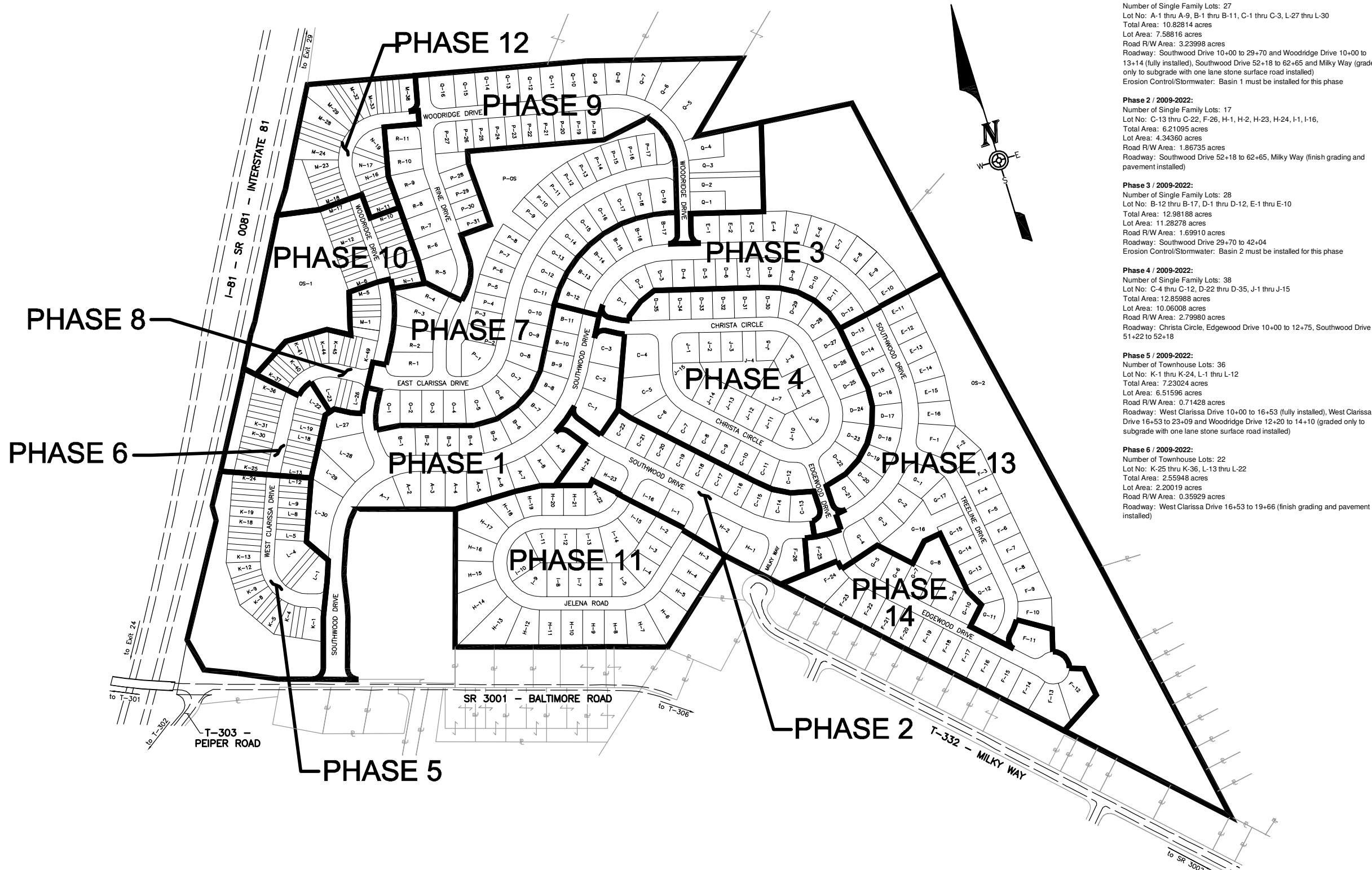


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PHASING SCHEDULE

Phase 1 / 2009-2022:
 Number of Single Family Lots: 27
 Lot No: A-1 thru A-9, B-1 thru B-11, C-1 thru C-3, L-27 thru L-30
 Total Area: 10.82814 acres
 Lot Area: 7.58816 acres
 Road R/W Area: 3.23998 acres
 Roadway: Southwood Drive 10+00 to 29+70 and Woodridge Drive 10+00 to 13+14 (fully installed), Southwood Drive 52+18 to 62+65 and Milky Way (graded only to subgrade with one lane stone surface road installed)
 Erosion Control/Stormwater: Basin 1 must be installed for this phase

Phase 2 / 2009-2022:
 Number of Single Family Lots: 17
 Lot No: C-13 thru C-22, F-26, H-1, H-2, H-23, H-24, I-1, I-16,
 Total Area: 6.21095 acres
 Lot Area: 4.34360 acres
 Road R/W Area: 1.86735 acres
 Roadway: Southwood Drive 52+18 to 62+65, Milky Way (finish grading and pavement installed)

Phase 3 / 2009-2022:
 Number of Single Family Lots: 28
 Lot No: B-12 thru B-17, D-1 thru D-12, E-1 thru E-10
 Total Area: 12.98188 acres
 Lot Area: 11.28278 acres
 Road R/W Area: 1.69910 acres
 Roadway: Southwood Drive 29+70 to 42+04
 Erosion Control/Stormwater: Basin 2 must be installed for this phase

Phase 4 / 2009-2022:
 Number of Single Family Lots: 38
 Lot No: C-4 thru C-12, D-22 thru D-35, J-1 thru J-15
 Total Area: 12.85988 acres
 Lot Area: 10.06008 acres
 Road R/W Area: 2.79980 acres
 Roadway: Christa Circle, Edgewood Drive 10+00 to 12+75, Southwood Drive 51+22 to 52+18

Phase 5 / 2009-2022:
 Number of Townhouse Lots: 36
 Lot No: K-1 thru K-24, L-1 thru L-12
 Total Area: 7.23024 acres
 Lot Area: 6.51596 acres
 Road R/W Area: 0.71428 acres
 Roadway: West Clarissa Drive 10+00 to 16+53 (fully installed), West Clarissa Drive 16+53 to 23+09 and Woodridge Drive 12+20 to 14+10 (graded only to subgrade with one lane stone surface road installed)

Phase 6 / 2009-2022:
 Number of Townhouse Lots: 22
 Lot No: K-25 thru K-36, L-13 thru L-22
 Total Area: 2.55948 acres
 Lot Area: 2.20019 acres
 Road R/W Area: 0.35929 acres
 Roadway: West Clarissa Drive 16+53 to 19+66 (finish grading and pavement installed)

Phase 7 / 2009-2022:
 Number of Single Family Lots: 22
 Lot No: R-1 thru R-11
 Total Area: 13.95307 acres
 Lot Area: 11.70265 acres
 Road R/W Area: 2.25042 acres
 Roadway: East Clarissa Drive, Rine Drive 10+00 to 13+28, Woodridge Drive 13+14 to 14+10 (finish grading and pavement installed)

Phase 8 / 2009-2022:
 Number of Townhouse Lots: 22
 Lot No: K-37 thru K-49, L-23 thru L-26, M-1 thru M-5
 Total Area: 2.82427 acres
 Lot Area: 2.09057 acres
 Road R/W Area: 0.73370 acres
 Roadway: West Clarissa Drive 19+66 to 23+09, Woodridge Drive 14+10 to 17+21

Phase 9 / 2009-2022:
 Number of Single Family Lots: 23
 Number of Villas on Cluster Lots: 14
 Lot No: P-18 thru P-31, Q-1 thru Q-16, R-5 thru R-11
 Total Area: 12.93349 acres
 Lot Area: 10.37507 acres
 Road R/W Area: 2.55842 acres
 Roadway: Rine Drive 13+28 to 21+70, Woodridge Drive 25+45 to 39+71

Phase 10 / 2009-2022:
 Number of Townhouse Lots: 22
 Lot No: M-6 thru M-17, N-1 thru N-10
 Total Area: 5.17430 acres
 Lot Area: 4.79905 acres
 Road R/W Area: 0.37525 acres
 Roadway: Woodridge Drive 17+21 to 20+48 (fully installed), Woodridge Drive 20+48 to 25+45 (graded only to subgrade with one lane stone surface road installed)

Phase 11 / 2009-2022:
 Number of Single Family Lots: 34
 Lot No: H-3 thru H-22, I-2 thru I-15
 Total Area: 11.24381 acres
 Lot Area: 9.53163 acres
 Road R/W Area: 1.71218 acres
 Roadway: Jelena Road 11+44 to 26+35

Phase 12 / 2009-2022:
 Number of Townhouse Lots: 30
 Lot No: M-18 thru M-38, N-11 thru N-19
 Total Area: 4.19656 acres
 Lot Area: 3.62626 acres
 Road R/W Area: 0.57030 acres
 Roadway: Woodridge Drive 20+48 to 25+45 (finish grading and pavement installed)

Phase 13 / 2009-2022:
 Number of Single Family Lots: 37
 Lot No: D-13 thru D-21, E-11 thru E-16, F-1 thru F-10, F-25, G-1 thru G-4, G-11 thru G-17
 Total Area: 21.96422 acres
 Lot Area: 19.55348 acres
 Road R/W Area: 2.41074 acres
 Roadway: Southwood Drive 42+04 to 51+22, Treeline Drive, Edgewood Drive 12+75 to 14+36 (fully installed), Edgewood Drive 14+36 to 20+67 (graded only to subgrade with one lane stone surface road installed)
 Erosion Control/Stormwater: Basin 3 must be installed for this phase

Phase 14 / 2009-2022:
 Number of Single Family Lots: 20
 Lot No: F-11 thru F-24, G-5 thru G-10
 Total Area: 6.90670 acres
 Lot Area: 5.72203 acres
 Road R/W Area: 1.18467 acres
 Roadway: Edgewood Drive 14+36 to 20+67 (finish grading and pavement installed), Edgewood Drive 20+67 to 23+17 (fully installed)

TABULATION AND USE OF LOTS
Single-Family Detached Dwelling Lots: 201
 A-1 thru A-9, B-1 thru B-11, C-1 thru C-3, D-1 thru D-35, E-1 thru E-16, F-1 thru F-26, G-1 thru G-17, H-1 thru H-24, I-1 thru I-16, J-1 thru J-15, and L-27 thru L-30

Single Family Townhouse Dwelling Lots: 132
 K-1 thru K-49, L-1 thru L-26, M-1 thru M-38, and N-1 thru N-19

Single Family Villa Style Dwelling Lots: 76
 O-2 thru O-19, P-1 thru P-31, Q-1 thru Q-16, and R-1 thru R-11

Open Space: 26.36640 Acres
 To be used for recreational purposes, and to provide for Stormwater Management Facilities and Erosion & Sediment Control Facilities.

DEVELOPMENT CRITERIA ALTERED BY CONDITIONAL USE DECISION

Development Criteria	Zoning Ordinance Standard (Section 7.05)	Conditional Use Standard
Minimum Lot Area	8,400 S.F.	6,900 S.F.
Minimum Frontage	80 FT.	60 FT.
Minimum Side Yard Setback	15 FT.	10 FT.
Minimum Rear Yard Setback	25 FT.	20 FT.

The Conditional Use Standard is applicable to Lots P-1 through P-31 and as provided for in the Conditional Use for Southwood Crossing dated July 12, 2007 and approved by the Southampton Township Supervisors on August 13, 2007 as submitted and without conditions.

OPEN SPACE IN CONDITIONAL USE AREA

Open Space P-OS and a portion of OS-2 are a part of the Conditional Use approved by the Southampton Township Supervisors on August 13, 2007. The total area of open space associated with the Conditional Use is 7.0 acres, as detailed on Exhibits A-3 and A-4 of the Conditional Use Permit Application for Southwood Crossing prepared by Carl Bert & Associates dated July 12, 2007.

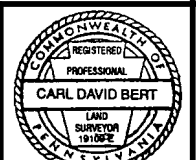
OPEN SPACE OWNERSHIP AND MAINTENANCE

The open space shown on this plan shall be owned by a Homeowners Association or similar association. The maintenance of the open space as well as the improvements required thereon by this plan shall be the responsibility of the Home Owners Association or similar association. The specific details regarding the formation and degree of responsibility of each lot owner to the Homeowners Association or similar association shall be detailed in a legal document and provided to Southampton Township as a supporting document to this plan.

SYMBOLS
 PL = Property Line

REVISIONS		
NO.	DATE	DESCRIPTION

FINAL PLAN
 PHASING SCHEDULE
 SHEET OA-04

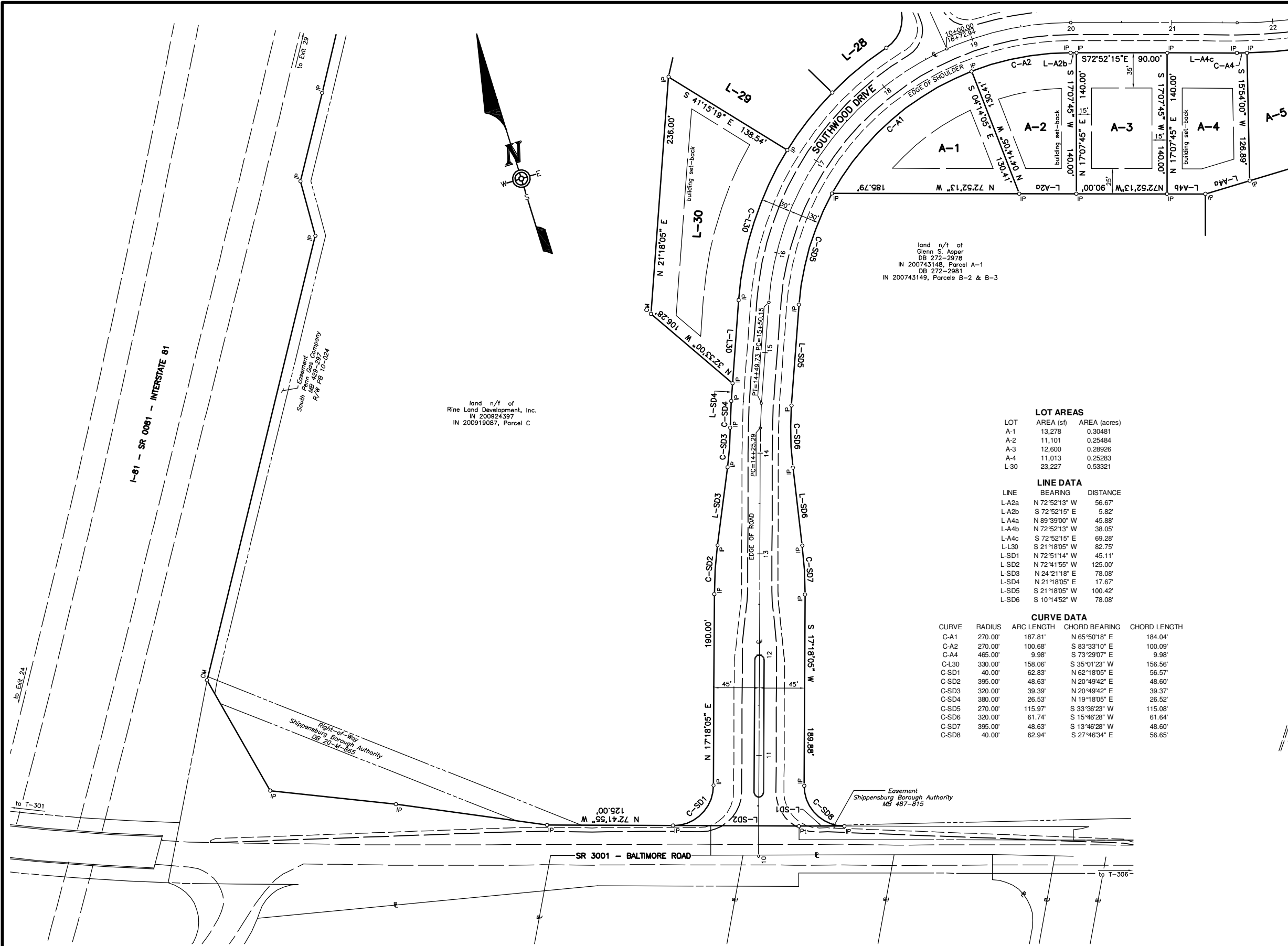


PHASE 1

SOUTHAMPTON TWP. CUMBERLAND CO.
 LAND SUBDIVISION
 FOR
SOUTHWOOD CROSSING
 BALTIMORE ROAD SHIPPENSBURG, PA
 717-532-9470

CARL BERT & ASSOCIATES
 PROFESSIONAL SURVEYORS & ENGINEERS
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257

DATE: MARCH 20, 2009 T.L.B. PLAN: CBA NO. C-S0-05-09 / 020



- ALL LOTS ARE SUBJECT TO THE FOLLOWING:**
- No lot shall be further subdivided as a building lot.
 - All applicable notes, restrictions, details, etc. on these plans.
 - A utility and drainage easement 10 feet from all road right-of-ways unless shown otherwise.
 - A utility and drainage easement 10 feet from all side lot lines unless shown otherwise.
 - A utility and drainage easement 10 feet from all rear lot lines unless shown otherwise.
 - Any additional roadway, utility and / or drainage easement as shown.
 - Building setbacks as shown.
 - The "Erosion and Sedimentation Control Measures for Individual Lots" as shown on this plan.
 - The proposed grading as shown on the "Detail Grading Plan", within the applicable parameters noted on this plan.
 - The utility and drainage easement along the road right-of-ways and the area within the road right-of-ways must be kept clear of any and all obstructions so that the required sight distances for driveways and the clear sight triangles for local street intersections are maintained.
 - No wall, fence, sign, structure, hedge, trees, shrubs or growth is permitted which may cause danger to traffic on the public roads by obscuring the view.
 - There shall be no buildings, plants or obstructions of any type in the road right-of-ways and utility / drainage easements which would interfere with utilities or impede the free flow of stormwater runoff.
 - No wall, fence or structure is permitted within any road right-of-way or drainage / utility easement.
 - The area within the drainage easements shown on this plan must be graded and maintained as shown on this plan unless otherwise approved in writing by the Owner / Subdivider and the Southampton Township Supervisors.
 - The proposed grading outside of the road right-of-ways and utility / drainage easements shown on this plan, including first floor elevations, are recommendations and not requirements based on utility locations and grades within the road right-of-ways and utility / drainage easements, and can be altered within the parameters of the applicable laws and regulations after consultation with the Owner / Subdivider and the Southampton Township Supervisors. Utility and drainage problems may result from altering designed grades.

EFFECT OF BUILDING SET-BACK LINES AND USE RESTRICTIONS
 The building set-back lines and use restrictions on this plan are shown hereon only to illustrate conformity to applicable regulations and ordinances of the various governing, review, and approval agencies at the time of plan approval and are not restrictions imposed by the owner / subdivider. The building set-back lines and use restrictions are subject to change on any future subdivision or land development plans for Parcel C.

PLACEMENT OF PERMANENT CORNER MARKERS
 All lot corners must be permanently marked as shown on this plan with a Concrete Monument (CM), Mag Nail (MN), or Iron Pin (IP) placed by a Professional Land Surveyor prior to the conveyance of the lot.

TABULATION AND USE OF LOTS
Single-Family Dwelling Lots: 27
 A-1 thru A-9, B-1 thru B-11, C-1 thru C-3, L-27 thru L-30

LOT AREAS

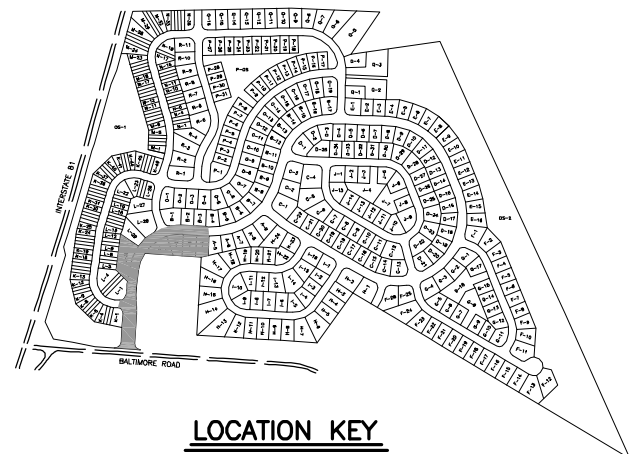
LOT	AREA (sf)	AREA (acres)
A-1	13,278	0.30481
A-2	11,101	0.25484
A-3	12,600	0.28926
A-4	11,013	0.25283
L-30	23,227	0.53321

LINE DATA

LINE	BEARING	DISTANCE
L-A2a	N 72°52'13" W	56.67'
L-A2b	S 72°52'15" E	5.82'
L-A4a	N 89°39'00" W	45.88'
L-A4b	N 72°52'13" W	38.05'
L-A4c	S 72°52'15" E	69.28'
L-L30	S 21°18'05" W	82.75'
L-SD1	N 72°51'14" W	45.11'
L-SD2	N 72°41'55" W	125.00'
L-SD3	N 24°21'18" E	78.08'
L-SD4	N 21°18'05" E	17.67'
L-SD5	S 21°18'05" W	100.42'
L-SD6	S 10°14'52" W	78.08'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-A1	270.00'	187.81'	N 65°50'18" E	184.04'
C-A2	270.00'	100.68'	S 83°33'10" E	100.09'
C-A4	465.00'	9.98'	S 73°29'07" E	9.98'
C-L30	330.00'	158.06'	S 35°01'23" W	156.56'
C-SD1	40.00'	62.83'	N 62°18'05" E	56.57'
C-SD2	395.00'	48.63'	N 20°49'42" E	48.60'
C-SD3	320.00'	39.39'	N 20°49'42" E	39.37'
C-SD4	380.00'	26.53'	N 19°18'05" E	26.52'
C-SD5	270.00'	115.97'	S 33°36'23" W	115.08'
C-SD6	320.00'	61.74'	S 15°46'28" W	61.64'
C-SD7	395.00'	48.63'	S 13°46'28" W	48.60'
C-SD8	40.00'	62.94'	S 27°46'34" E	56.65'



LOCATION KEY

PHASE 1

SOUTHAMPTON TWP. CUMBERLAND CO.
 LAND SUBDIVISION
 FOR
SOUTHWOOD CROSSING
 BALTIMORE ROAD SHIPPENSBURG, PA

717-532-9470

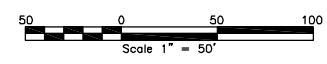
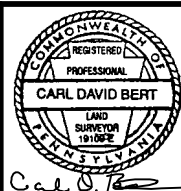
CARL BERT & ASSOCIATES
 PROFESSIONAL SURVEYORS & ENGINEERS
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257

surveyors

DATE: MARCH 20, 2009 T.L.B. PLAN: CBA NO. C-S0-05-09 / 020

FINAL PLAN
DETAIL LOT PLAN
SHEET LL-01

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000



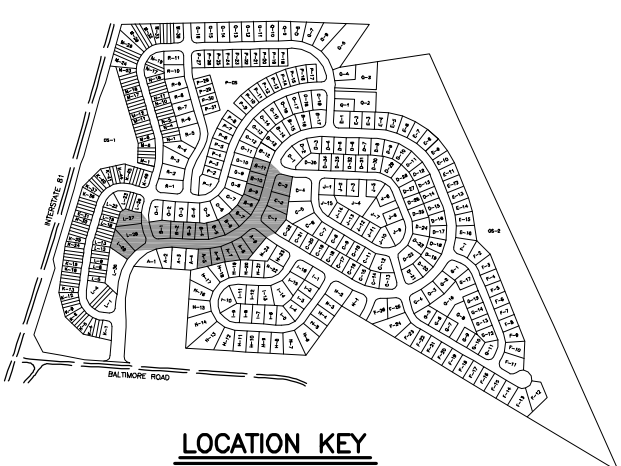
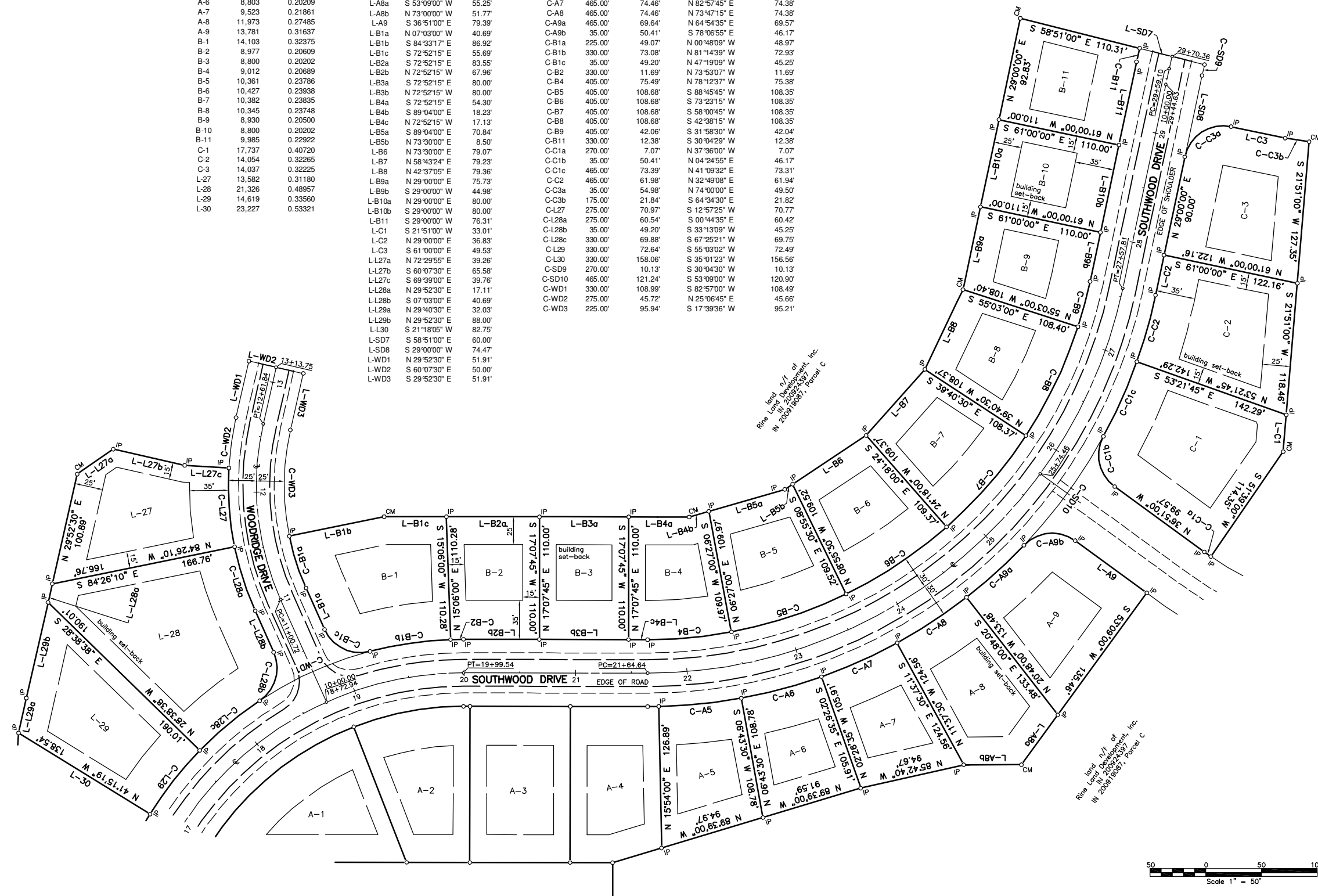
SYMBOLS
 IP = Iron Pin (set)
 CM = Concrete Monument (set)
 RW = Right-of-Way
 DB = Deed Book
 PB = Plan Book
 MB = Miscellaneous Book
 CL = Center Line
 PL = Property Line
 IN = Instrument Number
 n/f = Now or Formerly

REVISIONS

NO.	DATE	DESCRIPTION
1	10 JUL 09	Revised as per township engineer comments dated July 2, 2009.

E:\Cdbjobs\Cso0509\SurvCADD\Subdivision\Final\020 Phase 1 Final Land Subdivision\LL-02 DETAIL LOT PLAN.dwg, 1/20/2010 1:25:07 PM, Travis, CdbPDF.pc3, Ledger

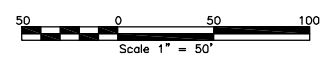
LOT AREAS			LINE DATA		CURVE DATA					
LOT	AREA (sq)	AREA (acres)	LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
A-1	13,278	0.30481	L-A2a	N 72°52'13" W	56.67	C-A1	270.00'	187.81'	N 65°50'18" E	184.04'
A-2	11,101	0.25484	L-A2b	S 72°52'15" E	5.82	C-A2	270.00'	100.68'	S 83°33'10" E	100.09'
A-3	12,600	0.28926	L-A4a	N 89°39'00" W	45.88	C-A4	465.00'	9.98'	S 73°29'07" E	9.98'
A-4	11,013	0.25283	L-A4b	N 72°52'13" W	38.05	C-A5	465.00'	74.46'	S 78°41'15" E	74.38'
A-5	9,764	0.22414	L-A4c	S 72°52'15" E	69.27	C-A6	465.00'	74.46'	S 87°51'45" E	74.38'
A-6	8,803	0.20209	L-A8a	S 53°09'00" W	55.25	C-A7	465.00'	74.46'	N 82°57'45" E	74.38'
A-7	9,523	0.21861	L-A8b	N 73°00'00" W	51.77	C-A8	465.00'	74.46'	N 73°47'15" E	74.38'
A-8	11,973	0.27485	L-A9	S 36°51'00" E	79.39	C-A9a	465.00'	69.64'	N 64°54'35" E	69.57'
A-9	13,781	0.31637	L-B1a	N 07°03'00" W	40.69	C-A9b	35.00'	50.41'	S 78°06'55" E	46.17'
B-1	14,103	0.32375	L-B1b	S 84°33'17" E	86.92	C-B1a	225.00'	49.07'	N 00°48'09" W	48.97'
B-2	8,977	0.20609	L-B1c	S 72°52'15" E	55.69	C-B1b	330.00'	73.08'	N 81°14'39" W	72.93'
B-3	8,800	0.20202	L-B2a	S 72°52'15" E	83.55	C-B1c	35.00'	49.20'	N 47°19'09" W	45.25'
B-4	9,012	0.20689	L-B2b	N 72°52'15" W	67.96	C-B2	330.00'	11.69'	N 73°53'07" W	11.69'
B-5	10,361	0.23786	L-B3a	S 72°52'15" E	80.00'	C-B4	405.00'	75.49'	N 78°12'37" W	75.38'
B-6	10,427	0.23938	L-B3b	N 72°52'15" W	80.00'	C-B5	405.00'	108.68'	S 88°45'45" W	108.35'
B-7	10,382	0.23835	L-B4a	S 72°52'15" E	54.30'	C-B6	405.00'	108.68'	S 73°23'15" W	108.35'
B-8	10,345	0.23748	L-B4b	S 89°04'00" E	18.23'	C-B7	405.00'	108.68'	S 58°00'45" W	108.35'
B-9	8,930	0.20500	L-B4c	N 72°52'15" W	17.13'	C-B8	405.00'	108.68'	S 42°38'15" W	108.35'
B-10	8,800	0.20202	L-B5a	S 89°04'00" E	70.84'	C-B9	405.00'	42.06'	S 31°58'30" W	42.04'
B-11	9,985	0.22922	L-B5b	N 73°30'00" E	8.50'	C-B11	330.00'	12.38'	S 30°04'29" W	12.38'
C-1	17,737	0.40720	L-B6	N 73°30'00" E	79.07'	C-C1a	270.00'	7.07'	N 37°36'00" W	7.07'
C-2	14,054	0.32265	L-B7	N 58°43'24" E	79.23'	C-C1b	35.00'	50.41'	N 04°24'55" E	46.17'
C-3	14,037	0.32225	L-B8	N 42°37'05" E	79.36'	C-C1c	465.00'	73.39'	N 41°09'32" E	73.31'
L-27	13,582	0.31180	L-B9a	N 29°00'00" E	75.73'	C-C2	465.00'	61.98'	N 32°49'08" E	61.94'
L-28	21,326	0.48957	L-B9b	S 29°00'00" W	44.98'	C-C3a	35.00'	54.98'	N 74°00'00" E	49.50'
L-29	14,619	0.33560	L-B10a	N 29°00'00" E	80.00'	C-C3b	175.00'	21.84'	S 64°34'30" E	21.82'
L-30	23,227	0.53321	L-B10b	S 29°00'00" W	80.00'	C-L27	275.00'	70.97'	S 12°57'25" W	70.77'
			L-B11	S 29°00'00" W	76.31'	C-L28a	275.00'	60.54'	S 00°44'35" E	60.42'
			L-C1	S 21°51'00" W	33.01'	C-L28b	35.00'	49.20'	S 33°13'09" W	45.25'
			L-C2	N 29°00'00" E	36.83'	C-L28c	330.00'	69.88'	S 67°25'21" W	69.75'
			L-C3	S 61°00'00" E	49.53'	C-L29	330.00'	72.64'	S 55°03'02" W	72.49'
			L-L27a	N 72°29'55" E	39.26'	C-L30	330.00'	158.06'	S 35°01'23" W	156.56'
			L-L27b	S 60°07'30" E	65.58'	C-SD9	270.00'	10.13'	S 30°04'30" W	10.13'
			L-L27c	S 69°39'00" E	39.76'	C-SD10	465.00'	121.24'	S 53°09'00" W	120.90'
			L-L28a	N 29°52'30" E	17.11'	C-WD1	330.00'	108.99'	S 82°57'00" W	108.49'
			L-L28b	S 07°03'00" E	40.69'	C-WD2	275.00'	45.72'	N 25°06'45" E	45.66'
			L-L29a	N 29°40'30" E	32.03'	C-WD3	225.00'	95.94'	S 17°39'36" W	95.21'
			L-L29b	N 29°52'30" E	88.00'					
			L-L30	S 21°18'05" W	82.75'					
			L-SD7	S 58°51'00" E	60.00'					
			L-SD8	S 29°00'00" W	74.47'					
			L-WD1	N 29°52'30" E	51.91'					
			L-WD2	S 60°07'30" E	50.00'					
			L-WD3	S 29°52'30" E	51.91'					



LOCATION KEY

PHASE 1

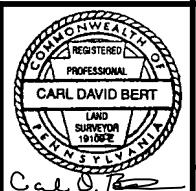
SOUTHAMPTON TWP. CUMBERLAND CO.
 LAND SUBDIVISION
 FOR
SOUTHWOOD CROSSING
 BALTIMORE ROAD SHIPPENSBURG, PA



REVISIONS		
NO.	DATE	DESCRIPTION
1	10 JUL 09	Revised as per township engineer comments dated July 2, 2009.

SYMBOLS
 IP = Iron Pin (set)
 CM = Concrete Monument
 C = Center Line
 P = Property Line
 DB = Deed Book
 IN = Instrument Number
 n/f = Now or Formerly

FINAL PLAN
 DETAIL LOT PLAN
 SHEET LL-02



CARL BERT & ASSOCIATES
 PROFESSIONAL SURVEYORS & ENGINEERS
 20 EAST BIRD STREET
 SHIPPENSBURG, PA 17257

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000. Carl D. Bert
 DATE: MARCH 20, 2009 T.L.B. PLAN: CBA NO. C-SO-05-09 / 020