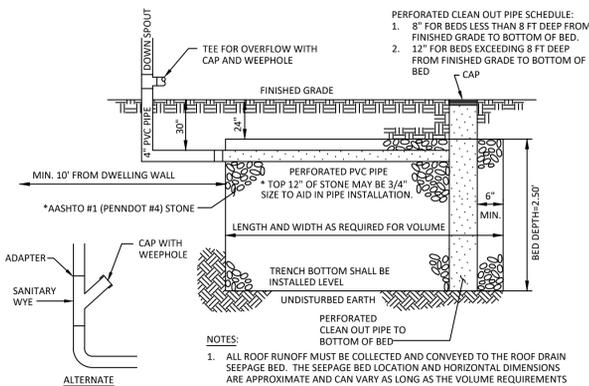


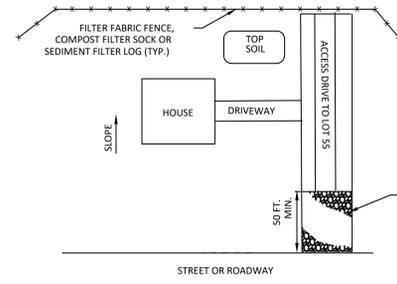
NOTE: THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE STREET.

TYPICAL STREET SECTION - PRIVATE STREET
NO SCALE

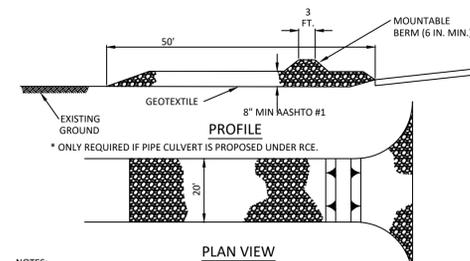


- NOTES:
1. ALL ROOF RUNOFF MUST BE COLLECTED AND CONVEYED TO THE ROOF DRAIN SEEPAGE BED. THE SEEPAGE BED LOCATION AND HORIZONTAL DIMENSIONS ARE APPROXIMATE AND CAN VARY AS LONG AS THE VOLUME REQUIREMENTS ARE MET (TWO OR MORE SEEPAGE MAY ALSO BE UTILIZED).
 2. SEEPAGE BED SHALL BE LINED WITH PENNDOT CLASS 1 GEOTEXTILE MATERIAL PER PUBLICATION 408, SECTION 212.3b. ALLOW 1' OVERLAP ACROSS BACKFILL AT TOP OF BED AND ALSO AN OVERLAP OF 1' AT END OF ROLLS. A PERCOLATION TEST MAY BE REQUIRED BY THE ZONING OFFICER.
 3. SEEPAGE BED SHALL BE 40' LONG X 15' WIDE.
 4. SEEPAGE BED SHALL BE INSTALLED IN LOCATION SHOWN ON THE PLAN FOR EACH LOT.
 5. SEEPAGE BED SHALL BE A MINIMUM OF 10 FT. DOWNGRADE OF ANY DWELLING OR A MINIMUM OF 30 FT. UPGRADE OF ANY DWELLING.
 6. SEEPAGE BED SHALL BE CONSTRUCTED IN NATURAL VIRGIN MATERIAL.

SEEPAGE BED DETAIL
NOT TO SCALE

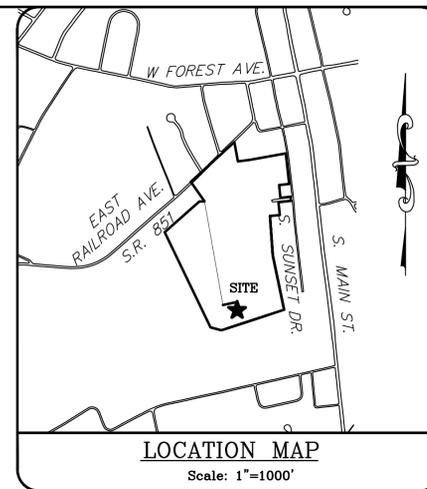


STANDARD CONSTRUCTION DETAIL #10-2
TYPICAL ON-LOT BMPs FOR LOT BELOW ROADWAY



- NOTES:
- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
- MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

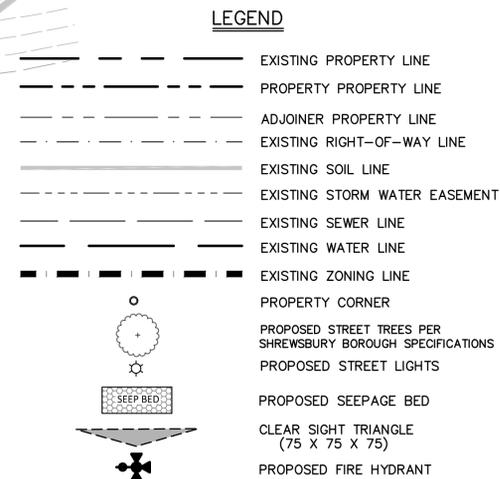
STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE - LOT DRIVEWAYS ONLY



LOCATION MAP
Scale: 1"=1000'

- NOTES
1. UNDERGROUND UTILITIES BASED ON GROUND LEVEL APPURTENANCES. THE LOCATION OF UNDERGROUND UTILITIES MAY NOT BE EXACT OR COMPLETE AS SHOWN. PRIOR TO ANY EXCAVATION ON THE PROPERTY, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) IN ACCORDANCE WITH ACT 38 OF 1991.
 2. LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH SECTION 606 OF THE SHREWSBURY BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. MET-ED AND JAMES R. HOLLEY ASSOCIATES WILL PROVIDE STREET LIGHTING INFORMATION. STREET LIGHTING SHALL BE INSTALLED PER BOROUGH REQUIREMENTS.
 3. PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD. STREETS SHOWN HEREON ARE TENDERED FOR DEDICATION TO PUBLIC USE AND SUBDIVISION DESIGN IS HEREBY APPROVED BY OWNER.
 4. IRON PINS ARE REQUIRED TO BE SET AT ALL PROPERTY CORNERS.
 5. THE EXISTING IMPROVEMENTS AND USE SHOWN HEREON ARE PRE-EXISTING TO THE ZONING ORDINANCE. THE EXISTING IMPROVEMENTS AND USE WERE ESTABLISHED BEFORE FEBRUARY 1, 1984.
 6. REFERENCED FINAL SUBDIVISION PLAN PERFORMED BY RGS ASSOCIATES FOR EITZERT FARMS DATED MAY 19TH 2006 RECORDED IN YORK COUNTY IN BOOK: 1825 PAGE: 1586.
 7. THE EXPANSION, ALTERATION, REPLACEMENT, RESTORATION, ABANDONMENT, ETC. OF NONCONFORMING STRUCTURES SHALL COMPLY WITH THE SHREWSBURY BOROUGH ZONING ORDINANCE.
 8. THE PROPOSED UTILITIES SHALL BE BUILT TO THE SPECIFICATIONS OF THE BOROUGH OF SHREWSBURY.
 9. TWO (2) EDUs SHALL BE PURCHASED FROM SHREWSBURY BOROUGH AT THE TIME OF THE BUILDING PERMIT.
 10. THERE ARE NO CRITICAL ENVIRONMENTAL AREAS ON THE PROPERTY.
 11. LOT 40 SHALL CONTAIN A 25' WIDE RIGHT OF WAY TO ACCESS LOT 55. IT SHALL BE MAINTAINED BY THE HOA.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 55B (4,192.23 SQ. FT.) AND ADD LOT 55B TO LOT 40. THEN LOT 40 IS TO BE SUBDIVIDED IN TO TWO SEPARATE LOTS.

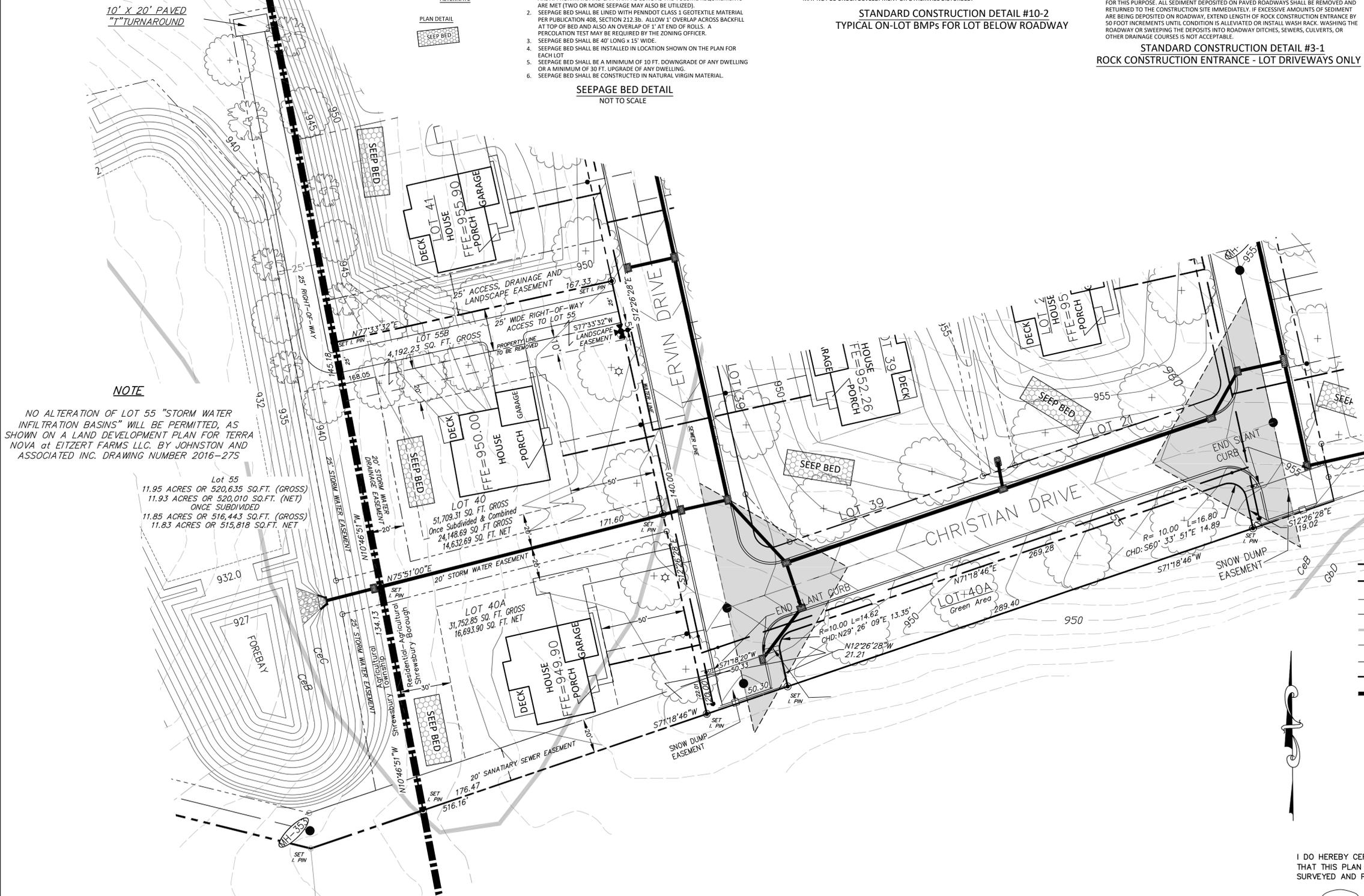


SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

JON P. MYERS # 051238-E

5/20/2019
DATE



NOTE

NO ALTERATION OF LOT 55 "STORM WATER INFILTRATION BASINS" WILL BE PERMITTED, AS SHOWN ON A LAND DEVELOPMENT PLAN FOR TERRA NOVA AT EITZERT FARMS LLC. BY JOHNSTON AND ASSOCIATED INC. DRAWING NUMBER 2016-275

PROJECT TITLE	FINAL SUBDIVISION PLAN FOR TERRA NOVA AT EITZERT FARM SUBDIVISION
PROJECT NO.	18161
DATE	11-12-18
SHEET NO.	2 OF 2
OWNER'S NAME & ADDRESS	TERRA NOVA AT EITZERT FARMS LLC, 5515 LYNCH LANE, BALWYN, MD 21013
DRAWN BY	JPM
CHECKED BY	JPM
SCALE	1"=30'
FILE	84-12-0033.00
PROFESSIONAL SEAL	JON P. MYERS, SURVEYOR, No. 051238-E
SHAW SURVEYING, INC.	LAND SURVEYING AND CIVIL ENGINEERING, 30 WEST MAIN STREET, NEW FREEDOM, PA. 17349, PHONE: 717-227-2818, FAX: 717-227-2769