

FINAL LAND DEVELOPMENT PROPOSED INDUSTRIAL BUILDING FOR

SHREWSBURY INDUSTRIAL, LLC

(SUCCESSOR-IN-INTEREST TO SHREWSBURY COMMONS JOINT VENTURE)

15101 ELM DRIVE AND EAST FORREST AVENUE SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PREPARED FOR:
SHREWSBURY INDUSTRIAL, LLC
6259 REYNOLDS MILL ROAD
SEVEN VALLEYS, PA 17360



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 128 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 (1-800-242-1774) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121 AS FOR THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 08, 2008.

DESIGN SERIAL NUMBER 20192541209 (SHREWSBURY TOWNSHIP)

SHREWSBURY TOWNSHIP
1241 SUGGEMAN TRAIL
OLEN ROCK, PA 17327
CONTACT: MIKE HODGAN
EMAIL: MIKE@SHREWSBURYTOWNSHIP.ORG

COMCAST OF PA
C/O USIC LOCATING SERVICES, INC.
13085 HAMILTON CROSSING BOULEVARD, SUITE 200
CAMEL, PA 19022
CONTACT: USIC PERSONNEL

MET ED / FRIETENBERG
2002 PATTOLE PINE
READING, PA 19612
CONTACT: PETE HANDEM
EMAIL: PHANDEM@FRIETENBERG.COM

ARMSTRONG UTILITIES, INC.
122 SOUTH OLEN STREET
READING, PA 19601
CONTACT: CHRISTOPHER DELP
EMAIL: CDELP@AUC.COM

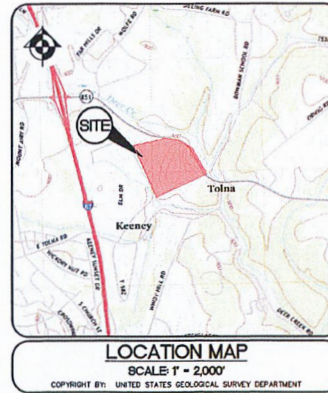
YORK WATER COMPANY
130 EAST MARKET STREET
YORK, PA 17402-1219
CONTACT: TYLER OLIVINS
EMAIL: TYLER@YORKWATER.COM

COLUMBA GAS OF PA
1600 DULON ROAD
COLUMBUS, OH 43215
CONTACT: LISA COLLINS
EMAIL: LCOLLINS@COLUMBAGAS.COM

VERIZON NORTH
37 WEST 8TH STREET
WYOMING, PA 18844
CONTACT: RONALD BLUNDSIE
EMAIL: RONALD.BLUNDSIE@VERIZON.COM

SHREWSBURY BOROUGH
SHREWSBURY, PA 17381
CONTACT: BRIAN SWEETZER
EMAIL: BSWEETZER@SHREWSBURYBOROUGH.ORG

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	UPI
1	15101 ELM DRIVE	45-000-BJ-0006.00-0000
2	1148 EAST FORREST AVE.	45-000-CJ-0039.00-0000
COMBINED LOT		



FINAL LAND DEVELOPMENT PLAN SHEET INDEX	
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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: APRIL 3, 2024.

- SECTION 22-205, WHICH REQUIRES THE SUBMITTAL OF A PRELIMINARY PLAN PRIOR TO FILING A FINAL PLAN.
WAIVER IS REQUESTED TO ALLOW THE SUBMISSION OF A FINAL PLAN DUE TO LACK OF FINISHING OF THE PROJECT AND MINIMAL PUBLIC IMPROVEMENTS THAT WILL BE OFFERED FOR ADOPTION TO SHREWSBURY TOWNSHIP.
- SECTIONS 22-403.1M AND 22-404.1M, WHICH REQUIRE PLAN ORIENTATION 80 TOP OF PLAN IS NORTH.
WAIVER IS REQUESTED TO ALLOW THE PLAN TO BE ORIENTED SO THAT NORTH IS NOT AT THE TOP OF THE PLAN WHICH ALLOWS THE DESIGN PLANS TO BE DRAWN ON A PLAN SHEET OF 30"x42" AT A SCALE THAT IS LEGIBLE FOR CONSTRUCTION.
- SECTION 22-403.1M, WHICH REQUIRES DEVELOPMENTS TO IMPROVE EXISTING STREETS ALONG THE PROPERTY FRONTAGE TO CURRENT TOWNSHIP STANDARDS. THE CURBWAY OF ELM DRIVE IS REQUESTED TO BE IMPROVED TO A WIDTH OF 36'.
WAIVER IS REQUESTED TO IMPROVE ELM DRIVE TO A WIDTH OF 30 FT ALONG EASEMENT AND 34 FT WIDE ALONG CURVED SECTIONS OF THE ROADWAY WHICH IS CONSISTENT WITH PENNSYLVANIA TYPICAL SECTION CRITERIA FOR RESURFACING, RESTORATION, AND REHABILITATION (S-1).
- SECTION 22-507.4A, WHICH REQUIRES ACCESS DRIVE WIDTHS TO NOT EXCEED 35 FT WITHIN 10 FT OF THE STREET RIGHT-OF-WAY LINE.
WAIVER IS REQUESTED TO ALLOW THE CONSTRUCTION OF AN ACCESS DRIVE HAVING A PAVED WIDTH OF 45 FT, MEASURED AT THE STREET RIGHT-OF-WAY LINE AND PROVIDE PAVED SIDE STRIPS TO REDUCE THE WIDTH OF THE ACCESS DRIVE TO 35 FT AT THE STREET RIGHT-OF-WAY LINE.
- SECTION 22-510.1, WHICH REQUIRES ANY LAND WHICH IS PROPOSED TO BE DEVELOPED ON LOTS OF 30,000 SQUARE FEET OR LARGER THAT IS PARTIALLY WOODED SHALL NOT REMOVE EXISTING INVASIVE TREE SPECIES ON THE PROPERTY AND ALLOW THE INSTALLATION OF NEW NATIVE TREES AND OTHER LANDSCAPING.
WAIVER IS REQUESTED TO DEVELOP MORE THAN 14,000 CONTIGUOUS SQUARE FEET AND REMOVE EXISTING INVASIVE TREE SPECIES ON THE PROPERTY AND ALLOW THE INSTALLATION OF NEW NATIVE TREES AND OTHER LANDSCAPING.
- SECTION 22-509.3 WHICH REQUIRES STRUCTURES IN EXCESS OF 800 SF, TO USE ROOF DRAIN SEPARATE PITS FOR STORMWATER.
WAIVER IS REQUESTED TO ALLOW A PORTION OF THE PROPOSED BUILDING TO DISCHARGE TO INFILTRATION BASIN NO. 4 RATHER THAN DISCHARGE TO A ROOF SEPARATE PIT DUE TO SEVERAL DIFFERENT POINTS OF ANALYSIS (P.O.A.) AS PART OF THE STORMWATER MANAGEMENT DESIGN AND THE NEED DIRECT RUNOFF TO CERTAIN P.O.A.'S PER REQUIREMENTS OF THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCES AND PA DEP'S INDIVIDUAL NPDES PERMIT.
- SECTION 22-603.1 WHICH REQUIRES INSTALLATION OF CURBS ALONG ALL PUBLIC STREETS AS IS NEEDED TO CONTROL STORMWATER RUNOFF AND PREVENT EROSION AND DETRIORATION OF STREETS.
WAIVER IS REQUESTED TO NOT INSTALL CURBS ALONG PUBLIC STREETS. ELM DRIVE IS CURRENTLY NOT CURBED AND THE RUNOFF FROM THE CURBWAY SHEET FLOWS ONTO ADJACENT PERFORM SURFACE. THE EXISTING AND PROPOSED CURBS THIS WILL REQUIRE CURBING TO CONTROL STORMWATER RUNOFF OR PREVENT EROSION AND DETRIORATION OF THE STREETS AND THE EXISTING PAVEMENT GRADES AND THEIR DRAINAGE PATTERNS WILL BE MAINTAINED WITH THIS PROJECT.
- SECTION 22-604.4 WHICH REQUIRES SIDEWALKS TO BE PROVIDED TO ALL COMMUNITY FACILITIES.
WAIVER IS REQUESTED TO NOT INSTALL SIDEWALKS ALONG PUBLIC STREETS. THE PROPOSED DEVELOPMENT INCLUDES A PRIVATE INDUSTRIAL FACILITY WITH INTERNAL SIDEWALKS FOR CONNECTIVITY TO THE PROPOSED PARKING AND LOADING AREAS. THERE ARE NO EXISTING SIDEWALKS WITHIN THE VICINITY OF THE PROJECT OTHER THAN THE EXISTING TRAILER PARK & RISE LOCATED APPROXIMATELY 1,000 FEET TO THE SOUTH OF THE SITE ALONG ELM DRIVE. THE EXISTING TOPOGRAPHY AND DRAINAGE PATTERNS OF ELM DRIVE AND THE SURROUNDING SENSITIVE ENVIRONMENTAL FEATURES PRECLUDE THE CONSTRUCTION OF SIDEWALKS ALONG ELM DRIVE IN THE AREA OF THE PROJECT.

WOODLAND RETENTION REQUIREMENTS
LAND USES INDUSTRIAL
MINIMUM WOODLAND RETENTION 15% OF PARCEL

SHREWSBURY TOWNSHIP PLANNING COMMISSION REVIEW

AT A MEETING ON _____, 20____, THE SHREWSBURY TOWNSHIP PLANNING COMMISSION RECOMMENDED APPROVAL OF THIS PLAN.

SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS PLAN APPROVAL

AT A MEETING ON _____, 20____, THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PLAN.

SHREWSBURY TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER
DATE _____

SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER.

CODE ENFORCEMENT OFFICER
DATE _____

SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER.

SEWAGE ENFORCEMENT OFFICER
DATE _____

SHREWSBURY TOWNSHIP STORMWATER MANAGEMENT CERTIFICATION

ON THIS DATE _____, I, _____, AS REVIEWER AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 23, "STORMWATER MANAGEMENT," OF THE TOWNSHIP'S CODE OF ORDINANCES.

SURVEYOR

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

Grant Allen Anderson
GRANT ALLEN ANDERSON, P.E.
REGISTRATION NO. SJ 075471
(AGENT FOR SITE DESIGN CONCEPTS, INC.)
December 10, 2024
DATE



ENGINEER

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

Adam W. Anderson
ADAM W. ANDERSON, P.E.
REGISTRATION NO. PE 079418
(AGENT FOR SITE DESIGN CONCEPTS, INC.)
December 10, 2024
DATE



LANDSCAPE ARCHITECT

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED SITE LANDSCAPE PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. COPYRIGHT BY AND FOR:

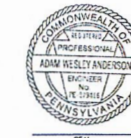
Robert C. Sandmeyer, Jr., P.L.A.
ROBERT C. SANDMEYER, JR., P.L.A.
REGISTRATION NO. LA-002583
(AGENT FOR SITE DESIGN CONCEPTS, INC.)
10/21/2024
DATE



CARBONATE GEOLOGY STATEMENT

I, ADAM W. ANDERSON, CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES (CIRCLE ONE) IS / ARE NOT DANKERLAN BY CARBONATE GEOLOGY.

Adam W. Anderson
ADAM W. ANDERSON, P.E.
REGISTRATION NO. PE 079418
(AGENT FOR SITE DESIGN CONCEPTS, INC.)
December 10, 2024
DATE



YORK COUNTY PLANNING COMMISSION

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1988, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____. A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YORK PA. 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____.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS _____ DAY OF _____, 20____, BEFORE ME, *Neida B. Lau*, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN C. SHELBAKER, BEING PRESIDENT, AND ANDREW J. KENIS, BEING VICE PRESIDENT, EACH OF SHREWSBURY INDUSTRIAL, LLC (THE "COMPANY") TO BE KNOWN OR PROVIDED, BEING DULY SWORN ACCORDING TO LAW, AND DEPOSED AND SAID THAT THE COMPANY IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE THE COMPANY'S ACT AND PLAN, THAT THE COMPANY DESIRES THE SAME TO BE RECORDED, THAT THE COMPANY IS AWARE AND ACCEPTS RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREON AND THE STORMWATER MANAGEMENT SYSTEM SHALL BE A PERMANENT FEATURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING 5-00 AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

SHREWSBURY INDUSTRIAL, LLC
BY: *Kevin C. Shelbaker*
NAME: KEVIN C. SHELBAKER
TITLE: PRESIDENT
8256 REYNOLDS MILL ROAD
SEVEN VALLEYS, PA 17360

BY: *Andrew J. Kenis*
NAME: ANDREW J. KENIS
TITLE: VICE PRESIDENT

Neida B. Lau
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Neida B. Lau, Notary Public
York County
My commission expires May 28, 2027
Commission number 1502652
Member, Pennsylvania Association of Notaries

NOTARY STAMP SEAL

STORMWATER BMP MODIFICATION NOTE

I, *Kevin C. Shelbaker*, AM AWARE OF AND ACCEPT THAT STORMWATER BMPs ARE PERMANENT FEATURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:
Neida B. Lau
NOTARY PUBLIC
Kevin C. Shelbaker
DEVELOPER
Andrew J. Kenis
TITLE

Commonwealth of Pennsylvania - Notary Seal
Neida B. Lau, Notary Public
York County
My commission expires May 28, 2027
Commission number 1502652
Member, Pennsylvania Association of Notaries

NOTARY STAMP SEAL

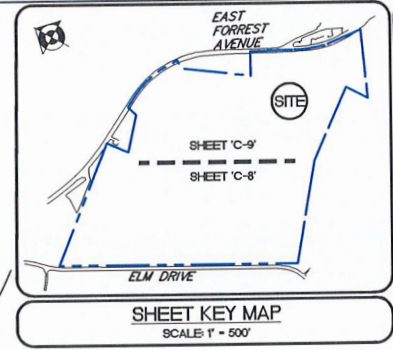
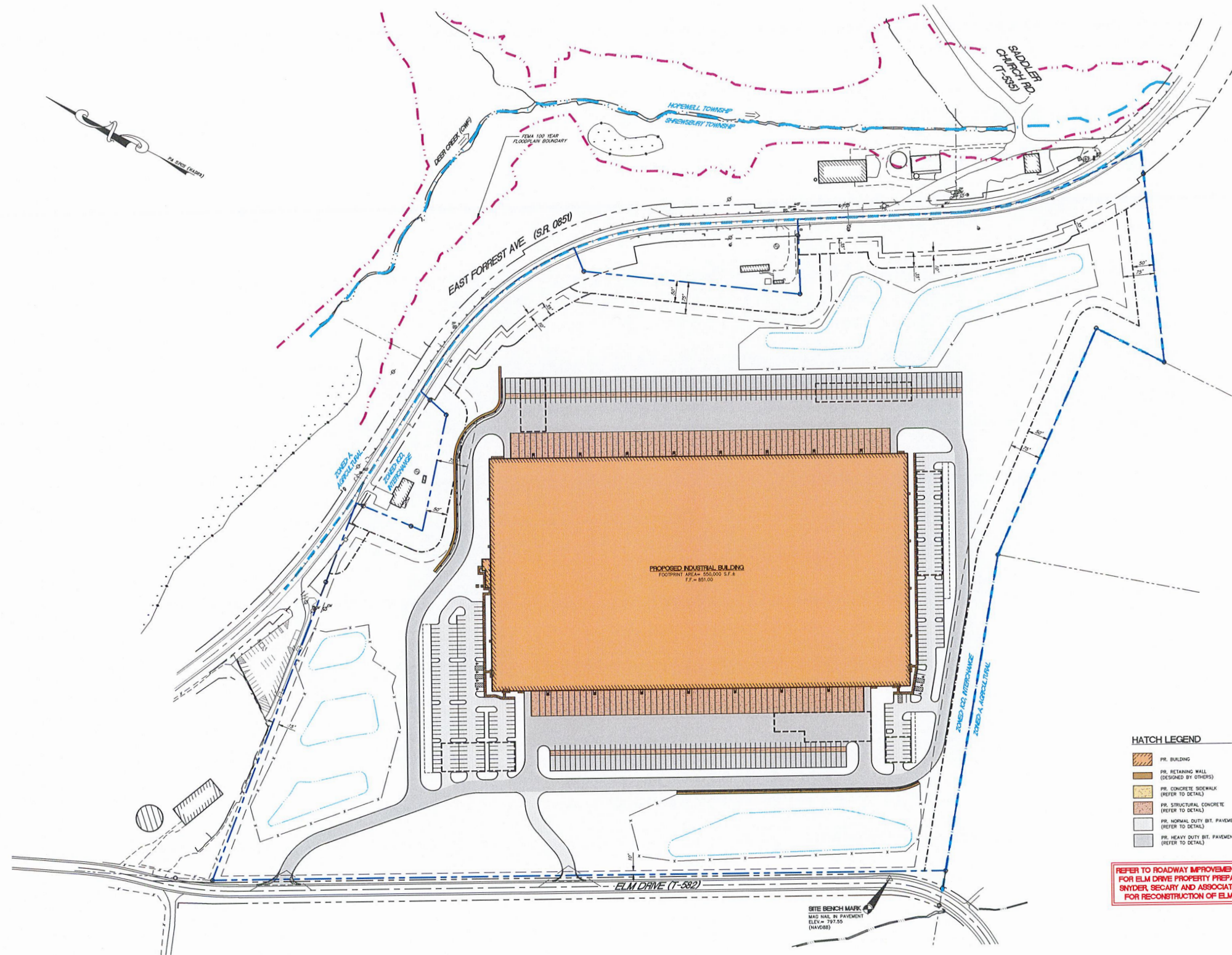
NO.	DATE	REVISIONS	COMMENTS
1	03.30.23	REVISED FOR TOWNSHIP COMMENTS	
2	05.30.23	REVISED PER TOWNSHIP COMMENTS	
3	08.15.23	REVISED PER TOWNSHIP COMMENTS	
4	08.15.24	REVISED PER TOWNSHIP COMMENTS	

site design concepts
LAND DEVELOPMENT CONSULTANTS
177 WEST MARKET STREET, SUITE 200 - YORK, PA 17402
TEL: 717.757.8474 - F: 717.848.0825 - WWW.SDCONCEPTS.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

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177 WEST MARKET STREET, SUITE 200 - YORK, PA 17402
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TITLE SHEET
PROPOSED INDUSTRIAL BUILDING
FOR
SHREWSBURY COMMONS JOINT VENTURE
15101 ELM DRIVE AND EAST FORREST AVENUE
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	CIF
CHECKED BY	AWA
CONTACT	AWA
DATE	12.13.22
FILE NAME	15058-LD-1
JOB NO.	150.58
SHEET NO.	C-1
REV.	4



NO.	DATE	COMMENTS
1	03.20.23	REVISED PER TOWNSHIP COMMENTS
2	06.30.23	REVISED PER TOWNSHIP COMMENTS
3	08.10.23	REVISED PER TOWNSHIP COMMENTS
4	10.11.24	REVISED PER ELM DRIVE IMPROVEMENTS AND BLDG DESIGN
5	12.11.24	REVISED PER ELM DRIVE IMPROVEMENTS AND BLDG DESIGN

REVISIONS

site design concepts
LAND DEVELOPMENT CONSULTANTS

sdc
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
T: 717.757.9414 • F: 717.840.8208 • WWW.SITEDC.COM

MASTER SITE LAYOUT PLAN

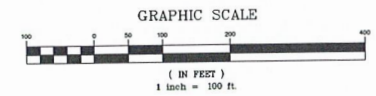
FOR
PROPOSED INDUSTRIAL BUILDING
FOR
SHREWSBURY COMMONS JOINT VENTURE
1501 ELM DRIVE AND EAST FORREST AVENUE
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	CF
CHECKED BY	AWA
CONTACT	AWA
DATE	12.13.22
FILE NAME	150.58-LD-1
JOB NO.	150.58
SHEET NO.	C-7
REV.	5

HATCH LEGEND

	PR. BUILDING
	PR. RETAINING WALL (DESIGNED BY OTHERS)
	PR. CONCRETE SIDEWALK (REFER TO DETAILS)
	PR. STRUCTURAL CONCRETE (REFER TO DETAILS)
	PR. NORMAL DUTY BIT. PAVEMENT (REFER TO DETAILS)
	PR. HEAVY DUTY BIT. PAVEMENT (REFER TO DETAILS)

REFER TO ROADWAY IMPROVEMENTS PLAN FOR ELM DRIVE PROPERTY PREPARED BY SNYDER SECURITY AND ASSOCIATES, LLC FOR RECONSTRUCTION OF ELM DRIVE



SITE BENCH MARK
WAG NAIL IN PAVEMENT
ELEV = 797.55
(MAY08)

150.58-LD-1 (12.13.22) - 150.58-LD-1 (12.13.22) - 150.58-LD-1 (12.13.22) - 150.58-LD-1 (12.13.22) - 150.58-LD-1 (12.13.22)