

**PHASING SCHEDULE**

PHASE	NO. LOTS	ESTIMATED COMPLETION DATE
PHASE I	23	SEPTEMBER 2005
PHASE II	23	SEPTEMBER 2007
PHASE III	48	SEPTEMBER 2007

**EAST MANCHESTER TOWNSHIP  
PAVING REQUIREMENT**

THE WEARING COURSE ON ALL STREETS DEDICATED TO AND WHICH ARE INTENDED TO BE ADOPTED BY THE TOWNSHIP SHALL NOT BE PLACED ON THE STREETS UNTIL CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED ON EIGHTY-FIVE PERCENT (85%) BY NUMBER OF LOTS CREATED BY THIS PLAN. IN THE EVENT THAT THE DEVELOPER DESIRES THE TOWNSHIP TO ADOPT STREETS PRIOR TO PLACEMENT OF THE WEARING COURSE, THE DEVELOPER SHALL PROVIDE APPROPRIATE BONDS, ESCROW AGREEMENT, LETTER OF CREDIT, OR OTHER PAYMENT GUARANTEES SATISFACTORY TO THE TOWNSHIP IN THE AMOUNT OF ONE HUNDRED TEN PERCENT (110%) OF THE COST FOR PLACING THE WEARING COURSE PLUS TEN PERCENT (10%) FOR EACH YEAR BEYOND THE FIRST YEAR IN WHICH IT IS ANTICIPATED THERE WILL BE A DELAY IN PLACING THE WEARING COURSE. ADDITIONALLY, THE DEVELOPER MUST ALSO EXTEND THE MAINTENANCE BOND ON THE STREETS TO BE ADOPTED TO RUN FOR EIGHTEEN (18) MONTHS AFTER PLACEMENT OF THE WEARING COURSE ON THE STREET. THE AGREEMENT OF THE SUPERVISORS TO ADOPT A STREET THAT DOES NOT HAVE A WEARING COURSE AT THE TIME ADOPTION IS REQUESTED BY THE DEVELOPER SHALL BE SUBJECT TO THE ABOVE CONDITIONS, AND SHALL BE AT THE SOLE DISCRETION OF THE TOWNSHIP.

**TRAFFIC AND ENGINEERING STUDY REQUIREMENT**

PRIOR TO THE DEDICATION OF THE STREETS AND PRIOR TO THE PLACEMENT OF "STOP" SIGNS AND "SPEED LIMIT" SIGNS, A TRAFFIC AND ENGINEERING STUDY MUST BE CONDUCTED BY THE YORK COUNTY PLANNING COMMISSION.

**LANDSCAPE REQUIREMENTS**

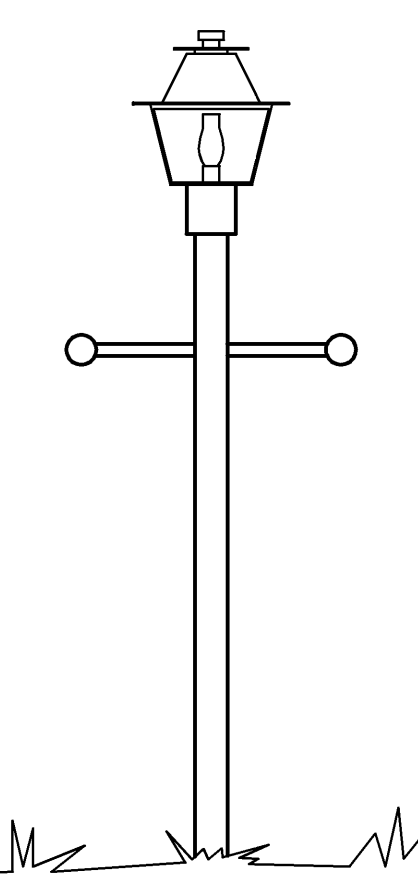
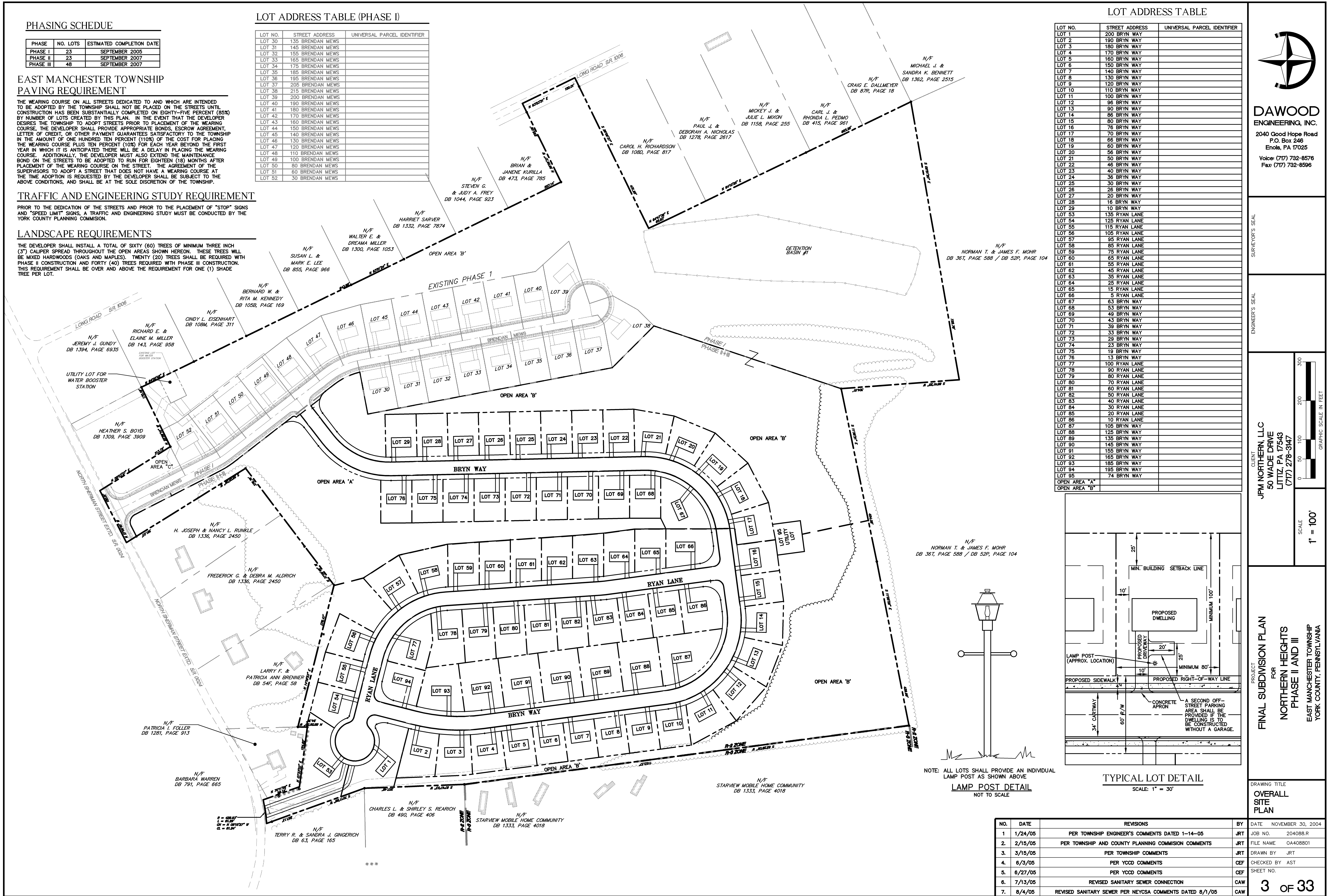
THE DEVELOPER SHALL INSTALL A TOTAL OF SIXTY (60) TREES OF MINIMUM THREE INCH (3") CALIPER SPREAD THROUGHOUT THE OPEN AREAS SHOWN HEREON. THESE TREES WILL BE MIXED HARDWOODS (OAKS AND MAPLES). TWENTY (20) TREES SHALL BE REQUIRED WITH PHASE II CONSTRUCTION AND FORTY (40) TREES REQUIRED WITH PHASE III CONSTRUCTION. THIS REQUIREMENT SHALL BE OVER AND ABOVE THE REQUIREMENT FOR ONE (1) SHADE TREE PER LOT.

**LOT ADDRESS TABLE (PHASE I)**

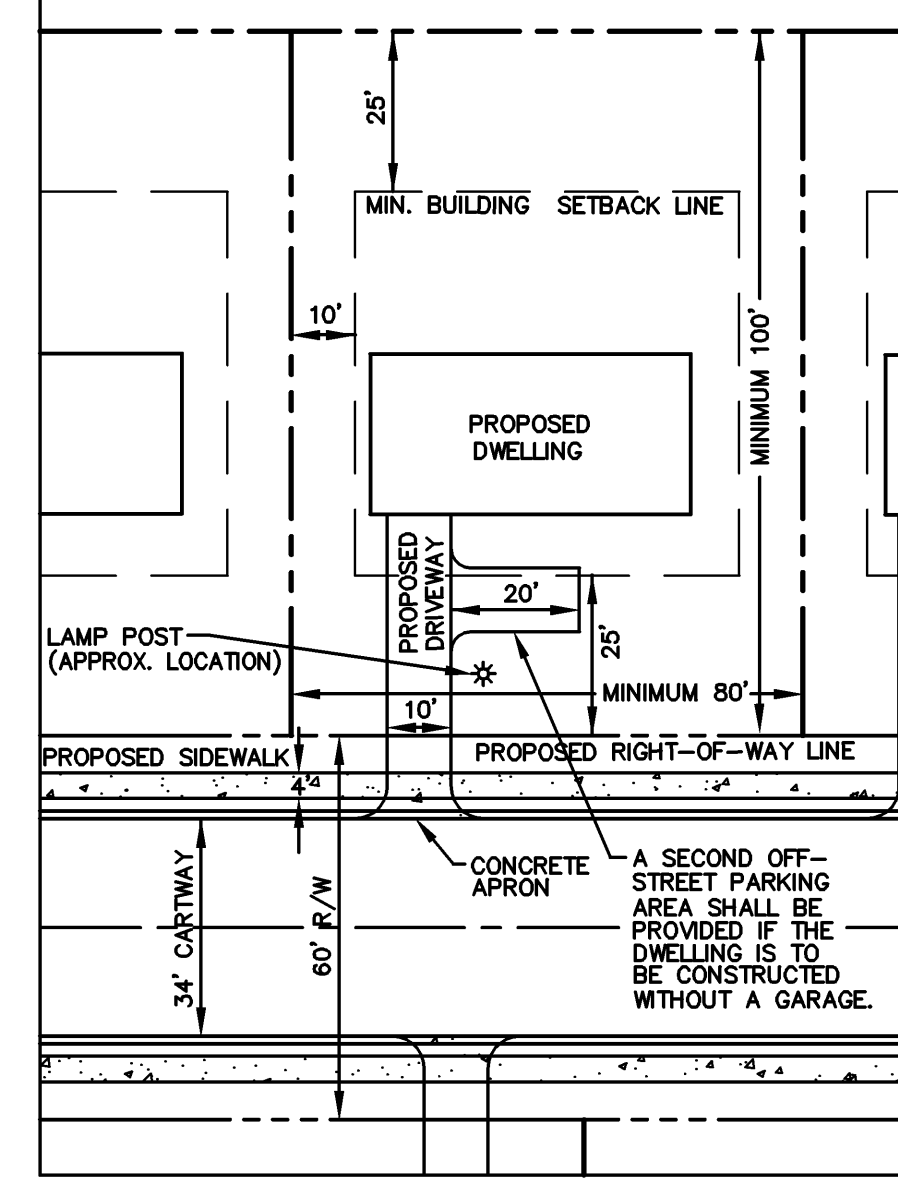
LOT NO.	STREET ADDRESS	UNIVERSAL PARCEL IDENTIFIER
LOT 30	135 BRENDAN MEWS	
LOT 31	145 BRENDAN MEWS	
LOT 32	155 BRENDAN MEWS	
LOT 33	165 BRENDAN MEWS	
LOT 34	175 BRENDAN MEWS	
LOT 35	185 BRENDAN MEWS	
LOT 36	195 BRENDAN MEWS	
LOT 37	205 BRENDAN MEWS	
LOT 38	215 BRENDAN MEWS	
LOT 39	200 BRENDAN MEWS	
LOT 40	190 BRENDAN MEWS	
LOT 41	180 BRENDAN MEWS	
LOT 42	170 BRENDAN MEWS	
LOT 43	160 BRENDAN MEWS	
LOT 44	150 BRENDAN MEWS	
LOT 45	140 BRENDAN MEWS	
LOT 46	130 BRENDAN MEWS	
LOT 47	120 BRENDAN MEWS	
LOT 48	110 BRENDAN MEWS	
LOT 49	100 BRENDAN MEWS	
LOT 50	90 BRENDAN MEWS	
LOT 51	80 BRENDAN MEWS	
LOT 52	30 BRENDAN MEWS	

**LOT ADDRESS TABLE**

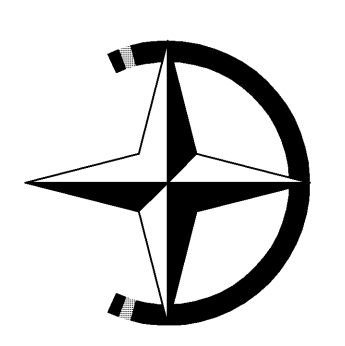
LOT NO.	STREET ADDRESS	UNIVERSAL PARCEL IDENTIFIER
LOT 1	200 BRYN WAY	
LOT 2	190 BRYN WAY	
LOT 3	180 BRYN WAY	
LOT 4	170 BRYN WAY	
LOT 5	160 BRYN WAY	
LOT 6	150 BRYN WAY	
LOT 7	140 BRYN WAY	
LOT 8	130 BRYN WAY	
LOT 9	120 BRYN WAY	
LOT 10	110 BRYN WAY	
LOT 11	100 BRYN WAY	
LOT 12	96 BRYN WAY	
LOT 13	90 BRYN WAY	
LOT 14	86 BRYN WAY	
LOT 15	80 BRYN WAY	
LOT 16	76 BRYN WAY	
LOT 17	70 BRYN WAY	
LOT 18	66 BRYN WAY	
LOT 19	60 BRYN WAY	
LOT 20	56 BRYN WAY	
LOT 21	50 BRYN WAY	
LOT 22	46 BRYN WAY	
LOT 23	40 BRYN WAY	
LOT 24	36 BRYN WAY	
LOT 25	30 BRYN WAY	
LOT 26	26 BRYN WAY	
LOT 27	20 BRYN WAY	
LOT 28	16 BRYN WAY	
LOT 29	10 BRYN WAY	
LOT 53	135 RYAN LANE	
LOT 54	125 RYAN LANE	
LOT 55	115 RYAN LANE	
LOT 56	105 RYAN LANE	
LOT 57	95 RYAN LANE	
LOT 58	85 RYAN LANE	
LOT 59	75 RYAN LANE	
LOT 60	65 RYAN LANE	
LOT 61	55 RYAN LANE	
LOT 62	45 RYAN LANE	
LOT 63	35 RYAN LANE	
LOT 64	25 RYAN LANE	
LOT 65	15 RYAN LANE	
LOT 66	5 RYAN LANE	
LOT 67	63 BRYN WAY	
LOT 68	53 BRYN WAY	
LOT 69	49 BRYN WAY	
LOT 70	43 BRYN WAY	
LOT 71	39 BRYN WAY	
LOT 72	33 BRYN WAY	
LOT 73	29 BRYN WAY	
LOT 74	23 BRYN WAY	
LOT 75	19 BRYN WAY	
LOT 76	13 BRYN WAY	
LOT 77	100 RYAN LANE	
LOT 78	90 RYAN LANE	
LOT 79	80 RYAN LANE	
LOT 80	70 RYAN LANE	
LOT 81	60 RYAN LANE	
LOT 82	50 RYAN LANE	
LOT 83	40 RYAN LANE	
LOT 84	30 RYAN LANE	
LOT 85	20 RYAN LANE	
LOT 86	10 RYAN LANE	
LOT 87	105 BRYN WAY	
LOT 88	125 BRYN WAY	
LOT 89	135 BRYN WAY	
LOT 90	145 BRYN WAY	
LOT 91	155 BRYN WAY	
LOT 92	165 BRYN WAY	
LOT 93	185 BRYN WAY	
LOT 94	195 BRYN WAY	
LOT 95	74 BRYN WAY	
OPEN AREA "A"		
OPEN AREA "B"		



NOTE: ALL LOTS SHALL PROVIDE AN INDIVIDUAL LAMP POST AS SHOWN ABOVE.  
**LAMP POST DETAIL**  
NOT TO SCALE



**TYPICAL LOT DETAIL**  
SCALE: 1" = 30'



**DAWOOD  
ENGINEERING, INC.**  
2040 Good Hope Road  
P.O. Box 246  
Enola, PA 17025  
Voice: (717) 732-8576  
Fax: (717) 732-8596

SURVEYOR'S SEAL

ENGINEER'S SEAL

CLIENT  
**JPM NORTHERN, LLC**  
50 WADE DRIVE  
LITTLIZ, PA 17543  
(717) 278-3147

PROJECT  
**FINAL SUBDIVISION PLAN**  
FOR  
**NORTHERN HEIGHTS  
PHASE II AND III**  
EAST MANCHESTER TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

DRAWING TITLE  
**OVERALL  
SITE  
PLAN**

NO.	DATE	REVISIONS	BY	DATE
1	1/24/05	PER TOWNSHIP ENGINEER'S COMMENTS DATED 1-14-05	JRT	NOVEMBER 30, 2004
2	2/15/05	PER TOWNSHIP AND COUNTY PLANNING COMMISSION COMMENTS	JRT	JOB NO. 204088.R
3	3/15/05	PER TOWNSHIP COMMENTS	JRT	FILE NAME 0A408801
4	6/3/05	PER YCCD COMMENTS	JRT	DRAWN BY JRT
5	6/27/05	PER YCCD COMMENTS	CEF	CHECKED BY AST
6	7/13/05	REVISED SANITARY SEWER CONNECTION	CEF	SHEET NO.
7	8/4/05	REVISED SANITARY SEWER PER NEYCSA COMMENTS DATED 8/1/05	CAW	