

- SITE DATA & SITE NOTES**
- LPI # 450007080000000 DEED REFERENCE: DEED BOOK 1907 PAGE 5003
  - EXISTING ZONING DISTRICT: C (COMMERCIAL)
  - ADJACENT LAND TRACTS ARE ZONED: NORTH: GLEN ROCK BOROUGH VILLAGE CENTER SOUTH: SUBURBAN-RESIDENTIAL EAST: GLEN ROCK BOROUGH RESIDENTIAL SUBURBAN WEST: SUBURBAN-RESIDENTIAL
  - EXISTING NO. OF LOTS: 2  
PROPOSED NO. OF LOTS: 2
  - EXISTING USES: RESTAURANT (1,400 SF), PERSONAL SERVICE FACILITY (750 SF), BUSINESS/PROFESSIONAL OFFICE (1,624 SF), VACANT (2,225 SF), RESIDENTIAL (8 APARTMENTS)
  - PROPOSED USE: LOT 1: SAME AS EXISTING LOT 2: UNKNOWN (A SEPARATE LAND DEVELOPMENT PLAN IS REQUIRED)
  - MINIMUM REQUIRED BUILDING SETBACKS: FRONT: 10 FT SIDE: 10 FT REAR: 10 FT
  - MINIMUM REQUIRED LOT AREA: 20,000 SF  
EXISTING LOT AREA: 128,474.85 SF (2.95 ACRES)  
PROPOSED LOT 1: 58,000.40 SF (1.33 ACRES)  
PROPOSED LOT 2: 69,674.45 SF (1.60 ACRES) (CEA AREA = 5,078.10 SF)
  - MINIMUM REQUIRED LOT WIDTH (AT SETBACK LINE): 100 FT  
EXISTING LOT WIDTH: 284.64 FT  
PROPOSED LOT 1: 184.64 FT  
PROPOSED LOT 2: 100.00 FT
  - MAXIMUM BUILDING HEIGHT: 45 FT  
PROPOSED BUILDING HEIGHT: LESS THAN OR EQUAL TO 45 FT
  - MAXIMUM ALLOWED LOT COVERAGE: 75%  
EXISTING LOT COVERAGE: 43.2% (55,468 SF)  
PROPOSED LOT 1: 43.2% (55,468 SF)  
PROPOSED LOT 2: 54.9% (74,291 SF)
  - REQUIRED PARKING: RESTAURANT: 1 SPACE/100 SF + 1 SPACE/EMPLOYEE = 16 PERSONAL SERVICE FACILITY: 1 SPACE/200 SF + 1 SPACE/EMPLOYEE = 8 BUSINESS/PROFESSIONAL OFFICE: 1 SPACE/200 SF + 5 VACANT: 1 SPACE/200 SF = 11  
TOTAL: 24 SPACES (INCLUDES 2 HANDICAP SPACES) ON LOT 1  
TOTAL: 40 SPACES (INCLUDES 2 HANDICAP SPACES) ON LOT 2  
TOTAL: 64 SPACES TO BE PROVIDED ON LOT 2 IN ADDITION TO WHAT WILL BE REQUIRED WITH THE NEW USE, FOR A TOTAL OF 104 SPACES ON LOT 2. A VARIANCE HAS BEEN APPROVED FOR NUMBER OF SPACES REQUIRED. SEE NO. 33.
  - NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD ZONE.
  - THE NATIONAL WETLANDS INVENTORY MAPS SHOW NO EXISTING WETLANDS ON THE PROJECT SITE.
  - PUBLIC SEWER AND PUBLIC WATER SHALL SERVE THE SITE.
  - SEWAGE PLANNING HAS BEEN APPROVED BY PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON MAY 4, 2013 PER CASE NO. AS-0900-091-30.
  - ALL PROPOSED EXTERIOR LIGHTING MUST BE LOCATED AND SHIELDED SO THAT NO OBSTRUCTIBLE ILLUMINATION OR GLARE IS CAST UPON ADJACENT PROPERTIES OR STREET RIGHTS-OF-WAY UPON INSTALLATION OF THE NEW PARKING SPACES. SHREWSBURY TOWNSHIP SHALL VERIFY THE EXISTING LIGHTING AND IF IT DOES NOT MEET THE TOWNSHIP REQUIREMENTS, ADDITIONAL LIGHTS SHALL BE INSTALLED IN ORDER TO MEET THESE REQUIREMENTS.
  - TOPOGRAPHICAL INFORMATION AS SHOWN WAS DERIVED FROM A FIELD SURVEY PERFORMED BY DANWOO ENGINEERING IN MARCH 2006. VERTICAL DATUM IS BASED ON THE PLAN TITLED "TRINE STREET AREA SANITARY SEWER EXTENSION 1995" FOR SHREWSBURY TOWNSHIP, YORK COUNTY, PA, WITH ALL ELEVATIONS DATED 1985-00 IN PARTICULAR, THE TOP OF MANHOLE OR 15'-1A, ELEVATION 539.54 AS SHOWN ON SHEET 2 OF 9 OF S&D AS-BUILT PLAN.
  - LOT MARKERS SHALL BE PROVIDED PER SECTION 601 OF THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
  - ALL PUBLIC IMPROVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE TO SHREWSBURY TOWNSHIP'S CONSTRUCTION & MAINTENANCE MANUAL.
  - NO DEED RESTRICTIONS OR PROTECTIVE COVENANTS ARE PROPOSED BY THIS PLAN.
  - 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 HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.242, NO. 420), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS OR MODIFICATION TO AN EXISTING DRIVEWAY ENTRANCE TO A STATE HIGHWAY IS PERMITTED.
  - NO VEGETATION MAY BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT WHICH MAY OBSTRUCT THE USE OF THE HYDRANT. NO ALTERATION, INCLUDING PAINTING SHALL BE ALLOWED.
  - THE PLAN DOES NOT AFFECT PROPERTY THAT IS LOCATED ON THE SHREWSBURY TOWNSHIP OFFICIAL MAP.
  - ENGLISH TORSOL SHALL BE SPREAD AT THE SITE TO PROVIDE A MINIMUM OF 9 INCHES THROUGHOUT THE VEGETATED AREAS OF THE SITE.
  - THE FOLLOWING VARIANCE WERE APPROVED BY THE SHREWSBURY TOWNSHIP ZONING HEARING BOARD AT A MEETING HELD ON SEPTEMBER 26, 2012, APPLICATION NUMBER 2012-03:  
A. S.1304 RIPARIAN BUFFER REDUCTION TO NO LESS THAN 27.3 FEET  
B. S.1308 ALLOW PARKING FACILITIES WITHIN THE OEA (PROPOSED LOT 1)  
C. S.1308 REDUCTION OF REQUIRED PARKING TO NO LESS THAN 52 SPACES (PROPOSED LOT 1).
  - THE STEEP SLOPE AREA AS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN ITS NATURAL STATE AND REMAIN UNDISTURBED EXCEPT FOR THE AREAS WHERE THE VARIANCE APPLIES.
  - THE POROUS PAVEMENT AREA SHALL BE PROTECTED FROM SETTLEMENT AND COMPACTION DURING THE CONSTRUCTION PHASE, SO AS TO MAINTAIN THE MAXIMUM INFILTRATION CAPACITY.

I, DAVID E. SIMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

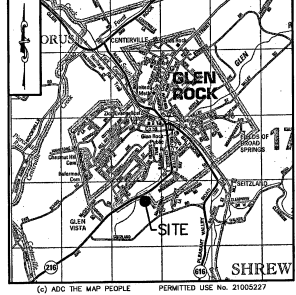
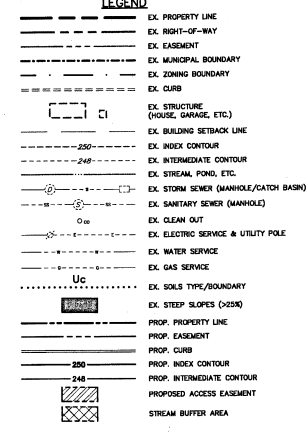
Date: 7/14/14

I, JASON M. BRENNEMAN, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN WAS PREPARED USING ACCEPTED DESIGN METHODS AND TO THE BEST OF MY KNOWLEDGE, REPRESENTS THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS PLOTTED UNDER MY DIRECTION FOR THE OWNERS OR AGENTS.

Date: 7/14/14

- THE POROUS PAVEMENT AREA SHALL BE OWNED AND MAINTAINED BY THE RECORD OWNER, THEIR HEIRS, AND FUTURES ASSIGNS. MAINTENANCE SHALL CONSIST OF:
  - VACUUM 2-3 TIMES PER YEAR
  - MAINTAIN PLANTED AREAS SLOPE OF PAVEMENT
  - IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT
  - DO NOT ALLOW CONSTRUCTION EQUIPMENT, SOIL MUCK/SLUDGE, ETC. ON UNPROTECTED PAVEMENT
  - SAND OR CINDERS SHALL NOT BE APPLIED DURING WINTER STORMS.
- THE FOLLOWING VARIANCES HAVE BEEN REQUESTED AND APPROVED BY SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS ON 09/26/12:
  - S.211.1 - CE'S TO BE PLANTED IN NATIVE TREES/SHRUBS (LOT 2)
  - S.211.2 - ALLOW PARKING TO BE INSTALLED IN CEA ON LOT 2
  - S.603 - NO CURBING TO BE PROPOSED ON WESTERN SIDE OF ACCESS DRIVE AND ALONG LOT 2'S FRONTAGE
  - S.608 - NO SIDEWALK TO BE PROVIDED ALONG LOT 2'S FRONTAGE
  - S.609 - LANDSCAPING REQUIREMENTS ON LOT 2 SHALL BE DEFERRED TO THE LAND DEVELOPMENT PLAN
- LANDSCAPE SCREENING FOR LOT 2 SHALL BE ADDRESSED AT THE TIME OF LAND DEVELOPMENT SUBMISSION FOR THE LOT.
- A BLANKET EASEMENT IS PROPOSED ON LOT 2 FOR THE REQUIRED 17 PARKING SPACES THAT ARE REQUIRED ON LOT 1. THESE 17 SPACES SHALL BE IN ADDITION TO THOSE THAT WILL BE REQUIRED FOR LOT 2'S FUTURE USE.

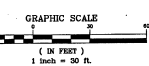
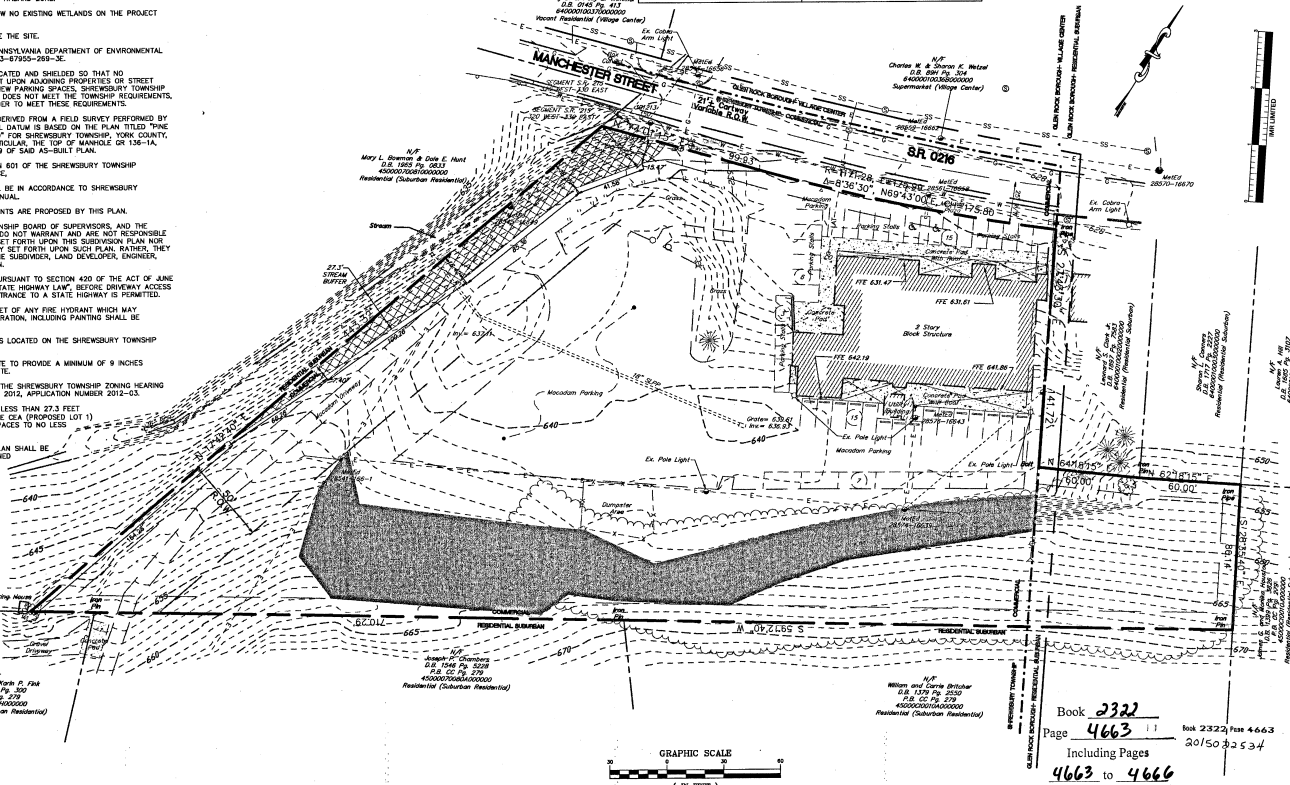
ACT 287 LISTING SHREWSBURY TOWNSHIP	
FACILITY OWNER	FACILITY ADDRESS
ADAMS ELECTRIC COOPERATIVE INC	1380 BLOOMVILLE ROAD PO BOX 1055 GETTYSBURG, PA 17325-1055 1-800-242-1776
ADELPHIA CABLE	C/O CENTRAL LOCATING SERVICE 8606 ALLISONVILLE ROAD SUITE 132 INDIANAPOLIS, IN 46250 1-800-242-1776
AT&T	2315 SALEM RD A CONYERS, GA 30013 1-800-242-1776
CLEARVIEW PARTNERS	109 E JARRETTVILLE RD FOREST HILL, MO 21050 1-800-242-1776
COLUMBIA GAS OF PA	501 TECHNOLOGY DR SOUTHSHORE INDUSTRIAL PARK CANONSBURG, PA 15317 1-800-242-1776
COLUMBIA GAS TRANSMISSION	1895 GRANITE STATION ROAD GETTYSBURG, PA 17325 1-800-242-1776
GLEN ROCK WATER & SEWER AUTHORITIES	11714 NORTH MAIL STREET EXTENSION PO BOX 205 GLEN ROCK, PA 17327 1-800-242-1776
MCI	2400 N GLENVILLE RICHARDSON, TX 75082 1-800-242-1776
SHREWSBURY BOROUGH	35 W RAILROAD AVE SHREWSBURY, PA 17361 1-800-242-1776
VERIZON NORTH	150 N TOWH ST. LEVEE, PA 16532 1-800-242-1776
YORK WATER COMPANY	130 EAST MARKET STREET PO BOX 15089 YORK, PA 17405-5089 1-800-242-1776



**SITE LOCATION MAP**  
SCALE: 1" = 200'

RECOMMENDED APPROVED BY THE SHREWSBURY TOWNSHIP PLANNING COMMISSION  
DATE: August 20, 2014

APPROVED BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS  
DATE: March 04, 2015



REVIEWED BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS  
DATE: March 04, 2015

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION  
DATE: July 15, 2014

REVIEWED BY THE TOWNSHIP CODE ENFORCEMENT OFFICER  
DATE: 8/20/14

RECORD OWNER: JOSEPH & JOSEPHINE MESSINA  
20 HUNTING PARK COURT  
YORK, PA 17402

ON THIS 14 DAY OF August 2014  
BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED:

Joseph Messina - OWNER  
Josephine Messina - OWNER

WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN, THAT THE PLAN IS THE ACT AND DEED OF THEM, THAT THEY DESIRE THE SAME TO BE RECORDED ON BEHALF OF THEMSELVES AND FURTHER ACKNOWLEDGES THAT ALL STREETS, R.O.W. AND EASEMENTS IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY OFFERED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF YORK

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND RELEASE TO THE PUBLIC USE (EXCEPTING THOSE AREAS TO BE RECORDED AS MUCH.

WITNESS MY HAND AND NOTARIAL SEAL  
THIS 14 DAY OF August 2014

Barbara E. McKinzie  
NOTARY PUBLIC

RECORDED IN THE RECORDER OF DEEDS OFFICE, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_ PAGE No. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**LPI/ADDRESS TABLE**

LOT #	LPI NUMBER	ADDRESS
1	4500070800000000	144 MANCHESTER STREET
2	4500070800000000	146 MANCHESTER STREET

Book 2322  
Page 4663  
Including Pages 4663 to 4666  
Instrument # 2015022534



BEFORE YOU DIG-DRAW-BLAST CONTACT: PA ONECALL SYSTEM 8-1-1 OR 1-800-242-1776

Design Stage Notification Date: 12/18/12  
Serial No. 20123531329

**JRM James R. Holley & Associates, Inc.**  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS  
18 South George Street • York, PA 17402  
(717) 846-4372 • Fax (717) 843-1568 • Email: jrh@jrhya.com

**JOSEPH & JOSEPHINE MESSINA**  
EXISTING CONDITIONS/NOTES/SITE DATA

FINAL MINOR SUBDIVISION & LAND DEVELOPMENT PLAN FOR

NO.	DATE	REVISIONS/DESCRIPTION
1	12/18/12	REVISION FOR THE NEW LETTER
2	1/14/13	REVISION FOR THE NEW LETTER
3	7/17/14	REVISION FOR THE NEW LETTER

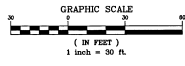
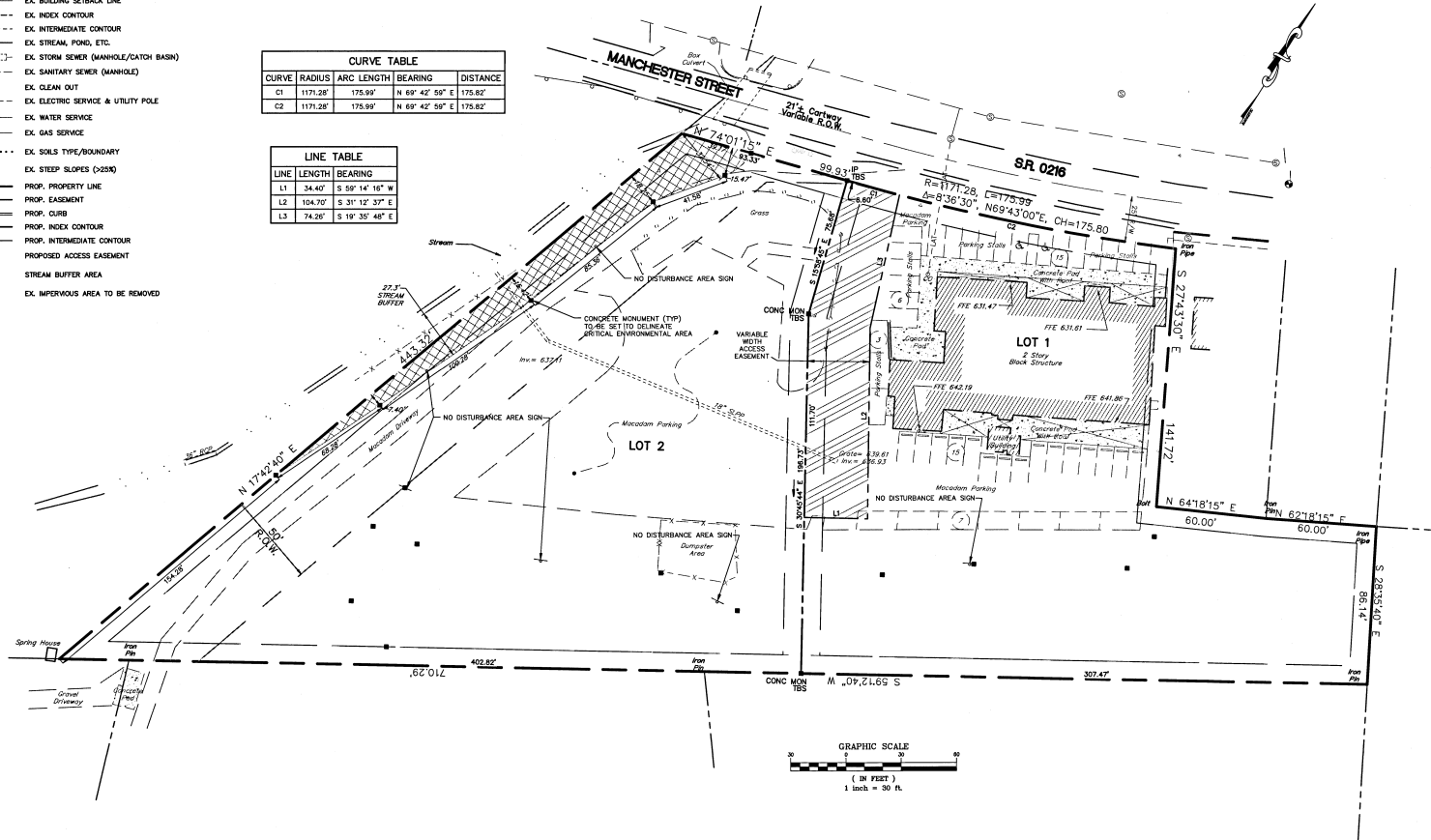
DATE: 12/18/12  
SCALE: AS SHOWN  
DRAWN BY: JMB  
DESIGNED/CHKD BY: JMB  
PROJECT NO. 110921  
SHEET NO. 1 OF 3

**LEGEND**

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. EASEMENT
- EX. MUNICIPAL BOUNDARY
- EX. ZONING BOUNDARY
- EX. CURB
- EX. STRUCTURE (HOUSE, GARAGE, ETC.)
- EX. BUILDING SETBACK LINE
- EX. INDEX CONTOUR
- EX. INTERMEDIATE CONTOUR
- EX. STREAM, POND, ETC.
- EX. STORM SEWER (MANHOLE/CATCH BASIN)
- EX. SANITARY SEWER (MANHOLE)
- EX. CLEAN OUT
- EX. ELECTRIC SERVICE & UTILITY POLE
- EX. WATER SERVICE
- EX. GAS SERVICE
- EX. SOILS TYPE/BOUNDARY
- EX. STEEP SLOPES (>25%)
- PROP. PROPERTY LINE
- PROP. EASEMENT
- PROP. CURB
- PROP. INDEX CONTOUR
- PROP. INTERMEDIATE CONTOUR
- PROPOSED ACCESS EASEMENT
- STREAM BUFFER AREA
- EX. IMPERVIOUS AREA TO BE REMOVED

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	BEARING	DISTANCE
C1	1171.28	175.99	N 89° 42' 50" E	175.82
C2	1171.28	175.99	N 89° 42' 50" E	175.82

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.40	S 59° 14' 16" W
L2	104.70	S 31° 12' 37" E
L3	74.26	S 19° 35' 48" E



Book 2322  
 Page 4664  
 Including Pages  
4663 to 4666  
 Instrument #  
2015022534

BEFORE YOU DIG-DRILL-BLAST CONTACT: PA ONECALL SYSTEM 8-1-1 OR 1-800-242-1776  
 Design Stage Notification Date: 12/18/12  
 Serial No. 2012531329

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FINAL MINOR SUBDIVISION & LAND DEVELOPMENT PLAN FOR **JOSEPH & JOSEPHINE MESSINA** SUBDIVISION PLAN  
 CLEN BLOOR BOROUGH, YORK COUNTY, PENNSYLVANIA  
 © 2012, James R. Holley & Associates, Inc. YORK, CO., PA.

NO.	DATE	BY	DESCRIPTION
1	3/20/12	JMB	REVISED PER ENR REVIEW LETTER
2	7/17/12	JMB	REVISED PER ENR REVIEW LETTER
3			
4			
5			
6			
7			
8			
9			
10			

DATE: 12/18/12  
 SCALE: AS SHOWN  
 DRAWN BY: JMB  
 DESIGNED/CKD BY: JMB  
 PROJECT NO. 110921  
 SHEET NO. 2 OF 3