

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 _____

SITE DATA

(RRR) - RURAL RESIDENTIAL RECEIVING
 EXISTING USE: AGRICULTURAL/SINGLE-FAMILY DETACHED DWELLING
 PROPOSED USE: LOT 2 - AGRICULTURE
 LOT 4 - SINGLE-FAMILY DETACHED DWELLING
 LOT 4A - ADD-ON
 LOT 5 - SINGLE-FAMILY DETACHED DWELLING
 LOT 5A - ADD-ON

TOTAL # OF LOTS: 3
 TOTAL AREA THIS DATE: LOT 2 = 18.952 ACRES (GROSS)
 LOT 4 = 3.000 ACRES (GROSS)
 LOT 5 = 3.000 ACRES (GROSS)

EXISTING WATER: ON-LOT WELL
 EXISTING SEWER: PUBLIC SEWER
 SETBACKS (PRINCIPAL BUILDING): AS SHOWN

FRONT YARD: 10 FEET
 SIDES YARD: 15 FEET
 REAR YARD: 10 FEET

LOT 2 = TAX MAP: CI, PARCEL 11.D
 DEED REFERENCE: DEED BOOK 2543, PAGE 3656

LOT 4 & 4A = TAX MAP: CI, PARCEL 11.F
 DEED REFERENCE: PLAN BOOK SS, PAGE 97

LOT 5 = TAX MAP: CI, PARCEL 11.G
 DEED REFERENCE: PLAN BOOK SS, PAGE 97

CONTOURS: LIDAR AERIAL TOPOGRAPHY (PASDA)
 SOILS: SOIL SURVEY MAPS (ISSUED 2002)

MINIMUM LOT WIDTH: 150 FEET - PUBLIC SEWER ONLY
 MINIMUM LOT AREA: 30,000 S.F. - 35,000 S.F. - PUBLIC SEWER ONLY
 PROPOSED LOT AREA: LOT 2 = 21,944 ACRES GROSS
 LOT 4 = 1,520 ACRES GROSS
 LOT 5 = 1,488 ACRES GROSS

MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM LOT COVERAGE: SINGLE FAMILY DETACHED DOWELING = 40%
 LOT 4 = (+/-6,080 S.F. / 59,590.08 S.F.) X 100 = 10.2%
 PROPOSED LOT COVERAGE: LOT 4 = (+/-4,370 S.F. / 56,453.76 S.F.) X 100 = 7.7%

SOIL LEGEND

SYMBOL	NAME	SLOPE %	CAPABILITY UNIT
MOC	MT. AIRY AND MANOR SOIL	8%-15%	3e,4e
MOD	MT. AIRY AND MANOR SOIL	15%-25%	4e,6e
MOE	MT. AIRY AND MANOR SOIL	25%-35%	6e,7e

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:
ALAN J & CHRISTINE RODICK
12116 SON LIGHT LN
GLEN ROCK, PA 17327

ALAN J RODICK

CHRISTINE RODICK
COUNTY OF YORK
COMMONWEALTH OF PENNSYLVANIA
ON THIS THE _____ DAY OF _____ 20____ BEFORE
ME, THE UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED
ALAN J & CHRISTINE RODICK
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 _____



ADD-ON LOT NOTE:
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 4A FROM PARCEL 11.F0 THEN COMBINE IT TO PARCEL 11.D (LOT 2). ALSO SUBDIVIDE LOT 5A FROM PARCEL 11.G0 THEN COMBINE IT TO PARCEL 11.D (LOT 2). ONCE JOINED TOGETHER SHALL NOT BE SEPARATED THEREFROM WITHOUT THE APPROVAL OF THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS.

A NEW DEED MERGING LOTS 4A, 5A AND 2 MUST BE PREPARED AND RECORDED WITHIN 90-DAYS AFTER APPROVAL AND RECORDING OF THIS PLAN.

WAIVER REQUESTS

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

1. Sect. 404.1.GG - Critical Environmental Areas
- Granted on _____/_____/_____

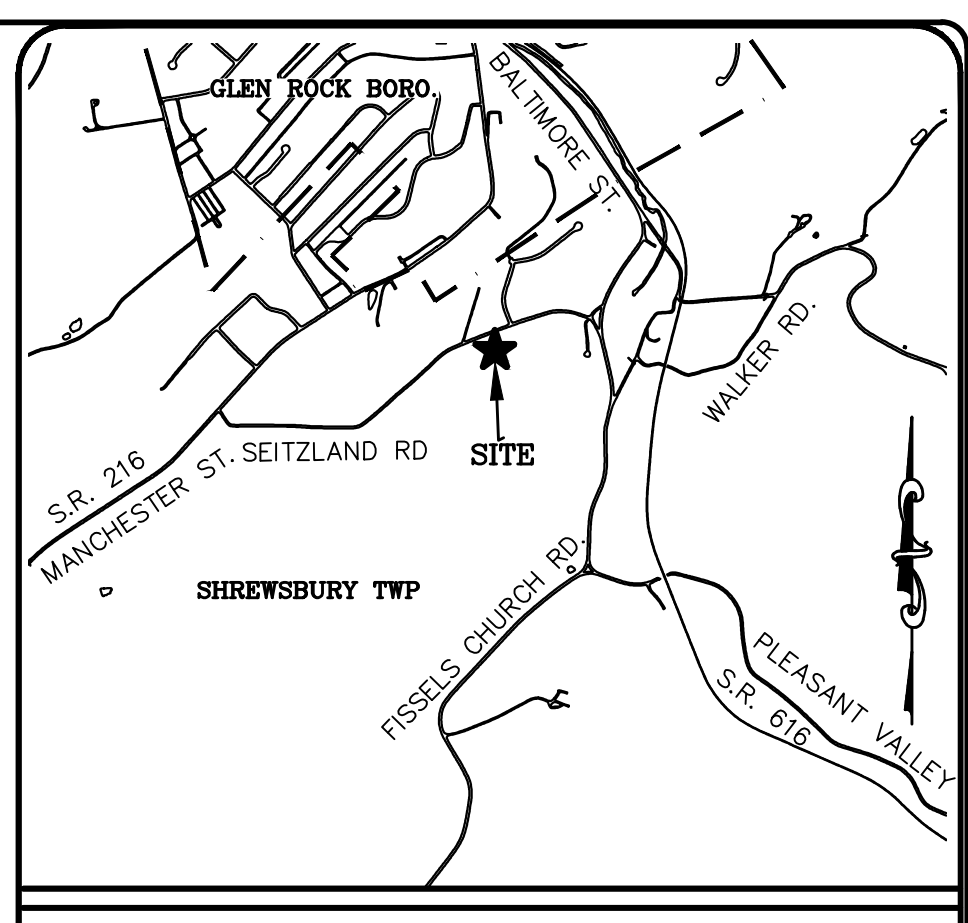
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOTS 4A, & 5A TO COMBINE WITH LOT 2

Lot No.	Address	UPI No.
2	11988 SON LIGHT LN	45-000-CI-0011.D00000
4	2684 SEITZLAND RD	45-000-CI-0011.F00000
5	2610 SEITZLAND RD	45-000-CI-0011.G00000



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.

SERIAL #: 2022033223



LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING DEDICATED RIGHT-OF-WAY
- EXISTING CARTWAY
- EXISTING BUILDING SETBACK LINE
- EXISTING TREELINE
- EXISTING SOIL LINE
- EXISTING ZONING LINE
- EXISTING 100 YEAR FLOOD ZONE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- BOUNDARY CORNER
- EXISTING WELL
- PRIMARY CONTROL POINT
- TO BE SET
- CLEAR SIGHT TRIANGLE

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

1. PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD.
2. IRON PINS SHALL BE SET AT ALL CORNERS.
3. IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAPS DATED DECEMBER 16, 2015, A 100-YEAR FLOODPLAINS EXIST ON THE PROPERTY. PANEL NO. 42133C0470F.
4. NO 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.
6. THERE ARE NO VARIANCES OR SPECIAL EXCEPTIONS PREVIOUSLY GRANTED.
7. 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.
8. TREE REMOVAL SHALL NOT EXCEED FOURTEEN THOUSAND (14,000) S.F.

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
 DATE 6/8/2022

PROJECT TITLE: FINAL SUBDIVISION PLAN FOR ALAN J & CHRISTINE RODICK
 COUNTY OF YORK
 TOWNSHIP: SHREWSBURY
 SHEET TITLE: ADD-ON PLAN

OWNER'S NAME & ADDRESS: ALAN J & CHRISTINE RODICK, 12116 SON LIGHT LN, GLEN ROCK, PA 17327

DATE: 6/8/2022

REVISION: 1

DATE: 4-12-2022

SHEET NO: 1 OF 1