LEGEND

EXISTING BOUNDARY LINE
EXISTING ADJOINER BOUNDARY LINE
PROPOSED LOT LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING CURB
EXISTING PAVEMENT
EXISTING VEGETATION
EXISTING TREELINE
PROPOSED CONCRETE MONUMENT
PROPOSED IRON PIN

GENERAL NOTES

1. 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.
2. ALL PROPOSED LOTS WILL BE UTILIZED AS BUILDING LOTS EXCEPT LOT NO. 79. NO BUILDING CONSTRUCTION, ROADWAY CONSTRUCTION OR EARTH DISTURBANCE OF ANY KIND IS PROPOSED ON LOT NO. 79 AS PART OF THIS SUBDIVISION PLAN.
3. A TOTAL OF 79 DWELLING RIGHTS ARE REQUIRED FOR THIS PROJECT. A DWELLING RIGHT WILL NOT BE ASSIGNED TO LOT 79 SINCE IT IS AN ADD-ON LOT.
4. ALL UNMARKED BOUNDARY CORNERS, POINT OF CURVES AND POINT OF TANGENTS ALONG PROPOSED RIGHT-OF-WAYS AND RIGHT-OF-WAY INTERSECTIONS SHALL HAVE A CONCRETE MONUMENT SET. ALL PROPOSED LOT CORNERS SHALL HAVE IRON PINS SET. ALL THE MONUMENTATION SHALL BE SET BY A LICENSED SURVEYOR.
5. ALL DEVELOPMENT IS EXPECTED TO OCCUR IN ONE PHASE.

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. EXCEPT FOR RESIDUAL LOTS, LOTS LARGER THAN SET FORTH ABOVE WILL REQUIRE USE OF ADDITIONAL DR.

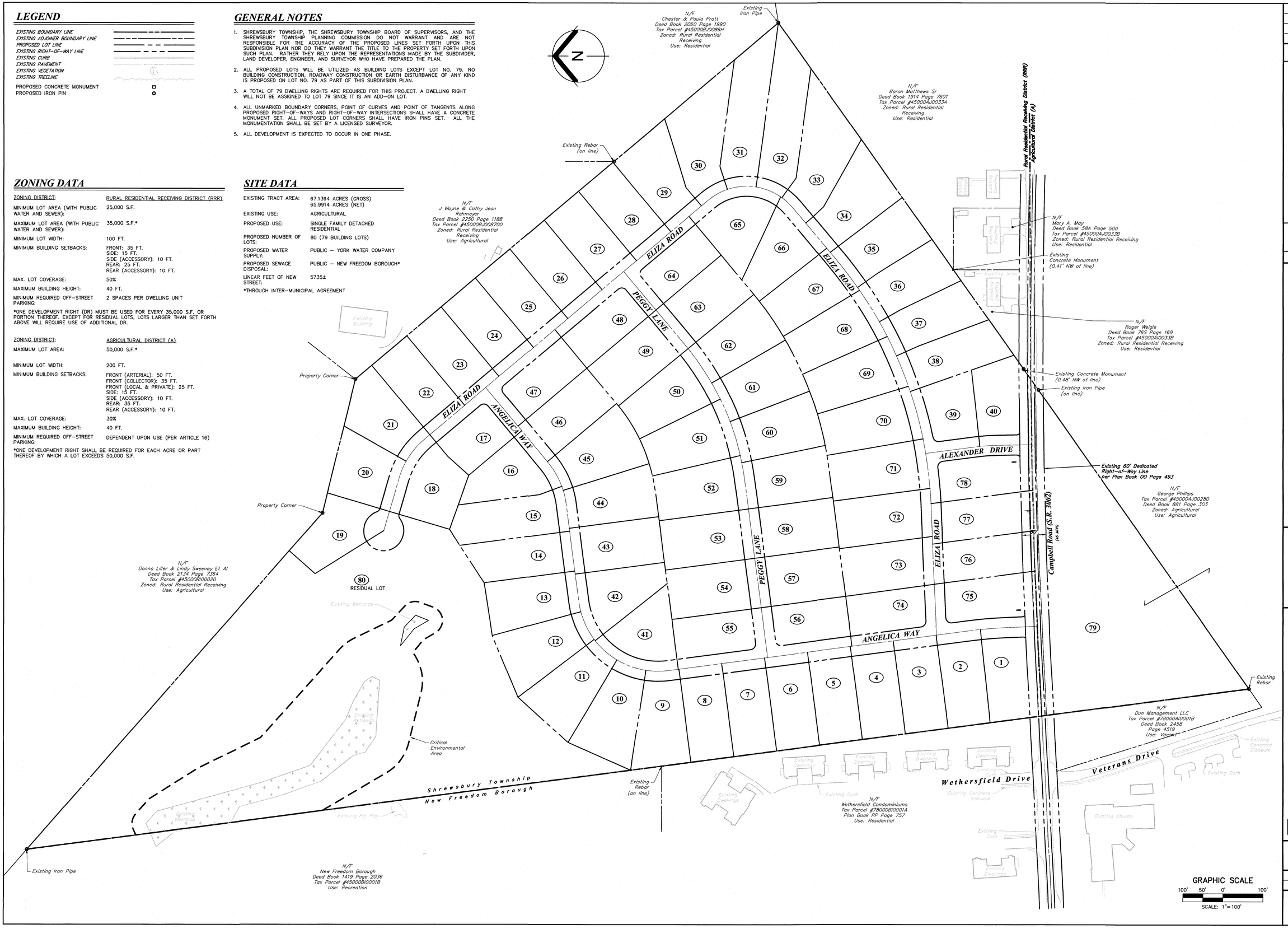
ZONING DISTRICT:	AGRICULTURAL DISTRICT (A)
MAXIMUM LOT AREA:	50,000 S.F.*
MINIMUM LOT WIDTH:	200 FT.
MINIMUM BUILDING SETBACKS:	FRONT (ARTERIAL): 50 FT. FRONT (COLLECTOR): 35 FT. FRONT (LOCAL & PRIVATE): 25 FT. SIDE: 15 FT. SIDE (ACCESSORY): 10 FT. REAR: 35 FT. REAR (ACCESSORY): 10 FT.
MAX. LOT COVERAGE:	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.

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

NO.	DATE	REVISION	BY
4	08/08/18	REVISED PER TWP STAFF MEETING	CFS
3	07/17/18	REVISED PER TWP. COMMENTS	CFS
2	05/31/18	REVISED PER YCCD COMMENTS	CFS
1	05/22/18	REVISED PER NEW FREEDOM BOROUGH COMMENTS	CFS

OVERALL SUBDIVISION PLAN
FOR
HAMILTON'S OVERLOOK
FOR
DUN MANAGEMENT, LLC
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

Snyder • Secary & Associates, LLC
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS
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PROJECT NO. 16-0336-002
DATE: 05/15/18
SCALE: 1" = 100'
SHEET SD-1

DRAWING REFERENCE: E:\16\16-0336-002\CADD\Plan Sheets\Final\16-0336-002 - 03-Subdivision-Overall.dwg
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