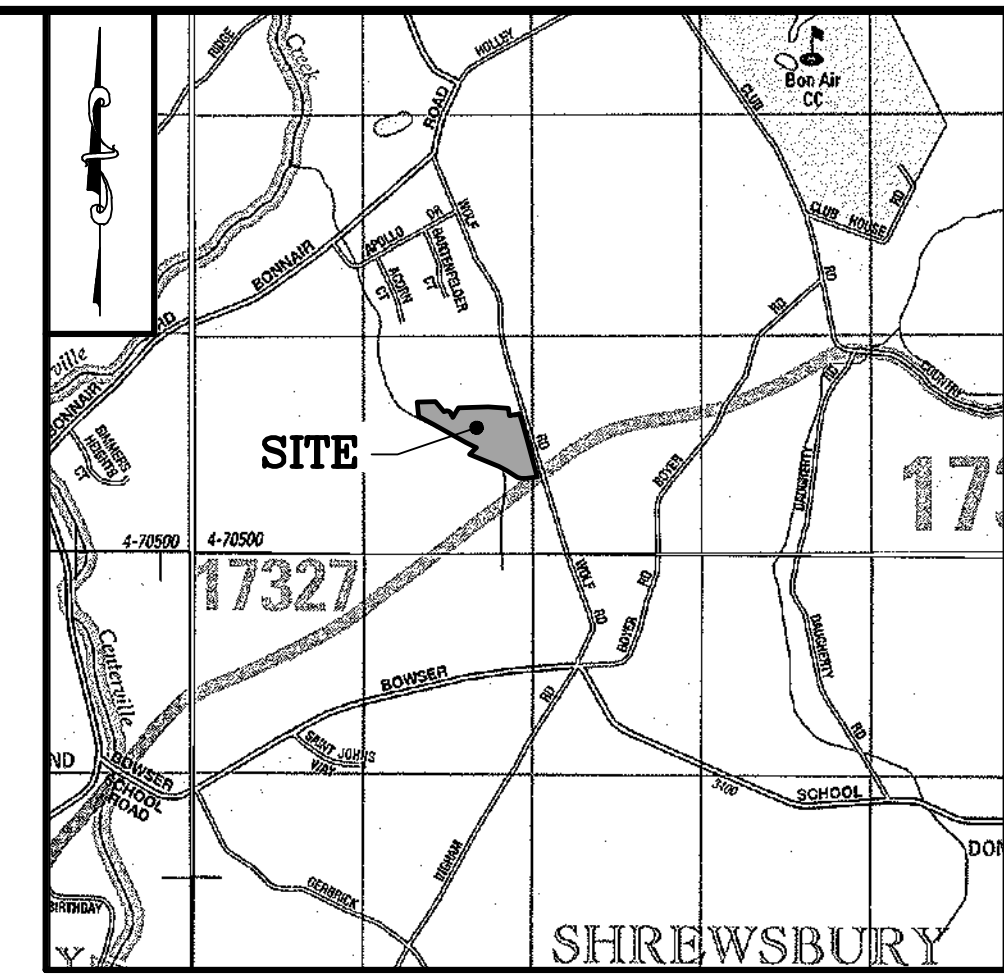


FINAL SUBDIVISION PLAN PHASE 2 FOR WILLIAM J. SOLOMON SHREWSBURY TOWNSHIP YORK COUNTY, PENNSYLVANIA

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

Design Stage Notification
Date: 1/22/09
Serial No. 1095548



(c) ADC THE MAP PEOPLE PERMITTED USE No. 21005227
SITE LOCATION MAP
SCALE: 1" = 2000'

RECOMMENDED APPROVAL BY THE
SHREWSBURY TOWNSHIP PLANNING COMMISSION

DATE: _____

APPROVED BY THE
SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS

DATE: _____

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION

DATE: _____

REVIEWED BY THE SHREWSBURY TOWNSHIP ENGINEER

DATE: _____

REVIEWED BY THE SHREWSBURY TOWNSHIP CEO

DATE: _____

REVIEWED BY THE SHREWSBURY TOWNSHIP SEO

DATE: _____

RECORD OWNER:

WILLIAM J. SOLOMON
14781 BOYER ROAD
NEW FREEDOM, PA 17349

APPROVED BY RECORD OWNER

WILLIAM J. SOLOMON - OWNER DATE _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, THE _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
WILLIAM J. SOLOMON - OWNER

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS
THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN,
THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE
ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN THAT ALL
NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS
ENDORSED THEREON, THAT HE DESIRES THE SAME TO BE RECORDED,
AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS
PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED
"NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

REQUESTED WAIVERS		
SECTION	APPROVAL DATE	DESCRIPTION/CONDITIONS
S.403.5.I	7/1/09	TRAFFIC IMPACT ASSESSMENT - WILL POST STOP SIGNS AT ALL INTERSECTIONS OF DEVELOPMENT.
S.503.5.E	7/1/09	REQUIRED RIGHT-OF-WAY WIDTH OF 50 FEET - 25 FEET WILL BE PROVIDED.
S.503.5.A S.503.5.B	7/1/09	MAXIMUM OF 5 LOTS ON PRIVATE STREET. PROVIDING 8 LOTS ON 2 PRIVATE STREETS. STREETS CONSTRUCTED TO PRIVATE STREET SPECIFICATIONS EXCEPT WILL PROVIDE WIDTH OF 22 FEET. HOMEOWNER'S ASSOCIATION WILL BE CREATED FOR MAINTENANCE OF STREET AND STORMWATER FACILITIES.
S.506.4	7/1/09	MINIMUM OF 500 FEET BETWEEN INTERSECTIONS
S.606	7/1/09	REQUIREMENT OF SIDEWALKS
S.403.5.C	12/2/09	REQUIREMENT OF FEASIBILITY STUDY FOR WATER FACILITIES. ON-LOT WELLS WILL BE PROVIDED FOR EACH LOT.

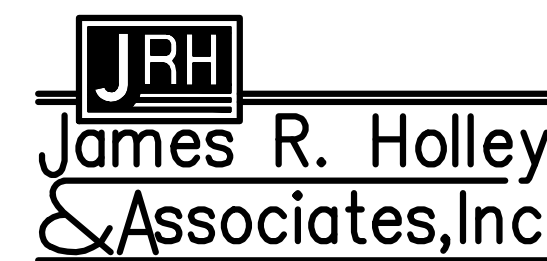
WOODLAND RETENTION NOTES

- TREE REMOVAL AREAS FOR EACH LOT HAVE BEEN SHOWN ON THE PLAN, A BUILDING ENVELOPE, MARKED BY PERMANENT REFERENCE MONUMENTS, SHALL BE LOCATED ON EACH PROPOSED, APPROVED LOT. ALL STRUCTURES AND RELATED IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE. THIS TREE REMOVAL AREA MAY ONLY BE CHANGED THROUGH APPROVAL OF SHREWSBURY TOWNSHIP.
- IF THE LOT OWNER DESIGNATES THE BUILDING ENVELOPE, A USE CERTIFICATE MUST BE ISSUED BY SHREWSBURY TOWNSHIP PRIOR TO REMOVAL OF ANY TREES. IF THE LOT OWNER WISHES TO CHANGED THE BUILDING ENVELOPE AS SHOWN ON THIS PLAN, HE MAY ONLY DO SO THROUGH APPROVAL BY SHREWSBURY TOWNSHIP.
- PERMANENT MONUMENTS SHALL BE PLACED AND 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.
- 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.
- THE WOODED AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE MAINTAINED AT ALL TIMES AS A WOODLAND WITH AN ADEQUATE NUMBER OF 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 AREA REMOVED THEY SHOULD BE REPLACED BY NATIVE, OVERSTORY TREES, IF NECESSARY, TO ASSURE A FULL CANOPY OF TREES.
- 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.

PREPARED FOR:

WILLIAM J. SOLOMON
14781 BOYER ROAD
NEW FREEDOM, PA 17349

PREPARED BY:



ENGINEERS • PLANNERS • SURVEYORS

18 South George Street ▲ York, PA 17401
(717) 846-4373 ▲ Fax (717) 843-1568
Email: jrh@jholley.com

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ENGINEER'S PROJECT No.: 080708

Date: APRIL 10, 2018

SHEET INDEX

NUMBER	SHEET TITLE
1	TITLE SHEET
2	NOTES & SITE DATA
3	EXISTING CONDITIONS PLAN
4	SITE PLAN
5	GRADING & UTILITY PLAN
6	ROAD A & ROAD B PROFILE
7	SEEPAGE PIT PROFILES/DETAILS
8	DETAIL SHEET
9	LANDSCAPE PLAN

UTILITY COMPANIES

AT & T 2315 2315 SALEM RD 2ND FL D3 CONYERS, GA 30013	MCI 2400 N GLENVILLE RICHARDSON, TX 75082
CLEARVIEW PARTNERS 109 E JARRETTSVILLE RD FOREST HILL, MD. 21050	FIRST ENERGY CORP c/o CENTRAL LOCATING SERVICE 401 EAST LOUTHER ST, SUITE 302 CARLISLE, PA 17013
COLUMBIA GAS TRANSMISSION CORP. 1895 GRANITE STATION ROAD GETTYSBURG, PA 17325	GLEN ROCK WATER & SEWER AUTHORITIES 11714 NORTH MAIN STREET EXTENSION PO BOX 205 GLEN ROCK, PA 17327
COLUMBIA GAS OF PA INC YORK DISTRICT 1020 N HARTLEY STREET YORK, PA 17404 (717) 767-0153	VERIZON NORTH c/o CENTRAL LOCATING SERVICE CARLISLE, PA 17013 1-(800)-483-5600
ADELPHIA CABLE c/o CENTRAL LOCATING SERVICE 401 E LOUTHER ST, SUITE 302 CARLISLE, PA 17013	YORK WATER COMPANY 130 EAST MARKET STREET YORK, PA 17405 (717) 845-3601
SHREWSBURY BOROUGH 35 WEST RAILROAD AVENUE SHREWSBURY, PA 17361 (717) 235-3011	

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 _____

I, JASON M. BRENNEMAN, P.E., 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 _____

LOT ADDRESS & UPI TABLE		
LOT NO.	ADDRESS	UPI NUMBER
1	4001 BACK CREEK ROAD	
2	4005 BACK CREEK ROAD	
3	4009 BACK CREEK ROAD	
4	4013 BACK CREEK ROAD	
5	4012 BACK CREEK ROAD	
6	4008 BACK CREEK ROAD OR 14602 PIN OAK LANE	
7	4006 BACK CREEK ROAD OR 14597 PIN OAK LANE	
8	4002 BACK CREEK ROAD	

RECORDER OF DEEDS

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

NO.	DATE	DESCRIPTION	BY
2	5/17/18	REV. PER TWP. ENGINEER COMMENTS & PC COMMENTS	JMB
1	5/8/18	REV. PER TWP. ENGINEER COMMENTS	PAF

SITE DATA:

- ZONING: (A) AGRICULTURAL ZONE
- EXISTING USE: AGRICULTURE/WOODLANDS
PROPOSED AND PERMITTED USE: SINGLE-FAMILY DETACHED DWELLINGS
- TOTAL SITE AREA: PARCEL 103A: 11.41 ACRES
- PROPOSED NUMBER OF LOTS: 8
- MINIMUM REQUIRED LOT AREA: 43,960 SF (1 ACRE)
PROPOSED MINIMUM LOT AREA: 53,484.08 SF (1.23 ACRES)
MAXIMUM REQUIRED LOT AREA: 65,340 SF (1.5 ACRES)
PROPOSED MAXIMUM LOT AREA: 65,118.69 SF (1.49 ACRES)
A HYDROGEOLOGIC STUDY WAS PREPARED FOR THIS SITE AND IT WAS DETERMINED A MINIMUM LOT SIZE OF 1.73 ACRES (GROSS AREA MINUS ROAD'S IMPERVIOUS AREA) IS REQUIRED. THIS AREA HAS BEEN NOTED ON THE PLAN AS 1.37 AC (DEP) WHICH IS ADDED TO THE RESPECTIVE EASEMENT AREA TO PROVIDE A MINIMUM OF 1.73 ACRES.
- MINIMUM REQUIRED LOT WIDTH AT BUILDING SETBACK LINE: 200 FT
MINIMUM PROPOSED LOT WIDTH AT BUILDING SETBACK LINE: 234.66 FT
- PARKING REQUIRE: 2 SPACES PER DWELLING
PROPOSED: 2 SPACES PER DWELLING
- BUILDING SETBACKS: FRONT: 35 FT
SIDE: 15 FT
REAR: 35 FT
- MAXIMUM LOT COVERAGE 30%
- MAXIMUM ALLOWABLE BUILDING HEIGHT: 40' FROM HIGHEST GRADE LINE
- MIN HABITABLE FLOOR AREA: 750 SF
- PROPOSED LINEAL FEET OF NEW PRIVATE STREETS: 1,455.12 FT
- WELLS WILL BE PROVIDED ON EACH LOT.
- ON-SITE SEPTIC WILL BE PROVIDED ON EACH LOT
- DEED REFERENCE: BOOK 0484 PAGE 0248
TAX MAP REFERENCE: SHREWSBURY TOWNSHIP MAP BH, PARCEL 103A
UPI NUMBER: 45000B010770000000
- REQUIRED SIGHT DISTANCE FOR ALL INTERSECTIONS: 150'
PROVIDED SIGHT DISTANCE: GREATER THAN 150'
A 150'x150' CLEAR SIGHT TRIANGLE IS SHOWN FOR ALL INTERSECTIONS.

SITE NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP BH PARCEL 103A INTO 8 SINGLE FAMILY DETACHED RESIDENTIAL LOTS. A PREVIOUS FINAL PHASE 1 SUBDIVISION PLAN FOR WILLIAM J. SOLOMON WAS APPROVED AND RECORDED IN PLAN BOOK 2323 PAGE 1194. INSTRUMENT 2015023219 TO CREATE PARCEL 103A AND LOT 9 (WHICH WAS SUBDIVIDED INTO 2 LOTS (LOT 9 AND LOT 10)).
- THE PRELIMINARY PLAN FOR THIS SUBDIVISION WAS APPROVED ON JUNE 2, 2010. THIS FINAL PLAN HAS BEEN REVIEWED WITH ORDINANCES IN PLACE AT THE TIME OF THE PRELIMINARY PLAN SUBMISSION.
- PROPERTY CORNER MONUMENTATION TO BE INSTALLED AT THE LOCATIONS AS SHOWN ON THE SITE PLAN AS REQUIRED IN SECTION 601 OF THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JAMES R. HOLLEY & ASSOCIATES, INC. THE EARTHWORK CONTRACTOR SHALL CONTACT THE PA ONE-CALL SYSTEM (1-800-242-1778) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA ACT 38 (1991) AND ANY SUBSEQUENT LEGISLATION.
- NO PORTION OF THE PROPOSED SINGLE FAMILY LOTS IS WITHIN A 100-YEAR FLOODPLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
- CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH "SHREWSBURY TOWNSHIP CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SUBDIVISION AND LAND DEVELOPMENT, JANUARY, 2002" AS REVISED.
- TWO POTENTIAL CONFLICTS RESULTED FROM THE PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PND) SEARCH. THE U.S. FISH AND WILDLIFE SERVICE CONFLICT WAS RESOLVED ON 3/16/09 AND THE PENNSYLVANIA FISH AND BOAT COMMISSION CONFLICT WAS RESOLVED ON 4/23/09.
- DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF S.1440 OF THE SHREWSBURY TOWNSHIP ZONING ORDINANCE AND S.507 OF THE SHREWSBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE. THE MAXIMUM PERMITTED DRIVEWAY GRADE IS 5% WITHIN 25 FEET OF THE STREET R/W LINE AND 8% OUTSIDE OF 25 FEET.
WITHIN 10 FEET OF THE STREET R/W LINE, A DRIVEWAY MAY NOT EXCEED 35 FEET OR BE LESS THAN 10 FEET IN WIDTH. DRIVEWAYS SHALL NOT CROSS THE STREET R/W LINE.
- WITHIN 40 FEET OF THE R/W LINE OF AN INTERSECTING STREET & IN NO CASE LESS THAN 10 FEET FROM THE POINT OF TANGENCY OF THE INTERSECTING STREET LINES ARE JOINED BY A CURVE.
- WITHIN 5 FEET OF A FIRE HYDRANT, CATCH BASIN, OR DRAIN INLET
- WITHIN 40 FEET OF ANOTHER DRIVEWAY ON THE SAME PROPERTY
- WITHIN 3 FEET OF A PROPERTY LINE
- STREET IDENTIFICATION SIGNS OF A DESIGN ACCEPTABLE TO SHREWSBURY TOWNSHIP SHALL BE INSTALLED AT EACH INTERSECTION.
- ALL UTILITIES SHALL BE LOCATED OUTSIDE THE CARTWAY OF THE STREET. UTILITIES MAY CROSS CARTWAY AS NECESSARY TO PROVIDE SERVICE.
- RESOURCE CONSERVATION STANDARDS
A. GRADE CHANGES TO OCCUR AT ANY LOCATION OF THE PROPERTY SHALL NOT RESULT IN AN ALTERATION TO SOIL OR DRAINAGE CONDITIONS WHICH WOULD ADVERSELY AFFECT EXISTING VEGETATION TO BE RETAINED FOLLOWING SITE DISTURBANCE, UNLESS ADEQUATE PROVISIONS ARE MADE TO PROTECT SUCH VEGETATION AND ITS ROOT SYSTEMS.
B. WHEN DIGGING TRENCHES FOR UTILITY LINES OR SIMILAR USES, DISTURBANCES TO THE ROOT ZONES OF ALL WOODY VEGETATION SHALL BE MINIMIZED.
C. NO TOPSOIL SHALL BE REMOVED FROM THE SITE. PRIOR TO GRADING OPERATIONS OR EXCAVATION, TOPSOIL IN THE AREA TO BE DISTURBED SHALL BE REMOVED AND STORED ON SITE. TOPSOIL REMOVED SHALL BE REDISTRIBUTED AND STABILIZED AS QUICKLY AS POSSIBLE FOLLOWING THE ESTABLISHMENT OF REQUIRED GRADES FOR A PROJECT OR PROJECT PHASE. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY HYDROSEEDING ON SLOPES OF LESS THAN TEN PERCENT, AND BY SODDING, HYDROSEEDING, OR RIP-RAP ON SLOPES EXCEEDING TEN PERCENT. GRADING AND EARTHMOVING OPERATIONS SHALL BE SCHEDULED TO MINIMIZE SITE DISTURBANCES DURING THE PERIOD FROM NOVEMBER 1 TO APRIL 1, WHEN REVEGETATION OF EXPOSED GROUND IS DIFFICULT.
- ENOUGH TOPSOIL SHALL BE SPREAD ON SITE TO PROVIDE A MINIMUM OF NINE (9) INCHES OF TOPSOIL THROUGHOUT THE VEGETATED AREAS OF THE SITE.
- ALL HOMES HAVE TO BE LOCATED WHERE WATER IS DIRECTED AWAY FROM THE HOMES. A FINAL LOT GRADING PLAN MAY BE REQUIRED FOR ALL LOTS FOR ISSUANCE OF THE BUILDING PERMIT.
- THE DWELLING LOT OR LOTS PROPOSED BY THIS SUBDIVISION PLAN ARE IN THE AGRICULTURAL DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL AND RESIDENTS MUST EXPECT THINGS SUCH AS SMELL OF FARM ANIMALS AND THE MANURE THEY PRODUCE, TOXIC CHEMICAL SPRAYS, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS, AND OTHER BY-PRODUCTS OF AGRICULTURAL ACTIVITY.
- 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.
- TOPOGRAPHIC INFORMATION FROM AERIAL TOPOGRAPHIC SURVEY PERFORM JANUARY 2009. PROPERTY LINE INFORMATION FROM FIELD SURVEY BY JAMES R. HOLLEY & ASSOCIATES, INC. PERFORMED JANUARY 2009.
- CONTOUR DATUM: USGS
BENCHMARK: PK NAIL LOCATED ALONG THE EASTERN EDGE OF INGHAM ROAD APPROXIMATELY 224 FEET SOUTH OF THE SOUTHEASTERN CORNER OF PARCEL 103A. ELEVATION 506.49
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND PRIOR TO THE CONSTRUCTION OF STREETS AND SIDEWALKS.
- NO WETLANDS ARE PRESENT WITHIN THE AREA OF THE PROPOSED SUBDIVIDED LOTS.
- THIS PLAN DOES NOT AFFECT PROPERTY THAT IS INCLUDED ON THE SHREWSBURY TOWNSHIP OFFICIAL MAP.

- AS REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, THE FOLLOWING PROTECTIVE COVENANTS SHALL BE INCLUDED IN THE DEEDS OF ALL APPROVED LOTS:
A. LOT CLEARING OR TREE REMOVAL IS LIMITED TO THE DESIGNATED FOURTEEN THOUSAND (14,000) CONTIGUOUS SQUARE FEET BUILDING ENVELOPE OR THE AREA SPECIFIED ON THE SUBDIVISION OR LAND DEVELOPMENT PLAN.
A. ALL OTHER AREAS OF THE LOT MUST BE MAINTAINED AT ALL TIMES AS WOODLAND AND CONTAIN AN ADEQUATE STOCKING OR SPACING OF NATIVE TREES IN ORDER TO ASSURE A FULL CANOPY AT TREE MATURITY.
B. THE WOODLAND FLOOR SHALL NOT BE GRADED, FILLED, OR CONVERTED TO LAWNS OR GARDENS, BUT RATHER MAINTAINED AS LEAF LITTER OR THE NATURAL FOREST FLOOR.
C. THESE REQUIREMENTS SHALL NOT PROHIBIT THE HARVESTING OF TREES AS A RENEWABLE RESOURCE.
ADDITIONAL PROTECTIVE COVENANTS SHALL BE IMPOSED PER THE NPDES PERMIT.
- PRIVATE ROADS SHALL REMAIN PRIVATE AND WILL NOT BE ADOPTED OR MAINTAINED BY SHREWSBURY TOWNSHIP.
- GROUNDWATER EASEMENTS HAVE BEEN PROVIDED FOR LOTS 1-8 IN ORDER TO PROVIDE THE QUANTITY OF GROUNDWATER RECHARGE SUFFICIENT TO MITIGATE THE NITRATE-NITROGEN IMPACT FROM THE ON-LOT SEPTIC SYSTEMS. PROPOSED LOTS 1-8 AND THE RESIDUAL TRACT (PROPOSED LOT 9) SHALL BE SUBJECT TO THE FOLLOWING DEED RESTRICTIONS.
A. THE EASEMENTS LOCATED ON LOT 9 ARE TO PROVIDE GROUNDWATER RECHARGE FOR DILUTING SEWAGE FLOWS FOR LOTS 1-8.
B. THE EASEMENTS WILL EXIST UNTIL THE LOTS ARE SERVED BY A COMMUNITY SEWAGE SYSTEM.
C. THE EASEMENTS WILL NOT BE COVERED WITH IMPERMEABLE SURFACES.
D. THE EASEMENT AREAS CANNOT BE USED TO PROVIDE GROUNDWATER RECHARGE FOR DILUTING OTHER SEWAGE FLOWS.
E. NO DRINKING WATER WELLS MAY BE DRILLED IN THE AREA OF THE EASEMENT.
- STREET TREES SHALL BE PLANTED AS PER THE LANDSCAPING PLAN. STREET TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AND BE PLACED AT LEAST 10 FEET FROM THE EDGE OF ROAD.
- ALL STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED BY THEIR RESPECTIVE LOT OWNERS, HEIRS, OR FUTURE ASSIGNS, HOWEVER, THESE FACILITIES (WITH THE EXCEPTION OF THE ROOF SEEPAGE PITS) SHALL BE OPERATED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL FINANCIAL OBLIGATIONS AS REQUIRED FOR MAINTENANCE OF THE FACILITIES. MAINTENANCE SHALL CONSIST OF KEEPING THE INLET GRATES FREE OF DEBRIS, CLEANING OUT SLUMPED INLETS, REPAIRING OR REPLACING SEEPAGE PITS, AND ANY OTHER EFFORT NECESSARY TO ENSURE THAT ALL STRUCTURES REMAIN FUNCTIONAL AT ALL TIMES. IF THE TOWNSHIP DETERMINES AT ANY TIME THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN ELIMINATED, ALTERED, OR IMPROPERLY MAINTAINED, THE HOMEOWNER'S ASSOCIATION SHALL BE ADVISED OF CORRECTIVE MEASURES REQUIRED AND GIVEN SIXTY (60) DAYS FROM THE DATE SUCH NOTICES ARE SENT TO TAKE NECESSARY CORRECTIVE ACTION AND THE PROCEDURES OF SECTION 517.8 AND C SHALL APPLY.
- IT WAS DETERMINED THE TDR'S FOR DR. WILLIAM SOLOMON ARE AVAILABLE FOR USE. DISCUSSION TOOK PLACE AT THE PLANNING COMMISSION MEETING ON 12/17/08, BOARD OF SUPERVISORS MEETING ON 12/3/08, AND A LETTER FROM PETER D. SOLYMOS DATED 12/17/08.
- EACH LOT SHALL BE PROVIDED WITH A DRIVEWAY LIGHT. EACH DRIVEWAY LIGHT MUST UTILIZE FIFTY WATT HIGH PRESSURE SODIUM POST LIGHTS AND BE EQUIPPED WITH AN ELECTRIC EYE.
- THE OWNER/DEVELOPER AGREES TO PAY FOR STREET SIGNS ASSOCIATED FOR THE PROPOSED DEVELOPMENT.
- THE BUILDING SETBACK LINE ALONG INGHAM ROAD (SOUTH OF LOT 1 OF THIS PLAN), BOYER ROAD, AND DAUGHTERY ROAD SHALL BE MEASURED FROM THE CENTERLINE OF THE RESPECTIVE ROAD. THE SETBACK DISTANCE SHALL BE 25 FEET PLUS THE REQUIRED FRONT SETBACK OF 35 FEET (TOTAL OF 60 FEET) SINCE RIGHT-OF-WAY IS NOT BEING DEDICATED ALONG THESE ROADS.
- THIS SUBDIVISION PLAN INCLUDING THE STORMWATER MANAGEMENT PLANS AND SPECIFICATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH, AND THE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF PART 1 OF THE SHREWSBURY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AND GENERALLY ACCEPTED GOOD ENGINEERING PRACTICES, AS REQUIRED BY S.25-108.F OF THE SHREWSBURY TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE. JAMES R. HOLLEY & ASSOCIATES, INC. SHALL INSPECT THE CONSTRUCTION OF THE WORK TO ASSURE COMPLIANCE WITH SUCH PLANS, SPECIFICATIONS, REQUIREMENTS, AND PRACTICES. AT THE CONCLUSION OF CONSTRUCTION, JAMES R. HOLLEY & ASSOCIATES, INC. SHALL CERTIFY THAT THE FACILITIES CONFORM TO SUCH PLANS, SPECIFICATIONS, REQUIREMENTS, AND PRACTICES.
- SOILS TEST SLOPES WERE TAKEN FROM THE TEST REPORTS PREPARED BY THE SOIL SCIENTIST AND THE SEO.
- SUCCESSFUL USE OF GROUNDWATER EASEMENTS WILL RESULT IN CONDITIONAL APPROVAL BY THE DEPARTMENT. FAILURE TO RECORD ALL APPROPRIATE DEED RESTRICTIONS CONCERNING THE EASEMENTS ON ALL THE PROPERTIES INVOLVED WILL NEGATE BOTH TOWNSHIP AND STATE PLANNING APPROVAL, AND THE LOTS CANNOT BE CREATED.
- A DRY HYDRANT MEETING NEW FREEDOM BOROUGH FIRE DEPARTMENT SPECIFICATIONS WILL BE PROVIDED AT THE EXISTING POND LOCATED TO THE SOUTH OF PROPOSED LOTS 3 AND 4.
- ALL CRITICAL ENVIRONMENTAL AREAS HAVE BEEN PREVIOUSLY ADDRESSED PER THE PREVIOUSLY APPROVED PRELIMINARY SUBDIVISION PLAN.
- BON AIR COUNTRY CLUB AND SEITZLAND RIFLE CLUB ARE EACH WITHIN A DRIVING DISTANCE OF APPROXIMATELY 1.5 MILES FROM THE SUBJECT PROPERTY.

SOILS LEGEND

- * CeB CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
- CeC CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES
- MOD MT. AIRY & MANOR SOILS, 15 TO 25 PERCENT SLOPES
- MOE MT. AIRY & MANOR SOILS, 25 TO 35 PERCENT SLOPES
- * GdA GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
- * PRIME FARMLAND SOILS PER 2002 YORK COUNTY SOIL SURVEY TABLE 5
- + SOIL MAP UNIT WITH HYDRIC INCLUSIONS PER 2002 YORK COUNTY SOIL SURVEY TABLE 7

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. STRUCTURE (HOUSE, GARAGE, ETC.)
- EX. FENCE
- EX. INDEX CONTOUR (2' INTERVAL)
- EX. STREAM, POND, ETC.
- EX. ELECTRIC SERVICE & UTILITY POLE
- EX. ELECTRIC & TELEPHONE SERVICE
- EX. SOILS BOUNDARY
- EX. TREELINE
- EX. U.S.G.S. STEEP SLOPES (> 25%)
- PROP. PROPERTY LINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT
- PROP. STRUCTURE
- PROP. INDEX CONTOUR (2' INTERVAL)
- PROP. STORM SEWER (MANHOLE/CATCH BASIN)
- GROUNDWATER RECHARGE EASEMENT (DEP USE)
- LOT AREA NOT CONTAINING ROAD IMPERVIOUS AREA AS REQUIRED BY THE HYDROGEOLOGIC STUDY
- PROP. TREELINE
- PROPOSED SEEPAGE PIT
- ANTICIPATED PERC & PROBE LOCATION FOR ON-LOT SEWAGE SYSTEM
- ANTICIPATED RESERVE SEWAGE AREA
- ANTICIPATED RESERVE SEWAGE AREA WITH EASEMENT
- PROPOSED WELL
- PROPOSED DRY HYDRANT
- PROPOSED PIPING FOR DRY HYDRANT

PARCEL HISTORY							
SIZE OF THE PARCEL BI-177 AND BH-103A AS THEY EXISTED NOVEMBER 10, 1976: 184.27± AC AND 3.90± AC							
NUMBER OF DWELLING RIGHTS ALLOCATED TO PARCEL BI-177: 10 (INCLUDES 1 FROM SUBD. OF DAUGHERTY ROAD PROPERTY)							
NUMBER OF DWELLING RIGHTS ALLOCATED TO PARCEL BH-103A: 1							
NUMBER OF DWELLING RIGHTS PREVIOUSLY UTILIZED: 9 ON PARCEL BI-177 & 1 ON PARCEL BH-103A							

PARCEL/ LOT NO.	UPI #	USE	DWELLING RIGHT OBTAINED FROM PARCE NO.	TDR APPROVAL DATE	TDR RECORDING INFORMATION	NUMBER OF DWELLING UNITS	ACREAGE
BI-177	45000B010770000000	SINGLE-FAMILY DETACHED DWELLING	45000B010770000000	N/A	N/A	1	110.07
BI-177B	45000B01077B000000	SINGLE-FAMILY DETACHED DWELLING	45000B010770000000	3/14/2018	2465-8863	1	1.40
BI-177D	45000B01077D000000	SINGLE-FAMILY DETACHED DWELLING	45000B010770000000	N/A	N/A	2	73.62
3		SINGLE-FAMILY DETACHED DWELLING	45000BH0103A000000	N/A	N/A	1	1.23
4		SINGLE-FAMILY DETACHED DWELLING	45000B010770000000			1	1.48
5		SINGLE-FAMILY DETACHED DWELLING	45000B010770000000			1	1.27
6		SINGLE-FAMILY DETACHED DWELLING	45000B010770000000			1	1.47
7		SINGLE-FAMILY DETACHED DWELLING	45000B010770000000			1	1.49
8		SINGLE-FAMILY DETACHED DWELLING	45000B010770000000			1	1.49

NUMBER OF TRANSFERABLE DEVELOPMENT RIGHTS (TDR'S) PREVIOUSLY UTILIZED WITH THIS PLAN: 2							
LOT NUMBER	UPI #	USE	DWELLING RIGHT OBTAINED FROM PARCE NO.	TDR APPROVAL DATE	TDR RECORDING INFORMATION	NUMBER OF DWELLING UNITS	ACREAGE
1		SINGLE-FAMILY DETACHED DWELLING	45000AH005200000000			1	1.46
2		SINGLE-FAMILY DETACHED DWELLING	45000AH005200000000			1	1.42

NUMBER OF DWELLING UNITS REMAINING WITH PARCEL BI-177 AND BH-103A: 1 FOR PARCEL BI-177 AND 0 FOR BH-103A							
REMAINING SIZE OF PARCEL BI-177: 110.07 AC (PLAN BOOK 2323, PAGE 1194)							

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James R. Holley & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
18 South George Street • York, PA 17401
(717) 846-4373 • Fax (717) 843-1566 • Email: jrh@jrholley.com

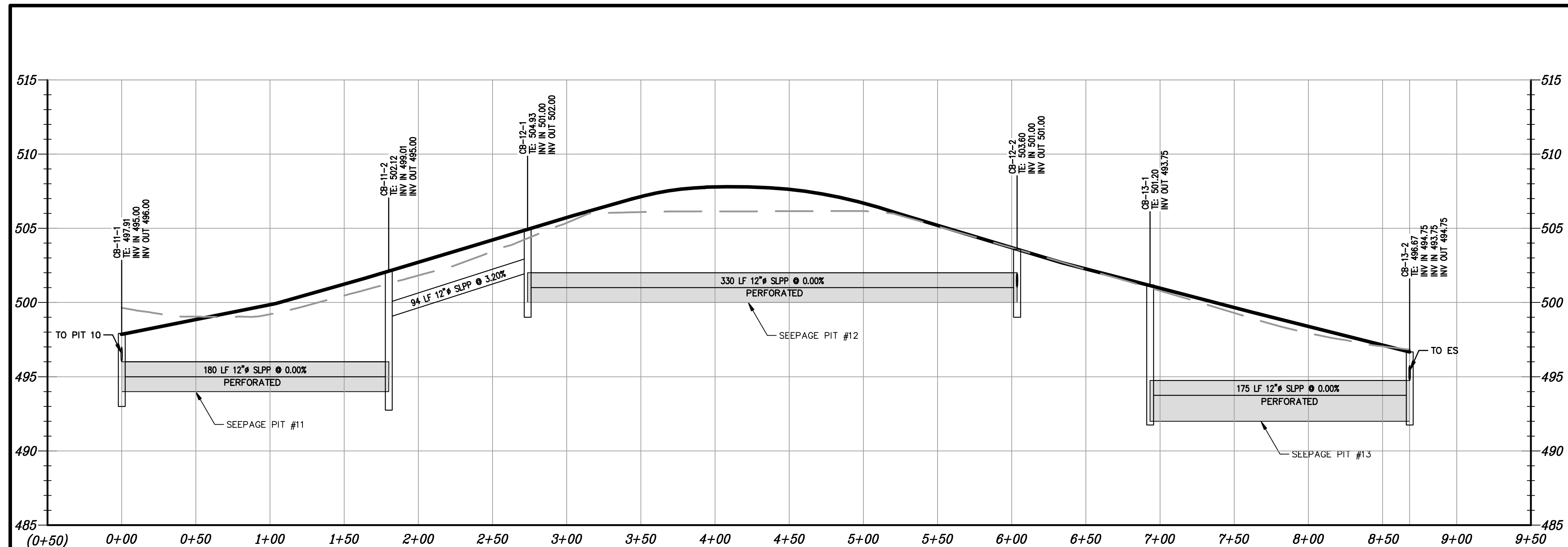


FINAL SUBDIVISION PLAN - PHASE 2
FOR
WILLIAM J. SOLOMON
MISCELLANEOUS NOTE & SITE DATA
SHREWSBURY TOWNSHIP
YORK CO., PA.
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REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/18	REV. PER TWP. ENGINEER COMMENTS
2	5/17/18	REV. PER TWP. ENGINEER COMMENTS & PC COMMENTS

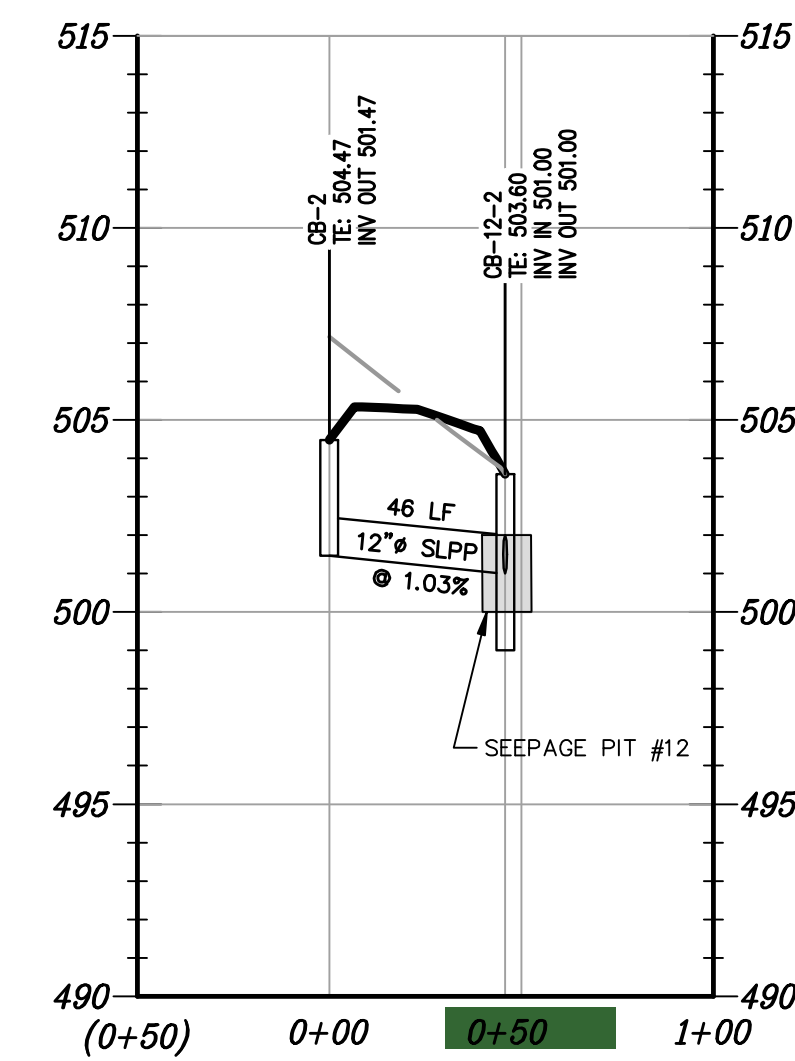
BY	DATE	DESCRIPTION
JMB		
JMB		

DATE:	4/10/2018
SCALE:	AS NOTED
DRAWN BY:	JMB
DESIGNED/CK'D BY:	JMB
PROJECT NO.	080708
SHEET NO.	2 OF 9



SEEPAGE PIT 11 TO SEEPAGE PIT 13 – PROFILE

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

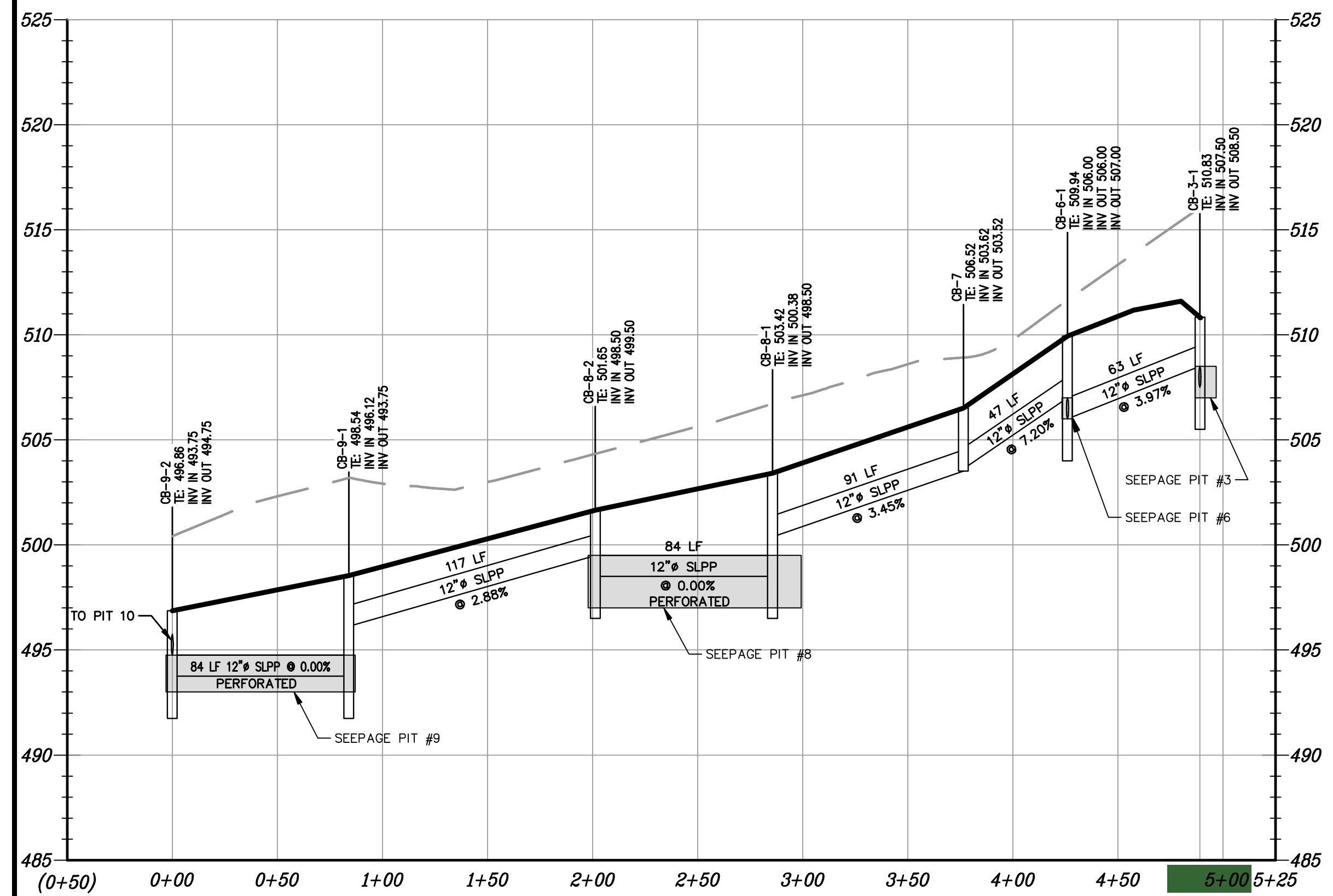


CB-2 TO SEEPAGE PIT 12 – PROFILE

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

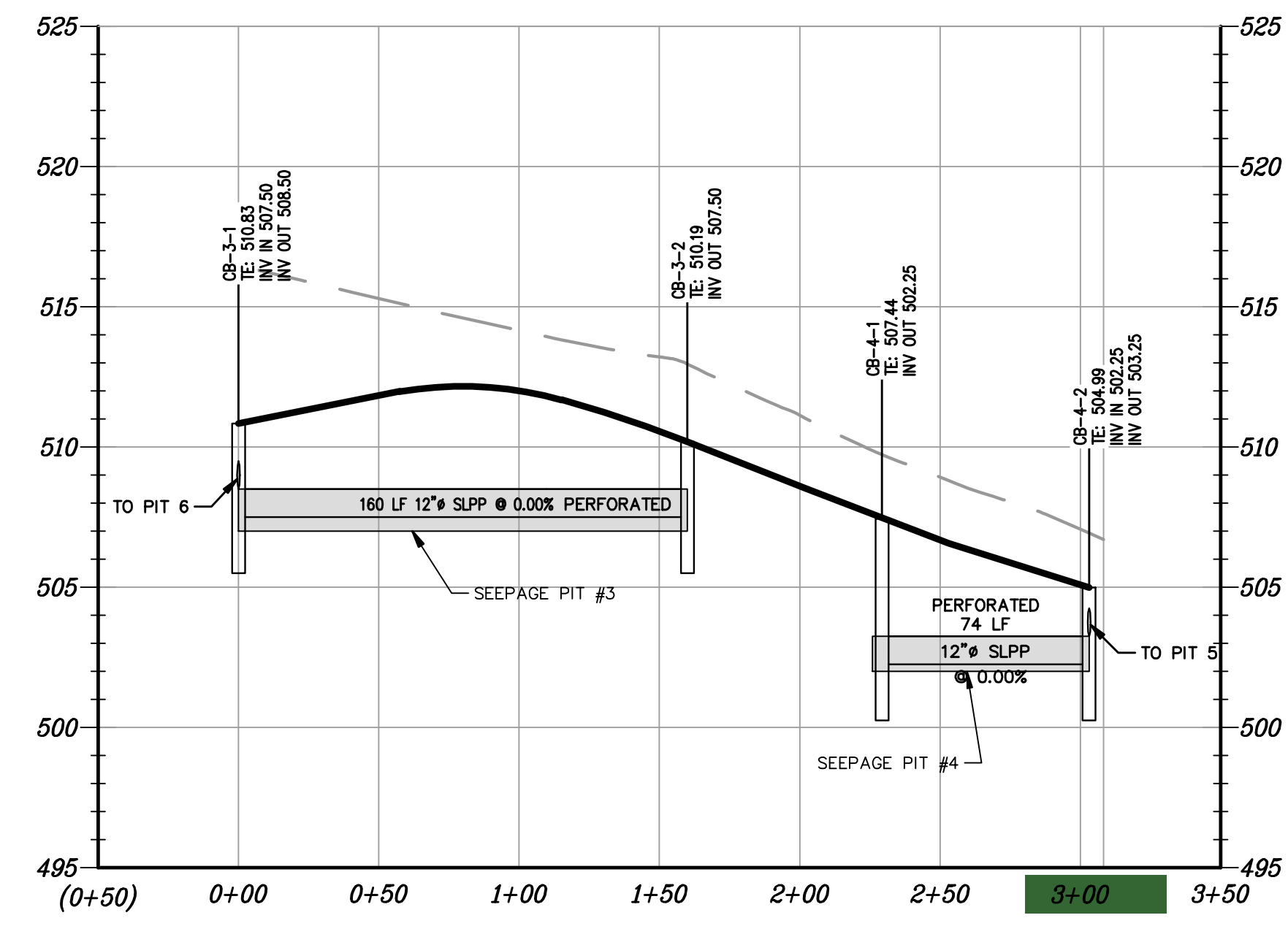
PIT #	LENGTH (FT)	WIDTH (FT)	DEPTH (FEET)	BOTTOM ELEV. (FT)	TOP ELEV. (FT)
1	170	24.50	1.75	493.00	494.75
3	180	12.50	1.50	507.00	508.50
4	80	22.00	1.25	502.00	503.25
5	100	14.00	1.25	502.00	503.25
6	60	30.00	1.00	506.00	507.00
8	101	22.00	2.50	497.00	499.50
9	90	14.00	1.75	493.00	494.75
10	126	28.00	2.50	491.00	493.50
11	180	12.00	2.00	494.00	496.00
12	330	10.35	2.00	500.00	502.00
13	177	10.50	2.75	492.00	494.75

- NOTES:
- TRENCH SHALL BE LINED WITH PADOT CLASS 1 GEOTEXTILE MATERIAL PER PUBLICATION 408, SECTION 212.3b. ALLOW 1' OVERLAP ACROSS BACKFILL AT TOP OF TRENCH AND ALSO AN OVERLAP OF 1' AT END OF ROLLS.
 - SEEPAGE PIT BOTTOM SHALL BE INSTALLED LEVEL.
 - SEEPAGE PITS TO BE FILLED WITH CLEAN STONE, AASHTO #57'S TO BE USED AROUND PIPE TO PREVENT PUNCTURING AND #1'S MAY BE USED ELSEWHERE.
 - ALL PIPES LOCATED IN THE SEEPAGE PITS (INSTALLED AT 0%) SHALL BE PERFORATED.



SEEPAGE PIT 3 TO SEEPAGE PIT 9 – PROFILE

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'



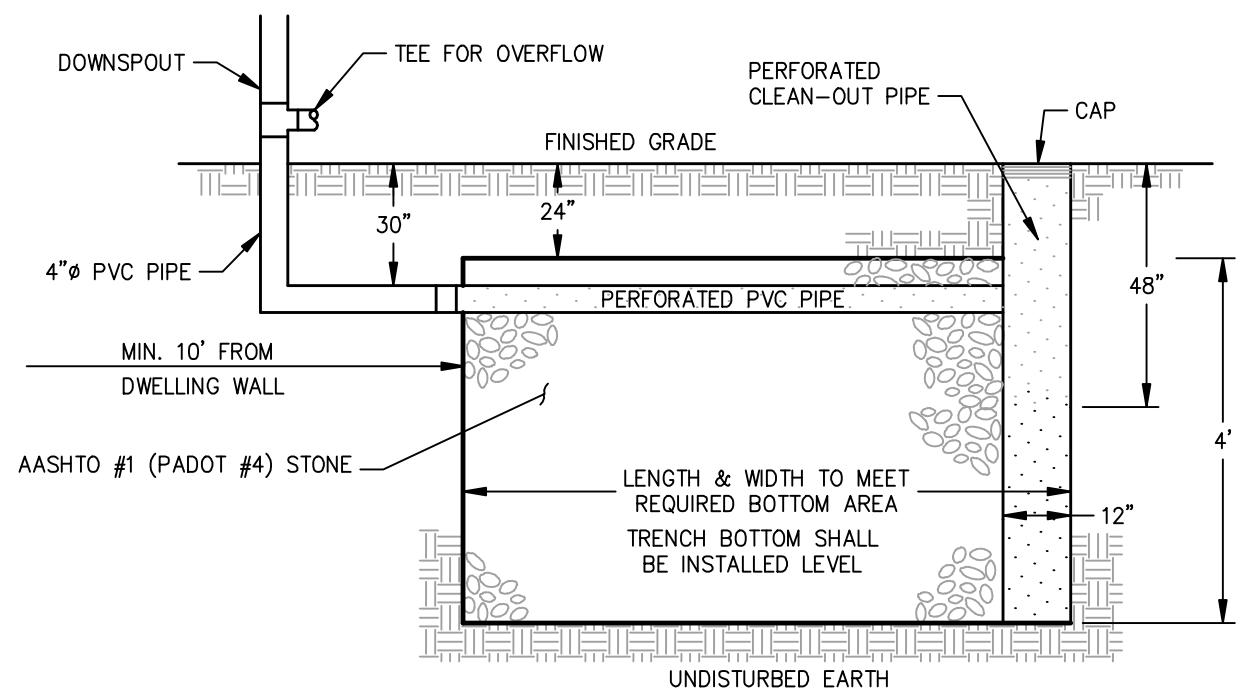
SEEPAGE PIT 3 TO SEEPAGE PIT 4 – PROFILE

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 5'

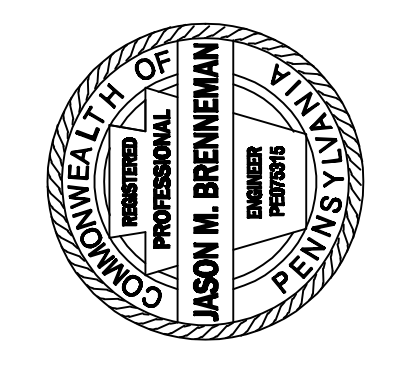
INLET	TO	INLET	TOP (FT)	INV. IN (FT)	INV. OUT (FT)	HORIZ. LEN. (FT)	SLOPE (%)	PIPE SIZE (IN)	TYPE	INLET TOP
1-1	-	13-2	496.94	493.75	493.75	36	0.00	12	SLFP	M 2x4
1-2	-	1-1	500.70	-	493.75	127	0.00	12	SLFP	M 2x4
1-2	-	12-2	504.47	-	501.47	46	1.03	12	SLFP	M 2x4
3-1	-	8-1	510.83	507.50	507.50	83	3.97	12	SLFP	M 2x4
3-2	-	3-1	510.19	-	507.50	160	0.00	12	SLFP	M 2x4
4-1	-	4-2	507.44	-	502.25	74	0.00	12	SLFP	M 2x4
4-2	-	5-1	504.99	502.25	503.25	36	0.00	12	SLFP	M 2x4
5-1	-	ES	505.26	503.25	503.25	66	0.50	12	SLFP	M 2x4
5-2	-	5-1	508.81	-	502.25	100	0.00	12	SLFP	M 2x4
6-1	-	CO	509.94	506.00	506.00	62	0.00	12	SLFP	M 2x4
7	-	7	-	-	507.00	47	7.20	12	SLFP	M 2x4
7	-	8-1	506.52	503.62	503.52	91	3.45	12	SLFP	M 2x4
8-1	-	8-2	503.42	500.38	498.50	84	0.00	12	SLFP	M 2x4
8-2	-	9-1	501.95	498.50	498.50	117	2.58	12	SLFP	M 2x4
9-1	-	9-2	498.54	496.12	493.75	84	0.00	12	SLFP	M 2x4
9-2	-	10-2	496.96	493.75	494.75	78	1.59	12	SLFP	M 2x4
10-1	-	10-2	496.25	-	492.50	49	0.00	12	SLFP	M 2x4
10-2	-	ES	495.59	492.50	493.50	10	5.01	12	SLFP	M 2x4
11-1	-	10-2	497.91	495.00	496.00	82	3.07	12	SLFP	M 2x4
11-2	-	11-1	502.12	499.01	495.00	180	0.00	12	SLFP	M 2x4
12-1	-	11-2	504.93	501.00	502.00	94	3.20	12	SLFP	M 2x4
12-2	-	12-1	503.60	501.00	501.00	330	0.00	12	SLFP	M 2x4
13-1	-	13-2	501.20	-	493.75	175	0.00	12	SLFP	M 2x4
13-2	-	ES	496.67	494.75	493.75	117	5.78	12	SLFP	M 2x4

Lot #	LENGTH (FT)	WIDTH (FT)	DEPTH (FEET)
1	32	15.00	4.00
2	32	15.00	4.00
3	32	15.00	4.00
4	32	15.00	4.00
5	32	15.00	4.00
6	32	15.00	4.00
7	32	15.00	4.00
8	32	15.00	4.00

- NOTES:
- ALL ROOF RUNOFF MUST BE COLLECTED AND CONVEYED TO THE ROOF DRAIN SEEPAGE PIT. THE SEEPAGE PIT LOCATION AND HORIZONTAL DIMENSIONS ARE APPROXIMATE AND CAN VARY AS LONG AS THE VOLUME REQUIREMENTS AND LOADING RATE REQUIREMENTS ARE MET. MULTIPLE SEEPAGE PITS MAY ALSO BE INSTALLED TO MEET THE REQUIREMENTS.
 - PIT VOLUME & SIZE REQUIREMENTS ARE BASED UPON THE REQUIRED 5:1 LOADING RATE RATIO. THE ASSUMED HOUSE SIZE WAS 2,400 SQ.FT.; THEREFORE, THE REQUIRED PIT SIZE IS 480 SQ.FT. THE REQUIRED DEPTHS WERE BASED UPON THE DESIGN INFILTRATION RATES OF THE SOILS.
 - SEEPAGE PIT SHALL BE LINED WITH PENNDOT CLASS 1 GEOTEXTILE MATERIAL PER PUBLICATION 408, SECTION 212.3b. ALLOW 1' OVERLAP ACROSS BACKFILL AT TOP OF PIT AND ALSO AN OVERLAP OF 1' AT END OF ROLLS.



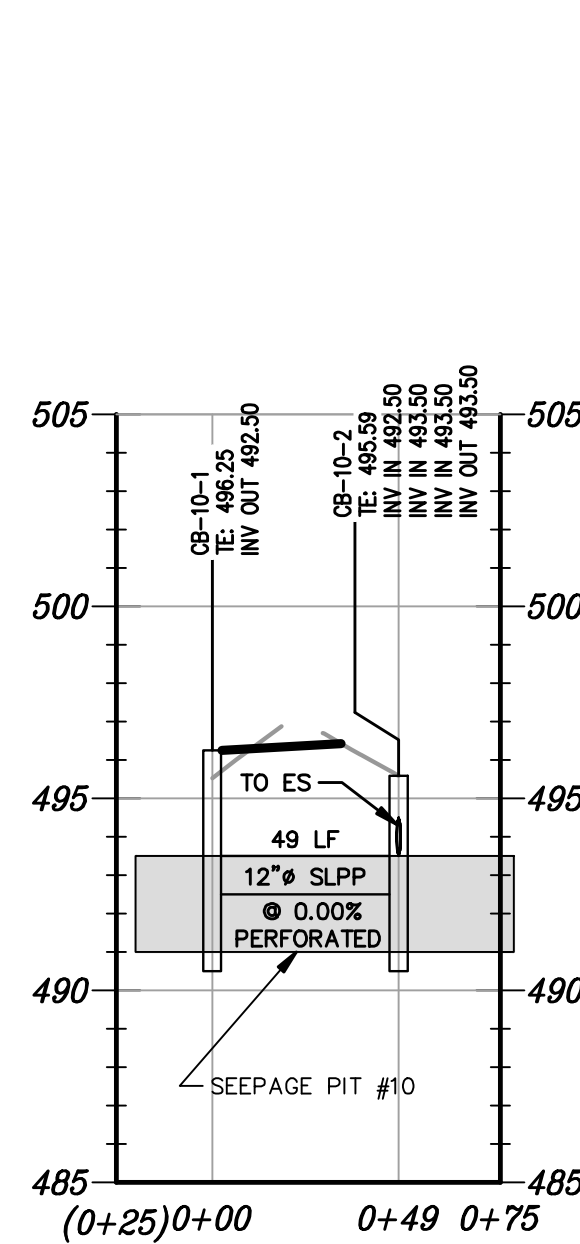
ROOF DRAIN SEEPAGE PIT DETAIL
NOT TO SCALE



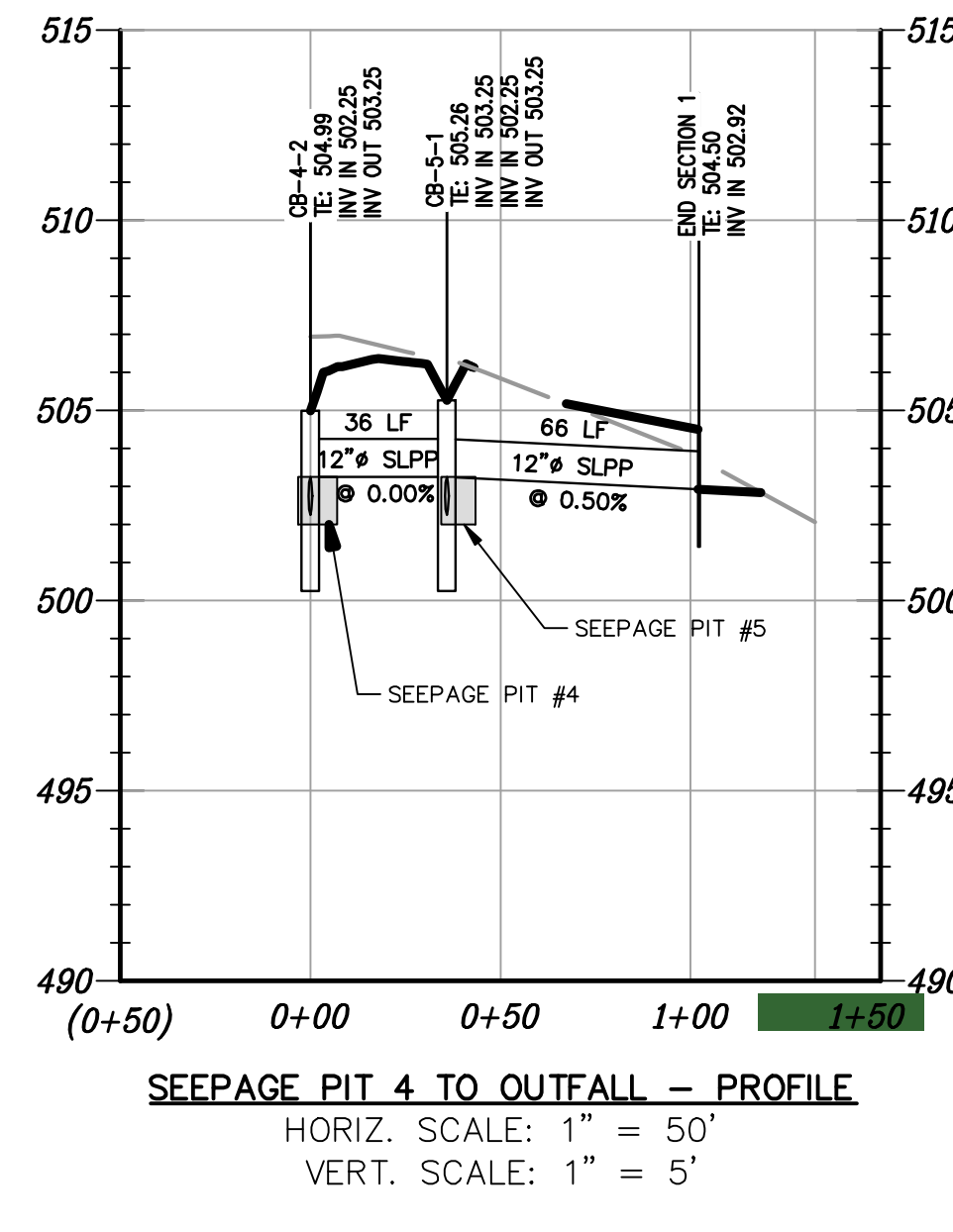
NO.	DATE	DESCRIPTION	BY
1	5/9/18	REV. PER TWP. ENGINEER COMMENTS	PAF
2	5/17/18	NO COMMENTS THIS SHEET	JMB

DATE: 4/10/2018
SCALE: AS NOTED
DRAWN BY: JMB
DESIGNED/CHK'D BY: JMB
PROJECT NO. 080708
SHEET NO. 7 OF 9

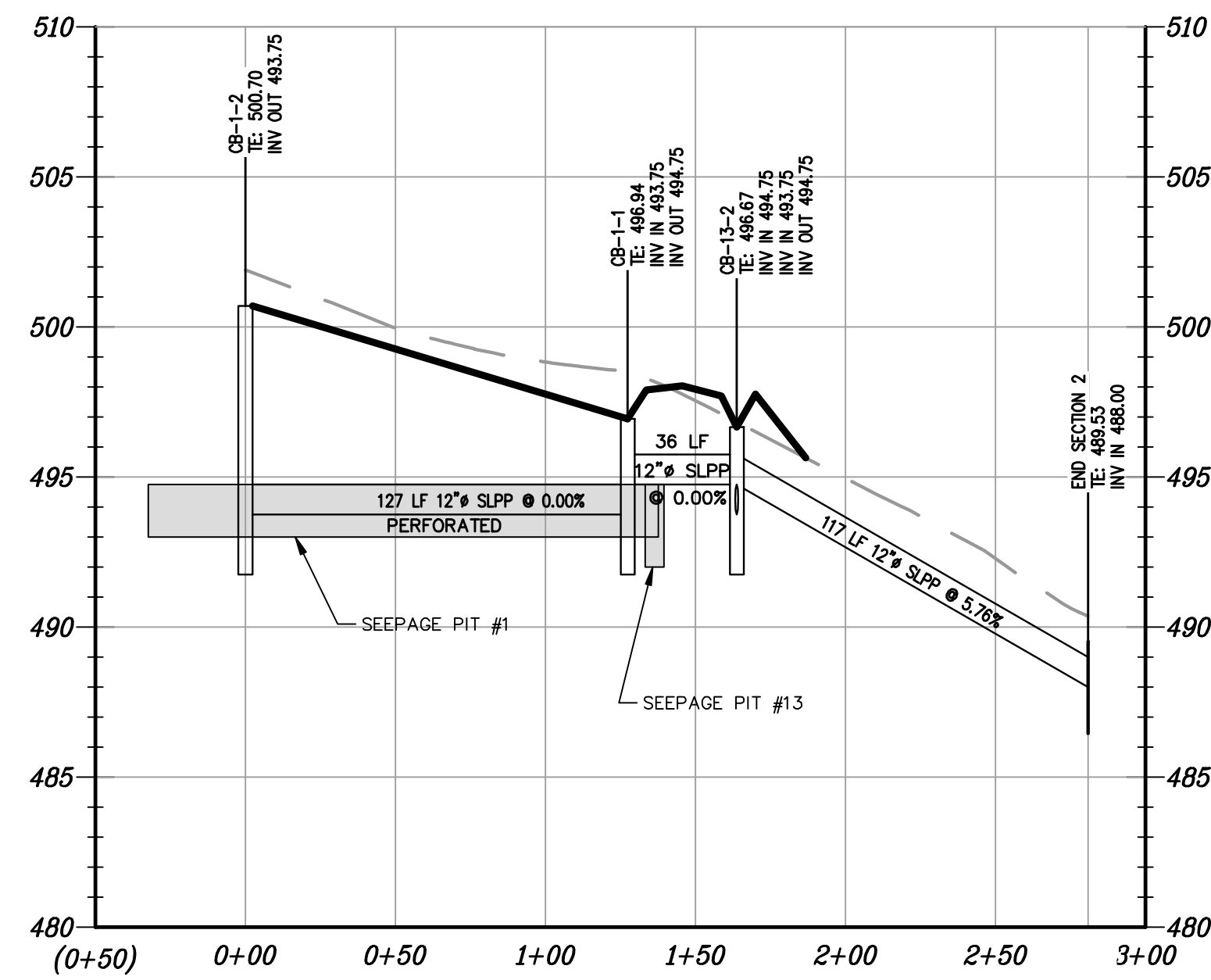
180708 (Solomon)/23D-2009/Plan/080708-F7



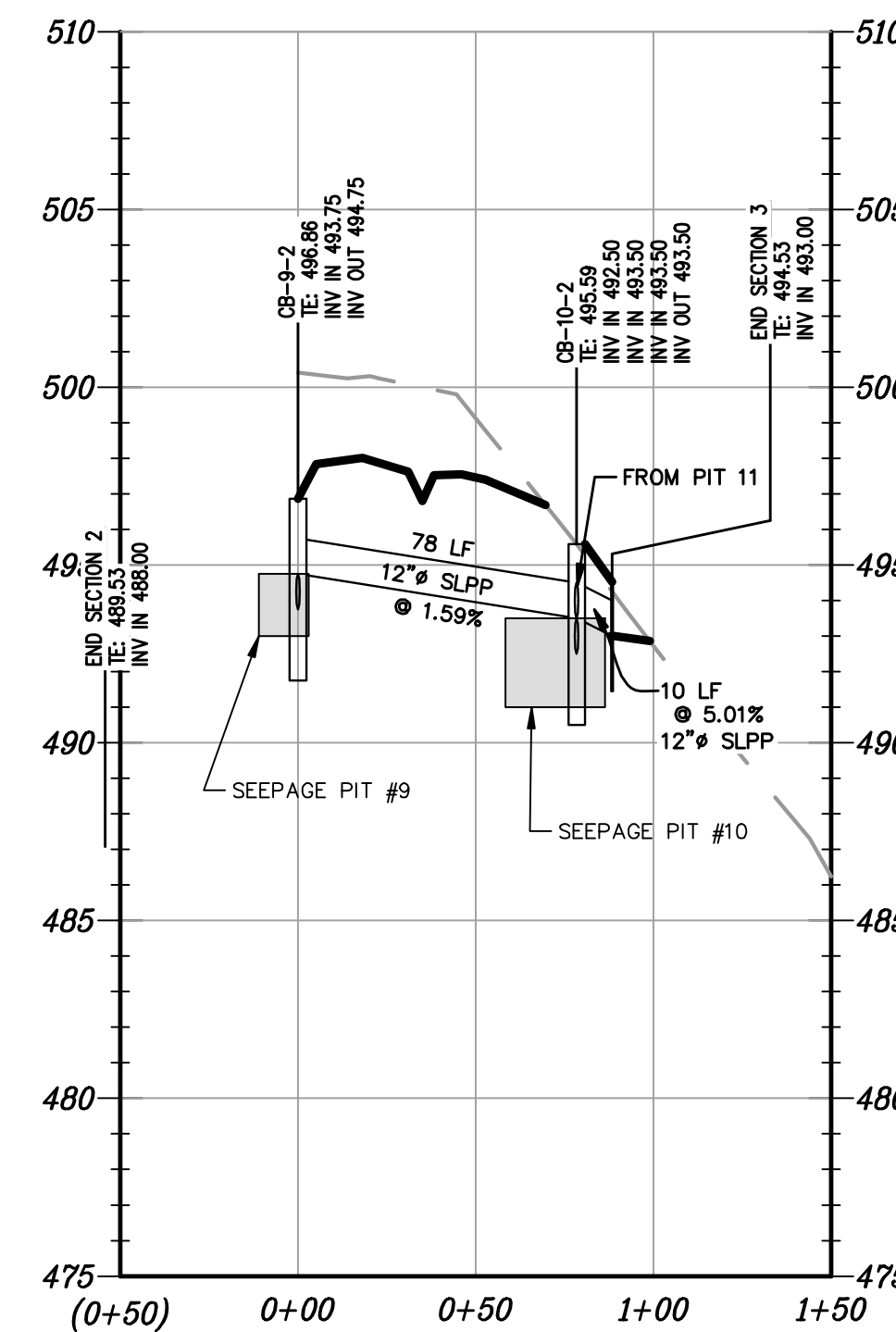
SEEPAGE PIT 10 - PROFILE
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'



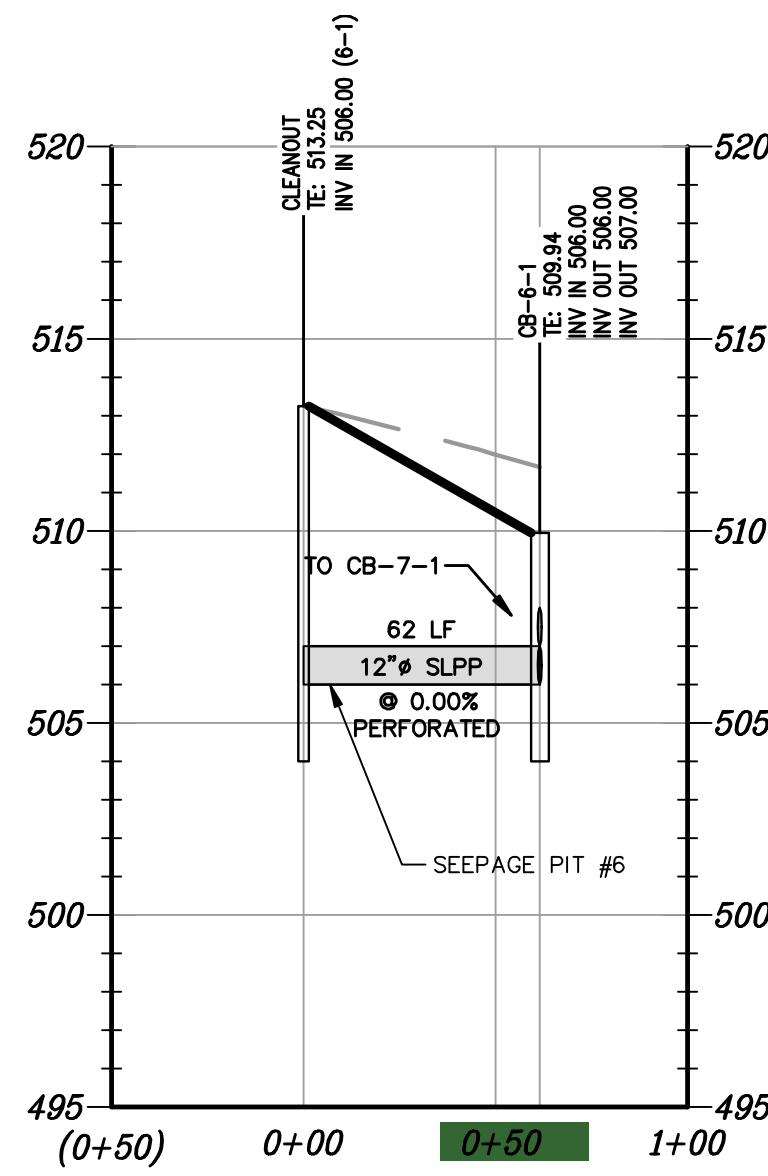
SEEPAGE PIT 4 TO OUTFALL - PROFILE
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'



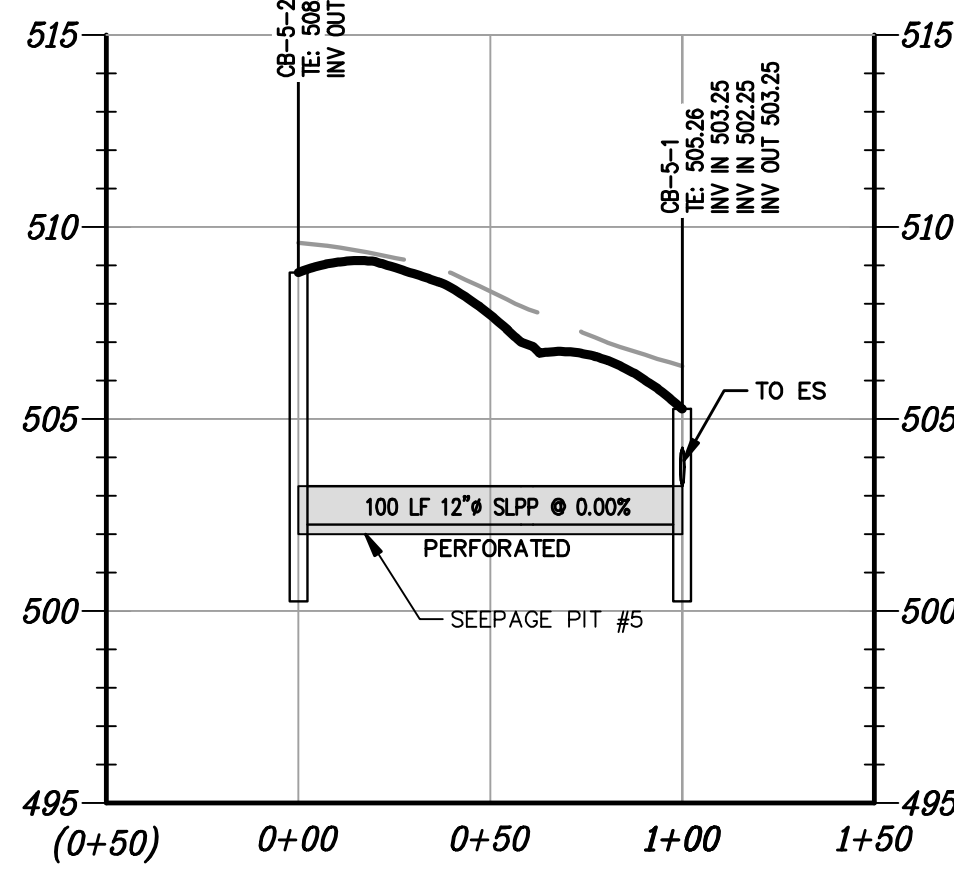
SEEPAGE PIT 1 TO OUTFALL - PROFILE
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'



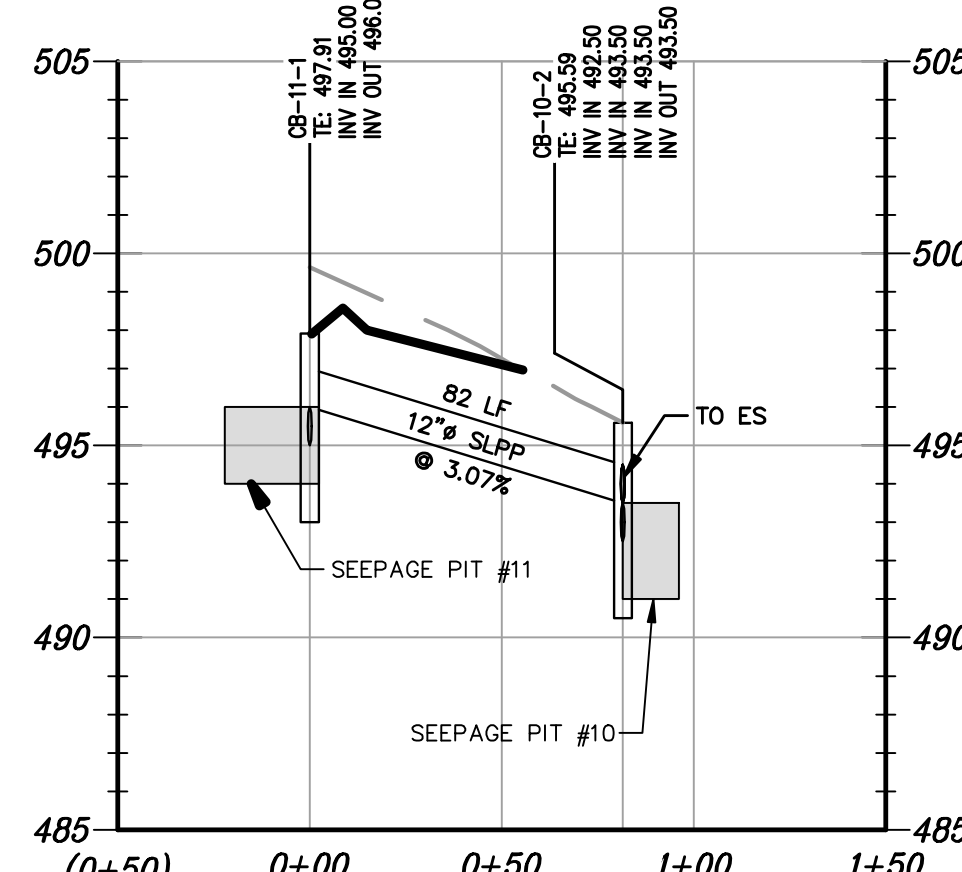
SEEPAGE PIT 9 TO OUTFALL - PROFILE
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'



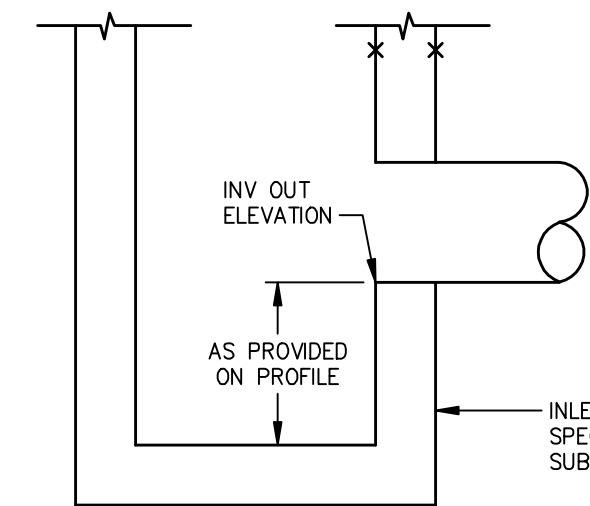
SEEPAGE PIT 6 - PROFILE
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'



SEEPAGE PIT 5 - PROFILE
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'

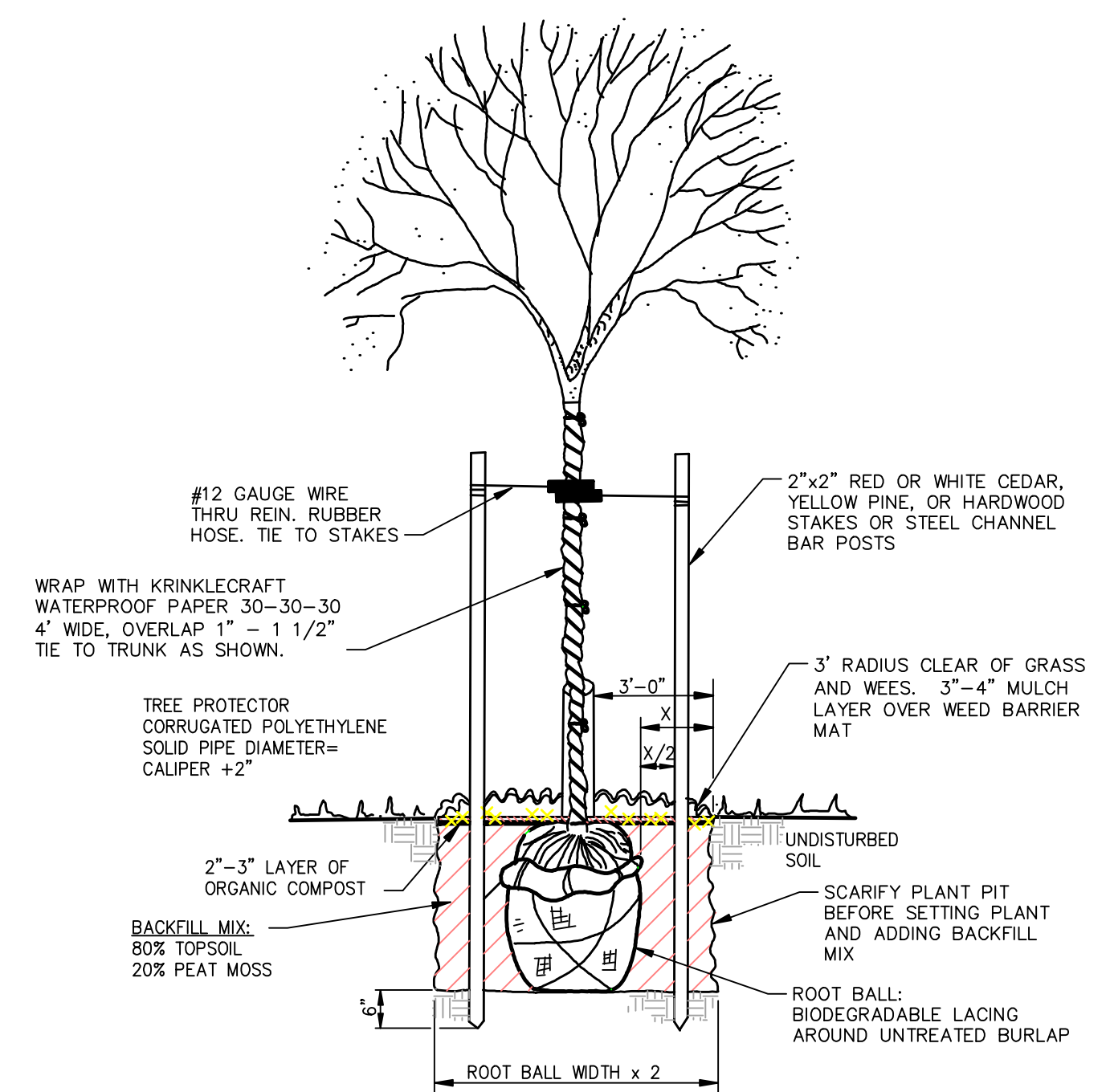


SEEPAGE PIT 11 TO SEEPAGE PIT 10 - PROFILE
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'



WATER QUALITY INLET/MANHOLES
 NOT TO SCALE

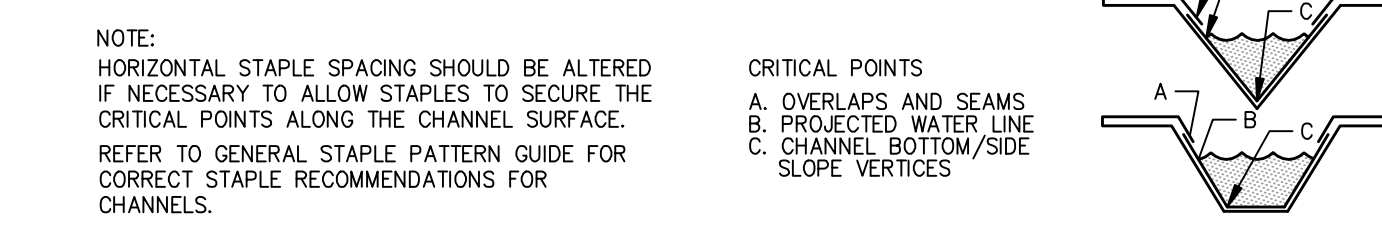
NOTES
 1. A SUMP SHALL BE PROVIDED FOR ALL INLETS. SEDIMENT AND POLLUTANTS SHALL BE CLEANED OUT WHEN LEVELS REACH THE INV. OUT ELEVATION OF THE STRUCTURE.



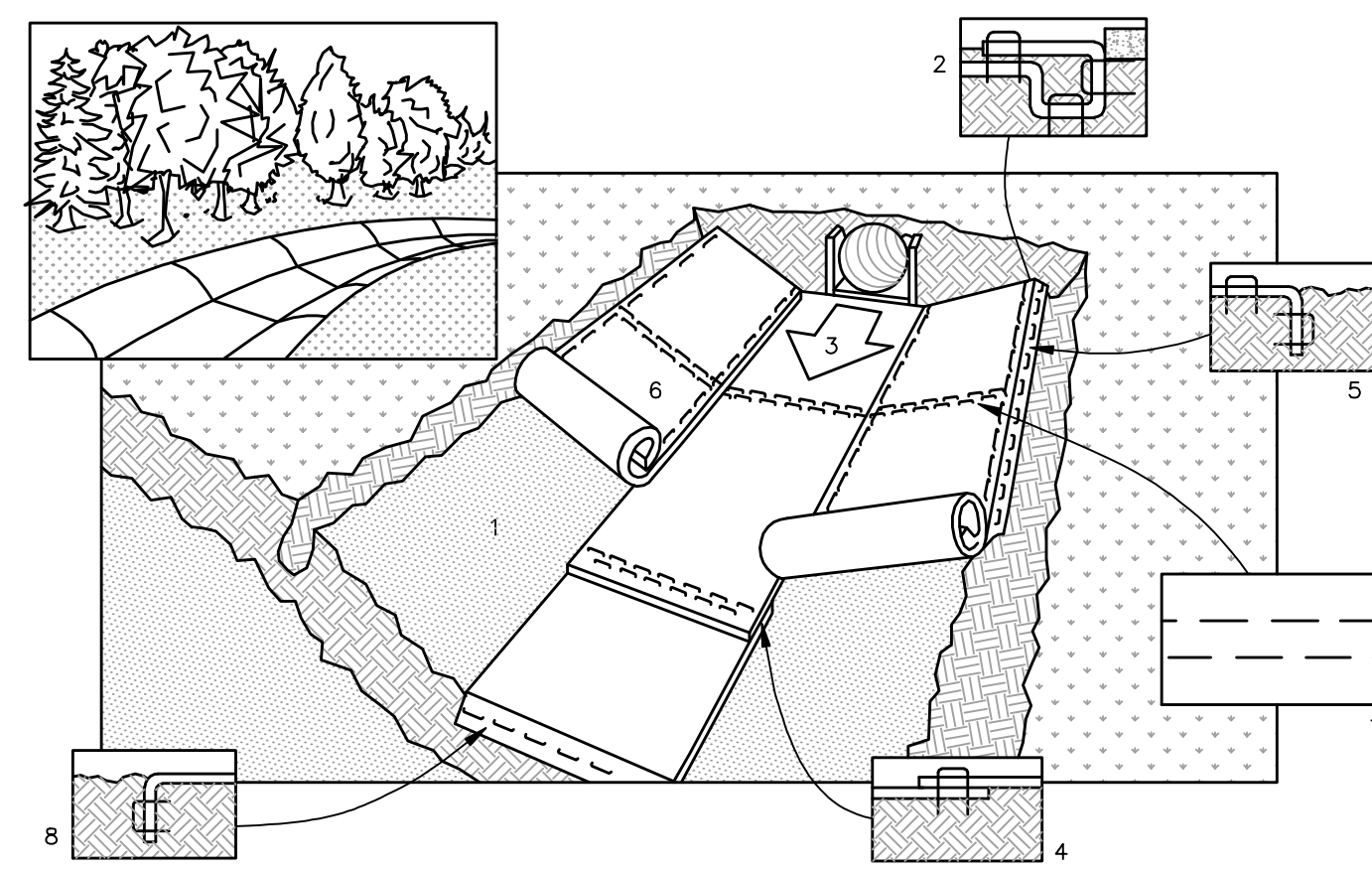
DECIDUOUS SHADE AND FLOWERING TREE PLANTING DETAIL
 NOT TO SCALE

LANDSCAPE NOTES

- ALL PLANTINGS SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICES.
- REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND THE BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSIZ60, 1-73, AS AMENDED.
- ANY REQUIRED LANDSCAPING THAT DIES SHALL BE IMMEDIATELY REPLACED BY THE PROPERTY OWNER.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS, FIBROUS ROOT SYSTEMS. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP.

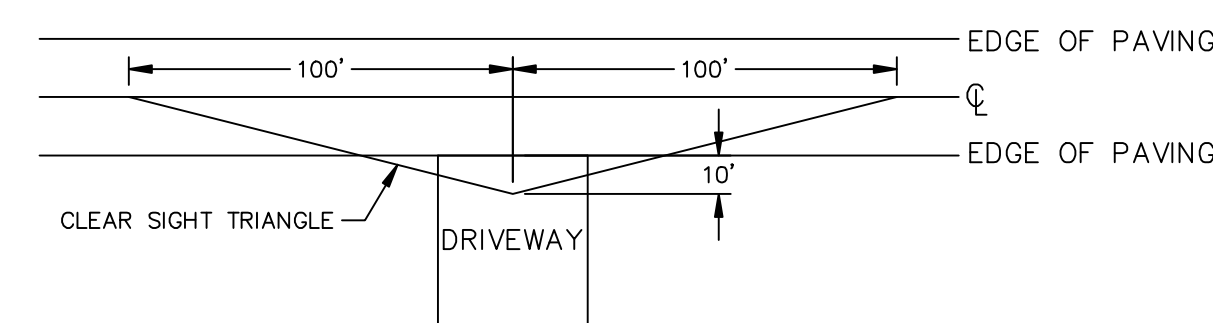


NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE. REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

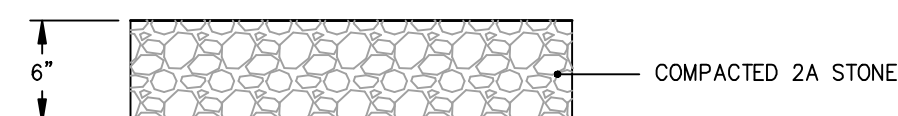


- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
- PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

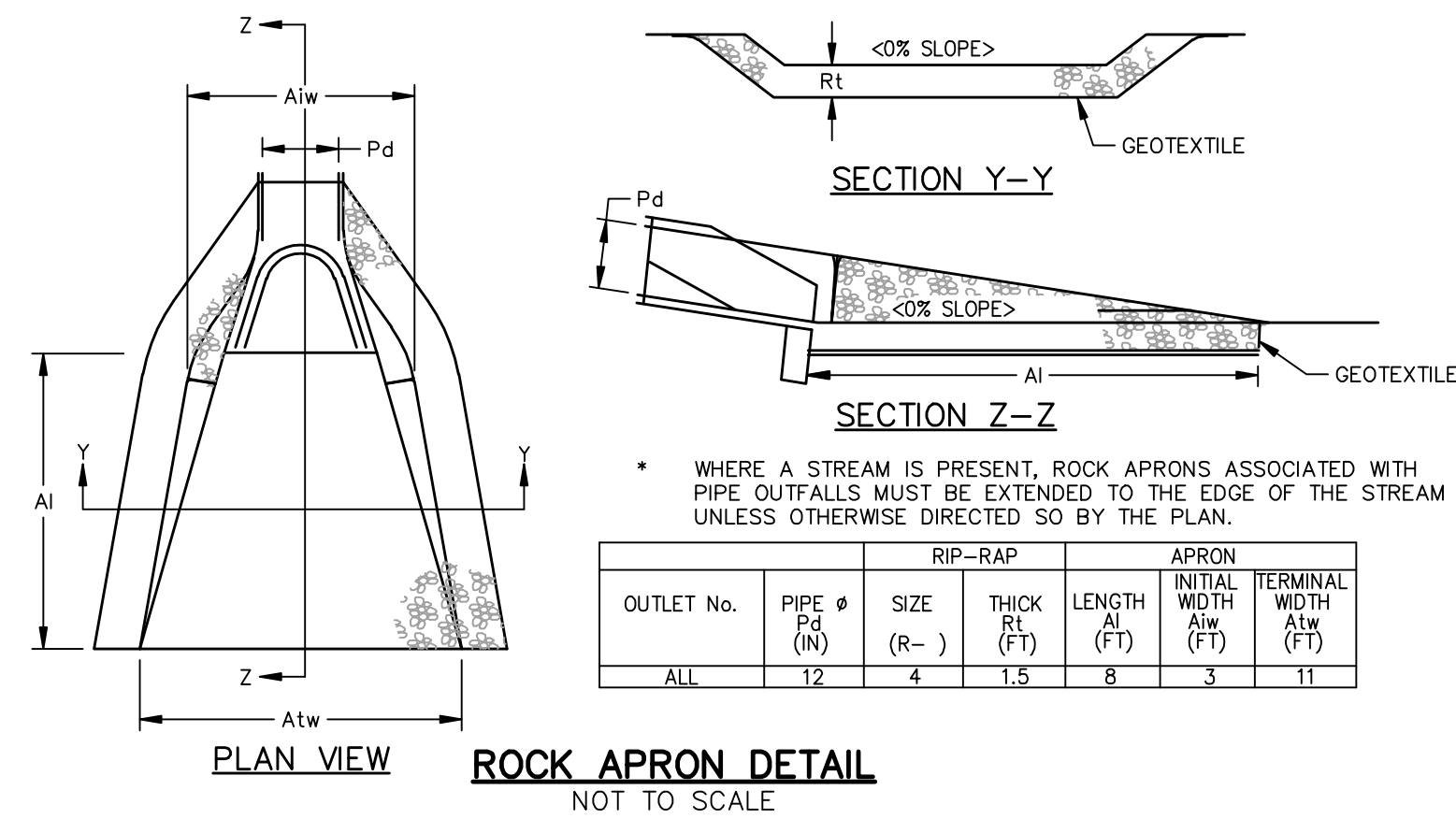
NORTH AMERICAN GREEN EROSION CONTROL BLANKET CHANNEL INSTALLATION DETAIL
 NOT TO SCALE



TYP. DRIVEWAY CLEAR SIGHT TRIANGLE DETAIL
 NOT TO SCALE

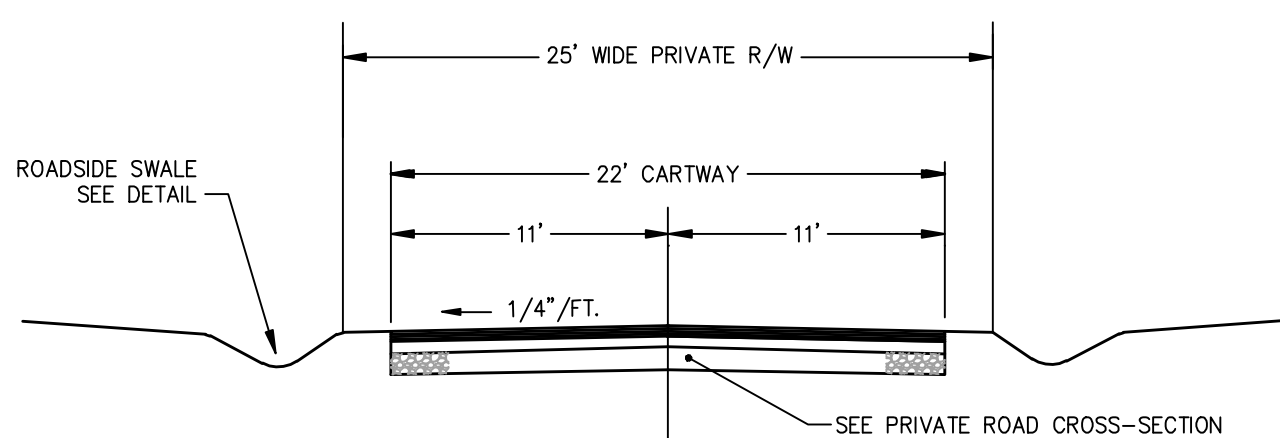


PRIVATE ROAD CROSS-SECTION
 NOT TO SCALE

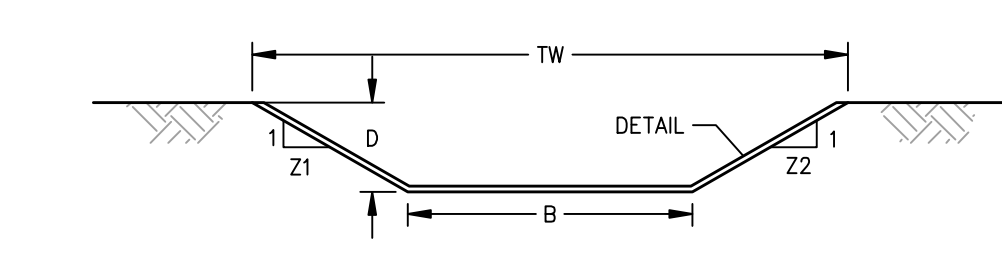


* WHERE A STREAM IS PRESENT, ROCK APRONS ASSOCIATED WITH PIPE OUTFALLS MUST BE EXTENDED TO THE EDGE OF THE STREAM UNLESS OTHERWISE DIRECTED SO BY THE PLAN.

OUTLET No.	PIPE Ø (IN)	SIZE (R-)	THICK (FT)	LENGTH (FT)	INITIAL WIDTH (FT)	TERMINAL WIDTH (FT)
ALL	12	4	1.5	8	3	11



PRIVATE ROAD CROSS SECTION DETAIL
 NOT TO SCALE



CHANNEL NO.	STATIONS	BOTTOM WIDTH		DEPTH	TW	Z1	Z2	LINING/STAPLE **
		B	D					
1	ALL	0	1.5	15	5	5	5	NAG P300 / E
OTHERS	ALL	0	1.5	15	5	5	5	NAG SC150 / D

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, AND VEGETATION STABILIZATION SPECIFICATIONS FOR SOIL AMENDMENTS, SEED MIXTURES, AND MULCHING INFORMATION.

** ALL LININGS SHALL BE INSTALLED AS SPECIFIED OR AN APPROVED EQUAL SUBSTITUTE.

ALL CHANNELS MUST BE KEPT FREE OF OBSTRUCTIONS SUCH AS FILL GROUND, FALLEN LEAVES & WOODY DEBRIS, ACCUMULATED SEDIMENT, AND CONSTRUCTION MATERIALS/WASTES. CHANNELS SHOULD BE KEPT MOWED AND/OR FREE OF ALL WEEDY, BRUSHY OR WOODY GROWTH. ANY UNDERGROUND UTILITIES RUNNING ACROSS/ THROUGH THE CHANNEL(S) SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL(S) REPAIRED AND STABILIZED PER THE CHANNEL CROSS-SECTION DETAIL.

VEGETATED CHANNELS SHALL BE CONSTRUCTED FREE OF ROCKS, TREE ROOTS, STUMPS OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT. THE CHANNEL SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.

VEGETATED CHANNEL DETAIL
 NOT TO SCALE

JRH James R. Holley & Associates, Inc.
 ENGINEERS • PLANNERS • SURVEYORS
 18 South George Street • York, PA 17401
 (717) 846-4373 • Fax (717) 843-1566 • Email: jrh@holley.com

WILLIAM J. SOLOMON
 PROFESSIONAL LANDSCAPE ARCHITECT
 PENNSYLVANIA
 JASON M. BRENNEMAN
 LANDSCAPE ARCHITECT
 PENNSYLVANIA

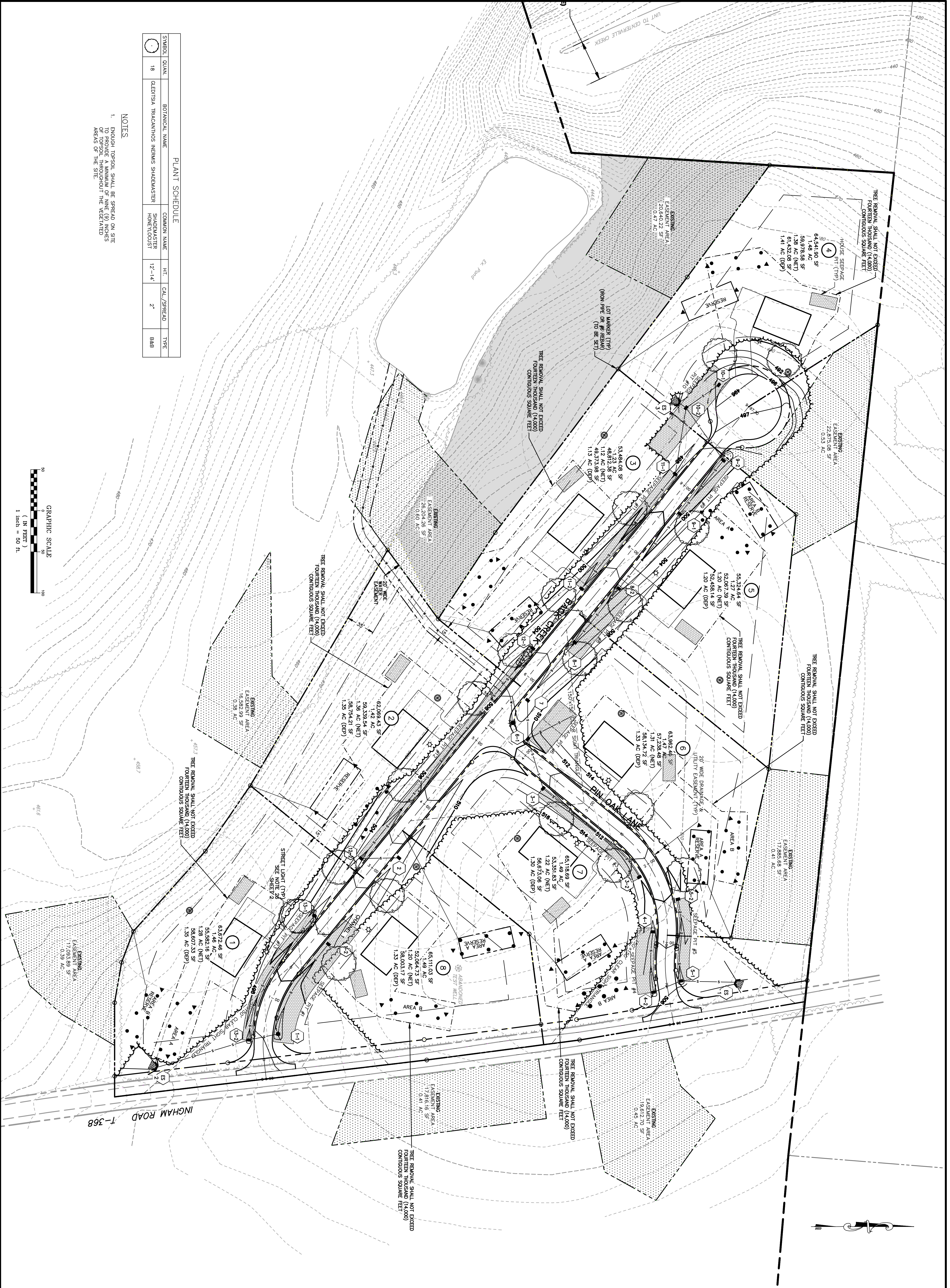
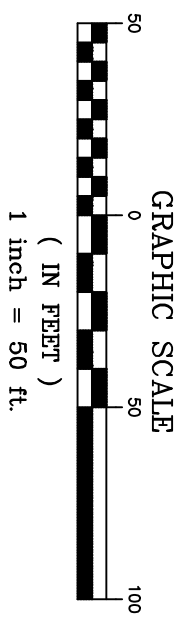
FINAL SUBDIVISION PLAN - PHASE 2
 FOR
WILLIAM J. SOLOMON
 DETAIL SHEET

NO.	DATE	REV. PER	DESCRIPTION
1	5/9/18	JMB	ENGINEER COMMENTS
2	5/17/18	JMB	NO COMMENTS THIS SHEET

DATE: 4/10/2018
 SCALE: AS NOTED
 DRAWN BY: JMB
 DESIGNED/CHK'D BY: JMB
 PROJECT NO. 080708
 SHEET NO. 8 OF 9

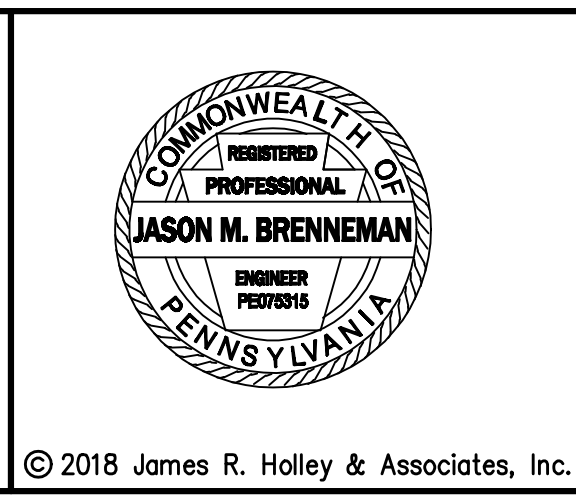
PLANT SCHEDULE			
SYMBOL	QUAN.	BOTANICAL NAME	COMMON NAME
○	18	QUERCUS TRACANTHOS NERUMS SHADBLASTER	SHADBLASTER
		HONOLUCOUST	HONOLUCOUST
		HT.	12'-14'
		CALL./SPREAD	2"
		TYPE	BBG

- NOTES**
- ENOUGH TOPSOIL SHALL BE SPREAD ON SITE TO PROVIDE A MINIMUM OF NINE (9) INCHES OF TOPSOIL THROUGHOUT THE VEGETATED AREAS OF THE SITE.



REVISIONS			BY
NO.	DATE	DESCRIPTION	PAF
1	5/8/18	REV. PER TWP. ENGINEER COMMENTS	JMB
2	5/17/18	NO COMMENTS THIS SHEET	

FINAL SUBDIVISION PLAN - PHASE 2
FOR
WILLIAM J. SOLOMON
LANDSCAPE PLAN
SHREWSBURY TOWNSHIP YORK CO., PA



JRH
James R. Holley & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
18 South George Street York, PA 17401
(717) 846-4373 Fax (717) 843-1568 Email: jrh@jrholley.com

DATE:	4/10/2018
SCALE:	AS NOTED
DRAWN BY:	JMB
DESIGNED/CK'D BY:	JMB
PROJECT NO.:	080708
SHEET NO.:	9 OF 9