

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 _____

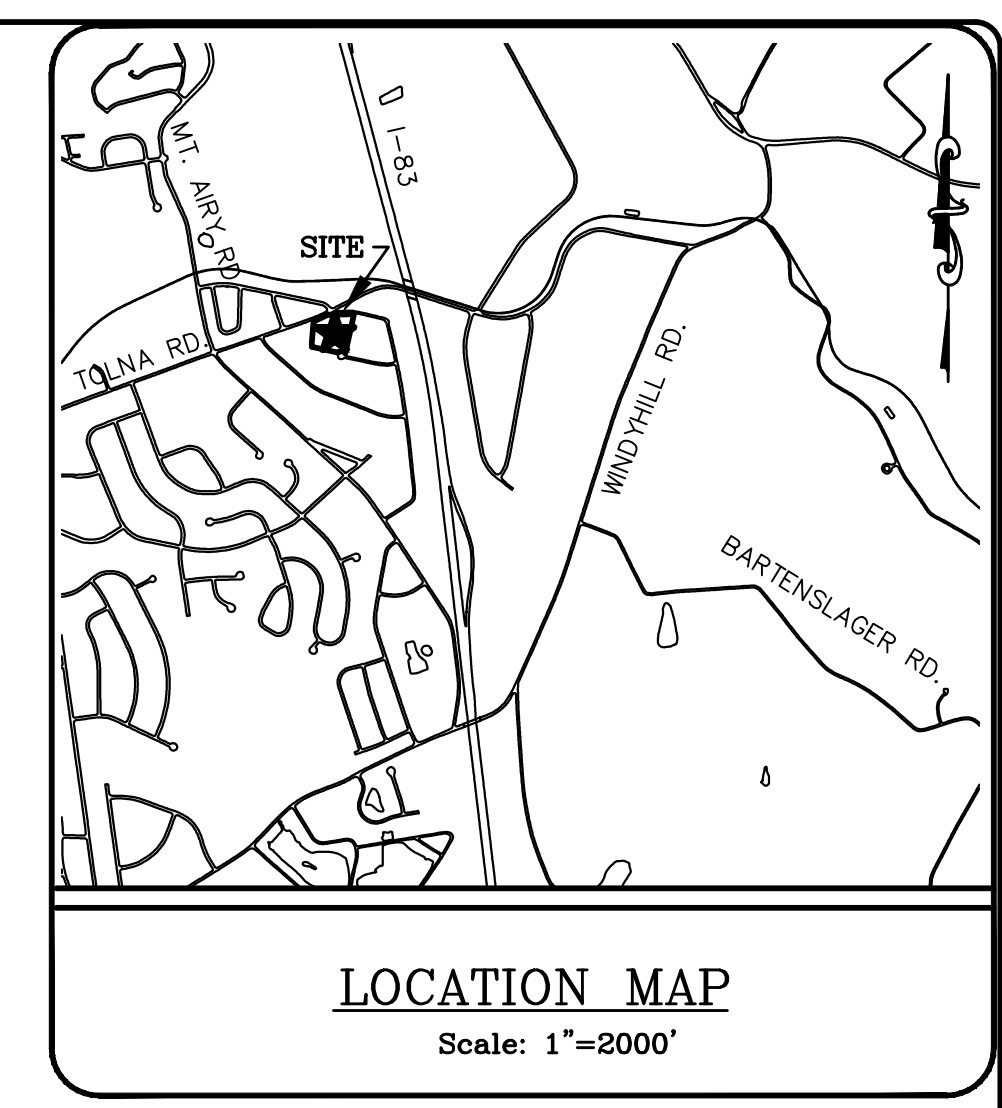
REVIEWED BY SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER: _____

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

JAMES P. POWERS, ROBERT G. ALMONY, SR. & KAREN L. ALMONY

FINAL SUBDIVISION PLAN

LOCATED IN
SHREWSBURY TOWNSHIP, YORK COUNTY
COMMONWEALTH OF PENNSYLVANIA



LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING ROAD RIGHT-OF-WAY
- EXISTING CARTWAY
- EXISTING BUILDING SETBACK LINE
- EXISTING TREELINE
- BOUNDARY CORNER
- PRIMARY CONTROL POINT
- △ CLEAR SIGHT TRIANGLE (75' X 30' X 75')

(P.C.P.)

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

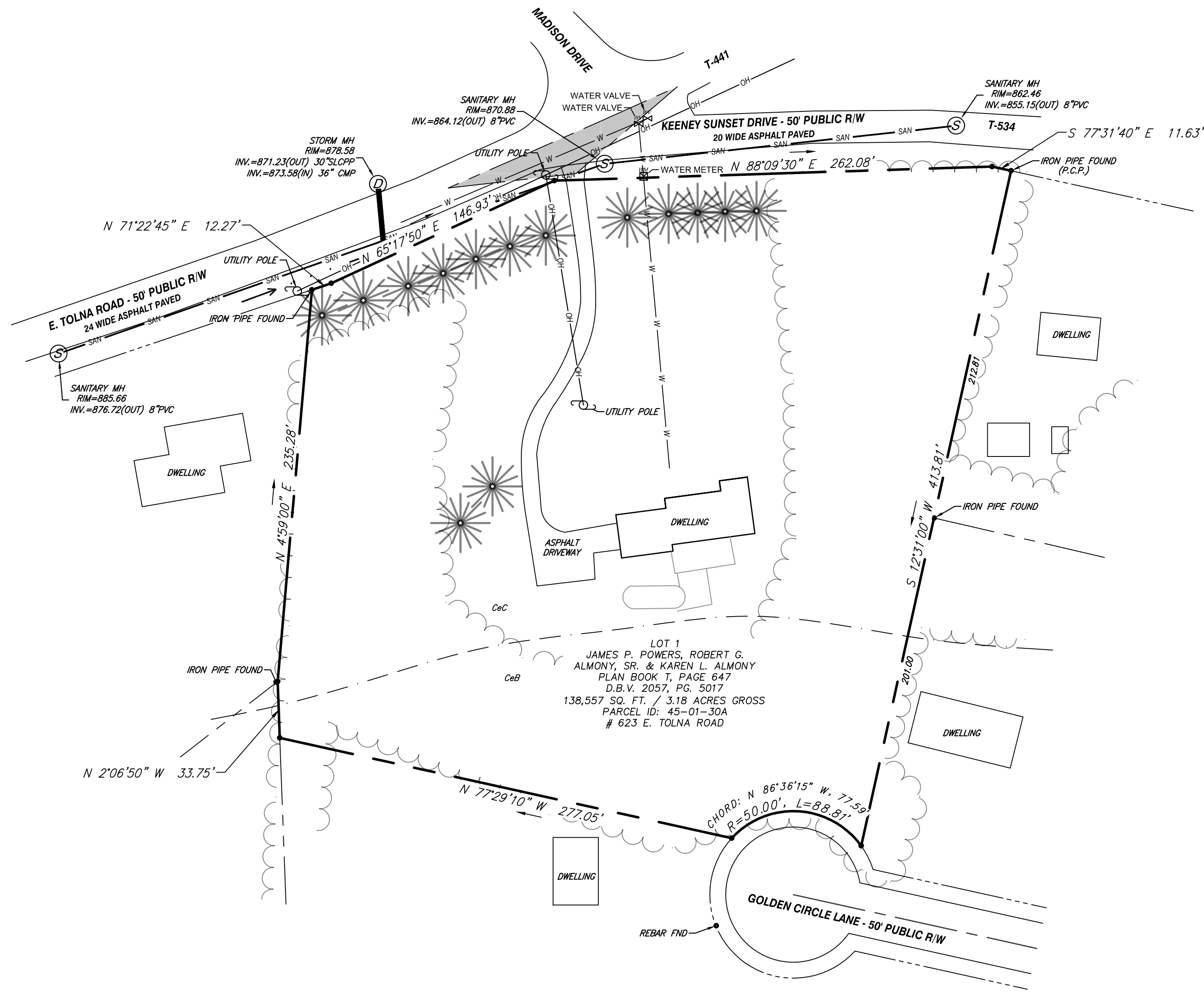
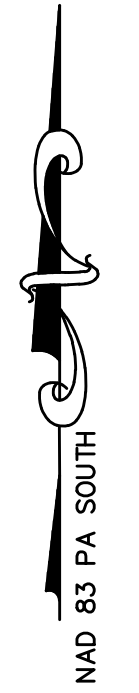
TOTAL # OF LOTS: 5
 TOTAL AREA THIS DATE: LOT 1 = 138,557 SQ. FT. / 3.18 ACRES GROSS
 EXISTING WATER: PUBLIC
 EXISTING SEWER: PUBLIC
 SETBACKS (PRINCIPAL BUILDING): AS SHOWN ACCESSORY BUILDINGS:

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%



- 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

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.

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

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

NO.	DATE	REVISION

OWNER'S NAME & ADDRESS
 JAMES POWERS
 SHREWSBURY, PA 17361

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

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

PROJECT NO.: 2020-119
 DATE: 08-28-2020
 SHEET NO.: 1 OF 2