

14205
09-26-97 15:47CLEPAK S
WRIT TAX \$0.50
RECORD FEE \$87.00
ST \$49.150
CHECK \$100.00

ROLLING RIDGE TOWNHOMES, a Planned Community

DECLARATION OF COVENANTS AND EASEMENTS

THIS DECLARATION OF COVENANTS AND EASEMENTS (the "Declaration") is made and executed this 17th day of September, 1997, by JOHN FOGARTY DEVELOPMENT CORPORATION, a Pennsylvania corporation, having an office at 750 U.S. Highway 15S, Lewisburg, Pennsylvania 17837-9507 (the "Declarant")

Background:

Declarant is the owner of certain real property (the "Property") located in the Borough of Milton, Northumberland County, described and designated as Lots 72, 73, 74, 75, 76, 185, 186 and 187, on the Final Plan for "Rolling Ridge P.R.D.", prepared by Sweetland Engineering and Associates, Inc., Drawing No. D-2999, dated 3/25/95, and recorded in the Recorder of Deeds Office in and for Northumberland County, in Plan Book 23, Page 91 and shown on the plan attached hereto as Exhibit "A" and made a part hereof. Declarant desires to create thereon a residential townhouse neighborhood to be named Rolling Ridge Townhomes, a planned community (hereinafter referred to as "Rolling Ridge Townhomes"). Declarant desires to insure the attractiveness of the townhouses and other improvements within Rolling Ridge Townhomes, to prevent nuisance, to preserve, protect and enhance the value and amenities of Rolling Ridge Townhomes, and to provide for the maintenance of certain portions of the Lots (as hereinafter defined). To accomplish these purposes, Declarant desires to subject the Property to the covenants, conditions, restrictions, easements, charges and liens, hereinafter set forth for the benefit of the Property, the Association (as hereinafter defined) and each Owner (as hereinafter defined) thereof.

Declarant has deemed it desirable, for the efficient preservation, protection and enhancement of the values and amenities in Rolling Ridge Townhomes, to create an Association to be delegated and assigned the powers of administering and enforce these covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created. Declarant will incorporate a non-profit corporation to serve as the Association for the purpose of exercising the powers and functions within Rolling Ridge Townhomes upon recording of this Declaration.

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens, hereinafter set forth.

REC 11:23:33

ARTICLE I

DEFINITIONS

Section 1. "Act" shall mean the Uniformed Planned Community Act, Act of 180 of 1996, 68 Pa.C.S.A. §5101, et seq.

Section 2. "Association" shall mean and refer to the non-profit corporation with the name of "Rolling Ridge Townhomes Association", its successors and assigns incorporated by the Declarant for the purpose of exercising the powers and functions set forth herein.

Section 3. "Common Expense" shall mean all expenditures made by or financial liabilities of the Association, together with any allocations to reserves, and includes but is not limited to the following:

- (a) the expenses set forth in Article V;
- (b) the expenses for the maintenance obligations set forth in Article VII;
- (c) other expenses declared Common Expenses by this Declaration or by the Bylaws;
- (d) expenses agreed upon as Common Expenses by the Association and lawfully assessed against the Owners in accordance with this Declaration or the Bylaws;
- (e) expenses of management and administration of the Association, including without limitation, compensation of all employees, managers, accountants, attorneys and other personnel hired by the Association whether as employees, independent contractors or otherwise; and
- (f) expenditures made or liabilities incurred by or on behalf of the Association, together with any allocations to reserves.

Section 4. "Declarant" shall mean and refer to John Fogarty Development Corporation, a Pennsylvania corporation, and its assigns and successors and such of their assigns as shall acquire more than one undeveloped Lot from the Declarant for the purpose of development, provided, however, that an assignee of a Declarant shall be deemed a Declarant only with respect to that portion of Rolling Ridge Townhomes, conveyed to such assignee by a deed of conveyance which specifically grants to the assignee the rights of a Declarant and sets

forth the number of Class B votes, as hereinafter set forth, which said assignee may be entitled to exercise.

Section 5. "Lot" shall mean and refer to Lots 72, 73, 74, 75, 76, 185, 186 and 187, as described and dedicated on the Final Plan for "Rolling Ridge P.R.D.", prepared by Sweetland Engineering and Associates, Inc., Drawing No. D-2999, dated 3/23/95, and recorded in the Office of the Recorder of Deeds in and for Northumberland County at Plan Book 23, Page 91, and the Plan attached hereto as Exhibit "A", and any future subdivision of any of the aforesaid Lots. It is the intent of the Declarant to record, contemporaneously with this Declaration, subdivision and land development plans to subdivide Lots 72, 73 and 74 into the twenty-four (24) townhouse building lots as shown on Exhibit "B" attached hereto and made a part hereof. Upon the filing of these plans, each of the twenty-four lots shall be a separate Lot subject to this Declaration. It is the intent of the Declarant to similarly file subdivision and land development plans for Lots 75, 76, 185, 186 and 187 in the future to create multiple townhouse building lots. The total number of Lots resulting from the resubdivision of Lots 72, 73, 74, 75, 76, 185, 186 and 187 shall not exceed ninety-five (95) Lots; provided, however, at the present time, the Declarant plans to build a proposed development of seventy-eight (78) Units. No additional Lots shall thereafter be created by further subdivision. Unless expressly provided otherwise, "Lot" shall include the townhouse and other improvements constructed on the Lot and shall have the same meaning as a "Unit" under the Act and as defined in Section 8 below.

Section 6. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot, including contract sellers, but excluding mortgagees or others having such interests merely as security for the performance of an obligation, provided that the Declarant shall be an "Owner" of only those Lots to which the Declarant has fee simple title and on which a townhouse is constructed and occupied as a residence.

Section 7. "Total Annual Assessment Amount" shall mean an annual estimated amount, established by the Executive Board of the Association each fiscal year and set forth in the annual budget, of the total costs which shall be required to fulfill the purposes of the Annual Assessment, set forth in Article V, Sections 3 and 4.

Section 8. "Unit" Any of the Lots, including the townhouse and other improvements constructed on the Lot.

Section 9. "Rolling Ridge Townhomes" shall mean "Rolling Ridge Townhomes, a planned community" and shall refer to the planned community which shall be comprised of that certain real property located in the Borough of Milton, Northumberland County, Pennsylvania shown on the plan attached as Exhibit "A". Rolling Ridge Townhomes shall be developed in two or more phases with the first phase consisting of the twenty-four Units resulting from the resubdivision of Lots 72, 73 and 74.

REC 1123 PG 334

Section 10. "Withdrawable Real Estate" shall mean and refer to each of Lots 75, 76, 185, 186 and 187, as described and set forth in Exhibit "B", and the Declarant's ability to withdraw and/or remove any or all such real estate or portion thereof from Rolling Ridge, so long as the Declarant's rights to withdraw any or all of such real estate from Rolling Ridge continues to exist, as more fully described in Article VIII hereof.

ARTICLE II

NAME OF PLANNED COMMUNITY AND PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Name and Location. The official name of the planned community shall be "Rolling Ridge Townhomes, a planned community".

Section 2. Subject Property. The real property (all of which is located in the Borough of Milton, Northumberland County, Pennsylvania) which is, and shall be, held, transferred, sold, conveyed, and occupied subject to the Declaration, consists of the Lots, the boundaries of which are set forth in Exhibit "A", and all easements, rights and appurtenances thereunto and improvements erected or to be erected thereon. All the foregoing real property is and shall be subject to the Act.

ARTICLE III

PROPERTY RIGHTS

Section 1. Lot Easements. Each Lot shall be and is hereby made subject to the following easements:

(a) In favor of the Association or its designee for inspection of the Lots for the purposes of verifying of performance by Owners of all items of maintenance and repair for which they are responsible, for inspection of the building situated on or assessable from such Lot, for correction of emergency conditions in each Lot or casualties to such Lot, for necessary repair and replacement in the buildings, to abate any violation of law, orders, rules or regulations of any governmental authorities having jurisdiction, to correct any condition which violates the provisions of any mortgage, and for such other purpose as may be reasonably required to carry out its duties, it being understood and agreed that the Association and its agents shall take reasonable steps to minimize any interference with an Owner's use of his or her Lot resulting from

REC 1123⁴ PA 335

the Association's exercise of the foregoing right pursuant to this Section or any other provision of this Declaration.

(b) In favor of the Lots benefitted, for the installation, repair, maintenance, use, removal and/or replacement of pipes, ducts, and all other utility lines and conduits which are part of any building and are in common use by all contiguous Lots and which pass across or through a portion of a Lot.

(c) There is hereby granted a blanket easement to the Association or its officers, agents and employees and to all policemen, firemen, ambulance personnel and all other similar persons to enter upon the Property or any part thereof in the proper performance of their respective duties and for repair and maintenance as is required by this Declaration. Except in the event of emergencies, the rights accompanying the easements provided for in this paragraph shall be exercised only during reasonable daylight hours and then, whenever practicable, only after advance notice to and with the permission of the Owner or Owners directly affected thereby and shall not waive any Owner's constitutional rights with regard to unreasonable search or seizure.

(d) If a Lot shall encroach upon any other Lot by reason of original construction or a cause other than the purposeful or negligent act or omission of the Lot Owner, then an easement appurtenant to such encroaching Lot, to the extent of such encroachment, shall exist for so long as such encroachment shall exist. In the event a building is partially or totally destroyed, and then rebuilt, encroachment as and to the extent described above upon any other Lot, shall be permitted, and a valid easement for said encroachments and the maintenance thereof shall exist for so long as such encroachment continues to exist.

Section 2. Lot 72 Access Easement. Lots 72A, 72B, 72C, 72D and 72E each shall be and are hereby subject to an easement and right-of-way for the benefit of each of the remaining aforesaid Lots resulting from the subdivision of Lot 72, for the purpose of ingress, egress and regress over, across and through the portion of each Lot shown on Exhibit "B" as a common access drive on Lot 72, for the purpose of providing access to Rolling Ridge Drive.

Section 3. Additional Easements. Each Lot shall be and is hereby made subject to all other easements affecting Rolling Ridge Townhomes which are set forth in the Plan attached as Exhibit "B".

Section 4. Declarant's Easement for Construction. The Declarant specifically reserves the right and privilege without hindrance to go upon any and all of the Property for purposes of construction, reconstruction, maintenance, repair, renovation, replacement or correction of the Lots (including without limitation to change the grade of grounds and/or to

REC 11237336

install drainage control devices so as to control possible drainage and/or run off of storm water in connection with the development of the Property or any adjacent land). The Declarant agrees to indemnify and hold the Association harmless from liabilities resulting from the exercise of this easement. This easement shall be appurtenant and shall pass with title to every Lot. The rights hereby reserved for the Declarant shall last for a period of five (5) years after the Declarant has conveyed the last Lot to a third party, other than a successor Declarant. This section shall not be amended without the prior written consent of the Declarant.

Section 5. Easements Appurtenant. All easements and rights described and mentioned in this Declaration are easements appurtenant, running with the Property and Lots perpetually in full force and effect, and at all times shall inure to the benefit of and be binding upon Declarant, its successors and assigns, the Association, the Executive Board, any Lot Owner, purchaser, mortgagee, lessee, occupant and any other person having interest in the Property, Lots, or any portion thereof.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot shall be a voting member of the Association upon taking fee title to a Lot. Membership shall include a legally binding obligation by an Owner to comply with and be bound by the Articles of Incorporation, the Bylaws and amendments thereto, this Declaration, and the policies, rules and regulations adopted at any time by the Association in accordance with the Bylaws and this Declaration. Membership in the Association shall terminate contemporaneously with such member ceasing to be an Owner of a Lot. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Voting Rights: Classes. The Association shall have two classes of voting membership:

Class A. Class A members shall be Owners and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person is the Owner of any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) Class A membership vote be cast with respect to any Lot. The Class A members shall not include the Declarant unless and until his Class B membership shall cease and be converted to Class A membership as hereinafter provided.

Class B. The Class B member shall be the Declarant and shall be entitled to fifty (50) votes. The Class B membership together with the fifty (50) votes (or

any additional Class B votes as hereinafter provided) shall cease and be converted to Class A membership with the right to one vote for each Lot owned as aforesaid on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes then outstanding in the Class B membership, or

(b) On January 1, 2002.

All votes shall be cast in person or by proxy registered with the Secretary of the Association. The Executive Board is authorized to establish procedures for voting by mail.

Section 3. Executive Board. An Executive Board shall be established pursuant to the Bylaws to be adopted by the Association, which Executive Board shall be empowered to make, establish, promulgate, amend or repeal rules and regulations from time to time (including, but not limited to establishing the frequency and criteria for lawn mowing and snow removal) and to perform those actions permitted by the Act. The Executive Board shall propose and approve the annual budget for Rolling Ridge Townhomes thirty (30) days prior to the end of Rolling Ridge Townhomes's fiscal year and shall establish the Total Annual Assessment Amount. The Executive Board shall provide a copy of the budget to all Owners of a Lot. Thereafter, the Members, by a majority of the total votes (Class A and Class B combined), may reject the budget or any particular capital expenditure.

Section 4. Liability of Board Members, Declarant and Employees. Neither any Member of the Executive Board, the Declarant, nor any employees of the Association shall be personally liable to any Owner, or to any other party, for any damage, loss or prejudice suffered or claimed on account of any act or omission of the Association, the Declarant, the Executive Board, or any other representatives or employees of the Association; and the Association shall indemnify and hold harmless such Board Member, Declarant, or other person from any and all claims and demands and expenses (including reasonable counsel fees) arising by reason of any alleged wrongful act or omission, in accordance with the Association's Bylaws. Nothing contained herein shall be construed to limit the liability of the Association.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot (and any Lot owned by the Declarant on which a townhouse is constructed

and occupied as a residence) whether or not it shall be so expressed in the deed to such Lot, is deemed to covenant and agree to pay to the Association: (1) an Annual Assessment (2) Special Assessments for capital improvements and for other purposes as provided herein, and (3) Supplemental Assessments, all such Assessments to be established and collected as hereinafter provided (the Annual, Special and Supplemental Assessments are collectively referred to as "Assessments"). The Assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot (including all improvements thereon) against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment became effective. The personal obligation for delinquent Assessments shall not pass to his successors in title unless expressly assumed by them and consented to in writing by the Association.

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the Owners of Lots, for the restoration, improvement and maintenance of certain portions of the Lots identified in Article V, Section 3, and Article VII, below, and all services and facilities relating to the use and enjoyment thereof.

Section 3. Annual Assessments for Common Expenses. The Association shall levy and collect, in each fiscal year, an Annual Assessment, as determined herein, upon each Lot to provide revenues to pay all Common Expenses, including among other things, the following:

(a) Repair and maintenance of the exterior siding, soffits and trim of buildings on the Lots.

(b) Lawn care of Lots and yards as originally landscaped by Declarant (excluding yard areas enclosed by fences and additional landscaping materials installed by an Owner). Maintenance, repair, replacement, reconstruction, snow and ice removal (for any accumulation of two (2) inches or more of snow), and cleaning of driveways and sidewalks of Lots (provided that the Association shall not be responsible for the repair of damage to sidewalks resulting from the application of salt or other snow or ice melting substances to the sidewalk surface by an Owner or an Owner's lessee, agent, contractor or invitee). Each Lot is separately metered for electricity, water, sewer and gas and each Owner shall be responsible to pay his or her utility charges directly to the utility providers based upon the meter readings of each Lot. Each Owner shall be responsible to pay directly for all trash or refuse collection services provided to the Owner and/or the Owner's Lot. Each Lot shall separately and directly pay for cable television service.

- 8 -
REC 1123 PM 339

(c) Management fees and salaries or such expenses as the Association may deem necessary or desirable as determined by the Association in fulfilling its obligations under this Declaration or under the Act.

(d) Legal, accounting, engineering or other professional fees and administrative costs necessary and proper conduct of the affairs of the Association, or enforcement of the Declaration, or any rules and regulations, or enforcement of and/or compliance with the Act.

(e) Officers and directors liability insurance and fidelity bonds as the Association may deem necessary or advisable.

(f) Any materials supplies, labor, services, structural alterations, insurance and tax assessments which apply thereto and/or which the Association is required to secure or pay by law, by this Declaration or which the Executive Board deems necessary and proper in its discretion.

(g) Mechanics and materialmen's liens arising as a result of the Association's maintenance responsibilities hereunder;

(h) Amounts necessary to recover any deficits from operations of the Association in prior years.

(i) Adequate reserves, as determined by the Executive Board for: (i) any portion thereof and other portion of the Lots which the Association is obligated to repair and maintain; (ii) uncollectible accounts and (iii) any other contingency for which a reserve account reasonably may be established pursuant to sound accounting practices.

Section 4. Annual Assessment. Each Lot in each fiscal year, shall be assessed (the "Annual Assessment") a proportionate share per Lot of the Total Annual Assessment Amount based upon the number of Lots which have been conveyed by Declarant or leased by the Declarant to another party (other than the sale of Special Declarant Rights under the Act). For example, if the Declarant has conveyed ten (10) Lots, then each Owner would be assessed one-tenth (1/10th) of the Total Annual Assessment. The Annual Assessment for any Owner owning a Lot for less than a full year shall be apportioned on a monthly, weekly or daily basis as determined by the Executive Board of the Association.

Section 5. Special Assessments for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy, in any fiscal year, a special assessment (the "Special Assessment") applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a

- 9 -
REC 1123 11340

capital improvement upon those portions of the Lots which the Association is obligated to maintain, provided that any such assessment shall have the consent of two-thirds (2/3) of the votes of the members of the Association who are voting in person or by proxy at a meeting duly called for this purpose (the "Special Assessment"). For each Lot purchased, an Owner shall be assessed the Lot Owner's proportionate share of the Special Assessment determined in accordance with method set forth in Section 4 regarding Annual Assessments.

Section 6. Supplemental Annual Assessments. If the cash requirement estimate at the beginning of any fiscal year shall prove to be insufficient to pay the actual Common Expenses for such fiscal year for any reason including (by way of illustration and not limitation) any Owner's nonpayment of his or her assessment, the Board may, at any time it deems necessary and proper, levy a supplemental assessment (the "Supplemental Assessment"). In the event such Supplemental Assessment is required because of the failure of one or more Owners to promptly pay an Annual Assessment, the Supplemental Assessment may be determined based upon the anticipated failure of such defaulting Owner or Owners to pay his or her share of such Supplemental Assessment. Each Owner shall be assessed the Owner's proportionate share of the Supplemental Assessment in the same manner as the Owner's Annual Assessment is determined under Section 4.

Section 7. Billing Annual, Special and Supplemental Assessments. Annual Assessments are due and payable on the first day of each fiscal year; provided, however, that Annual Assessments may be billed in monthly, quarterly or any other periodic installments as may be determined by the Executive Board. Special and Supplemental Assessments are due and payable within fifteen (15) days of the date of mailing of such Assessment; provided, however, that the Executive Board may determine that such Special and/or Supplemental Assessment may be billed in monthly, quarterly or any other periodic installment.

Section 8. Failure of Executive Board to Determine Annual Assessment. If an Annual Assessment for any fiscal year is not determined before the expiration of the previous fiscal year, the Owners shall continue to pay the same sums and in the same installment as they were paying in the fiscal year just ended as if such sums were the new Annual Assessment, and such failure to fix a new Annual Assessment shall not constitute a waiver, modification or release of any Owner's obligation. If the Association shall change the Annual Assessment at a later date due to the fact that the Association failed to determine an Annual Assessment prior to the expiration of the prior fiscal year, an increase in the Annual Assessment as a result of such new assessment shall be treated as if it were a Supplemental Assessment hereunder and be retroactive to the beginning of the fiscal year.

Section 9. Fiscal Year. The fiscal year of the Association shall be the calendar year unless otherwise determined by the Board.

REC 1123 PM 341 - 10 -

Section 10. Other Special Assessments. The Board shall have the authority to fix, determine, assess and collect Special Assessments for the following purposes:

(a) Any expenditure which the Association shall be required to make for the maintenance of part of a Lot for which the Association has maintenance responsibility because of any injury thereto or misuse thereof by one or more Owners or their tenants, guests, invitees or licensees shall be assessed as a Special Assessment against the Lot owned by the Owner or Owners responsible for such injury, loss or misuse, or whose tenants, guests, invitees or licensees caused such injury, loss or misuse; and

(b) If the Association shall have made any expenditures on behalf of any Owner or Owners for any reason deemed necessary by the Board, the Board shall levy such expenditures as a Special Assessment solely upon the Lot owned by the Owner or Owners benefitted or who is responsible for the expenses. Such Special Assessments shall be levied promptly, and the debt arising from such Special Assessment shall be treated and due in the same manner as set forth above.

Section 11. Effect of Nonpayment of Assessments: Remedies of the Association.

Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of fifteen percent (15%) per annum to be compounded daily. The Association may bring an action at law against the Owner personally obligated to pay the Assessment or an action to foreclose the lien against such Owner's Lot. In addition the Owner shall likewise be responsible for payment of reasonable attorneys fees and costs if the Assessment and interest is more than sixty (60) days in default. If the Board has provided for collection of Assessments in installments, the Board may accelerate payment and declare the entire balance of said Assessment due and payable in full. In the event of a delinquency in the payment of any Assessment when due, the Board shall have the right to accelerate and call due any Assessments which will become due and payable within the next succeeding twelve (12) month period. The Board may notify any institution or their lender holding a mortgage lien on such Lot of the non-payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by abandonment of the Owner's Lot, or any other reason. The obligation to pay Assessments is absolute and unconditional and shall not be subject to counterclaims or set offs.

Section 12. Power to Confess Judgment to Collect Delinquent Assessments.

As a means of enforcing the obligation of the Owners to pay all Assessments levied pursuant to this Declaration, the Board shall have the right and power to obtain a judgment or judgments for delinquent Assessments by confession against the Owner against who such delinquent Assessments have been levied. Accordingly, each Owner shall be deemed to have appointed any one or more members of the Executive Board (during such member's term of office) as the

attorney-in-fact for such Owner to confess judgment against such Owner in any Court of competent jurisdiction in the Commonwealth of Pennsylvania for any delinquent Assessment or Assessments, for the purpose of which a copy of this section and a copy of the Owner's deed to his or her Lot (both verified by the affidavit of any member of the Executive Board) shall be sufficient warrant. The authority herein granted to confess judgment shall not be exhausted by any exercise thereof but shall continue and be effective at all times with respect to each and every delinquent Assessment. Such authority to confess judgment and the aforesaid appointment of attorneys-in-fact, being for security, shall be irrevocable. The Executive Board shall not exercise its rights to obtain a judgment by confession against any institutional lender who has acquired title to a Lot by foreclosure sale or deed or assignment in lieu of foreclosure, nor shall such right be exercised against any Owner except after the Executive Board shall have given the delinquent Owner at least ten (10) days' notice of its intention to do so.

Section 13. Subordination of the Lien to Mortgages. The lien of the Assessment provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Property, or any part thereof subject to the Assessment. Sale or transfer of any Lot will not affect the Assessment lien provided, however, that the sale or transfer of any Lot pursuant to mortgage foreclosure or any other proceeding in lieu of foreclosure shall extinguish the lien of such Assessments as to payments which became due during the six-month period immediately preceding such sale or transfer only to the extent that the six-month's unpaid Assessments are paid out of the proceeds of the sale. The lien of such Assessments as to payments which become due prior to the six-month period immediately preceding such sale will be fully extinguished, whether or not the proceeds of the judicial sale are adequate to pay such Assessments; provided, however, to the extent that the proceeds of the sale are sufficient to pay all liens, and the Assessments made during the six-month period prior to the sale, then any remaining proceeds shall be paid to any other claimant. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

ARTICLE VI

ARCHITECTURAL CONTROL: PROTECTIVE COVENANTS

Section 1. Architectural Control. Except any original construction by the Declarant, no building, fence, wall or other structure shall be commenced, erected or maintained upon the Lots in Rolling Ridge Townhomes, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Executive Board of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Executive Board. The

Executive Board (or the architectural committee) shall establish one uniform style of fence for use by all Owners. An Owner may make any alteration or improvement to the interior of a townhouse that does not impair the structural integrity or mechanical systems or lessen the support of any portion of the Planned Community. Any proposed change by any Owner other than Declarant in the existing color or finish of any exterior surface of any townhouse or other building on a Lot shall also be submitted to and approved by the Executive Board as above provided. In the event the Executive Board, or its designated committee, fails to approve or disapprove such change, design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. Protective Covenants. Without intending to limit the generality of the foregoing provisions of Article VI, Section 1, the following restrictions are imposed as a common scheme upon all Lots:

(a) No above or below ground tank for storage of ten (10) gallons or more of gas or liquids may be maintained on any Lot (except for above ground storage tanks located in the basement of a townhouse unit and used for heating oil for providing heat and/or hot water to the townhouse).

(b) No animals, livestock, or poultry of any kind shall be raised, bred or kept in any building or on any Lot, except that dogs, cats or other domesticated household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose and provided that not more than two (2) pets in the aggregate may be kept on any Lot. All pets shall be kept inside of the residence or garage from sunset to sunrise and no pet shall be left unattended at any time while outdoors. Each Owner shall be responsible for the control of his or her domesticated household pets and shall be responsible for cleaning up after his or her pet. In the event of failure of Owner to properly clean up after his or her pet, the Association may take whatever action is necessary to clean up after the pet of Owner and may surcharge Owner for the reasonable costs thereof.

(c) No garbage, refuse, rubbish or cutting shall be deposited on any Lot, street, sidewalk or parking area. Trash may be placed outside no earlier than 6:00 P.M. the night prior to the collection. Containers provided by the Owners shall not be placed on any street, sidewalk or parking area except when necessary for collection and shall regularly be kept in a location on the Lot which is unobtrusive to view from any other portion of Rolling Ridge Townhomes, as provided by the rules of the Association.

(d) No commercial (except for standard size pick-up trucks and standard passenger vehicles with signage no greater than four square feet on each side for a total of eight square feet) or other non-passenger vehicle of any type shall be permitted to remain overnight, outside on any property of an Owner or any Lot, other than as may be used by the Declarant or its assigns in conjunction with building operations. Commercial and non-passenger vehicles may be kept inside the garage. Unlicensed vehicles shall not be parked or stored on a Lot unless inside of the garage.

(e) No mobile home, motor home, trailer, pick-up camper or boat shall be permitted to occupy a Lot or any part thereof, or driveway thereon, unless the vehicle or boat is located inside of the garage. Temporary parking for a period not to exceed twenty-four (24) hours for the above mentioned vehicles or boat shall be permitted.

(f) No parking shall be permitted on any street, lawn, median strip, public walkway, swale, berm or other unpaved area or any place other than on the paved driveway of each Lot. Each Owner shall be responsible for compliance with the foregoing parking restrictions by any visitors to a Lot.

(g) No trucks (other than standard pick-ups), trailers, boats, motor cycles, recreational vehicles, motor homes, water vehicles, snow mobiles or other motor vehicles shall be parked, repaired or stored on any street overnight within the Rolling Ridge Townhomes.

(h) No all terrain vehicles or similar vehicles, go-carts, mopeds, motor cycles, snow mobiles, or similar types of motorized vehicles shall be operated on any of the Lots within Rolling Ridge Townhomes. All of the foregoing vehicles shall, at all times, be stored inside of the garage.

(i) No outside radio or television antennas shall be erected on a Lot or a building within Rolling Ridge Townhomes, other than circular satellite receivers having a diameter of not more than eighteen (18) inches placed in a location approved by the Association Executive Board.

(j) No drying or airing of any clothing or bedding shall be permitted outdoors on any Lot, and clothes hanging devices such as lines, reels, poles frames, etc., shall not be erected.

(k) No noxious, unsightly or offensive activity, vehicle repairs (except inside garage), no open fires or burning of trash, brush or any other materials whether or not located in a container, shall be conducted on any Lot or by an

Owner on the street, nor shall anything be permitted to be done thereon which may be or become an annoyance or nuisance to any Owner. No rubbish, ashes, cuttings or debris of any kind shall be kept or dumped at the rear of or on any other location on any Lot or Common Area. Regular trash disposal services shall be obtained by each Owner for the disposal of all garbage and other trash, with said disposal to occur on at least a weekly or more frequent basis, so that garbage and other trash shall not be permitted to accumulate on any Lot.

(l) Gardening will be permitted only in areas specifically approved by the Declarant, subject to the written approval of the Executive Board.

(m) No sign of any kind shall be displayed to the public view of any Lot or building thereon except a one-family name sign of not more than two (2) square feet on each side (a total of four (4) square feet on both sides), or one temporary sign of not more than four (4) square feet on each side (a total of eight (8) square feet on both sides), advertising the property for sale or rent. No such sign shall be illuminated. This provision shall not apply to the Declarant pursuant to its activities to sell Lots in Rolling Ridge Townhomes.

(n) No swimming pools (above ground or in-ground), hot tubs, jacuzzi's, water slides, or similar devices shall be permitted on any Lot, except that jacuzzi's and hot tubs of appropriate size located in a basement or other suitable area within a residence.

(o) No garage or other structure (except for the townhouse shall be used for human habitation temporarily or permanently.

(p) No lawn or garden ornamentation, statuary, furniture or sports equipment shall be permanently located on any area of any Lot which is to be mowed or otherwise maintained by the Association. Lawn furniture, sports equipment and similar items may be temporarily located in the grassed areas or other portions of a Lot which are maintained by the Association, but shall be moved from such areas at the end of each day. If an Owner shall place any of the foregoing items or any other obstructions in the grassed area or other portion of a Lot to be maintained by the Association, such Owner shall be subject to a surcharge by the Association for the moving of such items and for the resulting delay to the maintenance activities of the Association. The amount of such surcharge may be established from time to time by the Executive Board of the Association, in its discretion.

(q) No Lot shall be permitted to be subdivided by any Owner.

(r) No flags of any type shall be displayed on any Lot other than the flag of the United States of America, which shall be no larger than 3' x 5'.

(s) No sheds, free standing garages, gazebo, storage buildings or other structures (other than the townhouse and attached garage) shall be constructed or located on any Lot.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owner to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

(a) The right of any Owner to contribution from any other Owner under Section 3 shall be appurtenant to the land and shall pass to such Owner's successors in title.

(b) In the event of any dispute arising concerning a party wall, or under the provisions of Article VI, Section 3, the Owners involved in such dispute shall submit the matter to the Executive Board of the Association for decision. A ruling by the majority of the Executive Board of the Association regarding any question involved under Section 3 shall be final and conclusive.

ARTICLE VII

MAINTENANCE OBLIGATIONS

Section 1. The Association shall maintain all of the paint and wood finish on the exterior surface of any building or other improvement on any Lot . In the event that the need for such maintenance of paint and wood finish is caused:

(a) through the negligence or willful act of the Owner, the Owner's family, or guests, or invitees; or

(b) by an alteration or change by Owner, other than Declarant, of any improvement on the Lot,

the cost of such maintenance shall be added to and become a part of the assessment to which such Lot is subject.

- 16 -

REC 1123 #347

Section 2. The Association shall also maintain all of the sidewalks within Rolling Ridge Townhomes and shall not only be responsible for maintenance with requisite improvements to same, but shall also be responsible for snow removal from all sidewalks to the point of entrance to the building on each Lot. The Association shall not remove snow for any accumulation of less than two (2) inches. The Owner shall be responsible for any damage to sidewalks resulting from the Owner, Owner's lessee, agent, contractor or invitee applying salt or any other snow or ice melting substance to the surface of the sidewalks.

Section 3. The Association shall not be responsible for maintenance of wooden decks, spouting or roofing, provided, however, that the Association does have the right to control the maintenance of wood decks, spouting and roofs, and perform maintenance or repairs if the Owner refuses to do so and it is deemed necessary by the Association, the cost of said maintenance or repair to be the sole responsibility of Owner.

Section 4. The Association shall also be responsible for all cutting of grass and all exterior lawn and shrub maintenance and repair and/or replacement of all walks, walkways, sidewalks and access easements as depicted on the plans on each Lot. The Association shall cut the grass to the curbs of the dedicated public streets.

Section 5. The Association shall employ such contractors or subcontractors as are necessary to provide the services provided for each Owner as contemplated in this Article by competitive closed bidding in accordance with rules and regulations to be determined by the Executive Board.

Section 6. Except with respect to exterior paint and wood finish as above provided, in the event any Owner of any Lot in Rolling Ridge Townhomes shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Executive Board, the Association, after approval by two-thirds (2/3) vote of the Executive Board, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

ARTICLE VIII

WITHDRAWABLE REAL ESTATE

Section 1. Declarant hereby explicitly reserves the option, until the seventh (7th) anniversary of the recording of this Declaration, to withdraw all or any portion of the Withdrawable Real Estate in compliance with Section 5212 of the Act, without the consent of any of the Unit Owners or holders or insurers of any interest in the Unit, if any. This option

to withdraw may be terminated prior to the seventh (7th) anniversary of the filing of the Declaration only upon the filing of an amendment to this Declaration by the Declarant. Declarant expressly reserves the right to withdraw, without limitation, any or all portions of the Withdrawable Real Estate at any time, at different times and in any order; provided, however, that the Withdrawable Real Estate shall not exceed the area(s) described in the Plat for Rolling Ridge Townhomes, attached hereto as Exhibit "C" hereto. There are no other limitations on this option to withdraw the Withdrawable Real Estate. The withdrawal of all or any part of the Withdrawable Real Estate will result in fewer Units and, therefore the total number of Owners who are members of the Association will decrease. Each Owner shall continue to be entitled to one (1) vote for each Lot as provided in Article IV, but because of fewer total votes, the relative strength or value of each vote could be viewed as being greater than if the Withdrawable Real Estate or any part thereof is not withdrawn. Likewise, the percentage share of Common Expense assessed against each Unit under Article V will increase proportionately if some or all of the Withdrawable Real Estate is withdrawn and, therefore, fewer Units are created. However, if the Declarant withdraws some or all of the Withdrawable Real Estate and fewer Units are therefore created, the total amount of the Common Expenses should be less than if more Units were created and the amount of the Assessments imposed upon each Unit should not significantly change as a result of Declarant exercising its option to withdraw all or a portion of the Withdrawable Real Estate. In the event that the Declarant withdraws all or any portion of the Withdrawable Real Estate, the assurances, if any, contained in this Declaration shall not apply to the Withdrawable Real Estate withdrawn from Rolling Ridge.

To withdraw all or any part of the Withdrawable Real Estate from Rolling Ridge, the Declarant shall prepare, execute and record an amendment to the Declaration which shall contain a legally sufficient description of the real estate being withdrawn and stating the fact of the withdrawal from Rolling Ridge. If any portion of the Withdrawable Real Estate is owned by any person other than the Declarant, that portion may not be withdrawn by the Declarant. Until withdrawal occurs or the period during which withdrawal may occur expires, whichever occurs first, the Declarant will be responsible for payment of the real estate taxes assessed against the Withdrawable Real Estate and all other expenses in connection with the Withdrawable Real Estate. No other Unit Owner and no other portion of the planned community is subject to a claim for payment of those taxes or expenses.

Section 2. Easements Regarding Withdrawable Real Estate. If and when Withdrawable Real Estate is withdrawn, the Declarant, for the benefit of the Unit Owners and the Association, and the owners and/or occupants of the portion of the Withdrawable Real Estate withdrawn shall execute and record a Declaration of Reciprocal Easements establishing the following easements:

- (a) A non-exclusive easement and right-of-way over, on and upon any roads and streets created within Rolling Ridge for ingress and egress to and from any public street serving Rolling Ridge;

- 18 - REC 1123 PG 349

(b) The right of access for the placement and maintenance of utilities which serve or will serve any owner of any portion of the Property including, without limitation, electrical, gas, telephone, sewer and water lines;

(c) The right to use and gain access to existing utilities located on the Property including, without limitation, water lines, sanitary sewer and storm sewer facilities, and to tie into said facilities, together with the right to install and maintain new utility facilities.

ARTICLE IX

OFFICES, SIGNS AND MODELS

The Declarant specifically reserves the right and right and privilege to maintain offices and models in the townhouses constructed on any Lots owned by Declarant in connection with its management, sale and/or rental of Lots owned by the Declarant in Rolling Ridge Townhomes. The Declarant shall have the right to locate, relocate and maintain offices and models used in connection with management, sale or lease of units owned by the Declarant to any of the Declarant's unit. The Declarant may maintain signs in the Declarant's Lots owned by the Declarant for sale and/or rent.

ARTICLE X

COMMON UTILITY LINES

To provide the Owners with underground utility lines, it may be necessary that two (2) Lots be served with a common service entrance line. Owners of Lots with such lines agree to cooperate fully with the utility companies concerned therewith for all maintenance, repair and other measures as may be necessary to provide adequate and proper service to the Owners and Lots served thereby.

ARTICLE XI

PUBLIC USE OF EASEMENTS

Section 1. In order that there be adequate ingress and egress to all Lots, all Owners hereby agree to permit the use by other Owners and the Association of a reasonable portion of their Lot, which use and enjoyment shall be limited to access to the rear yard of a Lot

and those walkways, sidewalks and access easements as depicted on the plans and the maintenance of the lawns.

ARTICLE XII

CATV

Because of architectural characteristics of certain buildings within Rolling Ridge Townhomes, Declarant, their heirs, successors and assigns, may install master television antenna systems ("MATV") or CATV systems therein. Each Owner who shares access to such a system hereby grants an easement for the installation, operation, maintenance and repair of such system, which easement shall permit the Declarant, and their agents, employees or designees access at reasonable hours for said purposes. In the case of CATV or MATV systems, the connection for service shall be optional and service charges will be levied by the Owner or operator thereof.

ARTICLE XIII

GENERAL PROVISIONS

Section 1. Enforcement. The Association shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Municipal Access and Assessments. If the Association shall fail or be unable to properly maintain and repair the stormwater management facilities, sanitary sewer facilities or other infrastructure improvements which are not dedicated for public use to a public body and maintained by the Association for the common benefit of the Units, the Borough of Milton shall have the right to access the infrastructure facilities and undertake the maintenance, repair and/or replacement of the facilities as may be necessary to preserve the health, safety and welfare of the Unit Owners and the community of the Borough of Milton generally. In such event, the Borough of Milton shall have the right to enforce the provisions of this Declaration and issue assessments against the Unit Owners to recover any costs and expenses incurred by the Borough in carrying out the maintenance, repair and/or replacements as aforesaid. Any assessments which are unpaid shall be a "municipal lien" on the Units for which the assessments are not paid.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 4. Termination and Amendment. Subject to this Declaration being terminated at any time by a vote of at least eighty percent (80%) of the Owners of the Lots in Rolling Ridge Townhomes, the covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded after which time they shall be automatically extended for successive periods of ten (10) years, unless not less than eighty percent (80%) of the Owners vote not to extend the Declarations and such vote is taken not less than six months prior to the date for the beginning of a ten (10) year extension. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than seventy (70%) percent of the Owners, and thereafter by an instrument signed by not less than seventy-five (75%) percent of the Owners; provided, however, that the Declarant shall be permitted to amend this Declaration when such amendment relates to Withdrawable Real Estate. Any amendment must be recorded to be effective and binding.

Section 5. Phase III Declaration of Protective Covenants. The Declaration of Protective Covenants for Rolling Ridge PRD Phase III, dated August 7, 1995, and recorded in the Office of the Recorder of Deeds in and for Northumberland County in Book 1014, at Page 55, as amended from time to time, are applicable to the Property. If there is any conflict between the provisions of those protective covenants and the provisions of this Declaration, the provisions set forth herein shall govern.

IN WITNESS WHEREOF, this Declaration has been executed the day and year above written.

JOHN FOGARTY DEVELOPMENT
CORPORATION

By: 
John T. Fogarty, President

104734/September 9, 1997

REC 1123 PR 352

On this 17TH day of SEPTEMBER, 1997, before me, a Notary Public, the undersigned officer, personally appeared John T. Fogarty, President of Fogarty Development Corporation, a Pennsylvania corporation and executed the foregoing instrument for the purpose therein contained by signing his name as President.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Gary W. Bennett
Notary Public

My Commission Expires:

(SEAL)

Notarial Seal
Gary W. Bennett, Notary Public
East Buffalo Twp., Union County
My Commission Expires Jan. 11 2001
Member, Pennsylvania Association of Notaries

... that this document is
... Recorder's Office of
... County, Pennsylvania.

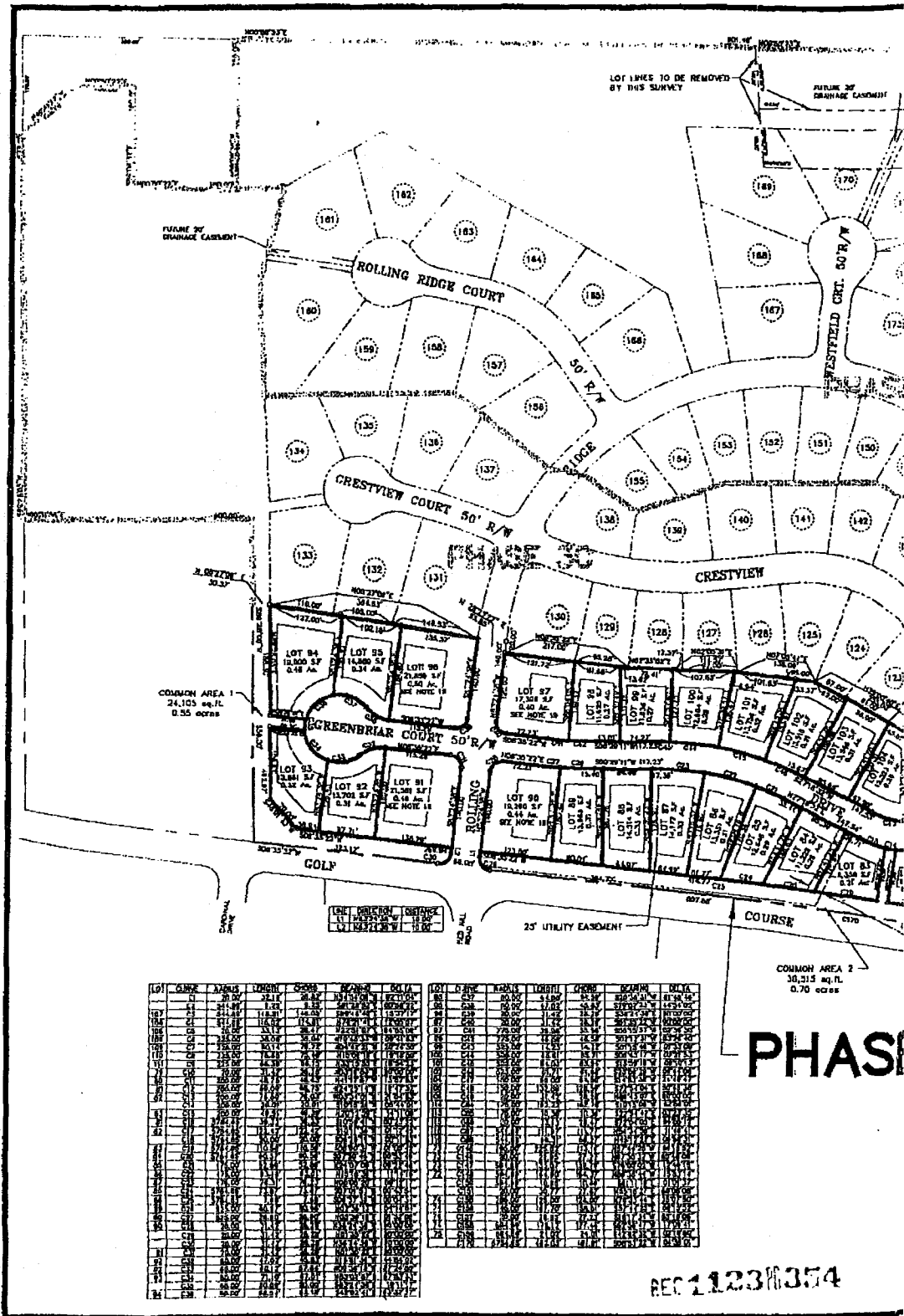


Fredrick P. ...

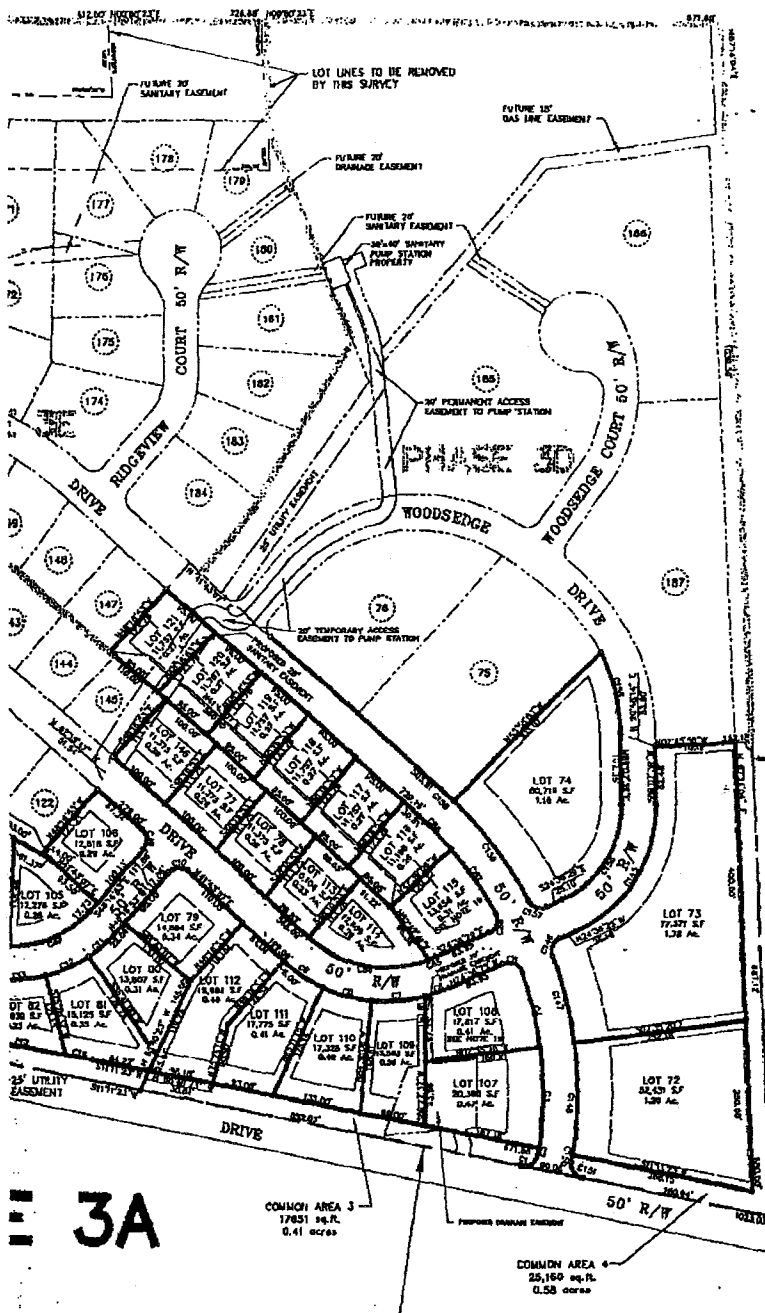
Fredrick P. ...

REC1123PR353

PROJECTS\TEMP\VD-2999 Thu Aug 28 13:05:09 1997 Sweetland Eng. Inc.



REC 1123 354



LEGEND


- EXISTING PROPERTY CORNER
- PROPOSED PROPERTY CORNER
- EXISTING PROPERTY LINE
- - - - PROPOSED PROPERTY LINE
- - - - PROPOSED EASEMENT LINE
- - - - BUILDING SETBACK LINE
- - - - PHASE LINE 3A & 3B
- - - - FUTURE PHASE LINE 3C, 3D, 3E
- (188) FUTURE LOT NUMBER



NORTHUMBERLAND CO. RECORDER
 RECORDED ON THIS 14th DAY OF Aug. 1985 IN THE RECORDER'S OFFICE OF SAID COUNTY, ACT 88 BOOK, VOLUME 28, PAGE 57 GIVEN UNDER MY HAND AND SEAL OF THE SAID OFFICE ON THE DATE ABOVE WRITTEN.

RECORDER: _____

SWEETLAND ENGINEERING & ASSOCIATES, INC.



700 Science Park Road
State College, Pennsylvania 16803
(814)-237-6518 FAX (814)-237-1488

**ROLLING RIDGE P.R.D.
 PHASE 3A & 3B
 FINAL PLAN**

REPLOT/SUBDIVISION SHEET

For JOHN FGARTY DEVELOPMENT CORPORATION	Location HILTON BOROUGH NORTHUMBERLAND CO., PA	
REVISIONS		
Date	Description	Revised By

3-2-85	REVISIONS AS PER REVIEW COMMENTS	LJH
3-8-85	REVISIONS AS PER REVIEW COMMENTS	LJH
8-23-85	ADD 25' UTILITY EASE FOR 4" FORCE MAIN	EM

Designed By JAS	Checked By DAC	Date 3/23/85	Scale 1"=100'
Drawn By REK	Drawing Number D-2988	Sheet 3 OF 12	



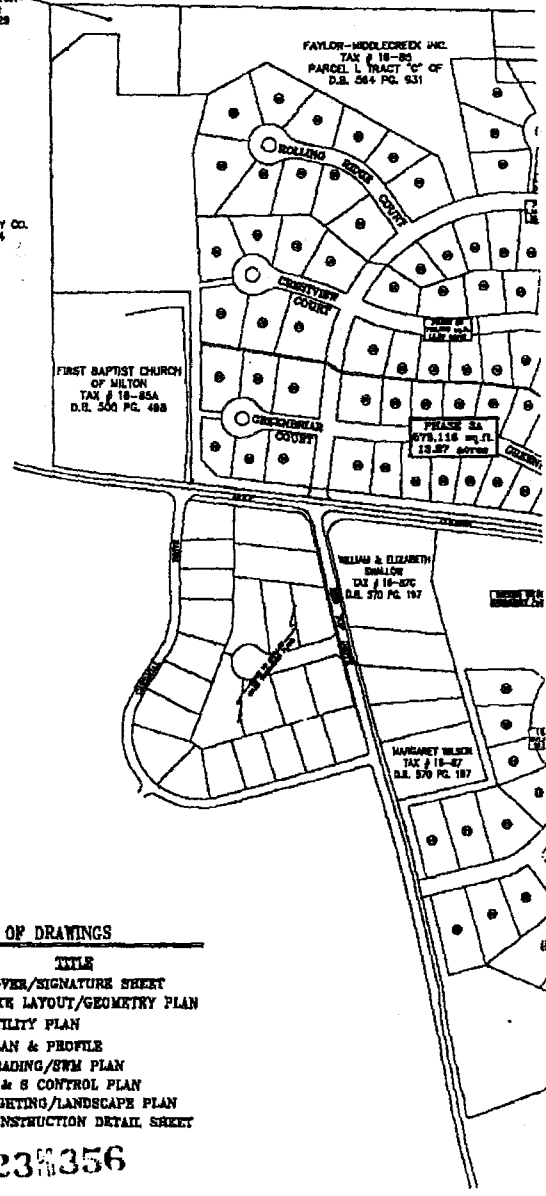
REC11230355

ROLLING FINAL LAND DI PHASE 3B LOTS 72

FAYLOR-MIDDLECREEK, INC.
PARCEL # D.B. 564 PG. 631

BOROUGH OF MILTON
TAX # 18-858
D.B. 770 PG. 229

MILTON CEMETARY CO.
TAX # 18-44



LOCATION MAP SCALE: 1"=2000'

NOTES:

- OWNER OF RECORD
2001 HOUSING DEVELOPMENT CORPORATION
780 BUCKLE IS BLVD
LEWISBURG, PA 17077
PHONE 717/333-1303
FAX 717/333-1303
 - INTENDED USE LOTS 72, 73 & 74 MULTI-FAMILY RESIDENTIAL.
a. TOTAL NUMBER OF UNITS PROPOSED: LOT 72 = 5 UNITS (4.5 UNITS PER ACRE)
LOT 73 = 11 UNITS (12.5 UNITS PER ACRE)
LOT 74 = 2 UNITS (2.5 UNITS PER ACRE)
TOTAL = 18 UNITS PROPOSED
 - TOTAL NUMBER OF ALLOWABLE UNITS PER APPROVED FINAL PLAN:
LOT 72 = 10 UNITS (9 UNITS PER ACRE)
LOT 73 = 14 UNITS (16 UNITS PER ACRE)
LOT 74 = 2 UNITS (2.5 UNITS PER ACRE)
TOTAL = 26 UNITS ALLOWED
 - TOTAL ACREAGE OF LAND DEVELOPMENT:
LOT 72 = 1.22 AC
LOT 73 = 1.72 AC
LOT 74 = 0.80 AC
TOTAL = 3.74 AC
 - LOT STRIPS: PHASE 3B MULTI-FAMILY
ROLLING RIDGE DRIVE & ROLLING RIDGE ROAD - FRONT = 50'
ALL OTHER STRIPS - FRONT = 30'
SIDE = 12' MINIMUM FROM LOT CENTERLINE (24' AGGREGATE)
FRONT OR SIDE AREA REAR = 4' MINIMUM
DEPT. 20' FROM TRACT PERIMETER
 - REFER TO SITE-SPECIFIC MANAGEMENT NARRATIVE REPORT FOR ROLLING RIDGE P.U.L. - PHASE 3A AND 3B AND THE "INTEGRATED MANAGEMENT NARRATIVE FOR ROLLING RIDGE P.U.L. PHASE 3B MULTI-FAMILY LOTS 72, 73 & 74" WHICH ACCOMPANIES THIS PLAN.
 - REFER TO TOWN AND ZONING CONTROL NARRATIVE FOR ROLLING RIDGE P.U.L. PHASE 3A AND 3B AND THE "DESIGN AND SUBMITTALS CONTROL PLAN FOR ROLLING RIDGE P.U.L. PHASE 3B MULTI-FAMILY LOTS 72, 73 & 74" WHICH ACCOMPANIES THIS PLAN.
 - UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND APPROPRIATIONS AND SUPPLEMENTAL INFORMATION SUPPLIED BY THE UTILITY COMPANIES. NO LIABILITY BY ENGINEER FOR SUCH INFORMATION.
 - UTILITY LOCATIONS, AS SHOWN, ARE APPROXIMATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY, PER ART. 3.6, TO CONTACT THE APPROPRIATE UTILITIES FOR MORE ACCURATE LOCATIONS PRIOR TO CONSTRUCTION.
- MIL ATLANTIC ST PA 76 AMERICAN WATER
201/802-1700 STATE ROAD - WESTMINSTERLAND CO.
MILITARY RD PA 17068 215/838-3113
717/734-0251 MIL MIL PA 17017
717/742-7000
- PP & L CITY SERVICE, INC.
P.O. BOX 810 MILTON - WESTMINSTER
HOBOKEN/PA PA 17067 18 MILL STREET
906/242-1778 717/742-7000
- MILTON BROTHERS REAL ESTATE
2 FLORIST STREET
MILTON, PA 17067
717/742-1700
- PROPORTION BEARINGS AND DISTANCES ARE BASED ON FIELD SURVEY BY SWEETLAND SURVEYORS. EXISTING LANDMOUNTS, RESTRICTIONS, ETC. HOLD PRECEDENCE OVER THIS SURVEY.
 - PUBLIC SEWER SERVICE WILL BE PROVIDED BY MILTON BOROUGH MUNICIPAL AUTHORITY.
 - POWER WATER WILL BE PROVIDED BY PA AMERICAN WATER COMPANY.
 - TOPOGRAPHIC DATA WAS TAKEN FROM AERIAL PHOTOGRAPHY (FROM) ON MAY 1, 2001 AT THE LAST CHECK.
 - REFER TO TOWN AND ZONING CONTROL NARRATIVE FOR ROLLING RIDGE P.U.L. PHASE 3A AND 3B AND THE "INTEGRATED MANAGEMENT NARRATIVE FOR ROLLING RIDGE P.U.L. PHASE 3B MULTI-FAMILY LOTS 72, 73 & 74" WHICH ACCOMPANIES THIS PLAN FOR FURTHER INFORMATION.
 - FOR TENTATIVE P.U.L. APPROVED PLAN LOTS 72, 73 & 74, CONSIDER ANIMALS, WILDLIFE, STORMWATER DETENTION AREAS & DRAINAGE SWALES, ETC. WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN, UTILITY LINES, SEWERAGE, PUMP STATIONS, ETC. WILL BE DEEMED TO BE THE BOROUGH OR APPROPRIATE AUTHORITY OF UTILITY COMPANY.
 - FOR TENTATIVE P.U.L. APPROVED PLAN LOTS 72, 73 & 74 RESPONSIBILITY FOR ANTI-DEBRIS PAVEMENTATION:
- LOT OWNERS SHALL INSTALL "DRIFT TREES" IN PHASE 3B (AS LONG AS OWNER REQUESTS FOR OPTION TO INSTALL "DRIFT TREES" BY SEWERAGE DEVELOPMENT).
- IF/WHEN THE OWNER REQUESTS THE OPTION TO INSTALL STREET TREES BY SEWERAGE DEVELOPMENT, THE OPTION IS AVAILABLE TO THE PHASE 3B LOT OWNERS FROM THAT DEVELOPMENT.
- DEVELOPER SHALL INSTALL DRAINAGE AREA PLANTINGS, TYPICAL AND EQUIVALENT, ENTRANCE PLANTS & LIGHTING FIXTURES, FENCES AND PERIMETER WALLS ASSOCIATED WITH EACH PARCELS AS THEY ARE DEVELOPED.
- HOMEOWNERS ASSOCIATION SHALL INSTALL PERIMETER AND SIDE-CURBSIDE CURBS IN CONJUNCTION WITH YEAR OF SALE OF THE EQUIVALENT PERIMETER AND SIDE-CURBSIDE CURBS AND ANY OTHER DRAINAGE AREA IMPROVEMENTS WHICH THEY MAY FEEL ARE THE MOST NECESSARY OR APPROPRIATE TO THE ROLLING RIDGE P.U.L. DEVELOPMENT, UPON RECEIVING ANY NECESSARY BOROUGH, COUNTY, OR STATE APPROVAL.
 - VERTICAL CONTROL - HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE ONLY ON CONTAINING THE INTEREST ON ONE'S LOT. ELEVATION SHALL BE DETERMINED BY THE PLANS SHALL BE THE BASIS FOR THE "LANDSCAPE ELEVATIONS" AS SHOWN ON THE PLANS. THE NEED FOR THE "LANDSCAPE ELEVATIONS" SHALL BE BASED ON THE GRADE OF THE EXISTING SURFACE. A 24" FOOT BENCH MARK SHALL BE SET IN SUCH A MANNER SURFACE SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL REVISIONS ARE EXTENDED WITH NECESSARY FINISH CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW THIS PLAN, CONDITIONS AND NOTIFY THE HOMEOWNERS OF ANY CONFLICTS, CLARIFICATIONS AND/OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
 - REFER TO WATER POINT OF APPROVAL, ROLLING RIDGE P.U.L. FOR MORE INFORMATION ON REQUIREMENTS OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
 - NO RECREATION AREAS ARE PROPOSED AS PART OF THIS PLAN. HOWEVER, RECREATION AREAS MAY BE USED BY LOT OWNERS AS PROPOSED FOR PHASE 3A AND 3B FINAL PLANS FOR ROLLING RIDGE P.U.L.
 - REVISIONS TO THIS PLAN SHALL BE MADE AND TIME FOR LOTS 72, 73 & 74 ARE AT THE DEVELOPER'S DISCRETION.
 - ALL UTILITIES THAT CROSS PAVED AREAS SHALL BE COMPARED TO EXISTING RECORDS PRIOR TO CONSTRUCTION.
 - STORM PROPERTY LINES WILL HAVE PERMANENT MARKERS SET AFTER CONSTRUCTION IS COMPLETE AND ALL UTILITIES ARE LOCATED.
 - UPON COMPLETION OF THE ROAD RIGHT-OF-WAY DESIGNATION BY THE BOROUGH, THE FORMER RECORDS AND PLANS TO BE USED SHALL BE THE RECORDS OF THE BOROUGH OF MILTON. THE DEVELOPER'S RESPONSIBILITY FOR THE STORM RECORDS SHALL END AT THE ROAD R/W LINE. STORM RECORDS WITHIN THE LOTS ARE THE RESPONSIBILITY OF THE TOWNHOME ASSOCIATION TO OWN, OPERATE AND MAINTAIN.

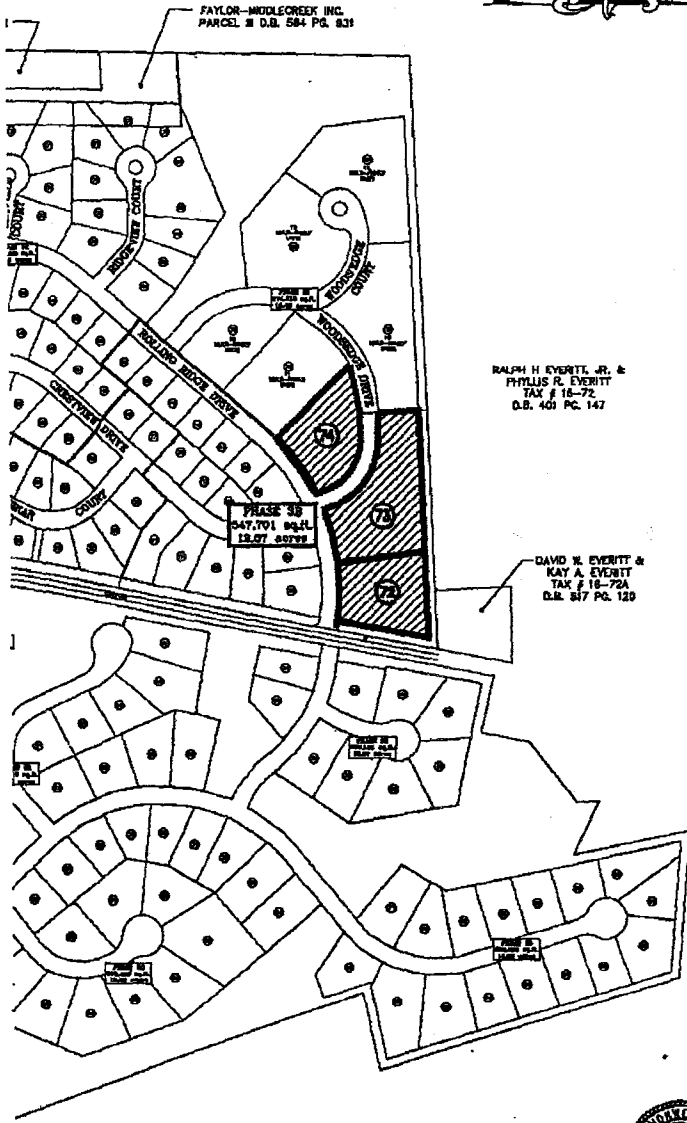
INDEX OF DRAWINGS

SHEET NO.	TITLE
1	COVER/SIGNATURE SHEET
2	SITE LAYOUT/GEOMETRY PLAN
3	UTILITY PLAN
4	PLAN & PROFILE
5	GRADING/SWM PLAN
6	E & S CONTROL PLAN
7	LIGHTING/LANDSCAPE PLAN
8	CONSTRUCTION DETAIL SHEET

REC 1123 356

c:\PROJECTS\3109-9AD-4122 Tue Sep 02 09:59:45 1997 Sweetland Eng. Inc.

RIDGE P.R.D. DEVELOPMENT PLAN FOR MULTI-FAMILY LOTS 73 & 74



REC. 1123 PG. 357



CERTIFICATION OF OWNERSHIP

ON THIS THE ____ DAY OF _____, 19____ BEFORE ME, THE
UNDERSIGNED OFFICER PERSONALLY APPEARED:

WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT
THEY ARE THE OWNERS AND/OR LEGAL OWNERS OF THE PROPERTY
SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE
THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS
SUCH, ACCORDING TO LAW.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

OWNERS: _____

MILTON BOROUGH PLANNING COMMISSION

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

BOROUGH COUNCIL

CHAIRMAN _____ DATE _____
VICE-CHAIRMAN _____ DATE _____

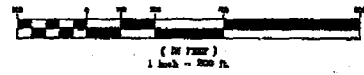
NORTHUMBERLAND COUNTY RECORDER

RECORDED ON THIS ____ DAY OF _____, 19____, IN THE RECORDER'S
OFFICE OF SAID COUNTY, ____ BOOK, VOLUME ____ PAGE ____
GIVEN UNDER MY HAND AND SEAL OF THE SAID OFFICE ON THE
DATE ABOVE WRITTEN.

RECORDER: _____

NORTHUMBERLAND COUNTY PLANNING COMMISSION

GRAPHIC SCALE



SWEETLAND ENGINEERING & ASSOCIATES, INC.



800 Science Park Road
State College, Pennsylvania 16803
(814)-237-8618 FAX (814)-237-1488

ROLLING RIDGE P.R.D. FINAL LAND DEVELOPMENT PLAN FOR PHASE 3B MULTI-FAMILY LOTS 72, 73 & 74

COVER/SIGNATURE SHEET

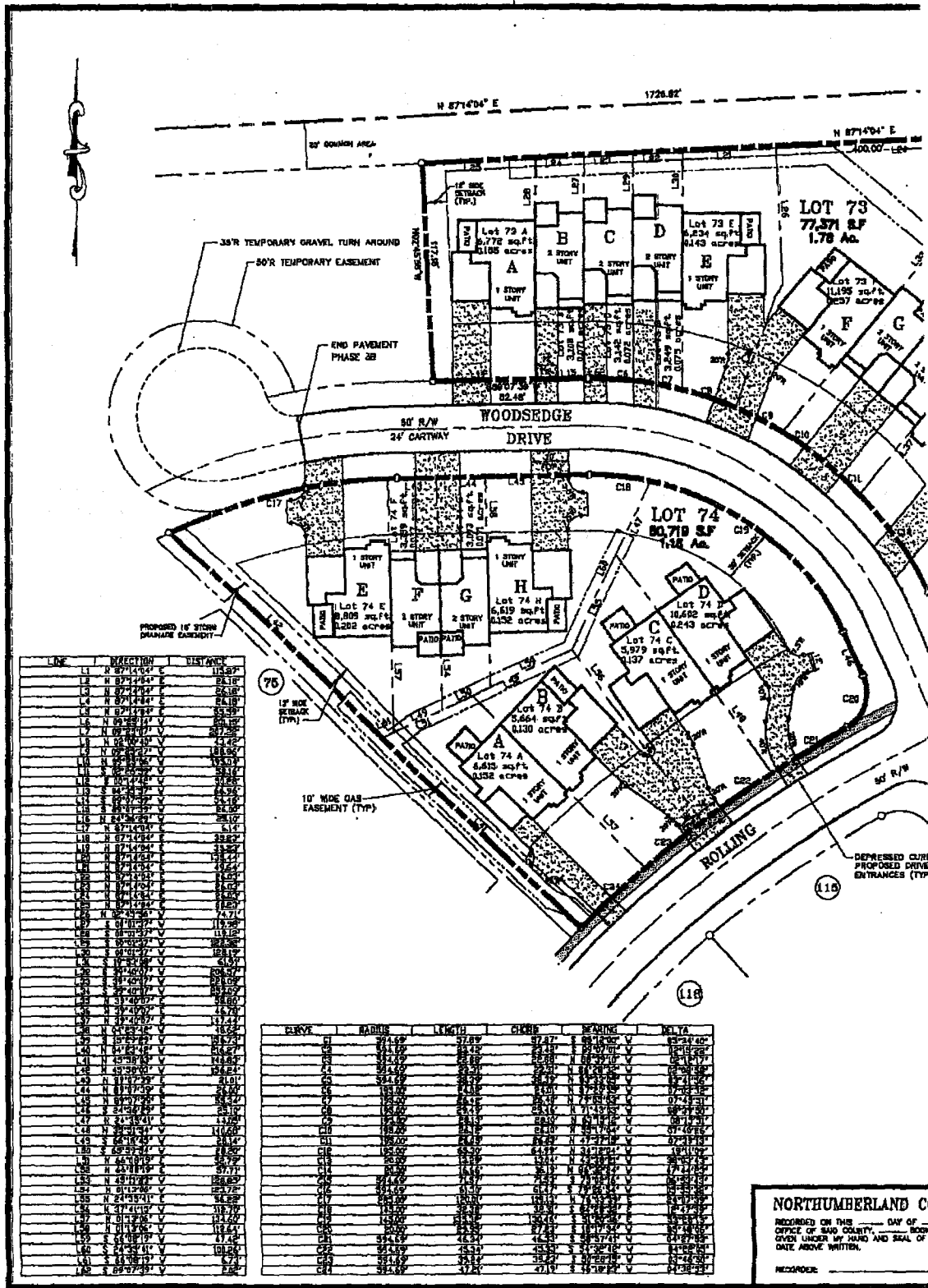
FOR FOCALRY HOMES Located MILTON BOROUGH
NORTHUMBERLAND CO., PA

REVISIONS		
Date	Description	Revised By
8/9/97	GRAPHIC REVISIONS	DHS
7/22/97	A. REVISED SHEETS 3, 4 & 7	DHS
8/18/97	REVISED SHEETS 3-7	DHS
8/28/97	COUNCIL COMMENTS - NOTE 2B	DHS
9/2/97	SOLICITOR'S COMMENT NOTE 2B "ROAD" R/S	DHS

Designed By	DHS	Checked By	JAS	Scale	1"=200'	Date	8/12/97
Drawn By	DHS						
Project Number	S3109-9	Drawing Number	D-4122	Sheet Number	1 OF 8		

EXHIBIT "B"

C:\PROJECTS\3109-9\0-4123 Thu Aug 28 14:47:29 1997 Sweetland Eng. Inc.

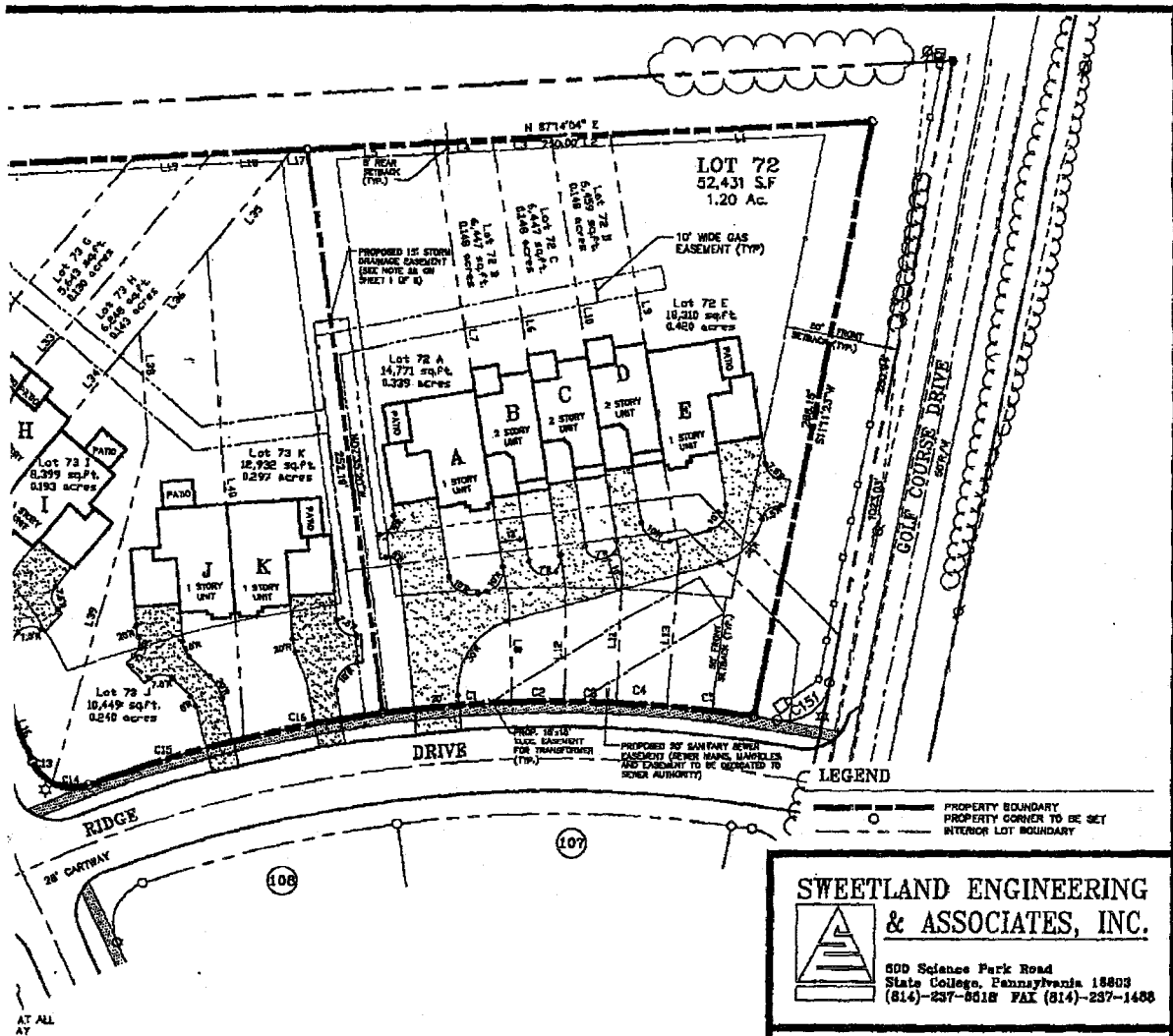


LINE	RESECTION	DISTANCE
1	N 87°14'04" E	1726.82
2	S 89°52'11" W	100.00
3	N 87°14'04" E	1726.82
4	S 89°52'11" W	100.00
5	N 87°14'04" E	1726.82
6	S 89°52'11" W	100.00
7	N 87°14'04" E	1726.82
8	S 89°52'11" W	100.00
9	N 87°14'04" E	1726.82
10	S 89°52'11" W	100.00
11	N 87°14'04" E	1726.82
12	S 89°52'11" W	100.00
13	N 87°14'04" E	1726.82
14	S 89°52'11" W	100.00
15	N 87°14'04" E	1726.82
16	S 89°52'11" W	100.00
17	N 87°14'04" E	1726.82
18	S 89°52'11" W	100.00
19	N 87°14'04" E	1726.82
20	S 89°52'11" W	100.00
21	N 87°14'04" E	1726.82
22	S 89°52'11" W	100.00
23	N 87°14'04" E	1726.82
24	S 89°52'11" W	100.00
25	N 87°14'04" E	1726.82
26	S 89°52'11" W	100.00
27	N 87°14'04" E	1726.82
28	S 89°52'11" W	100.00
29	N 87°14'04" E	1726.82
30	S 89°52'11" W	100.00
31	N 87°14'04" E	1726.82
32	S 89°52'11" W	100.00
33	N 87°14'04" E	1726.82
34	S 89°52'11" W	100.00
35	N 87°14'04" E	1726.82
36	S 89°52'11" W	100.00
37	N 87°14'04" E	1726.82
38	S 89°52'11" W	100.00
39	N 87°14'04" E	1726.82
40	S 89°52'11" W	100.00
41	N 87°14'04" E	1726.82
42	S 89°52'11" W	100.00
43	N 87°14'04" E	1726.82
44	S 89°52'11" W	100.00
45	N 87°14'04" E	1726.82
46	S 89°52'11" W	100.00
47	N 87°14'04" E	1726.82
48	S 89°52'11" W	100.00
49	N 87°14'04" E	1726.82
50	S 89°52'11" W	100.00
51	N 87°14'04" E	1726.82
52	S 89°52'11" W	100.00
53	N 87°14'04" E	1726.82
54	S 89°52'11" W	100.00
55	N 87°14'04" E	1726.82
56	S 89°52'11" W	100.00
57	N 87°14'04" E	1726.82
58	S 89°52'11" W	100.00
59	N 87°14'04" E	1726.82
60	S 89°52'11" W	100.00
61	N 87°14'04" E	1726.82
62	S 89°52'11" W	100.00
63	N 87°14'04" E	1726.82
64	S 89°52'11" W	100.00
65	N 87°14'04" E	1726.82
66	S 89°52'11" W	100.00
67	N 87°14'04" E	1726.82
68	S 89°52'11" W	100.00
69	N 87°14'04" E	1726.82
70	S 89°52'11" W	100.00
71	N 87°14'04" E	1726.82
72	S 89°52'11" W	100.00
73	N 87°14'04" E	1726.82
74	S 89°52'11" W	100.00
75	N 87°14'04" E	1726.82
76	S 89°52'11" W	100.00
77	N 87°14'04" E	1726.82
78	S 89°52'11" W	100.00
79	N 87°14'04" E	1726.82
80	S 89°52'11" W	100.00
81	N 87°14'04" E	1726.82
82	S 89°52'11" W	100.00
83	N 87°14'04" E	1726.82
84	S 89°52'11" W	100.00
85	N 87°14'04" E	1726.82
86	S 89°52'11" W	100.00
87	N 87°14'04" E	1726.82
88	S 89°52'11" W	100.00
89	N 87°14'04" E	1726.82
90	S 89°52'11" W	100.00
91	N 87°14'04" E	1726.82
92	S 89°52'11" W	100.00
93	N 87°14'04" E	1726.82
94	S 89°52'11" W	100.00
95	N 87°14'04" E	1726.82
96	S 89°52'11" W	100.00
97	N 87°14'04" E	1726.82
98	S 89°52'11" W	100.00
99	N 87°14'04" E	1726.82
100	S 89°52'11" W	100.00

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00	100.00	100.00	0°00'00"	90°00'00"
C2	100.00	100.00	100.00	0°00'00"	90°00'00"
C3	100.00	100.00	100.00	0°00'00"	90°00'00"
C4	100.00	100.00	100.00	0°00'00"	90°00'00"
C5	100.00	100.00	100.00	0°00'00"	90°00'00"
C6	100.00	100.00	100.00	0°00'00"	90°00'00"
C7	100.00	100.00	100.00	0°00'00"	90°00'00"
C8	100.00	100.00	100.00	0°00'00"	90°00'00"
C9	100.00	100.00	100.00	0°00'00"	90°00'00"
C10	100.00	100.00	100.00	0°00'00"	90°00'00"
C11	100.00	100.00	100.00	0°00'00"	90°00'00"
C12	100.00	100.00	100.00	0°00'00"	90°00'00"
C13	100.00	100.00	100.00	0°00'00"	90°00'00"
C14	100.00	100.00	100.00	0°00'00"	90°00'00"
C15	100.00	100.00	100.00	0°00'00"	90°00'00"
C16	100.00	100.00	100.00	0°00'00"	90°00'00"
C17	100.00	100.00	100.00	0°00'00"	90°00'00"
C18	100.00	100.00	100.00	0°00'00"	90°00'00"
C19	100.00	100.00	100.00	0°00'00"	90°00'00"
C20	100.00	100.00	100.00	0°00'00"	90°00'00"
C21	100.00	100.00	100.00	0°00'00"	90°00'00"
C22	100.00	100.00	100.00	0°00'00"	90°00'00"
C23	100.00	100.00	100.00	0°00'00"	90°00'00"
C24	100.00	100.00	100.00	0°00'00"	90°00'00"
C25	100.00	100.00	100.00	0°00'00"	90°00'00"
C26	100.00	100.00	100.00	0°00'00"	90°00'00"
C27	100.00	100.00	100.00	0°00'00"	90°00'00"
C28	100.00	100.00	100.00	0°00'00"	90°00'00"
C29	100.00	100.00	100.00	0°00'00"	90°00'00"
C30	100.00	100.00	100.00	0°00'00"	90°00'00"
C31	100.00	100.00	100.00	0°00'00"	90°00'00"
C32	100.00	100.00	100.00	0°00'00"	90°00'00"
C33	100.00	100.00	100.00	0°00'00"	90°00'00"
C34	100.00	100.00	100.00	0°00'00"	90°00'00"
C35	100.00	100.00	100.00	0°00'00"	90°00'00"
C36	100.00	100.00	100.00	0°00'00"	90°00'00"
C37	100.00	100.00	100.00	0°00'00"	90°00'00"
C38	100.00	100.00	100.00	0°00'00"	90°00'00"
C39	100.00	100.00	100.00	0°00'00"	90°00'00"
C40	100.00	100.00	100.00	0°00'00"	90°00'00"
C41	100.00	100.00	100.00	0°00'00"	90°00'00"
C42	100.00	100.00	100.00	0°00'00"	90°00'00"
C43	100.00	100.00	100.00	0°00'00"	90°00'00"
C44	100.00	100.00	100.00	0°00'00"	90°00'00"
C45	100.00	100.00	100.00	0°00'00"	90°00'00"
C46	100.00	100.00	100.00	0°00'00"	90°00'00"
C47	100.00	100.00	100.00	0°00'00"	90°00'00"
C48	100.00	100.00	100.00	0°00'00"	90°00'00"
C49	100.00	100.00	100.00	0°00'00"	90°00'00"
C50	100.00	100.00	100.00	0°00'00"	90°00'00"

NORTHUMBERLAND CO
 RECORDED ON THIS _____ DAY OF _____
 OFFICE OF SAND COUNTY, _____ BOOK _____
 GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY
 ON DATE ABOVE WRITTEN.
 RECORDER: _____

REC 1123



SWEETLAND ENGINEERING & ASSOCIATES, INC.



800 Science Park Road
 State College, Pennsylvania 16803
 (814)-237-8518 FAX (814)-237-1488

**ROLLING RIDGE P.R.D.
 FINAL
 LAND DEVELOPMENT PLAN
 FOR
 PHASE 3B MULTI-FAMILY
 LOTS 72, 73 & 74**

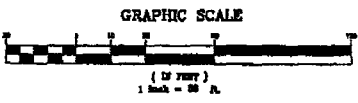
SITE LAYOUT/GEOMETRY PLAN

For: FOGARTY HOMES Location: MILTON BOROUGH NORTHUMBERLAND CO., PA

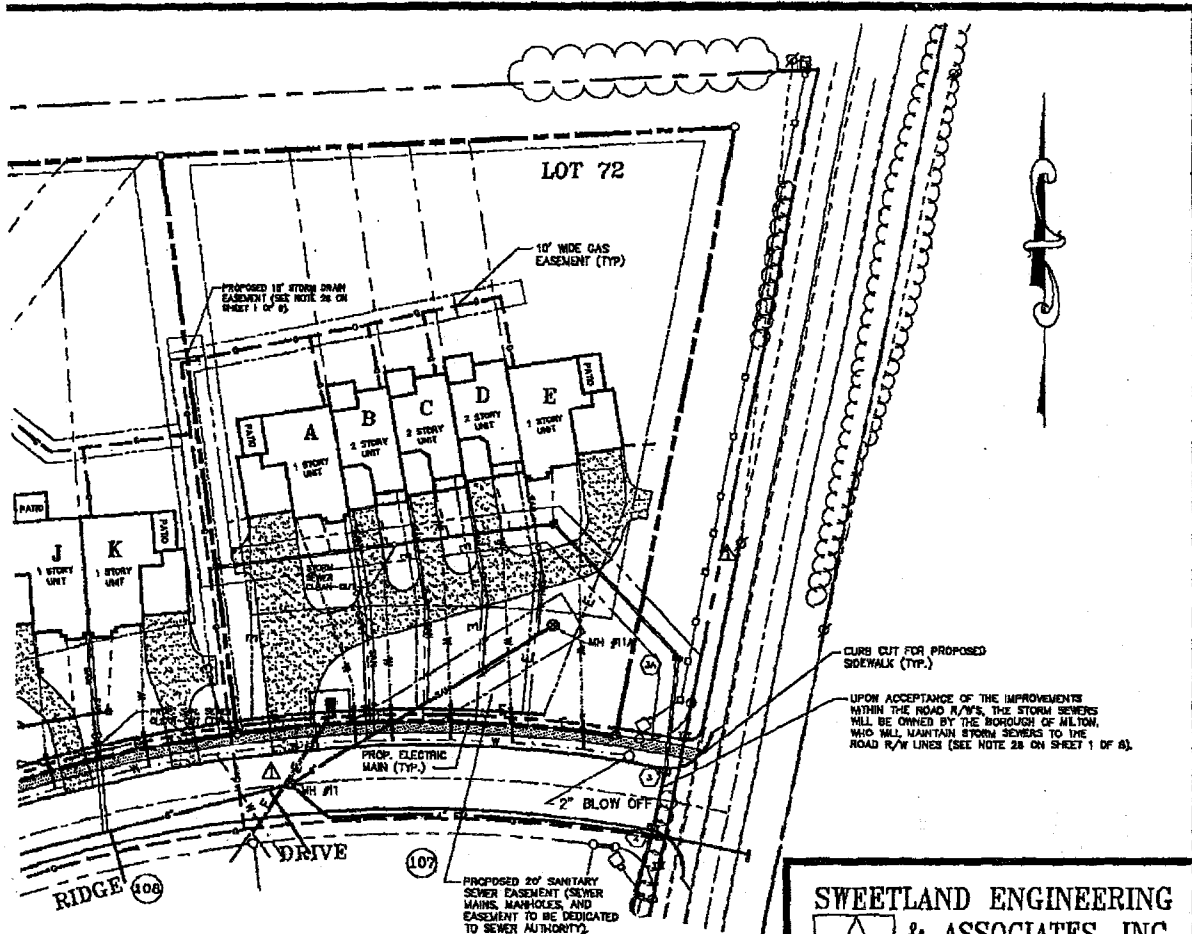
REVISIONS		
Date	Description	Revised By
5/5/97	GRAPHIC REVISIONS	DHS
5/28/97	ADD NOTE TO STRA EASE & SAN SEW EASE	DHS

Designed By: ESL Checked By: RBK Scale: 1"=30' Date: 5/12/97
 Drawn By: DHS
 Project Number: S3109-9 Drawing Number: D-4123 Sheet Number: 2 OF 8

COUNTY RECORDER
 IS _____ IN THE RECORDER'S
 BLANK _____ PAGE _____
 I SAID OFFICE ON THE _____



REG 4122 PG 359



CURB CUT FOR PROPOSED SIDEWALK (TYP.)

UPON ACCEPTANCE OF THE IMPROVEMENTS WITHIN THE ROAD R/W'S, THE STORM SEWERS WILL BE OWNED BY THE BOROUGH OF MILTON, WHO WILL MAINTAIN STORM SEWERS TO THE ROAD R/W LINES (SEE NOTE 28 ON SHEET 1 OF 8).

SWEETLAND ENGINEERING & ASSOCIATES, INC.

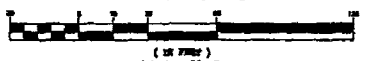
500 Science Park Road
State College, Pennsylvania 16803
(814)-237-8518 FAX (814)-237-1488

**ROLLING RIDGE P.R.D.
FINAL
LAND DEVELOPMENT PLAN
FOR
PHASE 3B MULTI-FAMILY
LOTS 72, 73 & 74
UTILITY PLAN**

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- S—S—S—S— PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- S—S—S—S— PROPOSED STORM SEWER
- M—M—M—M— PROPOSED MULET
- R—R—R—R— PROPOSED ROOF DRAIN
- G—G—G—G— PROPOSED GAS LINE
- ⊕ PROPOSED CURB STOP & VALVE BOX
- W—W—W—W— PROPOSED WATER LINE
- E—E—E—E— PROPOSED ELECTRIC LINE (MAIN LINE)
- S—S—S—S— PROPOSED ELECTRIC LINE (SERVICE LINE)

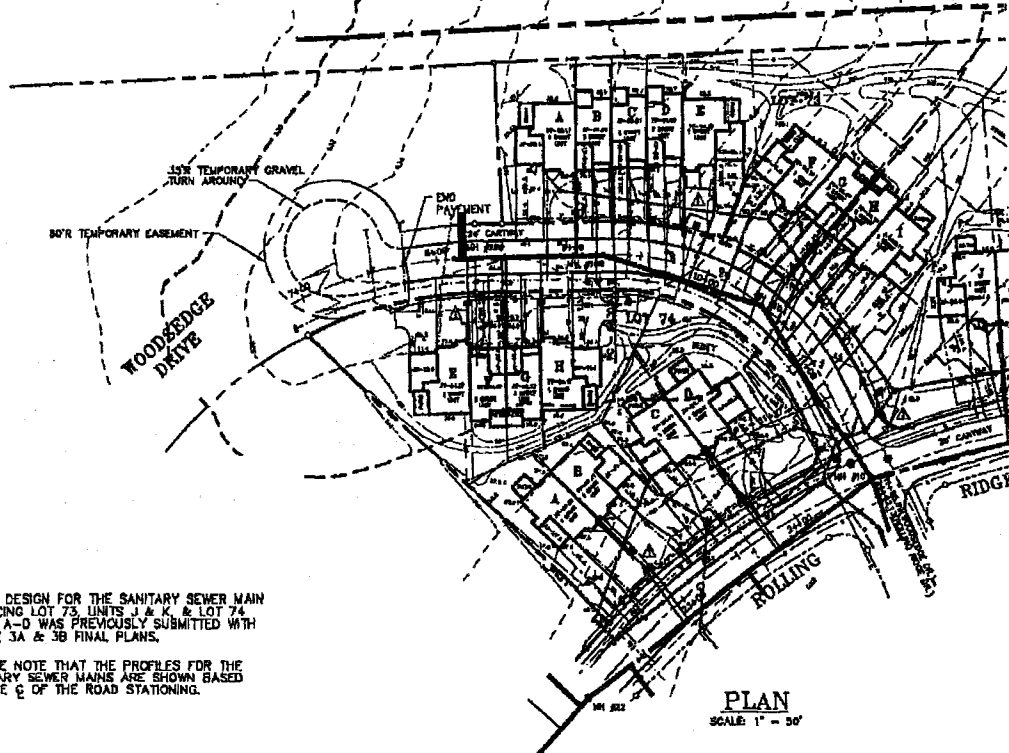
GRAPHIC SCALE



RECORDER
IN THE RECORDER'S
PAGE
FILE ON THE

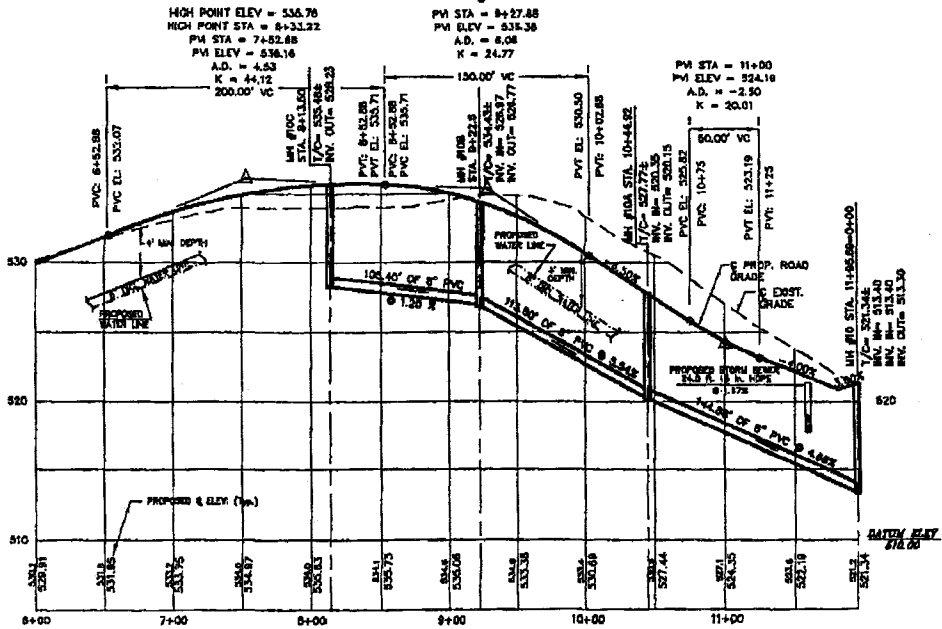
123 PR 361

For: FOGARTY HOMES		Location: MILTON BOROUGH NORTHUMBERLAND CO., PA	
REVISIONS			
Date	Description	Revised By	
5/9/97	GRAPHIC REVISIONS	DHS	
7/23/97	REV'D ELEC. LOC'N; ADDED LAT. STUBS	DHS	
8/18/97	REV'D LATERAL LOC'NS ON INTERIOR UNITS	DHS	
3/28/97	ADDED STORM EASE. & SEWER EASE. NOTES	DHS	
	ADDED RECORDER'S BLOCK	DHS	
9/2/97	SOLICITOR'S COMMENT, ROAD R/W	DHS	
Designed By	ESL	Checked By	RSK
Drawn By	DHS	Scale	1"=30'
Project Number	S3109-9	Drawing Number	D-4124
		Sheet Number	3 OF 8
		Date	5/12/97



NOTE: DESIGN FOR THE SANITARY SEWER MAIN SERVICING LOT 73 UNITS J & K & LOT 74 UNITS A-D WAS PREVIOUSLY SUBMITTED WITH PHASE 3A & 3B FINAL PLANS.

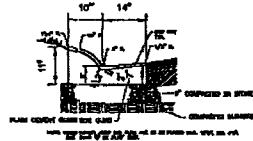
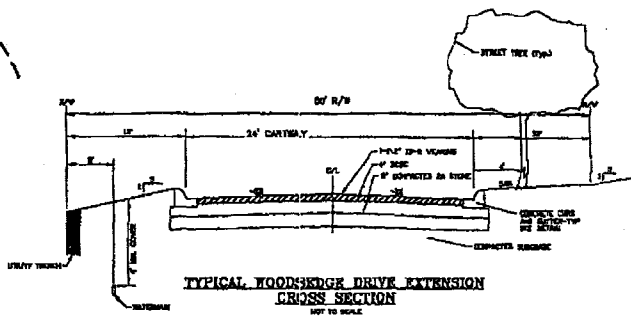
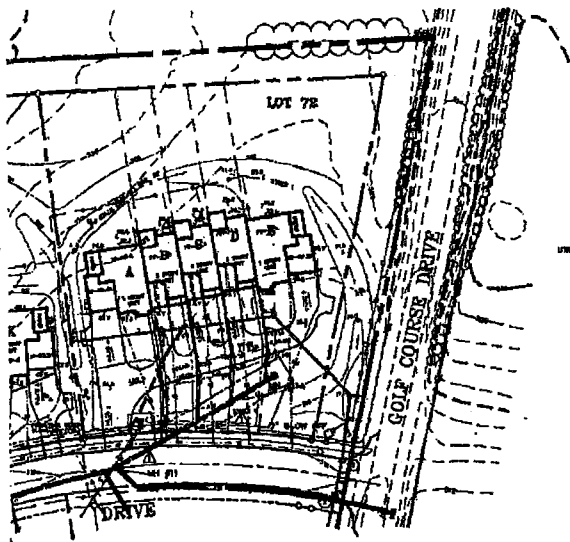
PLEASE NOTE THAT THE PROFILES FOR THE SANITARY SEWER MAINS ARE SHOWN BASED ON THE C OF THE ROAD STATIONING.



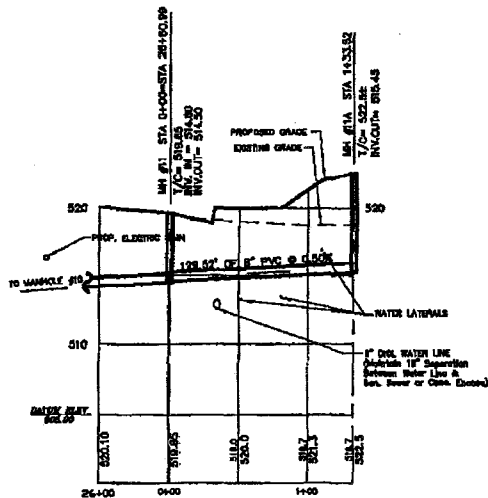
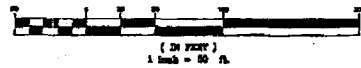
PROFILE WOODSEGE DRIVE SANITARY SEWER

SCALE: H 1" = 10' V 1" = 5'

11233362



GRAPHIC SCALE



PROFILE MH#11 TO MH#10 SANITARY SEWER

SWEETLAND ENGINEERING & ASSOCIATES, INC.



800 Seance Park Road
State College, Pennsylvania 16803
(814)-237-3518 FAX (814)-237-1488

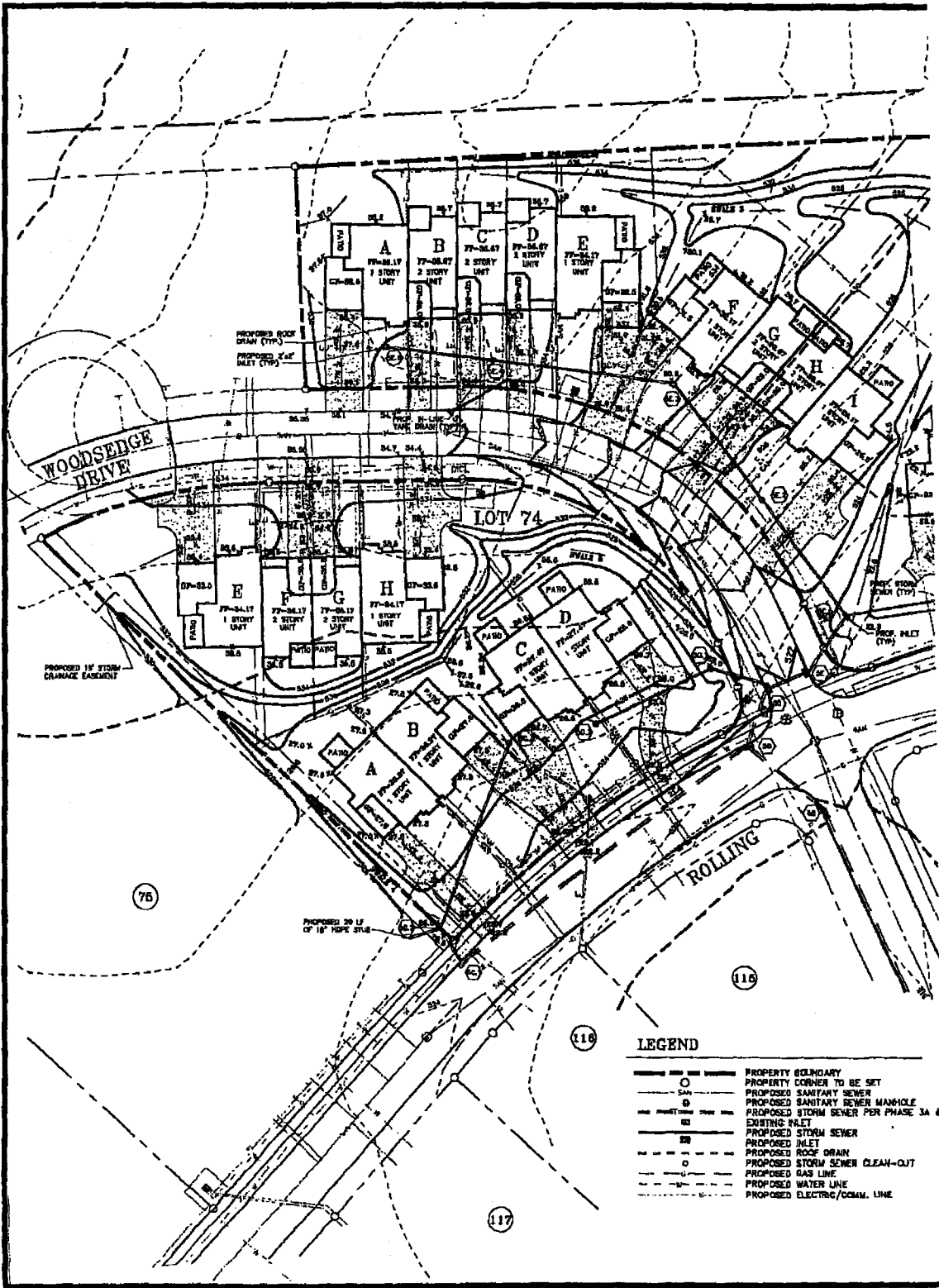
**ROLLING RIDGE P.R.D.
FINAL
LAND DEVELOPMENT PLANS
FOR
PHASE 3B MULTI-FAMILY
LOTS 72, 73 & 74
PLAN & PROFILE**

Fort FOCARTY HOMES Location: MILTON BORDULCH NORTHUMBERLAND CO., PA

REVISIONS		
Date	Description	Revised By
5/9/87	GRAPHIC REVISIONS	DHS
7/22/87	A REVISED UTILITY LOCATIONS	DHS
8/10/87	REVD SEW. LAT. LOCNS ON INTERIOR UNITS & REVD SITE GRADING	DHS

Designed By DHS Checked By DHS Scale 1"=30' Date 5/12/87
 Drawn By DHS
 Project Number S3109-9 Drawing Number D-4125 Sheet Number 4 OF 8

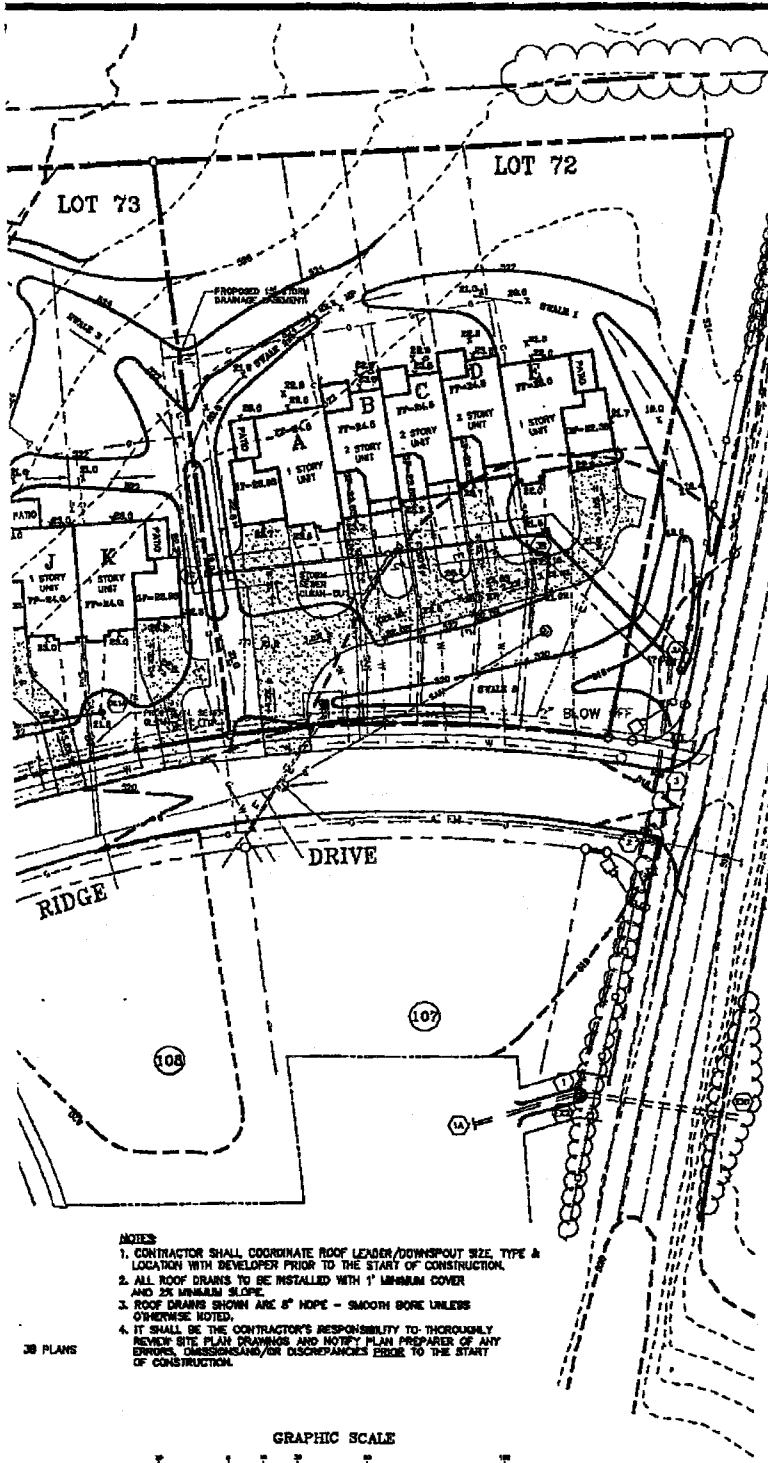
C:\PROJECTS\3109-9\0-4126 Thu Aug 28 14:52:38 1997 Sweetland Eng. Inc.



LEGEND

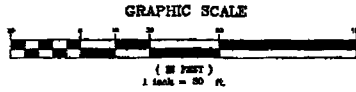
- PROPERTY BOUNDARY
- PROPERTY CORNER TO BE SET
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER PER PHASE 3A & EXISTING INLET
- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED ROSE DRAIN
- PROPOSED STORM SEWER CLEAN-OUT
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC/COMM. LINE

REC 1123 3364



- NOTES**
1. CONTRACTOR SHALL COORDINATE ROOF LEADER/DOWNSPOUT SEE TYPE & LOCATION WITH DEVELOPER PRIOR TO THE START OF CONSTRUCTION.
 2. ALL ROOF DRAINS TO BE INSTALLED WITH 1" MINIMUM COVER AND 2% MINIMUM SLOPE.
 3. ROOF DRAINS SHOWN ARE 6" HOPE - SMOOTH BORE UNLESS OTHERWISE NOTED.
 4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW SITE PLAN DRAWINGS AND NOTIFY PLAN PREPARER OF ANY ERRORS, OMISSIONS AND/OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

3B PLANS



STORMWATER STRUCTURES CHART

IN.	TYPE	Q	HOPE	HOPE	HOPE	HOPE	HOPE	HOPE	HOPE
36"	P	114.73	118.0	121.27					
30"	P	118.11	121.5	124.75	30 TO 30	145	1.00	12" HOPE	
24"	P	121.50	125.0	128.25	30 TO 30	75	1.00	12" HOPE	
18"	P	125.00	128.5	132.0	30 TO 30	45	1.00	12" HOPE	
12"	P	128.50	132.0	135.5	30 TO 30	30	1.00	12" HOPE	
6"	P	132.00	135.5	139.0	30 TO 30	15	1.00	12" HOPE	
36"	M	114.73	118.0	121.27					
30"	M	118.11	121.5	124.75					
24"	M	121.50	125.0	128.25					
18"	M	125.00	128.5	132.0					
12"	M	128.50	132.0	135.5					
6"	M	132.00	135.5	139.0					

STRUCTURE TYPE: P=PADDY TYPE M INLET W/ BI-CYCLE SAFE GRATE
 EX=EXISTING INLET CONSTRUCTED BY OTHERS
 WITH PHASE 3B IMPROVEMENTS
 2'x2' PRECAST INLET W/ CAST IRON INLET GRATE BY TERRY HILL
 1/2"=1" LINE YARD DRAW SEE DETAIL
 HOPE=HIGH DENSITY POLYETHYLENE PIPE-SMOOTH BORE

SWEETLAND ENGINEERING & ASSOCIATES, INC.



800 Science Park Road
 State College, Pennsylvania 16803
 (814)-237-8518 FAX (814)-237-1458

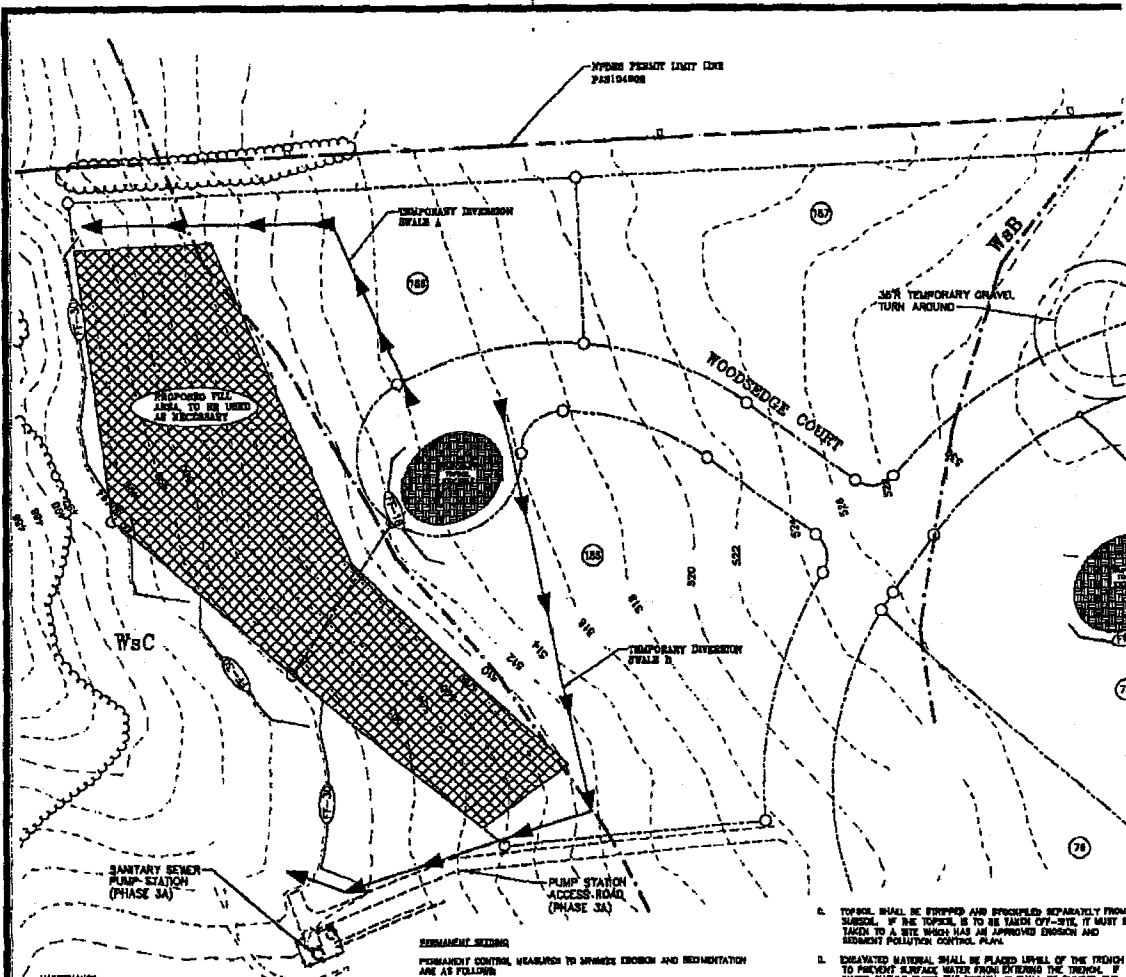
**ROLLING RIDGE P.R.D.
 FINAL LAND DEVELOPMENT PLAN
 FOR
 PHASE 3B MULTI-FAMILY
 LOTS 72, 73 & 74
 GRADING/SWM PLAN**

For: FOGARTY HOMES Location: HILTON BOROUGH NORTHUMBERLAND CO., PA

REVISIONS		
Date	Description	Revised By
5/9/87	GRAPHIC REVISIONS	DHS
5/16/87	REV'D SAN. LAY, LOGS OF INTERIOR UNITS & REV'D SITE GRADING	DHS

Designed By	ERL	Checked By	Eric	Date	5/12/87
Drawn By	DHS	Scale			1"=30'
Project Number	S3109-9	Drawing Number	D-4126	Sheet Number	
				5 OF 8	

REC 112370365



MAINTENANCE

IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL EROSION AND SEDIMENTATION POLLUTION CONTROL DEVICES IN ACCORDANCE WITH THE FOLLOWING SCHEDULES:

SILT FENCE - SILT FENCE SHALL BE INSTALLED PARALLEL TO THE CONTROLS. INSPECT WEEKLY AND AFTER RAINFALL EVENTS. SEDIMENT SHALL BE REMOVED AND PLACED ON THE TOPSOIL STOCKPILE IMMEDIATELY WHEN THE BUILD UP REACHES ONE-HALF THE HEIGHT OF THE FENCE. FENCE THAT HAS BEEN DAMAGED SHALL BE REPLACED IMMEDIATELY. THE FENCE SHALL BE INSTALLED BEFORE WORK ON THE PLAN.

CONSTRUCTION ENTRANCE - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN. THE ENTRANCE SHALL BE INSPECTED WEEKLY AND ADDITIONAL STABILIZATION SHALL BE MAINTAINED THROUGHOUT THE PROJECT. SEDIMENT TRAPPED ONTO A PUBLIC ROAD SHALL BE REMOVED IMMEDIATELY AND PLACED ON THE TOPSOIL STOCKPILE.

SOIL PROTECTION - INSPECT WEEKLY AND AFTER RAINFALL EVENTS. SEDIMENT SHALL BE REMOVED AND PLACED ON THE TOPSOIL STOCKPILE IMMEDIATELY WHEN THE BUILD UP REACHES ONE-HALF THE DEPTH OF THE GRAVEL FILTER. ADDITIONAL STABILIZATION SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

WHEN THE CONTRACTOR, TOWNSHIP OFFICIAL, COUNTY OR STATE REPRESENTATIVE DETERMINES THAT TEMPORARY EROSION CONTROL MEASURES ARE NECESSARY THAT WERE NOT FORESEEN IN THE DESIGN STAGE, THE ENGINEER SHALL BE NOTIFIED AND ADDITIONAL CONTROLS SHALL BE INSTALLED TO PROTECT THE EROSION POTENTIAL OF THE SITE. ANY AREA OUTLINED SHALL BE SEDED AND MULCHED IMMEDIATELY IF NOT TO BE UTILIZED WITHIN 30 DAYS.

TEMPORARY SEEDING
ROUGH GRADED AREAS AND TOPSOIL PILES THAT WILL NOT BE FINAL GRADED AND TEMPORARILY SEDED IN LESS THAN 30 DAYS FROM THE TIME OF EXPOSURE WILL BE TEMPORARILY SEDED USING THE FOLLOWING SCHEDULE:

- ALL GRADE LINES 1 LB. PER 1000 SQ. FEET
- FERTILIZER 10-20-20(1)-15 LB. PER 1000 SQ. FEET
- ANNUAL RYE GRASS 1 LB. PER 1000 SQ. FEET
- HAY OR STRAW 1000 TONS PER ACRE

TOPSOIL PILES OR ROUGH GRADED AREAS THAT EXPOSED FOR MORE THAN 30 DAYS WILL BE SEDED WITH THE ABOVE SCHEDULE. THIS SEEDING WILL PROVIDE TEMPORARY SURFACE PROTECTION FOR THE SOIL AS WELL AS TO REDUCE THE LIQUID AND GASEOUS WATER RUNOFF AND THEREBY REDUCE THE YIELD OF SEDIMENT MATERIALS. ANY SOIL TRAPPED OFF-SITE AND DEPOSITED OUTSIDE PUBLIC RIGHTSWAYS SHALL BE CLEANED IMMEDIATELY.

PERMANENT SEEDING

PERMANENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION ARE AS FOLLOWS:

STABILIZATION OF SOIL AS SOON AS POSSIBLE WITH PERMANENT VEGETATION WILL BE THE PRIMARY CONTROL MEASURE. PERMANENT SEEDING WILL BE WITH A SCHEDULE AND PROCEDURE SIMILAR TO THE FOLLOWING:

1. ROUNG GRADE AND REMOVE ALL DEBRIS, LARGE STONES AND CONSTRUCTION MATERIALS.
2. APPLY ALL GRADE LINES AT MINIMUM 4 TONS PER ACRE.
3. APPLY BARE FERTILIZER 10-20-20 AT MINIMUM 20 LBS. PER 1000 SQ. FT.
4. TILL ALL ABOVE MATERIALS THOROUGHLY INTO A 4-6" SOIL DEPTH.
5. FRESH GRADE FOR SEEDING.
6. APPLY STRAW FERTILIZER 10-10-10 AT A MINIMUM 20 LBS. PER 1000 SQ. FT. WORK LIGHTLY INTO SOIL SURFACE.
7. APPLY SEED AS FOLLOWS:
40% MAJALAN BENTONITE BLENDBLANK
20% PERMANENT RYE GRASS
20% PERMANENT PERENNIAL PRAIRIEGRASS
20% CHAMBERLAIN BLENDBLANK
APPLICATION RATE: 3-4 LBS. PER 1000 SQ. FT.
8. *TIME OF SEEDING:
SPRING (MARCH 15 - MAY 15)
FALL (AUG. 15 - OCT. 1)
9. BARE OR DRAG TO COVER SEED LIGHTLY.
10. ROLL LIGHTLY TO PLACE SEED IN CONTACT WITH THE SOIL.
11. APPLY HAY OR STRAW MULCH AT A RATE OF 3 TONS PER ACRE.
12. MULCH TO BE ANCHORED ACCORDING TO THE CURRENT AGENCY GUIDELINES.
13. IF PERMANENT SEEDING IS NOT PRACTICAL DUE TO THE TIME OF YEAR, BLENDED AREAS SHALL BE SEDED WITH AN ANNUAL RYE GRASS AT A RATE OF 1 LB. PER 1000 SQ. FEET AND MULCHED WITH STRAW AT A RATE OF 3 TONS PER ACRE.

UNDERGROUND UTILITY CONSTRUCTION

THE FOLLOWING MEASURES SHALL BE FOLLOWED DURING CONSTRUCTION OF ANY UNDERGROUND UTILITY CONSTRUCTION:

1. CLEARED AREAS SHALL BE KEPT TO A MINIMUM PRACTICAL DEGREE AHEAD OF CONSTRUCTION.
2. DAILY TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE EXPPOSED TO BE INSTALLED THAT DAY.

NOTE: ANY EXPOSED SERVICE DEVICES (CABLE, SILT FENCE, ETC.) CONTAINED WITHIN THE UTILITY CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED IN-RING AND STABILIZED.

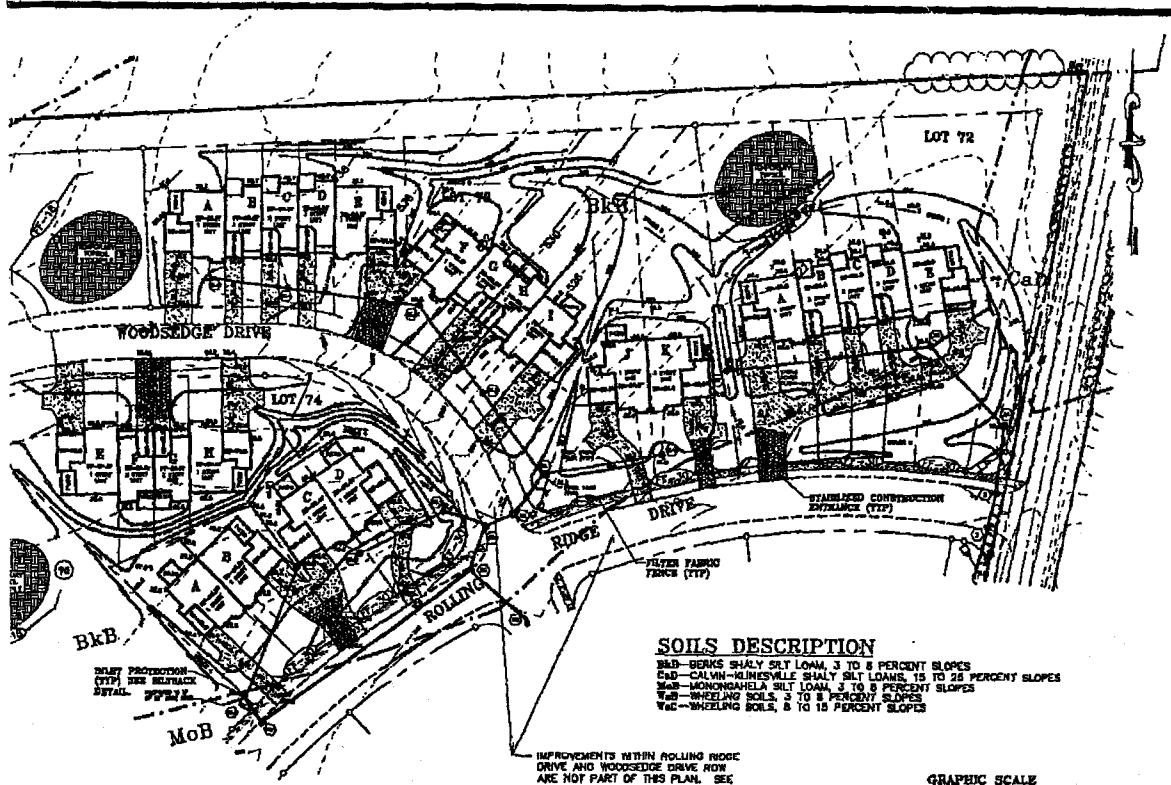
3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM SUBSOIL. IF THE TOPSOIL IS TO BE TAKEN OFF-SITE, IT MUST BE TAKEN TO A SITE WHICH HAS AN APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN.

4. EXHAUSTED MATERIAL SHALL BE PLACED UPWIND OF THE TRENCH TO PREVENT SURFACE WATER FROM EXCEEDING THE TRENCH. WATER PILED WITHIN THE TRENCH, IT SHALL BE PUMPED OUT INTO A FACILITY FOR REMOVAL OF SEDIMENT FROM PUMPED WATER. SHOULD IT BE NECESSARY TO TREAT WATER FROM THE TRENCH, THE CONTRACTOR SHALL BE CONTACTED TO DETERMINE PROPER PLACEMENT OF THE PUMPED WATER SEDIMENT POND. ANY SEDIMENT WHICH ACCUMULATES IN THE POND SHALL BE REMOVED AND PLACED ON THE TOPSOIL STOCKPILE.
5. IF IT IS ANTICIPATED THAT THE TRENCH FOR THE UTILITIES WILL BE IN-USE DAILY, TOPSOIL SHOULD BE REPLACED AND RESEEDING.
6. AT THE END OF EACH CONSTRUCTION DAY EXHAUSTED MATERIAL SHALL BE PLACED IN A BERM AT THE PIPE END SO THAT SURFACE WATER WILL BE DIRECTIONED AWAY FROM THE TRENCH.
7. SHOULD IT BE NECESSARY TO ALLOW THE TRENCH TO REMAIN OPEN AT ANY TIME, THE TRENCH SHOULD BE SEDED AND MULCHED IMMEDIATELY. SHOULD IT BE NECESSARY TO ALLOW THE TRENCH TO REMAIN OPEN AT ANY TIME, THE TRENCH SHOULD BE SEDED AND MULCHED IMMEDIATELY.
8. TRENCH SHALL NOT BE LEFT OPEN LONGER THAN 5 DAYS.

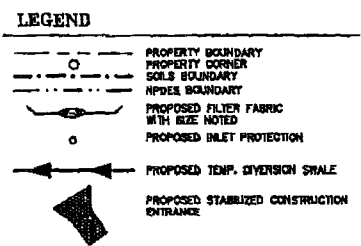
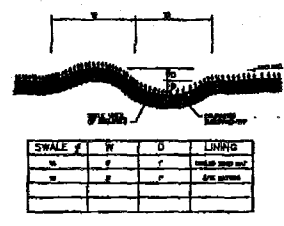
PLANNING OF EARNDURING ACTIVITIES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH A REPRESENTATIVE FROM THE NORTHUMBERLAND COUNTY CONSERVATION DEPARTMENT FOR A PRE-CONSTRUCTION CONFERENCE.
2. DETAILED CONSTRUCTION ENTRANCES WHERE SHOWN ON THE PLAN, SHALL BE INSTALLED WHERE SHOWN ON THE PLAN. SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES SHOWN ON THE PLAN AND SHALL BE PARALLEL WITH THE CONTROLS.
3. MARK AREAS IN FIELD TO BE CLEARED, AS NECESSARY, IN ORDER TO PREVENT EROSION. CLEAR AND GRUB ONLY THOSE AREAS WHERE CONSTRUCTION WILL TAKE PLACE WITHIN TWO WEEKS. EROSION CONTROL AND PLACING ON STOCKPILE WHERE SHOWN ON PLANS. SEEDING STOCKPILE WITH TEMPORARILY SEEDING SCHEDULE. IF THE TOPSOIL IS TO BE TAKEN OFF-SITE, IT MUST BE TAKEN TO A SITE WHICH HAS AN APPROVED EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN.
4. PREPARE PULL AREA ON LOTS 186 AND 187 BY INSTALLING SILT FENCE OVERHUNG SWALE AND STRIPING AND STOCKPILING OF TOPSOIL. 1 SIDE OF THE PULL AREA IS TO BE DETERMINED IN THE FIELD BASED ON THE AMOUNT OF EXCESS MATERIAL THAT MAY BE GENERATED DURING THE DEVELOPMENT.
5. SOIL CLOSING OPERATIONS AND BARRIERS TO SURROUND AS MUCH AS POSSIBLE. ANY DISTURBED AREA WHICH WILL REMAIN OPEN FOR 7 DAYS SHALL BE IMMEDIATELY SEDED USING THE TEMPORARILY SEEDING SCHEDULE.
6. SOON AFTER CONSTRUCTION OF UTILITIES CONSTRUCTION WITH STEP 5, WITH UNDERGROUND UTILITIES IN ACCORDANCE WITH THE UTILITY LINE TRENCH EXCAVATION GUIDELINES. CONSTRUCTION FROM THESE AREAS SHALL BE SHOWN ON THE PLANS. PLACE SILT PROTECTION OF MULCH AS SOON AS THEY ARE INSTALLED. PLUS OPEN STORM SEWER LINES TO PREVENT UNEXPECTED RUN-OFF FROM EXTERNS.

REC 11238366



- CONSTRUCT SWALES 1-8 WHERE SHOWN ON THE PLAN. PLACE SWALE LINING AS THE SWALE CONSTRUCTION PROGRESSES. SEED THE PORTION OF THE SWALES COMPLETED AT THE END OF EACH DAY WITH THE TEMPORARY SEED MIXTURE. THE SWALES SHALL BE CONSTRUCTED FROM DOWN STREAM END, WORKING UPWARD.
- BEHIN CONSTRUCTION OF PROPOSED SWALES, BROW DRIVERS TO SURROUND AND PLACE SURROUND MATERIAL AS SOON AS POSSIBLE. PAVE PARKING AREAS AND DRIVES. WHEN GRADING IS COMPLETE, PLACE TOPSOIL IN AREAS WHICH WILL BE SEEDS OR LANDSCAPED. IMMEDIATELY SEED TOPSOIL AREAS USING THE PERMANENT SEED MIXTURE. PERMANENT CONTROL MEASURES (VEGETATION, SEED, LIME AND MULCH) SHALL BE PLANTED-OVER SMALL GRADDED AREAS WITHIN 10 DAYS AFTER COMPLETION OF FINAL GRADING.
- REMOVE SILT FENCE AND INLET PROTECTION AFTER A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE DISTURBED AREA. IMMEDIATELY SEED AND MULCH ANY DISTURBED AREA CREATED WHEN REMOVING THE EROSION CONTROLS USING THE PERMANENT SEED MIXTURE.



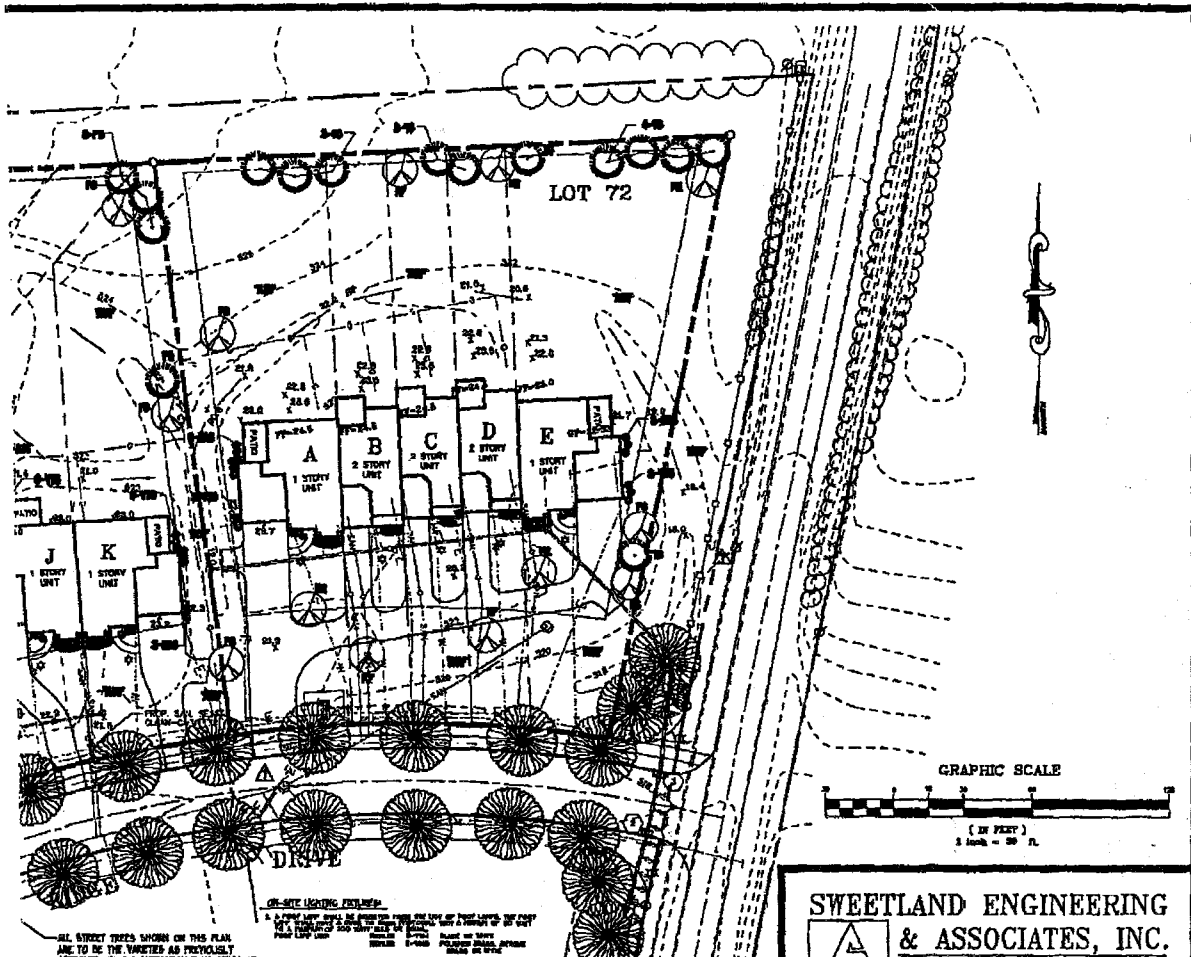
SWEETLAND ENGINEERING & ASSOCIATES, INC.

600 Science Park Road
 State College, Pennsylvania 16805
 (814)-237-8518 FAX (814)-237-1486

**ROLLING RIDGE P.R.D.
 FINAL
 LAND DEVELOPMENT PLAN
 FOR
 PHASE 3B MULTI-FAMILY
 LOTS 72, 73 & 74
 E & S CONTROL PLAN**

FOR FOGARTY HOMES		Location:
		MILTON BOROUGHS NORTHUMBERLAND CO., PA
REVISIONS		
Date	Description	Revised By
4/7/97	GRAPHIC REVISIONS	DMS
5/20/97	BEYD SITE GRADING	DMS
Designed By	ESL	Checked By
Drawn By	ESL	Scale
		1" = 50'
Project Number	S3109-9	Drawing Number
		D-4127
		Sheet Number
		6 OF 8

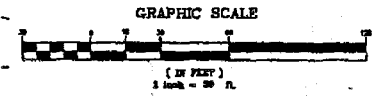
REC 112376367



ALL STREET TREES SHOWN ON THIS PLAN ARE TO BE THE VARIETY AS PREVIOUSLY APPROVED ON THE SUBDIVISION PLAN PREPARED BY SWEETLAND ENGINEERING.

LOCATIONS MAY BE ADJUSTED TO AVOID UTILITIES AND PRIVATEY LOCATIONS.

ON-SITE LIGHTING FIXTURES:
 1. ALL STREET LIGHTS SHALL BE SPACED AT 100 FT INTERVALS FROM THE CURB TO THE CURB OF THE OPPOSITE SIDE OF THE STREET.
 2. ALL STREET LIGHTS SHALL BE SPACED AT 150 FT INTERVALS FROM THE CURB TO THE CURB OF THE OPPOSITE SIDE OF THE STREET.
 3. ALL STREET LIGHTS SHALL BE SPACED AT 200 FT INTERVALS FROM THE CURB TO THE CURB OF THE OPPOSITE SIDE OF THE STREET.
 4. ALL STREET LIGHTS SHALL BE SPACED AT 250 FT INTERVALS FROM THE CURB TO THE CURB OF THE OPPOSITE SIDE OF THE STREET.
 5. ALL STREET LIGHTS SHALL BE SPACED AT 300 FT INTERVALS FROM THE CURB TO THE CURB OF THE OPPOSITE SIDE OF THE STREET.
 6. ALL STREET LIGHTS SHALL BE SPACED AT 350 FT INTERVALS FROM THE CURB TO THE CURB OF THE OPPOSITE SIDE OF THE STREET.
 7. ALL STREET LIGHTS SHALL BE SPACED AT 400 FT INTERVALS FROM THE CURB TO THE CURB OF THE OPPOSITE SIDE OF THE STREET.



SWEETLAND ENGINEERING & ASSOCIATES, INC.

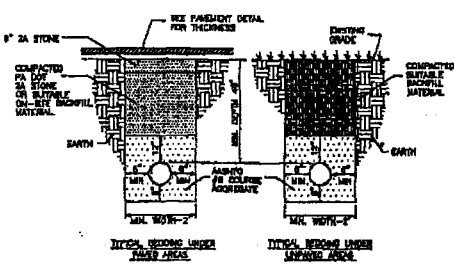
800 Science Park Road
 State College, Pennsylvania 16803
 (814)-237-8518 FAX (814)-237-1408

**ROLLING RIDGE P.R.D.
 LAND DEVELOPMENT PLAN
 FOR
 PHASE 3B MULTI-FAMILY
 LOTS 72, 73 & 74
 LIGHTING/LANDSCAPE PLAN**

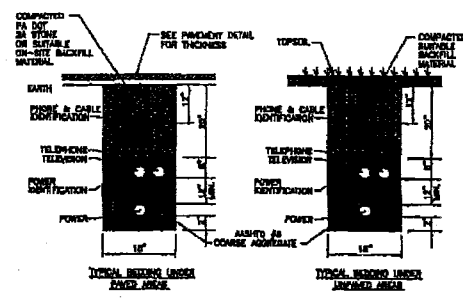
ME (SEE NOTE #1)	PLANTING PLAN TWO (SEE NOTE #1)
<p>OPEN ABOVE MAY CHANGE ON UNIT</p> <p>SEE WITH THE FOLLOWING:</p> <ul style="list-style-type: none"> 1-1" CLAY, BLUE GRAV SAND WITH PRE-1" 2-2" SAND, BROWNWOOD SAND- 1" 3-3" SAND, BROWNWOOD SAND- 1" 4-4" SAND, BROWNWOOD SAND- 1" 5-5" SAND, BROWNWOOD SAND- 1" 6-6" SAND, BROWNWOOD SAND- 1" 7-7" SAND, BROWNWOOD SAND- 1" 8-8" SAND, BROWNWOOD SAND- 1" 9-9" SAND, BROWNWOOD SAND- 1" 10-10" SAND, BROWNWOOD SAND- 1" 	<p>IRRIGATION AND/OR DRAINAGE MAY BE REQUIRED DEPENDING ON ORIENTATION OF UNIT</p> <p>SEE WITH THE FOLLOWING:</p> <ul style="list-style-type: none"> 1-1" CLAY, BLUE GRAV SAND WITH PRE-1" 2-2" SAND, BROWNWOOD SAND- 1" 3-3" SAND, BROWNWOOD SAND- 1" 4-4" SAND, BROWNWOOD SAND- 1" 5-5" SAND, BROWNWOOD SAND- 1" 6-6" SAND, BROWNWOOD SAND- 1" 7-7" SAND, BROWNWOOD SAND- 1" 8-8" SAND, BROWNWOOD SAND- 1" 9-9" SAND, BROWNWOOD SAND- 1" 10-10" SAND, BROWNWOOD SAND- 1"
<p>11-11" SAND, BROWNWOOD SAND- 1"</p> <p>12-12" SAND, BROWNWOOD SAND- 1"</p> <p>13-13" SAND, BROWNWOOD SAND- 1"</p> <p>14-14" SAND, BROWNWOOD SAND- 1"</p> <p>15-15" SAND, BROWNWOOD SAND- 1"</p> <p>16-16" SAND, BROWNWOOD SAND- 1"</p> <p>17-17" SAND, BROWNWOOD SAND- 1"</p> <p>18-18" SAND, BROWNWOOD SAND- 1"</p> <p>19-19" SAND, BROWNWOOD SAND- 1"</p> <p>20-20" SAND, BROWNWOOD SAND- 1"</p>	<p>PLANTING SPECIES:</p> <ul style="list-style-type: none"> 1-ROSES THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 2-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 3-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 4-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 5-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 6-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 7-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 8-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 9-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 10-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6"
<p>21-21" SAND, BROWNWOOD SAND- 1"</p> <p>22-22" SAND, BROWNWOOD SAND- 1"</p> <p>23-23" SAND, BROWNWOOD SAND- 1"</p> <p>24-24" SAND, BROWNWOOD SAND- 1"</p> <p>25-25" SAND, BROWNWOOD SAND- 1"</p> <p>26-26" SAND, BROWNWOOD SAND- 1"</p> <p>27-27" SAND, BROWNWOOD SAND- 1"</p> <p>28-28" SAND, BROWNWOOD SAND- 1"</p> <p>29-29" SAND, BROWNWOOD SAND- 1"</p> <p>30-30" SAND, BROWNWOOD SAND- 1"</p>	<p>PLANTING SPECIES:</p> <ul style="list-style-type: none"> 1-ROSES THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 2-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 3-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 4-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 5-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 6-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 7-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 8-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 9-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6" 10-ROSEMARY THROUGHOUT A THIN, CURBON PLANT BARRETT- 6"

FOR: FOCALITY HOMES		Location: MILTON BOROUG	
		NORTHUMBERLAND CO., PA.	
REVISIONS			
Date	Description	Revised By	
8/8/97	GRAPHIC REVISIONS	DHS	
7/22/97	1. REVISED UTILITY LOCATIONS	DHS	
9/18/97	REV'D. SAN. LAT. LOC'S FOR INTERIOR UNITS & REV'D. SITE GRADING	DHS	
Designed By: WPM		Checked By:	Scale: 1"=30'
Drawn By: WPM		Date:	5/6/97
Project Number: S3109-9	Drawing Number: D-4128	Sheet Number: 7 OF 8	

C:\PROJECTS\3109-9\0-4129 Thu Aug 28 14:58:37 1997 Sweetland Eng. Inc.

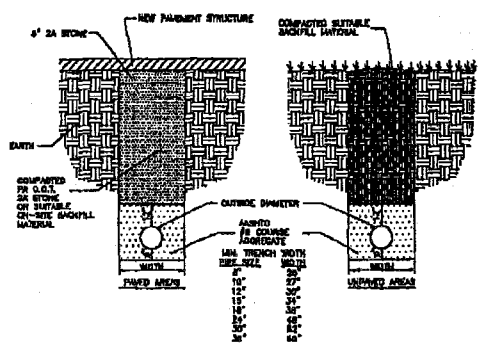


NOTE: IN ALL CASES, EYES IS TO BE SUPPORTED ALONG ENTIRE LENGTH
WATERLINE TRENCH DETAIL
 NOT TO SCALE

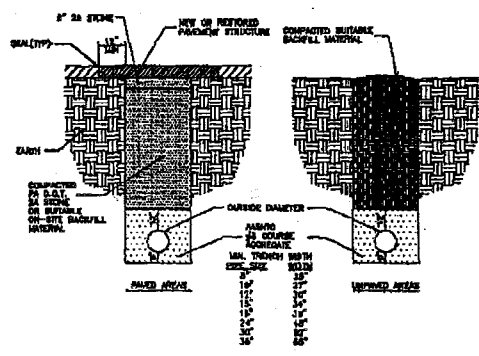


POWER AND COMMUNICATION TRENCH DETAIL
 NOT TO SCALE

EXISTING DRIVEWAY
 50' MIN.
 TEMP

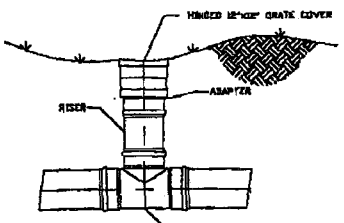


NOTE: IN ALL CASES, PIPE IS TO BE SUPPORTED ALONG ENTIRE LENGTH
STORM SEWER TRENCH DETAIL
 NOT TO SCALE

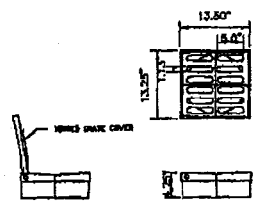


NOTE: IN ALL CASES, PIPE IS TO BE SUPPORTED ALONG ENTIRE LENGTH
SANITARY SEWER TRENCH DETAIL
 NOT TO SCALE

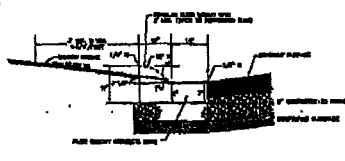
SWALE	
1	
2	
3	
4	
5	
6	



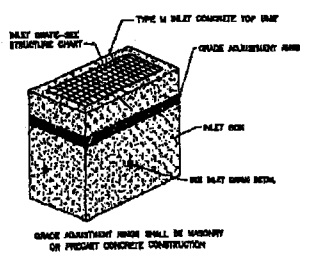
IN-LINE YARD DRAIN/CLEAN-OUT DETAIL
 NOT TO SCALE



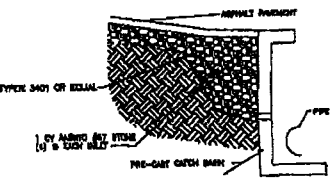
IN-LINE YARD DRAIN GRATE DETAIL
 NOT TO SCALE



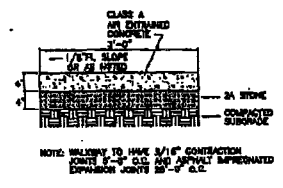
DEPRESSED CURB DETAIL AND DRIVEWAY SLOPE FOR ROLLED CONCRETE CURB AND GUTTER
 NOT TO SCALE



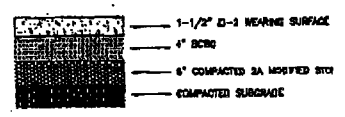
NOTE: WALKWAY TO HAVE 3/4" CONTRACTION JOINTS @ 8'-0" AND SPACED APPROPRIATE
TYPE "M" INLET
 NOT TO SCALE



INLET DRAIN DETAIL
 NOT TO SCALE

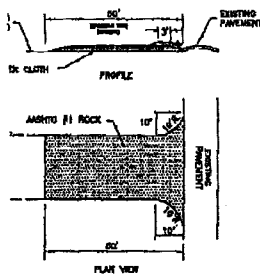


CONCRETE ENTRY WALK DETAIL
 NOT TO SCALE

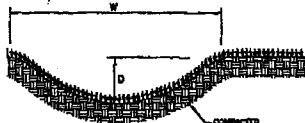


DRIVEWAY PAVEMENT DETAIL
 NOT TO SCALE

SEE PAVEMENT DETAIL

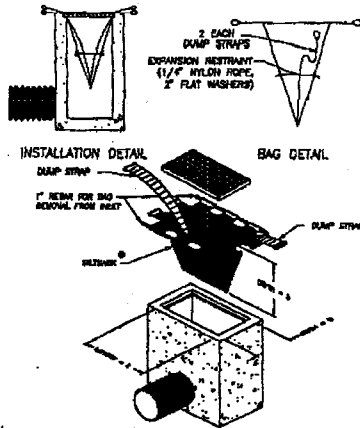


DRARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

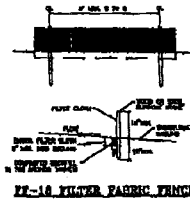


#	W	D	LINING
1	5.0'	1.0'	JUTE MATTING
2	5.0'	1.0'	SEED & MULCH
3	5.0'	1.0'	JUTE MATTING
4	5.0'	1.0'	JUTE MATTING
5	5.0'	1.0'	SEED & MULCH

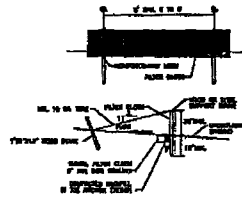
ARABOLIC SWALE DETAIL
NOT TO SCALE



SILTSACK DETAIL
NOT TO SCALE



FF-18 FILTER FABRIC FENCE
NOT TO SCALE



FF-20 FILTER FABRIC FENCE
NOT TO SCALE

INSTALLATION

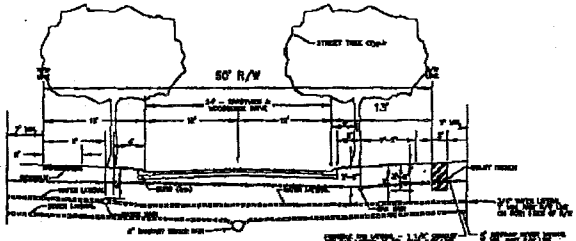
1. REMOVE ALL DEBRIS FROM SURFACE TO BE PROTECTED BY THE FABRIC.
2. REMOVE ALL ROCKS, STUMPS, LIMBS, AND OTHER OBSTRUCTIONS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
3. REMOVE ALL GRAVEL AND SAND FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
4. REMOVE ALL EXCESSIVE SOIL FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
5. REMOVE ALL EXCESSIVE WATER FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
6. REMOVE ALL EXCESSIVE SLOPE FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
7. REMOVE ALL EXCESSIVE DISTURBED AREAS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
8. REMOVE ALL EXCESSIVE EROSION FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
9. REMOVE ALL EXCESSIVE WEEDS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
10. REMOVE ALL EXCESSIVE UNDESIRABLE PLANTS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.

MAINTENANCE

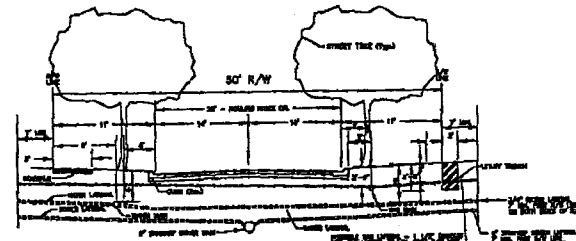
1. REMOVE ALL DEBRIS FROM SURFACE TO BE PROTECTED BY THE FABRIC.
2. REMOVE ALL ROCKS, STUMPS, LIMBS, AND OTHER OBSTRUCTIONS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
3. REMOVE ALL GRAVEL AND SAND FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
4. REMOVE ALL EXCESSIVE SOIL FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
5. REMOVE ALL EXCESSIVE WATER FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
6. REMOVE ALL EXCESSIVE SLOPE FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
7. REMOVE ALL EXCESSIVE DISTURBED AREAS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
8. REMOVE ALL EXCESSIVE EROSION FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
9. REMOVE ALL EXCESSIVE WEEDS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.
10. REMOVE ALL EXCESSIVE UNDESIRABLE PLANTS FROM THE SURFACE TO BE PROTECTED BY THE FABRIC.



EROSION CONTROL BLANKET INSTALLATION DETAIL
NOT TO SCALE



TYPICAL SECTION FOR WOODSEGE DRIVE



TYPICAL SECTION FOR ROLLING RIDGE DRIVE

SWEETLAND ENGINEERING & ASSOCIATES, INC.

600 Science Park Road
State College, Pennsylvania 16803
(814)-237-8818 FAX (814)-237-1486

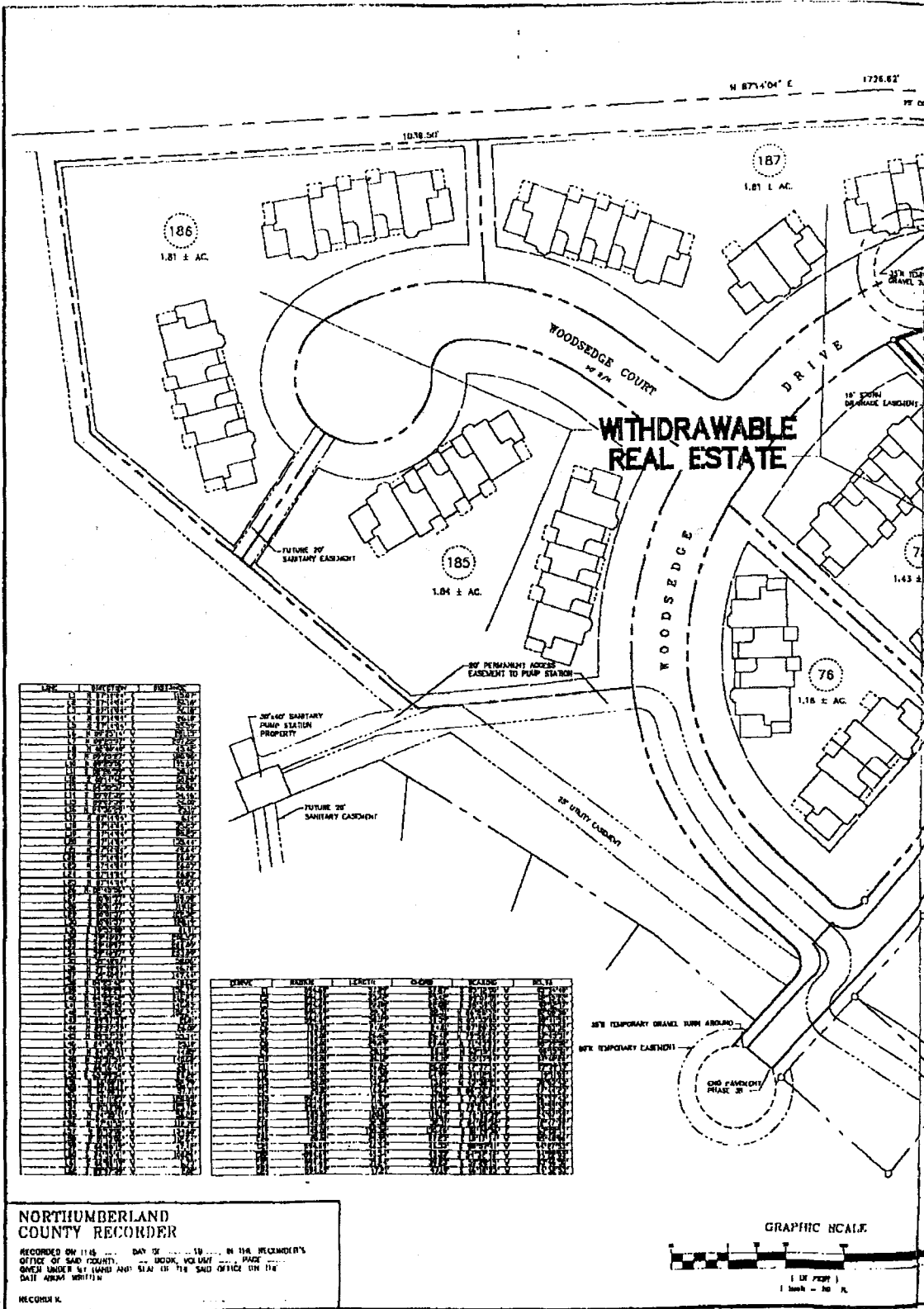
**ROLLING RIDGE P.R.D.
LAND DEVELOPMENT PLAN
FOR
PHASE 3B MULTI-FAMILY
LOTS 72, 73, & 74
CONSTRUCTION DETAIL SHEET**

REVISIONS		
Date	Description	Revised By
3/9/97	GRAPHIC REVISIONS/DETAIL ADDITIONS	DHS

Designed By	ESL	Checked By	ESL	Scale	NYS	Date	5/13/97
Drawn By	ESL	Project Number	S3109-9	Drawing Number	D-4129	Sheet Number	8 OF 8

REC 1133 DR 374

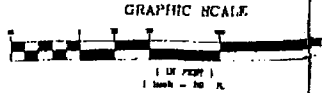
14000513109-1140-4223 Thu Aug 28 14:39:45 1997 Sweetland Eng. Inc.



LINE	DESCRIPTION	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

LINE	DESCRIPTION	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

NORTHUMBERLAND COUNTY RECORDER
 RECORDED ON THE ... DAY OF ... IN THE RECORDER'S OFFICE OF SAID COUNTY. BOOK, VOL. PAGE GIVEN UNDER BY (LAND AND STATE) IN THE SAID OFFICE ON THE DATE ABOVE WRITTEN.
 RECORDER K.



REC 1123 372

