

LEGEND

EXISTING BOUNDARY LINE	---
EXISTING ADJONER BOUNDARY LINE	- - - -
PROPOSED LOT LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING CURB	---
EXISTING PAVEMENT	---
EXISTING VEGETATION	⊕
EXISTING TREELINE	⊕
PROPOSED CONCRETE MONUMENT	□
PROPOSED IRON PIN	○

ZONING DATA

ZONING DISTRICT:	RURAL RESIDENTIAL RECEIVING DISTRICT (RRR)
MINIMUM LOT AREA (WITH PUBLIC WATER AND SEWER):	25,000 S.F.
MAXIMUM LOT AREA (WITH PUBLIC WATER AND SEWER):	35,000 S.F.*
MINIMUM LOT WIDTH:	100 FT.
MINIMUM BUILDING SETBACKS:	FRONT: 35 FT. SIDE: 15 FT. SIDE (ACCESSORY): 10 FT. REAR: 25 FT. REAR (ACCESSORY): 10 FT.
MAX. LOT COVERAGE:	50%
MAXIMUM BUILDING HEIGHT:	40 FT.
MINIMUM REQUIRED OFF-STREET PARKING:	2 SPACES PER DWELLING UNIT

*ONE DEVELOPMENT RIGHT (DR) MUST BE USED FOR EVERY 35,000 S.F. OR PORTION THEREOF. LOTS LARGER THAN SET FORTH ABOVE WILL REQUIRE USE OF ADDITIONAL DR.

ZONING DISTRICT:	AGRICULTURAL DISTRICT (A)
MAXIMUM LOT AREA:	50,000 S.F.*
MINIMUM LOT WIDTH:	200 FT.
MINIMUM BUILDING SETBACKS:	FRONT (ARTERIAL): 50 FT. FRONT (COLLECTOR): 35 FT. FRONT (LOCAL & PRIVATE): 25 FT. SIDE: 15 FT. SIDE (ACCESSORY): 10 FT. REAR: 35 FT. REAR (ACCESSORY): 10 FT.
MAX. LOT COVERAGE:	30%
MAXIMUM BUILDING HEIGHT:	40 FT.
MINIMUM REQUIRED OFF-STREET PARKING:	DEPENDENT UPON USE (PER ARTICLE 16)

*ONE DEVELOPMENT RIGHT SHALL BE REQUIRED FOR EACH ACRE OR PART THEREOF BY WHICH A LOT EXCEEDS 50,000 S.F.

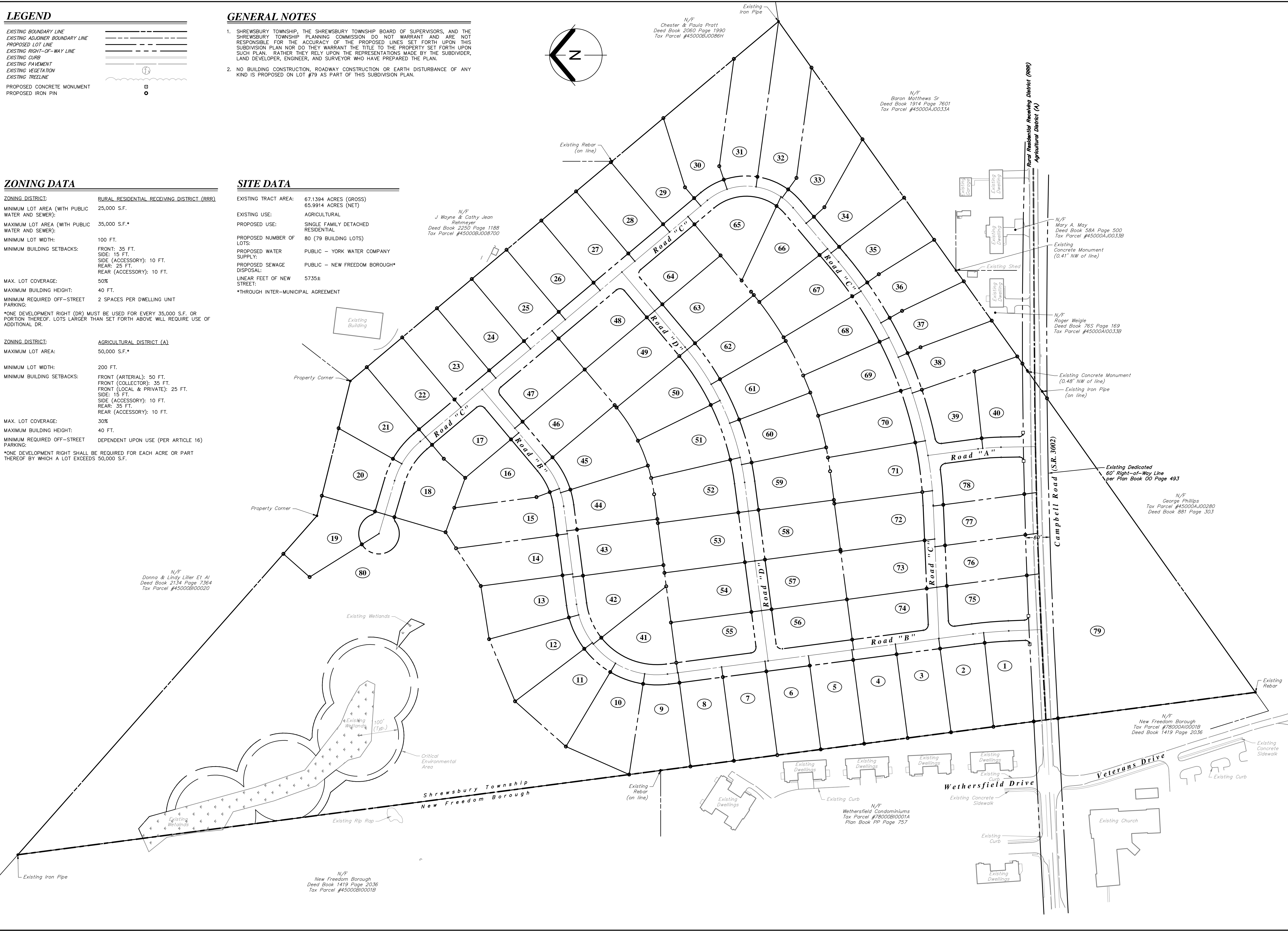
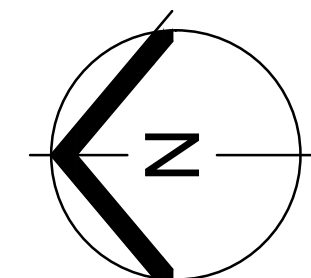
GENERAL NOTES

- 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.
- NO BUILDING CONSTRUCTION, ROADWAY CONSTRUCTION OR EARTH DISTURBANCE OF ANY KIND IS PROPOSED ON LOT #79 AS PART OF THIS SUBDIVISION PLAN.

SITE DATA

EXISTING TRACT AREA:	67,1394 ACRES (GROSS) 65,9914 ACRES (NET)
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED NUMBER OF LOTS:	80 (79 BUILDING LOTS)
PROPOSED WATER SUPPLY:	PUBLIC - YORK WATER COMPANY
PROPOSED SEWAGE DISPOSAL:	PUBLIC - NEW FREEDOM BOROUGH*
LINEAR FEET OF NEW STREET:	5735±

*THROUGH INTER-MUNICIPAL AGREEMENT



PROJ. MGR. -	JCG
DESIGN -	CFS
CADD -	JAS
CHECKED -	JCG
BY	
NO.	
DATE	
REVISION	

OVERALL SUBDIVISION PLAN
FOR
CAMPBELL ROAD PROPERTY
FOR
DUN MANAGEMENT, LLC
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

Snyder Secary & Associates, LLC
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PROJECT NO.
16-0336-002
DATE: 02/14/17
SCALE: 1" = 100'
SHEET
SD-1

DRAWING REFERENCE: E:\V\16-0336-002\CADD\Plan Sheets\Plan\16-0336-002 - 03-Subdivision-Overall.dwg
 PRINTED: 2/17/2017, 3:49PM JCS
 REFS: 16-0336-002-Base (E:\V\16-0336-002\CADD\Working\Bases\16-0336-002-Base.dwg)
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