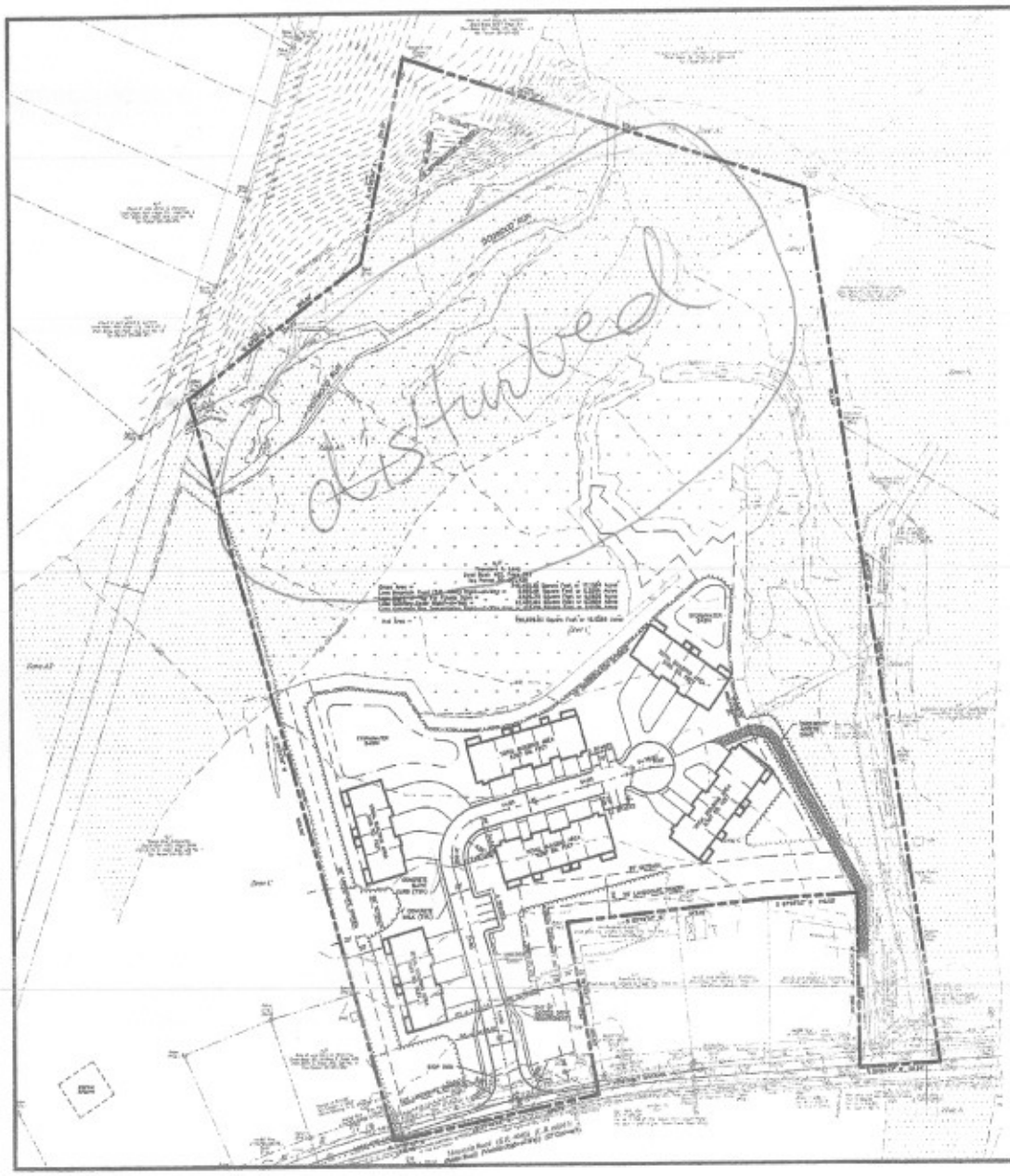
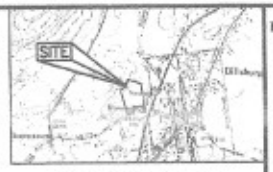


LEGEND



SITE LOCATION MAP
SCALE: 1" = 2000'

SITE / ZONING DATA

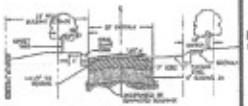
SITE DATA: EXISTING
TOTAL TRACT AREA: 17.14 AC

TOWNHOUSE USES ARE PERMITTED BY CONDITIONAL USE (4.3.J.4)

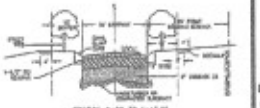
EXISTING ZONING: RESIDENTIAL – SUBURBAN (RS) – THE DEVELOPMENT SHOWN ON THIS PLAN IS ENTIRELY CONTAINED TO THE R-S ZONING DISTRICT
PROPOSED USE: RESIDENTIAL
EXISTING USE: VACANT
SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER

REQUIREMENTS FOR RESIDENTIAL TOWNHOUSE USE AS PERMITTED BY CONDITIONAL USE:

ZONING	REQUIRED	PROPOSED
BUILDING HEIGHT	35'	31'
BUILDING SETBACKS (OVERALL TRACT BOUNDARY)		
EXTERNAL ROAD ULTIMATE R/W	100'	100'
TRACT BOUNDARIES	50'	50'
BUILDING SETBACKS		
FRONT YARD	25'	25'
SIDE YARD	20'	20'
REAR YARD	35'	35'
LANDSCAPE SETBACKS		
FRONT YARD	20'	20'
SIDE YARD	20'	20'
REAR YARD	20'	20'
IMPERVIOUS COVERAGE	35%	12.14%
OPEN SPACE (HEADWATER TRACT AREA)	25% (4.29)	10.5%
RECREATION AREA (PLAY SPACE)	0.426 AC.	0.387 AC.
MIN. LOT AREA	5,000 SF	726,049 SF
DENSITY (43,560÷NET CONSE. LAND/5,000)	8.5	7.7
MIN. LOT WIDTH	20', 35' FOR END UNIT.	20', 35' FOR END UNIT
PARKING (2.5 SPACES/UNIT)	85	86



STATION 1+13.06 TO 3+78.97
TYPICAL DRIVEWAY AISLE CROSS-SECTION



STATION 0+00 TO 1+13.06
TYPICAL ACCESS DRIVE CROSS-SECTION

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN CONDITIONAL USE APPROVAL OF A RESIDENTIAL TOWNHOUSE DEVELOPMENT IN CARROLL TOWNSHIP, YORK COUNTY, PA.
3. THE PENNSYLVANIA ONE-CALL SYSTEM WAS NOTIFIED TO OBTAIN UTILITY INFORMATION FOR THIS PROJECT. SITE SERIAL NUMBER LISTED BELOW AND WERE ASSIGNED TO THIS PROJECT. THE CONTRACTOR SHALL CONTACT ONE-CALL NOT LESS THAN THREE (3) DAYS PRIOR TO BEGINNING WORK. REFERENCE THE SERIAL NUMBER FOR FINAL UTILITY LOCATIONS (TELEPHONE NO. 1-800-242-1776).
2. EXISTING BASE PLAN BOUNDARY, TOPOGRAPHIC BLANKETRACE, AND UTILITY INFORMATION AS DEPICTED HEREON WAS ESTABLISHED BY A SURVEY BY LYONS SURVEYING, LLC, SELLSVILLE, PA 17019. ALL TOPOGRAPHIC AND BLANKETRACE INFORMATION AND FIELD SURVEYED.
4. CONTOUR ELEVATION DATUM WAS BASED ON NGVD 29. A BENCHMARK WAS NOT ESTABLISHED FOR THE SITE. THE BENCHMARK AS DELIATED ON THE PLAN IS A PINCH BOLT IN THE FIRE HYDRANT HAVING AN ELEVATION OF 345.46 FEET.
6. ALL EXISTING EASEMENTS AND RIGHTS-OF-WAYS HAVE BEEN SHOWN ON THIS PLAN AS DESCRIBED AS PART OF THE SURVEY OF THE SUBJECT PROPERTY. ALL PROPOSED EASEMENTS AND/OR RIGHTS-OF-WAYS ARE SHOWN ON THIS PLAN.
6. IN COMPLIANCE WITH PENNSYLVANIA ACT 38, ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACT 38, FIELD SURVEYING AND DATA PROVIDED FROM INFORMATION SUPPLIED BY OTHERS. FISCHBACH MORGAN & ASSOCIATES, LLC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITIES AS DEPICTED ON THESE DRAWINGS. ANY REQUEST FOR ADDITIONAL UNDERGROUND UTILITY INFORMATION SHOULD BE DIRECTED TO THE RESPECTIVE UTILITY COMPANY.
7. THE SUBJECT PROPERTY DELINEATED ON THIS PLAN IS SHOWN TO BE LOCATED IN THE FLOOD HAZARD AREA IDENTIFIED BY A FEMA FLOOD INSURANCE MAP ON COMMUNITY PANEL NUMBER 42133-0-0-0-0-0, PANEL 10 OF 15 WITH EFFECTIVE DATE OF MARCH, 1, 1981. SAID PROPERTY IS LOCATED IN DESIGNATED "C" (AREA OF MINIMAL FLOODING). ALL PROPOSED STRUCTURES SHALL BE PLACED OUTSIDE OF THE FLOODPLAIN.
8. PROJECT SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER AND PRIVATE REFUSE COLLECTION.
9. LANDSCAPE SCREEN AND LANDSCAPE BUFFERS SHALL MEET THE PROVISIONS SET FORTH IN THE CARROLL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
10. IT IS NOT ANTICIPATED THAT THIS DEVELOPMENT WILL PRODUCE ANY NOISE, ODORS, AIR POLLUTION, WATER POLLUTION, FIRE HAZARDS, TRAFFIC CONGESTION, OR ANY OTHER SAFETY HAZARDS THAN ANY OTHER SIMILAR DEVELOPMENT.
11. STORM DRAINAGE WILL BE HANDLED BY TWO STORMWATER RETENTION BASINS LOCATED ON SITE. THESE BASINS WILL DISCHARGE TO THE EXISTING FLOODPLAIN AND WETLANDS AND INDIVIDUALLY TO DEPRESSION AREA.

WETLAND NOTES

1. WETLANDS HAVE BEEN FLAGGED AND DELINEATED BY NORTH ENVIRONMENTAL, 2121 WEST CHESTER STREET, SUITE 201, LANCASTER PA., 17601. PHONE (717) 399-8304, FAX (717) 848-2399.
2. A WETLAND REPORT AND JURISDICTIONAL DELINEATION WILL BE SUBMITTED TO ARMY CORPS OF ENGINEERS FOR JURISDICTIONAL DELINEATION OPEN CONSULTATION.
3. THE REPORT AND THE JURISDICTIONAL DELINEATION WILL BE SUBMITTED TO THE TOWNSHIP UPON COMPLETION.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY FISCHBACH MORGAN & ASSOCIATES, LLC. CONTRACTORS TO CONTACT PA. ONE CALL SYSTEMS, INC. (1-800-242-1776) TO ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.

PROJECT SERIAL NO.: 8888044

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

FISCHBACH MORGAN & ASSOCIATES, LLC.

F M A

1 KACEY COURT, SUITE 201
MECHANICSBURG, PA 17055
PHONE (717) 766-0999 FAX (717) 766-9401

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

SEAL:

SEAL:

LAND OWNER:
THEODORE A. LONG
240 Coffmanes Road
Dillsburg, PA 17019
CONTACT: THEODORE LONG
717.432.2304

DEVELOPER/EQUITABLE OWNER:
McNAUGHTON HOMES
4408 DEER PATH ROAD, SUITE 201
HARRISBURG, PA 17110
717-234-4000

FIRST ISSUE DATE:	SCALE:
9/06/06	50'
DRAWN BY:	CHECKED BY:
CSN	JAS

REVISION LOG

DATE	NO.	REVISION

PROJECT NAME:
THE TOWNES AT SOMERTON GLEN

MUNICIPALITY:
CARROLL TOWNSHIP

COUNTY:
YORK COUNTY

PLAN TYPE:
CONDITIONAL USE PLAN

DRAWING NAME:
LAYOUT PLAN

PROJECT NUMBER:
06003.FMA

DRAWING NUMBER:
CU-01.01

EXHIBIT A