

APPROVED BY THE NEW FREEDOM BOROUGH COUNCIL: _____ DATE _____

RECOMMENDED FOR APPROVAL BY THE NEW FREEDOM BOROUGH PLANNING COMMISSION: _____ DATE _____

REVIEWED BY NEW FREEDOM BOROUGH ENGINEER: _____ DATE _____

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 _____

Lot No.	Address	UPI No.
35		45-000-BI-0018.00-00000
36	1001 KIRCHNER RD	
37	905 KIRCHNER RD	
38	901 KIRCHNER RD	

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:

RM NEW FREEDOM LLC
ATTN: PHIL ROBINSON
18147 AMANDA LN
NEW FREEDOM, PA 17349

PHIL ROBINSON, OWNER

COUNTY OF YORK
COMMONWEALTH OF PENNSYLVANIA
ON THIS, THE _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED RM NEW FREEDOM LLC, PHIL ROBINSON, OWNER 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

RM NEW FREEDOM LLC FINAL SUBDIVISION PLAN - PHASE 1 LOCATED IN SHREWSBURY TOWNSHIP, & NEW FREEDOM BOROUGH YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA

SHREWSBURY TOWNSHIP ZONING REQUIREMENTS - AGRICULTURAL

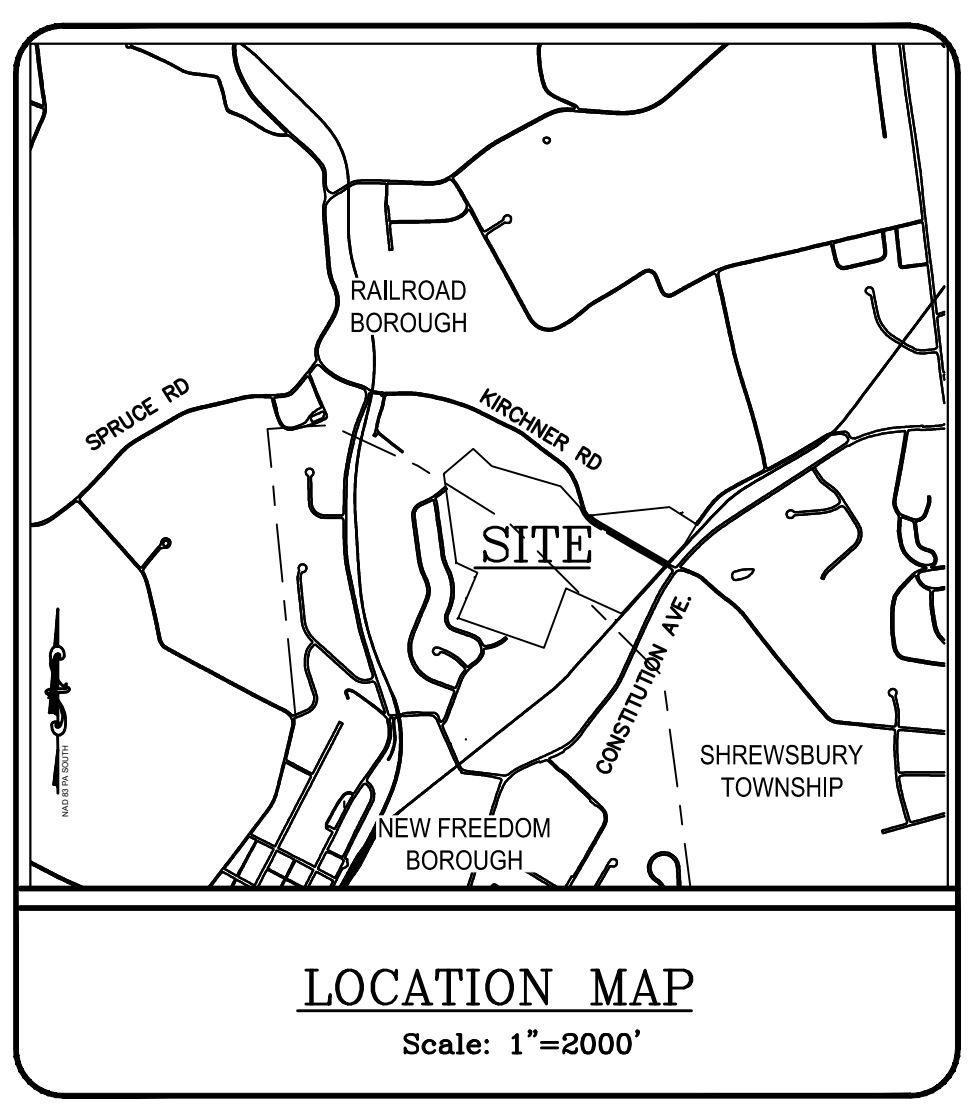
SETBACKS (PRINCIPAL BUILDING): AS SHOWN
FRONT YARD: 25 FEET
SIDES YARD: 15 FEET
REAR YARD: 35 FEET
MAXIMUM LOT AREA ALLOWED: 50,000 S.F.
MINIMUM LOT WIDTH ALLOWED: 200' AT FRONT SETBACK
MAXIMUM BUILDING HEIGHT: 40 FEET
MAXIMUM LOT COVERAGE: 30%

SHREWSBURY TOWNSHIP ZONING REQUIREMENTS - SUBURBAN RESIDENTIAL RECEIVING

SETBACKS (PRINCIPAL BUILDING): AS SHOWN
FRONT YARD: 10 FEET
SIDES YARD: 15 FEET
REAR YARD: 10 FEET
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT WIDTH: 150 FT. (AT FRONT SETBACK)
MAXIMUM BUILDING HEIGHT: 40 FEET
MAXIMUM LOT COVERAGE: 70%

NEW FREEDOM BOROUGH ZONING REQUIREMENTS - SINGLE FAMILY RESIDENTIAL

SETBACKS (PRINCIPAL BUILDING): AS SHOWN
FRONT YARD: 25 FEET
SIDES YARD: 10 FEET
REAR YARD: 20 FEET
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 100 FT. (AT FRONT SETBACK)
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 20%
MAXIMUM LOT COVERAGE: 30%



PARCEL HISTORY

SIZE OF TRACT OF LAND IN AGRICULTURAL ZONE ON NOVEMBER 10, 1976 ±40.23 ACRES
NUMBER OF DEVELOPMENT RIGHTS PERMITTED INCLUDING THOSE EXISTING 4
NUMBER OF DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED (LOT 36) = 1 (EXISTING DWELLING)
NUMBER OF DWELLING RIGHTS TRANSFERRED THIS PLAN: 0
NUMBER OF DWELLING RIGHTS PROPOSED THIS PLAN:
(LOT 35) = 1
(LOT 36) = 1 (EXISTING DWELLING)
(LOT 37) = 1
(LOT 38) = 1

MODIFICATIONS REQUESTS

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

- Sect. 22-404.1.J & 403.1.J - Plan Scale
Granted on ____/____/____
- Sect. 22-404.4.H.1 - E&S Plan
Granted on ____/____/____
- Sect. 22-404.5.J - Environmental Impact Assessment Report
Granted on ____/____/____
- Sect. 22-505.1 - Minimum Street Width (Partial request)
Granted on ____/____/____
- Sect. 22-525.1 - Drainage Easement
Granted on ____/____/____
- Sect. 22-603.1 - Curbs Installed on Public Streets
Granted on ____/____/____
- Sect. 22-606.1 - Sidewalks Installed on Public Streets
Granted on ____/____/____

- ### NOTES
- PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD.
 - REFERENCE PCSM PLAN NEW HAVEN, PREPARED BY RETTEW & ASSOCIATES RECORDED IN PLAN BOOK GG, PAGE 9827
 - IRON PINS SHALL BE SET AT ALL CORNERS.
 - IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAPS DATED DECEMBER 16, 2015, 100-YEAR FLOODPLAINS EXIST ON THE PROPERTY. PANEL NO. 42133C0464F.
 - 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.
 - A FINAL SUBDIVISION PLAN MUST BE SUBMITTED AND APPROVED BY NEW FREEDOM BOROUGH COUNCIL FOR THE PHASE 2: 34-SINGLE FAMILY LOTS AND ASSOCIATED IMPROVEMENTS
 - THE PROPERTY IS LOCATED WITHIN THE SOUTH BRANCH CODOURS CREEK TRIBUTARY.
 - A FEE IN LIEU OF SHALL BE PAID INSTEAD OF DEDICATION OF LAND FOR PARK AND/OR RECREATION.
 - UPON NOTICE BY THE BOARD OF SUPERVISORS OF SHREWSBURY TOWNSHIP TO THE THEN CURRENT LAND OWNERS OF RECORD OF ANY LOT IN THIS SUBDIVISION OR LAND DEVELOPMENT THAT SIDEWALKS AND/OR CURBS MUST BE INSTALLED, THE OWNER SHALL HAVE SIX (6) MONTHS FROM THE DATE OF SUCH NOTICE TO INSTALL SAID SIDEWALKS AND/OR CURBS SHALL BE GOVERNED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ALL OTHER RELEVANT ORDINANCES, STATUTES, RULES OR REGULATIONS.
 - WARNING - THE DWELLING LOT PROPOSED BY THIS SUBDIVISION PLAN IS IN 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.
 - TREE REMOVAL SHALL NOT EXCEED FOURTEEN THOUSAND (14,000) CONTIGUOUS SQ. FT.

RESIDUAL TRACT WAIVER

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE AS STATED IN THE SITE DATA. LOT 35 OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY SHREWSBURY TOWNSHIP & NEW FREEDOM BOROUGH OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) 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 SHREWSBURY TOWNSHIP & NEW FREEDOM BOROUGH, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CARTWAY
- EXISTING BUILDING SETBACK LINE
- EXISTING TREELINE
- EXISTING SOIL LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- BOUNDARY CORNER
- PRIMARY CONTROL POINT
- EXISTING STREAM EDGE LINE
- EXISTING 100' RIPARIAN BUFFER
- EXISTING 100 YEAR FLOOD PLAIN
- EXISTING SEPTIC AREA
- EXISTING & PROPOSED WELL
- EXISTING WETLANDS

SITE DATA

EXISTING USE: SINGLE FAMILY DETACHED DWELLING / AGRICULTURAL
PROPOSED USE: LOT 35 - AGRICULTURAL
LOT 36 - AGRICULTURAL / SINGLE FAMILY DETACHED DWELLING
LOT 37 - SINGLE FAMILY DETACHED DWELLING
LOT 38 - SINGLE FAMILY DETACHED DWELLING

TOTAL # OF LOTS: 4
TOTAL AREA THIS DATE: 43.927 ACRES (GROSS)

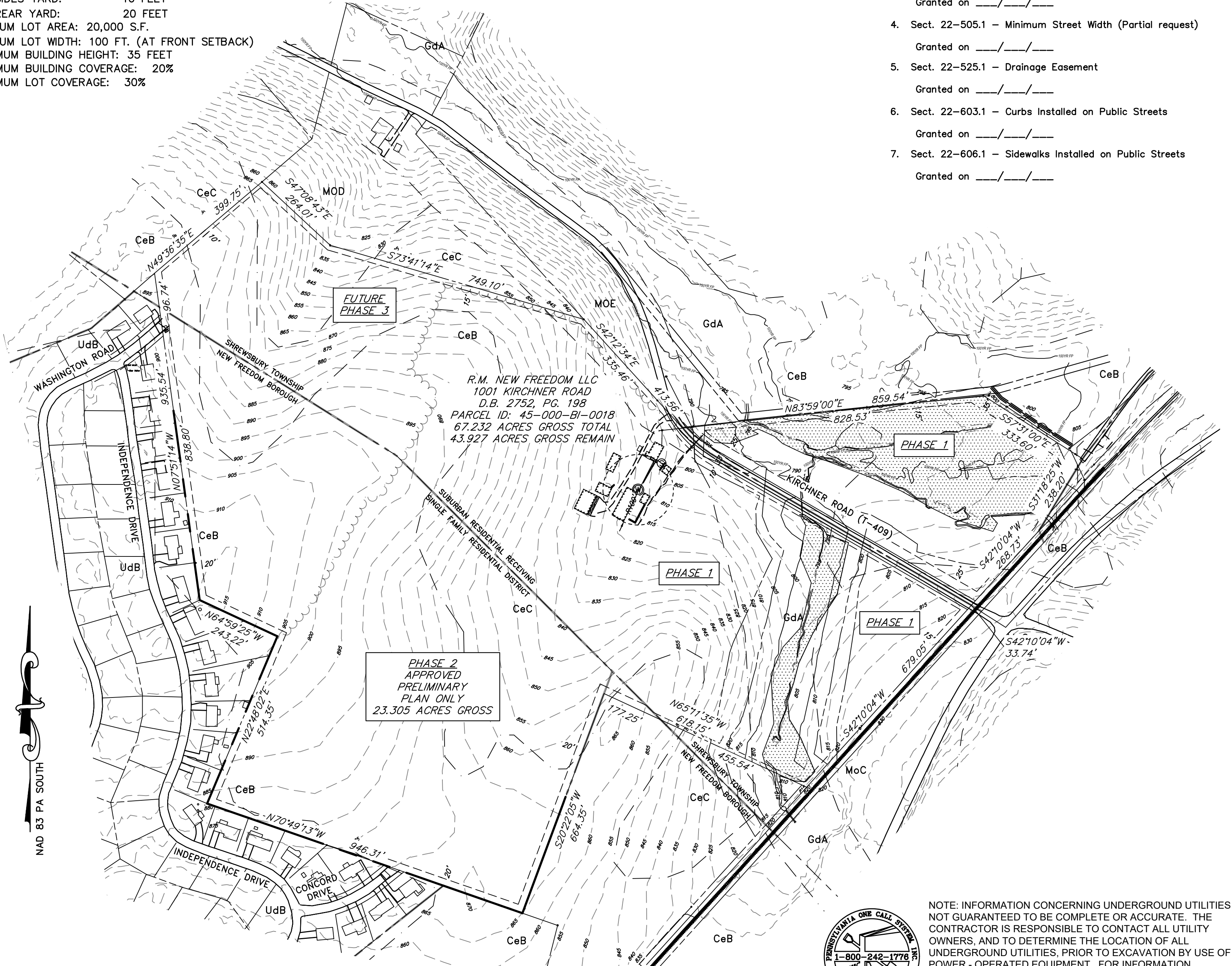
EXISTING WATER: ON-LOT WELL
EXISTING SEWER: ON-LOT SEPTIC
LOT 35 = TAX MAP: BI, PARCEL 18
DEED REFERENCE: DEED BOOK 2752, PAGE 0198
CONTOURS: NAVD88 - PASDA LIDAR AERIAL TOPOGRAPHY
SOIL SURVEY MAPS (ISSUED 2002)

PROPOSED LOT AREA: LOT 35: 21.341 ACRES GROSS
LOT 36: 20.536 ACRES GROSS
LOT 37: 1.059 ACRES GROSS
LOT 38: 0.991 ACRES GROSS

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.

Phil Robinson
DATE: 11/11/2025



EXISTING CONDITIONS
Scale: 1"=200'



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 #: 20251042533

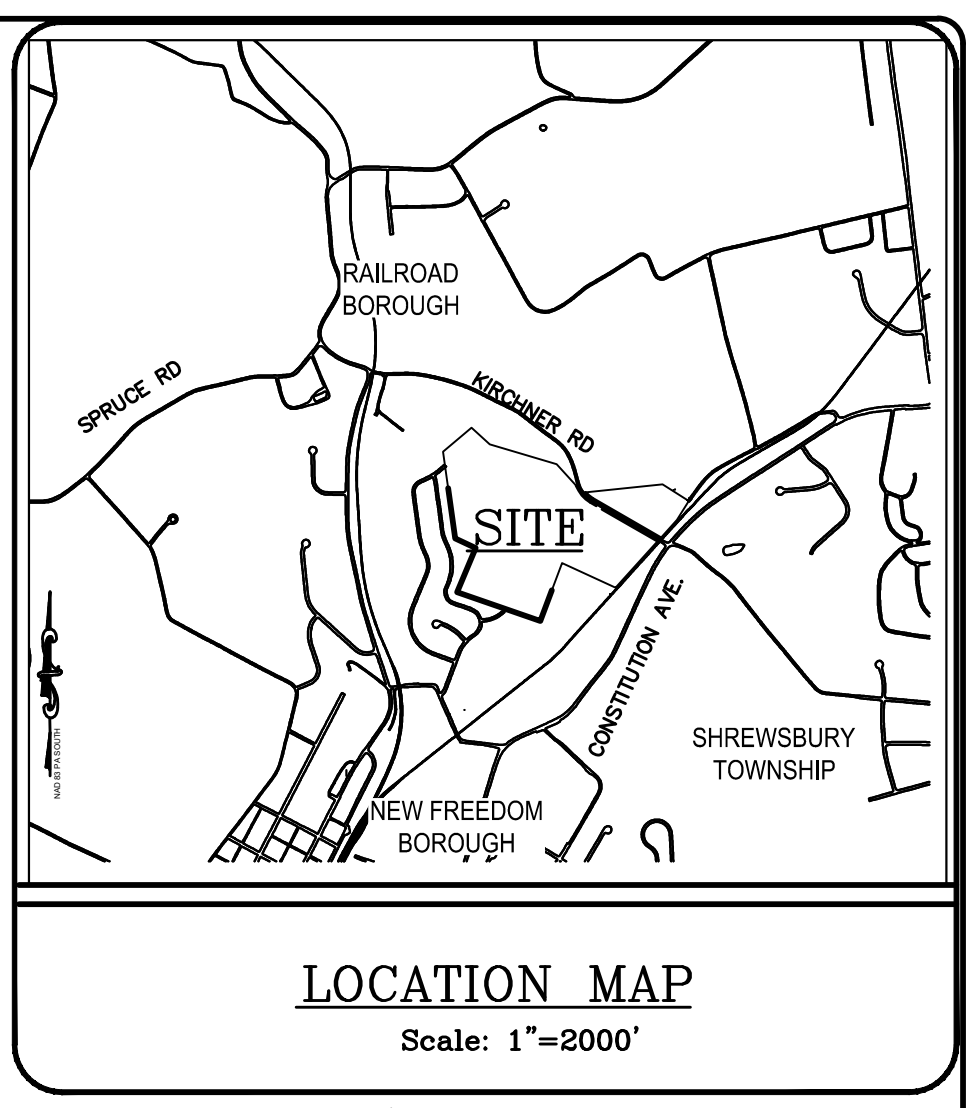
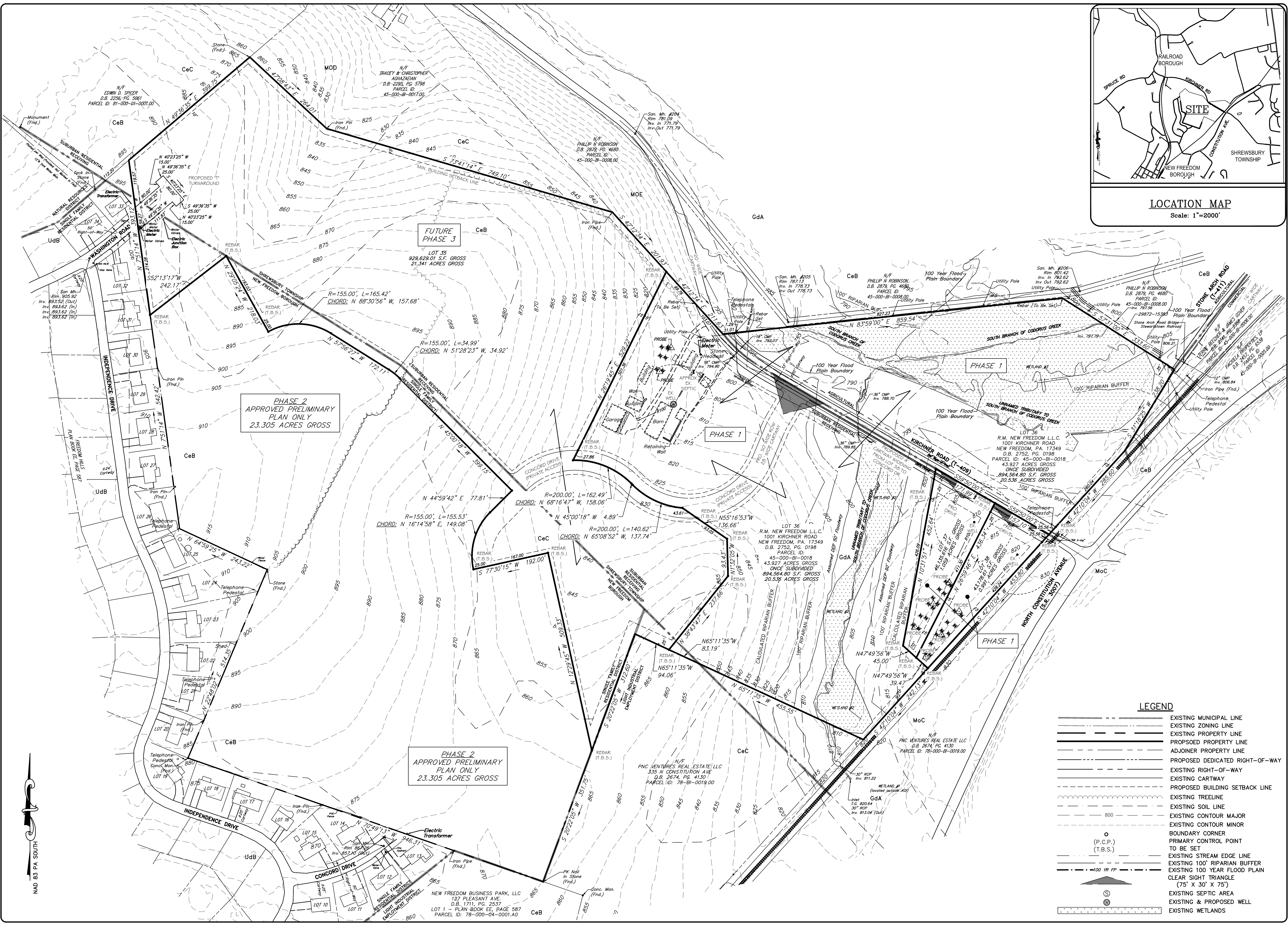
PROJECT TITLE: FINAL SUBDIVISION PLAN - PHASE 1
FOR: RM NEW FREEDOM LLC
COUNTY OF YORK
SHEET TITLE: TITLE
SHEET NO.: 1 OF 4

OWNER'S NAME & ADDRESS: RM NEW FREEDOM LLC, ATTN: PHIL ROBINSON, 18147 AMANDA LN, NEW FREEDOM, PA 17349

SHAW SURVEYING, INC., LAND SURVEYING AND CIVIL ENGINEERING, 30 WEST MAIN STREET, NEW FREEDOM, PA. 17349, PHONE: 717-227-2818, FAX: 717-227-2899

REVISION TABLE:

NO.	DATE	REVISION
1	10-10-2025	REVISED PER YOPC, GSD, & SPOC
2	10-10-2025	ADDED RESIDUAL TRACT WAIVER
3	10-10-2025	SHREWSBURY TWP COMMENTS
4	10-10-2025	NEW FREEDOM BOROUGH COMMENTS
5	11-11-2025	TWP COMMENTS & ADD SHEET 4



NO.	DATE	REVISION
1	10/16/25	REVISED PER YPC, CSD, & SPC
2	10/16/25	ADDED RESIDUAL TRACT WAIVER
3	10/10/25	SHREWSBURY TWP COMMENTS
4	10/10/25	NEW FREEDOM BOROUGH ENGINEER COMMENTS
5	11/11/25	TWP COMMENTS & ADD SHEET 4

OWNER'S NAME & ADDRESS
 RM NEW FREEDOM LLC
 ATTN: PHIL ROBINSON
 NEW FREEDOM, PA 17349

FILE: 45-00-018-00
 DRAWN BY: JPM
 CHECKED BY: JPM
 SCALE: 1"=100'

PROFESSIONAL LAND SURVEYOR
 JON P. MYERS
 1000 N. 10TH ST.
 SUITE 100
 SHREWSBURY, PA 17349

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 - PHASE I
 FOR: RM NEW FREEDOM LLC
 COUNTY OF YORK, SHREWSBURY TOWNSHIP

SHEET TITLE: PLAN OVERVIEW

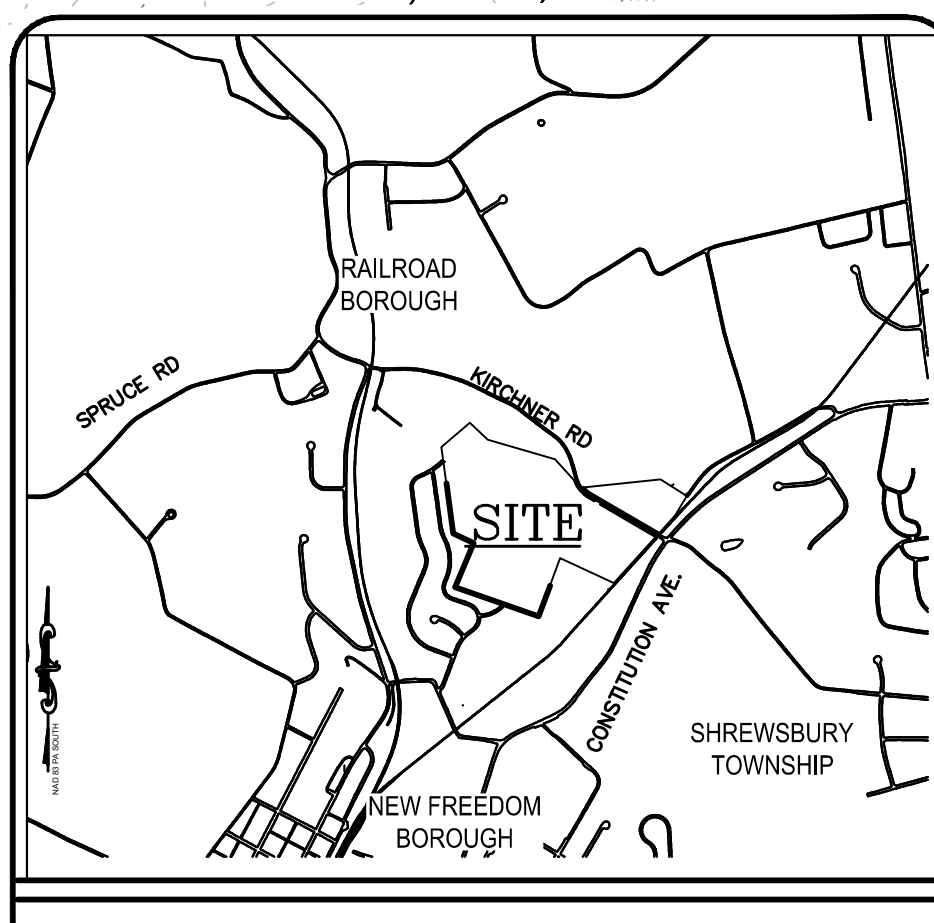
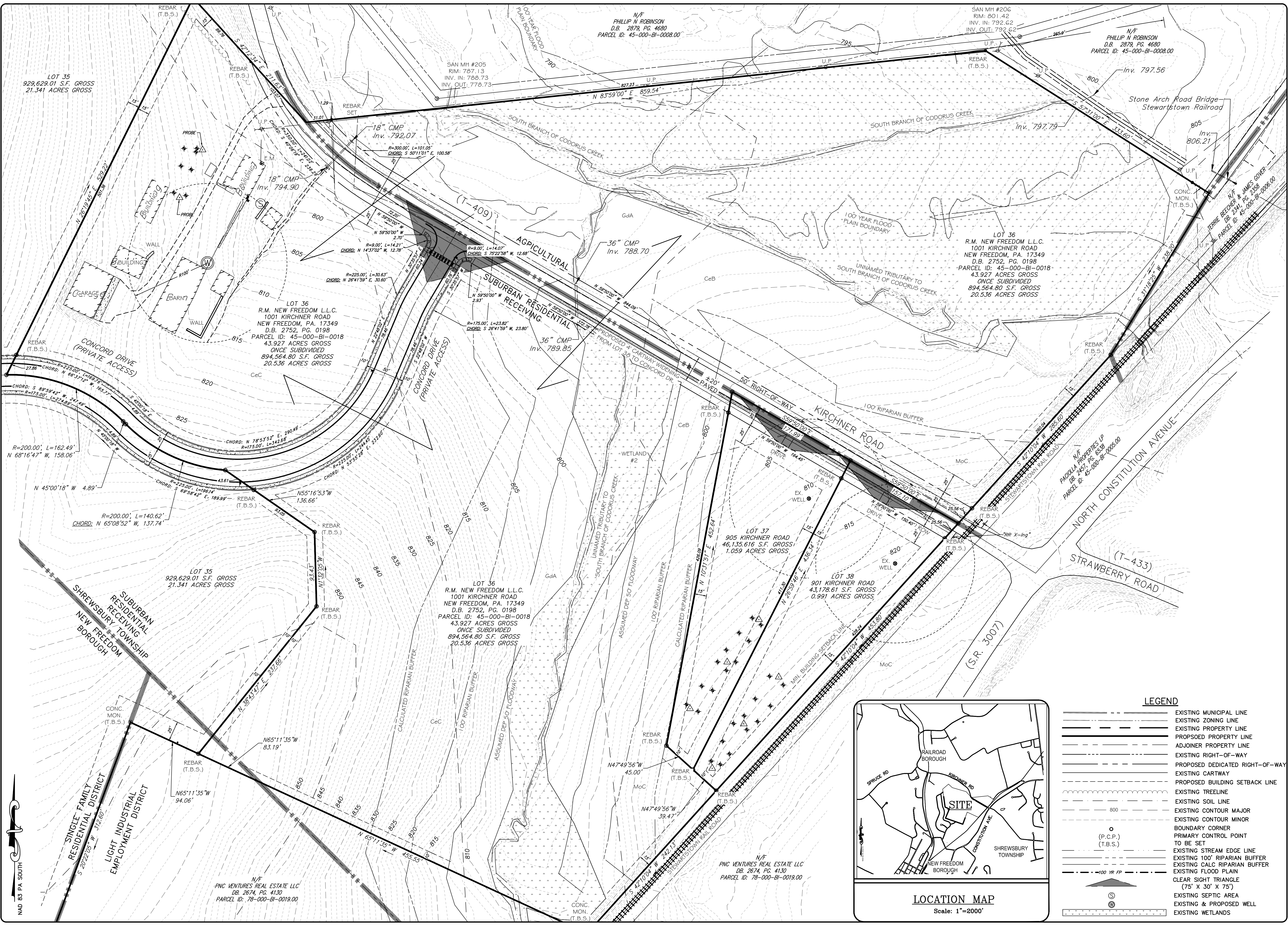
PROJECT NO.: 2025-034
 DATE: 4-10-2025

SHEET NO.: 2 OF 4

LEGEND

	EXISTING MUNICIPAL LINE
	EXISTING ZONING LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJOINED PROPERTY LINE
	PROPOSED DEDICATED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING CARTWAY
	PROPOSED BUILDING SETBACK LINE
	EXISTING TREELINE
	EXISTING SOIL LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	BOUNDARY CORNER
	PRIMARY CONTROL POINT TO BE SET
	EXISTING STREAM EDGE LINE
	EXISTING 100' RIPARIAN BUFFER
	EXISTING 100 YEAR FLOOD PLAIN
	CLEAR SIGHT TRIANGLE (75' X 30' X 75')
	EXISTING SEPTIC AREA
	EXISTING & PROPOSED WELL
	EXISTING WETLANDS

NAD 83 PA SOUTH



LOCATION MAP
Scale: 1"=200'

LEGEND

	EXISTING MUNICIPAL LINE
	EXISTING ZONING LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED DEDICATED RIGHT-OF-WAY
	EXISTING CARTWAY
	PROPOSED BUILDING SETBACK LINE
	EXISTING TREELINE
	EXISTING SOIL LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	BOUNDARY CORNER
	PRIMARY CONTROL POINT TO BE SET
	EXISTING STREAM EDGE LINE
	EXISTING 100' RIPARIAN BUFFER
	EXISTING CALC RIPARIAN BUFFER
	EXISTING FLOOD PLAN
	CLEAR SIGHT TRIANGLE (75' X 30' X 75')
	EXISTING SEPTIC AREA
	EXISTING & PROPOSED WELL
	EXISTING WETLANDS

SHAW SURVEYING, INC. LAND SURVEYING AND CIVIL ENGINEERING 30 WEST MAIN STREET, NEW FREEDOM, PA. 17349 PHONE: 717-227-2818 FAX: 717-227-2789	
<p>PROJECT TITLE FINAL SUBDIVISION PLAN - PHASE I</p> <p>FOR RM NEW FREEDOM LLC</p> <p>SHEET TITLE PROPOSED LOTS</p>	<p>OWNER'S NAME & ADDRESS RM NEW FREEDOM LLC ATTN: PHIL ROBINSON 19147 AMANDA LN NEW FREEDOM, PA 17349</p> <p>FILE: 45-00-BI-0018</p> <p>DRAWN BY: JPM CHECKED BY: JPM</p> <p>SCALE: 1"=100'</p> <p>DATE: 4-10-2025</p>
<p>PROJECT NO.: 2025-034 DATE: 4-10-2025</p> <p>SHEET NO.: 3 of 4</p>	