

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: _____

REVIEWED BY SHREWSBURY TOWNSHIP ENGINEER: _____ DATE _____

REVIEWED BY SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER: _____

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

SITE DATA

ZONING: SUBURBAN RESIDENTIAL DISTRICT (SR)
 EXISTING USE: SINGLE-FAMILY DETACHED DWELLING
 PROPOSED USE: LOT 1 - SINGLE-FAMILY DETACHED DWELLING
 LOT 2 - SINGLE-FAMILY DETACHED DWELLING
 LOT 3 - SINGLE-FAMILY DETACHED DWELLING
 LOT 4 - SINGLE-FAMILY DETACHED DWELLING
 LOT 5 - SINGLE-FAMILY DETACHED DWELLING

TOTAL # OF LOTS: 5
 TOTAL AREA THIS DATE: LOT 1 = 138,557 SQ. FT. / 3.18 ACRES GROSS
 EXISTING WATER: PUBLIC
 EXISTING SEWER: PUBLIC
 SETBACKS (PRINCIPAL BUILDING): AS SHOWN ACCESSORY BUILDINGS:
 FRONT YARD: 10 FEET
 SIDES YARD: 15 FEET 10 FEET
 REAR YARD: 10 FEET 10 FEET
 LOT 1 = TAX MAP: 01, PARCEL 30.C
 DEED REFERENCE: DEED BOOK 2057, PAGE 5017
 CONTOURS: LIDAR AERIAL TOPOGRAPHY
 SOILS: SOIL SURVEY MAPS (ISSUED 2002)
 MINIMUM LOT WIDTH: 80 FEET
 PROPOSED LOT WIDTH: LOT 1 = 88.81'
 LOT 2 = 80.00'
 LOT 3 = 91.72'
 LOT 4 = 119.97'
 LOT 5 = 141.19'

MINIMUM LOT AREA: 12,000 S.F.
 PROPOSED LOT AREA: LOT 1 = 84,510 S.F.
 LOT 2 = 12,045 S.F.
 LOT 3 = 12,249 S.F.
 LOT 4 = 12,062 S.F.
 LOT 5 = 14,137 S.F.

MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM LOT COVERAGE: 70%

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

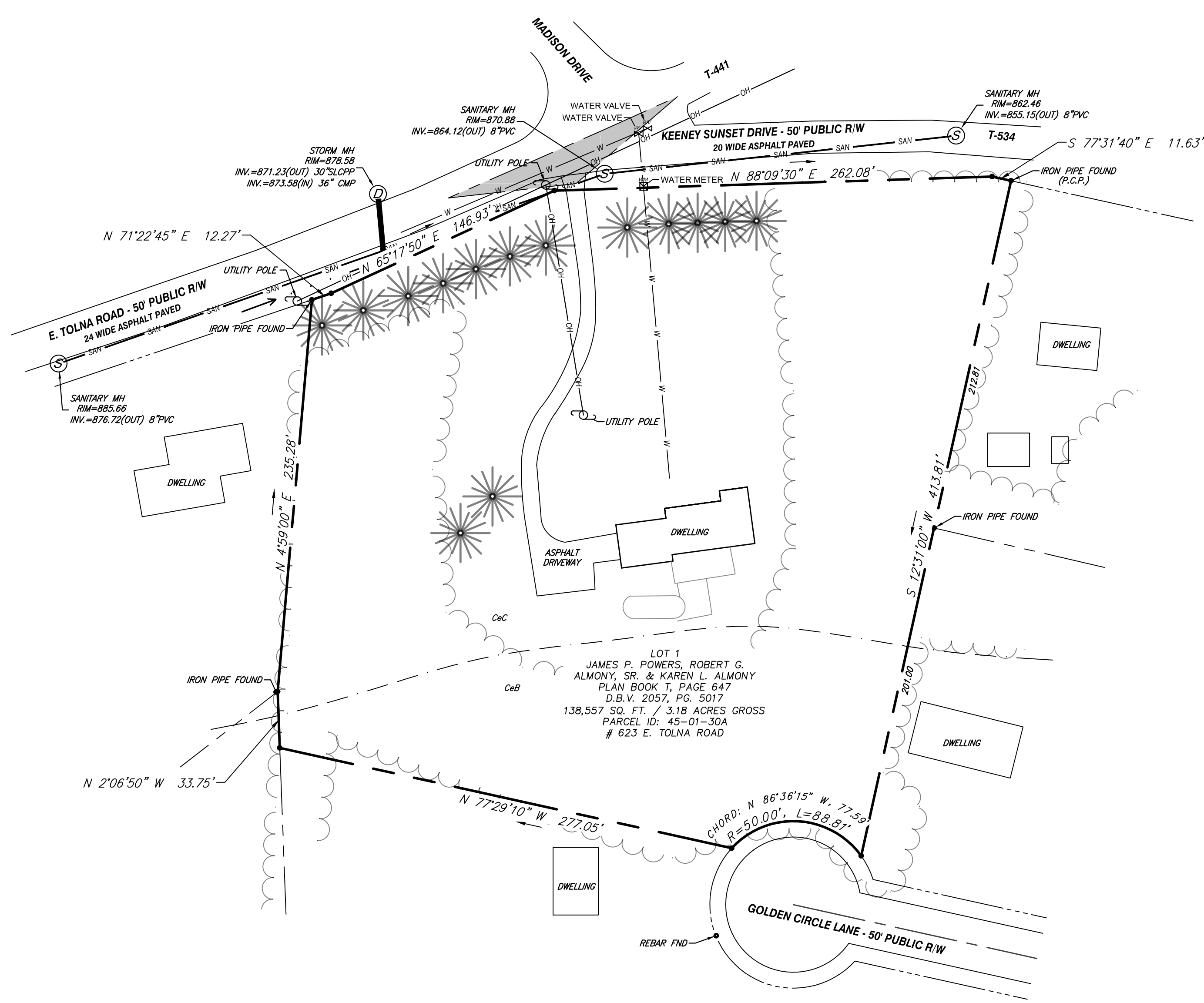
APPROVED BY OWNER/SUBDIVIDER:
 JAMES P. POWERS
 ROBERT G. ALMONY, SR. & KAREN L. ALMONY
 623 E. TOLNA ROAD
 SHREWSBURY, PA 17361

JAMES P. POWERS
 ROBERT G. ALMONY, SR.

KAREN L. ALMONY
 COUNTY OF YORK
 COMMONWEALTH OF PENNSYLVANIA
 ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED JAMES P. POWERS, & ROBERT G. ALMONY, SR. & KAREN L. ALMONY 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.

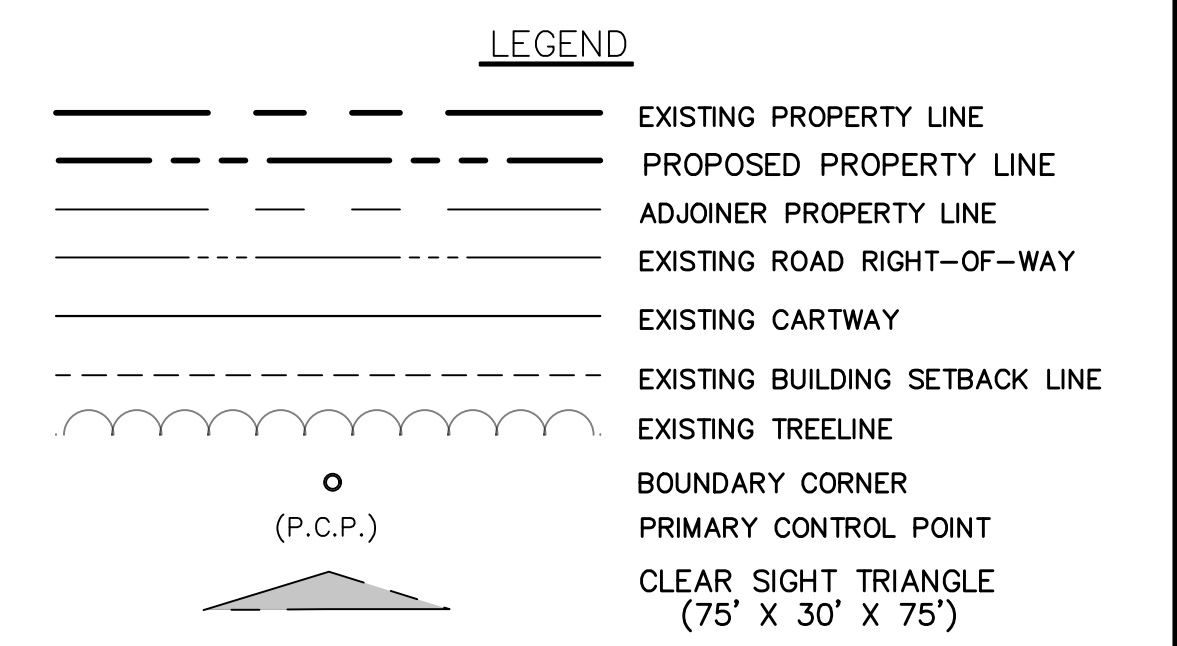
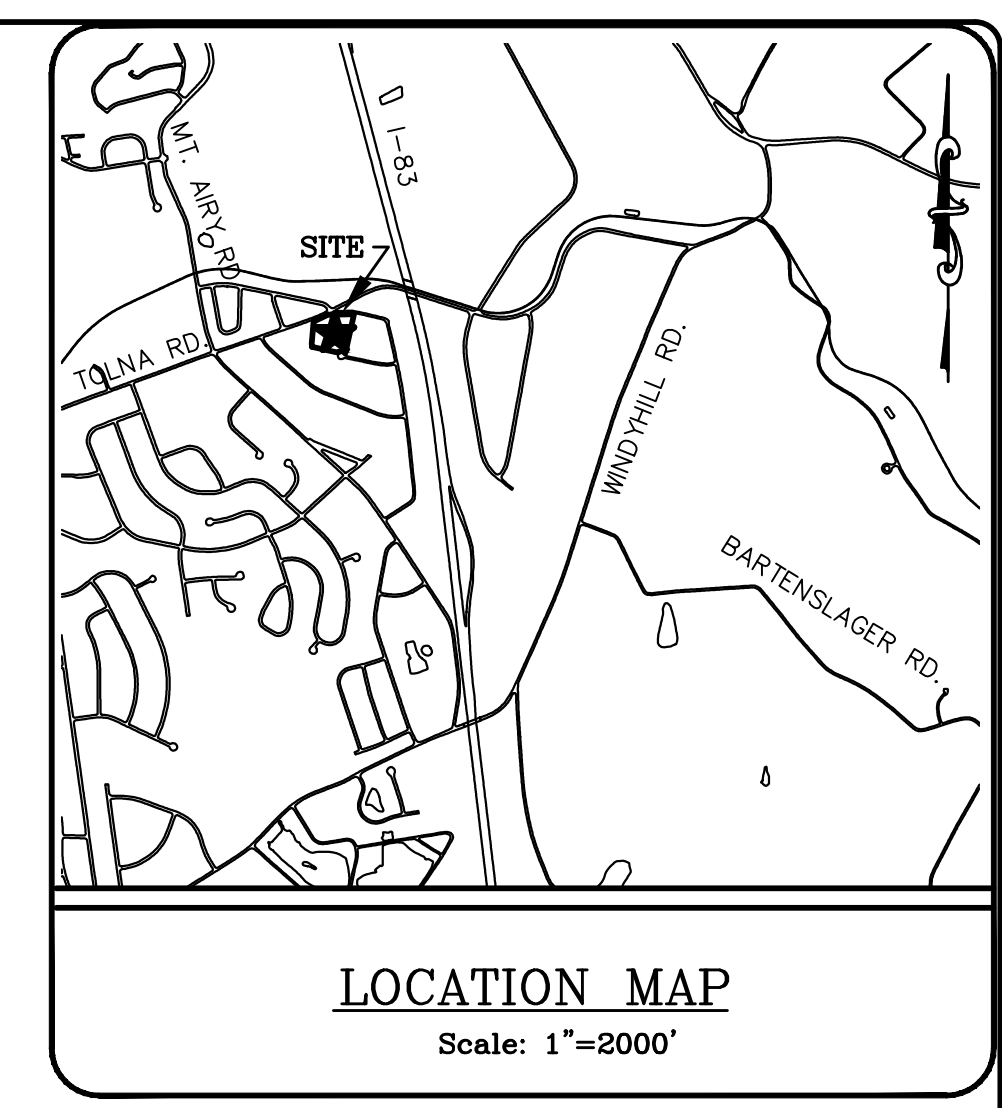
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

JAMES P. POWERS, ROBERT G. ALMONY, SR. & KAREN L. ALMONY FINAL SUBDIVISION PLAN LOCATED IN SHREWSBURY TOWNSHIP, YORK COUNTY COMMONWEALTH OF PENNSYLVANIA



THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 4 NEW BUILDING LOTS.

Lot No.	Address	UPI No.
1	623 E. TOLNA ROAD	45-000-01-0030.A0-00000



- NOTES**
- PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD.
 - IRON PINS SHALL BE SET AT ALL CORNERS. TWO CONCRETE MONUMENTS SHALL BE SET ON THE SAME COURSE.
 - IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAPS DATED DECEMBER 16, 2015, NO 100-YEAR FLOODPLAINS EXIST ON THE PROPERTY. PANEL NO. 421330468F.
 - NO 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.
 - 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.

SOIL LEGEND

SYMBOL	NAME	SLOPE %	CAPABILITY UNIT
CeB	CHESTER SILT LOAM	3%-8%	2e
CeC	CHESTER SILT LOAM	8%-15%	3e

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 # 051238-E 12/10/2020
 DATE

REVISION

NO.	DATE	REVISION

FILE: 45-01-000A0 CHECKED BY: JPM DRAWN BY: JPM SCALE: 1"=50' 0 25 50 100

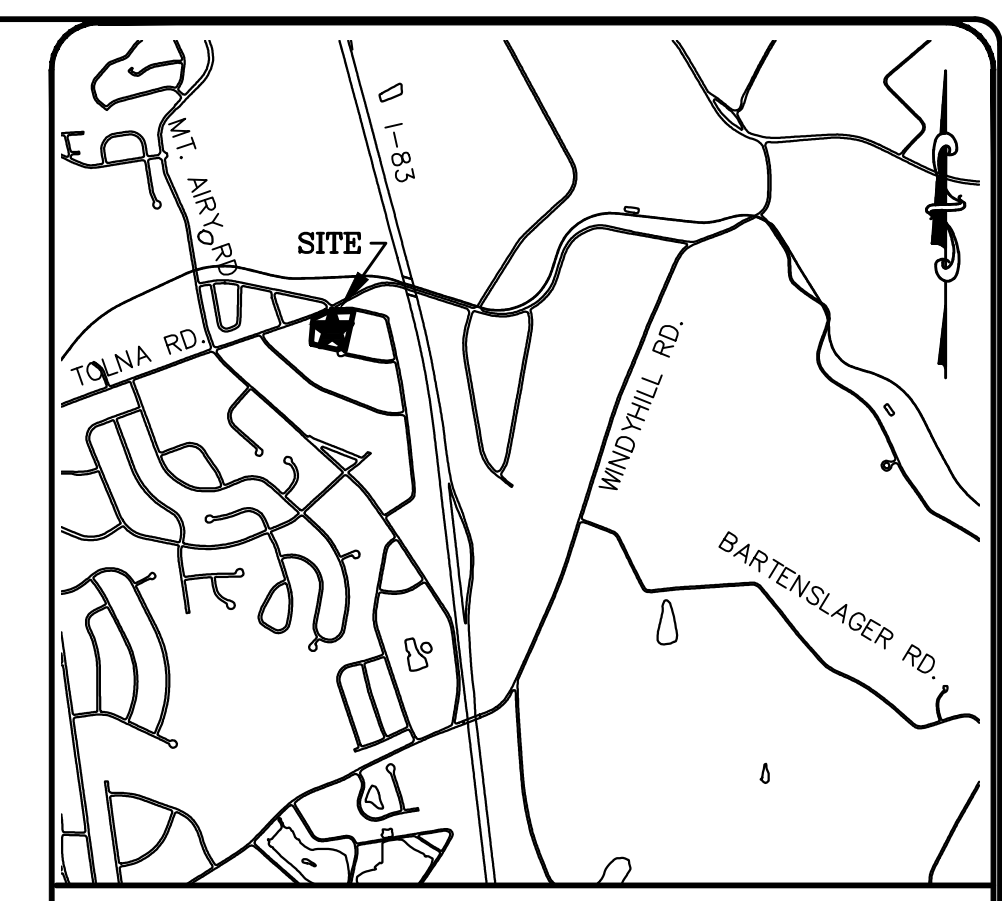
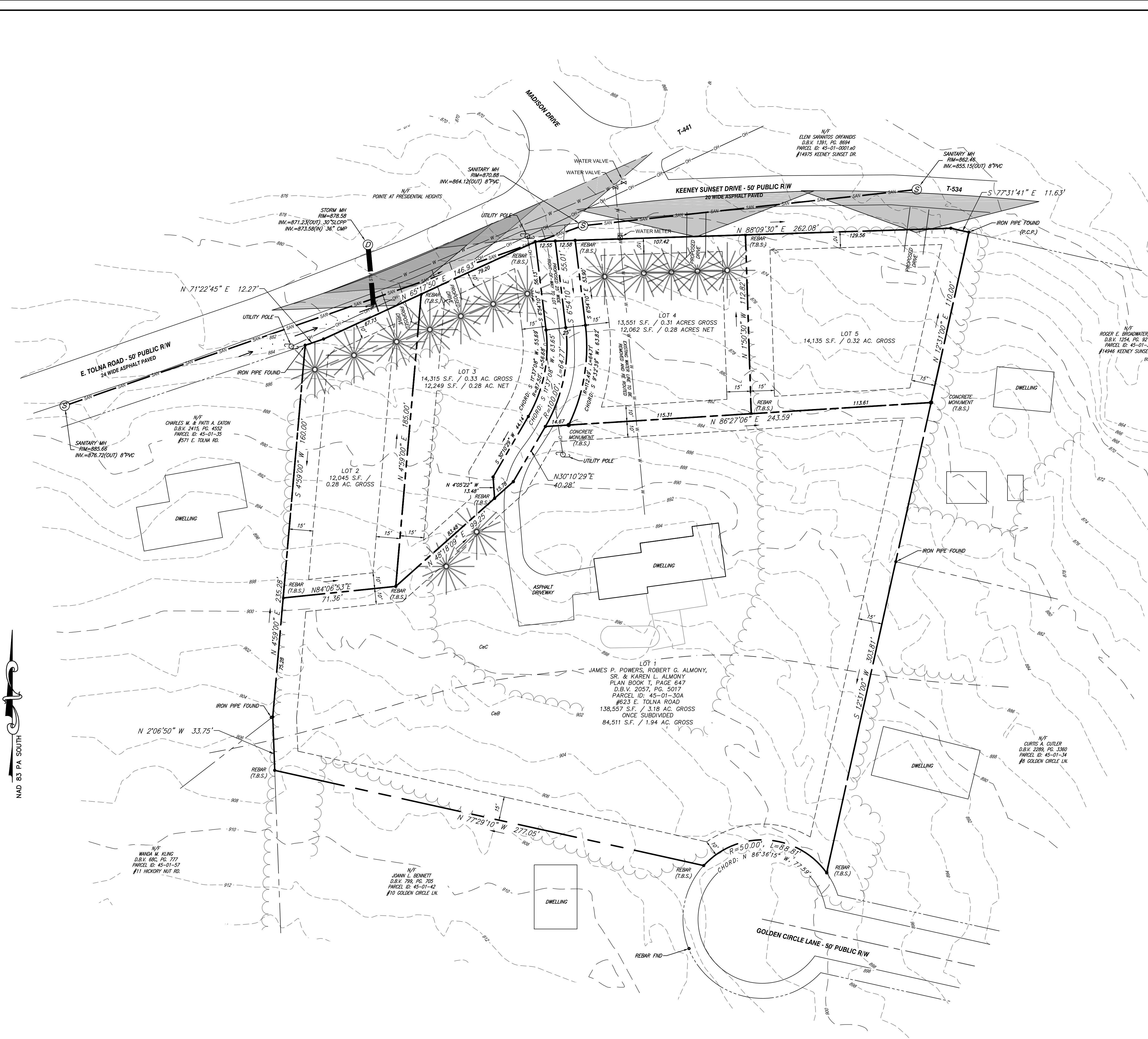
OWNER'S NAME & ADDRESS: JAMES P. POWERS, ROBERT G. ALMONY, SR. & KAREN L. ALMONY, SHREWSBURY, PA 17361

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 JAMES P. POWERS, ROBERT G. ALMONY, SR. & KAREN L. ALMONY COUNTY OF YORK TOWNSHIP SHREWSBURY SHEET TITLE: EXISTING CONDITIONS SHEET NO.: 1 OF 2

PROJECT NO.: 2020-119 DATE: 08-28-2020

NAD 83 PA SOUTH



LOCATION MAP
Scale: 1"=2000'

- LEGEND**
- EXISTING PROPERTY LINE
 - - - - PROPOSED PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - - - - EXISTING ROAD RIGHT-OF-WAY
 - - - - PROPOSED RIGHT-OF-WAY
 - EXISTING CARTWAY
 - - - - EXISTING BUILDING SETBACK LINE
 - - - - EXISTING SOIL LINE
 - - - - EXISTING CONTOUR MAJOR
 - - - - EXISTING CONTOUR MINOR
 - (P.C.P.) BOUNDARY CORNER TO BE SET
 - △ (T.B.S.) PRIMARY CONTROL POINT
 - △ (75' X 30' X 75') CLEAR SIGHT TRIANGLE

SOIL LEGEND

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Jon P. Myers
JON P. MYERS # 051238-E 12/10/2020
DATE

NO.	DATE	REVISION

OWNER'S NAME & ADDRESS
JAMES POWERS
ROBERT G. ALMONY, SR. & KAREN L. ALMONY
SHREWSBURY PA 17361

FILE: 45-01-003AD
DRAWN BY: JPM
CHECKED BY: JPM
SCALE: 1"=30'
30 0 15 30 60

SHAW SURVEYING, INC.
LAND SURVEYING AND CIVIL ENGINEERING
30 WEST MAIN STREET, NEW FREEDOM, PA. 17349
PHONE: 717-227-2818
FAX: 717-227-2769

PROJECT TITLE
FINAL SUBDIVISION PLAN
FOR
JAMES P. POWERS
ROBERT G. ALMONY, SR. & KAREN L. ALMONY
TOWNSHIP SHREWSBURY COUNTY OF YORK

SHEET TITLE
SUBDIVISION

PROJECT NO.: 2020-119
DATE: 08-28-2020
SHEET NO.: 2 OF 2