

ZONING AND LAND DEVELOPMENT NOTES

- LAND TRACT IS ZONED: SUBURBAN RESIDENTIAL DISTRICT (SR)  
PROPOSED USE AND PERMITTED USE: SINGLE-FAMILY DETACHED.
- MINIMUM REQUIRED LOT AREA:  
PER SECTION 803 OF THE ZONING ORDINANCE:  
WITH PUBLIC SEWER ONLY = 20,000 SF.  
MINIMUM PROPOSED LOT AREA ≥ 20,000 SF.
- DENSITY: THE TOTAL ACREAGE OF THE SITE IS 4.166 ACRES WITH A  
PROPOSED UNIT DENSITY OF 5 UNITS/4.166 ACRES = 1.2 UNITS/ACRE.
- MINIMUM LOT WIDTH:  
PER SECTION 803 OF THE ZONING ORDINANCE:  
WITH PUBLIC SEWER ONLY = 100 FT.  
MINIMUM PROPOSED LOT WIDTH ≥ 100 FT.
- MINIMUM REQUIRED SETBACK LINE:  
FRONT: 10'  
EACH SIDE: 15'  
REAR: 10'
- MAXIMUM ALLOWABLE LOT COVERAGE: 70%  
PROPOSED LOT COVERAGE: <70%  
MAXIMUM PROPOSED LOT COVERAGE 4,000 S.F.  
BASED ON STORMWATER MANAGEMENT.  
ADDITIONAL LOT COVERAGE OVER 4,000 S.F.  
WILL REQUIRE STORMWATER MANAGEMENT APPROVAL.
- MAXIMUM ALLOWABLE BUILDING HEIGHT: 40 FT.  
PROPOSED BUILDING HEIGHT: <40 FT.
- MINIMUM REQUIRED OFF-STREET PARKING:  
2 SPACES PER DWELLING UNIT
- SCREENING AS DIRECTED BY SECTION 700 OF THE SALDO:  
STREET TREES AT MATURITY = 15' CANOPY SPACING  
PROPOSED TREES = 15' CANOPY SPACING AT MATURITY

GENERAL NOTES

- THERE ARE NO EXISTING OR PROPOSED DEED RESTRICTIONS AS PART OF THESE PLANS.
- THE PURPOSE OF THIS PLAN IS TO CREATE FIVE (5) SINGLE-FAMILY DETACHED BUILDING LOTS AND ONE (1) RESIDUAL LOT TO BE DEDICATED TO SHREWSBURY TOWNSHIP.
- 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.
- THE LOTS CREATED BY THIS SUBDIVISION ARE IN PROXIMITY TO AN INTERSTATE HIGHWAY, APPROXIMATELY 0.25 MILES TO THE WEST, RESIDENTS MUST EXPECT TRAFFIC, NOISE AND EXHAUST FROM PASSING VEHICLES.
- THE PROPOSED STREET IS PRIVATE AND WILL NOT BE OWNED NOR MAINTAINED BY SHREWSBURY TOWNSHIP. MAINTENANCE AND USE AGREEMENT IS TO BE RECORDED WITH LOTS 1, 2, 3, 4, & 5 FOR THE USE AND ACCESS OF THE PRIVATE DRIVE SERVING EACH LOT.
- ANY EARTH DISTURBANCE OVER 5,000 SQUARE FEET REQUIRES YORK COUNTY CONSERVATION DISTRICT APPROVAL FOR AN EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY SHREWSBURY TOWNSHIP.
- PER SECTION 305.2F OF THE SALDO THE PLAN DOES NOT IMPACT PROPERTY SHOWN ON THE SHREWSBURY TOWNSHIP OFFICIAL MAP.
- PER SECTION 403.1EE OF THE SALDO THERE ARE NO CRITICAL ENVIRONMENTAL AREAS ON SITE.
- PER SECTION 403.4G OF THE SALDO A PRIVATE-OWNER MAINTAINED STREET LIGHT IS TO BE INSTALLED ON EACH LOT AT THE DRIVEWAY ENTRANCE TO THE PRIVATE ROAD. EACH DWELLING LOT MUST UTILIZE FIFTY WATT HIGH PRESSURE SODIUM POST LIGHTS AND BE EQUIPPED WITH AN ELECTRIC EYE AND THE LAND DEVELOPER MUST MAKE ADEQUATE PROVISION TO ENSURE THE PERPETUAL MAINTENANCE OF SUCH PRIVATE-OWNER MAINTAINED STREET LIGHTS AND TO ENSURE THAT THE FIFTY WATT HIGH PRESSURE SODIUM POST LIGHTS CONTINUE TO BE USED AND THAT THE ELECTRIC EYE IS NOT MODIFIED OR ADJUSTED BY THE OWNER SO AS TO PRECLUDE THE LIGHT FROM FUNCTIONING AS DESIGNED.
- PER SECTION 403.5 C&E OF THE SALDO ALL LOTS WILL BE SERVICED BY ON LOT WELLS AND PUBLIC SEWER.
- THERE ARE NO MAPPED WETLANDS OR 100 YEAR FLOOD PLAINS FOR THIS SITE
- ALL PROPOSED UTILITIES TO SERVE THESE LOTS ARE TO BE INSTALLED UNDERGROUND.
- ENOUGH TOPSOIL SHALL BE SPREAD ON SITE TO PROVIDE A MINIMUM OF NINE (9) INCHES OF TOPSOIL THROUGHOUT THE VEGETATED AREAS OF THE SITE.
- ALL DRIVEWAYS MUST BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE SHREWSBURY TOWNSHIP DRIVEWAY ORDINANCE.
- STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS WILL BE PLACED AT THE INTERSECTION WITH WINDY HILL ROAD. THE LOCATION OF SIGNS WILL BE DESIGNATED BY THE TOWNSHIP OFFICIALS.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 242 NO. 428) KNOWN AS "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- ALL STORM WATER MANAGEMENT FACILITIES ON EACH LOT OF THIS SITE SHALL BE OWNED, OPERATED AND MAINTAINED BY EACH RESPECTIVE LOT OWNER. MAINTENANCE SHALL CONSIST OF KEEPING THE BMP 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 STORM WATER 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. REFER TO SHEETS PM1 AND PM2 FOR SPECIFIC MAINTENANCE REQUIREMENTS.
- THE INDIVIDUAL WATER SUPPLY SYSTEM HAS BEEN CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH TOWNSHIP REGULATIONS AND HAS BEEN APPROVED AND CERTIFIED BY THE TOWNSHIP ENGINEER AND DEP.

SHREWSBURY BOROUGH MUNICIPAL AUTHORITY NOTES

- FIVE (5) NEW EDUs SHALL BE REQUIRED FOR THIS PROJECT.
- ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE SHREWSBURY BOROUGH MUNICIPAL AUTHORITY SPECIFICATIONS AND RESOLUTIONS.
- ALL SANITARY SEWER MAINS AND LATERALS SHALL MAINTAIN A MINIMUM COVER OF 48 INCHES.
- SHREWSBURY BOROUGH MUNICIPAL AUTHORITY AND ITS AUTHORIZED REPRESENTATIVES SHALL HAVE ACCESS TO THE PROPOSED PRIVATE ROAD AND THE SEWER EASEMENT AREAS FOR THE PURPOSE OF MAINTENANCE AND REPAIR OF ALL FACILITIES OF THE SEWER SYSTEM.
- NO TREES SHALL BE PLANTED IN, NO STRUCTURES OR FENCES PLACED OVER, AND NO OBSTRUCTIONS PLACED OR ALLOWED TO EXIST IN OR OVER THE 20'-WIDE SANITARY SEWER EASEMENTS CENTERED ON THE SANITARY SEWER PIPES.
- AS-BUILT DRAWINGS OF THE SANITARY SEWER SYSTEM SHALL BE PROVIDED TO THE AUTHORITY. THE AS-BUILT DRAWINGS SHALL BE ON PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM AND NAVD'88 DATUM. THE DRAWINGS SHALL BE PROVIDED IN BOTH HARD COPIES AND ELECTRONIC FORMAT COMPATIBLE WITH THE AUTHORITY GIS SYSTEM.
- THE AUTHORITY AND THE AUTHORITY ENGINEER SHALL BE CONTACTED A MINIMUM OF TWO (2) DAYS PRIOR TO THE PRE CONSTRUCTION MEETING AND A MINIMUM OF THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
- A SEWER PERMIT MUST BE OBTAINED FOR EACH EDU FROM THE SHREWSBURY BOROUGH MUNICIPAL AUTHORITY.
- ALL MANHOLES SHALL BE ACCESSIBLE BY THE PUBLIC WORKS DEPARTMENT FOR INSPECTION AND MAINTENANCE EQUIPMENT. GRADING AND STABILIZATION OF THE SANITARY SEWER EASEMENT IS REQUIRED TO ALLOW THIS ACCESS. THE PUBLIC WORKS SUPERINTENDENT AND THE AUTHORITY ENGINEER MUST APPROVE THE GRADING AND STABILIZATION METHOD PROPOSED.
- DEP PLANNING EXEMPTION \_\_\_\_\_

OWNER APPROVAL

NAME (PRINTED) \_\_\_\_\_ TITLE \_\_\_\_\_  
OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF YORK

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH  
OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_,  
PERSONALLY APPEARED \_\_\_\_\_ WHO  
ACKNOWLEDGED HIMSELF (THEMSELVES) TO BE THE OWNER(S) OF  
THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF  
THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON  
AND I (WE) DESIRE THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

ENGINEER

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN  
SHOWN HEREON IS DESIGNED IN CONFORMANCE WITH THE SHREWSBURY  
TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_

SURVEYOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN, SHOWN AND  
DESCRIBED HEREON, IS TRUE AND CORRECT TO THE ACCURACY  
REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE AND IS BASED ON A PERIMETER SURVEY  
DONE BY OTHERS AS SHOWN AND CERTIFIED ON SHEET C-2.

DATE \_\_\_\_\_

SURVEYOR (FOR HARTMAN AND ASSOCIATES, INC.) \_\_\_\_\_

# FINAL SUBDIVISION PLAN

## FOR

# MIDSOMER MANOR

## SHREWSBURY TOWNSHIP

## YORK COUNTY, PENNSYLVANIA

### DEVELOPER & OWNER

**BARON MATTHEWS SR.**  
**19801 GROVE MILL ROAD**  
**STEWARTSTOWN, PA 17363**

### CIVIL ENGINEER

**HARTMAN AND ASSOCIATES, INC.**  
**2101 ORCHARD ROAD**  
**CAMP HILL, PA 17011**

**(717) 737-3495**

**JULY 15, 2014**

**REVISED SEPTEMBER 14, 2015**

**REVISED OCTOBER 12, 2015**

**REVISED NOVEMBER 9, 2015**

**REVISED DECEMBER 9, 2015**

**REVISED DECEMBER 31, 2015**

**REVISED JANUARY 5, 2016**

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LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON ANY FIELD EVIDENCE AND/OR INFORMATION PROVIDED BY AVAILABLE RECORDS. PRIOR TO ANY DEMOLITION OR EXCAVATION, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1176) AND SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITY LOCATIONS.

SERIAL NO. 20140801835

WAIVERS

AT A MEETING HELD ON MAY 18, 2015, THE SHREWSBURY TOWNSHIP SUPERVISORS GRANTED THE FOLLOWING WAIVERS FROM THE SUBDIVISION REGULATIONS:

- SECTION 403 PRELIMINARY SUBDIVISION PLAN SUBMITTAL.
- SECTION 506.4 500' DISTANCE BETWEEN MINOR STREETS.
- SECTION 601.3 LOCATION OF MONUMENTS.
- SECTION 603.1 CONCRETE CURBS.
- SECTION 606. SIDEWALKS ALONG WINDY HILL ROAD.

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE SHREWSBURY TOWNSHIP SUPERVISORS GRANTED THE FOLLOWING WAIVERS FROM THE SUBDIVISION REGULATIONS:

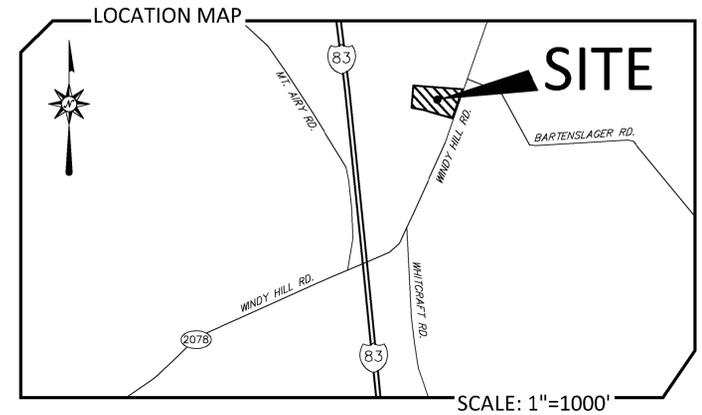
- SECTION 505.1 MINIMUM CARTWAY WIDTH FOR WINDY HILL ROAD.
- SECTION 610.2 REQUIRING 50 WATT HIGH PRESSURE SODIUM LIGHT BULBS.

LANDSCAPE ARCHITECT

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE  
PLAN SHOWN HEREON IS DESIGNED IN CONFORMANCE WITH ARTICLE  
700 LANDSCAPING, OF THE SHREWSBURY TOWNSHIP SUBDIVISION  
AND LAND DEVELOPMENT ORDINANCES.

DATE \_\_\_\_\_

LANDSCAPE ARCHITECT \_\_\_\_\_



UTILITIES

COLUMBIA GAS OF PA INC.  
251 WEST MAIDEN  
WASHINGTON, PA. 15301  
CONTACT: SHANNON GRIEST  
EMAIL: SGRIEST@NISOURCE.COM

ADAMS ELECTRIC COOPERATIVE INC  
1380 BIGLERVILLE RD  
PO BOX 1055  
GETTYSBURG, PA 173251055 CONTACT:  
ALAN MAINS  
EMAIL: ALANM@ADAMSEC.COOP

ARMSTRONG UTILITIES INC  
122 S QUEEN ST  
RISING SUN, MD. 21911  
CONTACT: SAMUEL COALE

SHREWSBURY BOROUGH  
35 W RAILROAD AVE  
SHREWSBURY, PA. 17361  
CONTACT: BRIAN SWEITZER

FIRSTENERGY CORP  
76 S MAIN ST  
AKRON, OH. 443081890  
CONTACT: OFFICE PERSONNEL

VERIZON NORTH  
2441 W GRANDVIEW BLVD  
ERIE, PA. 16506  
CONTACT: MICHAEL A GEARY  
EMAIL: MICHAEL.GEARY@VERIZON.COM

COMCAST  
C/O USIC LOCATING SERVICES INC  
15085 HAMILTON CROSSING BLVD SUITE  
200 CARMEL IN. 46032 CONTACT: USIC  
PERSONNEL

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN YORK,  
PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY \_\_\_\_\_ OF \_\_\_\_\_

YORK COUNTY PLANNING COMMISSION

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR \_\_\_\_\_

SHREWSBURY TOWNSHIP ENGINEER

REVIEWED BY THE ENGINEER OF SHREWSBURY TOWNSHIP THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_

ENGINEER \_\_\_\_\_

SHREWSBURY TOWNSHIP SUPERVISORS

THIS PLAN HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS OF  
SHREWSBURY TOWNSHIP  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MEMBER \_\_\_\_\_ MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_ MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_ MEMBER \_\_\_\_\_

SHREWSBURY TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF SHREWSBURY TOWNSHIP  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MEMBER \_\_\_\_\_ MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_ MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_ MEMBER \_\_\_\_\_

SHREWSBURY TOWNSHIP  
CODE ENFORCEMENT OFFICER

REVIEWED BY THE C.E.O. OF SHREWSBURY TOWNSHIP THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_