

LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JOHNSTON & ASSOCIATES, INC.. CONTRACTOR SHOULD CONTACT THE PA. ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 38 (1991).

TOTAL AREA OF PHASE V	24.8384 ACRES		
NUMBER OF RESIDENTS	12	1.07M WATER/LOT (LOT 143)	1.400-GDN LOT (LOT 156)
DENSITY	0.73 LOTS/ACRE (0.95 LOTS/ACRE FOR ENTIRE DEVELOPMENT)		
PROPOSED USE	PUBLIC		
SEWAGE DISPOSAL	SINGLE FAMILY RESIDENTIAL		
WATER SUPPLY	1.67 CFS +/-		
LINEAL FEET OF NEW STREET	1,000' AT MIN. BLDG. SETBACK		
MINIMUM FRONTAGE	5,000 SQ. FT.		
MINIMUM LOT AREA	100'		
MAX LOT COVERAGE PERMITTED	30%		
MAX BUILDING HEIGHT	30 FT		
MINIMUM BUILDING SETBACKS (C-2 ZONE): (APPLIES TO LOTS 111-141)		MINIMUM BUILDING SETBACKS (C-2 ZONE): (APPLIES TO LOTS 119-130 & 142-150)	
FRONT	50'	FRONT	50'
SIDE	35'	SIDE	30'
REAR	15'	REAR	30'
DEED REFERENCE	4932-0626	THE PROJECT IN LIEU OF LAND.	

THE APPLICANT PROPOSES TO PAY A FEE
IN LIEU OF DEDICATION OF RECREATION
LAND.

1. THERE SHALL BE 10' WIDE DRAINAGE AND UTILITY EASEMENTS ALONG THE SIDES AND REAR OF ALL LOTS, UNLESS DESIGNATED OTHERWISE.
2. ALL CORNERS TO BE MARKED BY STEEL PINS AND UTILITY EXPOSED INDICATED.
3. ALL ELEVATIONS SHALL BE BASED ON THE DATUM OF THE STATE OF PENNSYLVANIA, G.A. ENGINEERING AND SURVEYING, P.C. DATED FEBRUARY 10, 1999 AND A FIELD RUN SHEET BY G.H. ENGINEERS AND SURVEYORS DATED MARCH 22, 1999. ELEVATIONS ARE BASED ON U.S.C.G.S. OF 1989. VERTICAL DATUM OF 1929. SEE SHEET 4 FOR PROJECT BENCHMARK.
4. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH READING TOWNSHIP AND P.A.D.O.T. PUBLICATION 480 AND 70 SPECIFICATIONS, AS AMENDED AND OFFERED FOR DEDICATION TO THE TOWNSHIP.
5. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH READING TOWNSHIP MUNICIPAL AUTHORITY SPECIFICATIONS FOR SEWER MAINS AND OFFERED FOR DEDICATION TO THE READING TOWNSHIP MUNICIPAL AUTHORITY. THE CONTRACTOR IS REQUIRED TO HAVE THE STANDARD SPECIFICATIONS AND RELATED DETAILS ON THE PROJECT SITE AT ALL TIMES. SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT RTMA SPECIFICATIONS FOR SEWER MAINS AND RELATED APPURTENANCES.
6. STORM DRAINAGE SYSTEM (PPES, INLET, MANHOLE, AND RAINWATER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH READING TOWNSHIP SPECIFICATIONS AND OFFERED FOR DEDICATION TO READING TOWNSHIP.
7. STORMWATER MANAGEMENT/POUND MAINTENANCE- SWM PONDS AS SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF THE SUBDIVISION. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SUBDIVISION AUTHORITY OF PENNSYLVANIA.
8. UNDERGROUND ELECTRICAL, TELEPHONE AND CABLE TELEVISION SERVICES WILL BE UTILIZED.
9. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND PRIOR TO INSTALLATION OF ASPHALT BINDER COURSE IN STREETS.
10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT RTMA SPECIFICATIONS FOR SEWER MAINS AND OFFERED FOR DEDICATION TO THE READING TOWNSHIP MUNICIPAL AUTHORITY. THE CONTRACTOR IS REQUIRED TO HAVE THE STANDARD SPECIFICATIONS AND RELATED DETAILS ON THE PROJECT SITE AT ALL TIMES. SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT RTMA SPECIFICATIONS FOR SEWER MAINS AND RELATED APPURTENANCES.
11. STREET NAME SIGNS, STREET CONTROL DEVICES SUCH AS STOP BARS AND PEDESTRIAN CROSSINGS, AND SPEED LIMIT SIGNS ARE TO BE THE RESPONSIBILITY OF THE TOWNSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL TRAFFIC CONTROL DEVICES.
12. ALL DRAINAGE PIPES 18" AND LARGER IN DIAMETER WILL HAVE CHILD PROOF BARS ATTACHED TO THE ENDWALL STRUCTURE.
13. A PERMIT IS REQUIRED FROM P.A. D.E.P. AND/OR THE U.S. ARMY CORPS OF ENGINEERS BEFORE ANY EARTH DISTURBANCE IN THE JURISDICTIONAL WETLAND AREAS.
14. AUTOMATIC DUMP OR DRAIN OPERATED INDIVIDUAL VALVE POSTS SHALL BE INSTALLED AT JUNCTIONS AND DRAINING UNITS IN ACCORDANCE WITH READING TOWNSHIP SPECIFICATIONS REQUIREMENTS.
15. THE WETLANDS SHOWN HEREON WERE OBTAINED FROM DELINEATIONS PERFORMED BY JOHNSTON AND ASSOCIATES, INC. ON 5/26/1999 AND 10/1/2003. THE WETLANDS SHOWN ON THIS PLAN ARE BASED ON THE 1999 FIELD REVIEW CONDUCTED BY JOHNSTON AND ASSOCIATES, INC. CONDUCTED ON APRIL 20, 2016. THE WETLAND BOUNDARY SHOWN ON THE PLANS ARE BASED UPON THE APRIL 20, 2016 FIELD REVIEW. AN ADDITIONAL FIELD REVIEW WAS CONDUCTED BY JOHNSTON & ASSOCIATES, INC. ON SEPTEMBER 23, 2019. FINALLY, AN UPDATED WETLAND DELINEATION WAS CONDUCTED BY JOHNSTON & ASSOCIATES, INC. ON APRIL 20, 2021. THE WETLAND BOUNDARY SHOWN ON THE PLANS ARE BASED ON THE MOST RECENT FIELD DELINEATION. READING TOWNSHIP, ITS AGENTS AND/OR EMPLOYEES ASSUME NO LIABILITY WITH REGARDS TO THE WETLAND ANALYSIS AND DELINEATION.
16. AFTER DEDICATION OF THE STREETS SHALL BE RESTRICTED TO LOCAL DELIVERIES. NO HEAVY TRUCK TRAFFIC WILL BE PERMITTED.
17. PARKING WILL BE RESTRICTED TO ONE SIDE OF THE STREET ONLY.
18. A DEVELOPERS AGREEMENT WILL BE PREPARED AND EXECUTED PRIOR TO APPROVAL OF THE FINAL PLAN. SAID AGREEMENT WILL ADDRESS THE INSTALLATION OF DRAINAGE AND UTILITY EASEMENTS, AS-BUILTS, DEDICATIONS, PAYMENT OF FEES, ETC.
19. ALL WATER SYSTEM PIPING AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH YORK WATER COMPANY STANDARDS AND SPECIFICATIONS.
20. ALL PROPOSED STORMWATER MANHOLES SHALL BE PROVIDED WITH A COVER THAT IS Labeled "STORM" SO AS TO PREVENT CONFUSION WITH SANITARY SEWER FACILITIES.
21. ALL STORMWATER EXCESS OF A FEET DEPTH, SHALL BE PROVIDED WITH RUNG/STEPS TO FACILITATE ACCESS AND MAINTENANCE.
22. STORM SEWERS SHALL BE INSTALLED A SUFFICIENT TIME IN ADVANCE OF FINAL STREET PAVING IN ORDER TO ALLOW FOR SETTLEMENT OF THE TRENCH.
23. ALL WIDE DRAINAGE EASEMENT SHALL BE MAINTAINED AROUND THE PERIMETER OF EACH LOT'S SEPAE PIT OR RAIN GARDEN TO

25. A 2' WIDE UTILITY EASEMENT ENTERED OVER ALL PROPOSED UNDERGROUND UTILITIES IS PROVIDED PER THIS PLAN UNLESS OTHERWISE SPECIFIED.
26. THE PERPETUAL MAINTENANCE OF THE SIDEWALK AND STREET TREES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
27. INDIVIDUAL GRADING PLANS FOR EACH BUILDING LOT WILL BE REQUIRED DURING THE BUILDING PERMIT PROCESS AND CONFORM TO THE TOWNSHIP ENGINEERING STANDARDS.
28. SOIL TESTING WILL BE REQUIRED FOR THE ENTIRE HAMPTON HEIGHTS PROJECT TO VERIFY ADEQUATE COMPOSITION OF SUBGRADE AND SUBGRADE CONDITIONS FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
29. ALL PROPOSED IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP ENGINEERING STANDARDS UNLESS OTHERWISE APPROVED BY THE READING TOWNSHIP SUPERVISORS FOR THE PRELIMINARY PLAN OR AGREED UPON BY THE APPLICANT. IF ANY CONFLICT BETWEEN THESE SPECIFICATIONS AND THOSE DEPICTED ON THESE PLANS ARISE, THE MORE STRINGENT SHALL APPLY.
30. LEAF REMOVAL SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND NOT READING TOWNSHIP.
31. ALL PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE TOWNSHIP ENGINEERING STANDARDS. ANY LOT PROJECTING INTO A LOT OR INTO AN AREA EXCEEDING 4,000 SQ' SHALL BE REVIEWED BY READING TOWNSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
32. LOTS 128, 129 & 130 DRIVEWAY ACCESS SHALL BE VIA THE 30' PRIVATE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN ON THIS PLAN. NO LOT PROJECTING INTO THE DRIVEWAY SHALL BE ALLOWED. THE DRIVEWAY SHALL BE MAINTAINED BY THE LOT OWNER FOR ALL MAINTENANCE AND REPAIRS. THE DRIVEWAY SHALL BE MAINTAINED BY THE LOT OWNER. THE DRIVEWAY SHALL BE MAINTAINED BY THE LOT OWNER FOR THE SHARED DRIVEWAY. A SHARED DRIVEWAY AGREEMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR SOLICITOR'S REVIEW AND APPROVAL PRIOR TO FINAL PLAN APPROVAL.
33. THE DRIVEWAY EASEMENT APPEARING ON LOTS 128-130 IS DESIGNATED FOR USE BY THE YORK WATER COMPANY FOR THE PURPOSE OF INSTALLING, INSPECTING, SERVING, AND REPAIRING THEIR MAIN, APPURTENANCES, AND SERVICE LINES.
34. READING TOWNSHIP WILL NOT BE RESPONSIBLE FOR PAYMENT OF A HYDRANT FEE TO YORK WATER COMPANY. THE HOMEOWNERS SHALL BE RESPONSIBLE FOR THE HYDRANT FEE AND ANY OTHER CHARGES ASSOCIATED WITH THE HYDRANT.
35. LOT 156 IS BEING CROWNED BY THIS PLAN TO BE ADDED TO THE LANDS OF THE ADJOINING PROPERTY OWNER, N/ R/ P. HOLTZINGER.
36. A 10' WIDE PEDESTRIAN ACCESS EASEMENT IS LOCATED ON LOT 119 FOR ACCESS TO LOT 156. THE DEED FOR LOT 119 SHALL REFERENCE THIS PLAN.
37. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 42.0 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 PROVIDED FOR BY A HIGHWAY OCCUPANCY PERMIT, AND THE BOARD'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE OBTAINED.
38. THE FLOODING OF ANY PART OF THE PROPERTY TO CONEWAGO CREEK SHALL BE KEV FREE OF STRUCTURES, FILL AND OTHER OBSTRUCTIONS.

THE FOLLOWING WAIVERS ARE REQUESTED FOR THIS PLAN BY THE READING TOWNSHIP SUPERVISORS:

- 1) WAIVER OF SLD ORDINANCE NO. 403 - PERMIT THE USE OF SLANT CURBING ALONG BOTH SIDES OF STREETS - APPROVED 7/15/2024
- 2) WAIVER OF SLD ORDINANCE NO. 403B - TO CONSTRUCT A 2 FT. WIDE STRIP WITH CURB - APPROVED 7/15/2024
- 3) WAIVER OF SLD ORDINANCE NO. 306-A-1 - PERMIT USE OF TWO (2) FT. CONTOUR INTERVAL FOR UTILITY AND DRAINAGE PLANS - APPROVED 7/15/2024
- 4) WAIVER OF SLD ORDINANCE NO. 20A - ALLOW DECREASE IN PAVEMENT SECTION, CONTINGENT ON CURSORY GEOLOGICAL JUSTIFICATION BEING PROVIDED - APPROVED 7/15/2024
- 5) WAIVER OF CURRENT SLD ORDINANCE 22-405(L)(3) - PERMIT DRIVEWAYS LOCATED WITHIN 25 FEET OF THE RIGHT OF WAY LINE TO BE AN INTERSECTING STREET LOT 120 ONLY (REFER TO SHEET S FOR CLARIFICATIONS) - APPROVED 7/15/2024
- 6) WAIVER OF SLD ORDINANCE 23-56A - PERMIT THE USE OF 2" (2) MONUMENTS AND MARK REINFORCED UNMARKED PROPERTY CORNERS WITH IRON PINS - APPROVED 7/15/2024

Johnston & Associates, Inc.

2386 TAXVILLE ROAD
YORK, PA. 17408
PH: 717-793-9595

2025	5 LOTS
2026	5 LOTS
2027	5 LOTS
2028	5 LOTS
2029	4 LOTS

THE SCHEDULE OF DEVELOPMENT FOR PHASE VI IS AN ESTIMATE AND IS SUBJECT TO CHANGE.

ON THIS THE _____ DAY OF , 20____
BEFORE ME THE UNDERSIGNED OWNER
PERSONALLY APPEARED, WHO BEING DULY SWORN
ACCORDING TO LAW, DEPOSE AND SAYS THAT HE
IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN
AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS
PLAN AND DESIRES THE SAME RECORDED AS SUCH
ACCORDING TO LAW.

DATE _____

WITNESS MY HAND AND SEAL THE DAY AND DATE
ABOVE WRITTEN

OFFER OF DEDICATION:

ALL STREETS, RIGHT-OF-WAYS, AND OTHER PARCELS
DESIGNATED FOR DEDICATION, AS SHOWN HEREIN, IF
NOT PREVIOUSLY DEDICATED, ARE HEREBY RENDERED
FOR DEDICATION TO PUBLIC USE

PHILIP R. GARLAND	TITLE	DATE
-------------------	-------	------

LEXINGTON LAND DEVELOPERS CORP. SIGNOFF

ON THIS THE _____ DAY OF, 20____
BEFORE ME THE UNDERSIGNED OFFICER
PERSONALLY APPEARED, PHILIP R. GARLAND BEING
_____ OF LEXINGTON LAND
DEVELOPERS CORP. AND KNOWN TO ME (OR
SATISFACTORILY PROVEN) TO BE THE PERSON WHO
NAME IS SUBSCRIBED WITHIN THIS INSTRUMENT, A
ACKNOWLEDGED THAT HE CONCURS WITH THE PLA
AS SHOWN AND THAT ALL RIGHT-OF-WAY, EASEME
OR OTHER PROPERTY AS IDENTIFIED AS PROPOSED I
PUBLIC PROPERTY ARE HEREBY DEDICATED TO PUBLIC
USE.

PHILIP R. GARLAND	TITLE
-------------------	-------

DATE _____

WITNESS MY HAND AND SEAL THE DAY AND DATE
ABOVE WRITTEN

WITNESS MY HAND AND SEAL THE DAY AND DATE
ABOVE WRITTEN

NOTARY PUBLIC

100

<u>SHEET No.</u>	<u>DESCRIPTION</u>
1 OF 15	TITLE & SIGNATURE SHEET
2 OF 15	EXISTING CONDITIONS PLAN
3 OF 15	EXISTING CONDITIONS PLAN
4 OF 15	SUBDIVISION PLAN
5 OF 15	SUBDIVISION PLAN
6 OF 15	IMPROVEMENTS PLAN
7 OF 15	IMPROVEMENTS PLAN
8 OF 15	MISCELLANEOUS DETAILS
9 OF 15	OVERALL GRADING & UTILITY PLAN
10 OF 15	OVERALL GRADING & UTILITY PLAN
11 OF 15	UTILITY PLAN & PROFILE (JESSICA DRIVE STA 85-40 TO 94-00)
12 OF 15	UTILITY PLAN & PROFILE (JESSICA DRIVE STA 94-00 TO END) & MISCELLANEOUS PROFILES
13 OF 15	LANDSCAPE & LIGHTING PLAN
14 OF 15	LANDSCAPE & LIGHTING PLAN
15 OF 15	SEWER DETAILS
SW1 OF 7	PCSM - COVER SHEET
SW2 OF 7	PCSM - EXISTING CONDITIONS
SW3 OF 7	PCSM - EXISTING CONDITIONS
SW4 OF 7	PCSM PLAN
SW5 OF 7	PCSM PLAN
SW6 OF 7	PCSM DETAILS
SW7 OF 7	PCSM DETAILS

THE RESIDENTIAL LOT(S) PROPOSED BY THIS SUBDIVISION PLAN ARE IN THE RURAL AREA OF READING TOWNSHIP. ONE PRIMARY USE OF THIS AREA IS AGRICULTURE, AND RESIDENTS MUST EXPECT SUCH THINGS AS THE SMELL OF ANIMALS AND THE MANURE THEY PRODUCE, THE USE OF CHEMICAL SPRAYS, SLOW MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS, AND OTHER BY-PRODUCTS OF AGRICULTURAL ACTIVITY.

ACKNOWLEDGEMENT BY READING TOWNSHIP THAT ALL PLAN CONDITIONS
HAVE BEEN MET.

DATE _____

REVIEWED BY THE READING TOWNSHIP
PLANNING COMMISSION.

DATE _____

APPROVED BY THE READING TOWNSHIP BOARD OF SUPERVISORS

DATE _____

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION

DATE _____

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE READING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

SURVEYOR

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 READING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

[Signature]

ERIC P. JOHNSTON, P.E.

REVISION 6 - 11/18/2024
REVISION 5 - 9/25/2024
REVISION 4 - 8/15/2024
REVISION 3 - 7/3/2024
REVISION 2 - 3/6/2024
REVISION 1 - 11/15/2023

JOHNSTON & ASSOCIATES, INC. DWG. NO. 2022-69

SH. 1 OF 15



Eric Johnston

EXISTING RIGHT OF WAY (WIDTH VARIES)

N/F HOLTZINGER, KEVIN S
DEED REF 2602-0039
36K07-0023B

EXISTING RIGHT OF WAY (WIDTH VARIES)
EAST BERLIN ROAD
SR-0234

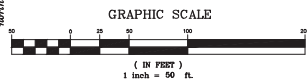
LEGEND:

- PROPERTY CORNER MARKER TO BE SET - SEE DETAIL
- CM ● - COPPER SURVEY MARKER (2 REQUIRED FOR PHASE VI) SEE DETAIL
- (120) PHASE VI LOT NUMBER

APPROVED BY THE READING TOWNSHIP BOARD OF SUPERVISORS.
DATE _____

Curve Table				
Curve #	Length	Radius	Chord L	Ch Bearing
C600	135.51'	2589.30'	135.49'	S88°49'13"W
C601	21.22'	2599.30'	21.22'	N84°47'35"W
C602	109.18'	2834.79'	109.17'	N83°56'34"W
C603	56.88'	475.00'	56.85'	S02°14'31"E
C604	44.78'	475.00'	44.76'	S08°22'24"E
C605	61.13'	525.00'	61.09'	N07°44'19"W
C606	100.00'	525.00'	99.85'	N01°03'14"E
C607	100.00'	525.00'	99.85'	N11°58'02"E
C608	56.06'	525.00'	56.03'	N20°28'58"E
C621	19.43'	475.00'	19.43'	N09°54'08"W
C622	11.53'	525.00'	11.53'	S10°26'41"E
C623	100.83'	525.00'	100.68'	S04°15'48"E

NOTE: CURVE NUMBERS C609-C614 HAVE BEEN ELIMINATED AND DO NOT APPEAR ON THIS PLAN



Line Table		
Line #	Length	Direction
L600	21.68'	S44°37'56"E
L602	10.00'	N04°58'23"E
L603	2.40'	S04°57'14"W
L604	21.21'	N21°27'30"W

HATCH LEGEND:

- INGRESS/EGRESS & UTILITY EASEMENT
- STORMWATER EASEMENT
- STREAM CHANNEL EASEMENT
- SANITARY SEWER EASEMENT
- YORK WATER CO. EASEMENT

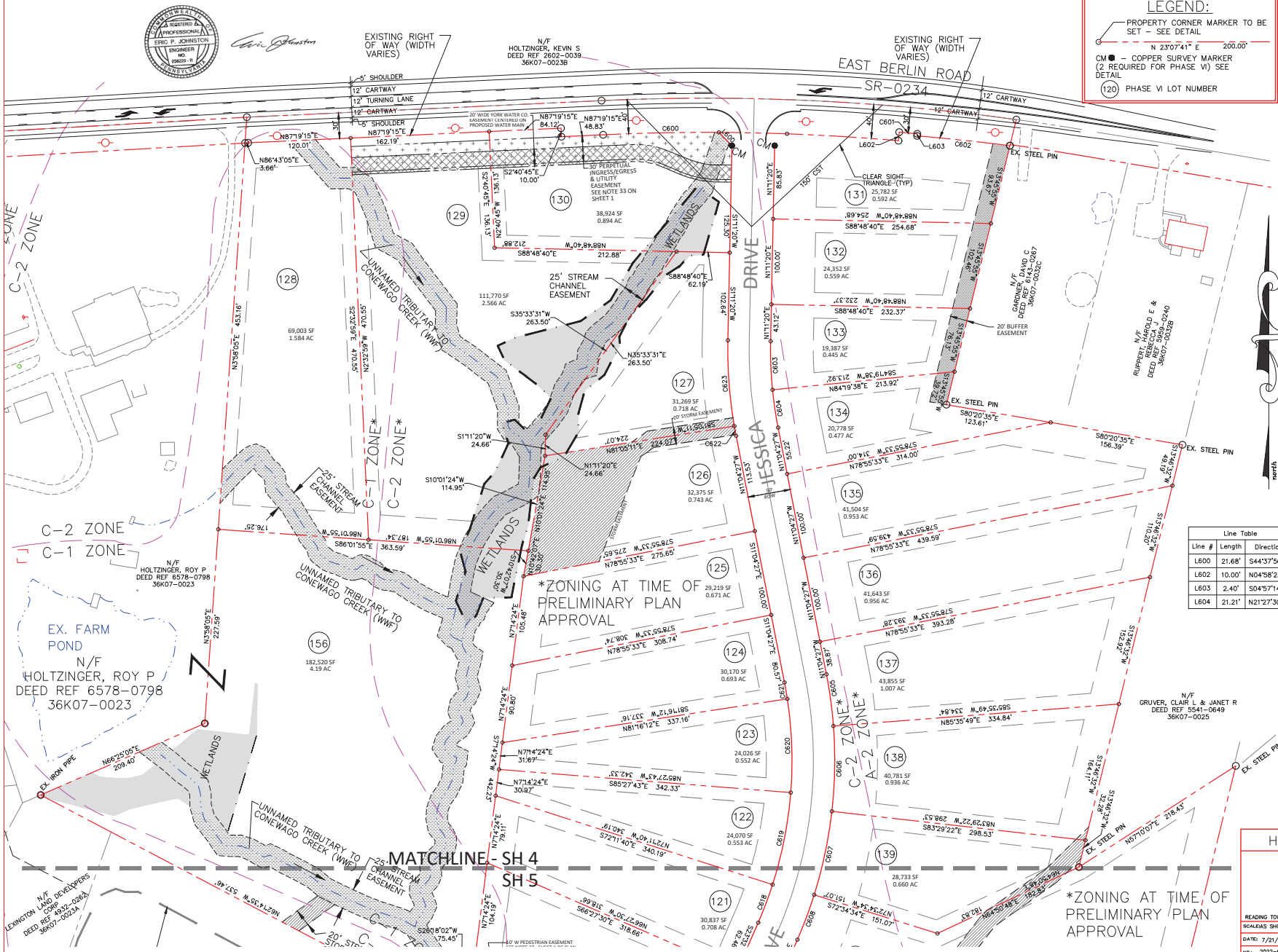
NOTE:
NO TEMPORARY OR PERMANENT STRUCTURES MAY BE CONSTRUCTED LOCATED WITHIN ANY UTILITY EASEMENT, STORMWATER DRAINAGE EASEMENT OR STREAM CHANNEL EASEMENT.

NO.	DATE	DESCRIPTION	BY
6	11/18/24	REMOVE REC LOT 157	KAR
5	9/25/24	RESUBMIT ONLY	KAR
4	8/15/24	PER ENGINEERS COMMENTS	KAR
3	7/3/24	PER ENGINEERS COMMENTS	KAR
2	3/6/24	PER ENGINEERS COMMENTS	KAR
1	11/15/23	REMOVED CUL-DE-SAC STREET	KAR

HAMPTON HEIGHTS - PHASE VI

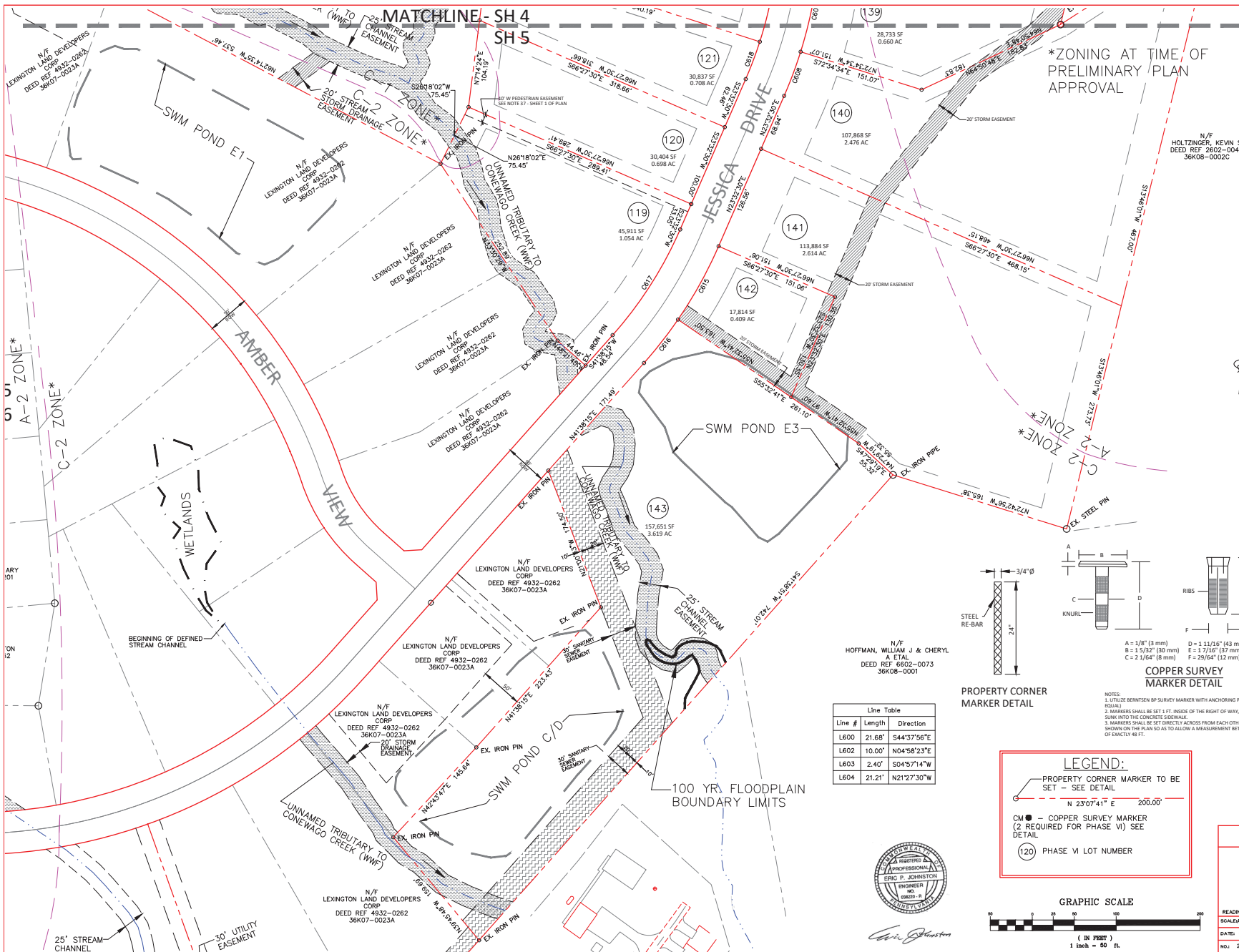
SUBDIVISION PLAN
LEXINGTON LAND DEVELOPERS CORP.
336 WEST KING STREET
LANCASTER, PA. 17603
PHONE: 717-291-4553

READING TOWNSHIP	JOHNSTON AND ASSOCIATES, INC.	YORK COUNTY, PA
SCALE(S) SHOWN	2386 TAXVILLE ROAD	CR: KAR
DATE: 7/21/23	YORK, PA. 17408	CHK: EPU
NOI: 2022-69	PHONE: 717-793-9595	FAX: 717-793-9696
		SHEET 4 OF 15



*ZONING AT TIME OF PRELIMINARY PLAN APPROVAL

*ZONING AT TIME OF PRELIMINARY PLAN APPROVAL

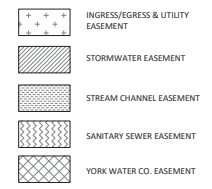


APPROVED BY THE READING TOWNSHIP BOARD OF SUPERVISORS.
DATE _____

Curve Table				
Curve #	Length	Radius	Chord L	Ch Bearing
C600	135.51'	2589.30'	135.49'	S88°49'13"W
C601	21.22'	2589.30'	21.22'	N84°47'35"W
C602	109.18'	2834.79'	109.17'	N63°56'34"W
C603	56.88'	475.00'	56.85'	S02°14'31"E
C604	44.78'	475.00'	44.76'	S08°22'24"E
C605	61.13'	525.00'	61.09'	N07°44'19"W
C606	100.00'	525.00'	99.85'	N01°03'14"E
C607	100.00'	525.00'	99.85'	N11°58'02"E
C608	56.06'	525.00'	56.03'	N20°28'58"E
C621	19.43'	475.00'	19.43'	N09°54'08"W
C622	11.53'	525.00'	11.53'	S10°26'41"E
C623	100.83'	525.00'	100.68'	S04°18'48"E

NOTE: CURVE NUMBERS C609-C614 HAVE BEEN ELIMINATED AND DO NOT APPEAR ON THIS PLAN

HATCH LEGEND:



NOTE: NO TEMPORARY OR PERMANENT STRUCTURES MAY BE CONSTRUCTED/LOCATED WITHIN ANY UTILITY EASEMENT, STORMWATER DRAINAGE EASEMENT OR STREAM CHANNEL EASEMENT.

NO.	DATE	DESCRIPTION	BY
6	11/18/24	REMOVE REC LOT 157	KAR
5	9/25/24	RESUBMIT ONLY	KAR
4	8/15/24	PER ENGINEERS COMMENTS	KAR
3	7/3/24	PER ENGINEERS COMMENTS	KAR
2	3/6/24	PER ENGINEERS COMMENTS	KAR
1	11/15/23	REMOVED CUL-DE-SAC STREET	KAR

HAMPTON HEIGHTS - PHASE VI
SUBDIVISION PLAN
LEXINGTON LAND DEVELOPERS CORP.
336 WEST KING STREET
LANCASTER, PA. 17603
PHONE: 717-291-4553

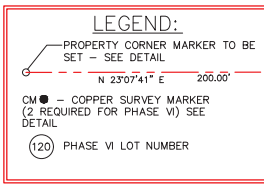
READING TOWNSHIP
SCALES SHOWN
DATE: 7/21/23
NO: 2022-69
JOHNSTON AND ASSOCIATES, INC.
2386 YAVILLE ROAD
YORK, PA. 17408
PHONE: 717-793-9595 FAX: 717-793-9696
CR: KAR
CHK: EPJ
SHEET 5 OF 15

*ZONING AT TIME OF PRELIMINARY PLAN APPROVAL

HOFFMAN, WILLIAM J & CHERYL A ETAL
DEED REF 6602-0073
36K08-0001

Line Table		
Line #	Length	Direction
L600	21.88'	S44°37'56"E
L602	10.00'	N04°58'23"E
L603	2.40'	S04°57'14"W
L604	21.21'	N21°27'30"W

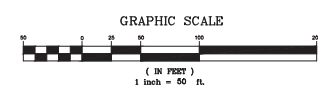
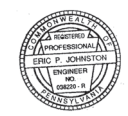
PROPERTY CORNER MARKER DETAIL



NOTES:
1. UTILIZE BERTINSEN RP SURVEY MARKER WITH ANCHORING FLUX (OR EQUAL)
2. MARKERS SHALL BE SET 1 FT. INSIDE OF THE RIGHT OF WAY, COUNTER SINK INTO THE CONCRETE SIDEWALK
3. MARKERS SHALL BE SET DIRECTLY ACROSS FROM EACH OTHER AS SHOWN ON THE PLAN SO AS TO ALLOW A MEASUREMENT BETWEEN THEM OF EXACTLY 48 FT.

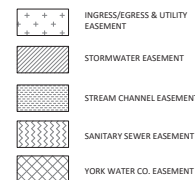
COPPER SURVEY MARKER DETAIL

A = 1/8" (3 mm)
B = 1 5/32" (38 mm)
C = 2 1/64" (8 mm)
D = 1 11/16" (43 mm)
E = 1 7/16" (37 mm)
F = 29/64" (12 mm)



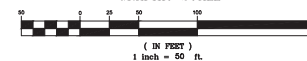
APPROVED BY THE READING TOWNSHIP
BOARD OF SUPERVISORS.
DATE _____

HATCH LEGEND:



NOTE:
THERE ARE TWO DIFFERENT ZONING DISTRICTS ON THIS SITE, THE A-2 ZONE AND THE C-2 ZONE, WHICH RESULT IN THE DIFFERING MINIMUM BUILDING SETBACKS SHOWN ON THIS PLAN. REFER TO THE SITE DATA TABLE ON SHEET 1 FOR A LISTING OF THE LOTS AND THE REQUIRED SETBACKS FOR EACH LOT.

GRAPHIC SCALE



SIGN LEGEND:

- 15 MPH SPEED LIMIT SIGN PER FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (TYPE 2 PLACES TOTAL FOR PHASE VI)
- STOP SIGN PER FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (TYPE 1 PLACES TOTAL FOR PHASE VI)
- STREET IDENTIFICATION SIGN PER FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (TYPE 1 PLACES TOTAL FOR PHASE VI) (PER TWP SPECIFICATIONS)

SEE SHEET 14 & 15 FOR STREET
TREE INSTALLATION LOCATION
AND LEGEND



HAMPTON HEIGHTS - PHASE VI

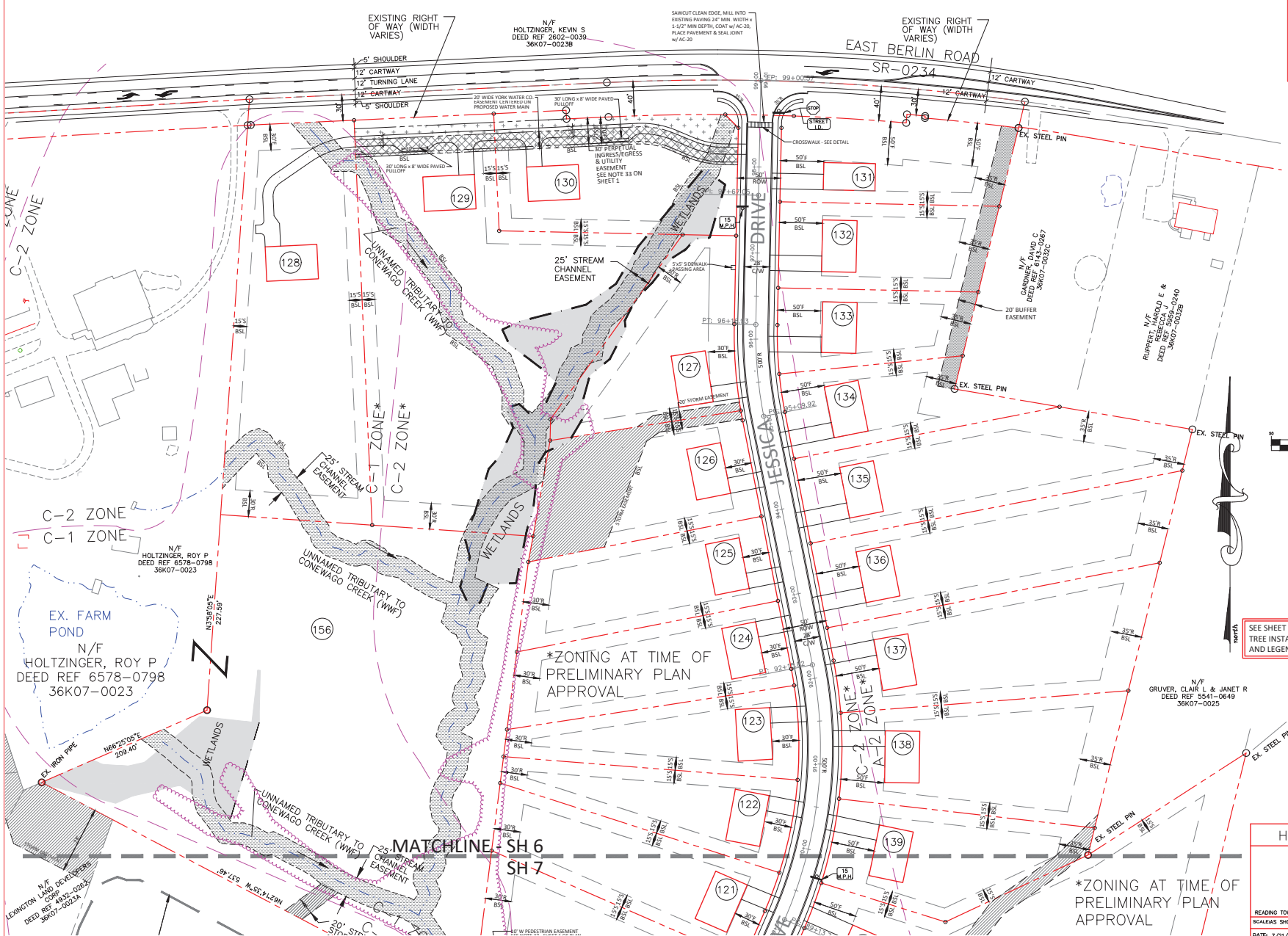
IMPROVEMENTS PLAN
LEXINGTON LAND DEVELOPERS CORP.
336 WEST KING STREET
LANCASTER, PA 17603
PHONE: 717-291-4553

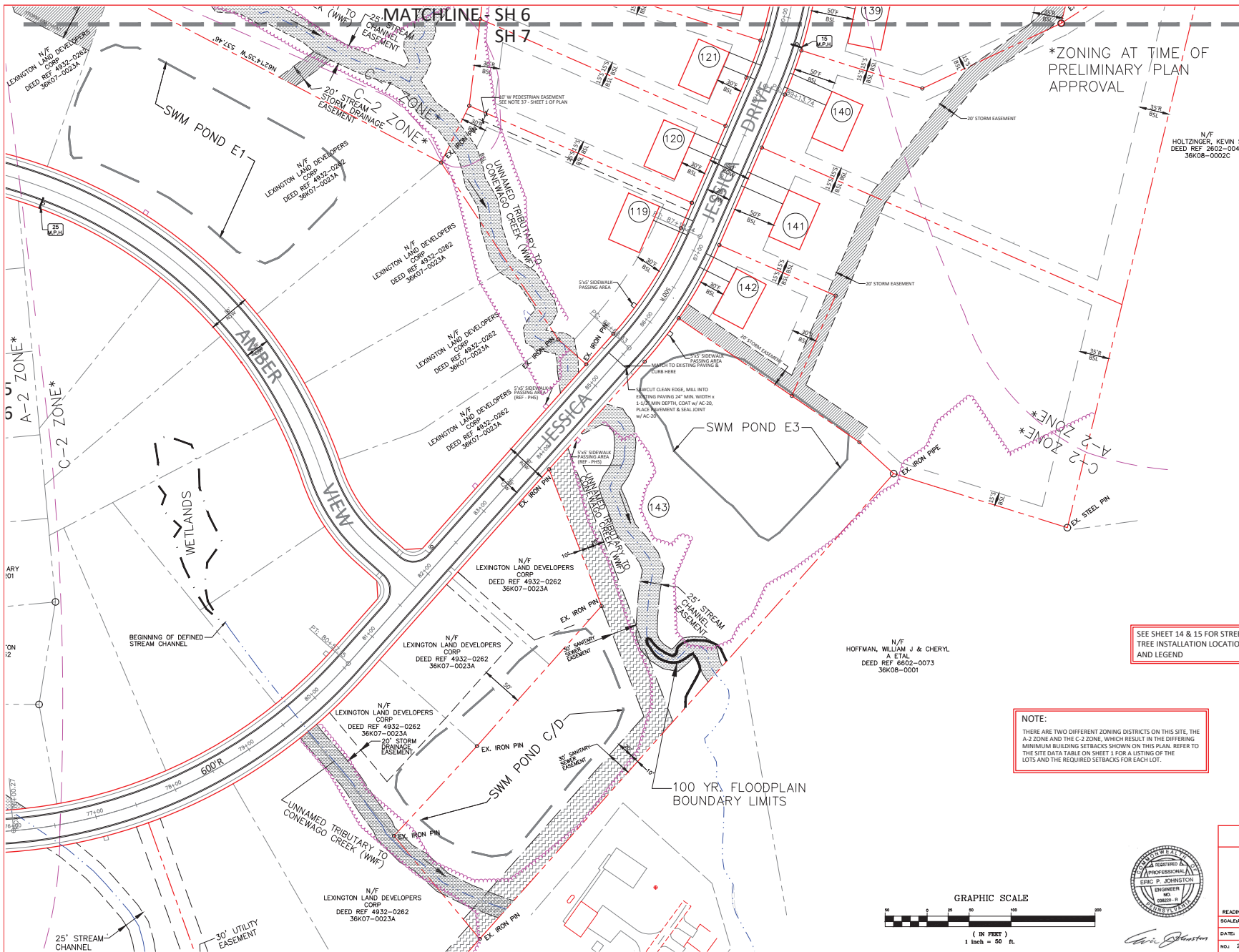
NO.	DATE	DESCRIPTION	BY
6	11/15/24	REMOVE REC LOT 157	KAR
5	9/25/24	ADD REC. ACCESS AREA SIGN	KAR
4	8/15/24	PER ENGINEERS COMMENTS	KAR
3	7/3/24	PER ENGINEERS COMMENTS	KAR
2	3/6/24	PER ENGINEERS COMMENTS	KAR
1	11/15/23	REMOVED CUL-DE-SAC STREET	KAR

READING TOWNSHIP
SCALES SHOWN
DATE: 7/21/23
NO: 2022-69

JOHNSTON AND ASSOCIATES, INC.
2386 TAYLOR ROAD
YORK, PA 17408
PHONE: 717-793-9595 FAX: 717-793-9696

DR: KAR
CHK: EPJ
SHEET 6 OF 15





APPROVED BY THE READING TOWNSHIP
BOARD OF SUPERVISORS.
DATE _____



HATCH LEGEND:

- INGRESS/EGRESS & UTILITY EASEMENT
- STORMWATER EASEMENT
- STREAM CHANNEL EASEMENT
- SANITARY SEWER EASEMENT
- YORK WATER CO. EASEMENT

SIGN LEGEND:

- 15 MPH SPEED LIMIT SIGN PER FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (TYPE 1 PLACEMENT TOTAL FOR PHASE VI)
- STOP SIGN PER FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (TYPE 1 PLACEMENT TOTAL FOR PHASE VI)
- STREET IDENTIFICATION SIGN PER FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (TYPE 1 PLACEMENT TOTAL FOR PHASE VI) (PER TWP. SPECIFICATIONS)

NOTE:
THERE ARE TWO DIFFERENT ZONING DISTRICTS ON THIS SITE, THE A-2 ZONE AND THE C-2 ZONE, WHICH RESULT IN THE DIFFERING MINIMUM BUILDING SETBACKS SHOWN ON THIS PLAN. REFER TO THE SITE DATA TABLE ON SHEET 1 FOR A LISTING OF THE LOTS AND THE REQUIRED SETBACKS FOR EACH LOT.

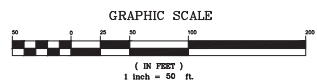
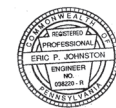
SEE SHEET 14 & 15 FOR STREET TREE INSTALLATION LOCATION AND LEGEND

NO.	DATE	DESCRIPTION	BY
6	11/18/24	REMOVE REC LOT 157	KAR
5	9/25/24	RESUBMIT ONLY	KAR
4	8/15/24	PER ENGINEERS COMMENTS	KAR
3	7/3/24	PER ENGINEERS COMMENTS	KAR
2	3/6/24	PER ENGINEERS COMMENTS	KAR
1	11/15/23	REMOVED CUL-DE-SAC STREET	KAR

HAMPTON HEIGHTS - PHASE VI

IMPROVEMENTS PLAN

LEXINGTON LAND DEVELOPERS CORP.
336 WEST KING STREET
LANCASTER, PA. 17603
PHONE: 717-291-4553



READING TOWNSHIP
DATE: 7/21/23
NO: 2022-69
JOHNSTON AND ASSOCIATES, INC.
2386 TAYLOR ROAD
LANCASTER, PA. 17603
PHONE: 717-793-9595 FAX: 717-793-9696
CR: KAR
CK: EPJ
SHEET 7 OF 15