

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

ZONING: COMMERCIAL (C)
 EXISTING USE: FARM MARKET
 PROPOSED USE: LOT 1 - MARKETS
 LOT 2 - CEMETERY
 LOT 1A - ADD-ON

TOTAL # OF LOTS: 2
 TOTAL AREA THIS DATE: LOT 1 = 2.105 ACRES (GROSS)
 LOT 2 = 60.5 ACRES (GROSS)

EXISTING WATER: PUBLIC WATER
 EXISTING SEWER: ON-LOT SEPTIC
 SETBACKS (PRINCIPAL BUILDING): AS SHOWN
 FRONT YARD: 10 FEET
 SIDES YARD: 10 FEET
 REAR YARD: 10 FEET

LOT 1 = TAX MAP: CJ, PARCEL 84 C
 DEED REFERENCE: DEED BOOK 2440, PAGE 7840
 LOT 2 & 2A = TAX MAP: CJ, PARCEL 88 & 88 A
 DEED REFERENCE: DEED BOOK 1654, PAGE 0001
 LOT 3 = TAX MAP: CJ, PARCEL 84
 DEED REFERENCE: DEED BOOK 2552, PAGE 4666

CONTOURS: LIDAR AERIAL TOPOGRAPHY
 SOILS: SOIL SURVEY MAPS (ISSUED 2002)
 MINIMUM LOT WIDTH: 200 FEET (ON-LOT WATER & SEWER)
 MINIMUM LOT AREA: 40,000 S.F. (ON-LOT WATER & SEWER)
 PROPOSED LOT AREA: 8,196 ACRES GROSS
 MAXIMUM BUILDING HEIGHT: 45 FEET
 MAXIMUM LOT COVERAGE: 70%

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.

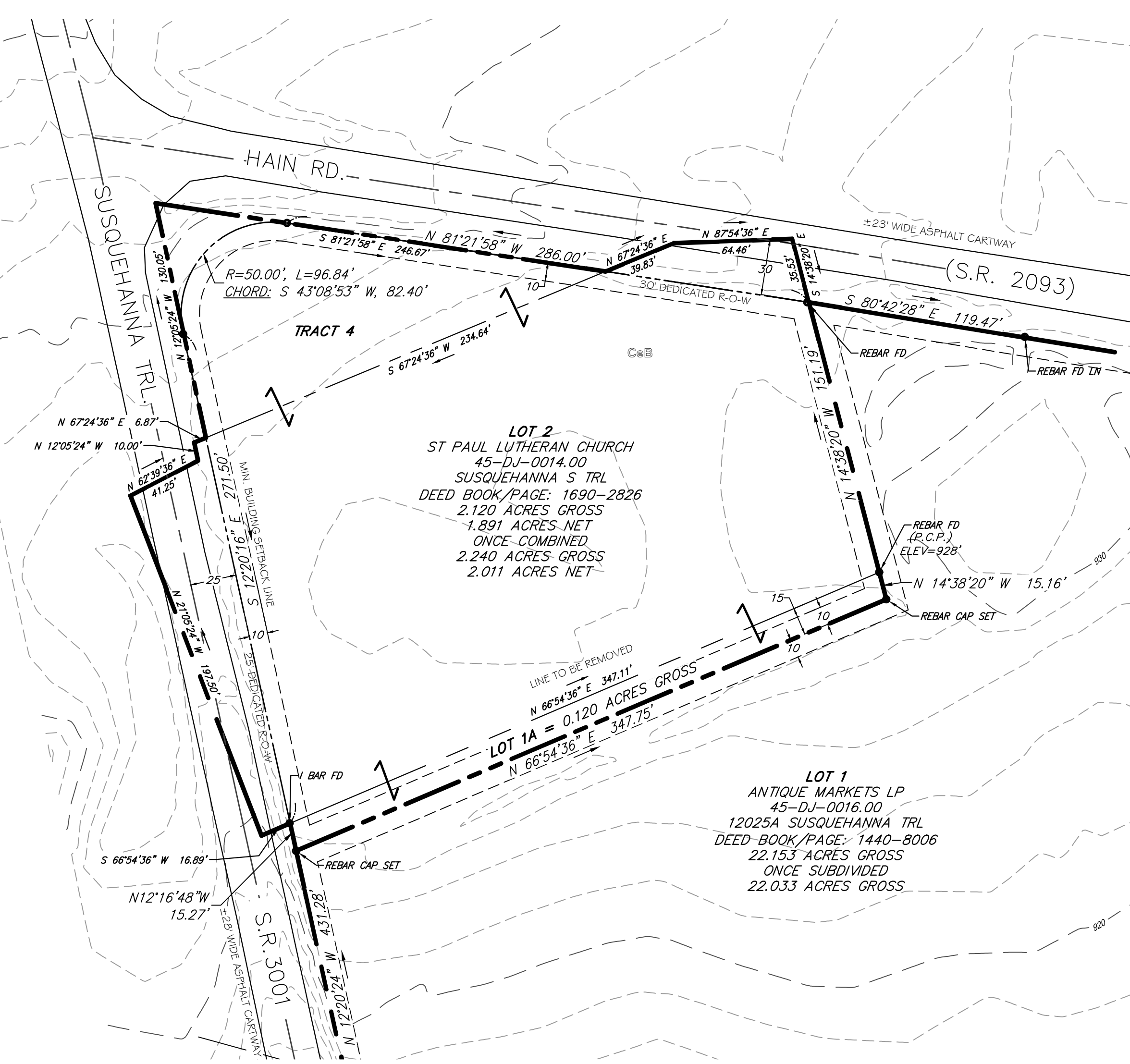
APPROVED BY OWNER/SUBDIVIDER:
ANTIQUE MARKETS LP
ATTN: STEVEN STOLTZFUS
12025 SUSQUEHANNA TRAIL S
GLEN ROCK, PA 17327

COUNTY OF YORK
COMMONWEALTH OF PENNSYLVANIA
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED ANTIQUE MARKETS LP
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

ANTIQUE MARKETS LP ST PAUL LUTHERAN CHURCH SUBDIVISION ADD-ON PLAN LOCATED IN SHREWSBURY TOWNSHIP, YORK COUNTY COMMONWEALTH OF PENNSYLVANIA



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:
ST PAUL LUTHERAN CHURCH
11894 SUSQUEHANNA TRAIL S
GLEN ROCK, PA 17327

COUNTY OF YORK
COMMONWEALTH OF PENNSYLVANIA
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED INDIVIDUAL(S), PERSONALLY APPEARED ST PAUL LUTHERAN CHURCH
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

THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 1A, TO LOT 2.

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 _____/_____/____

ADD-ON LOT NOTE:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 1A FROM LOT 1 (PARCEL 45-DJ-0016.00) AND JOIN IT WITH LOT 2 (PARCEL 45-DJ-0014.00). ONCE JOINED TOGETHER, THE PARCELS SHALL NOT BE SEPARATED THEREFROM WITHOUT THE APPROVAL OF THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS.

A NEW DEED MERGING LOTS 2 & 1A MUST BE PREPARED AND RECORDED WITHIN 90-DAYS AFTER APPROVAL AND RECORDING OF THIS PLAN.

ST PAUL LUTHERAN CHURCH DATE _____

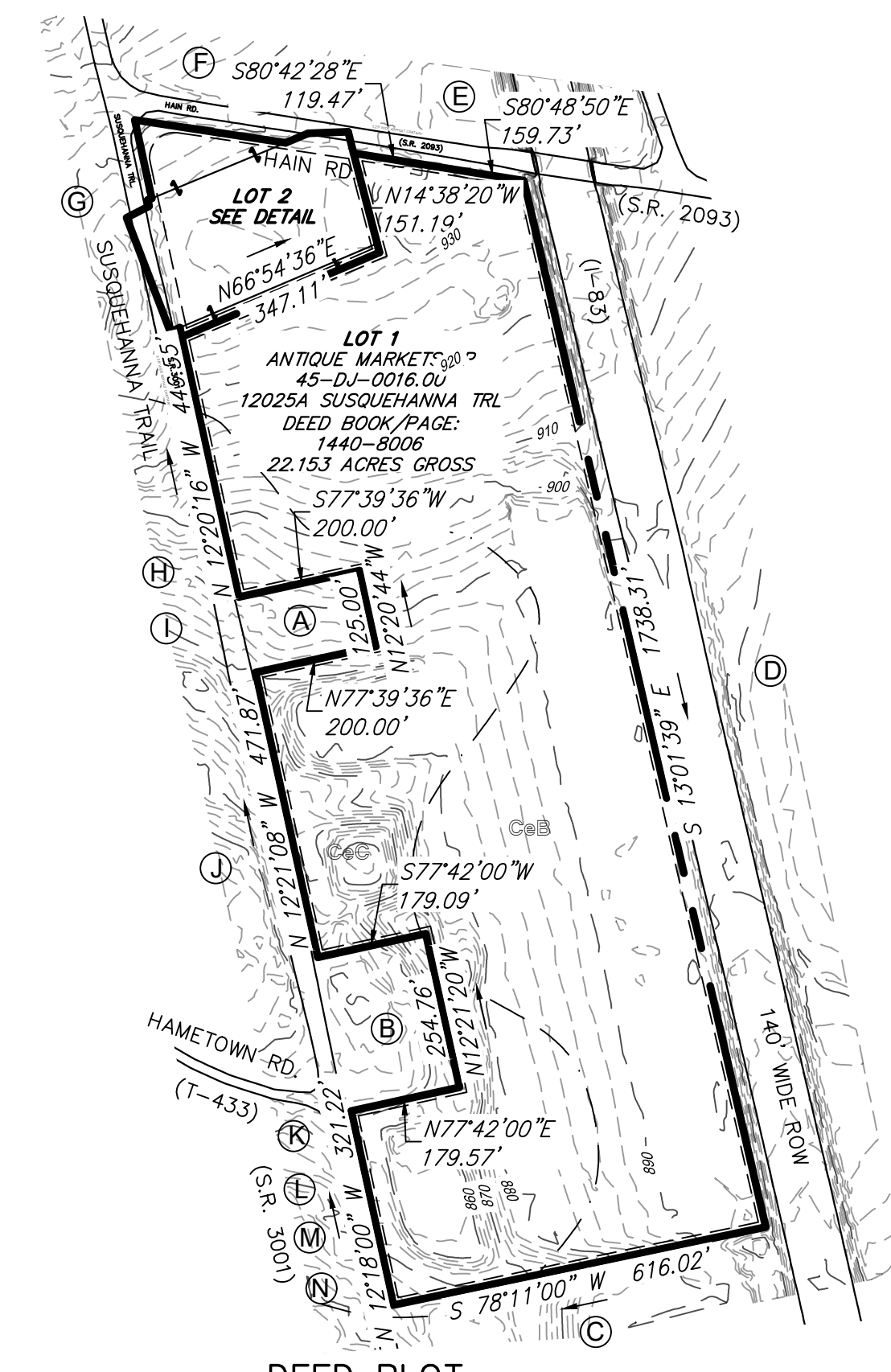


NOTE: INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITY OWNERS, AND TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES, PRIOR TO EXCAVATION BY USE OF POWER-OPERATED EQUIPMENT. FOR INFORMATION CONCERNING UNDERGROUND UTILITIES, CALL 1.800.242.1776.

SERIAL #: 20220450970

NOTES

1. 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.
2. PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD.
3. IRON PINS SHALL BE SET AT ALL CORNERS.
4. IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAPS DATED DECEMBER 16, 2015. NO 100-YEAR FLOODPLAINS EXIST ON THE PROPERTY. PANEL NO. 42133C0470F.
5. NO WETLANDS EXIST ON THE PROPERTY AS DEPICTED ON THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP DATED OCT 1, 2020.
6. THERE ARE NO PROPOSED DEED RESTRICTIONS.
7. THERE ARE NO VARIANCES OR SPECIAL EXCEPTIONS PREVIOUSLY GRANTED.
8. 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.
9. TREE REMOVAL SHALL NOT EXCEED FOURTEEN THOUSAND (14,000) CONTIGUOUS SQUARE FEET.

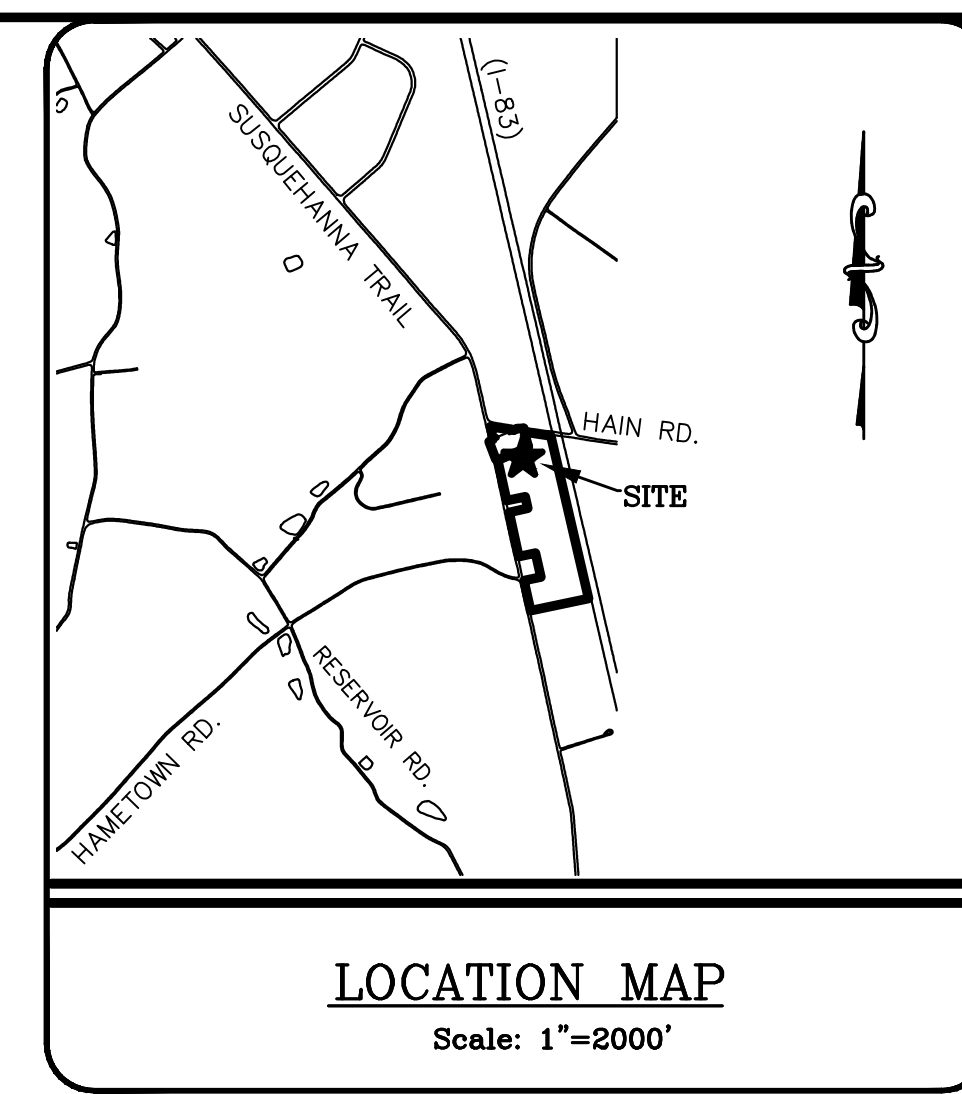


DEED LOT

Scale: 1" = 250'

* NO BOUNDARY SURVEY PERFORMED BY SHAW SURVEYING INC. AT THIS TIME * REFERENCE PLAN BOOK RR, PAGE 580

Lot No.	Address	UPI No.
1	12025A SUSQUEHANNA TRL	45-000-DJ-0016.000000
2	SUSQUEHANNA TRL	45-000-DJ-0014.000000



LOCATION MAP

Scale: 1"=2000'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING DEDICATED 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 (P.C.P.)

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.

ADJOINERS

- (A) AMOS STOLTZFUS 45-DJ-0016.00 12001 SUSQUEHANNA S TRL DEED BOOK/PAGE: 1940-6193
- (B) SHREWSBURY TOWNSHIP SUPERVISORS 45-DJ-0031.A0 12341 SUSQUEHANNA S TRL DEED BOOK/PAGE: 720-269
- (C) JOHN S II & DOROTHY K THOMPSON 45-DJ-0032.00 HAIN RD DEED BOOK/PAGE: 100X-929
- (D) PATRICK D MEADOWCROFT 45-DJ-0013.F0 110 HAIN RD DEED BOOK/PAGE: 2148-1119
- (E) COORUS STONE & SUPPLY CO INC 45-DJ-0010.C0 111 THEATRE RD DEED BOOK/PAGE: 2580-4183
- (F) ST PAUL LUTHERAN CHURCH 45-DJ-0084.A0 11894 SUSQUEHANNA S TRL DEED BOOK/PAGE: 1690-2826
- (G) BRADY S TANNER 45-DJ-0015.00 11964 SUSQUEHANNA S TRL DEED BOOK/PAGE: 2503-4705
- (H) RAYE O ENGLE 45-DJ-0015.F0 12022 SUSQUEHANNA S TRL DEED BOOK/PAGE: 79C-052
- (I) RICHARD E ALLISON 45-DJ-0085.B0 12138 SUSQUEHANNA TRL DEED BOOK/PAGE: 80S-311
- (J) TERRY L & MARILYN J DUBBS 45-DJ-0015.B0 7 HAIN RD DEED BOOK/PAGE: 78C-778
- (K) WEAVER FAMILY TRUST 45-DJ-0015.D0 12182 SUSQUEHANNA S TRL DEED BOOK/PAGE: 2423-4229
- (L) WEAVER FAMILY TRUST 45-DJ-0010.C0 SUSQUEHANNA S TRL DEED BOOK/PAGE: 2423-4201
- (M) SALVADOR J CABRERA 45-DJ-0017.D0 12216 SUSQUEHANNA S TRL DEED BOOK/PAGE: 1616-6967

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 THE THIS SURVEY IS 1 : 10,000.

Signature: Jon P. Myers
DATE: 2/14/2022
JON P. MYERS # 051238-E

NO.	DATE	REVISION

OWNER'S NAME & ADDRESS
ST PAUL LUTHERAN CHURCH
11894 SUSQUEHANNA TRAIL S,
GLEN ROCK, PA 17327

THE MARKETS AT SHREWSBURY
12025 SUSQUEHANNA TRAIL S,
GLEN ROCK, PA 17327

FILE: 45-DJ-0016.00
45-DJ-0014.00
DRAWN BY: JPM
CHECKED BY: JPM
SCALE: 1"=50'

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
SUBDIVISION ADD-ON PLAN
FOR
ANTIQUE MARKETS LP
ST PAUL LUTHERAN CHURCH
TOWNSHIP SHREWSBURY YORK COUNTY OF YORK

SHEET TITLE
PLAN SHEET

PROJECT NO.: 2021-177
DATE: 02/11/2022

SHEET NO.: 1 OF 1