

APPROVED BY THE SHREWSBURY TOWNSHIP SUPERVISORS: \_\_\_\_\_ DATE \_\_\_\_\_

RECOMMENDED FOR APPROVAL BY THE SHREWSBURY TOWNSHIP PLANNING COMMISSION: \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY YORK COUNTY PLANNING COMMISSION: \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY SHREWSBURY TOWNSHIP CODES ENFORCEMENT OFFICER: \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY SHREWSBURY TOWNSHIP ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

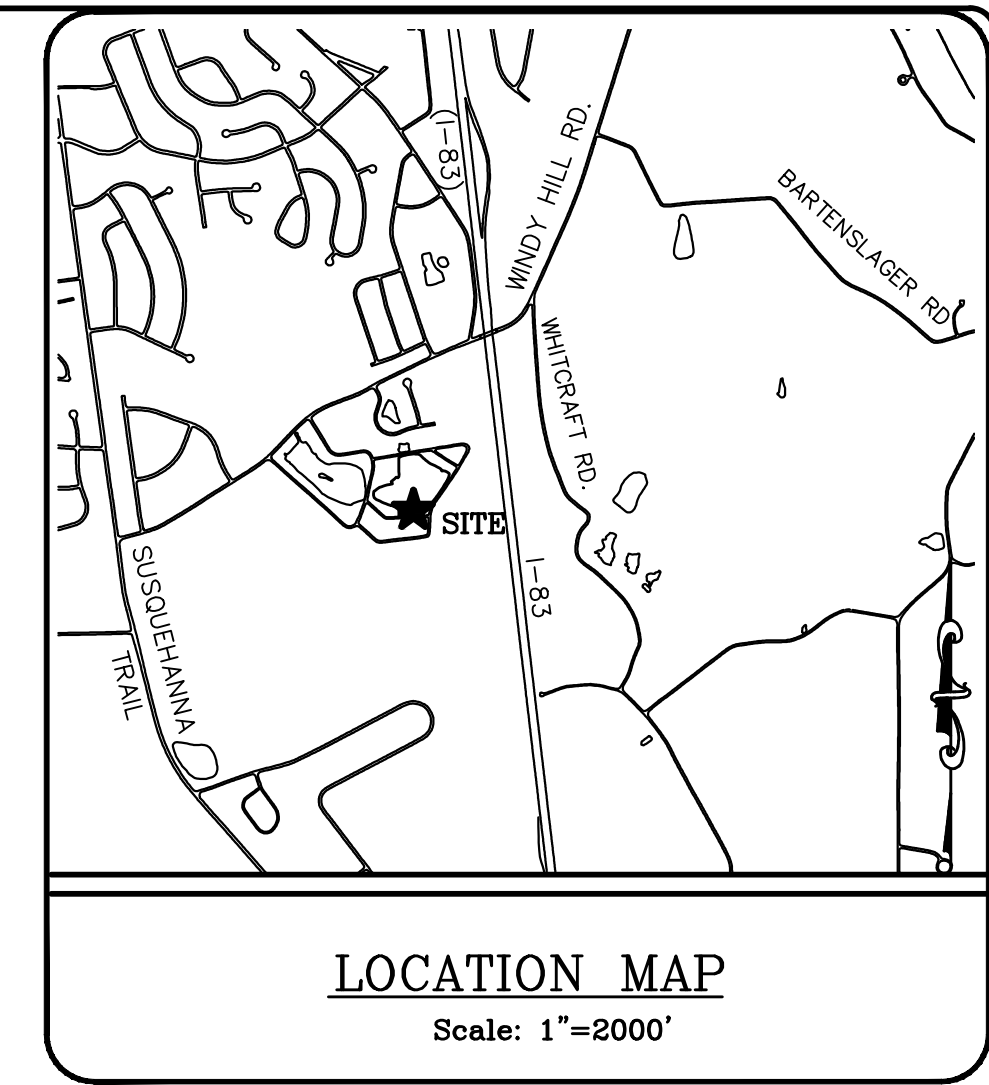
REVIEWED BY SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER: \_\_\_\_\_ DATE \_\_\_\_\_

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

# CHRISTOPHER A & JERA A CZAHOR

## FINAL SUBDIVISION PLAN

LOCATED IN  
SHREWSBURY TOWNSHIP, YORK COUNTY  
COMMONWEALTH OF PENNSYLVANIA



LOCATION MAP  
Scale: 1"=2000'

### LEGEND

- EXISTING PROPERTY LINE
- - - PROPERTY LINE TO BE REMOVED
- - - ADJOINER PROPERTY LINE
- - - EXISTING POND EDGE
- - - EXISTING CARTWAY
- - - EXISTING BUILDING SETBACK LINE
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- o BOUNDARY CORNER
- o PRIMARY CONTROL POINT (P.C.P.)

### NON-BUILDING WAIVER

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 DATA. NO PORTION OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

### NOTES

- WARNING - THE DWELLING LOT PROPOSED BY THIS SUBDIVISION PLAN IS NEAR THE AGRICULTURAL DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL AND RESIDENTS MUST EXPECT THINGS SUCH AS THE SMELL OF FARM ANIMALS AND THE MANURE THEY PRODUCE, TOXIC CHEMICALS, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS AND OTHER BY-PRODUCTS OF AGRICULTURAL ACTIVITY.
- PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD.
- IRON PINS SHALL BE SET AT ALL CORNERS.
- IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAPS DATED DECEMBER 16, 2015, NO 100-YEAR FLOODPLAINS EXIST ON THE PROPERTY. PANEL NO. 42133C0610F.
- WETLANDS EXIST ON THE PROPERTY AS DEPICTED ON THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP DATED OCT 1, 2020.
- THERE ARE NO PROPOSED DEED RESTRICTIONS.
- THERE ARE NO VARIANCES OR SPECIAL EXCEPTIONS PREVIOUSLY GRANTED.
- 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.
- ANY EXISTING STRUCTURE IN VIOLATION WITH THE BUILDING SETBACKS SHOWN HEREON, ONCE REMOVED OR DESTROYED, MAY BE REBUILT IN CONFORMANCE WITH SETBACKS IN EFFECT. THE EXPANSION, ALTERATION, REPLACEMENT, RESTORATION, ABANDONMENT, ETC., OF NONCONFORMING STRUCTURES SHALL COMPLY WITH THE SHREWSBURY TOWNSHIP ZONING ORDINANCE.
- REFERENCE FINAL SUBDIVISION PLAN TITLED FOREST LAKES, PREPARED BY GORDON L. BROWN, R.S. DATED OCTOBER 14, 1961, AND RECORDED IN YORK COUNTY COURTHOUSE, AT PLAN BOOK L, PAGE 150.
- THE ENTIRE PROPERTY IS LOCATED WITHIN THE RIPARIAN BUFFER FOR THE TRIBUTARY OF DEER CREEK AND ASSOCIATED LAKE.
- TREE REMOVAL SHALL NOT EXCEED FOURTEEN THOUSAND (14,000) CONTIGUOUS SQUARE FEET.

### 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. THE ERROR OF CLOSURE FOR THIS SURVEY IS 1 : 10,000.

*Jon P. Myers*  
JON P. MYERS # 051238-E DATE 10/11/2022

### SITE DATA

ZONING: SUBURBAN RESIDENTIAL (SR)  
 EXISTING USE: SINGLE FAMILY DETACHED DWELLING  
 PROPOSED USE: LOT 1 - SINGLE FAMILY DETACHED DWELLING  
 LOT 2 - ADD-ON

TOTAL # OF LOTS: 2  
 TOTAL AREA THIS DATE: LOT 1 = 0.127 ACRES (GROSS)  
 LOT 2 = 0.113 ACRES (GROSS)

EXISTING WATER: PUBLIC WATER  
 EXISTING SEWER: PUBLIC SEWER

SETBACKS (PRINCIPAL BUILDING): AS SHOWN  
 FRONT YARD: 10 FEET  
 SIDES YARD: 15 FEET  
 REAR YARD: 10 FEET

TAX MAP: 02, PARCEL 90 & 89  
 DEED REFERENCE: DEED BOOK 1434, PAGE 7224  
 CONTOURS: LIDAR AERIAL TOPOGRAPHY  
 SOILS: SOIL SURVEY MAPS (ISSUED 2002)

MINIMUM LOT WIDTH: 80 FEET (PUBLIC WATER & SEWER)  
 PROPOSED LOT WIDTH: 120 FEET  
 MINIMUM LOT AREA: 12,000 S.F. (PUBLIC WATER & SEWER)  
 PROPOSED LOT AREA: 0.240 ACRES | 10,454.40 SQ. FT.  
 MAXIMUM BUILDING HEIGHT: 40 FEET  
 EXISTING IMPERVIOUS AREA: 42,350 SQ. FT.  
 MAXIMUM LOT COVERAGE: 70%  
 PROPOSED LOT COVERAGE: 22.9%

### SOIL LEGEND

SYMBOL	NAME	SLOPE %	CAPABILITY UNIT
CeC	CHESTER SILT LOAM	8%-15%	3e

STREETS RIGHT-OF-WAY SHOWN HEREON ARE TENDERED FOR DEDICATION TO PUBLIC USE AND SUBDIVISION DESIGN IS HEREBY APPROVED BY OWNER.

APPROVED BY OWNER/SUBDIVIDER:

CHRISTOPHER A & JERA A CZAHOR  
739 LAKESIDE DR  
NEW FREEDOM, PA 17349

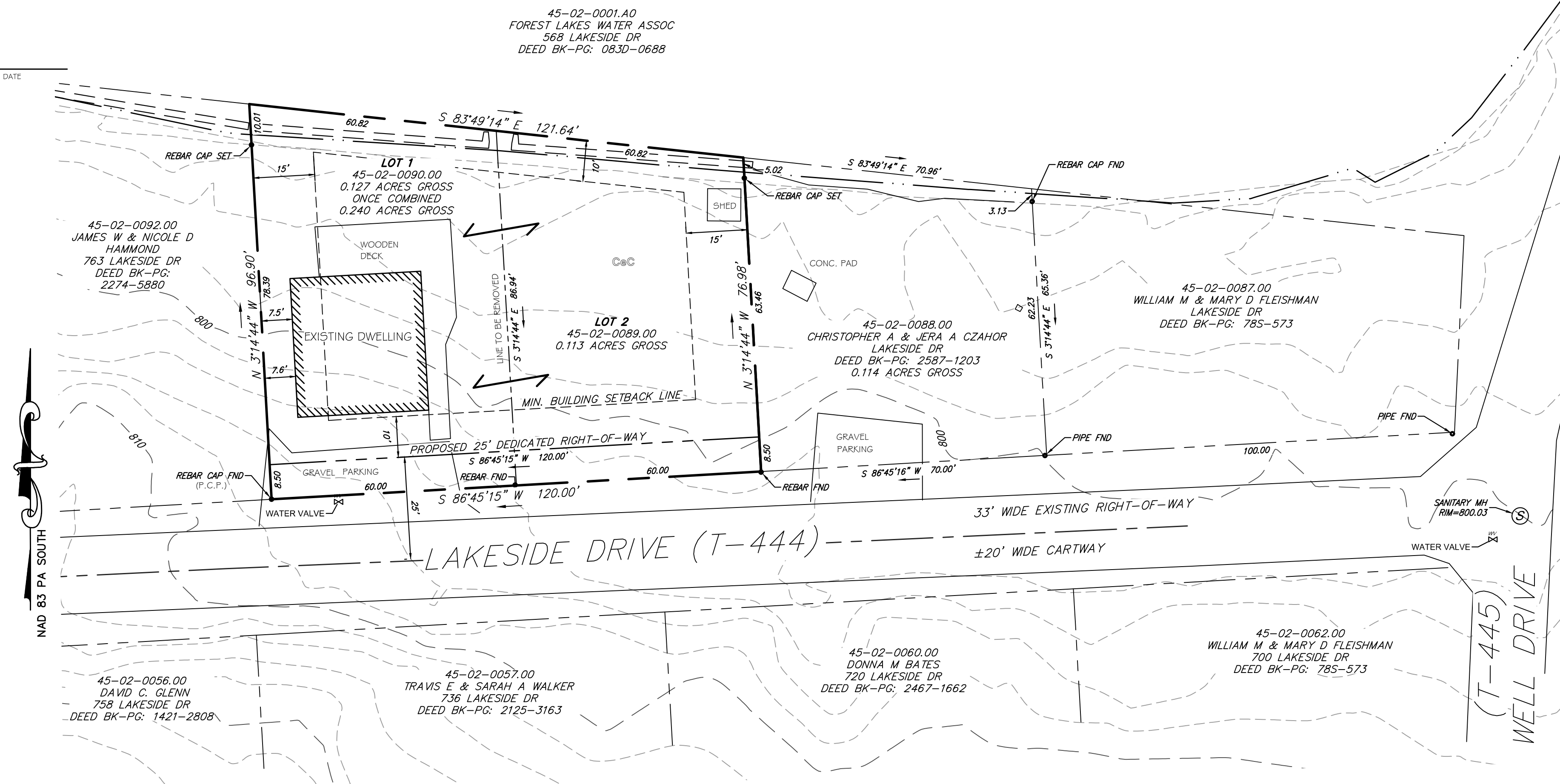
CHRISTOPHER A CZAHOR

JERA A CZAHOR

COUNTY OF YORK  
COMMONWEALTH OF PENNSYLVANIA  
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED CHRISTOPHER A & JERA A CZAHOR WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE 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 \_\_\_\_\_



### WAIVER REQUESTS

Waivers of the following sections of the Shrewsbury Township Subdivision and Land Development Ordinance have been requested:

- Sect. 404.5.5. - Environmental Impact Assessment  
Granted on \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
- Sect. 505.3.B. - Road Widening  
Granted on \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
- Sect. 606.1.A. Sidewalks  
Granted on \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

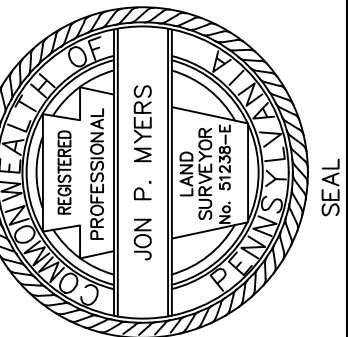
THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 1 & LOT 2.



NOTE: INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITY OWNERS, AND TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES, PRIOR TO EXCAVATION BY USE OF POWER-OPERATED EQUIPMENT. FOR INFORMATION CONCERNING UNDERGROUND UTILITIES, CALL 1.800.242.1776.

Lot No.	Address	UPI No.
1	739 LAKESIDE DR	45-000-02-0090.000000
2	LAKESIDE DR	45-000-02-0089.000000

NO.	BY	DATE	REVISION
1	JCM	10-11-2022	REVISED PER YOPC & ENGINEER COMMENTS



OWNER'S NAME & ADDRESS  
CHRISTOPHER A & JERA A CZAHOR  
NEW FREEDOM, PA 17349

FILE: 45-00-0060  
DRAWN BY: JPM  
CHECKED BY: JPM  
SCALE: 1"=20'  
DATE: 10/11/2022

SHAW SURVEYING, INC.  
LAND SURVEYING AND CIVIL ENGINEERING  
30 WEST MAIN STREET NEW FREEDOM, PA. 17349  
PHONE: 717-227-2818  
FAX: 717-227-2789

PROJECT TITLE: FINAL SUBDIVISION PLAN FOR CHRISTOPHER A & JERA A CZAHOR COUNTY OF YORK TOWNSHIP SHREWSBURY SHEET TITLE: PLAN SHEET

PROJECT NO.: 2022-014  
DATE: 5-10-2022

SHEET NO.: 1 OF 1