

# FINAL SUBDIVISION PLAT

# AMBLEBROOK

## SECTION A - PHASE I

### A PLANNED COMMUNITY FOR ACTIVE ADULTS

### STRABAN TOWNSHIP~ADAMS COUNTY~PENNSYLVANIA

#### APPLICABLE SALDO MODIFICATIONS

The following SALDO modifications were granted with approval of the Preliminary Plans for this project:

- Section 117-30.B.1 - Minimum street right-of-way and cartway widths shall be a 50' Right-of-way and a 32' cartway for Minor streets.
- Section 117-30.E.2 - There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points 100 feet from the intersection of the street center lines. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.
- Section 117-30.F - Streets that terminate in a "cul-de-sac" shall not exceed 500' in length.
- Section 117-31.A - There shall be no parking between the principal structure and the street right-of-way line for multi-family structures.
- Section 117-32.A.3.b - Access drives may not cross a street right-of-way line within 50' of an intersecting street.
- Section 117-33.B - Blocks shall not exceed a length of 1,600 feet nor be less than 800 feet.
- Section 117-33.E - Where blocks exceed 1,000 feet in length, pedestrian right-of-ways of not less than 12 feet in width shall be provided where needed for adequate pedestrian circulation. Where applicable, paved walks of not less than six feet width shall be placed within the 10' right-of-way provided so as to not encroach into buildable areas.
- Section 117-35.A - Minimum width of easements for underground and overhead utilities shall be 20'.
- Section 117-43.C.1.e.2 - All inlets shall be designed to create a one-inch sump condition below finished road surface unless approved otherwise by the Township.
- Section 117-43.C.1.j - Storm sewers shall be either reinforced concrete, corrugated aluminum or corrugated galvanized steel pipe.
- Section 117-43.C.1.k - At all inlets and manholes, the maximum allowable headwater depth shall be one foot below the top of the inlet grate or the manhole.
- Section 117-43.C.1.p.1 - All storm sewer easements through undedicated land shall be a minimum of 20 feet in width.
- Section 117-43.C.3.b.1.a - The release rate from storms up to 10 years in recurrence frequency shall be limited to the pre-development flow rate from a two year storm, and.
- Section 117-43.C.3.b.1.b - The release rate from storms up to 100 years in recurrence frequency shall be limited to the pre-development flow rate from a ten year storm.
- Section 117-43.C.3.j.1 - The maximum slope of earthen embankments shall be four to one.
- Section 117-43.C.3.q.2 - Basin side slopes below the water line must not exceed 4:1.

#### GENERAL NOTES

- FIELD SURVEY OF PROPERTY BOUNDARIES AND EXISTING CONDITIONS WAS COMPLETED BY ROBERT A. SHARRAH, PLS BETWEEN 01 OCTOBER 2004 AND 31 MARCH 2019 USING BOTH GLOBAL POSITIONING AND CONVENTIONAL SURVEY METHODS.
- HORIZONTAL DATUM IS THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
- ELEVATION DATUM IS NAVD88.
- PHOTOGAMMETRIC MAPPING WAS PROVIDED BY AIR SURVEY CORPORATION, PROJECT NO. 7990463, WITH ORIGINAL PHOTOGRAPHY DATED 24 APRIL 1999, SUPPLEMENTED IN APRIL 2004.
- WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY ROEMER ECOLOGICAL SERVICES, INC. AND FIELD LOCATED USING ACCURATE SURVEY METHODS BY ROBERT A. SHARRAH, PLS IN OCTOBER AND NOVEMBER 2004. THESE WETLAND BOUNDARIES WERE UPDATED AND REVISIONS WERE RE-LOCATED BY SDGI ON 16 JULY 2016.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. AS SUCH, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, ETC. MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL UTILITIES THAT WILL SERVE THIS PROJECT SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL HOMEOWNERS ASSOCIATION LOTS (THOSE PARCELS WITHOUT NUMBERS) SHALL BE OWNED AND MAINTAINED BY THE AMBLEBROOK HOME OWNERS ASSOCIATION FOR PASSIVE OR ACTIVE RECREATION, COMMUNITY UTILITIES, OR STORMWATER MANAGEMENT.
- UNLESS OTHERWISE NOTED, ALL LOT CORNERS SHALL BE MARKED WITH 5/8" REINFORCING RODS, 30" IN LENGTH.
- A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NON-VEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.
- UNLESS OTHERWISE NOTED OR SHOWN, A TEN FOOT WIDE DRAINAGE, UTILITY AND ACCESS EASEMENT SHALL BE CENTERED ON ALL NON-ROAD FRONTAGE LOT LINES.
- A TEN FOOT (10') WIDE ACCESS AND UTILITY EASEMENT IS HEREBY ESTABLISHED ALONG THE ROAD FRONTAGE OF ALL LOTS. THIS EASEMENT SHALL BEGIN AT THE STREET RIGHT-OF-WAY LINE AND EXTEND INWARD TEN (10') FEET ONTO THE LOT.
- UNLESS/UNTIL SEPARATE AND SPECIFIC UTILITY EASEMENTS OR RIGHTS-OF-WAY ARE EXECUTED FOR FACILITIES SUCH AS ELECTRIC, CATV, NATURAL GAS, ETC., A "BLANKET" UTILITY AND ACCESS EASEMENT IS PROVIDED OVER ALL PRIVATE STREETS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SAID UTILITIES.

#### STRABAN TOWNSHIP WETLAND NOTE

THE PRESENCE OF WETLANDS MAY PRESENT A PROBLEM, RELATIVE TO THE INTENDED USE OR DEVELOPMENT OF LAND THROUGHOUT STRABAN TOWNSHIP. APPLICANTS AND FUTURE OWNERS ARE, THEREFORE ADVISED OF SUCH POTENTIAL WETLANDS PROBLEMS AND OF THE ADVISABILITY OF INVESTIGATING SUCH WETLANDS PROBLEMS BEFORE DEVELOPING OR PURCHASING LAND WITHIN STRABAN TOWNSHIP. FURTHER, ALL PERSONS AND ENTITIES ARE HEREBY NOTIFIED THAT STRABAN TOWNSHIP MAKES NO REPRESENTATIONS OR ASSURANCES AS TO THE PRESENCE, ABSENCE OR LOCATION OF WETLANDS BY ITS APPROVAL OF THIS PLAN, AND NEITHER STRABAN TOWNSHIP NOR ANY OF ITS OFFICERS, AGENTS, EMPLOYEES OR REPRESENTATIVES SHALL HAVE ANY LIABILITY WHATSOEVER RELATIVE TO THE PRESENCE, ABSENCE OR LOCATION OF WETLANDS IN OR UPON THE LANDS DEPICTED ON THIS PLAN.

#### LIST OF APPROVALS & PERMITS

- DEVELOPERS AGREEMENT 04-03-06
- 1ST AMENDMENT TO DEVELOPERS AGREEMENT 12-03-07
- 2ND AMENDMENT TO DEVELOPERS AGREEMENT 03-11-19
- CONDITIONAL APPROVAL OF THIS FINAL PLAN 03-06-06
- NPDES PERMIT FOR EARTH DISTURBANCE PA010001 02-02-18
- HIGHWAY OCCUPANCY PERMIT 08095781 11-14-17
- NPDES PERMIT (SEWER) PA0247715 06-01-17
- WATER QUALITY MANAGEMENT PERMIT (SEWER) 0117401 01-22-18
- PUBLIC WATER SUPPLY CONSTRUCTION PERMIT 0117506 02-14-18
- GENERAL PERMIT 7 (WETLANDS) GP07-01-17-102 12-27-17
- GENERAL PERMITS 2, 4, 5 (WETLANDS) GP04-01-06-105, GP02-01-06-101 & GP05-01-06-104 03-13-06
- USACOE SPGP05 (WETLANDS) 12-28-17

#### AGRICULTURAL NUISANCE DISCLAIMER

ALL OF THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED IN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS, AND OTHER USERS OF THESE PROPERTIES MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, SLUDGE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. OWNERS, OCCUPANTS AND USERS OF THESE PROPERTIES SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND THE POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF PENNSYLVANIA ACT 133 OF 1992, "THE RIGHT TO FARM LAW", MAY BAR THEM FROM OBTAINING LEGAL JUDGEMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.

#### HIGHWAY OCCUPANCY NOTE

PURSUANT TO SECTION 420 OF P.L. 1242, KNOWN AS THE "STATE HIGHWAY LAW", A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ANY PROPOSED NEW DRIVEWAY/ROADWAY ONTO THE STATE HIGHWAYS SHOWN HEREON.

#### SPECIAL NOTES

- THIS PROJECT IS SUBJECT TO PAYMENT OF RECREATION FEES IN ACCORDANCE WITH THE EXECUTED DEVELOPERS AGREEMENT AND APPLICABLE TOWNSHIP REGULATIONS.
- THIS PROJECT IS SUBJECT TO PAYMENT OF TRANSPORTATION IMPROVEMENT DISTRICT FEES IN ACCORDANCE WITH THE EXECUTED DEVELOPER'S AGREEMENT AND APPLICABLE TOWNSHIP REGULATIONS.
- THE HOME BUILDING CONTRACTOR, AND ANY OTHER EXCAVATOR ON THIS SITE, IS HEREBY NOTIFIED AND REQUESTED TO TAKE SPECIAL CARE IN PROTECTING EXISTING UNDERGROUND UTILITIES FROM DAMAGE AND/OR SERVICE DISRUPTION. DUE TO THE CLOSE PROXIMITY OF THE IMPROVEMENTS, THIS WARNING MUST BE STRICTLY FOLLOWED.

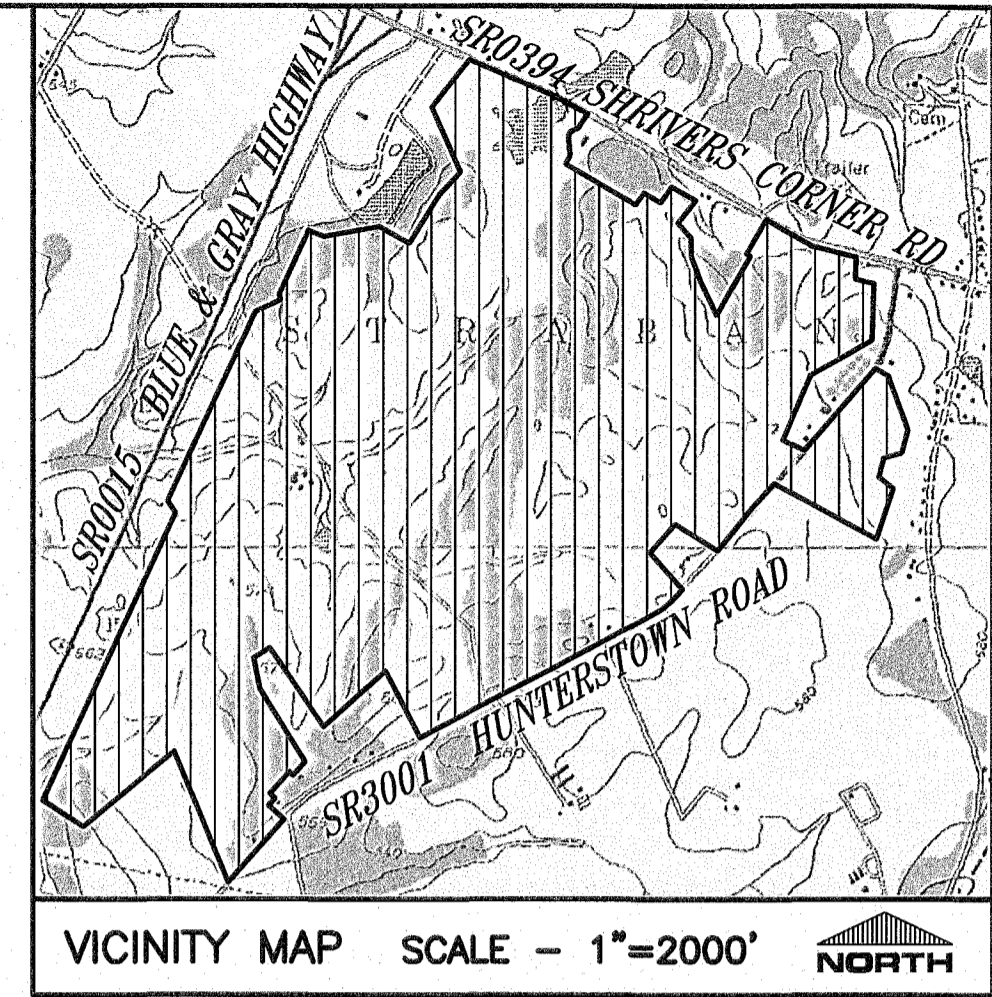
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Adams County, PA  
Karen Heflin Register and Recorder  
BK 6502 PG 541

#### SITE DATA

- GROSS PROJECT AREA: 779.408±ACRES
- GROSS AREA OF PHASE SECTION A: 175.48±ACRES
- TOTAL NUMBER OF BUILDING LOTS FOR APPROVAL: 435
- TOTAL NUMBER OF OTHER LOTS (RECREATION, WWTP, SWM): 11  
- FIVE (5) RECREATION LOTS TOTALLY INCLUDED IN PHASE  
- THREE RECREATION LOTS PARTIALLY IN PHASE (TO BE COMPLETED IN SUBSEQUENT PHASES)  
- ONE UTILITY LOT FOR THE WASTEWATER TREATMENT PLANT  
- LOT H-1 INCLUDES THE COMMUNITY AMENITY BUILDINGS & RECREATIONAL FACILITIES  
- LOT H-7 INCLUDES THE WELCOME CENTER AND ADDITIONAL AMENITY BUILDINGS
- TOTAL AREA OF OTHER LOTS (NOT INCL. STREETS): 86.588±ACRES
- GROSS SECTION A DENSITY: 2.48DU/AC
- CURRENT ZONING OF SECTION A: EC-1 (EMPLOYMENT CENTER)
- CURRENT ZONING OF REMAINDER: EC-1 & A (RESIDENTIAL AGRICULTURAL)
- PROPOSED ZONING: SAME
- CURRENT LAND USE: AGRICULTURAL & FOREST
- PROPOSED LAND USE: AGE-QUALIFIED HOUSING (ZO 140.65.1)
- EXISTING SEWAGE DISPOSAL: ON-LOT SEWAGE DISPOSAL SYSTEMS
- PROPOSED SEWAGE DISPOSAL: COMMUNITY WWTP W/STREAM DISCHARGE
- EXISTING WATER SUPPLY: PRIVATE ON-LOT WATER WELLS
- PROPOSED WATER SUPPLY: PADEP APPROVED COMMUNITY WATER SYSTEM
- REQUIRED BUILDING SETBACKS (DETACHED): FRONT-20', SIDE-5', REAR-20'
- REQUIRED BUILDING SETBACKS (ATTACHED): FRONT-20', SIDE-7.5', REAR-20'
- REQUIRED MINIMUM LOT WIDTH (DETACHED): 45'
- REQUIRED MINIMUM LOT WIDTH (ALL OTHERS): 30'
- MAXIMUM PERMITTED DEVELOPMENT COVERAGE: 50%
- MAXIMUM PERMITTED BUILDING HEIGHT: 35'

BUILDING LOTS CREATED FOR FINAL APPROVAL WITH THIS PLAT INCLUDE LOTS 1 THRU 43, 50 THRU 84, 87, 89 THRU 414, 416 THRU 443 AND 2019. (THERE ARE NO LOTS NUMBERED 44, 45, 46, 47, 48, 49, 85, 86, 88 & 415.)

HOA LOTS FULLY CREATED FOR FINAL APPROVAL WITH THIS PLAT ARE LOTS U-1 & H-1 THRU H-5 (6 LOTS). LOTS H-8, H-9 AND H-10 INCLUDE SOME STORMWATER MANAGEMENT IMPROVEMENTS NECESSARY TO SERVE THE ABOVE BUILDING LOTS. EASEMENTS WILL BE PROVIDED TO THE HOA FOR FACILITIES CONSTRUCTED ON THESE LOTS UNTIL SUCH TIME AS THE LOTS ARE REQUESTED FOR FINAL APPROVAL.



Approved by the Straban Township Planning Commission this 26th day of June, 2019.  
*Alan J. Zapp* Chairman      *Robert K. Crushaw* Secretary

Approved by the Straban Township Board of Supervisors this 26th day of June, 2019.  
*Tom M. Sharr* Chairman      *Robert K. Crushaw* Secretary

Reviewed by the Adams County Planning Commission this 2nd day of May, 2019.  
*Robert A. Sharr* Director Staff

SOURCE OF TITLE  
Deeds recorded in the Adams County Courthouse as follows: 5389-498 (TRACTS 2 & 4) and 6389-520

SURVEYOR'S CERTIFICATE  
I hereby certify that this survey and plan are accurate and correct and have been prepared in accordance with the PA Professional Engineers' Registration Law.  
*Robert A. Sharr* 06-20-19  
Robert A. Sharr, P.L.S. Date

**OWNER/SUBDIVIDER**  
CCD ROCK CREEK LLC  
275 GROVE STREET  
SUITE 3-103  
NEWTON, MA 02466

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Adams

On this the 20 day of June, 2019 before me, the undersigned officer, personally appeared Robert Karen, being Gen. Mgr. Auth. Signatory of CCD ROCK CREEK, LLC, who being duly sworn according to law, deposes and says that the limited liability corporation is the owner of the property shown on this plan, that he/she is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded, that all necessary approval of the plan has been obtained and is endorsed thereon, and on behalf of the corporation, further acknowledges that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION" are hereby dedicated to public use.

AUTHORIZED SIGNATORY  
*Robert Karen*  
*Tina M. McGee*  
NOTARY:  
My Commission expires March 25, 2023

Commonwealth of Pennsylvania - Notary Seal  
TINA M. MCGEE - Notary Public  
Adams County  
My Commission Expires Mar 25, 2023  
Commission Number 1347314

**Sharrah Design Group, Inc.**  
Land Surveying & Design  
20 Chambersburg Street  
Gettysburg, PA 17325  
Phone: (717) 334-5400  
Fax: (717) 334-0922  
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COMMONWEALTH OF PENNSYLVANIA  
REGISTERED PROFESSIONAL SURVEYOR  
ROBERT A. SHARRAH  
LAND SURVEYOR  
30170-E

REVISIONS			PLAN PREPARATION
NO.	DATE	DESCRIPTION	
1	1/25/06	REVISED UTILITY LOT 1	DRAWN BY: NJT
2	2/13/06	REVISED UTILITY LOT 1	DESIGNED BY: RAS
3	3/01/06	PER TWP ENGR COMMENTS	CHECKED BY: RAS
4	4/12/19	UPDATE LOT LAYOUT & MISC.	DATE: 11-15-05
		TITLE RELATED MATTERS	FILE: 1708
			CAD FILE: A-PL-FINAL-1708
			DWG FILE: E-659

**FINAL SUBDIVISION PLAT**

**AMBLEBROOK**

A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE AS NOTED  
SHEET NO.  
1 OF 21

US ROUTE 15 BLUE & GRAY HIGHWAY (SR0015)

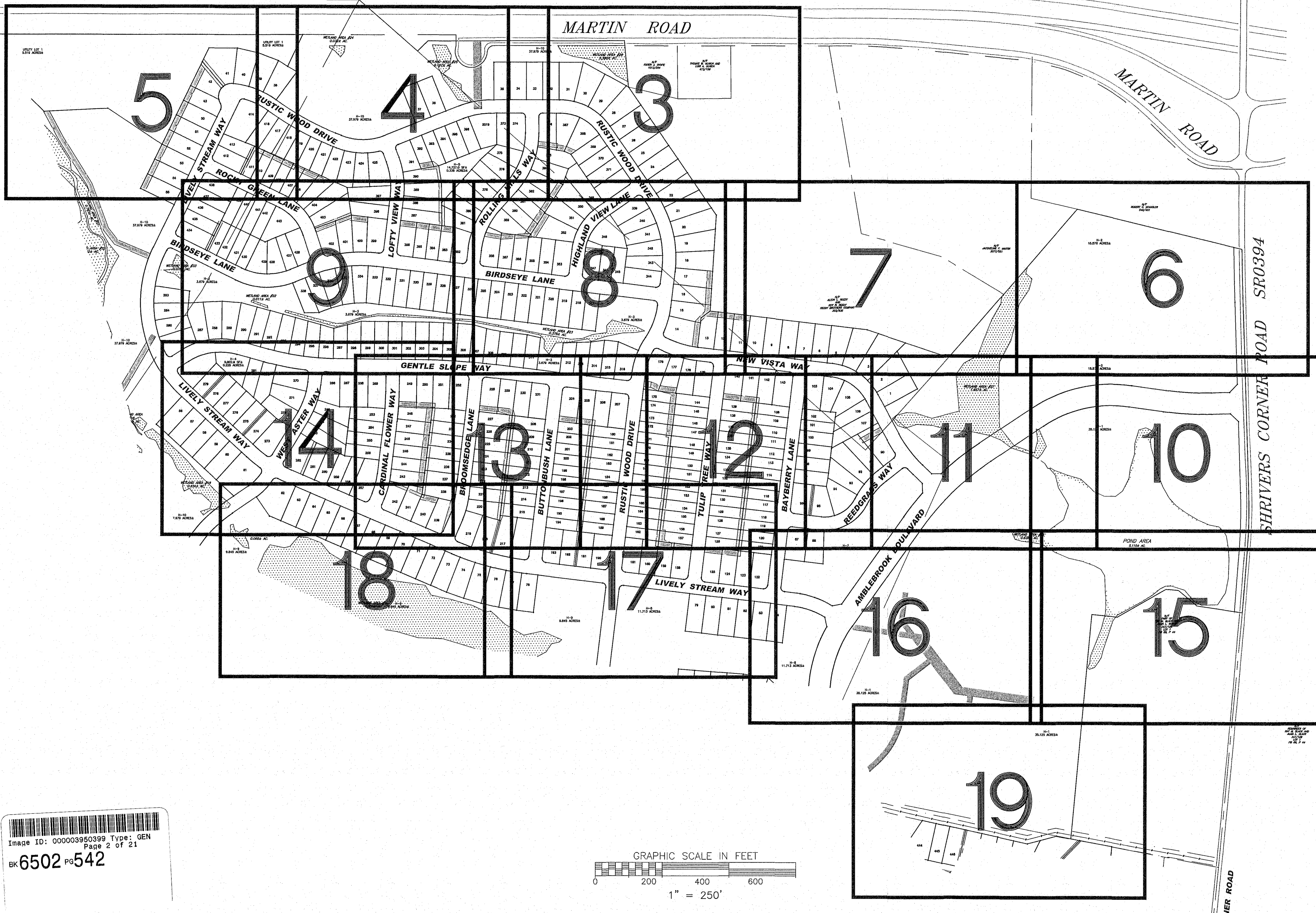
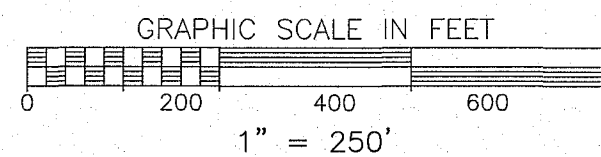
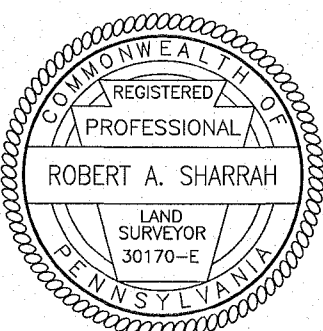


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BK 6502 PG 542



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Gettysburg, PA 17325  
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Fax: (717) 334-0922  
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REVISIONS			PLAN PREPARATION	
NO.	DATE	DESCRIPTION		
1	1/25/06	REVISED UTILITY LOT 1	DRAWN BY:	NJT
2	2/13/06	REVISED UTILITY LOT 1	DESIGNED BY:	RAS
3	3/01/06	PER TWP ENGR COMMENTS	CHECKED BY:	RAS
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**AMBLEBROOK**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=250'  
SHEET NO.  
2 OF 21

SR0015 BLUE & GRAY HIGHWAY



5	4	3		
	9	8	7	6
	14	13	12	11
	18	17	16	15
				19

SHEET INDEX  
NOT TO SCALE

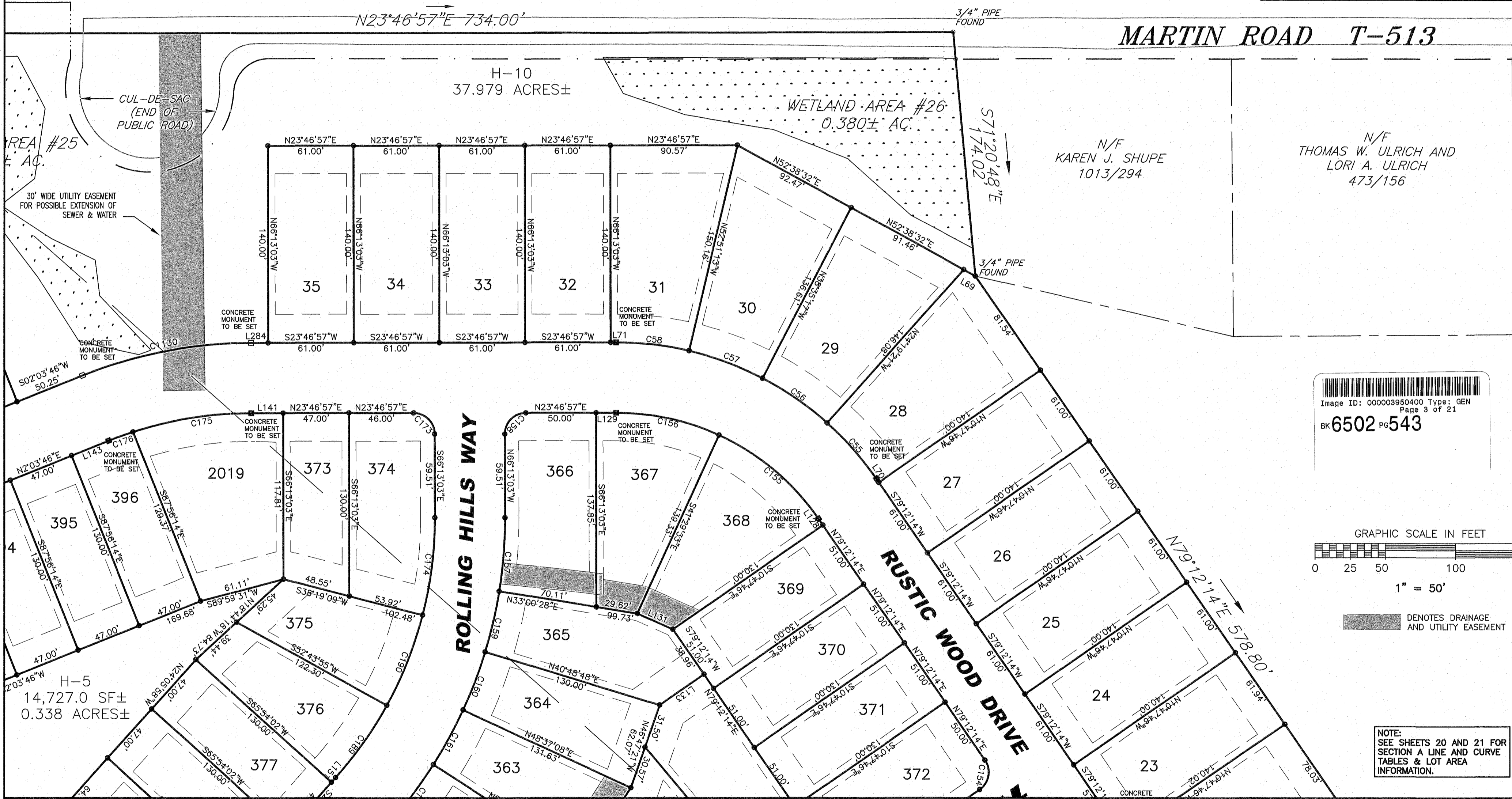
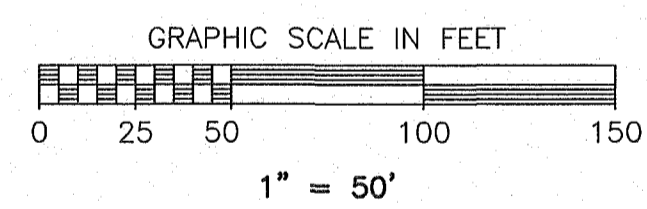


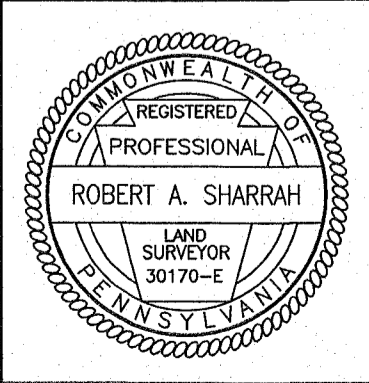
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■ DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE:  
SEE SHEETS 20 AND 21 FOR SECTION A LINE AND CURVE TABLES & LOT AREA INFORMATION.

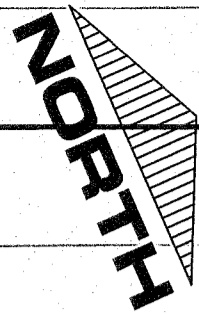
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A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'  
SHEET NO.  
3 OF 21



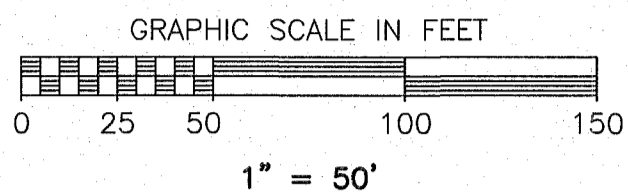
# SR0015 BLUE & GRAY HIGHWAY

POINT C/L  
SR0015 R/W



5	THIS SHEET	3
9	8	7
14	13	12
18	17	16
		15
		19

**SHEET INDEX**  
NOT TO SCALE



EXISTING LEGAL  
RIGHT-OF-WAY FOR  
LIMITED ACCESS

WETLAND AREA #24  
0.032± AC.

UTILITY LOT 1  
5.519 ACRES±

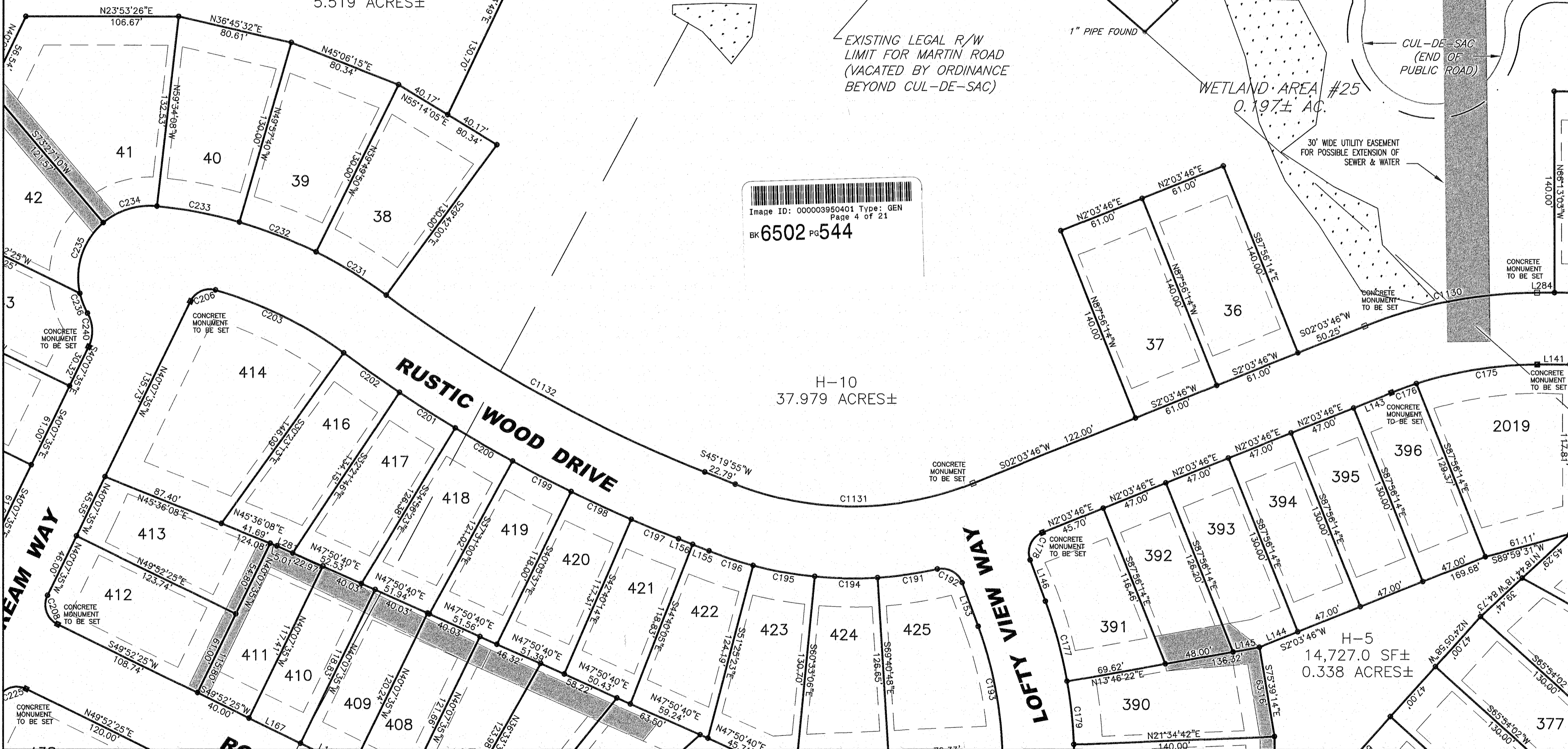
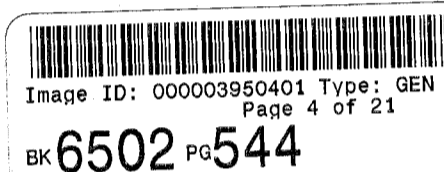
EXISTING LEGAL R/W  
LIMIT FOR MARTIN ROAD  
(VACATED BY ORDINANCE  
BEYOND CUL-DE-SAC)

N20°11'41"W  
55.40'

WETLAND AREA #25  
0.197± AC.

CUL-DE-SAC  
(END OF  
PUBLIC ROAD)

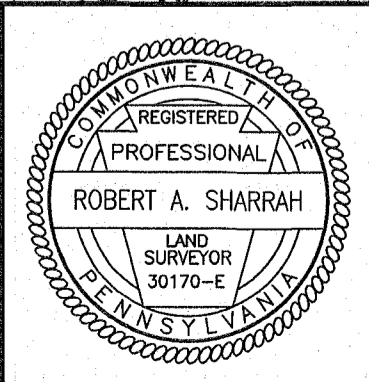
30' WIDE UTILITY EASEMENT  
FOR POSSIBLE EXTENSION OF  
SEWER & WATER



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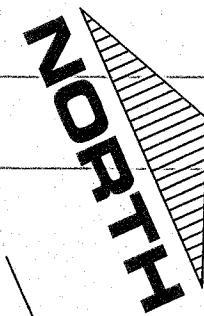
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'

SHEET NO.  
4 OF 21

N23°53'26"E 2172.46' SR0015 BLUE & GRAY HIGHWAY



THIS SHEET 5	4	3	NORTH	
	9	8	7	6
	14	13	12	11
	18	17	16	15
SHEET INDEX				19

NOT TO SCALE

N23°53'15"E

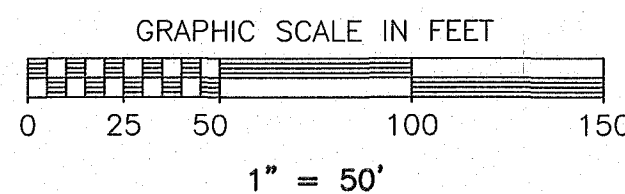
1203.91'

UTILITY LOT 1  
5.519 ACRES±

■ DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE:  
SEE SHEETS 20 AND 21 FOR  
SECTION A LINE AND CURVE  
TABLES & LOT AREA  
INFORMATION.

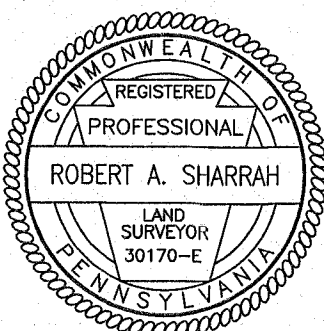
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SCALE  
1"=50'

SHEET NO.  
5 OF 21

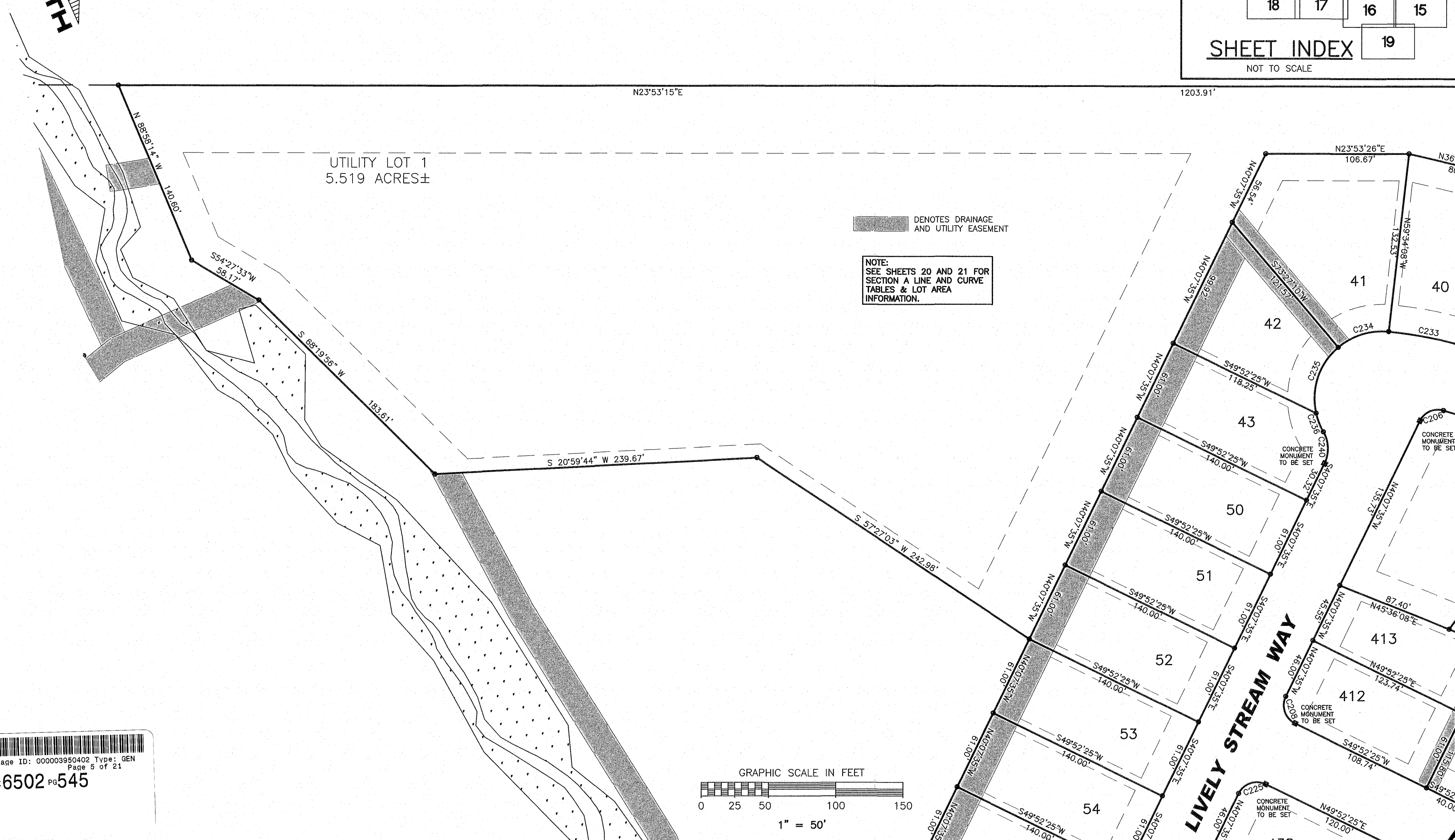
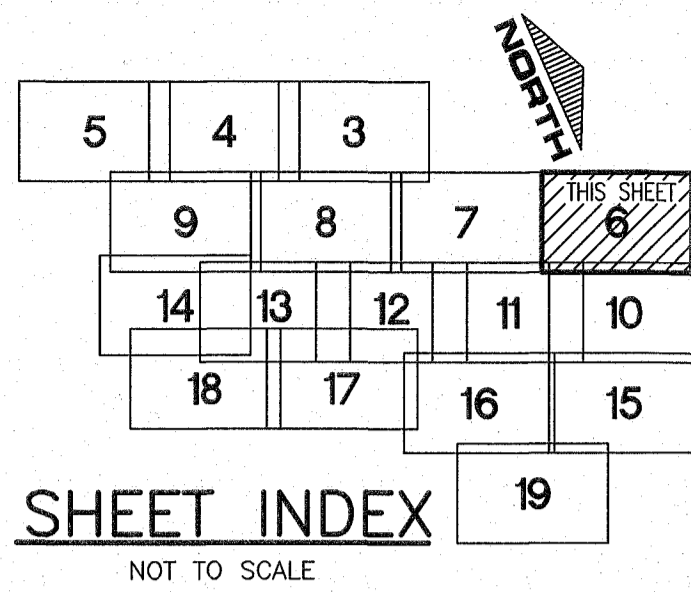




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N/F  
ROBERT C. SPANGLER  
540/451

N/F  
JACQUELINE F. MARTIN  
3077/021

H-2  
15.576 ACRES±

N25°10'41"W 732.91'

N37°25'04"E 633.49'  
602.55'

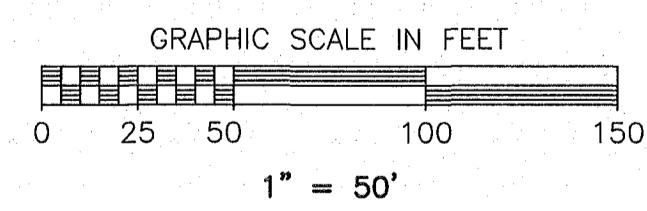
30.94' POINT NEAR C/L ROAD

R=1016.1-50'  
L=196.59'  
S67°21'04"E  
C=196.58'

POINT NEAR C/L ROAD

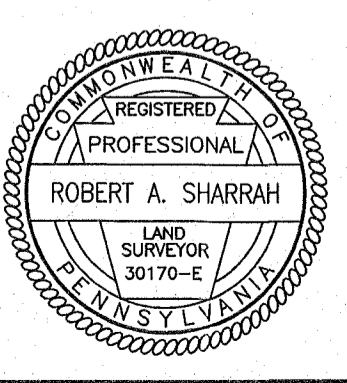
DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE:  
SEE SHEETS 20 AND 21 FOR SECTION A LINE AND CURVE TABLES & LOT AREA INFORMATION.



SR0394 SHRIVERS CORNER ROAD  
C1109  
305.35'

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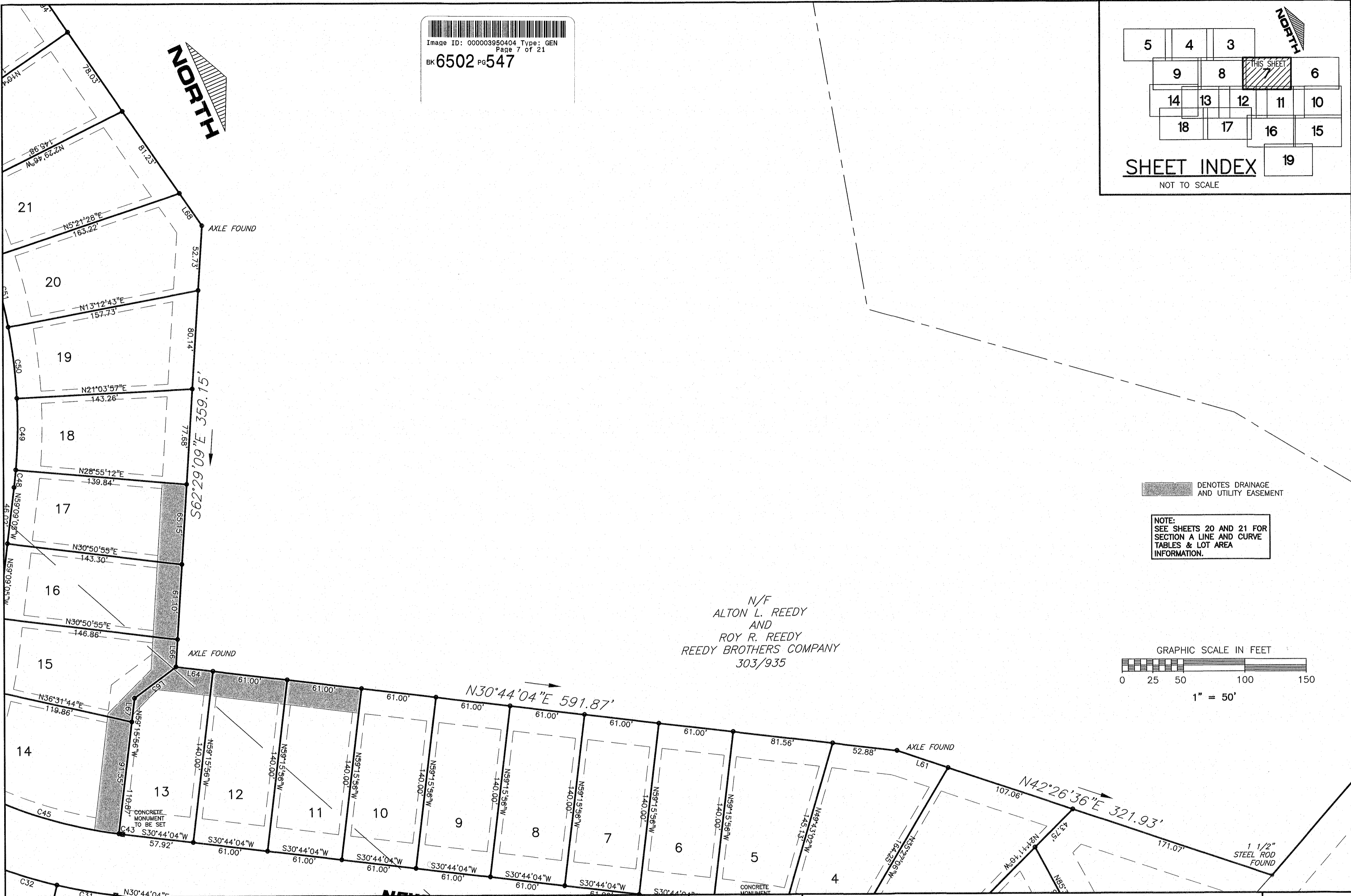
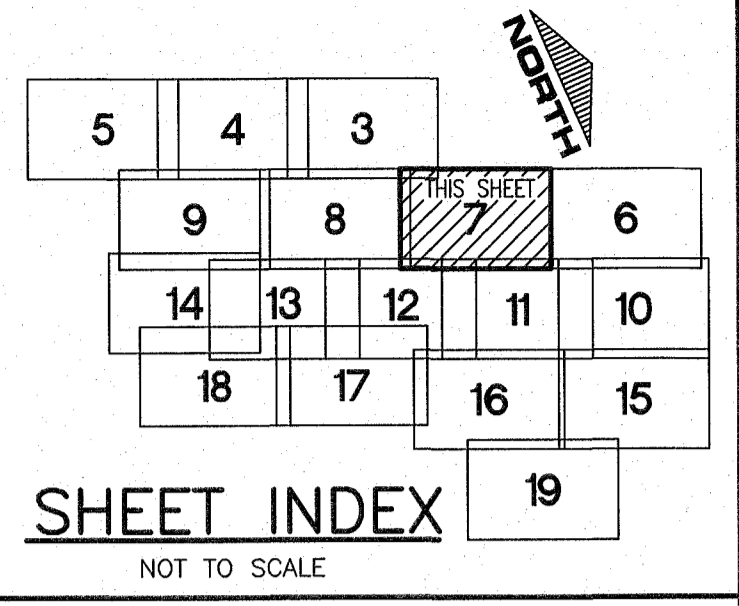


REVISIONS			PLAN PREPARATION
NO.	DATE	DESCRIPTION	
1	1/25/06	REVISED UTILITY LOT 1	DRAWN BY: NJT
2	2/13/06	REVISED UTILITY LOT 1	DESIGNED BY: RAS
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4	4/12/19	UPDATE LOT LAYOUT & MISC. TITLE RELATED MATTERS	DATE: 11-15-05 FILE: 1708 CAD FILE: A-PL-FINAL-1708 DWG FILE: E-659

**FINAL SUBDIVISION PLAT**  
**AMBLEBROOK**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'  
SHEET NO.  
6 OF 21

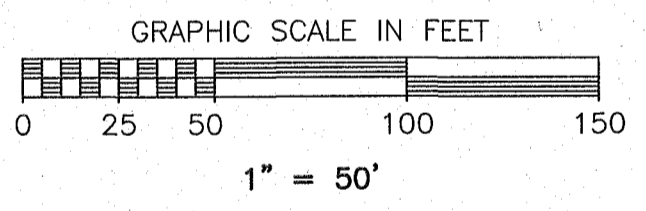
Image ID: 000003950404 Type: GEN  
Page 7 of 21  
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N/F  
ALTON L. REEDY  
AND  
ROY R. REEDY  
REEDY BROTHERS COMPANY  
303/935

DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE:  
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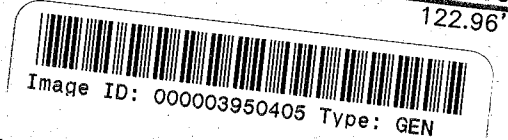
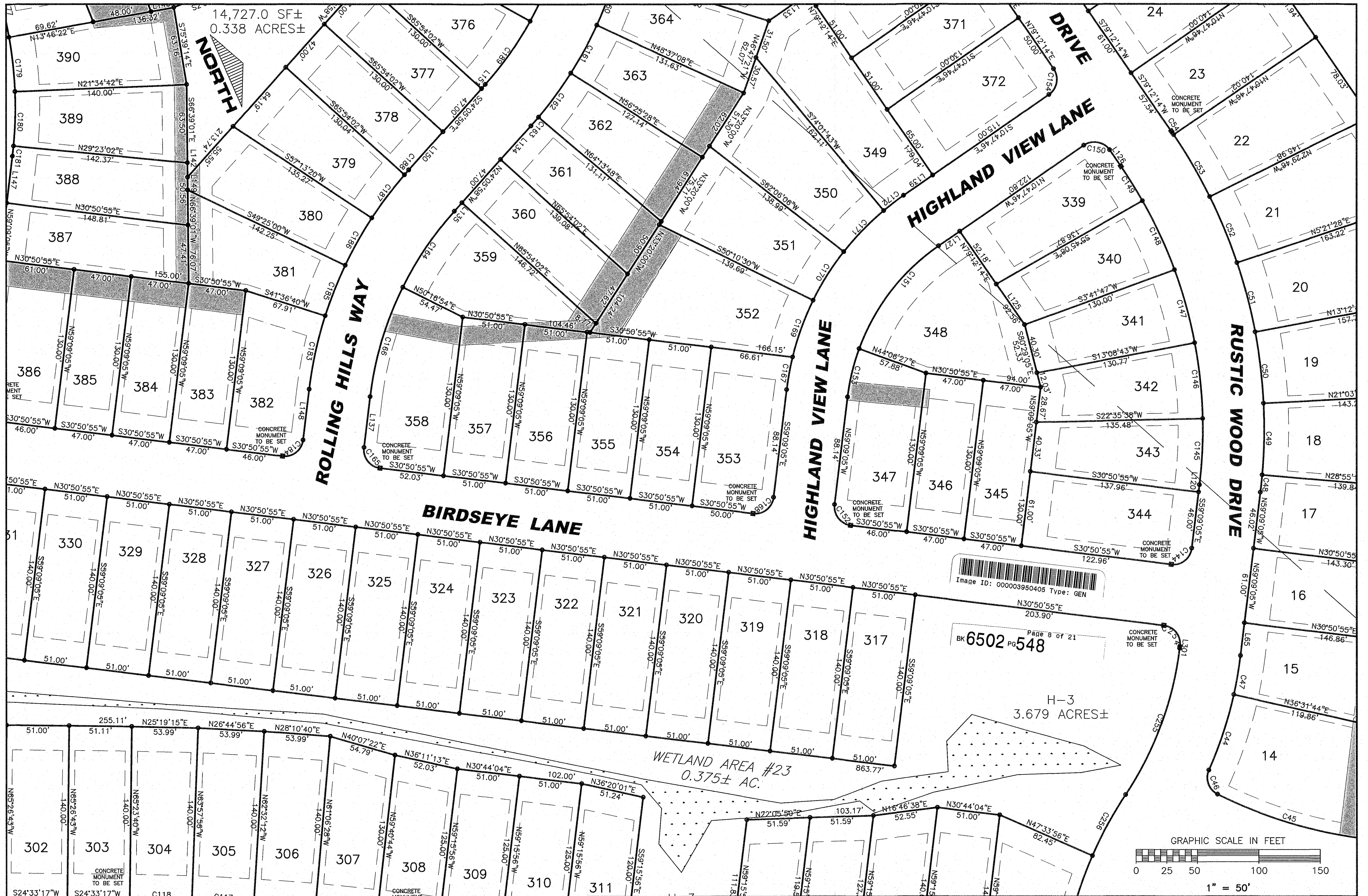


REVISIONS		
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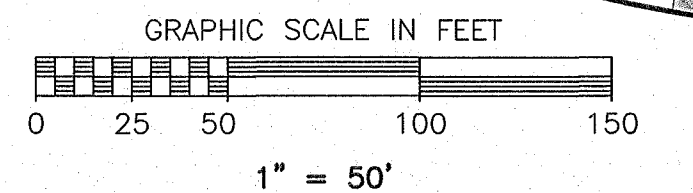
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DESIGNED BY:	RAS
CHECKED BY:	RAS
DATE:	11-15-05
FILE:	1708
CAD FILE:	A-PL-FINAL-1708
DWG FILE:	E-659

**FINAL SUBDIVISION PLAT**  
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SCALE  
1"=50'  
SHEET NO.  
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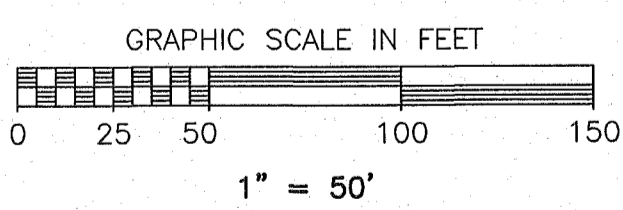
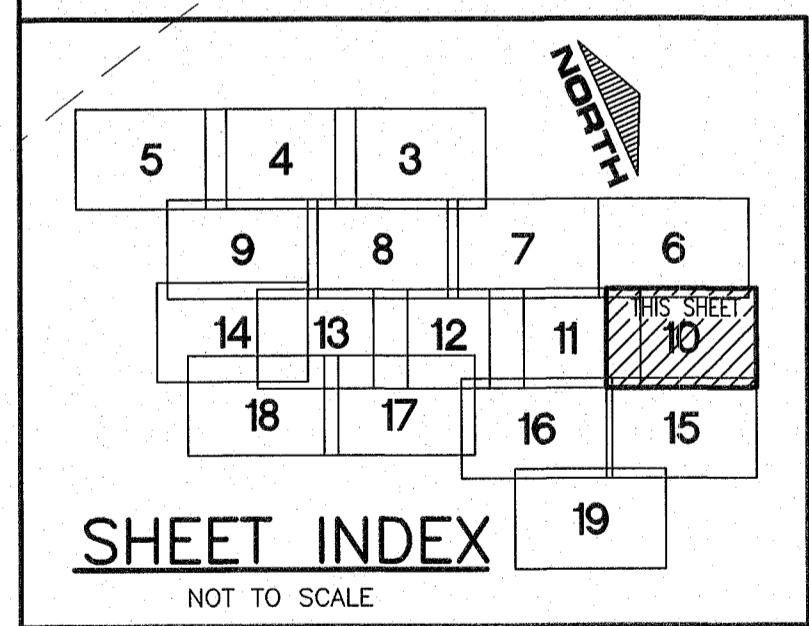
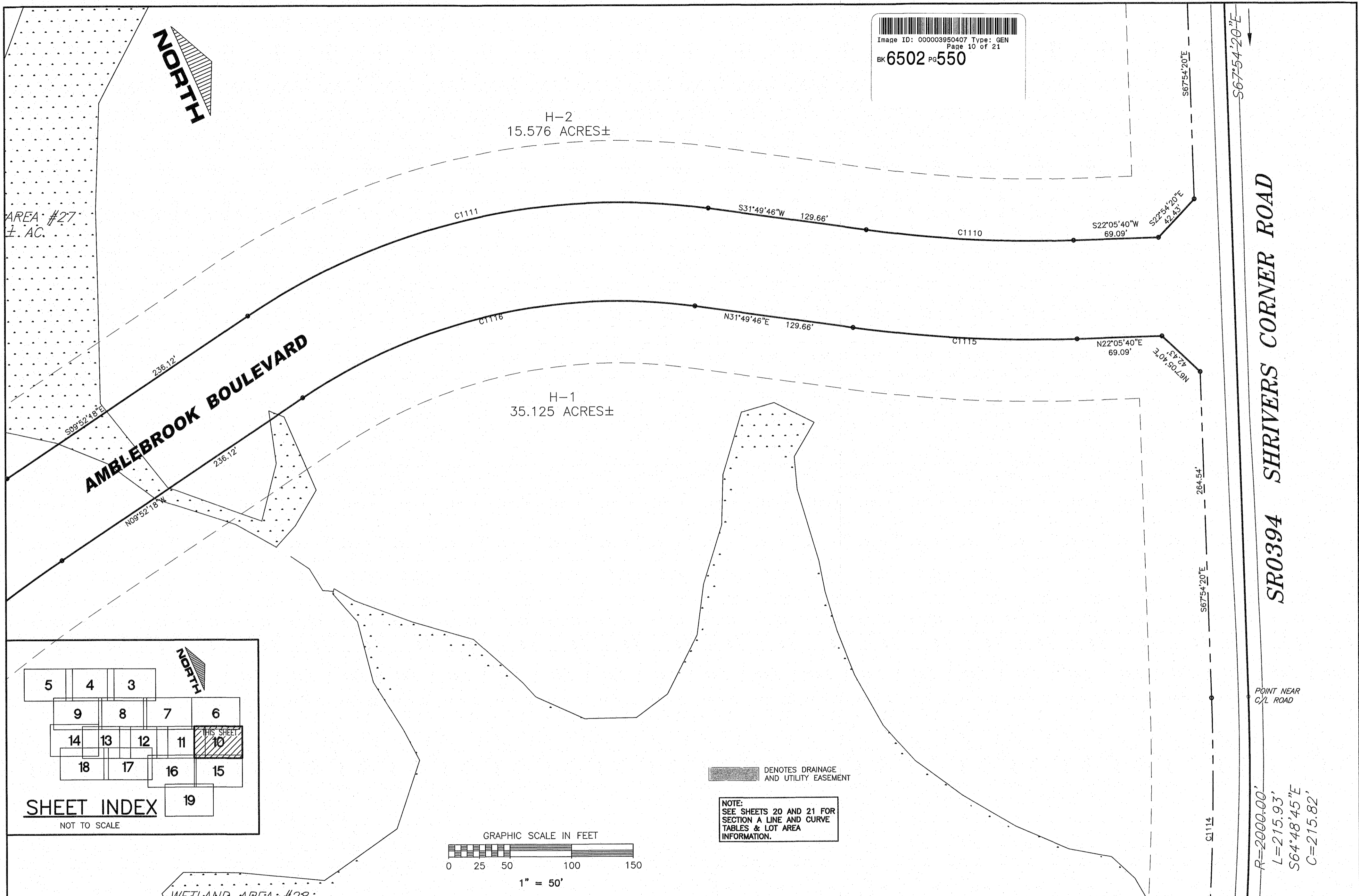
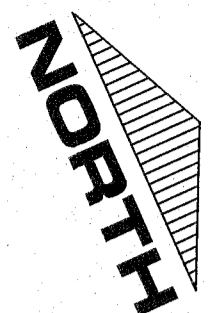
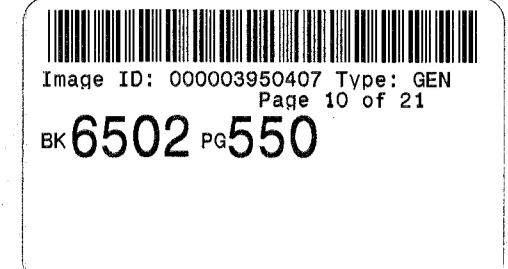
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NO.	DATE	DESCRIPTION
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DRAWN BY: NJT	DESIGNED BY: RAS
CHECKED BY: RAS	DATE: 11-15-05
FILE: 1708	CAD FILE: A-PL-FINAL-1708
DWG FILE: E-659	

**FINAL SUBDIVISION PLAT**  
**AMBLEBROOK**  
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 STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
 1"=50'  
 SHEET NO.  
 8 OF 21





■ DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE:  
SEE SHEETS 20 AND 21 FOR SECTION A LINE AND CURVE TABLES & LOT AREA INFORMATION.

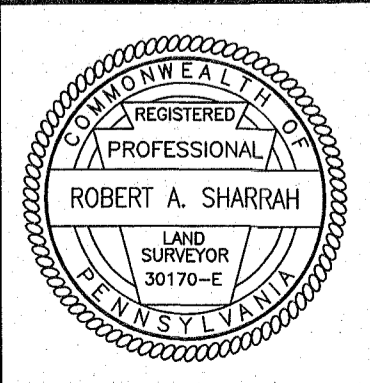
POINT NEAR C/L ROAD

R=2000.00'  
L=215.93'  
S64°48'45"E  
C=215.82'

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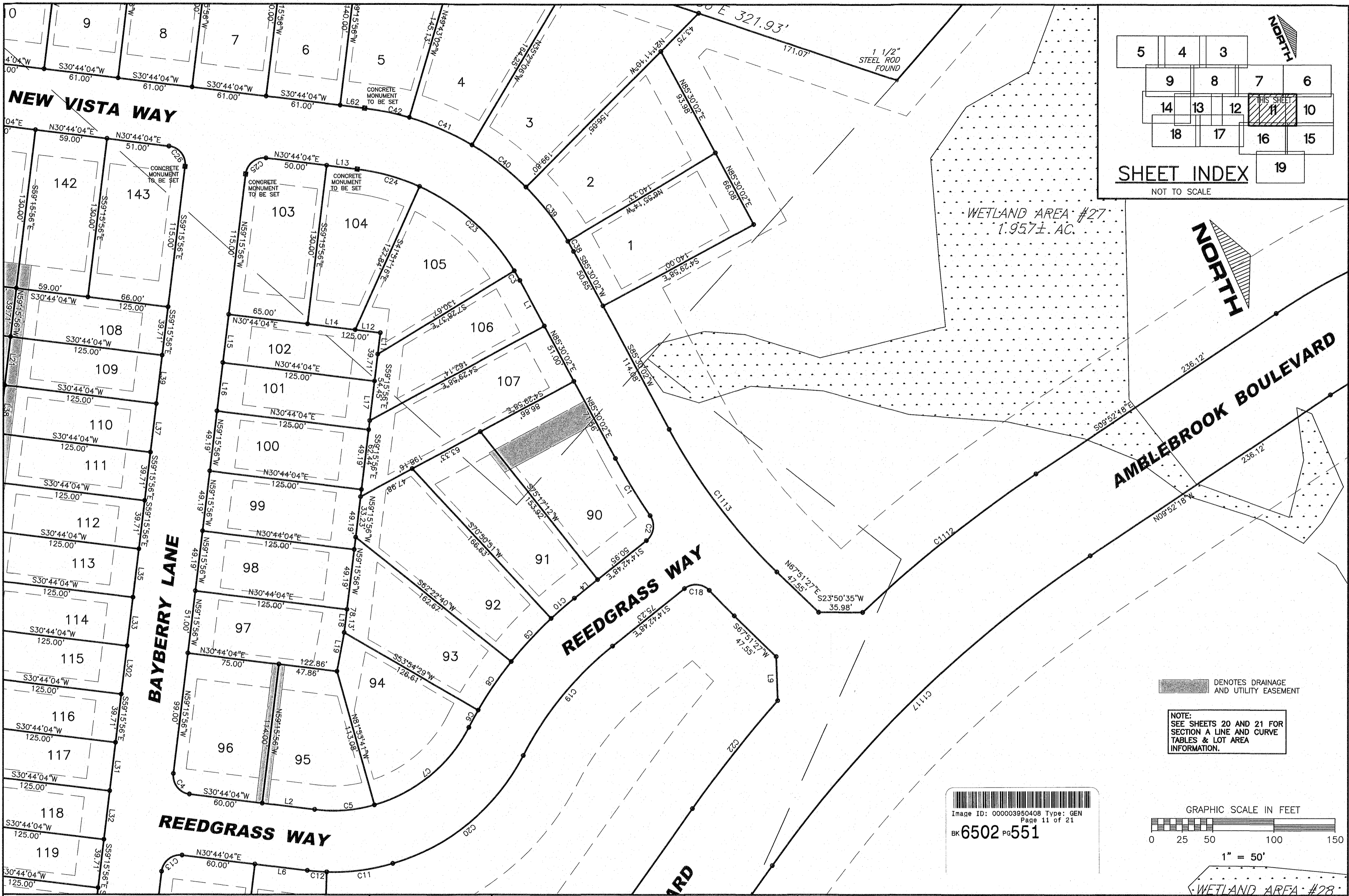
**FINAL SUBDIVISION PLAT**

**AMBLEBROOK**

A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'

SHEET NO.  
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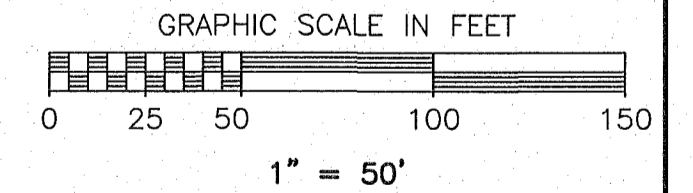
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NOT TO SCALE

5	4	3		
9	8	7	6	
14	13	12	11 (THIS SHEET)	10
18	17	16	15	
				19

■ DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE: SEE SHEETS 20 AND 21 FOR SECTION A LINE AND CURVE TABLES & LOT AREA INFORMATION.

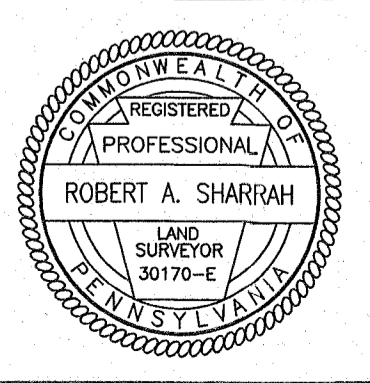
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Page 11 of 21  
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REVISIONS			PLAN PREPARATION	
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1	1/25/06	REVISED UTILITY LOT 1	DRAWN BY:	NJT
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			FILE:	1708
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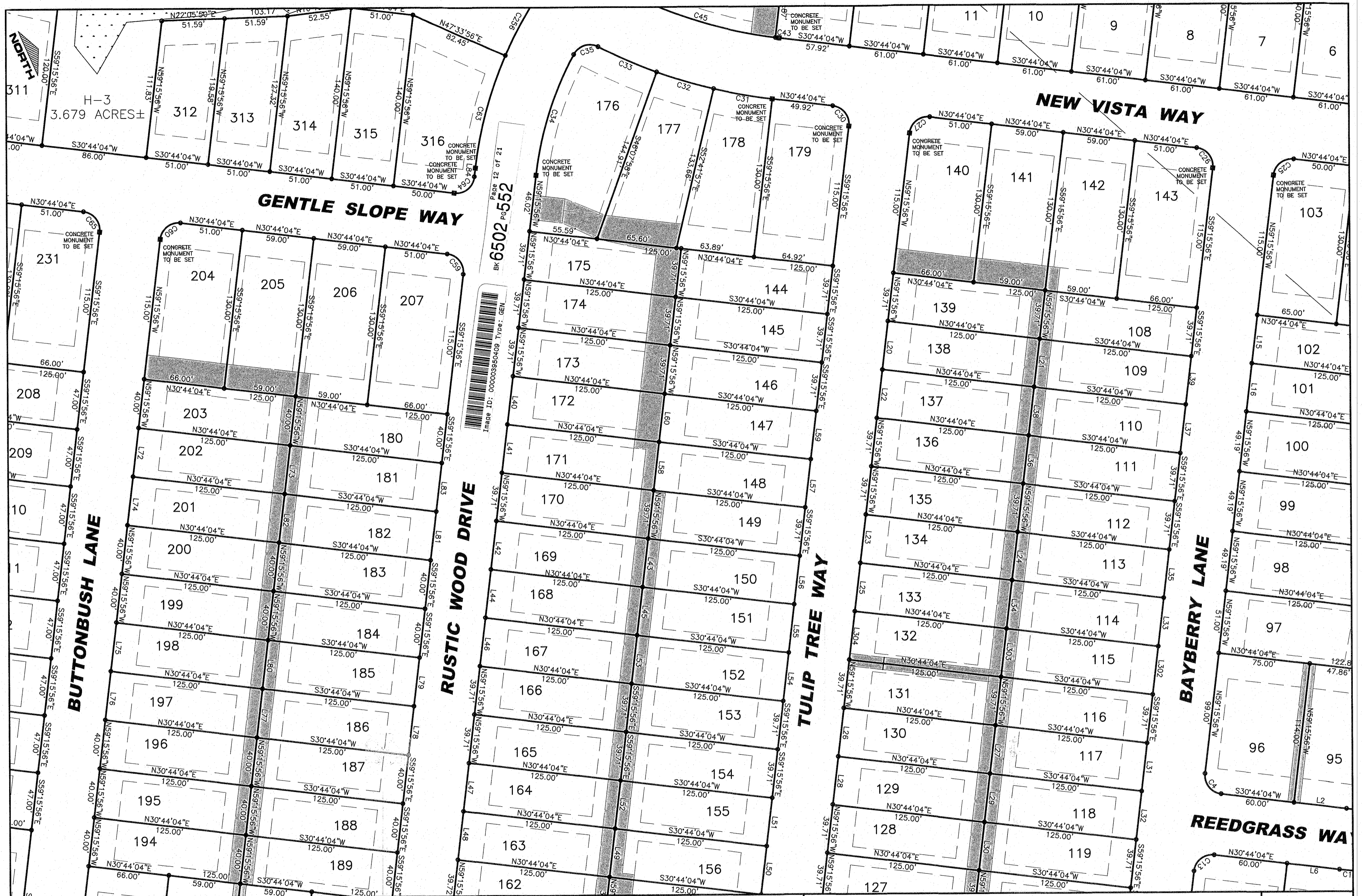
**FINAL SUBDIVISION PLAT**

**AMBLEBROOK**

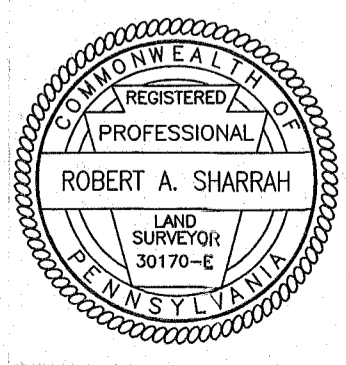
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STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'

SHEET NO.  
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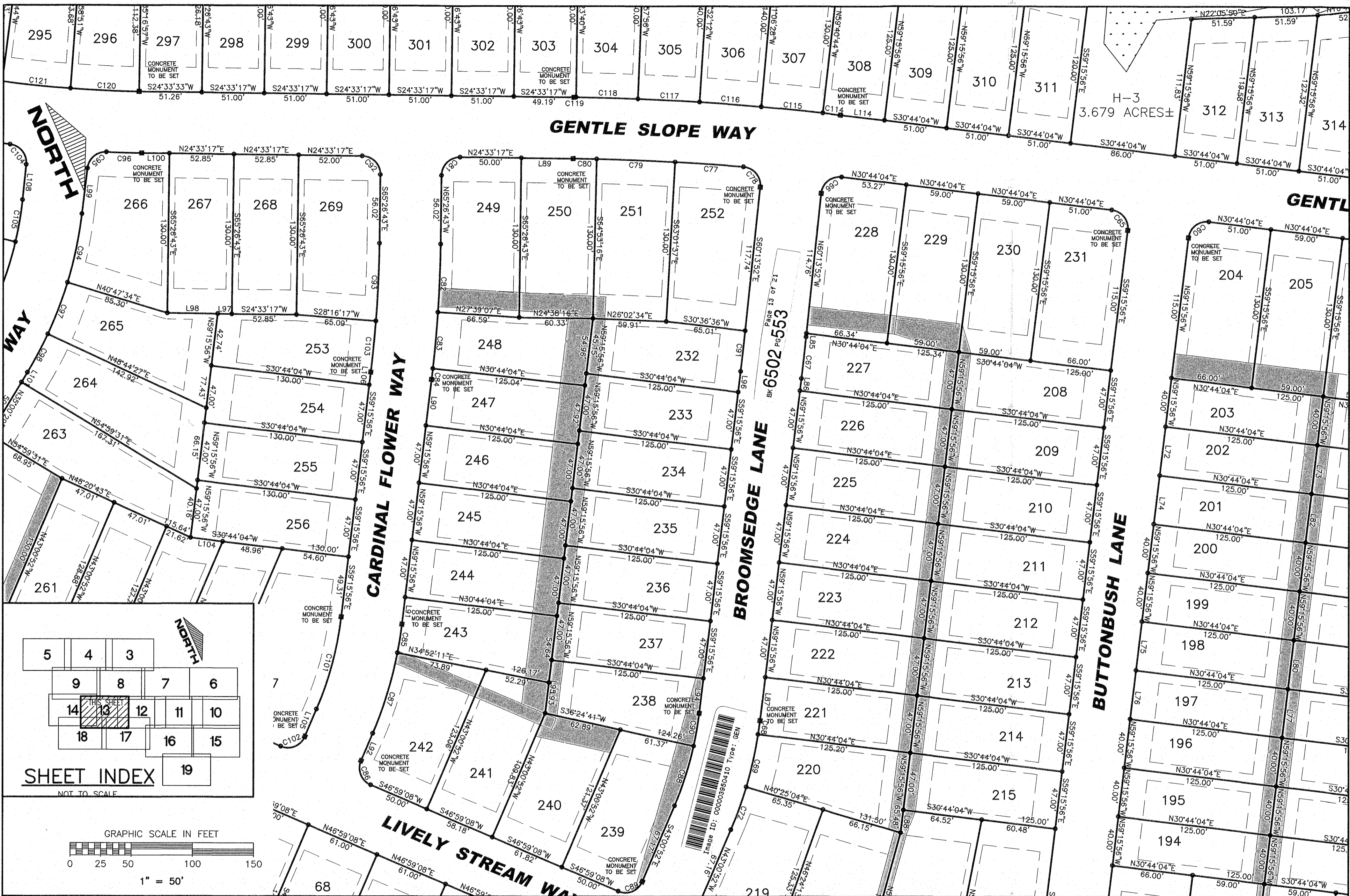
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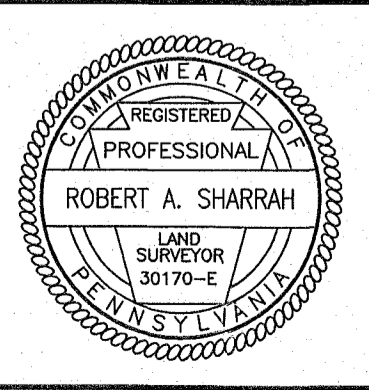
**FINAL SUBDIVISION PLAT**  
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 STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
 1"=50'  
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REVISIONS			PLAN PREPARATION
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**FINAL SUBDIVISION PLAT**  
**AMBLEBROOK**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'  
SHEET NO.  
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5	4	3		
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14	13	12	11	10
18	17	16	15	14
				19

**SHEET INDEX**  
NOT TO SCALE

AREA #28  
6± AC.

POND AREA  
5.110± AC.

H-1  
35.125 ACRES±

H-1  
35.125 ACRES±

N/F  
PART OF  
RAY M. BLACK AND  
ALMA L. BLACK  
347/128  
LOT 1  
PB 89, P 44

DENOTES DRAINAGE  
AND UTILITY EASEMENT

NOTE:  
SEE SHEETS 20 AND 21 FOR  
SECTION A LINE AND CURVE  
TABLES & LOT AREA  
INFORMATION.

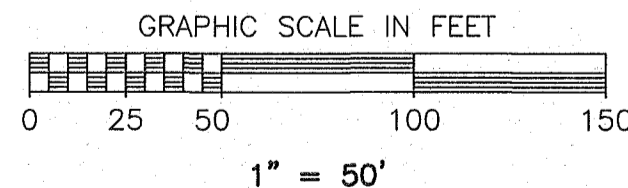
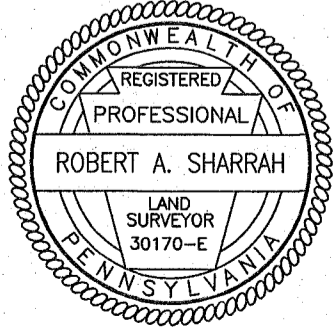


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**FINAL SUBDIVISION PLAT**

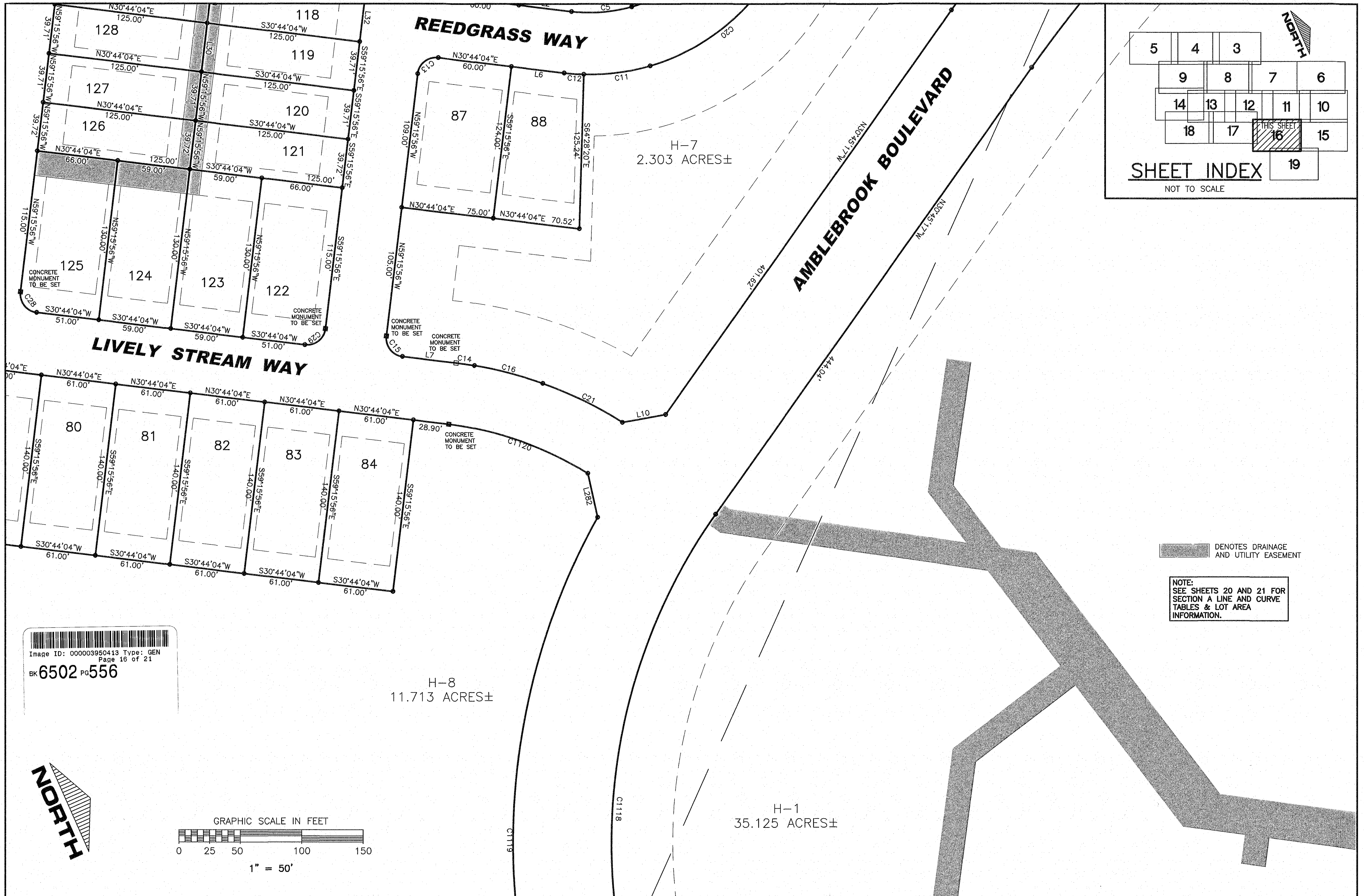
**AMBLEBROOK**

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STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'

SHEET NO.

15 OF 21

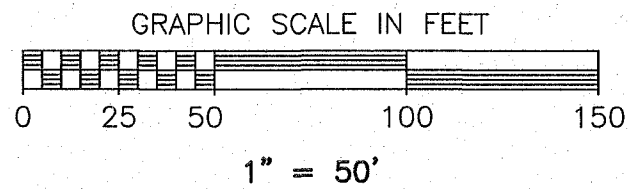
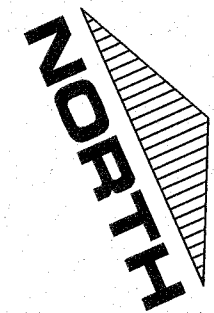


NORTH

5	4	3		
9	8	7	6	
14	13	12	11	10
18	17	16	15	
				19

**SHEET INDEX**  
NOT TO SCALE

Image ID: 000003950413 Type: GEN  
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■ DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE:  
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		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/25/06</td> <td>REVISED UTILITY LOT 1</td> </tr> <tr> <td>2</td> <td>2/13/06</td> <td>REVISED UTILITY LOT 1</td> </tr> <tr> <td>3</td> <td>3/01/06</td> <td>PER TWP ENGR COMMENTS</td> </tr> <tr> <td>4</td> <td>4/12/19</td> <td>UPDATE LOT LAYOUT &amp; MISC. TITLE RELATED MATTERS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	1/25/06	REVISED UTILITY LOT 1	2	2/13/06	REVISED UTILITY LOT 1	3	3/01/06	PER TWP ENGR COMMENTS	4	4/12/19	UPDATE LOT LAYOUT & MISC. TITLE RELATED MATTERS	<table border="1"> <tbody> <tr> <td>DRAWN BY: NJT</td> </tr> <tr> <td>DESIGNED BY: RAS</td> </tr> <tr> <td>CHECKED BY: RAS</td> </tr> <tr> <td>DATE: 11-15-05</td> </tr> <tr> <td>FILE: 1708</td> </tr> <tr> <td>CAD FILE: A-PL-FINAL-1708</td> </tr> <tr> <td>DWG FILE: E-659</td> </tr> </tbody> </table>	DRAWN BY: NJT	DESIGNED BY: RAS	CHECKED BY: RAS	DATE: 11-15-05	FILE: 1708	CAD FILE: A-PL-FINAL-1708	DWG FILE: E-659	<p style="text-align: center;"><b>AMBLEBROOK</b></p> <p style="text-align: center;">A PLANNED COMMUNITY FOR ACTIVE ADULTS STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA</p>
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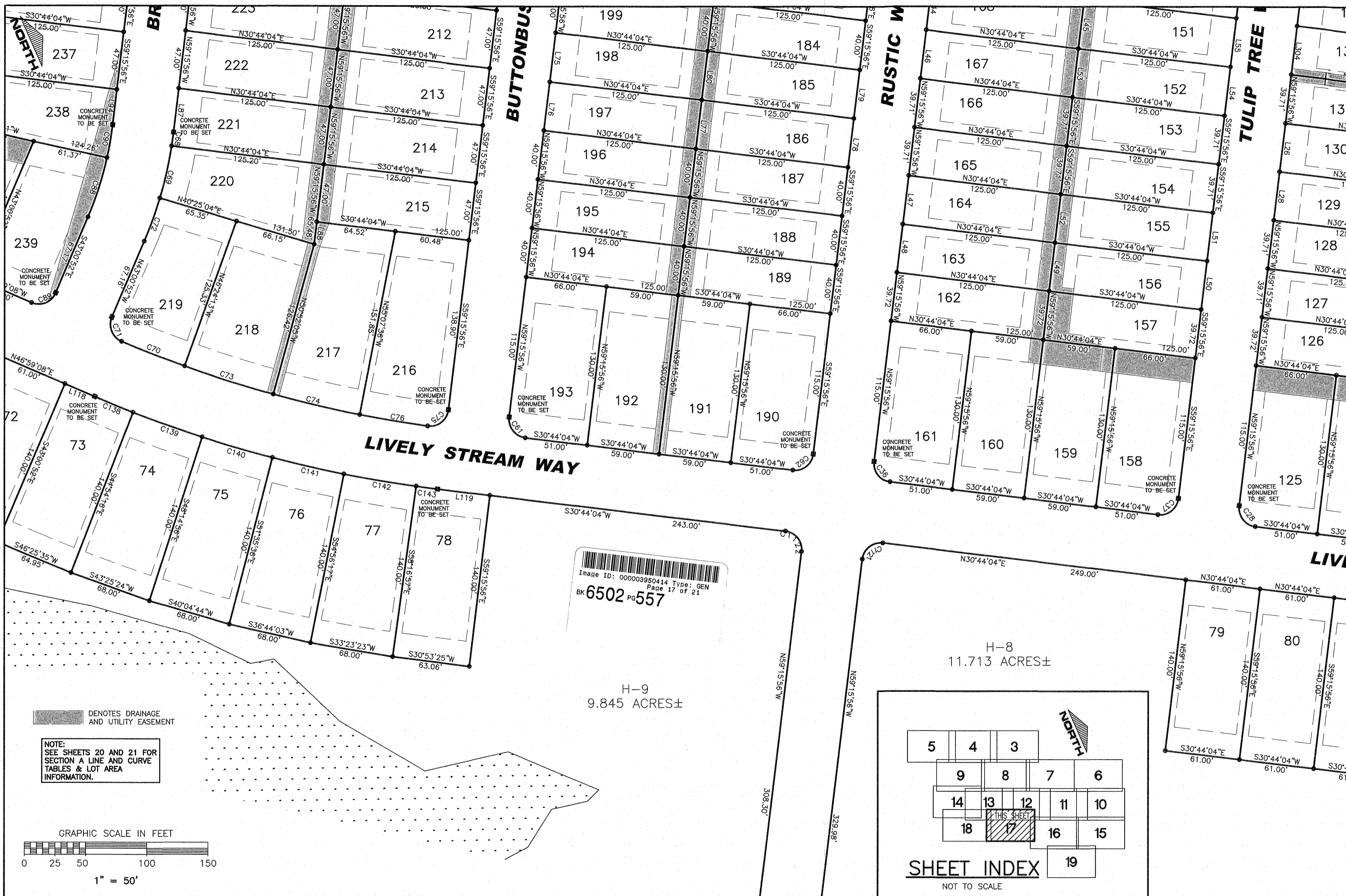
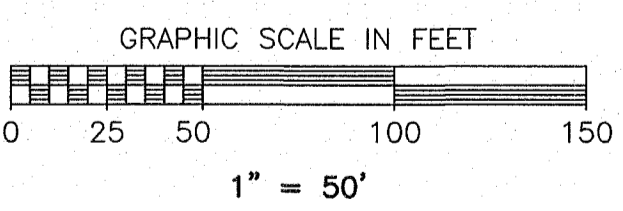


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NOTE:  
SEE SHEETS 20 AND 21 FOR  
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**FINAL SUBDIVISION PLAT**  
**AMBLEBROOK**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'  
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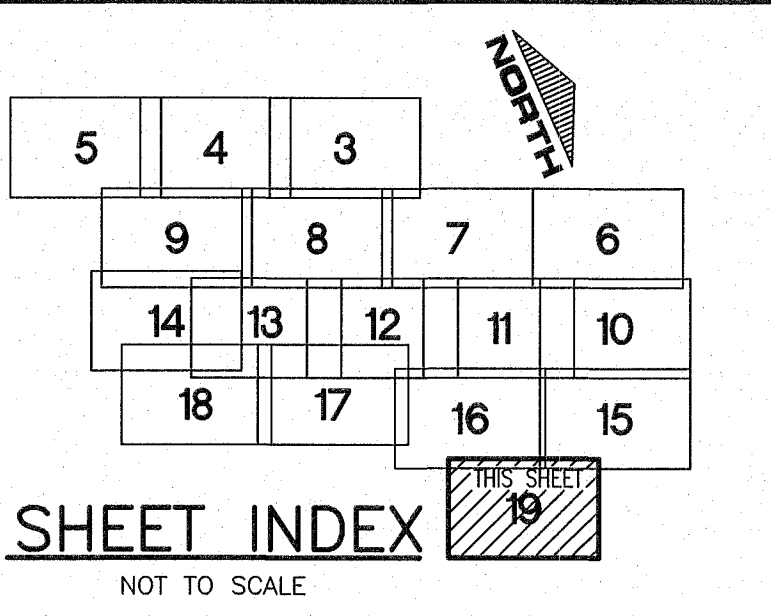
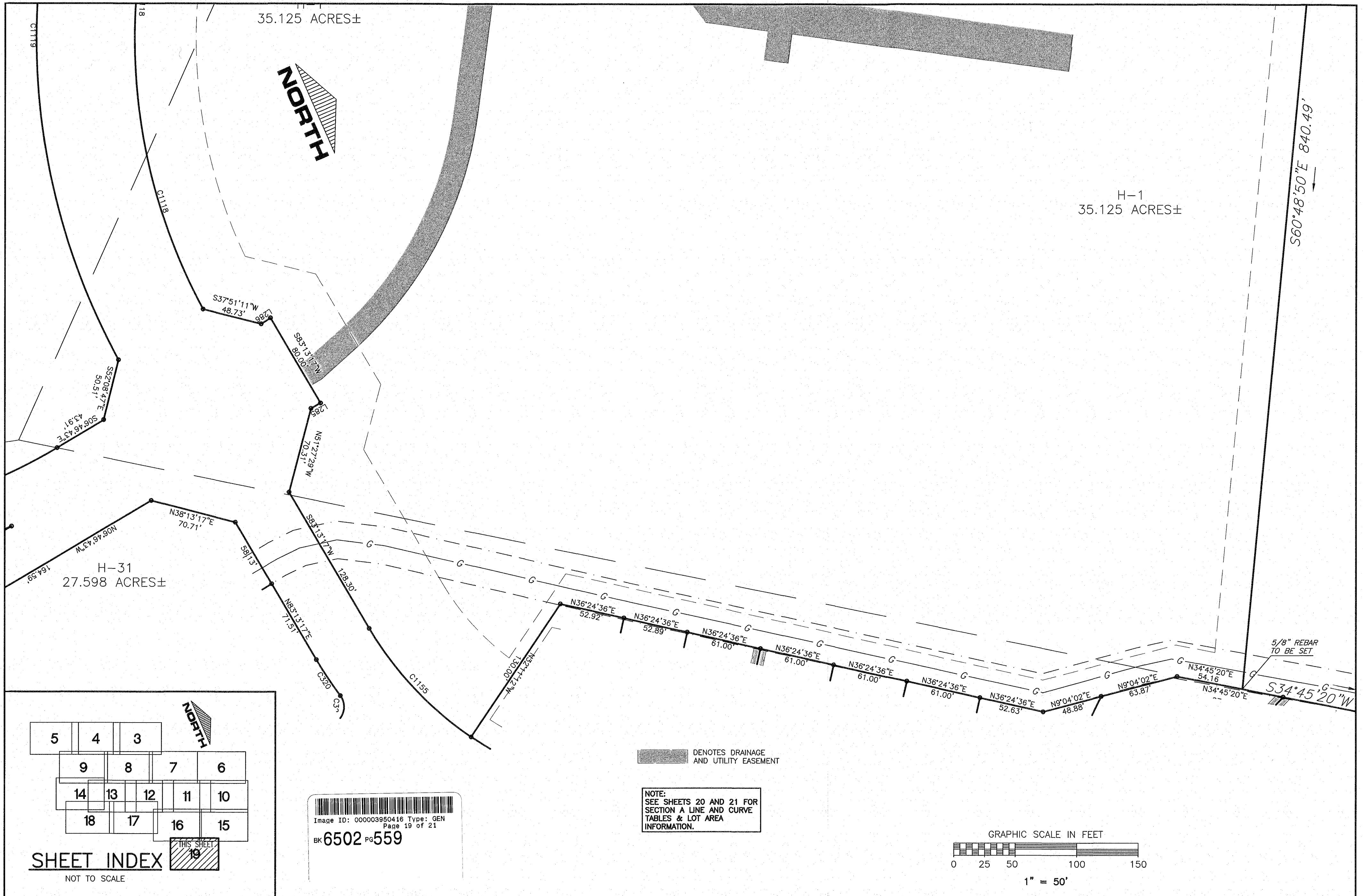
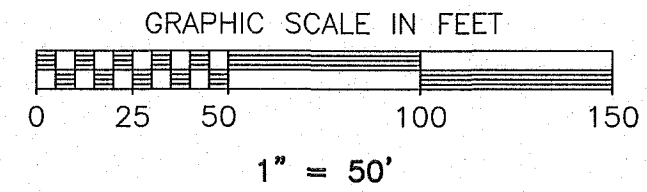


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DENOTES DRAINAGE AND UTILITY EASEMENT

NOTE:  
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**FINAL SUBDIVISION PLAT**  
**AMBLEBROOK**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE  
1"=50'  
SHEET NO.  
19 OF 21

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 110 rows of survey data.

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 110 rows of survey data.

LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 110 rows of survey data.

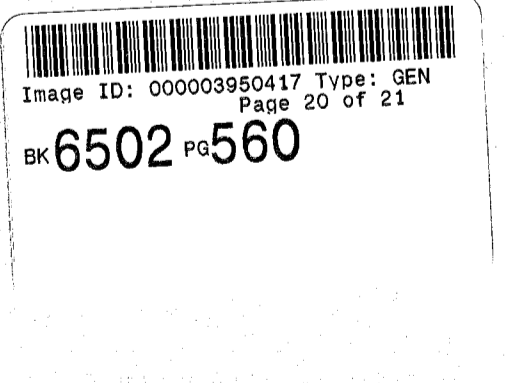
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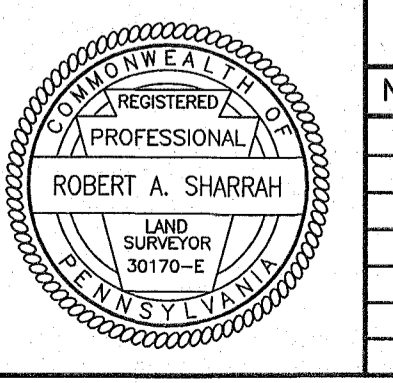
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CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD, CHORD DIRECTION. Contains 110 rows of curve data.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD, CHORD DIRECTION. Contains 110 rows of curve data.



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REVISIONS table with columns: NO., DATE, DESCRIPTION. Contains 4 revision entries.

PLAN PREPARATION table with columns: DRAWN BY, DESIGNED BY, CHECKED BY, DATE, FILE, CAD FILE, DWG FILE.

FINAL SUBDIVISION PLAT AMBLEBROOK SHEET NO. 20 OF 21. A PLANNED COMMUNITY FOR ACTIVE ADULTS STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

LOT AREA TABLE	
LOT	AREA (SF)
1	8838.0
2	10849.0
3	14070.7
4	11683.6
5	9810.0
6	8540.0
7	8540.0
8	8540.0
9	8540.0
10	8540.0
11	8540.0
12	8540.0
13	8094.9
14	11366.1
15	8773.6
16	8850.0
17	8870.0
18	9550.5
19	10245.2
20	11564.1
21	10568.0
22	9662.6
23	8594.8
24	8540.0
25	8540.0
26	8540.0
27	8540.0
28	10472.3
29	10230.4
30	10412.0
31	10461.4
32	8540.0
33	8540.0
34	8540.0
35	8540.0
36	8540.0
37	8540.0
38	8869.1
39	8869.1
40	9050.1
41	13069.2
42	8346.7
43	8303.8
44	NOT USED
45	NOT USED
46	NOT USED
47	NOT USED
48	NOT USED
49	NOT USED
50	8540.0
51	8540.0
52	8540.0
53	8540.0
54	8540.0
55	8540.0
56	8540.0
57	8540.0
58	8540.0
59	8540.0
60	8540.0
61	14487.6
62	13101.1
63	8540.0
64	8540.0
65	8540.0
66	8540.0
67	8540.0
68	8540.0
69	8540.0
70	8540.0
71	8540.0
72	8540.0
73	8758.3
74	8926.1
75	8926.1
76	8926.1
77	8926.1
78	8656.4
79	8540.0
80	8540.0
81	8540.0
82	8540.0
83	8540.0
84	8540.0
85	NOT USED
86	NOT USED
87	9521.7
88	8048.1
89	NOT USED
90	10832.6
91	8892.7
92	10500.5
93	8412.2
94	8721.8
95	7993.9
96	8501.7
97	6340.6
98	6148.8
99	6148.8
100	6148.8
101	4963.8
102	4963.8
103	8401.7

LOT AREA TABLE	
LOT	AREA (SF)
104	7607.3
105	8415.1
106	6956.0
107	9187.6
108	4963.8
109	4963.8
110	4963.8
111	4963.8
112	4963.8
113	4963.8
114	4963.8
115	4963.8
116	4963.8
117	4963.8
118	4963.8
119	4963.8
120	4963.8
121	4965.0
122	8531.7
123	7670.0
124	7670.0
125	8531.7
126	4965.0
127	4963.8
128	4963.8
129	4963.8
130	4963.8
131	4963.8
132	4963.8
133	4963.8
134	4963.8
135	4963.8
136	4963.8
137	4963.8
138	4963.8
139	4963.8
140	8531.7
141	7670.0
142	7670.0
143	8531.7
144	4963.8
145	4963.8
146	4963.8
147	4963.8
148	4963.8
149	4963.8
150	4963.8
151	4963.8
152	4963.8
153	4963.8
154	4963.8
155	4963.8
156	4963.8
157	4965.0
158	8531.7
159	7670.0
160	7670.0
161	8531.7
162	4965.0
163	4963.8
164	4963.8
165	4963.8
166	4963.8
167	4963.8
168	4963.8
169	4963.8
170	4963.8
171	4963.8
172	4963.8
173	4963.8
174	4963.8
175	4963.8
176	10255.3
177	7854.3
178	7378.1
179	8391.8
180	5000.0
181	5000.0
182	5000.0
183	5000.0
184	5000.0
185	5000.0
186	5000.0
187	5000.0
188	5000.0
189	5000.0
190	8531.7
191	7670.0
192	7670.0
193	8531.7
194	5000.0
195	5000.0
196	5000.0
197	5000.0
198	5000.0
199	5000.0
200	5000.0
201	5000.0
202	5000.0
203	5000.0
204	8531.7
205	7670.0
206	7670.0

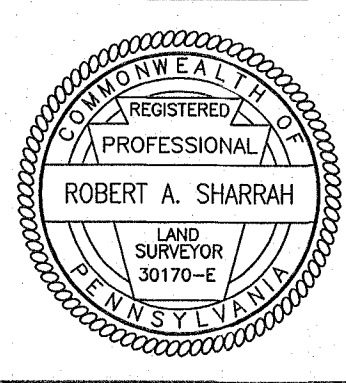
LOT AREA TABLE	
LOT	AREA (SF)
207	8531.7
208	5875.0
209	5875.0
210	5875.0
211	5875.0
212	5875.0
213	5875.0
214	5875.0
215	5875.0
216	10863.4
217	9989.7
218	8973.9
219	8157.1
220	6937.2
221	5875.7
222	5875.0
223	5875.0
224	5875.0
225	5875.0
226	5875.0
227	5879.2
228	8716.1
229	7670.0
230	7670.0
231	8531.7
232	6112.0
233	5875.0
234	5875.0
235	5875.0
236	5875.0
237	5875.0
238	6211.5
239	8154.8
240	7146.4
241	7431.9
242	7666.3
243	6271.6
244	5875.0
245	5875.0
246	5875.0
247	5921.8
248	6243.4
249	8315.1
250	7926.7
251	8073.2
252	8925.9
253	6316.4
254	6110.0
255	6110.0
256	6110.0
257	11058.1
258	6650.8
259	6080.5
260	6031.3
261	6083.8
262	10491.9
263	8119.8
264	8218.6
265	7535.0
266	8591.8
267	6870.1
268	6870.1
269	8764.2
270	9332.7
271	8059.3
272	7779.5
273	9329.0
274	6630.0
275	6630.0
276	6630.0
277	6630.0
278	6630.0
279	6630.0
280	10518.5
281	6420.0
282	7582.5
283	7132.7
284	6939.4
285	6870.4
286	8916.3
287	8422.5
288	8322.7
289	8330.4
290	7756.6
291	7140.0
292	7203.1
293	7241.2
294	7051.9
295	6722.1
296	6242.9
297	6093.6
298	6787.6
299	7140.0
300	7140.0
301	7140.0
302	7140.0
303	7146.3
304	7308.5
305	7308.5
306	7308.5
307	7038.6
308	6541.8
309	6375.0

LOT AREA TABLE	
LOT	AREA (SF)
310	6375.0
311	6247.5
312	5900.9
313	6296.0
314	6816.8
315	7140.0
316	8874.9
317	7140.0
318	7140.0
319	7140.0
320	7140.0
321	7140.0
322	7140.0
323	7140.0
324	7140.0
325	7140.0
326	7140.0
327	7140.0
328	7140.0
329	7140.0
330	7140.0
331	7140.0
332	7140.0
333	7318.3
334	7516.8
335	7532.6
336	7526.3
337	7253.8
338	6630.7
339	7963.8
340	6806.6
341	6683.9
342	6731.0
343	6873.7
344	8367.4
345	6110.0
346	6110.0
347	8255.5
348	10704.1
349	10023.2
350	9108.1
351	8447.6
352	11144.9
353	8416.1
354	6630.0
355	6630.0
356	6630.0
357	6630.0
358	8943.0
359	7882.5
360	6716.3
361	6533.1
362	6809.0
363	6825.2
364	6913.9
365	7406.7
366	8643.3
367	8338.7
368	8543.0
369	6630.0
370	6630.0
371	6630.0
372	8401.7
373	5823.6
374	8152.9
375	6233.0
376	6742.7
377	6110.0
378	6109.5
379	7117.0
380	7602.2
381	7044.1
382	7646.4
383	6110.0
384	6110.0
385	6110.0
386	7881.7
387	7139.6
388	7036.0
389	7562.9
390	7572.0
391	6845.5
392	5702.6
393	6075.2
394	6110.0
395	6110.0
396	6106.1
397	9972.9
398	7323.7
399	8768.1
400	7399.3
401	7154.0
402	8166.9
403	9513.0
404	8488.5
405	6928.0
406	6010.9
407	5198.2
408	4838.1
409	4781.4
410	7424.7
411	4667.5
412	7499.6

LOT AREA TABLE	
LOT	AREA (SF)
413	6208.4
414	14869.5
415	NOT USED
416	6992.0
417	6376.6
418	6036.6
419	5820.7
420	5725.5
421	5701.8
422	6256.5
423	7028.6
424	6901.4
425	9224.3
426	7592.4
427	5429.9
428	6763.3
429	6849.6
430	4997.1
431	5000.0
432	5000.0
433	5000.0
434	8186.7
435	6345.0
436	6345.0
437	6345.0
438	8186.7
439	5520.0
440	5520.0
441	5520.0
442	5520.0
443	10020.4
2019	10564.1

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BK 6502 PG 561

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REVISIONS			PLAN PREPARATION
NO.	DATE	DESCRIPTION	
1	1/25/06	REVISED UTILITY LOT 1	DRAWN BY: NJT
2	2/13/06	REVISED UTILITY LOT 1	DESIGNED BY: RAS
3	3/01/06	PER TWP ENGR COMMENTS	CHECKED BY: RAS
4	4/12/19	UPDATE LOT LAYOUT & MISC. TITLE RELATED MATTERS	DATE: 11-15-05 FILE: 1708 CAD FILE: A-PL-FINAL-1708 DWG FILE: E-659

**FINAL SUBDIVISION PLAT**  
**AMBLEBROOK**  
A PLANNED COMMUNITY FOR ACTIVE ADULTS  
STRABAN TOWNSHIP ~ ADAMS COUNTY ~ PENNSYLVANIA

SHEET NO.  
**21 OF 21**