

PRELIMINARY / FINAL SUBDIVISION PLAN PROPOSED RESIDENTIAL DEVELOPMENT FOR PRESIDENTIAL HEIGHTS ASSOCIATES

BUCHANAN AVENUE
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

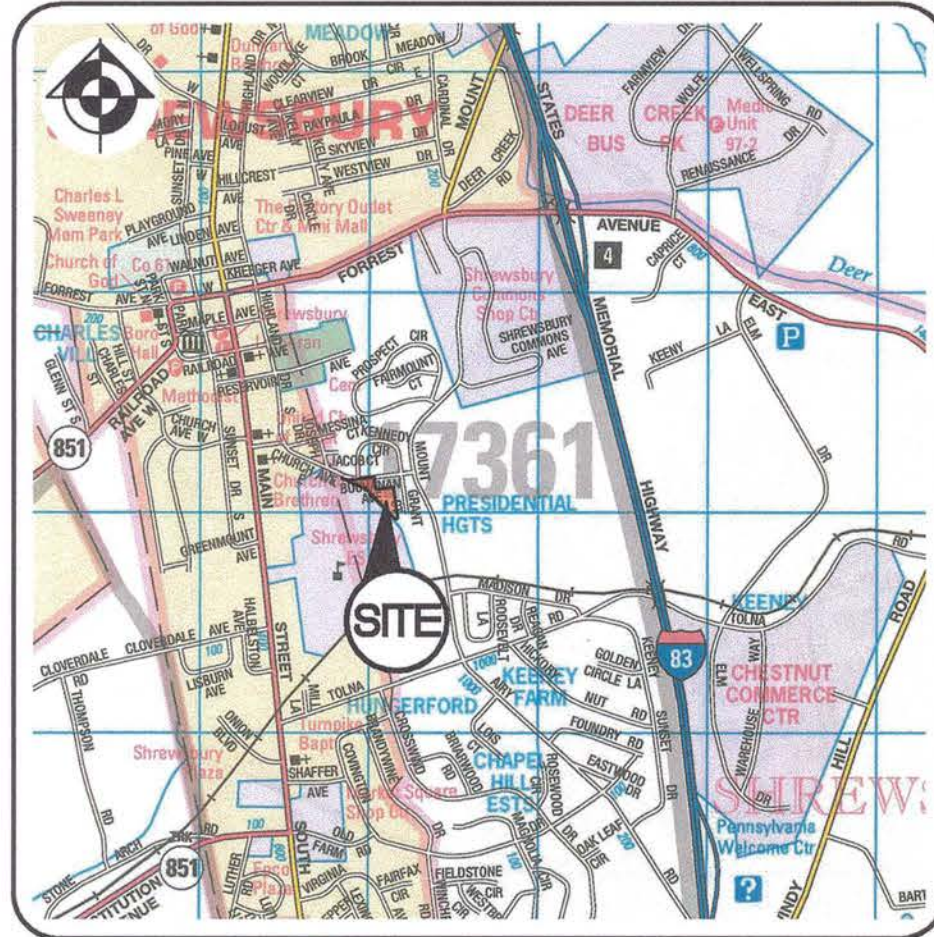
PREPARED FOR:
PRESIDENTIAL HEIGHTS ASSOCIATES
901 DELTA ROAD
RED LION, PA 17356

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	UPL
36	BUCHANAN AVENUE	
37		
38		
39		

WAIVER/MODIFICATION REQUESTS

THE FOLLOWING WAIVERS/MODIFICATIONS FROM THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED AND ACTED UPON BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AT A MEETING HELD ON:

- A.) SECTION 402: WHICH REQUIRES THE SUBMISSION OF PRELIMINARY PLANS.
WAIVER IS REQUESTED TO SUBMIT A COMBINED PRELIMINARY/FINAL PLAN DUE TO THE SIMPLICITY OF THE PROJECT.
- B.) SECTION 22-505.3.B: WHICH REQUIRES LAND DEVELOPMENTS FRONTING AN EXISTING MINIMUM ROADWAY STANDARD AS SPECIFIED IN THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
WAIVER IS REQUESTED TO NOT Widen BUCHANAN AVENUE TO A WIDTH OF 32 FEET. THE EXISTING CARTWAY WIDTH IS 30 FEET WIDE AND IS CONSISTENT WITH OTHER PROPERTIES IN THE VICINITY OF THE PROJECT.
- C.) SECTION 22-505.10: WHICH REQUIRES A MINIMUM GRADE OF 1.5% FOR PRIVATE ROADS OR STREETS.
WAIVER IS REQUESTED TO ALLOW A MINIMUM SLOPE OF 1.00%. THE PRIVATE STREET IS PROPOSED TO BE CONSTRUCTED WITH A 2.00% CROSS-SLOPE TO DIRECT RUNOFF OFF THE ROADWAY.
- D.) SECTION 22-507.1: WHICH REQUIRES A PAVED TURNAROUND WITH A MINIMUM DIAMETER OF 80 FEET OR A PAVED "T" TURNAROUND OF A MAXIMUM WIDTH OF 10 FEET AND A MAXIMUM LENGTH OF 20 FEET
WAIVER IS REQUESTED TO ALLOW FOR AN EXTENDED TURNAROUND OF 20 FEET PAST THE ORIGINAL TERMINAL LENGTH OF THE PRIVATE DRIVE.
- E.) 22-606.1: WHICH REQUIRES SIDEWALKS FOR ALL DEVELOPMENT LOCATED IN THE SUBURBAN RESIDENTIAL ZONING DISTRICT.
WAIVER IS REQUESTED TO LIMIT PROPOSED SIDEWALK TO BUCHANAN AVENUE ONLY. THE PROPOSED DEVELOPMENT WILL BE PRIVATE, SO NO SIDEWALK IS PROPOSED ALONG THE PRIVATE DRIVE.
- F.) 22-606.5.B: WHICH REQUIRES 6 FOOT WIDE SIDEWALKS WHEN ADJACENT TO SCHOOLS AND LOCATED WITHIN THE STREET RIGHT-OF-WAY.
WAIVER IS REQUESTED TO ALLOW 4 FOOT WIDE SIDEWALKS ALONG BUCHANAN AVENUE, AS THE EXISTING SIDEWALKS ARE 4 FEET WIDE WITHIN THE VICINITY OF THE PROJECT.
- G.) 22-710.4.B: WHICH REQUIRES A 10 FOOT WIDE LANDSCAPE BUFFER BETWEEN ADJACENT DEVELOPMENTS OR SUBDIVISIONS WITHIN THE SAME ZONING DISTRICT.
WAIVER IS REQUESTED TO NOT INSTALL A 10 FOOT WIDE BUFFER ALONG A PORTION OF THE WESTERN PROPERTY LINE WHERE AN EXISTING VEGETATION ALREADY EXISTS.
- H.) 25-310.4: WHICH REQUIRES MODELING OF STORMWATER RUNOFF DURING CONSTRUCTION TO DEMONSTRATE THAT STORM RUNOFF FLOWS ARE LESS THAN OR EQUAL TO PRE-DEVELOPMENT.
WAIVER IS REQUESTED TO DEFER MODELING OF EACH INDIVIDUAL LOT TO TIME OF THEIR CONSTRUCTION. RUNOFF FROM PROPOSED STREET WILL BE MANAGED AND MODELED TO DEMONSTRATE THE FLOWS ARE LESS THAN OR EQUAL TO PRE-DEVELOPMENT



LOCATION MAP

SCALE: 1" = 2,000'

COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BJE080722)

PRELIMINARY / FINAL SUBDIVISION PLAN SHEET INDEX

DRAWING SHEET NO.	DRAWING TITLE
C-1	TITLE SHEET
C-2	PLAN LEGEND AND NOTES
C-3	EXISTING CONDITIONS PLAN
C-4	SITE LAYOUT AND SUBDIVISION PLAN
C-5	SITE GRADING AND UTILITY PLAN
C-6	SITE LANDSCAPE PLAN
C-7	STREET AND STORM PROFILES
C-8	PCSM DETAILS AND NOTES
C-9	SITE DETAILS

WOODLAND PRESERVATION REQUIREMENTS

IN ACCORDANCE WITH SHREWSBURY TOWNSHIP'S SALDO SECTION 510, ALL RESIDENTIAL LOTS LESS THAN 20,000 S.F. SHALL RETAIN AT LEAST 20% OF THE WOODED AREAS, AND THE FOLLOWING REQUIREMENTS APPLY:

- A.) A BUILDING ENVELOPE, MARKED BY PERMANENT MONUMENTS, SHALL BE LOCATED ON EACH PROPOSED, APPROVED LOT. ALL STRUCTURES AND RELATED IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE.
- B.) IF THE LOT OWNER DESIGNATES THE BUILDING ENVELOPE, A USE CERTIFICATE MUST BE ISSUED BY SHREWSBURY TOWNSHIP PRIOR TO THE REMOVAL OF ANY TREES.
- C.) PERMANENT MONUMENTS SHALL BE PLACED AND MAINTAINED ALONG THE BUILDING ENVELOPE PERIMETER.
- D.) PROTECTIVE BARRIERS SHALL BE INSTALLED ALONG THE PERIMETER OF THE BUILDING ENVELOPE PRIOR TO LAND CLEARING OR TREE REMOVAL AND KEPT IN PLACE UNTIL THE ISSUANCE OF AN OCCUPANCY PERMIT.
- E.) THE WOODED AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE MAINTAINED AT ALL TIMES AS A WOODLAND WITH AN ADEQUATE NUMBER OR STOCKING OF NATIVE, OVERSTORY TREES (DECIDUOUS OR CONIFERS) SUITABLY SPACED SO AS TO ASSURE A FULL CANOPY OF TREES. IN THIS REGARD, IF ANY OVERSTORY TREES DIE OR ARE REMOVED, THEY SHOULD BE REPLACED BY NATIVE, OVERSTORY TREES, IF NECESSARY, TO ASSURE A FULL CANOPY OF TREES.
- F.) THE WOODED AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE MAINTAINED AT ALL TIMES IN LEAF LITTER OR THE NATURAL FOREST FLOOR. THESE AREAS SHALL NOT BE GRADED, FILLED OR CONVERTED TO LAWNS OR GARDENS.



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 09, 2008.

DESIGN SERIAL NUMBER 20212103668 (SHREWSBURY TOWNSHIP)

COLUMBIA GAS OF PA
1600 DUBLIN ROAD
COLUMBUS, OH 43215
CONTACT: LISA COLLINS
EMAIL: LDCU@COLUMBIAGAS.COM

COMCAST
C/O USIC LOCATING SERVICES, INC.
13085 HAMILTON CROSSING BOULEVARD, SUITE 200
CARMEL, IN 46032
CONTACT: USIC PERSONNEL

SHREWSBURY BOROUGH
35 WEST RAILROAD AVENUE
SHREWSBURY, PA 17361
CONTACT: BRIAN SWETZER
EMAIL: BSWETZER@SHREWSBURYBOROUGH.COM

SHREWSBURY TOWNSHIP
12341 SUSQUEHANNA TRAIL
GLENROCK, PA 17327
CONTACT: MIKE MCCLELLAN
EMAIL: MIKEM@SHREWSBURYTOWNSHIP.COM

MET ED FIRSTENERGY
2800 POTTSVILLE PIKE
READING, PA 19605
CONTACT: PETE HACHEM
EMAIL: PHACHEM@FIRSTENERGYCORP.COM

VERIZON NORTH
37 W 8TH STREET
WYOMING, PA 16844
RONALD SLINSKIE
EMAIL: RONALD.SLINSKIE@VERIZON.COM

YORK WATER COMPANY
130 EAST MARKET STREET
YORK, PA 17401
CONTACT: TYLER CLEMENS
EMAIL: TYLERC@YORKWATER.COM

YORK COUNTY PLANNING COMMISSION

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YCPC FILE NO. _____. THE CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE YORK COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

DIRECTOR, YORK COUNTY PLANNING COMMISSION _____ DATE _____

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN LAND RECORD BOOK _____, PAGE _____, ON THIS _____, DAY OF _____, 20____.

STORMWATER BMP MODIFICATION NOTE

I, ANDREA S. ANDERSON (AGENT OF PRESIDENTIAL HEIGHTS ASSOCIATES), AM AWARE OF AND RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER BMP FACILITIES. I ACCEPT THAT STORMWATER BMPs ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:

Quinn M. Waldrup
NOTARY PUBLIC: _____
Commonwealth of Pennsylvania - Notary Seal
Quinn M. Waldrup, Notary Public
York County
My commission expires June 24, 2024
Commission number 1371110
Member, Pennsylvania Association of Notaries

Andrea S. Anderson
ANDREA S. ANDERSON
(AGENT OF PRESIDENTIAL HEIGHTS ASSOCIATES)
General Partner
TITLE

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

11-0016.00

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE 17th DAY OF November, 2021, BEFORE ME, *Quinn M. Waldrup*, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Andrea S. Anderson, BEING Gen. Partner OF PRESIDENTIAL HEIGHTS ASSOCIATES, OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE LIMITED PARTNERSHIP, THAT THE PLAN IS THE ACT AND DEED OF THE LIMITED PARTNERSHIP, THAT THE LIMITED PARTNERSHIP DESIRES THE SAME TO BE RECORDED AND, ON BEHALF OF THE LIMITED PARTNERSHIP, FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE, EXCEPT THOSE AREAS LABELED "NOT FOR DEDICATION."

ANDREA S. ANDERSON
PRESIDENTIAL HEIGHTS ASSOCIATES
901 DELTA ROAD
RED LION, PA 17356

Andrea S. Anderson
OFFICER
Quinn M. Waldrup
NOTARY PUBLIC

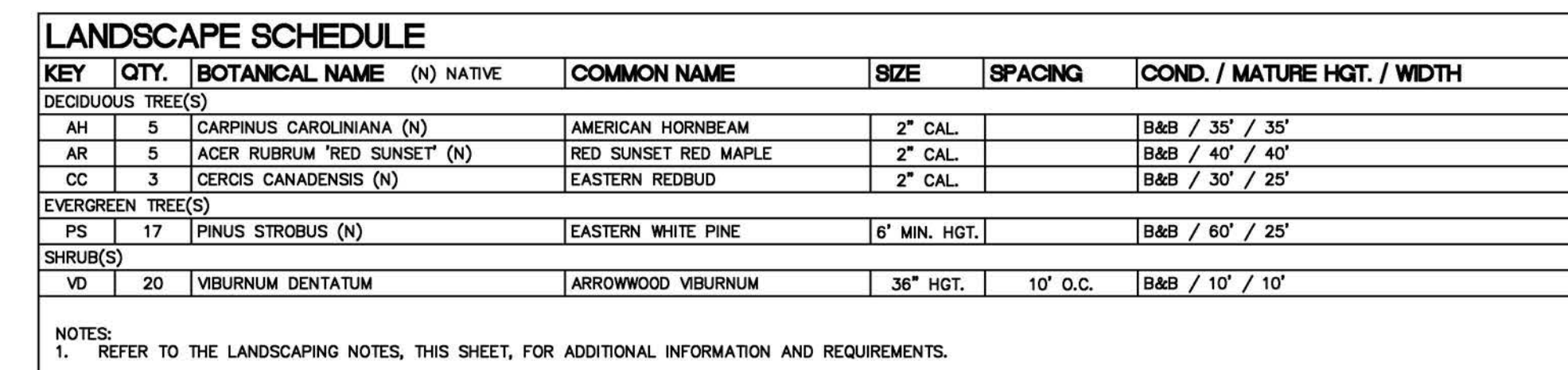
Commonwealth of Pennsylvania - Notary Seal
Quinn M. Waldrup, Notary Public
York County
My commission expires June 24, 2024
Commission number 1371110
Member, Pennsylvania Association of Notaries

NOTARY STAMP SEAL

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE SHEET
PROPOSED RESIDENTIAL DEVELOPMENT
FOR
PRESIDENTIAL HEIGHTS ASSOCIATES
BUCHANAN AVENUE
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE AS NOTED
DRAWN BY SAH/RMH
CHECKED BY AWA
CONTACT AWA
DATE 08.12.21
FILE NAME 12991-FSD-1
JOB NO. 1299.1
SHEET NO. C-1
REV. 4



1. LANDSCAPING PLAN SHALL INCLUDE FURNISHING AND INSTALLING MULCHED BEDS AND PLANT MATERIALS SHOWN ON THE LANDSCAPING SCHEDULE AND COMPLYING WITH THE LANDSCAPING NOTES AND PLANTING DETAILS.
2. PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1-1990, PLANT SIZES AND CONTAINER SIZES SHOWN ARE MINIMUM.
3. CONTRACTOR SHALL LABEL AT LEAST ONE (1) PLANT OF EACH VARIETY WITH A SECURED, ATTACHED TAG BEARING THE LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME TO HELP CONFIRM PLANT TYPE.
4. SUBSTITUTIONS, ADDITIONS, AND DELETIONS ARE PERMISSIBLE UPON APPROVAL FROM OWNER/ENGINEER/ LANDSCAPE ARCHITECT AND MUNICIPALITY (WHERE REQUIRED).
5. LANDSCAPING CONTRACTOR TO WARRANT LANDSCAPE PLANTS FOR A ONE (1) YEAR PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANT MATERIALS INSTALLATION. SUBSTANTIAL COMPLETION DATE SHALL BE DETERMINED BY THE OWNER. CONTRACTOR TO WARRANT ALL PLANTS AGAINST DEFECTS INCLUDING DEATH AND DISEASE. HISTORY GROWER GUARANTEE SHALL BE OBTAINED BY THE OWNER OR OWNER'S AGENTS. CONTRACTOR TO REMOVE AND REPLACE DEAD PLANTINGS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
6. MULCH IS TO BE SHREDDED BARK. MULCH BED THICKNESS SHALL BE THREE (3) INCHES MINIMUM AFTER LIGHT TAMPING EXCEPT THAT MULCH DEPTH AT ANNUAL FLOWERS SHALL BE 1-1/2". PLANT MULCH BED OVER WEED BARRIER MAT OR EQUAL, UNLESS NOTED OTHERWISE.
7. WEED BARRIER MAT SHALL BE EXCLUDED FROM AREA AROUND ANNUAL FLOWERS OR AS NOTED.
8. ALL LANDSCAPE PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERMEN. PLANTING AND MAINTENANCE OF PLANTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR MULCH, GUYWIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, PRUNING, MULCHING, WEEDING, AND WATERING.

PERMANENT GRASS OR LEGUME COVER.

A. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO PREVENT EROSION, UNLESS OTHERWISE DIRECTED BY THE OWNER.

B. MULCHING SHALL BE USED TO PROTECT SEEDING AND TO REDUCE RUNOFF. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/ACRE.

C. THE BELOW PERMANENT SEEDING MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE SEED MIXTURES SHALL CONSIST OF:

SEED TYPE	% BY WT.	SEEDING RATE	SEEDING DATES
LAWN MIX (USED THROUGHOUT SITE)			
KY. BLUEGRASS	30%	4 LBS./1,000 S.F.	MARCH 15 TO JUNE 1
CREEP RED FESCUE	55%		AUGUST 1 TO OCTOBER 15
PERENNIAL RYEGRASS	15%		

D. IN THE ABSENCE OF SOIL TEST RESULTS, FERTILIZER OF 10-20-20 AT AN APPLICATION RATE OF 1,000 LB./ACRE SHALL BE APPLIED WITH THE PERMANENT SEEDING.

E. IN THE ABSENCE OF SOIL TEST RESULTS, LIME AT AN APPLICATION RATE OF 4 TONS/ACRE OF AGRICULTURAL GRADE LIME SHALL BE APPLIED WITH THE PERMANENT SEEDING.

F. STRAW AND HAY MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO CRIMP THE STRAW OR HAY INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED). A WOOD CELLULOSE FIBER MAY BE SPREAD OVER THE STRAW MULCH AT A RATE OF 1,500 LB./ACRE.

