

SITE DATA

EXISTING ZONING: AGRICULTURAL ZONE
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING
TOTAL SITE AREA: 45.5 ACRES
PROPOSED NUMBER OF LOTS: 2
MINIMUM LOT AREA REQUIRED: 43,560 SF (1 ACRE)
MAXIMUM LOT AREA PERMITTED (PRIME AG. LAND): 43,560 SF (1 ACRE)
PROPOSED GROSS AREA: LOT 3 - 65,306.77 SF (1.5 ACRES)
LOT AREA EXCLUDING CRITICAL ENVIRONMENTAL AREA (CEA):
AREA OF CRITICAL ENVIRONMENTAL AREA OF LOT 3: 207 SF (.006 ACRES)
PROPOSED (LESS CEA): LOT 3 - 65,099.77 SF (1.49 ACRES)
MINIMUM LOT WIDTH REQUIRED: 200 FT.
PROPOSED: LOT 3 - 575.15 FT.
BUILDING SETBACKS: FRONT - 35'
SIDE - 15'
REAR - 35'
MAXIMUM PERMITTED BUILDING HEIGHT: 40 FT.
MAXIMUM PERMITTED LOT COVERAGE: 30%
PROPOSED LINEAL FEET OF NEW STREETS: 0
DEED REFERENCE: BOOK 1583, PAGE 0805
TAX MAP REFERENCE: MAP B1 PARCEL 176
SEWAGE DISPOSAL: LOT 1 - EX. ON-LOT
LOT 3 - PROP. ON-LOT
WATER SERVICE: LOT 1 - EX. ON-LOT
LOT 3 - PROP. ON-LOT
CONTOUR DATUM: USGS

NOTES

- 1. PROPERTY LINE AND EXISTING FEATURES AND TOPOGRAPHY WERE ESTABLISHED USING DEEDS OF RECORD AND BY A FIELD SURVEY PERFORMED BY JAMES R. HOLLEY & ASSOCIATES, INC. ON NOVEMBER 20TH, 2006.
2. WETLAND DELINEATION WAS PROVIDED BY LEE IRWIN OF AQUATIC RESOURCE RESTORATION OF SEVEN VALLEYS, PA.
3. THE CRITICAL ENVIRONMENTAL AREAS SHALL NOT BE RE-GRADED, FILLED OR OTHERWISE ALTERED AND SHALL BE PROTECTED FROM POLLUTION OR CONTAMINATION. THE CRITICAL ENVIRONMENTAL AREAS MAY BE USED FOR THE INFILTRATION OF CONTROLLED RELEASE OF STORMWATER AND AS A NATURAL FILTER OR TRAP FOR SEDIMENT, EXCEPT THAT ALL STORMWATER AND SEDIMENT BASINS OR STRUCTURES MUST BE LOCATED OUTSIDE THE CEA EXCEPT FOR CONSTRUCTED WETLANDS. THE CEA DEPICTED ON THIS PLAN HAVE BEEN SO DESIGNATED BECAUSE OF THE EXISTENCE OF STREAMS, SPRINGS, SEEPS, HYDRIC SOILS AND WETLANDS AS DEFINED IN THE SHREWSBURY TOWNSHIP ZONING ORDINANCE.
4. WARNING - THE DWELLING LOTS PROPOSED BY THIS SUBDIVISION PLAN ARE IN THE AGRICULTURAL DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURE AND RESIDENTS MUST EXPECT THINGS SUCH AS THE SMELL OF FARM ANIMALS AND THE MANURE THEY PRODUCE, TOXIC CHEMICAL SPRAYS, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS AND OTHER BYPRODUCTS OF AGRICULTURAL ACTIVITY.
5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JAMES R. HOLLEY & ASSOCIATES, INC. THE EARTHWORK CONTRACTOR SHALL CONTACT THE PA ONE-CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA ACT 38 (1991) AND ANY SUBSEQUENT LEGISLATION.
6. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 242, NO. 424), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS OR MODIFICATION TO A STATE HIGHWAY IS PERMITTED.
7. NO PORTION OF THIS PROPERTY IS SHOWN WITHIN THE 100 YEAR FLOODPLAIN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (MAP NO. 42133C0605E - EFFECTIVE DATE SEPTEMBER 25, 2009) AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.
8. THE EXISTING POND ON THIS PROPERTY IS DESIGNATED AS A PALUSTRINE OPEN WATER ECOLOGICAL SYSTEM WITH A NON-TIDAL INTERMITTENTLY EXPOSED/ PERMANENT WATER REGIME, DIKED/IMPOUNDED - ON THE UNITED STATES DEPARTMENT OF THE INTERIOR WETLANDS INVENTORY MAP, NEW FREEDOM QUADRANGLE. THE UNNAMED TRIBUTARY OF THE SOUTH BRANCH OF THE CODORUS CREEK WHICH CROSSES THIS PROPERTY IS DESIGNATED AS A RIVERINE UPPER PERENNIAL OPEN WATER ECOLOGICAL SYSTEM WITH A NON-TIDAL PERMANENT WATER REGIME - ON THE UNITED STATES DEPARTMENT OF THE INTERIOR WETLANDS INVENTORY MAP, NEW FREEDOM QUADRANGLE.
9. DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 507 OF THE SHREWSBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE. DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 5% WITHIN 25 FT. OF THE STREET R/W LINE, UNLESS SPECIFICALLY APPROVED BY SHREWSBURY TOWNSHIP AFTER A SITE REVIEW AT THE COST OF THE PROPERTY OWNER IN WHICH CASE INCREASED SLOPES NOT EXCEEDING 12% MAY BE PERMITTED.
10. TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT. PARKING SPACES MAY BE PROVIDED IN ATTACHED OR UNATTACHED GARAGES OR CARPORTS AND/OR THE PORTION OF THE DRIVEWAY OUTSIDE THE PUBLIC RIGHT-OF-WAY.
11. LOT MARKERS SHALL BE PROVIDED PER SECTION 601 OF THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
12. SHREWSBURY TOWNSHIP, THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS, AND THE SHREWSBURY TOWNSHIP PLANNING COMMISSION DO NOT WARRANT AND ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE PROPOSED LINES SET FORTH UPON THIS SUBDIVISION PLAN, NOR DO THEY WARRANT THE TITLE TO THE PROPERTY SET FORTH UPON SUCH PLAN. RATHER, THEY RELY UPON THE REPRESENTATIONS MADE BY THE SUBDIVIDER, LAND DEVELOPER, ENGINEER, AND SURVEYOR WHO HAVE PREPARED THE PLAN.
13. THE SOILS TEST AREA SLOPES ARE TAKEN FROM THE SEO'S TEST REPORTS.
14. TREE REMOVAL SHALL NOT EXCEED FOURTEEN THOUSAND (14,000) SQUARE FEET. (SEE NOTES IN S.510.4 SHREWSBURY TOWNSHIP SLD0).
15. ENOUGH TOPSOIL SHALL BE SPREAD ON SITE TO PROVIDE A MINIMUM OF NINE (9) INCHES OF TOPSOIL THROUGHOUT THE VEGETATED AREAS OF THE SITE.
16. THERE ARE NO DEED RESTRICTIONS OR COVENANTS PROPOSED BY THIS SUBDIVISION.
17. THE GROUNDWATER RECHARGE EASEMENT IS LOCATED IN A CRITICAL ENVIRONMENTAL AREA AND MAY NOT BE RECHARGED. THE GROUNDWATER RECHARGE AREA MUST REMAIN TO ACCOUNT FOR NITRATE REDUCTION FROM THE PROPOSED ON-LOT SEPTIC SYSTEM. A TREE BUFFER WILL REMAIN BETWEEN THE AREA TO BE DEVELOPED AND THE WETLANDS. THERE WILL BE NO IMPACT ON THE CRITICAL ENVIRONMENTAL AREA AS A RESULT OF THE ON-LOT SEPTIC SYSTEM.
18. SUITABLE SOILS TESTS HAVE BEEN PROVIDED FOR PRIMARY AND FUTURE REPLACEMENT ON-LOT SEWAGE SYSTEMS. THE REPLACEMENT AREAS MUST NOT BE DISTURBED SO THEY ARE RESERVED IN THE EVENT THE PRIMARY ABSORPTION AREA FAILS.
19. PRIVATE-OWNER MAINTAINED STREET LIGHT MUST BE 50 WATT HIGH PRESSURE SODIUM POST LIGHT EQUIPPED WITH ELECTRIC EYE.

STORMWATER MANAGEMENT NOTE

STORMWATER MANAGEMENT FOR LOT 3 SHALL BE IN ACCORDANCE WITH THE "NARRATIVE FOR USE OF DISCONNECTED IMPERVIOUS AREA (DIA) STORMWATER CONTROL" AS SUBMITTED WITH THE FINAL PLAN. MODIFICATIONS TO SUIT THE ACTUAL STRUCTURE, DRIVEWAY AND GARAGE ACCESS WILL BE MADE AT THE TIME OF THE BUILDING PERMIT APPLICATION.

UTILITY COMPANIES

AT & T 2315
2315 SALEM RD
2ND FL D3
CONYERS, GA 30013
CLEARVIEW PARTNERS
109 E JARRETTVILLE RD
FOREST HILL, MD. 21050
COLUMBIA GAS TRANSMISSION CORP.
1895 GRANITE STATION ROAD
GETTYSBURG, PA 17325
COLUMBIA GAS OF PA INC
YORK DISTRICT 1020
N HARTLEY STREET
YORK, PA 17404
(717) 767-0153
ADELPHIA CABLE
c/o CENTRAL LOCATING SERVICE
401 E LOUTHER ST, SUITE 302
CARLISLE, PA 17013
SHREWSBURY BOROUGH
35 WEST RAILROAD AVENUE
SHREWSBURY, PA 17361
(717) 235-3011
MCI
2400 N GLENVILLE
RICHARDSON, TX 75082
FIRST ENERGY CORP
c/o CENTRAL LOCATING SERVICE
401 EAST LOUTHER ST, SUITE 302
CARLISLE, PA 17013
GLEN ROCK WATER & SEWER AUTHORITIES
11714 NORTH MAIN STREET EXT'D
PO BOX 205
GLEN ROCK, PA 17327
VERIZON NORTH
c/o CENTRAL LOCATING SERVICE
CARLISLE, PA 17013
1-(800)-483-5600
YORK WATER COMPANY
130 EAST MARKET STREET
YORK, PA 17405
(717) 845-3601

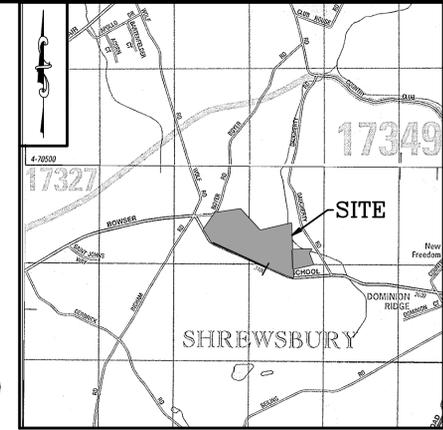
FINAL SUBDIVISION PLAN
FOR
SUSAN LEE FOX &
JEFFREY TODD VAN VOORHIS
SHREWSBURY TOWNSHIP
YORK COUNTY, PENNSYLVANIA

PREPARED FOR:
SUSAN LEE FOX & JEFFREY TODD VAN VOORHIS
3624 BOWSER ROAD
NEW FREEDOM, PA 17349

PREPARED BY:
James R. Holley & Associates, Inc.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

ENGINEER'S PROJECT No.: 050707
Date: APRIL 2008

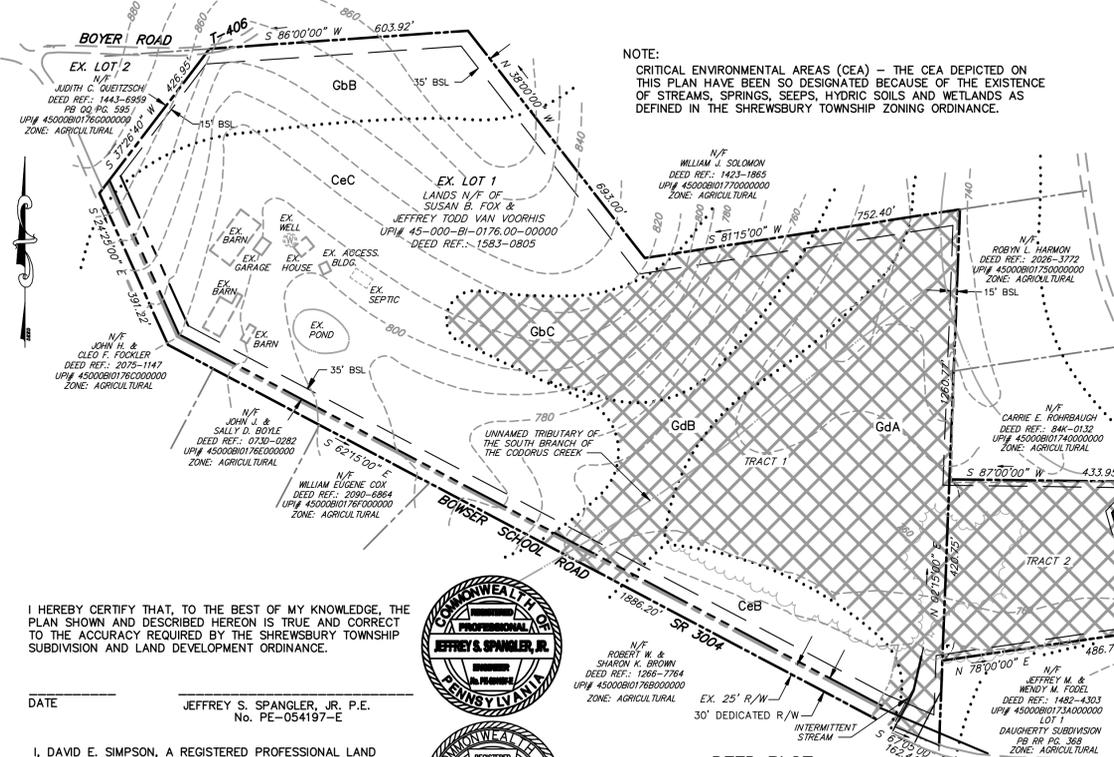
REVIEWED BY SHREWSBURY TOWNSHIP SEO
DATE:
REVIEWED BY SHREWSBURY TOWNSHIP CEO
DATE:



PARCEL HISTORY table with columns: LOT NUMBER, UPI NUMBER, USE, APPROVAL DATE, RECORDING INFORMATION, DWELLING UNITS, ACREAGE. Includes data for EX. 1 and EX. 2.

RESIDUAL TRACT WAIVER (LOT 1)
AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF RESIDENTIAL/AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

LEGEND and SOILS LEGEND tables. Legend includes EX. PROPERTY LINE, EX. RIGHT-OF-WAY, EX. STRUCTURE, EX. STREAM, POND, ETC., EX. SOILS BOUNDARY, EX. TREE LINE, EX. CONTOUR, CRITICAL ENVIRONMENTAL AREA. Soils Legend includes CHESTER SILT LOAM, GLENELG CHANNERY SILT LOAM, GLENVILLE SILT LOAM, etc.



I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
JEFFREY S. SPANGLER, JR., P.E.
No. PE-054197-E
DAVID E. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
DAVID E. SIMPSON, PLS
No. 26096E

DEED PLOT EXISTING CONDITIONS PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

Table with columns: LOT No., UPI No., LOT ADDRESS. Row 1: LOT 1, 45-000-BI-0176.00-00000, 3624 BOWSER ROAD. Row 2: LOT 3, 3108 BOWSER ROAD.

RECORDED IN THE RECORDER OF DEEDS OFFICE, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE No. _____, ON THIS _____ DAY OF _____, 20____.

Table with columns: NO., DATE, DESCRIPTION, BY. Includes entries for SECTION 403, SECTION 404.5.E, SECTION 505.3, SECTION 514, and STORMWATER MANAGEMENT ORDINANCE.

RECOMMENDED APPROVAL BY THE SHREWSBURY TOWNSHIP PLANNING COMMISSION
DATE:
APPROVED BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS
DATE:
REVIEWED BY THE YORK COUNTY PLANNING COMMISSION
DATE:
REVIEWED BY THE SHREWSBURY TOWNSHIP ENGINEER
DATE:
ENGINEER
OWNERS
SUSAN LEE FOX & JEFFREY TODD VAN VOORHIS
3624 BOWSER ROAD
NEW FREEDOM, PA 17349
APPROVED BY OWNERS:
SUSAN LEE FOX
JEFFREY TODD VAN VOORHIS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS PERSONALLY APPEARED
SUSAN LEE FOX
JEFFREY TODD VAN VOORHIS
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
NOTARY PUBLIC