

SITE DATA:	
SITE AREA:	8.672 ACRES
DWELLING RIGHTS ASSIGNED TO PROPERTY:	83 (SEE REFERENCE BELOW)
TOTAL NUMBER OF LOTS:	20 (PHASE I)
	19 SINGLE FAMILY ATTACHED LOTS (LOTS 1-19)
	1 RESIDUAL LOT (LOT 51)
ZONING:	SR - SUBURBAN RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY ATTACHED DWELLINGS
MINIMUM LOT AREA PERMITTED:	2,200 SF (GROSS AREA)
MINIMUM LOT AREA PROPOSED:	2,200 SF (GROSS AREA)
MINIMUM LOT WIDTH PERMITTED:	22 FT. @ MIN. FRONT SETBACK
MINIMUM LOT WIDTH PROPOSED:	22 FT.
SETBACKS:	FRONT SETBACK - 10 FT. SIDE SETBACK - 15 FT. REAR SETBACK - 15 FT.
MAX. BUILDING HEIGHT PERMITTED:	40 FT.
MAX. LOT COVERAGE PERMITTED:	70% OR 1,540 SF FOR 2,200 SF LOT
MAX. PROPOSED LOT COVERAGE:	62% OR 1,360 SF FOR 2,200 SF LOT
MIN. OPEN SPACE REQUIRED:	20% OR 1.73 ACRES
OPEN SPACE PROVIDED:	49% OR 4.28 ACRES (AFTER ALL PHASES)
REQUIRED PARKING:	3/ DWELLING UNIT = 57 SPACES
PROPOSED PARKING:	3.5/ DWELLING UNIT = 67 SPACES
SEWAGE DISPOSAL:	PUBLIC (SHREWSBURY BOROUGH MUNICIPAL AUTHORITY)
WATER SUPPLY:	PUBLIC (YORK WATER COMPANY)
LINEAL FEET OF NEW STREET:	550 +/- LF (PRIVATE STREETS - SEE NOTE*)

* THE STREETS ARE PRIVATE AND WILL NOT BE OWNED OR MAINTAINED BY SHREWSBURY TOWNSHIP

13.83 ACRES OF UNUSED ACREAGE CREDITS WERE ALLOCATED TO PARCEL 45000BJ0033H AS NOTED ON SHEET 2 OF THE FINAL SUBDIVISION PLAN OF RUSSETT FARM RECORDED IN PLAN BOOK 1773, PAGE 2364.
TOTAL DWELLING RIGHTS: 13.83 x 6 = 83
** MEMORANDUM OF UNDERSTANDING WITH SHREWSBURY TOWNSHIP LIMITS DENSITY TO 50 UNITS UPON RECORDING OF ALL PHASE FINAL PLANS. PHASE I APPROVED FOR 19 LOTS.

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

SOURCE OF TITLE
DEED BOOK 1758-0153
PARCEL IDENTIFICATION: 45000BJ0033H

- GENERAL NOTES:**
- PERIMETER SURVEY ESTABLISHED BY JON P. MYERS - 30 WEST MAIN STREET, NEW FREEDOM, PA. 17349 PHONE: 717-227-2818, FAX: 717-227-2789. SITE BENCHMARK: CHISELED MARK ON EAST SIDE OF PILLAR AT SOUTH SIDE OF INTERSTATE 83 BRIDGE OVER TOLNA ROAD. ELEVATION 826.64 CONTOUR DATUM: USGS TOPOGRAPHIC INFORMATION FROM AERIAL TOPOGRAPHIC SURVEY BY BUCHART HORN INC.
 - IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. TWO (2) CONCRETE MONUMENTS ARE PROPOSED. SEE SHEET 3 FOR LOCATIONS.
 - SHREWSBURY TOWNSHIP SHALL NOT BE RESPONSIBLE FOR ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE.
 - 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.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF SHREWSBURY TOWNSHIP. THE DEVELOPER WILL PAY ALL COSTS.
 - SOLID WASTE DISPOSAL SHALL BE COLLECTED BY A SPECIFIED HAULER.
 - NO PORTION OF THIS PROPERTY IS SHOWN WITHIN THE 100 YEAR FLOODPLAIN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 42133C0468F AND 42133C0610F) AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE INSURANCE ADMINISTRATION EFFECTIVE DATE 12/16/2015.
 - LIGHTING WILL BE PROVIDED BY DRIVEWAY POST LIGHTS AT ALL LOTS. A PRIVATE, OWNER MAINTAINED STREET LIGHT IS TO BE INSTALLED ON EACH LOT. EACH DWELLING LOT MUST UTILIZE FIFTY WATT (MINIMUM) HIGH PRESSURE SODIUM POST LIGHTS (OR EQUAL AS APPROVED BY THE TOWNSHIP) AND BE EQUIPPED WITH AN ELECTRIC EYE. THE LOT 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 SO AS TO PRECLUDE THE LIGHT FROM FUNCTIONING AS DESIGNED. INDIVIDUAL POST LIGHTS SHALL BE PLACED IN ACCORDANCE WITH LIGHT DETAIL NOTES APPEARING ON SHEET 4.
 - DRIVEWAY SLOPES SHALL NOT EXCEED 5% WITHIN 25 FEET OF THE INTERSECTION WITH THE 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.
 - A 10' WIDE UTILITY AND STORMWATER EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - ALL STORMWATER MANAGEMENT FACILITIES FOR THIS SITE SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPOSED HOMEOWNER'S ASSOCIATION. 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.
 - DEVELOPER AGREES TO INSTALL ALL UTILITIES UNDERGROUND PRIOR TO STREET CONSTRUCTION.
 - NO DEED RESTRICTIONS OR PROTECTIVE COVENANTS ARE PROPOSED.
 - ENOUGH TOPSOIL SHALL BE SPREAD AT THE SITE TO PROVIDE A MINIMUM OF NINE (9) INCHES OF TOPSOIL THROUGHOUT THE VEGETATED AREAS OF THE SITE.
 - NO OCCURRENCES OF SPECIES OF SPECIAL CONCERN HAVE BEEN DOCUMENTED ON THIS PROPERTY PER PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) SEARCH NO. 676215 ON JANUARY 31, 2019.
 - THE LOTS CREATED BY THIS SUBDIVISION ARE IN CLOSE PROXIMITY TO AN INTERSTATE HIGHWAY. RESIDENTS MUST EXPECT TRAFFIC, NOISE AND EXHAUST FROM PASSING VEHICLES.
 - TELEPHONE, ELECTRIC AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND.
 - DRIVEWAY ACCESS FOR LOT NUMBER 1 SHALL ACCESS ONTO SUSSEX PLACE AS SHOWN ON THIS PLAN. NO DIRECT VEHICLE ACCESS ONTO MT. AIRY ROAD SHALL BE PERMITTED FOR LOT NUMBER 1.
 - THE OWNER HEREBY OFFERS A 20 FT. WIDE SANITARY SEWER EASEMENT TO SHREWSBURY BOROUGH MUNICIPAL AUTHORITY CENTERED ON ALL SANITARY SEWER MAINS IN AND ALONG SUSSEX PLACE AND 20 FT. WIDE SANITARY SEWER EASEMENTS ENCOMPASSING GRAVITY SEWER LINES LOCATED OUTSIDE THE SUSSEX PLACE PRIVATE RIGHT OF WAY. THE OWNER SHALL NOT CONSTRUCT, PLANT OR MAINTAIN STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER EASEMENT IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMINGLING OF SANITARY SEWER, STORMWATER OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE EASEMENT WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE AUTHORITY.
 - THE OWNER HEREBY OFFERS A 20 FT. WIDE WATER EASEMENT TO YORK WATER COMPANY CENTERED ON ALL WATER MAINS IN AND ALONG SUSSEX PLACE. THE OWNER SHALL NOT CONSTRUCT, PLANT OR MAINTAIN STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE EASEMENT IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMINGLING OF SANITARY SEWER, STORMWATER, OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE EASEMENT WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF YORK WATER COMPANY.
 - NO ENCROACHMENT INTO STREAMS OR BODIES OF WATER LOCATED ON SITE ARE PERMITTED WITHOUT ALL APPLICABLE PA DEP AND/OR US ARMY CORPS OF ENGINEERS PERMITS AND/OR WAIVERS.
 - AN AS BUILT PLAN SHALL BE PROVIDED TO THE TOWNSHIP UPON COMPLETION OF CONSTRUCTION OF THE PROPOSED SANITARY SEWER SYSTEM AND WATER SERVICE SYSTEM.
 - PER MEMORANDUM OF UNDERSTANDING, RIPARIAN BUFFERS WERE REDUCED TO 35 FEET.
 - THE APPLICANT SHALL PROVIDE AS-BUILTS OF ALL SWM BMPs INCLUDED IN THE APPROVED PCSM PLAN. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP.
 - THE TOWNSHIP ENGINEER OR HIS MUNICIPAL DESIGNEE SHALL INSPECT PHASES OF THE INSTALLATION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AS DEEMED APPROPRIATE BY THE TOWNSHIP ENGINEER. IT IS THE RESPONSIBILITY OF THE APPLICANT TO NOTIFY THE TOWNSHIP ENGINEER 48 HOURS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
 - PRIOR TO FINAL APPROVAL OF THE PCSM PLAN, THE PROPERTY OWNER SHALL SIGN AND RECORD AN OPERATION AND MAINTENANCE (O&M) AGREEMENT (SEE APPENDIX A) COVERING ALL STORMWATER CONTROL FACILITIES WHICH ARE TO BE PRIVATELY OWNED. REFER TO PCSM PLAN - SHEET SW3 FOR LIST OF BMPs AND O&M REQUIREMENTS
 - THE TOWNSHIP SHALL PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES IF THE OWNER FAILS TO ADHERE TO THE O&M AGREEMENT.

WAIVERS:

- SALDO SECTION 404.5.I & 622: WAIVE TRAFFIC IMPACT ASSESSMENT
- SALDO SECTION 404.5.J & 623: WAIVE ENVIRONMENTAL ASSESSMENT
- SALDO SECTION 404.5.K: WAIVE ARCHITECTURAL AND MARKETING STUDY
- SALDO SECTION 503.5.A: WAIVE REQUIREMENT FOR ALL LOTS TO FRONT ON A PUBLIC STREET.
- SALDO SECTION 503.5B: PERMIT MORE THAN 5 DWELLINGS ON A PRIVATE STREET
- SALDO SECTION 505.3: PERMIT IMPROVEMENTS TO PUBLIC STREET ALONG PHASE I FRONTAGE ONLY
- SALDO SECTION 509.1: LOT DEPTH TO WIDTH AVERAGE
- SALDO SECTION 606.1.A: WAIVE SIDEWALK ALONG MT. AIRY RD (SOUTH OF PHASE I ENTRANCE)
- SALDO SECTION 610.2: PERMIT ALTERNATIVE LIGHT BULB
- SALDO SECTION 621: WAIVE PARKING LOT REQUIREMENTS
- SALDO SECTION 710.4.B: WAIVE 10' PERIMETER BUFFER REQUIREMENT
- SALDO SECTION 712: WAIVE 100' STREAM BUFFER REQUIREMENT
- SW ORDINANCE SECTION 303.A: PERMIT INCREASE IN VOLUME DUE TO UNACCEPTABLE PERCOLATION TESTING RESULTS

APPROVED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON DECEMBER 4, 2019.



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 #: 20103160441

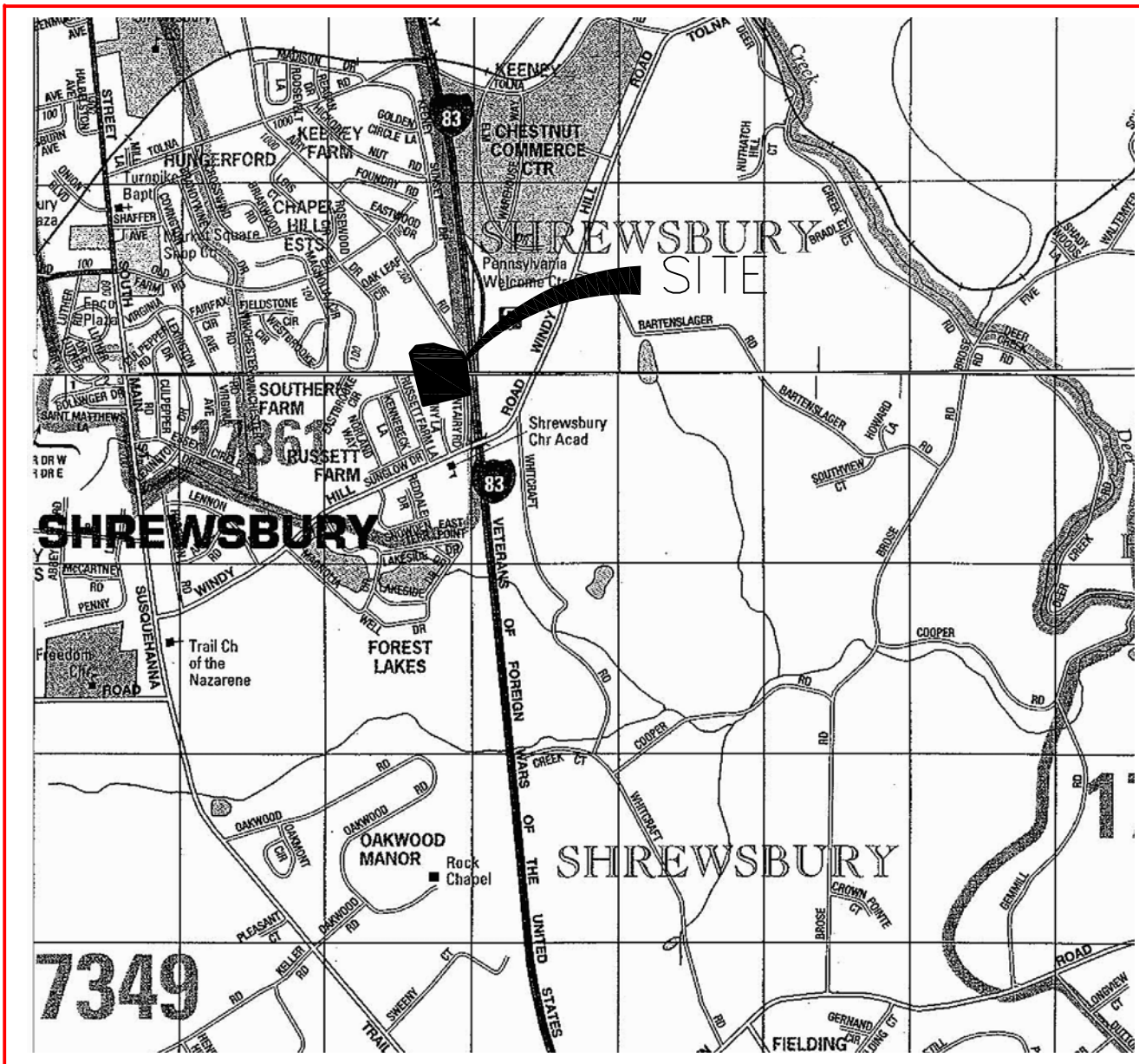
SUSSEX PLACE PHASE I FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

SHREWSBURY TOWNSHIP YORK COUNTY, PENNSYLVANIA

PREPARED BY
Johnston & Associates, Inc.

2386 TAXVILLE ROAD
YORK, PA. 17408
PHONE: 717-793-9595 FAX: 717-793-9696

DEP SEWAGE PLANNING CODE # **A3-67955-302-3E**



LOCATION MAP

SCALE: 1" = 2,000'

SHEET INDEX:

- | | |
|-----------|---------------------------------|
| SHEET 1 | COVER SHEET |
| SHEET 2 | EXISTING CONDITIONS PLAN |
| SHEET 3 | SUBDIVISION PLAN |
| SHEET 4 | LAND DEVELOPMENT PLAN |
| SHEET 5 | GRADING PLAN |
| SHEET 6 | UTILITY PLAN & PROFILES |
| SHEET 7 | LANDSCAPE PLAN |
| SHEET SW1 | PCSM COVER SHEET |
| SHEET SW2 | PCSM - EXISTING CONDITIONS PLAN |
| SHEET SW3 | PCSM PLAN |
| SHEET SW4 | PCSM DETAILS |

EROSION & SEDIMENTATION CONTROL PLANS HAVE BEEN PREPARED SEPARATELY. AFTER APPROVAL BY THE YORK COUNTY CONSERVATION DISTRICT, THE EROSION & SEDIMENTATION CONTROL PLANS WILL BE INCORPORATED IN THE FINAL PLAN SET FOR SUSSEX PLACE. NO EARTH MOVING ACTIVITIES SHALL BE PERMITTED UNTIL THE EROSION & SEDIMENTATION CONTROL PLAN IS APPROVED.

SHREWSBURY BOROUGH MUNICIPAL AUTHORITY NOTES:

- A SEWER PERMIT MUST BE OBTAINED FOR EACH EDU FROM THE SHREWSBURY BOROUGH MUNICIPAL AUTHORITY.
- 19 EDUs SHALL BE REQUIRED FOR PHASE I OF THIS PROJECT.
- ALL SANITARY SEWER MAINS AND LATERALS SHALL MAINTAIN A MINIMUM COVER OF 48 INCHES.
- ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE SHREWSBURY BOROUGH MUNICIPAL AUTHORITY SPECIFICATIONS AND RESOLUTIONS.
- SHREWSBURY BOROUGH MUNICIPAL AUTHORITY, AND ITS AUTHORIZED REPRESENTATIVES, SHALL HAVE ACCESS TO ALL STREET RIGHT OF WAYS AND THE SANITARY SEWER EASEMENT AREAS FOR THE PURPOSE OF MAINTENANCE AND REPAIR OF ALL FACILITIES OF THE SANITARY 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.
- ALL PROPOSED MANHOLES MUST BE ACCESSIBLE BY THE PUBLIC WORKS 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.
- 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 NAVD83 DATUM. THE DRAWINGS SHALL BE PROVIDED IN BOTH HARD COPIES AND ELECTRONIC FORMAT COMPATIBLE WITH THE AUTHORITY'S GIS SYSTEM. THE MANHOLE NUMBERS SHALL BE REVISED AS DIRECTED BY THE SUPERINTENDENT OF PUBLIC WORKS.
- 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 THE CONSTRUCTION.
- THE DEVELOPER UNDERSTANDS AND AGREES THAT IT IS STILL REQUIRED TO OBTAIN THE NECESSARY SEWER CAPACITY, THE AUTHORITY'S APPROVAL DOES NOT IN ANY WAY CONSTITUTE A REPRESENTATION, PROMISE, AGREEMENT OR OTHER OBLIGATION OF THE AUTHORITY TO OBTAIN OR TO PROVIDE SUCH SEWER CAPACITY, AND ANY CONSTRUCTION DONE PRIOR TO RECEIPT OF THE NECESSARY SEWER CAPACITY SHALL BE AT THE SOLE RISK OF THE DEVELOPER.

UNIFORM PARCEL IDENTIFICATION NUMBERS			
LOT #	UPI NUMBER	ADDRESS	EDU CERTIFICATE NO.
1		101 SUSSEX PLACE	**
2		103 SUSSEX PLACE	767
3		105 SUSSEX PLACE	768
4		107 SUSSEX PLACE	769
5		109 SUSSEX PLACE	770
6		111 SUSSEX PLACE	771
7		113 SUSSEX PLACE	772
8		115 SUSSEX PLACE	773
9		117 SUSSEX PLACE	774
10		119 SUSSEX PLACE	775
11		121 SUSSEX PLACE	776
12		123 SUSSEX PLACE	777
13		125 SUSSEX PLACE	778
14		127 SUSSEX PLACE	779
15		129 SUSSEX PLACE	780
16		131 SUSSEX PLACE	781
17		133 SUSSEX PLACE	782
18		135 SUSSEX PLACE	783
19		137 SUSSEX PLACE	784
51		RESIDUAL LOT - NO ADDRESS ASSIGNED	N/A

** EDU FROM DWELLING DEMOLISHED AT 12720 MT. AIRY ROAD

APPROVED BY OWNER/SUBDIVIDER:

OWNERS ADDRESS: SOMERSET GLEN LP
BY: SOMERSET GLEN LLC, GENERAL PARTNER
C/O PHIL ROBINSON
18147 AMANDA DRIVE
NEW FREEDOM, PA. 17349

CHARLES NASS, MEMBER

COUNTY OF YORK
COMMONWEALTH OF PENNSYLVANIA

ON THIS, THE ____ DAY OF _____, 20____, BEFORE
ME, THE UNDERSIGNED OFFICER(S), PERSONALLY APPEARED

CHARLES NASS, MEMBER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAYS
THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN,
AND THAT THEY ACKNOWLEDGE THE SAME TO BE HIS 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.

MY COMMISSION EXPIRES NOTARY PUBLIC

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

Eric Johnston, P.E. #038220-R

1/9/2020

Date

SURVEYOR:

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE
TOPOGRAPHIC SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND
CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY
TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JON P. MYERS, Registered Land Surveyor #051238-E

Date

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 CODE ENFORCEMENT OFFICER: _____

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION

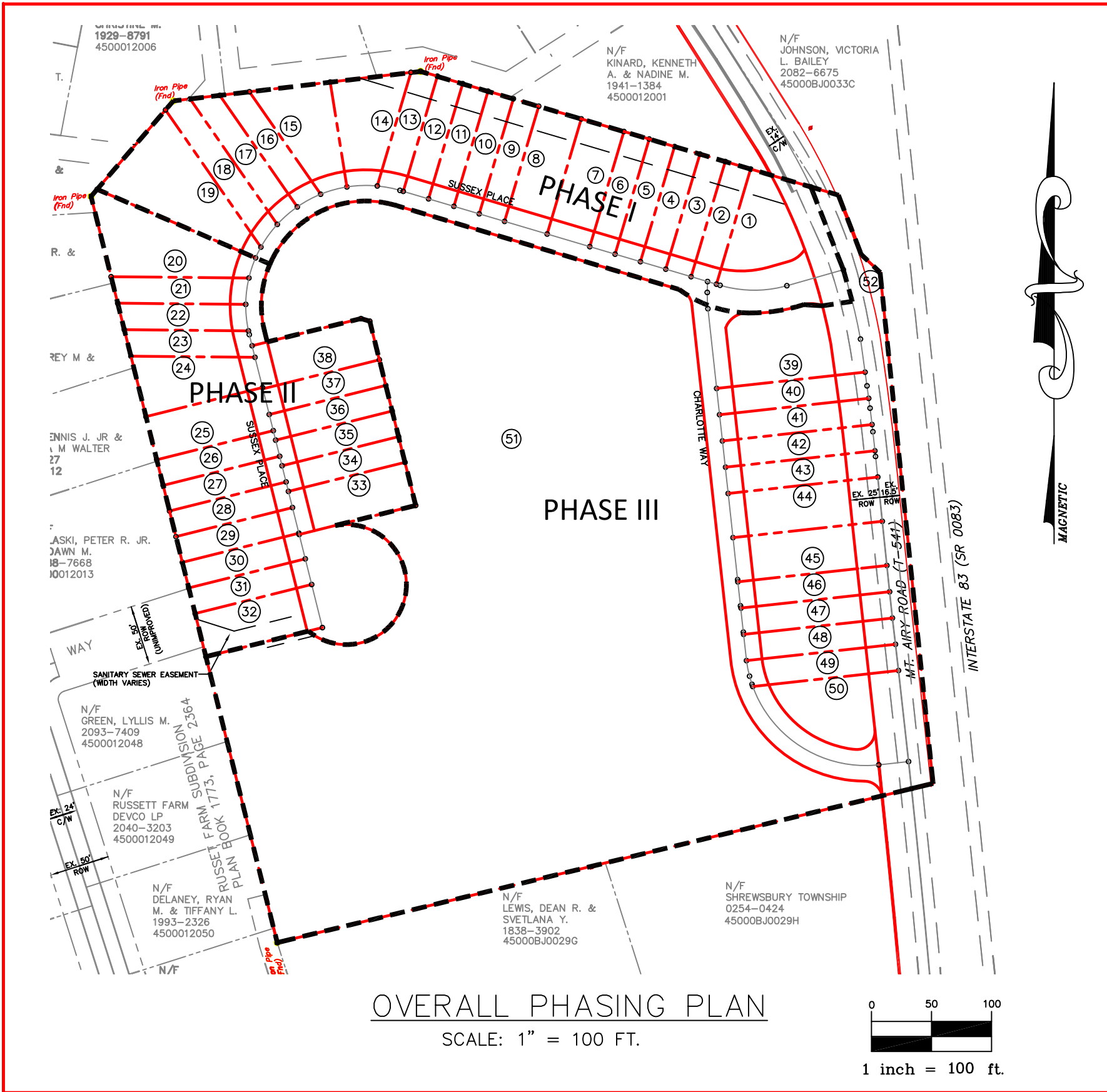
THIS ____ DAY OF _____, 20____

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

DWG NO. 2011-06F

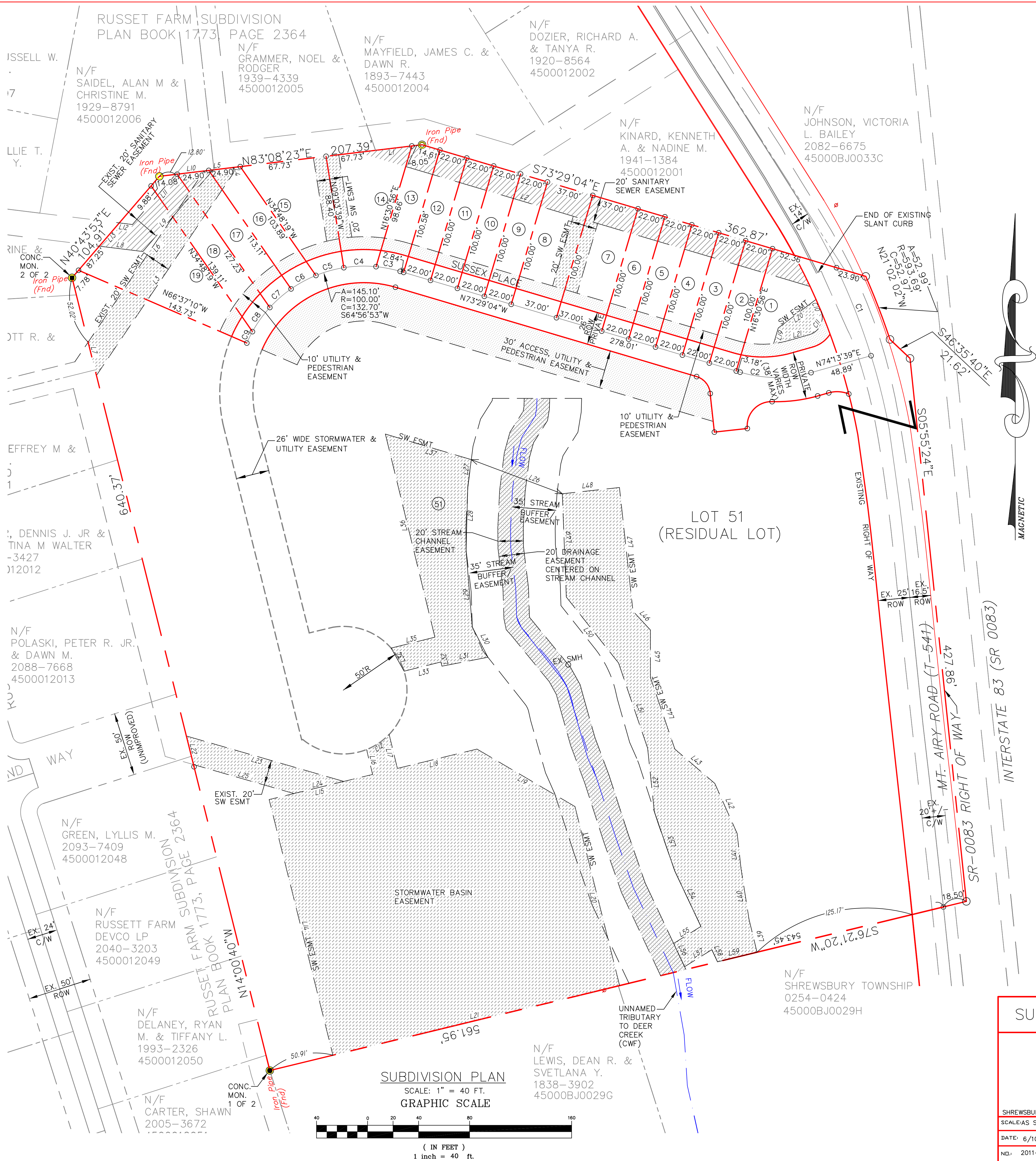
REVISED: 1/9/2020
REVISED: 10/21/2019

PLAN DATE: 6/10/2019
SHEET 1 OF 7



LINE TABLE - SEWER & STORMWATER EASEMENTS		
LINE	LENGTH	BEARING
L1	50.41	N83°08'23"E
L2	369.60	N73°29'04"W
L3	191.76	N34°06'21"E
L4	4.22	N06°51'37"W
L5	22.82	S83°08'22"W
L6	162.05	S34°06'21"W
L7	26.88	S14°00'39"E
L8	34.42	S82°58'58"E
L9	84.44	N40°43'53"E
L10	29.66	S83°08'24"W
L11	51.84	S40°43'53"W
L12	10.38	N82°58'58"W
L13	24.04	S40°43'53"W
L14	206.51	N14°00'40"W
L15	83.46	N76°21'20"E
L16	20.02	N3°38'40"W
L17	27.40	S13°38'40"E
L18	64.23	N76°21'20"E
L19	89.04	S59°36'56"E
L20	144.62	S14°00'40"E
L21	231.51	S76°21'20"W
L22	23.12	N14°00'40"W
L23	128.47	S73°54'17"E
L24	40.27	S76°21'20"W
L25	81.91	S73°55'13"E
L26	76.17	S69°25'42"E
L27	21.43	S07°30'28"W
L28	50.11	S01°00'03"W
L29	60.05	S04°37'24"E
L30	26.68	S27°24'31"E
L31	36.72	N79°00'08"E
L32	3.40	S15°42'15"E
L33	29.77	S75°58'11"W
L34	20.73	S29°17'38"E
L35	35.34	S75°58'11"W
L36	163.84	S15°42'15"E
L37	70.30	S73°27'21"E
L38	26.40	S13°38'40"E
L39	40.55	N08°59'17"W
L40	27.50	N06°16'04"W
L41	43.01	S24°05'28"E
L42	41.28	S19°18'18"E
L43	59.35	S18°50'36"E
L44	37.15	S00°00'00"E
L45	17.79	S42°48'29"E
L46	95.20	S06°15'15"E
L47	45.06	N83°44'45"E
L48	80.97	S02°13'47"E
L49	65.95	N89°15'56"W
L50	70.40	S18°50'36"E
L51	49.90	S06°02'53"E
L52	49.28	S18°58'44"E
L53	48.05	S25°13'57"E
L54	25.18	S57°59'10"W
L55	20.14	S25°10'40"E
L56	25.18	S57°59'10"W
L57	10.49	S25°10'40"E
L58	31.87	N76°21'20"E

CURVE TABLE - SEWER & STORMWATER EASEMENTS				
CURVE	ARC	RADIUS	CH. BEARING	CH. LENGTH
C10	9.59	481.72	N23°13'10"W	9.59
C11	23.67	14.00	N25°47'21"E	20.95
C12	21.47	50.00	N66°13'38"E	21.30

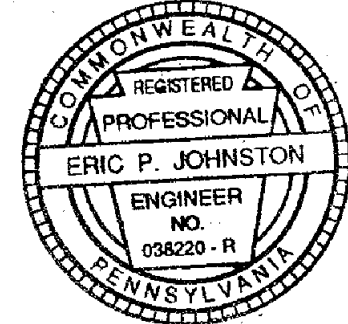


LOT AREA TABLE		
LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)
1	7,083 sq. ft.	0.16 acres
2	2,200 sq. ft.	0.05 acres
3	2,200 sq. ft.	0.05 acres
4	2,200 sq. ft.	0.05 acres
5	2,200 sq. ft.	0.05 acres
6	2,200 sq. ft.	0.05 acres
7	3,700 sq. ft.	0.08 acres
8	3,700 sq. ft.	0.08 acres
9	2,200 sq. ft.	0.05 acres
10	2,200 sq. ft.	0.05 acres
11	2,200 sq. ft.	0.05 acres
12	2,200 sq. ft.	0.05 acres
13	2,200 sq. ft.	0.05 acres
14	4,162 sq. ft.	0.10 acres
15	4,095 sq. ft.	0.09 acres
16	2,378 sq. ft.	0.05 acres
17	2,635 sq. ft.	0.06 acres
18	2,966 sq. ft.	0.07 acres
19	6,591 sq. ft.	0.15 acres
51	318,441 sq. ft.	7.31 acres

CURVE TABLE			
CURVE	ARC	RADIUS	CH. BEARING
C1	74.16	506.72	N21°26'06"W
C2	56.35	100.00	S89°37'42"E
C3	19.28	100.00	N79°00'31"W
C4	25.36	100.00	S88°12'11"W
C5	22.75	100.00	S74°25'17"W
C6	22.18	100.00	S61°32'57"W
C7	22.18	100.00	S48°50'25"W
C8	23.38	100.00	S35°47'18"W
C9	9.97	100.00	S26°14'08"W

LOT MARKER LEGEND:

- PROPOSED CONCRETE MONUMENT
6" x 6" x 30" (2 REQUIRED)
- PROPOSED IRON PIN
#6 REBAR
36" x 3/4" DIAMETER AT ALL
CORNERS NOT MARKED WITH
CONCRETE MONUMENTS



NO.	DATE	DESCRIPTION	BY
2	1/9/20	PER SURVEYORS FINAL REVIEW	KAR
1	10/21/19	PER ENGINEERS COMMENTS	KAR

SUSSEX PLACE - PHASE I FINAL

SUBDIVISION PLAN

OWNER/DEVELOPER:

SOMERSET GLEN LP
BY: SOMERSET GLEN LLC, GENERAL PARTNER
C/O PHIL ROBINSON
18147 AMANDA DRIVE
NEW FREEDOM, PA. 17349

SHREWSBURY TOWNSHIP	2386 TAXVILLE ROAD	YORK COUNTY, PA
SCALE/AS SHOWN	JOHNSTON AND ASSOCIATES, INC	DR: KAR
DATE: 6/10/19	2386 TAXVILLE ROAD	CK: EPJ
NO: 2011-06F	YORK, PA. 17408	SHEET 3 OF 7
PHONE: 717-793-9595	FAX: 717-793-9596	

DRIVEWAY SIGHT DISTANCE TABLE:

* REQUIRED SIGHT DISTANCE BASED UPON PROPOSED POSTED 25 MPH SPEED LIMIT.

* PROPOSED SUSSEX PLACE ROAD SLOPES = 1.5% & 2.25% USE 2% TO DETERMINE REQUIRED SIGHT DISTANCES. (-2% = 150', +2% = 144' REQUIRED)

LOT #	REQ'D LEFT	AVAILABLE LEFT	REQ'D RIGHT	AVAILABLE RIGHT
1	*	*	144'	150'+
2	*	*	144'	150'+
3	*	*	144'	150'+
4	150'	150'+	144'	150'+
5	150'	150'+	144'	150'+
6	150'	150'+	144'	150'+
7	150'	150'+	144'	150'+
8	150'	150'+	144'	150'+
9	150'	150'+	144'	150'+
10	150'	150'+	144'	150'
11	150'	150'+	144'	150'
12	150'	150'+	144'	150'
13	150'	150'+	144'	150'
14	150'	150'+	144'	150'
15	150'	150'+	144'	150'
16	150'	150'+	144'	150'
17	150'	150'+	144'	150'
18	150'	155'	144'	150'
19	150'	155'	144'	150'+

* N/A - INTERSECTION PROTECTED

INTERSECTION SIGHT DISTANCE TABLE:

* REQUIRED SIGHT DISTANCE BASED UPON EXISTING POSTED 30 MPH SPEED LIMIT FOR MT. AIRY ROAD.

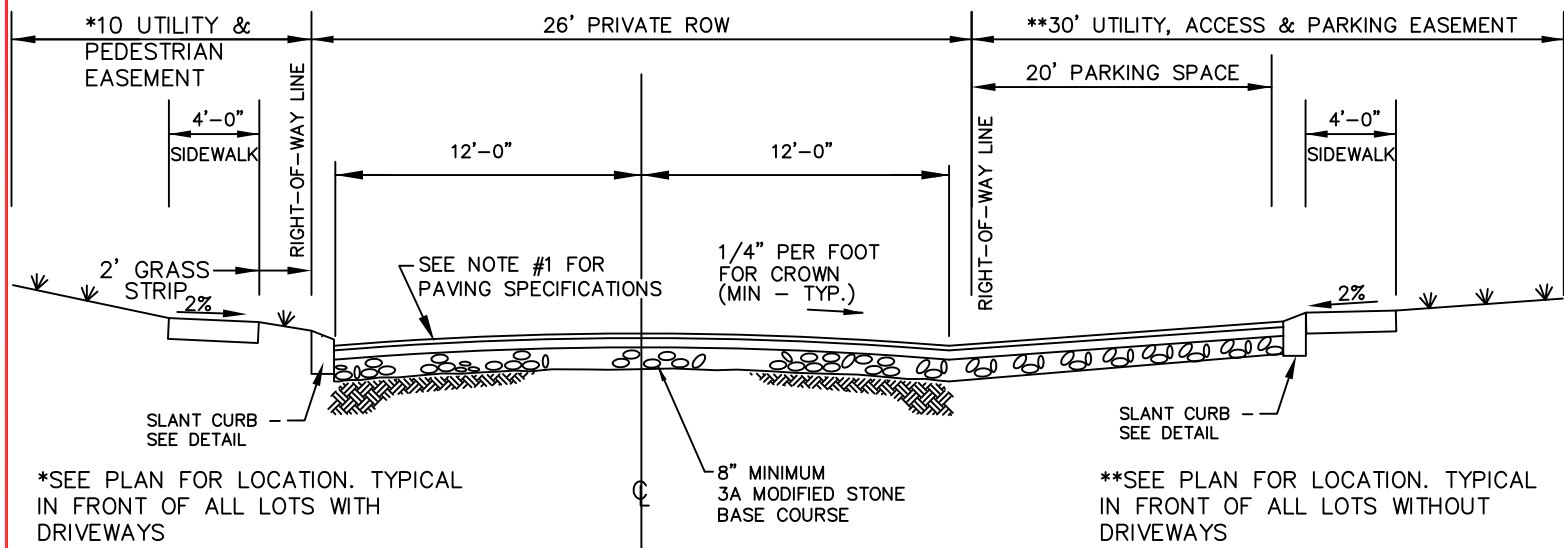
INTERSECTION	REQ'D NORTH	AVAILABLE NORTH	REQ'D SOUTH	AVAILABLE SOUTH
SUSSEX PLACE	210' (-5%)	400'+	185' (+5%)	400'+

STREET SIGN LEGEND:

NO OUTLET	NO OUTLET SIGN (1 REQUIRED)
25 MPH	SPEED LIMIT SIGN (**R2-1) (1 REQUIRED)
STOP	STOP SIGN (**R1-1) (1 REQUIRED)
STREET NAME	STREET NAME SIGN (1 REQUIRED)
PRIVATE STREET	PRIVATE STREET SIGN (1 REQUIRED)

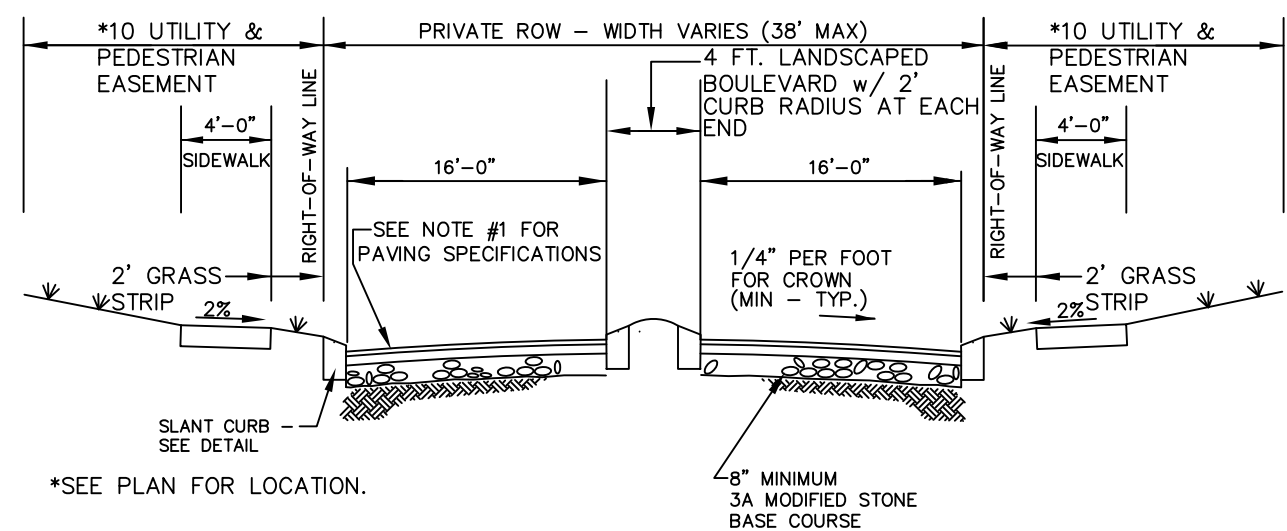
*ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH SHREWSBURY TOWNSHIP REQUIREMENTS

** REFER TO PADOT MANUAL FOR SIZE SPECIFICATIONS.



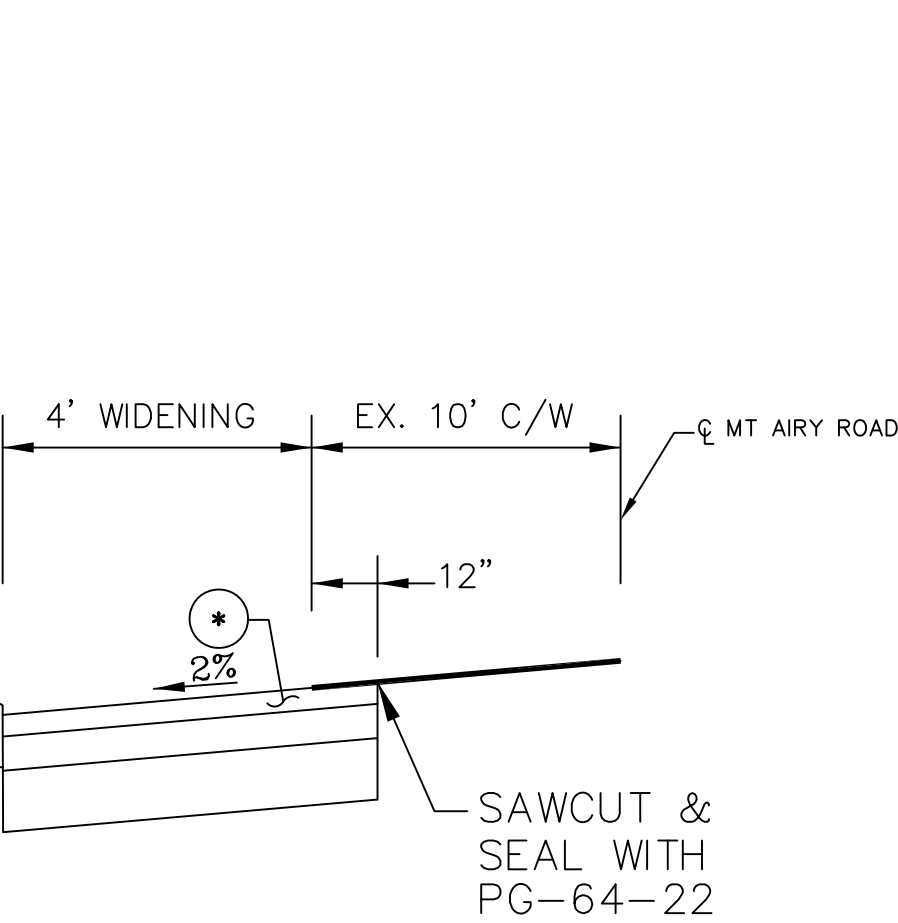
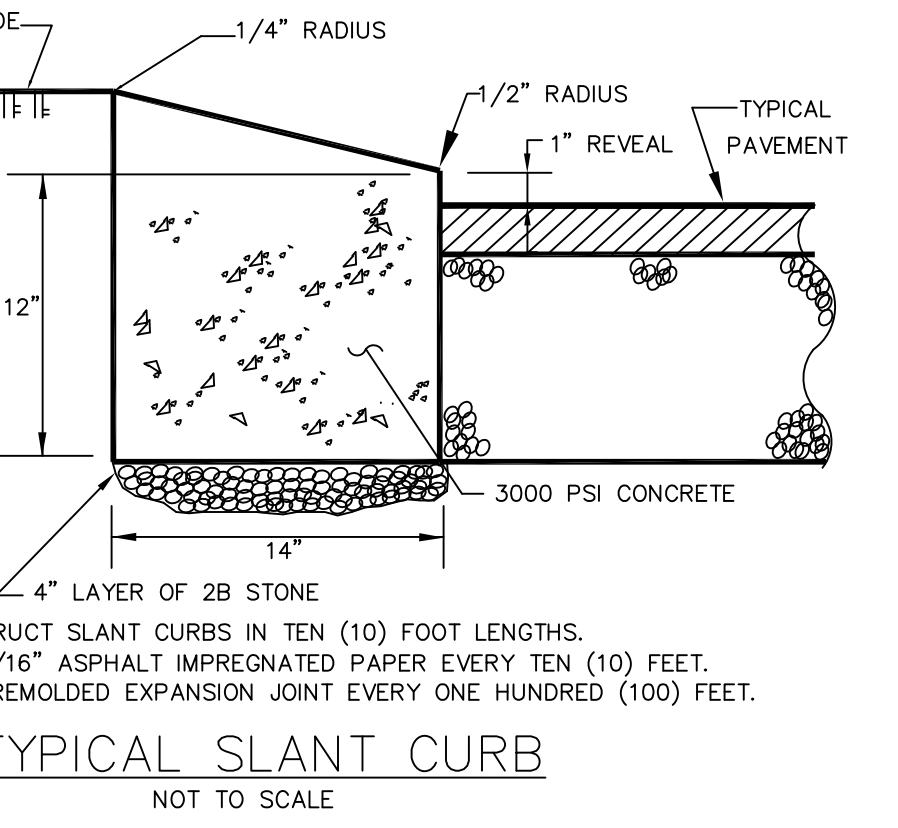
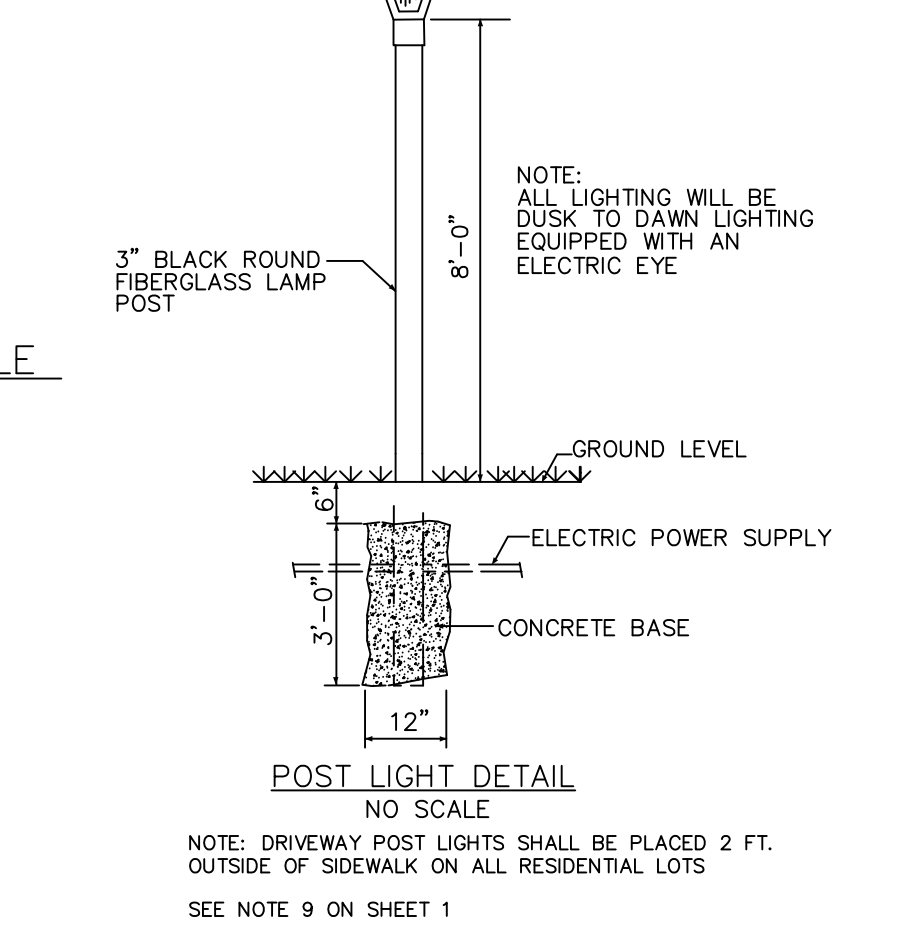
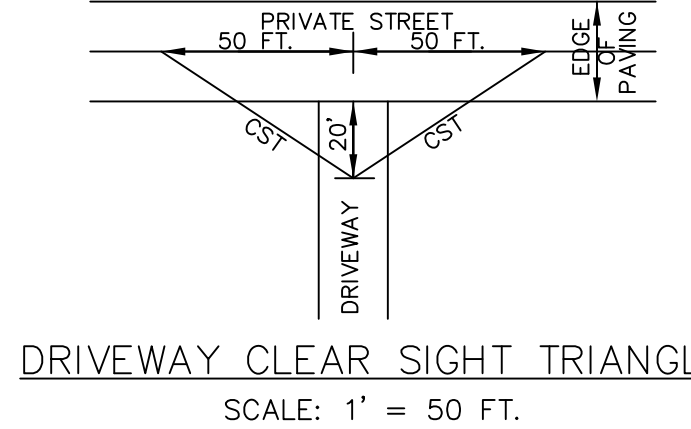
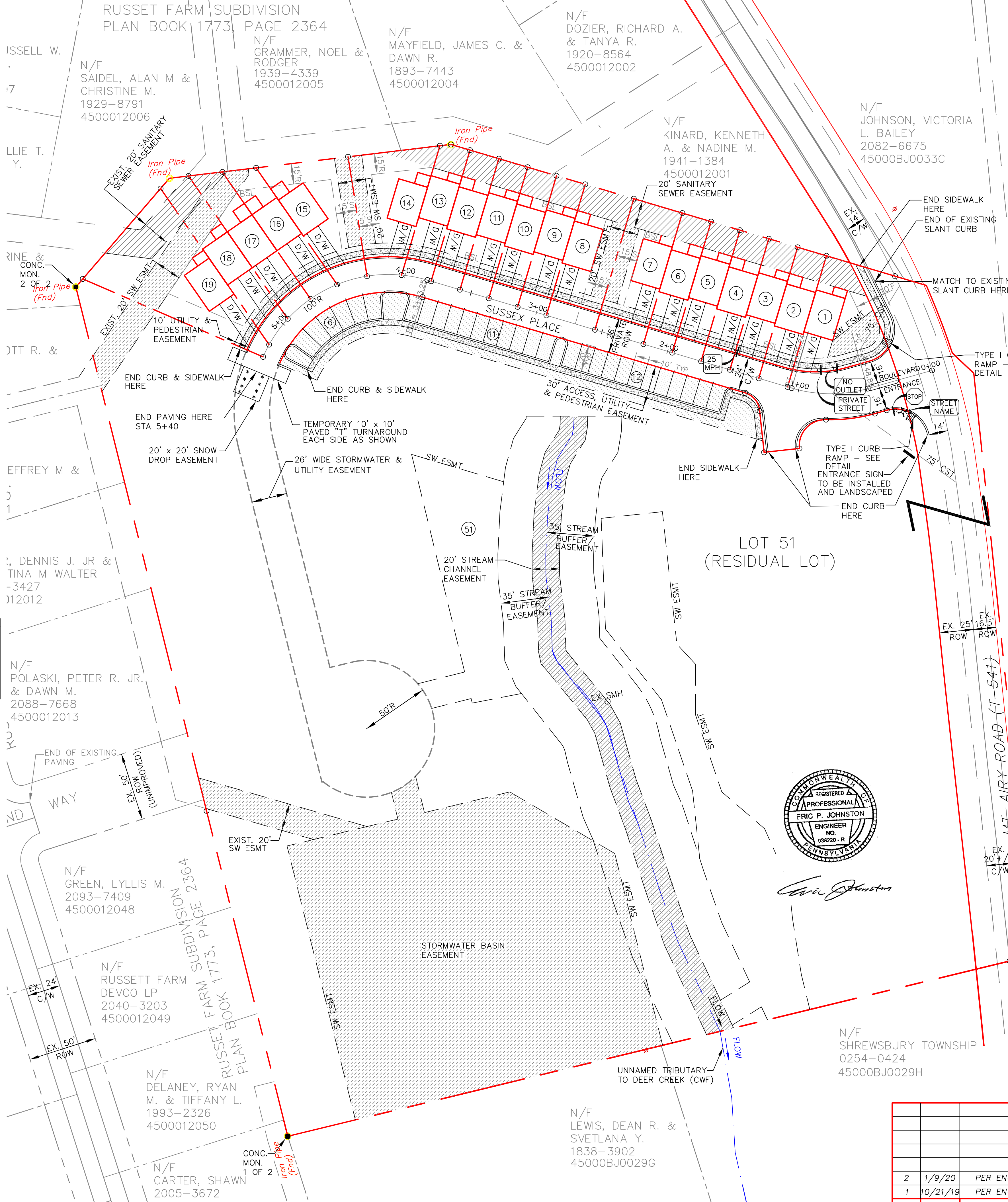
TYPICAL STREET SECTION - SUSSEX PLACE
NO SCALE

- #1: PAVING SPECIFICATIONS:
- * SUPERPAVE BITUMINOUS CONCRETE BASE COURSE: SHALL BE A MINIMUM 3" DEPTH, HMA BASE COURSE, PG64-22, 0.3-3.0 MILLION DESIGN ESALS, 25 MM MIXTURE.
 - * SUPERPAVE BITUMINOUS CONCRETE BINDER COURSE: SHALL BE MINIMUM 2" DEPTH, HMA BINDER COURSE, PG 64-22, 0.3-3.0 MILLION DESIGN ESALS, 19.0 MM MIXTURE.
 - * SUPERPAVE BITUMINOUS CONCRETE WEARING COURSE: SHALL BE MINIMUM 1-1/2" DEPTH, HMA WEARING COURSE, PG 64-22, 0.3-3.0 MILLION DESIGN ESALS, 9.5 MM MIXTURE, SRL-M

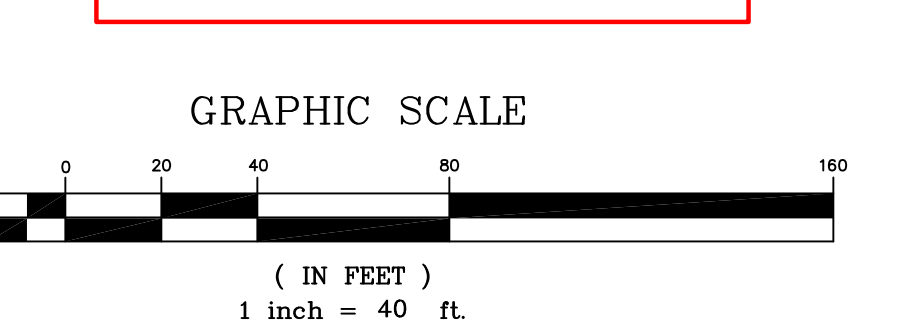
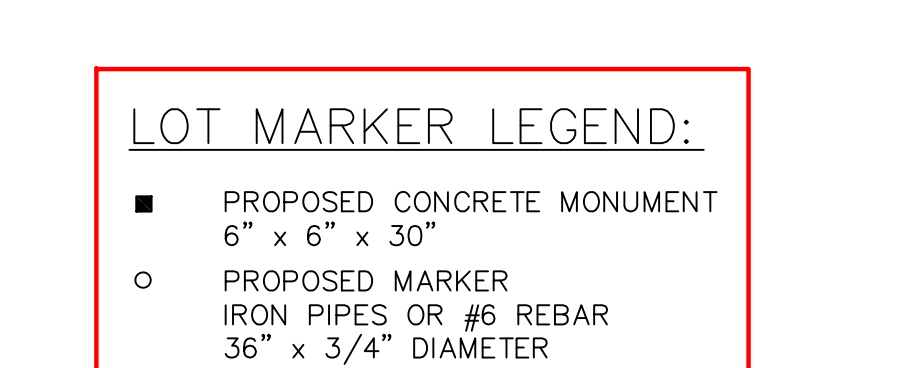


SUSSEX PLACE - BOULEVARD ENTRANCE
NO SCALE

- #1: PAVING SPECIFICATIONS:
- * SUPERPAVE BITUMINOUS CONCRETE BASE COURSE: SHALL BE A MINIMUM 3" DEPTH, HMA BASE COURSE, PG64-22, 0.3-3.0 MILLION DESIGN ESALS, 25 MM MIXTURE.
 - * SUPERPAVE BITUMINOUS CONCRETE BINDER COURSE: SHALL BE MINIMUM 2" DEPTH, HMA BINDER COURSE, PG 64-22, 0.3-3.0 MILLION DESIGN ESALS, 19.0 MM MIXTURE.
 - * SUPERPAVE BITUMINOUS CONCRETE WEARING COURSE: SHALL BE MINIMUM 1-1/2" DEPTH, HMA WEARING COURSE, PG 64-22, 0.3-3.0 MILLION DESIGN ESALS, 9.5 MM MIXTURE, SRL-M



MT. AIRY ROAD WIDENING DETAIL
NOT TO SCALE
* SEE NOTE 1 ON THIS SHEET FOR PAVING SPECIFICATIONS



SUSSEX PLACE - PHASE I FINAL

LAND DEVELOPMENT PLAN

OWNER/DEVELOPER:
SOMERSET GLEN LP
BY: SOMERSET GLEN LLC, GENERAL PARTNER
C/O PHIL ROBINSON
18147 AMANDA DRIVE
NEW FREEDOM, PA. 17349

SHREWSBURY TOWNSHIP
SCALE/AS SHOWN
DATE: 6/10/19
NO. 2011-06F

YORK COUNTY, PA
DR: KAR
CK: EPJ
SHEET 4 OF 7

PHONE: 717-793-9595 FAX: 717-793-9596

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