## CRAIG D & AMANDA H ALLISON APPROVED BY THE SHREWSBURY TOWNSHIP SUPERVISORS NOTE: INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT FRANCIS J & ANNA G BUTT GUARANTEED TO BE COMPLETE OF ACCURATE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITY SUBDIVISION ADD-ON PLAN LOCATION OF ALL UNDERGROUND ITILITIES, PRIOR TO EXCAVATION BY USE LOCATED IN OF POWER - OPERATED EQUIPMENT. FOR NFORMATION CONCERNING SHREWSBURY TOWNSHIP, YORK COUNTY UNDERGROUND UTILITIES, CALL 1.800.242.1776. .SEITZLAND RD RECOMMENDED FOR APPROVAL BY THE SHREWSBUR' SERIAL #: 20222280781 - SHREWSBURY COMMONWEALTH OF PENNSYLVANIA TOWNSHIP PLANNING COMMISSION: SERIAL #: 20222280783 - GLEN ROCK SHREWSBURY TWP ADJOINERS SITE DATA F. 64-04-0027.00 J. 45-CI-0087.A0 A. 45-CI-0069 **ZONING:** 3056 W CLEARVIEW DR AGRICULTURAL DISTRICT & RURAL RESIDENTIAL GLEN AVE 12127 BOHR CT SHELMAS AT BROAD SPRINGS LLC VALERIE A BUDACZ JAMES S HERBST **EXISTING USE:** AGRICULTURE WITH EXISTING SINGLE FAMILY DETACHED DWELLING ATTN GARY MASTEN DEED BOOK/PAGE: 2342-2259 DEED BOOK/PAGE: 65N-760 DEED BOOK /PAGE: 1973-4751 \$ EXISTING TENANT HOUSE / SINGLE FAMILY DETACHED DWELLING B. 45-CI-0068.B0 K. 45-CI-0087.E0 AGRICULTURE PROPOSED USE: 2944 SHADY CT 45-CI-0028.00 12149 BOHR CT LOCATION MAP RONALD E & TINA A STIFFLER RICHARD EUGENE MERRYMAN VALLEY RD TOTAL # OF LOTS: E SQUARED PROPERTIES LLC REVIEWED BY YORK COUNTY PLANNING COMMISSION DEED BOOK / PAGE: 2325-1816 DEED BOOK/PAGE: 88J-0288 Scale: 1"=2000' TOTAL AREA THIS DATE: $LOT I = 63.49 \pm ACRES$ DEED BOOK/PAGE: 1811-8546 C. 45-CI-0068.A0 45-CI-0071.A0 $LOT 2 = 0.500 \pm ACRES$ H. 45-DI-0028.A0 2923 SHADY CT 3037 WALKER RD AREA ONCE COMBINED = 63.999 ACRES GROSS LOUIS J & LYNN R SCHULTZ LOIS J MASTERS VALLEY RD REVIEWED BY SHREWSBURY TOWNSHIP CODES ENFORCEMENT OFFICER LEGEND JOHN G & ANNIE E ESH DEED BOOK/PAGE: 1328-1681 DEED BOOK/PAGE: 1897-3395 PROPOSED & EXISTING WATER: ON-LOT WELL DEED BOOK/PAGE: 2106-0694 D. 45-CI-0030.00 M. 45-CI-0072.00 PROPOSED & EXISTING SEWER: ON-LOT SEPTIC 45-CI-0089.00 12239 RAILVIEW CT 3009 W CLEARVIEW DR TAX MAP: C-I, PARCEL 29 REVIEWED BY SHREWSBURY TOWNSHIP ENGINEER TERRY E & JANICE M TINLEY 12046 BOHR CT LOTTIE J LENTZ DELL E JR & CHRISTINA M DEED BOOK/PAGE: 54U-279 DEED BOOK/PAGE: 1345-5957 DEED REFERENCE: DEED BOOK 2510. PAGE 5089 TAX MAP: C-I, PARCEL 70 DEED BOOK/PAGE: 2463-1374 E. 45-CI-0030.A0 12157 RAIL VIEW CT DEED REFERENCE: DEED BOOK 2363, PAGE 4194 REVIEWED BY SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER LENTZ DALE L & BEVERLY S EXISTING DEDICATED RIGHT-OF-WAY 60NEOURS: PASDA - NAD83 DEED BOOK/PAGE: 0591-0449 SOIL SURVEY MAPS (ISSUED 2002) **EXISTING CARTWAY** RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR EXISTING BUILDING SETBACK LINE YORK COUNTY, PENNSYLVANIA IN PLAN BOOK\_\_\_,PAGE\_\_\_,DATE\_\_\_\_ EXISTING TREELINE ZONING REQUIREMENTS - AGRICULTURAL DISTRICT SETBACKS (PRINCIPAL BUILDING): AS SHOWN 35 FEET (COLLECTOR RD) | 25' (PRIVATE RD) FRONT YARD: EXISTING 100 YEAR FLOOD ZONE SIDES YARD: EXISTING CONTOUR MAJOR 35 FEET **REAR YARD:** EXISTING CONTOUR MINOR MINIMUM REQUIRED LOT WIDTH: 200' AT THE BUILDING SETBACK LINE MINIMUM REQUIRED LOT AREA: 43,560 SQ. FT. BOUNDARY CORNER MAXIMUM BUILDING HEIGHT: 40' **EXISTING WELL** MAXIMUM LOT COVERAGE: 30% (P.C.P.) PRIMARY CONTROL POINT ZONING REQUIREMENTS — RURAL RESIDENTIAL DISTRICT (T.B.S.) TO BE SET SETBACKS (PRINCIPAL BUILDING): AS SHOWN CLEAR SIGHT TRIANGLE FRONT YARD: 35 FEET 20 FEET NON-BUILDING WAIVER SIDES YARD: **REAR YARD:** 10 FEET AS OF THE DATE OF THIS PLOT PLAN RECORDING. THE SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE AS STATED IN THE SITE MINIMUM REQUIRED LOT AREA: 50,000 SQ. FT. DATA. NO PORTION OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY MAXIMUM BUILDING HEIGHT: 40' OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF MAXIMUM LOT COVERAGE: 30% 45-CI-0029.00 SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR INSTALLATION, 63.499 ACRES GROSS MPD CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, ZONING REQUIREMENTS - HISTORIC VILLAGE OVERLAY ONCE COMBINED 63.999 ACRES GROSS TREATMENT OR DISPOSAL SYSTEM UNLESS (EXCEPT FOR REPAIRS TO EXISTING IRON PIPE FOUND SETBACKS (PRINCIPAL BUILDING):AS SHOWN SYSTEMS) THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE FRONT YARD: 10 FEET PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND SIDES YARD: 15 FEET REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY IO FEET **REAR YARD:** PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT MINIMUM REQUIRED LOT WIDTH: 150' AT THE BUILDING SETBACK LINE APPROPRIATE OFFICIALS OF THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING MINIMUM REQUIRED LOT AREA: 40.000 SQ. FT. THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS MAXIMUM BUILDING HEIGHT: 40' REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE MAXIMUM LOT COVERAGE: 70% PERMITS OR APPROVALS. FRANCIS J. & ANNA G. BUTT NOTES STREETS RIGHT-OF-WAY SHOWN HEREON ARE TENDERED FOR 1. PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF DEDICATION TO PUBLIC USE AND SUBDIVISION DESIGN IS HEREBY APPROVED BY OWNER. 2. IRON PINS SHALL BE SET AT ALL CORNERS. 3. IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAPS DATED DECEMBER APPROVED BY OWNER/SUBDIVIDER: 16, 2015. A 100-YEAR FLOODPLAINS EXIST ON THE PROPERTY. PANEL NO. CRAIG D & AMANDA H ALLISON 42133C0470F. *S27°57'46"E* 2873 SHADY CT. GLEN ROCK, PA 17327 AN LIS UTI 4. WETLANDS EXIST ON THE PROPERTY AS DEPICTED ON THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP DATED OCT 1, 2020. 5. THERE ARE NO PROPOSED DEED RESTRICTIONS. S62°50′19"W 6. THERE ARE NO VARIANCES OR SPECIAL EXCEPTIONS PREVIOUSLY GRANTED. CRAIG D. ALLISON 174.47' ±19' WIDE 7. SHREWSBURY TOWNSHIP, THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS, AND W. CLEARVIEW DR SUBDIVISIC R AMANDA S J & ANNA THE SHREWSBURY TOWNSHIP PLANNING COMMISSION DO NOT WARRANT AND ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE PROPOSED LINES SET FORTH UPON THIS AMANDA H. ALLISON 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 ANNA G. BUTT BOUNDARY SURVEY SITE DETAIL 8. PARCEL 29 IS CURRENTLY ENROLLED IN CLEAN & GREEN. Scale: 1"=250' SOIL LEGEND Scale: 1"=50' TREE REMOVAL SHALL NOT EXCEED FOURTEEN THOUSAND (14,000) S.F. FRANCIS J. BUTT (DECEASED) CODORUS SILT LOAM - 0-3% SLOPE - 2w AL ADD-ON LOT NOTE: COUNTY OF YORK MT. AIRY & MANOR SOILS - 25-35% SLOPE - 7e,6e PARCEL HISTORY THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL 70 (LOT 2) TO COMMONWEALTH OF PENNSYLVANIA Z L MT. AIRY & MANOR SOILS - 8-15% SLOPE - 6s,6e THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL 29 (LOT 1). ONCE JOINED TOGETHER SHALL NOT BE SEPARATED ON THIS, THE \_\_\_\_DAY OF\_\_\_\_\_\_, 20 \_\_\_\_\_ BEFORE SIZE OF TRACT AS OF NOVEMBER 10 1976: 63.5± ACRES GLENELG CHANNERY SILT LOAM - 8-15% SLOPE - 3e PARCEL 70 (LOT 2) TO PARCEL 29 (LOT 1). THEREFROM WITHOUT THE APPROVAL OF THE SHREWSBURY TOWNSHIP BOARD ME, THE UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED NUMBER OF DWELLING UNITS ALLOCATED: 5 OF SUPERVISORS. GLENELG CHANNERY SILT LOAM - 15-25% SLOPE - 4e CRAIG D ALLISON, AMANDA H ALLISON ,ANNA G. BUTT & FRANCIS J. BUTT NUMBER OF DWELLING UNITS UTILIZED PRIOR: 1 - EXISTING FARMHOUSE CHESTER SILT LOAM - 3-8% SLOPE - 2e WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY 1 - EXISTING TENANT HOUSE A NEW DEED MERGING LOTS 1 AND 2 MUST BE PREPARED AND RECORDED CHESTER SILT LOAM - 8-15% SLOPE - 3e SURVEYOR'S CERTIFICATION THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE NUMBER OF DWELLING UNITS UTILIZED THIS PLAN: 0 WITHIN 90-DAYS AFTER APPROVAL AND RECORDING OF THIS PLAN. PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE NUMBER OF DWELLING UNITS REMAINING WITH LOT 1: 3 I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO WAIVER REQUESTS BE RECORDED AS SUCH ACCORDING TO LAW. THAT THIS PLAN CORRECTLY REPRESENTS LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS. THE ERROR OF CLOSURE Waivers of the following sections of the Shrewsbury Township WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN. UPI No. Address FOR THE THIS SURVEY IS 1: 10,000. CRAIG D & AMANDA H ALLISON DATE Subdivision and Land Development Ordinance have been requested: 2873 SHADY CT PROJECT NO.: 2022-073 45-000-CI-0029.00 45-000-CI-0070.00 06-15-2022 1. Sect. 404.1.GG — Critical Environmental Areas 9/13/2022 Granted on \_\_\_/\_\_\_ DATE ANNA G. BUTT & FRANCIS J. BUTT JON P. MYERS # 051238-E NOTARY PUBLIC SHEET NO.: 1 OF MY COMMISSION EXPIRES