

FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN

HEATHCOTE GLEN III

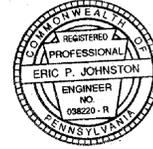
SITE DATA:		SHREWSBURY TOWNSHIP	
SITE AREA:	71,295 SF OR 1.635 AC GROSS AREA		
TOTAL NUMBER OF LOTS:	3 LOTS		
PROPOSED USE:	SINGLE FAMILY DWELLINGS		
LINEAL FEET OF NEW STREET:	191 LF +/- (EXTENSION OF A PRIVATE STREET - NOT FOR DEDICATION)		
ZONING:	SR - SUBURBAN RESIDENTIAL RECEIVING		
DISTRICT:	DISTRICT		
MINIMUM LOT AREA PERMITTED:	12,000 SF (GROSS AREA) - WITH PUBLIC SEWER & WATER		
MINIMUM PROPOSED LOT AREA:	18,746 SF (LOT 8)		
MINIMUM LOT WIDTH PERMITTED:	80 FT. @ MIN. FRONT SETBACK		
MINIMUM PROPOSED LOT WIDTH:	80 FT. (LOT 16)		
SETBACKS:	FRONT SETBACK - 10 FT. SIDE SETBACK - 15 FT. REAR SETBACK - 10 FT.		
MAX. DENSITY PERMITTED:	3 DWELLING UNITS/ACRE = 3.84 DWELLINGS UNITS PERMITTED (3 X 1.28 ACRES NET AREA)		
MAX. DENSITY PROPOSED:	2.34 DWELLINGS/ACRE (3 DWELLINGS PROPOSED)		
MAX. BUILDING HEIGHT:	40 FT.		
MAX. LOT COVERAGE PERMITTED:	70%		
MAX. PROPOSED IMPERVIOUS COVERAGE:	12% (LOT 8)		
REQUIRED PARKING:	2/ DWELLING (OFFSTREET)		
PROPOSED PARKING:	2/ DWELLING (OFFSTREET)		
SEWAGE DISPOSAL:	PUBLIC (SHREWSBURY BOROUGH MUNICIPAL AUTHORITY)		
WATER SUPPLY:	PUBLIC (SHREWSBURY BOROUGH)		
DEED REFERENCE:	1902-0143		
PARCEL IDENTIFICATION NUMBER (PIN):	45-000-CI-0147-00-00000		

SHREWSBURY TOWNSHIP YORK COUNTY, PENNSYLVANIA

PREPARED BY
Johnston & Associates, Inc.

2386 TAXVILLE ROAD
YORK, PA. 17408

PHONE: 717-793-9595 FAX: 717-793-9696
EMAIL: johnston7@comcast.net



ENGINEER:

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED PLANS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE PROPOSED STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Eric Johnston

1/6/2016

Eric Johnston, P.E. #038220-R

Date

SURVEYOR:

I DO HEREBY CERTIFY THAT THIS PLAN OF LOTS IS CORRECT, TO THE BEST OF MY KNOWLEDGE, AS PLOTTED AND SHOWN FROM DEEDS AND PLANS OF RECORD, TO THE ACCURACY REQUIRED BY SHREWSBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

David A. Hoffman, PLS

Date

APPROVED BY OWNER/SUBDIVIDER:

OWNERS ADDRESS: HEATHCOTE GLEN LLC
18147 AMANDA DRIVE
NEW FREEDOM, PA. 17349

HEATHCOTE GLEN LLC, JOELLE PIGNON, MANAGING MEMBER
COUNTY OF YORK
COMMONWEALTH OF PENNSYLVANIA

ON THIS, THE _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED OFFICER(S), PERSONALLY APPEARED JOELLE PIGNON, Heathcote Glen LLC, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE 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 DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVED BY THE SHREWSBURY TOWNSHIP SUPERVISORS: _____ DATE

RECOMMENDED FOR APPROVAL BY THE SHREWSBURY TOWNSHIP PLANNING COMMISSION: _____ DATE

REVIEWED BY SHREWSBURY TOWNSHIP ENGINEER: _____ DATE

REVIEWED BY SHREWSBURY TOWNSHIP CODES ENFORCEMENT OFFICER: _____ DATE

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ DATE _____

NET AREA TABULATION FOR UNIT DENSITY

CEA'S	0 SF
EXISTING EASEMENTS	15,336 SF
TOTAL	15,336 SF
GROSS AREA	71,295 SF
NET AREA	15,336 SF
	65,899 SF OR 1.28 ACRES

DEP SEWAGE PLANNING CODE # _____

EDU'S ASSIGNED TO EACH LOT	
LOT #	EDU'S
8	(1) CERTIFICATE # - _____
16	(1) CERTIFICATE # - _____
17	(1) CERTIFICATE # - _____

UNIFORM PARCEL IDENTIFICATION NUMBERS		
LOT #	UPI NUMBER	STREET ADDRESS
8		
16		
17		

SHREWSBURY BOROUGH COUNCIL PLAN APPROVAL

AT A MEETING HELD ON _____, 20____, THE SHREWSBURY BOROUGH COUNCIL APPROVED THIS PROJECT

SHREWSBURY BOROUGH PLANNING COMMISSION REVIEW

AT A MEETING HELD ON _____, 20____, THE SHREWSBURY BOROUGH PLANNING COMMISSION REVIEWED THIS PLAN

REVIEWED BY THE SHREWSBURY BOROUGH ENGINEER:

PARCEL HISTORY FOR DOLLHIME INVESTORS, LP PROPERTY:

SIZE OF TRACT AS OF NOVEMBER 10, 1976: 8.24 ACRES
NUMBER OF DWELLING UNITS PERMITTED: 2
NUMBER OF DWELLING UNITS UTILIZED PRIOR: 2

PARCEL NUMBER	USE	DWELLING UNITS	ACREAGE	DATE
45000C0147A	SINGLE FAMILY DETACHED DWELLING	1	2.00 AC.	9/3/1986
45000C0147	SINGLE FAMILY DETACHED DWELLING	1	6.24 AC.	9/3/1986
45000C0147A	LOT ADD ON	0	0.128 AC.	4/28/2010
45000C0147	SUBDIVIDE TO CREATE LOT 8 (EXISTING DWELLING) & LOT 7 (RESIDENTIAL LOT)	0	1.64 AC.	8/16/2012
45000C0147C01	SUBDIVIDE LOT 7	0	4.47 AC.	4/9/2015
45000C0147	SUBDIVIDE LOT 8	0	1.64 AC.	11/11/2015

*NOTE: LOT 8 HAS NO EXISTING DEVELOPMENT RIGHTS. 1 DEVELOPMENT RIGHT IS REQUIRED FOR EVERY 2 DWELLING UNITS. DEVELOPMENT RIGHTS SHALL BE TRANSFERRED FROM THE SHREWSBURY TOWNSHIP AGRICULTURE ZONING DISTRICT.

SOURCE OF DEVELOPMENT RIGHTS _____ DEED RECORDING INFORMATION OF RIGHTS _____

NOTE: THE PURPOSE OF SUBMITTING THIS PLAN TO SHREWSBURY BOROUGH IS FOR REVIEW OF SANITARY SEWER CONNECTIONS AND WATER CONNECTIONS ONLY. SHREWSBURY BOROUGH SITE DATA IS NOT REQUIRED.

GENERAL NOTES:

- PERIMETER SURVEY ESTABLISHED BY DAVID A. HOFFMAN, PLS - 2355 CARLISLE ROAD, YORK PA. 17408. PHONE: 717-954-2154. SITE BENCHMARK: 604 NAIL IN MET ED POLE #29946-16313, ELEV 942.07, LOCATED ALONG SOUTH SIDE OF CLEARVIEW DRIVE AT INTERSECTION WITH ASCOT DRIVE. DATUM = NAVD 88.
- IRON PINS (#5 REBAR, 30" IN LENGTH) SHALL BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. TWO (2) CONCRETE MONUMENTS ARE PROPOSED. SEE SHEET 3 FOR LOCATIONS.
- 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.
- SOLID WASTE DISPOSAL SHALL BE COLLECTED BY A SPECIFIED HAULER.
- NO WETLANDS ARE LOCATED ON THE SITE.
- NO FLOODPLAINS OR FLOODWAYS ARE LOCATED ON THE SITE.
- NO BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS ARE PROPOSED.
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED PRIOR TO ANY EARTH MOVING ACTIVITIES. PA LAW REQUIRES THREE (3) WORKING DAYS NOTICE BEFORE ANY EXCAVATION, BLASTING OR DEMOLITION TAKES PLACE. CALL PA ONE CALL SYSTEMS AT 1-800-242-1778.
- PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ENOUGH TOPSOIL SHALL BE SPREAD ON DISTURBED AREAS OF THE SITE TO PROVIDE A MINIMUM OF NINE (9) INCHES OF TOPSOIL THROUGHOUT THE VEGETATED AREAS OF THE SITE.
- A PRIVATE, OWNER MAINTAINED DRIVEWAY STREET LIGHT IS TO BE INSTALLED ON EACH LOT AT THE DRIVEWAY ENTRANCE. EACH DWELLING LOT MUST UTILIZE FIFTY WATT (MINIMUM) HIGH PRESSURE SODIUM POST LIGHTS AND BE EQUIPPED WITH AN ELECTRIC EYE. THE PROPERTY OWNER MUST MAKE ADEQUATE PROVISION TO ENSURE THE PERPETUAL MAINTENANCE OF SAID DRIVEWAY STREET LIGHTS AND TO ENSURE THE ELECTRIC EYE IS NOT MODIFIED OR ADJUSTED BY THE OWNER SO AS TO PRECLUDE THE LIGHT FROM FLASHING AS DESIGNED.
- DRIVEWAY SLOPE SHALL NOT EXCEED 5% WITHIN 25 FEET OF ITS INTERSECTION WITH A STREET.
- NO BUILDING OR CONSTRUCTION IS PERMITTED WITHIN CLEAR SIGHT TRIANGLES. HOWEVER, OBSTRUCTIONS OR PLANTINGS LESS THAN THREE (3) FEET IN HEIGHT SHALL BE PERMITTED. IF NOT OBSTRUCTING THE VIEW OF TRAFFIC, POST COLUMNS AND TREES NOT EXCEEDING ONE (1) FOOT IN DIAMETER SHALL BE PERMITTED.
- ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SHREWSBURY BOROUGH MUNICIPAL AUTHORITY. ALL UTILITIES AND STRUCTURES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE SHREWSBURY BOROUGH MUNICIPAL AUTHORITY CONSTRUCTION AND MATERIALS SPECIFICATIONS AND SHALL CONFORM TO THE AUTHORITY'S PLAN, DESIGN AND CONSTRUCTION STANDARDS FOR SANITARY SEWERS UNLESS SPECIFIC WAIVERS ARE GRANTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION.
- ALL WATER APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH SHREWSBURY BOROUGH SPECIFICATIONS AND REQUIREMENTS. ALL WATER APPURTENANCES, TO THE LIMITS OF THE APPLICABLE RIGHT OF WAY OR EASEMENT, SHALL BE DEDICATED TO SHREWSBURY BOROUGH, WHICH MAY ACCEPT THEM FOLLOWING INSPECTION BY ITS ENGINEER OR OTHER REPRESENTATIVE AND CONFIRMATION THAT THEY ARE IN COMPLIANCE WITH THIS PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS OR REQUIREMENTS.
- ALL ON LOT STORMWATER MANAGEMENT FACILITIES FOR THIS SITE SHALL BE OWNED, OPERATED AND MAINTAINED BY THE RESPECTIVE LOT OWNER. MAINTENANCE SHALL CONSIST OF KEEPING THE INLET GRATE FREE OF DEBRIS, REPAIRING OR REPLACING PIPES, AND ANY OTHER EFFORT NECESSARY TO ENSURE THAT ALL STRUCTURES REMAIN FUNCTIONAL AT ALL TIMES. IF THE TOWNSHIP DETERMINES AT ANY TIME THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN ELIMINATED, ALTERED OR IMPROPERLY MAINTAINED, THE OWNER OF THE PROPERTY SHALL BE ADVISED OF CORRECTIVE MEASURES REQUIRED AND GIVEN SIXTY (60) DAYS FROM THE DATE SUCH NOTICES ARE SENT TO TAKE NECESSARY CORRECTIVE ACTION AND THE PROCEDURES OF SECTION 517.8 SHALL APPLY. THIS NOTE SHALL APPEAR IN THE RECORDED DEEDS FOR ALL LOTS.
- THE LOT OWNERS HEREBY ACKNOWLEDGE THAT STORMWATER MANAGEMENT BMPs ARE TO BE PERMANENT FIXTURES WHICH CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY SHREWSBURY TOWNSHIP. THIS NOTE SHALL APPEAR IN THE RECORDED DEEDS FOR ALL LOTS.
- A 10' WIDE UTILITY AND STORMWATER EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR PROPERTY LINES UNLESS OTHERWISE SHOWN.
- HASTINGS WAY IS DESIGNATED AS PRIVATE AND IS NOT OFFERED FOR DEDICATION FOR PUBLIC USE. BY APPROVAL OF THIS PLAN, SHREWSBURY TOWNSHIP ASSUMES NO RESPONSIBILITY OR LIABILITY TO MAINTAIN, REPAIR OR PROVIDE OTHER MUNICIPAL STREET SERVICES FOR HASTINGS WAY.
- HASTINGS WAY SHALL PROVIDE THE ONLY ACCESS FOR NEWLY CREATED LOTS 8, 16 & 17.
- AN UNRESTRICTED ACCESS IS HEREBY GRANTED TO SHREWSBURY TOWNSHIP OR THEIR ASSIGNS WITHIN THE PRIVATE 25' WIDE RIGHT OF WAY ASSOCIATED WITH HASTINGS WAY TO ACCESS SANITARY SEWER & STORMWATER MANAGEMENT FACILITIES.
- A JOINT ACCESS AND MAINTENANCE AGREEMENT, OUTLINING THE RESPONSIBILITIES OF LOTS 8, 16 & 17 REGARDING PRIVATE STREET AND INFILTRATION TRENCH MAINTENANCE SHALL BE PREPARED AND SUBMITTED TO SHREWSBURY TOWNSHIP FOR REVIEW AND APPROVAL. SAID AGREEMENT SHALL BE PROVIDED TO THE PROSPECTIVE LOT BUYERS PRIOR TO SETTLEMENT AND BE INCLUDED IN THE RECORDED DEEDS FOR THE INDIVIDUAL PROPERTY OWNERS.

* APPLICANT PROPOSES PAYMENT OF FEE IN LIEU OF DEDICATION OF RECREATION LANDS.

WOODLAND RETENTION REQUIREMENTS

TREE REMOVAL SHALL NOT EXCEED FOURTEEN THOUSAND (14,000) CONTIGUOUS SQUARE FEET ON EACH PROPOSED LOT. SEE NOTES BELOW:

- A building envelope, marked by permanent monuments, shall be located on each proposed, approved lot. All structures and related improvements shall be located within this building envelope.
- If the lot owner designates the building envelope, a use certificate must be issued by shrewsbury township prior to the removal of any trees.
- Permanent monuments shall be placed and maintained along the building envelope perimeter.
- Protective barriers shall be installed along the perimeter of the building envelope prior to land clearing or tree removal and kept in place until issuance of an occupancy permit.
- The wooded area outside of the building envelope shall be maintained at all times as a woodland with an adequate number of stocking of native, overstory trees (deciduous or conifers) suitably spaced so as to assure a full canopy of trees. In this regard, if any overstory trees die or are removed they should be replaced by native overstory trees, if necessary, to assure a full canopy of trees.
- The wooded area outside of the building envelope shall be maintained at all times in leaf litter or the natural floor floor. These areas shall not be graded, filled or converted to lawns or gardens.

IMPERVIOUS AREA:

THE STORMWATER MANAGEMENT CALCULATIONS ASSUME THE FOLLOWING NEW IMPERVIOUS SURFACE APPLICATION FOR EACH LOT:

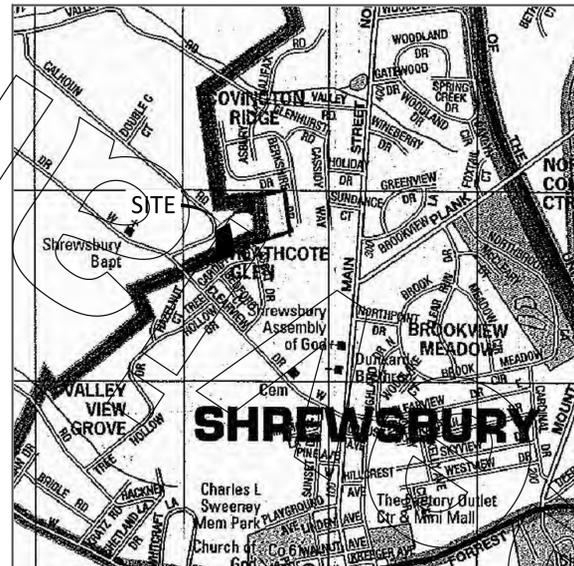
LOT 8	-	490 SF (NEW PARKING SPACES ONLY)
LOT 16	-	3,125 SF
LOT 17	-	3,750 SF

AREAS ARE BASED UPON ALL IMPERVIOUS IMPROVEMENTS, EXCLUDING THE PRIVATE STREET, ON EACH LOT. ANY IMPERVIOUS SURFACE APPLICATION EXCEEDING THE DESIGN ASSUMPTION FOR EACH LOT WILL REQUIRE ADDITIONAL STORMWATER REVIEW BY SHREWSBURY TOWNSHIP.



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JOHNSTON & ASSOC., INC. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA ACT 187, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE DECEMBER 19, 1996.

SERIAL #: 20091281098



LOCATION MAP

SCALE: 1" = 1000'

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	SUBDIVISION & LAND DEVELOPMENT PLAN
SHEET 4	GRADING & UTILITY PLAN
SHEET 5	LANDSCAPE PLAN
SHEET SW1 OF 3	PCSM - EXISTING CONDITIONS PLAN
SHEET SW2 OF 3	PCSM PLAN
SHEET SW3 OF 3	PCSM PLAN

EROSION AND SEDIMENTATION CONTROL PLANS PREPARED SEPARATELY AND WILL BE PROVIDED TO SHREWSBURY TOWNSHIP UPON APPROVAL BY THE YORK COUNTY CONSERVATION DISTRICT. NO CONSTRUCTION MAY BEGIN UNTIL THE E&S PLAN IS APPROVED.

WAIVERS:

- SLDO SECTION 404.5.F - SEWER FEASIBILITY STUDY (PUBLIC SEWER IS AVAILABLE ON SITE) IN THE SUBDIVISION
APPROVED: _____
- SLDO SECTION 601.3 - LOCATION OF MONUMENTS (2) CONCRETE MONUMENTS EXISTING)
APPROVED: AUGUST 5, 2015
- SLDO SECTION 606 - SIDEWALKS (NO SIDEWALKS PROPOSED ALONG HASTINGS WAY)
APPROVED: AUGUST 5, 2015
- SLDO SECTION 704.1 - LANDSCAPE ARCHITECT CERTIFICATION (NO CERTIFICATION PROPOSED)
APPROVED: _____
- SLDO SECTION 505.7 - HORIZONTAL CURVES (PERMIT 50 FT. CENTERLINE RADIUS)
APPROVED: _____
- SLDO SECTION 507.2 - PRIVATE STREET (PERMIT PRIVATE STREET TO SERVE SIX (6) RESIDENTIAL DWELLINGS)
APPROVED: AUGUST 5, 2015
- SLDO SECTION 610.2 - PRIVATE OWNER MAINTAINED STREET UTILITIES (PERMIT USE OF DIFFERENT BULB)
APPROVED: _____

DWG NO. 2015-03
PLAN DATE: 5/29/2015
REVISION #1: 11/11/2015
REVISION #2: 1/06/2016

SHEET 1 OF 5

W

N/F
HARRY M. CHILCOAT &
SHIRLEY S. CHILCOAT,
TRUSTEES
DEED BOOK 2281, PAGE 78
UPI - 45000C10138
ZONING - AGRICULTURAL

N/F
JEFFREY & ROSA SPENCE
DEED BOOK 1296, PAGE 5003
UPI - 45000C10147A
ZONING - SUBURBAN
RESIDENTIAL RECEIVING

N/F
HEATHCOTE GLEN II LP
DEED BOOK 2286, PAGE 5798
UPI - 45000140010
PLAN BOOK 2328 PAGE 4032
ZONING - SUBURBAN
RESIDENTIAL RECEIVING
LOT 10 TOTAL
20,054 SF
0.460 Ac

N/F
HEATHCOTE GLEN II LP
DEED BOOK 2286, PAGE 5798
UPI - 45000140011
PLAN BOOK 2328 PAGE 4032
ZONING - SUBURBAN
RESIDENTIAL RECEIVING

N/F
HARRY M. CHILCOAT &
SHIRLEY S. CHILCOAT,
TRUSTEES
DEED BOOK 2281, PAGE 78
UPI - 45000C10138
ZONING - AGRICULTURAL

LOT 8 TOTAL
71,235 SF
1.635 Ac

LOT 9 TOTAL
21,817 SF
0.501 Ac

N/F
BRENDA LEE BELL & GARY MICHAEL
TEMPLE
DEED BOOK 1872, PAGE 7053
UPI - 84000110007

N/F
HEATHCOTE GLEN SUBDIVISION
PLAN BOOK 1790
PAGE 1798

N/F
DENEEN BROWN KEATON &
LAMONT MELVIN KEATON
DEED BOOK 1876, PAGE 0263
UPI - 84000110008

N/F
MARC & CASSANDRA BUTT
DEED BOOK 2183, PAGE 3465
UPI - 84000C10134B

LEGEND:

- 994 — EXISTING CONTOUR
- S — EXISTING SANITARY SEWER - 8" PVC
- SSMH 995-D EXISTING SANITARY SEWER MANHOLE
- SL — EXISTING SEWER LATERAL
- W — EXISTING WATER
- WS — EXISTING WATER SERVICE
- G — EXISTING GAS
- o/e — EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING TREELINE
- SHREWSBURY TWP — SHREWSBURY BOROUGH — MUNICIPAL BOUNDARY
- IP in conc (fd) EXISTING CONCRETE MONUMENT (FOUR)
- SL — CO — EXISTING SEWER LATERAL & CLEANOUT
- ⊗ EXISTING TREE - 10" + DIAMETER

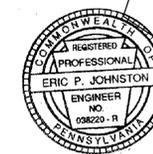
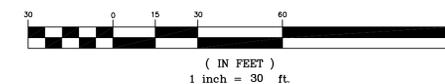
HATCH LEGEND:

- EXISTING OPEN SPACE - PHASE III LOTS 9 & 10 ONLY
- EXISTING SEWER EASEMENT

SOILS
CeB - CHESTER SILT LOAM - HYDROLOGIC GROUP B
* ENTIRE SITE CONSISTS OF CeB SOILS

- NOTES:
- NO CRITICAL ENVIRONMENTAL AREAS ARE LOCATED ON THE SITE.
 - NO LAKES, PONDS, WATER COURSES, SPRINGS, SEEPS, 100-YR FLOOD PLAINS, WETLANDS, STEEP SLOPES (TWENTY-FIVE PERCENT (25%) OR GREATER), OR BUFFER AREAS IDENTIFIED AND DELINEATED PURSUANT TO ARTICLE 13 OF THE SHREWSBURY TOWNSHIP ZONING ORDINANCE ARE LOCATED ON THE SITE.

GRAPHIC SCALE



Eric P. Johnston

HEATHCOTE GLEN III

EXISTING CONDITIONS PLAN

HEATHCOTE GLEN LLC
18147 AMANDA DRIVE NEW
FREEDOM, PA. 17349

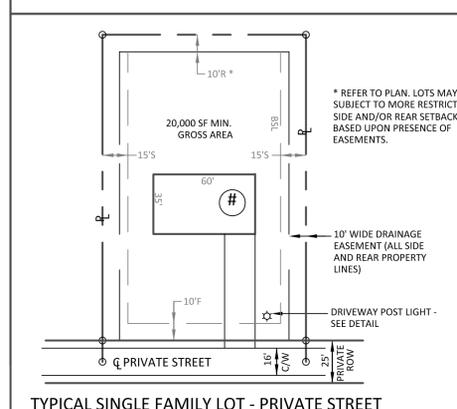
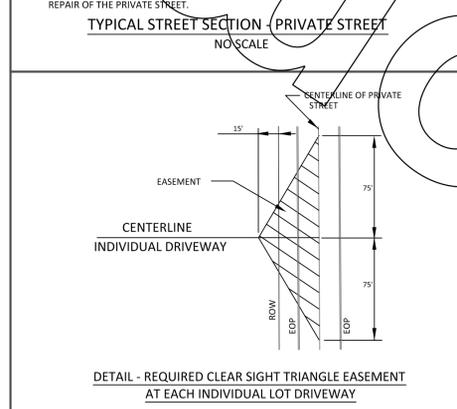
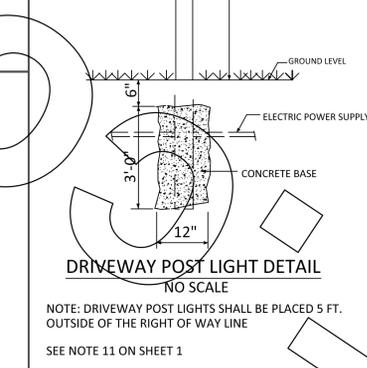
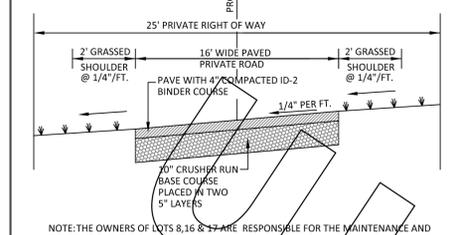
SHREWSBURY TOWNSHIP	YORK COUNTY, PA
SCALE: 1"=30'	DR.: KAR
DATE: 5/29/15	CK.: EPJ
NO.: 2015-03	SHEET 2 OF 5

JOHNSTON AND ASSOCIATES, INC

2386 TAXVILLE ROAD
YORK, PA. 17408

PHONE: 717-793-9595 FAX: 717-793-9696

PRIVATE STREET MUST CONFORM WITH SHREWSBURY TOWNSHIP DESIGN STANDARDS



STREET SIGN LEGEND:

- STREET IDENTIFICATION SIGN (**D3-1) (1 REQUIRED)
- STOP SIGN (**R1-1) (1 REQUIRED)
- PRIVATE STREET - DO NOT ENTER (1 REQUIRED)

*ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH SHREWSBURY TOWNSHIP REQUIREMENTS
** REFER TO PADOT MANUAL FOR SIZE SPECIFICATIONS.

SURVEY LEGEND:

- IRON PIN TO BE SET
- EXISTING CONCRETE MONUMENT (FOUND)

LOT 10A DESCRIPTION

Curve #	Length	Radius	Chord L	Ch Bearing
L105	N24°37'06"W	2.75'		
L106	N83°58'34"E	16.82'		

LOT 16A DESCRIPTION

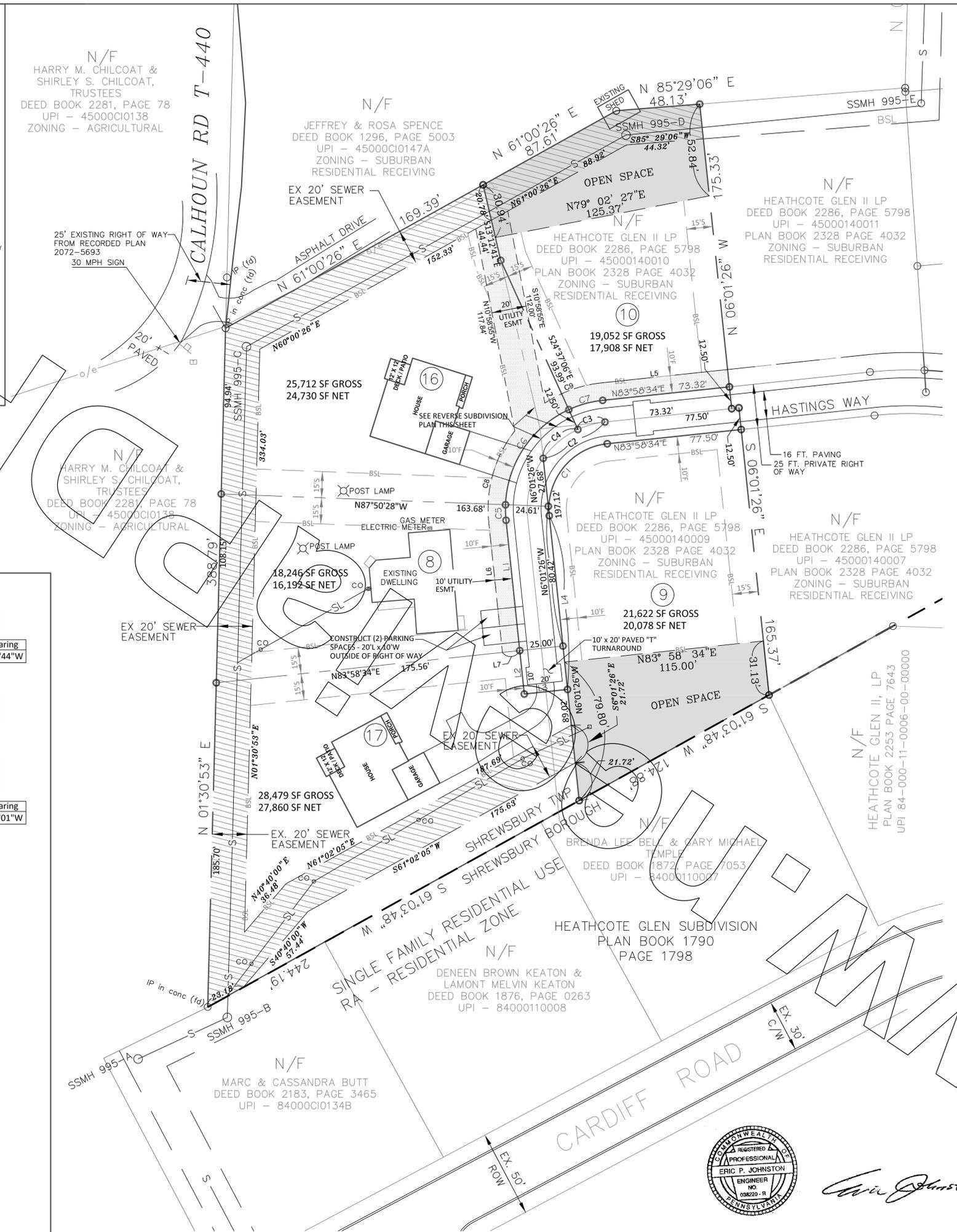
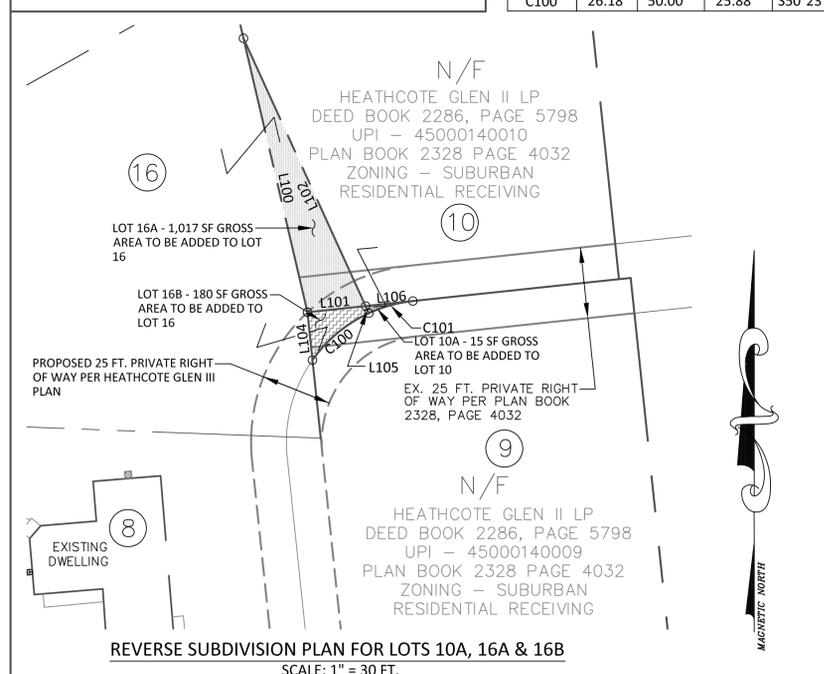
Curve #	Length	Radius	Chord L	Ch Bearing
L100	S13°12'41"E	99.10'		
L101	N83°58'34"E	20.68'		
L100	N24°37'06"W	93.99'		

LOT 16B DESCRIPTION

Curve #	Length	Radius	Chord L	Ch Bearing
L104	S06°01'26"E	16.93'		
L105	N24°37'06"W	2.75'		
L101	S83°58'34"W	20.68'		

Curve Table

Curve #	Length	Radius	Chord L	Ch Bearing
C101	16.23'	50.00'	16.16'	S74°40'44"W



LEGEND:

- EXISTING SANITARY SEWER - 8" PVC
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SEWER LATERAL & CLEANOUT
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING GUY WIRE

SHREWSBURY TWP
SHREWSBURY BOROUGH

TEXT STYLE LEGEND:

- TEXT STYLE FOR PROPOSED UTILITY EASEMENT DESCRIPTION
- TEXT STYLE FOR PROPOSED LOT LINE DESCRIPTION
- TEXT STYLE FOR PROPOSED RIGHT OF WAY DESCRIPTION
- TEXT STYLE FOR EXISTING SEWER EASEMENT DESCRIPTION
- TEXT STYLE FOR PERIMETER DESCRIPTION
- TEXT STYLE FOR OPEN SPACE DESCRIPTION

HATCH LEGEND:

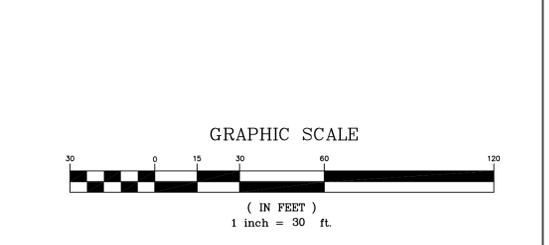
- EXISTING OPEN SPACE - LOTS 9 & 10 ONLY
- PROPOSED UTILITY EASEMENT
- EXISTING SEWER EASEMENT

Curve Table

Curve #	Length	Radius	Chord L	Ch Bearing
C1	58.90'	37.50'	53.03'	S38°58'34"W
C2	42.40'	50.00'	41.14'	S59°40'51"W
C3	16.23'	50.00'	16.16'	S74°40'44"W
C4	26.18'	50.00'	25.88'	S50°23'01"W
C5	8.93'	62.50'	8.92'	S01°55'57"E
C6	68.97'	62.50'	65.52'	S33°46'13"W
C7	20.28'	62.50'	20.19'	S74°40'44"W
C8	55.71'	72.50'	54.35'	S15°59'29"W
C9	34.56'	72.50'	34.23'	S70°19'10"W

Line Table

Line #	Length	Direction
L1	75.03'	N06°01'26"W
L2	25.00'	N06°01'26"W
L3	25.00'	N83°58'34"E
L4	100.03'	N06°01'26"W
L5	73.42'	N83°58'34"E
L6	75.03'	N06°01'26"W
L7	10.00'	S83°58'34"W



No.	DATE	DESCRIPTION	BY
2	1/06/16	PER STAFF COMMENTS	KAR
1	11/11/15	REV LAYOUT	KAR

HEATHCOTE GLEN III
SUBDIVISION & LAND DEVELOPMENT PLAN

HEATHCOTE GLEN LLC
18147 AMANDA DRIVE NEW
FREEDOM, PA. 17349

SHREWSBURY TOWNSHIP YORK COUNTY, PA
SCALE: 1"=30'
DATE: 5/29/15
NO.: 2015-03

JOHNSTON AND ASSOCIATES, INC.
2386 TAXVILLE ROAD
YORK, PA. 17408
PHONE: 717-793-9595

DR.: KAR
CK.: EPJ
SHEET 3 OF 5



Eric P. Johnston