

**NET AREA TABULATION FOR UNIT DENSITY**

CEA'S	3,881 SF
EXISTING EASEMENTS	0 SF
TOTAL	3,881 SF
EX. NET AREA	182,846.72 SF - 3,881.00 SF
NET AREA FOR UNIT DENSITY	178,965.72 SF OR 4.109 ACRES

**SITE DATA:**

- ZONING: SR - SUBURBAN RESIDENTIAL
- SITE AREA: 4.3640 ACRES GROSS AREA
- PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS
- TOTAL NUMBER OF LOTS: 11
- MINIMUM LOT AREA REQUIRED: 12,000 SF
- MINIMUM LOT AREA PROPOSED: 12,070 SF
- MINIMUM LOT WIDTH PERMITTED: 80 FT. @ MINIMUM FRONT BUILDING SETBACK
- MINIMUM LOT WIDTH PROPOSED: 80 FT.
- SETBACKS:  
FRONT: 10 FT.  
SIDE: 15 FT.  
REAR: 10 FT.
- MAXIMUM UNIT DENSITY PERMITTED: 3 UNITS PER ACRE x 4.109 AC = 12 DWELLINGS PERMITTED
- PROPOSED DENSITY: 2.68 UNITS PER ACRE (11 DWELLINGS PROPOSED)
- MAXIMUM BUILDING HEIGHT PERMITTED: 40 FT.
- MAXIMUM BUILDING HEIGHT PROPOSED: ~40 FT.
- MAXIMUM LOT COVERAGE PERMITTED: 70%
- MAXIMUM LOT COVERAGE PROPOSED: 25% +/- (3,090 SF ON LOT 9)
- MINIMUM OPEN SPACE REQUIRED: 20% OF 4.364 ACRES = 0.87 ACRES
- OPEN SPACE PROPOSED: 0.87 ACRES ON ADJOINING LANDS TO NORTH (SEE SHEET 3)
- REQUIRED PARKING: 2 SPACES PER DWELLING
- PARKING PROVIDED: 2 SPACES PER DWELLING
- SEWAGE DISPOSAL: PUBLIC (SHREWSBURY BOROUGH MUNICIPAL AUTHORITY)
- WATER SUPPLY: PUBLIC (YORK WATER)
- LINEAL FEET OF NEW STREET: 435 FT. +/- TO CENTER OF CUL-DE-SAC
- DEED REFERENCE: 1651-3802
- PARCEL IDENTIFICATION NUMBER: 45-000-BJ-0034

\* APPLICANT PROPOSES PAYMENT OF FEE IN LIEU OF DEDICATION OF RECREATION LANDS.

**GENERAL NOTES:**

- PERIMETER SURVEY ESTABLISHED BY THE LEXIS GROUP LLC - TODD A. LYONS, PLS. 213 GLENWOOD ROAD DILLSBURG, PA. 17019 PHONE: 717-713-7222. SITE BENCHMARK: PID - JV1795. ELEVATION = 844.82. DATUM = NAVD 88 VERTICAL AND NAD83 HORIZONTAL.
- IRON PINS (#6 REBAR, 36" IN LENGTH x 3" DIAMETER) SHALL BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. TWO (2) CONCRETE MONUMENTS (6" x 6" x 30") ARE PROPOSED. SEE SHEET 3 FOR LOCATIONS.
- 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.
- SOLID WASTE DISPOSAL SHALL BE COLLECTED BY A SPECIFIED HAULER.
- NO WETLANDS ARE LOCATED ON THE SITE OR IN OFFSITE AREAS PROPOSED FOR DISTURBANCE PER A WETLAND DELINEATION AND BOG TURTLE PHASE 1 REPORT PREPARED BY BULL ENTERPRISES, LLC (4287 FISSEL'S CHURCH ROAD GLEN ROCK, PA. 17327) DATED 12/27/2021.
- NO FLOODPLAINS OR FLOODWAYS ARE LOCATED ON THE SITE. THE PROPERTY IS NOT LOCATED IN ANY FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP 42133C0468F EFFECTIVE 12/16/2015.
- NO BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS ARE PROPOSED.
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED PRIOR TO ANY EARTH MOVING ACTIVITIES. PA LAW REQUIRES THREE (3) WORKING DAYS NOTICE BEFORE ANY EXCAVATION, BLASTING OR DEMOLITION TAKES PLACE. CALL PA ONE CALL SYSTEMS AT 1-800-242-1778.
- PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ENOUGH TOPSOIL SHALL BE SPREAD ON DISTURBED AREAS OF THE SITE TO PROVIDE A MINIMUM OF NINE (9) INCHES OF TOPSOIL THROUGHOUT THE VEGETATED AREAS OF THE SITE.
- A PRIVATE, OWNER MAINTAINED DRIVEWAY STREET LIGHT IS TO BE INSTALLED ON EACH LOT AT THE DRIVEWAY ENTRANCE. EACH DWELLING LOT MUST UTILIZE FIFTY WATT (MINIMUM) HIGH PRESSURE SODIUM POST LIGHTS AND BE EQUIPPED WITH AN ELECTRIC EYE. THE PROPERTY OWNER MUST MAKE ADEQUATE PROVISION TO ENSURE THE PERPETUAL MAINTENANCE OF SAID DRIVEWAY STREET LIGHTS AND TO ENSURE THE ELECTRIC EYE IS NOT MODIFIED OR ADJUSTED BY THE OWNER SO AS TO PRECLUDE THE LIGHT FROM FUNCTIONING AS DESIGNED.
- DRIVEWAY SLOPE SHALL NOT EXCEED 5% WITHIN 25 FEET OF ITS INTERSECTION WITH A STREET.
- NO BUILDING OR CONSTRUCTION IS PERMITTED WITHIN CLEAR SIGHT TRIANGLES. HOWEVER, OBSTRUCTIONS OR PLANTINGS LESS THAN THREE (3) FEET IN HEIGHT SHALL BE PERMITTED, IF NOT OBSTRUCTING THE VIEW OF TRAFFIC, POST COLUMNS AND TREES NOT EXCEEDING ONE (1) FOOT IN DIAMETER SHALL BE PERMITTED.
- ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SHREWSBURY BOROUGH MUNICIPAL AUTHORITY. ALL UTILITIES AND STRUCTURES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE BOROUGH AUTHORITY CONSTRUCTION AND MATERIALS SPECIFICATIONS AND SHALL CONFORM TO THE AUTHORITY'S PLAN, DESIGN AND CONSTRUCTION STANDARDS FOR SANITARY SEWERS UNLESS SPECIFIC WAIVERS ARE GRANTED. IT IS THE CONTRACTORS RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION.
- ALL WATER CONSTRUCTION AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF THE YORK WATER COMPANY.
- ALL STORMWATER MANAGEMENT FACILITIES FOR THIS SITE SHALL BE OWNED, OPERATED AND MAINTAINED BY THE RESPECTIVE LOT OWNER. MAINTENANCE SHALL CONSIST OF KEEPING THE INLET GRATE FREE OF DEBRIS, REPAIRING OR REPLACING PIPES, 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 OWNER OF THE PROPERTY 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 SHALL APPLY. THIS NOTE SHALL APPEAR IN THE RECORDED DEEDS FOR ALL LOTS.
- THE LOT OWNERS HEREBY ACKNOWLEDGE THAT STORMWATER MANAGEMENT BMPs ARE TO BE PERMANENT FIXTURES WHICH CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY SHREWSBURY TOWNSHIP. THIS NOTE SHALL APPEAR IN THE RECORDED DEEDS FOR ALL LOTS.
- A 10' WIDE UTILITY AND STORMWATER EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR PROPERTY LINES UNLESS OTHERWISE SHOWN.
- MIDSOMER COURT IS DESIGNATED AS A PUBLIC STREET AND WILL BE OFFERED FOR DEDICATION FOR PUBLIC USE.
- MIDSOMER COURT SHALL PROVIDE THE ONLY ACCESS FOR NEWLY CREATED LOTS 1-11. NO ACCESS TO WINDY HILL ROAD IS PERMITTED FOR LOTS 1,2 & 11.
- A PADOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 12242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ANY DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- POTENTIAL PURCHASER OF LOT 1 IS HEREBY MADE AWARE OF A NEIGHBORING PROPERTY'S EXISTING FENCE ENCRoACHMENT ON THEIR LOT.

**WAIVERS:**

- SLDO 22-506.4 - PERMIT DISTANCE BETWEEN INTERSECTIONS < 500 FT.

APPROVED: \_\_\_\_\_

- SLDO SECTION 22-507.4.B(4) - PERMIT LOT 1 DRIVEWAY WITHIN 3 FT. OF PROPERTY LINE

APPROVED: \_\_\_\_\_

- SLDO SECTION 22-606 - WAIVE REQUIREMENT FOR SIDEWALK INSTALLATION ALONG WINDY HILL ROAD AND MIDSOMER COURT

APPROVED: \_\_\_\_\_

- SLDO SECTION 22-505.3.B - WAIVE REQUIREMENT FOR ROAD WIDENING AND CURB INSTALLATION ALONG WINDY HILL ROAD AND ADDITIONALLY ACCEPT A REDUCED 25' RIGHT OF WAY FROM WINDY HILL ROAD CENTERLINE

APPROVED: \_\_\_\_\_

**IMPERVIOUS AREA:**

THE STORMWATER MANAGEMENT CALCULATIONS ASSUME THE FOLLOWING NEW IMPERVIOUS SURFACE APPLICATION FOR EACH LOT:

LOT 1	- 3,250 SF HOUSE + 3,535 SF DECK, SIDEWALK, DRIVEWAY & FUTURE 800 SF IMPERVIOUS ALLOWANCE = 6,785 SF TOTAL
LOTS 2-5	- 3,250 SF HOUSE + 1,550 SF DECK, SIDEWALK, DRIVEWAY & FUTURE 800 SF IMPERVIOUS ALLOWANCE = 4,800 SF FOR EACH LOT
LOT 6	- 2,800 SF HOUSE + 850 SF DECK, SIDEWALK & DRIVEWAY = 3,650 SF
LOTS 7-11	- 3,250 SF HOUSE + 750 SF DECK, SIDEWALK & DRIVEWAY = 4,000 SF EACH LOT

AREAS ARE BASED UPON ALL IMPERVIOUS IMPROVEMENTS, EXCLUDING IMPERVIOUS IMPROVEMENTS ASSOCIATED WITH MIDSOMER COURT, ON EACH LOT. ANY IMPERVIOUS SURFACE APPLICATION EXCEEDING THE DESIGN ASSUMPTION FOR EACH LOT WILL REQUIRE ADDITIONAL STORMWATER REVIEW BY SHREWSBURY TOWNSHIP.



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JOHNSTON & ASSOCIATES, INC. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1778) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 38 (1991).

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALLS SYSTEM, INC. PHONE: 1-800-242-1778

SERIAL #20212210836 ON 8/9/2021

- |                |   |
|----------------|---|
| SHEET 1        | COVER SHEET                             |
| SHEET 2        | EXISTING CONDITIONS PLAN                |
| SHEET 3        | SUBDIVISION PLAN                        |
| SHEET 4        | LAND DEVELOPMENT PLAN                   |
| SHEET 5        | OVERALL GRADING & UTILITY PLAN          |
| SHEET 6        | OVERALL GRADING & UTILITY PLAN          |
| SHEET 7        | MIDSOMER COURT - UTILITY PLAN & PROFILE |
| SHEET 8        | MISCELLANEOUS PROFILES                  |
| SHEET 9        | MISCELLANEOUS PROFILES                  |
| SHEET 10       | LANDSCAPE PLAN                          |
| SHEET SW1 OF 3 | PCSM - EXISTING CONDITIONS PLAN         |
| SHEET SW2 OF 3 | PCSM PLAN                               |
| SHEET SW3 OF 3 | PCSM PLAN                               |

EROSION AND SEDIMENTATION CONTROL PLANS PREPARED SEPARATELY AND WILL BE PROVIDED TO SHREWSBURY TOWNSHIP UPON APPROVAL BY THE YORK COUNTY CONSERVATION DISTRICT. NO CONSTRUCTION MAY BEGIN UNTIL THE E&S PLAN IS APPROVED.

**OWNER/APPLICANT:**

BARON MATTHEWS SR.  
14163 RIDGE ROAD  
STEWARTSTOWN, PA. 17363  
PHONE: 717-324-1225

# MIDSOMER MANOR

## PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

### SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

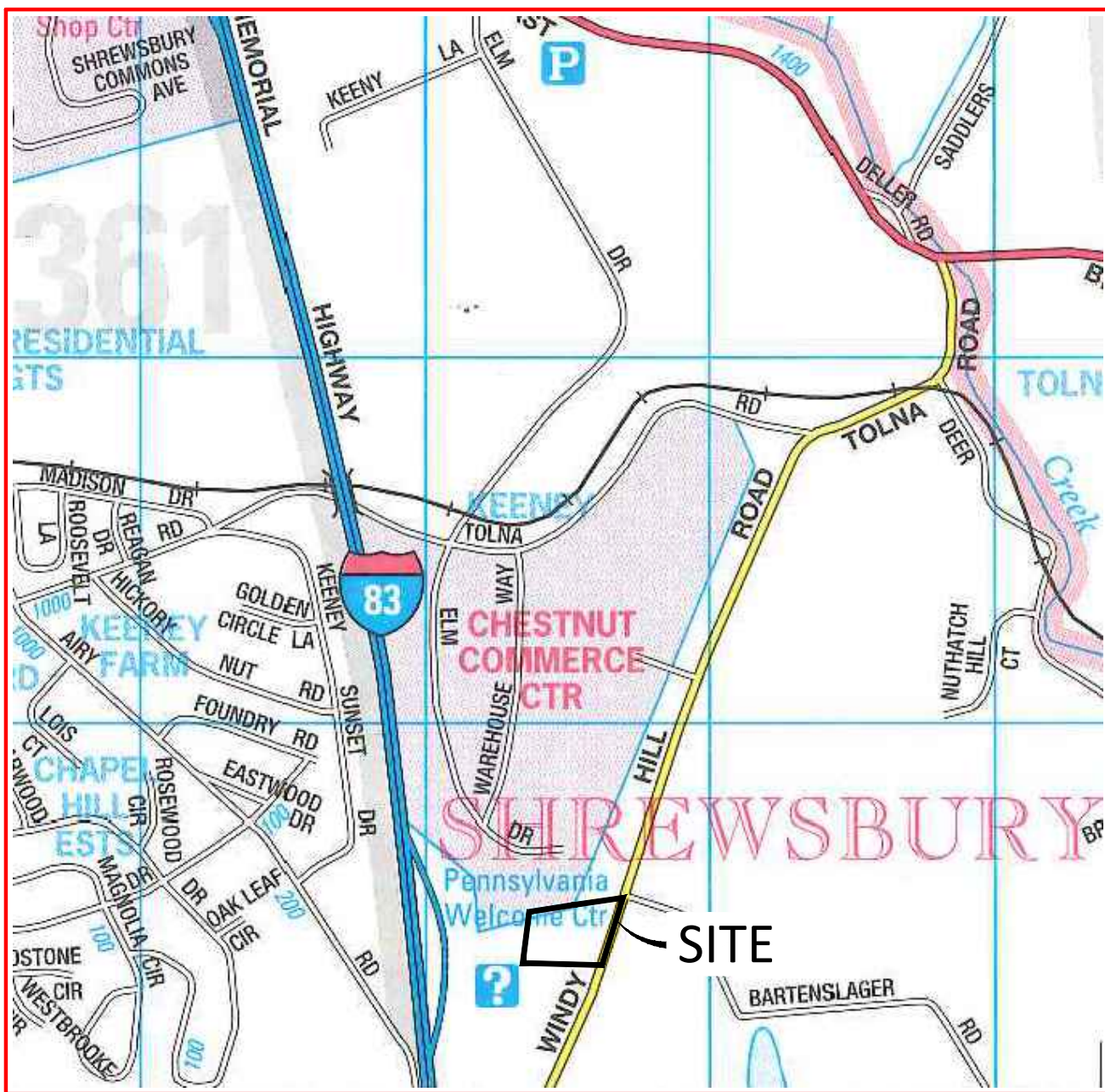
**Johnston & Associates, Inc.**

2386 TAXVILLE ROAD  
YORK, PA. 17408

PHONE: 717-793-9595

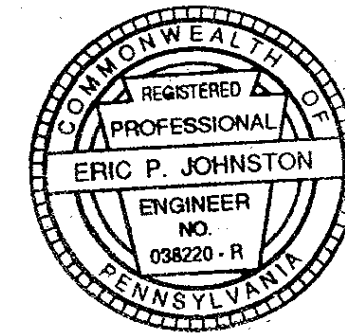
FAX: 717-793-9696

PA. DEP SEWAGE PLANNING CODE NO. \_\_\_\_\_



SCALE: 1" = 1000'

**SHEET INDEX:**



**ENGINEER:**

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED PLANS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE PROPOSED STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

*Eric Johnston* 2/2/2024

ERIC JOHNSTON, P.E. #038220-R DATE

**SURVEYOR:**

I DO HEREBY CERTIFY THAT THIS PLAN OF LOTS IS CORRECT, TO THE BEST OF MY KNOWLEDGE, AS PLOTTED AND SHOWN FROM DEEDS AND PLANS OF RECORD, TO THE ACCURACY REQUIRED BY SHREWSBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

TODD A. LYONS, PLS #S054342 DATE

EDU's ASSIGNED TO EACH LOT	
LOT #	EDU'S
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1

UNIFORM PARCEL IDENTIFICATION NUMBERS		
LOT #	UPI NUMBER	STREET ADDRESS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

**PARCEL HISTORY:**

SIZE OF TRACT AS OF NOVEMBER 10, 1976: 4.166 ACRES PER DEED BOOK 23N PAGE 401 (6/1/1926)  
NUMBER OF DWELLING UNITS PERMITTED: N/A TO SR - SUBURBAN RESIDENTIAL ZONE  
NUMBER OF DWELLING UNITS UTILIZED PRIOR: N/A TO SR-SUBURBAN RESIDENTIAL ZONE

DEED REFERENCE	USE	DWELLING UNITS	ACREAGE	DATE
DEED BOOK 75I, PAGE 281	DEED	N/A	4.166 AC.	2/3/1978
DEED BOOK 97U, PAGE 469	DEED	N/A	4.166 AC.	12/15/1987
DEED BOOK 1651, PAGE 3802	DEED	N/A	4.166 AC.	5/3/2004

**APPROVED BY OWNER:**

OWNERS ADDRESS: 14163 RIDGE ROAD  
STEWARTSTOWN, PA. 17363  
PHONE: 717-324-1225

BARON MATTHEWS SR. - OWNER

COUNTY OF YORK  
COMMONWEALTH OF PENNSYLVANIA

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED OFFICER(S), PERSONALLY APPEARED BARON MATTHEWS SR. WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE IS THE OWNER OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ( EXCEPTING THOSE AREAS LABELED AS "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ADJOINING PROPERTY OWNER ACKNOWLEDGEMENT OF OPEN SPACE & WATER EASEMENT ON PARCEL 45-BJ-597**

COUNTY OF YORK  
COMMONWEALTH OF PENNSYLVANIA

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED OFFICER(S), PERSONALLY APPEARED PHILLIP N. ROBINSON WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAYS THAT HE IS THE OWNER OF PARCEL 45-BJ-57 SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES AND CONCURS WITH THE OPEN SPACE EASEMENT AND WATER EASEMENT AS DEPICTED. UPON RECEIPT OF ALL NECESSARY APPROVALS OF THE PLAN, HE DESIRES THE PLAN BE RECORDED, AND ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ( EXCEPTING THOSE AREAS LABELED AS "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ADJOINING PROPERTY OWNER ACKNOWLEDGEMENT OF SANITARY SEWER EASEMENT ON PARCEL 45-BJ-59M**

COUNTY OF YORK  
COMMONWEALTH OF PENNSYLVANIA

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED OFFICER(S), PERSONALLY APPEARED ALEXANDER SPELLMAN WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAYS THAT HE IS THE OWNER OF PARCEL 45-BJ-59M SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES AND CONCURS WITH THE SANITARY SEWER EASEMENT AS DEPICTED. UPON RECEIPT OF ALL NECESSARY APPROVALS OF THE PLAN, HE DESIRES THE PLAN BE RECORDED, AND ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ( EXCEPTING THOSE AREAS LABELED AS "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

APPROVED BY THE SHREWSBURY TOWNSHIP SUPERVISORS: \_\_\_\_\_ DATE \_\_\_\_\_

RECOMMENDED FOR APPROVAL BY THE SHREWSBURY TOWNSHIP PLANNING COMMISSION: \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY SHREWSBURY TOWNSHIP ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER: \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY SHREWSBURY TOWNSHIP CODES ENFORCEMENT OFFICER: \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

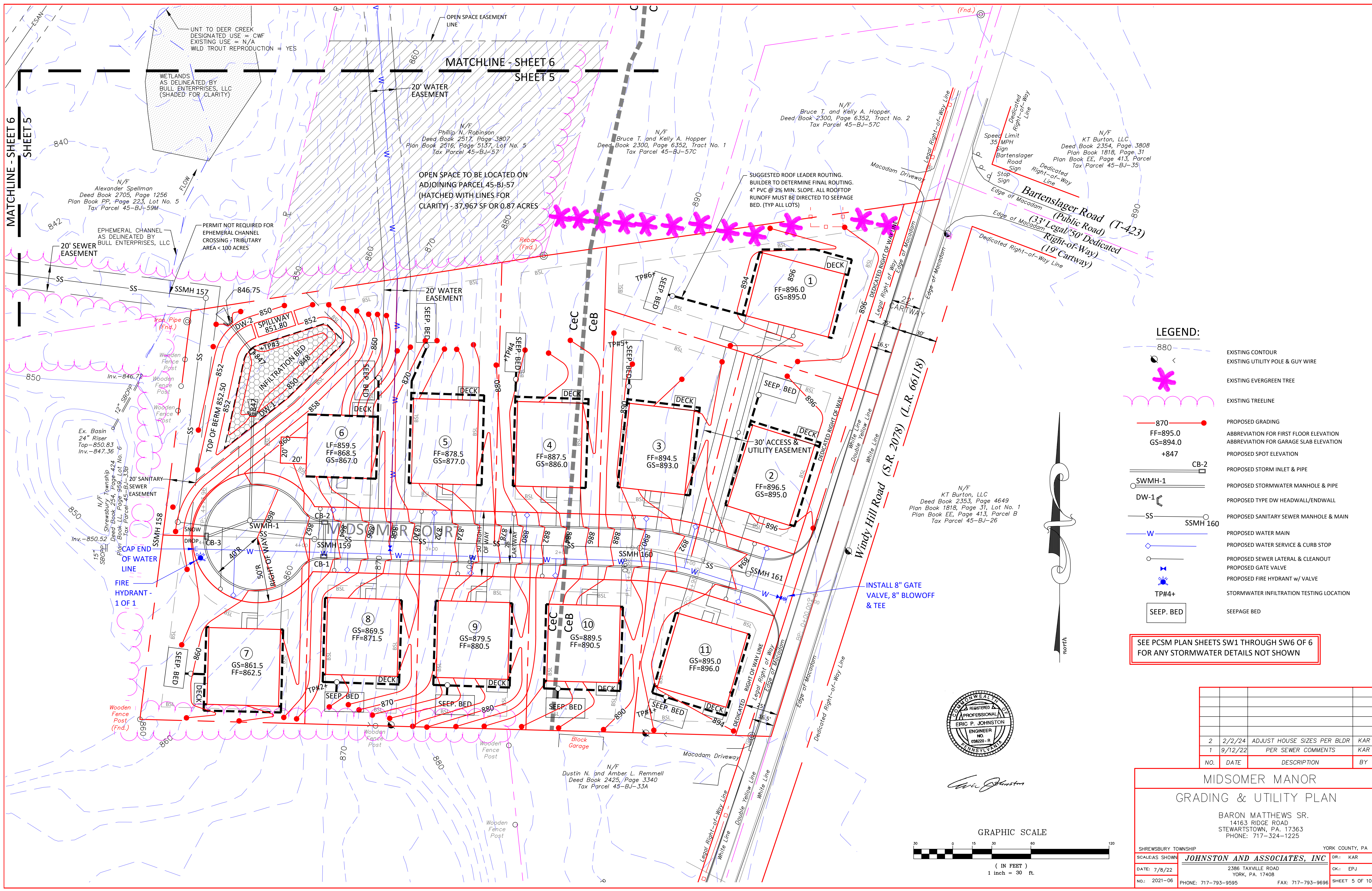
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN PLAN BOOK \_\_, PAGE \_\_, DATE \_\_\_\_.

**DWG NO. 2021-06**

PLAN DATE: 7/8/2022

REVISION 1: 9/12/2022

REVISION 2: 2/2/2024



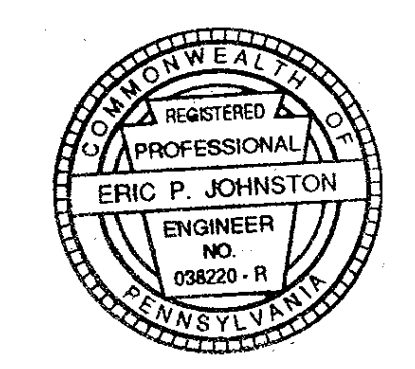
MATCHLINE - SHEET 6  
SHEET 5

MATCHLINE - SHEET 6  
SHEET 5

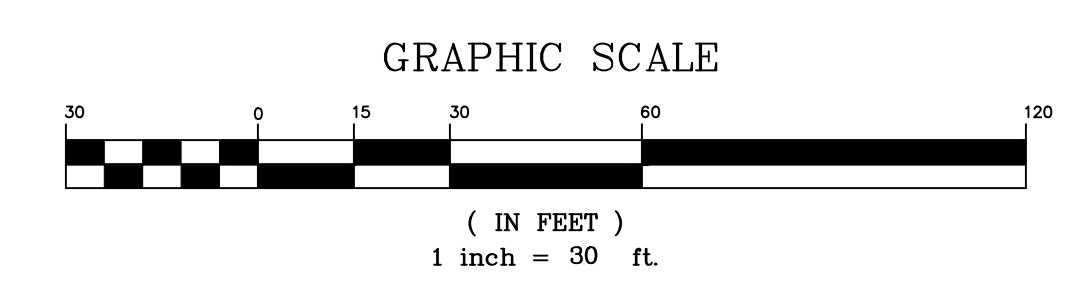
**LEGEND:**

- 880 EXISTING CONTOUR
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING EVERGREEN TREE
- EXISTING TREELINE
- 870 PROPOSED GRADING
- FF=895.0 ABBREVIATION FOR FIRST FLOOR ELEVATION
- GS=894.0 ABBREVIATION FOR GARAGE SLAB ELEVATION
- +847 PROPOSED SPOT ELEVATION
- PROPOSED STORM INLET & PIPE
- PROPOSED STORMWATER MANHOLE & PIPE
- PROPOSED TYPE DW HEADWALL/ENDWALL
- PROPOSED SANITARY SEWER MANHOLE & MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE & CURB STOP
- PROPOSED SEWER LATERAL & CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT w/ VALVE
- STORMWATER INFILTRATION TESTING LOCATION
- SEEPAGE BED

SEE PCSM PLAN SHEETS SW1 THROUGH SW6 OF 6 FOR ANY STORMWATER DETAILS NOT SHOWN



*Eric Johnston*



NO.	DATE	DESCRIPTION	BY
2	2/2/24	ADJUST HOUSE SIZES PER BLDG	KAR
1	9/12/22	PER SEWER COMMENTS	KAR

**MIDSOMER MANOR**  
GRADING & UTILITY PLAN

BARON MATTHEWS SR.  
14163 RIDGE ROAD  
STEWARTSTOWN, PA. 17363  
PHONE: 717-324-1225

SHREWSBURY TOWNSHIP YORK COUNTY, PA  
SCALE: AS SHOWN **JOHNSTON AND ASSOCIATES, INC** DR.: KAR  
DATE: 7/8/22 2386 TAXVILLE ROAD OK.: EPJ  
NO.: 2021-06 PHONE: 717-793-9595 FAX: 717-793-9696 SHEET 5 OF 10