

# PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

## FOR *ELM DRIVE PROPERTY* FOR U.S. INDUSTRIAL CLUB V ENTERPRISES, LLC SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

OCTOBER 19, 2021

LAST REVISED OCTOBER 17, 2024

UNIFORM PARCEL IDENTIFIERS  
# 45-000-BJ-0056.00-00000  
# 45-000-BJ-0057.00-00000  
# 45-000-BJ-0059.A0-00000

### LOT INFORMATION

LOT NUMBER	ADDRESS	UNIFORM PARCEL IDENTIFIER	DEED REFERENCE NO.
LOT 1	15232 ELM DRIVE, NEW FREEDOM, PA 17349		
RESIDUAL LOT 2	800 KEENEY LANE, NEW FREEDOM, PA 17349		

**SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER**  
REVIEWED BY THE SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**SHREWSBURY TOWNSHIP CODE ENFORCEMENT**  
REVIEWED BY THE SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**SHREWSBURY TOWNSHIP STORMWATER MANAGEMENT**  
(MUNICIPAL OFFICIAL OR DESIGNEE) ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 25, "STORMWATER MANAGEMENT," OF THE TOWNSHIP'S CODE OF ORDINANCES.

**SHREWSBURY TOWNSHIP ENGINEER**  
REVIEWED BY THE SHREWSBURY TOWNSHIP ENGINEER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**SHREWSBURY TOWNSHIP PLANNING COMMISSION**  
RECOMMENDED FOR APPROVAL BY THE SHREWSBURY TOWNSHIP PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS**  
APPROVED BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**OWNER'S CERTIFICATION & DEDICATORY STATEMENT**  
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT THE PLAN AS PRESENTED HEREIN IS TRUE AND CORRECT. ALL ROADS AND STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

U.S. INDUSTRIAL CLUB V ENTERPRISES, LLC,  
ADELWARE LIMITED LIABILITY COMPANY  
BY \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE HAS EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

(NOTARY STAMP)

### OWNER'S CERTIFICATION & DEDICATORY STATEMENT (CHESTNUT COMMERCE CENTER)

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT THE PLAN AS PRESENTED HEREIN IS TRUE AND CORRECT. ALL ROADS AND STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

CHESTNUT COMMERCE CENTER,  
A PENNSYLVANIA GENERAL PARTNERSHIP  
BY \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE HAS EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

(NOTARY STAMP)

### OWNER'S CERTIFICATION & DEDICATORY STATEMENT (MARKET PLACE, LLC)

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT THE PLAN AS PRESENTED HEREIN IS TRUE AND CORRECT. ALL ROADS AND STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

MARKET PLACE, LLC,  
A PENNSYLVANIA LIMITED LIABILITY COMPANY  
BY \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE HAS EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

(NOTARY STAMP)

### YORK COUNTY PLANNING COMMISSION

THIS PLAN WAS REVIEWED BY THE YORK COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, AS INSTRUMENT NO. \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



LOCATION MAP  
SCALE 1" = 200'

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS 1.0	COVER SHEET
EX 2.1 - 2.2	EXISTING CONDITIONS PLAN
SD 3.0	SUBDIVISION PLAN
SP 3.0	OVERALL SITE PLAN
SP 3.1 - 3.3	SITE PLAN
GD 4.0	OVERALL GRADING & DRAINAGE PLAN
GD 4.1 - 4.3	GRADING & DRAINAGE PLAN
UE 5.0	OVERALL UTILITIES & EASEMENTS PLAN
UE 5.1 - 5.3	UTILITIES & EASEMENTS PLAN
PR 6.1 - 6.3	PROFILES
LL 7.1 - 7.4	LANDSCAPING PLAN
LP 8.0	LIGHTING PLAN
CD 8.1 - 8.3	CONSTRUCTION DETAILS
ES 10.0	OVERALL PHASE 1 EROSION & SEDIMENTATION CONTROL PLAN
ES 10.1 - 10.3	PHASE 1 EROSION & SEDIMENTATION CONTROL PLAN
E 11.0	OVERALL PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN
ES 11.1 - 11.8	PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN
ES 12.1 - 12.4	EROSION & SEDIMENTATION CONTROL DETAILS
SW 13.0	OVERALL POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
SW 13.1 - 13.6	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
SW 14.1 - 14.3	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS
RI 15.0	OVERALL ROADWAY IMPROVEMENTS PLAN
RI 15.1 - 15.3	ROADWAY IMPROVEMENTS PLAN
RI 16.0	ROADWAY IMPROVEMENTS DETAILS
57 SHEETS IN SET (ALL SHEETS TO BE RECORDED)	

### EQUITABLE OWNER/APPLICANT

U.S. INDUSTRIAL CLUB V ENTERPRISES, LLC  
C/O HILLWOOD  
ATTN: MR. JARED SOUDERS  
VICE PRESIDENT, DEVELOPMENT  
NORTHEAST REGIONAL OFFICE  
5050 WEST TULGHMAN STREET, SUITE 435  
ALLENTOWN, PA 18104  
(484) 781-6405

### LEGAL OWNER(S)

MARKET PLACE, LLC - C/O WILLIAM TAN & ASSOCIATES  
502 SOUTH WINDSOR VALLEY PKW, SUITE 400  
BALTIMORE, MD 21228  
CHESTNUT COMMERCE CENTER - C/O PHIL ROBINSON  
18147 AMANDA LANE  
NEW FREEDOM, PA 17349

### REQUESTED WAIVERS

AT A MEETING ON APRIL 3, 2024, THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS FROM THE SHREWSBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE:

- SECTION 22-404.1.H - PLAN ORIENTATION
- SECTION 22-405.3.B - EXISTING ROAD FRONTAGE IMPROVEMENTS ALONG ELM DRIVE & EAST TOLNA ROAD (PARTIAL WAIVER)
- SECTION 22-407.A.A - MAXIMUM DRIVEWAY WIDTH WITHIN 10 FEET OF STREET RIGHT-OF-WAY LINE
- SECTION 22-623.3 - ROOF DRAIN SEEPAGE PITS FOR STORMWATER
- SECTION 22-623.4 - CURBS\*
- SECTION 22-606.4 - SIDEWALKS MUST PROVIDE ACCESS TO COMMUNITY FACILITIES\*\*
- SECTION 22-621.2.A - ALL STORMWATER FLOWING FROM PAVED SURFACES SHALL BE FILTERED (PARTIAL WAIVER)
- SECTION 22-711.4.B - PLANTINGS BETWEEN BUILDING AND PARKING LOT (PARTIAL WAIVER)
- SECTION 25-303.2.B - INLET SPACING (PARTIAL WAIVER)

\*NOTE: WAIVER GRANTED FROM ORDINANCE 22-603.1 (CURBS ALONG ELM DRIVE) SUBJECT TO THE FOLLOWING: IF THE TOWNSHIP BOARD OF SUPERVISORS DETERMINES THAT CURBS ALONG ELM DRIVE IS NEEDED TO CONTROL STORMWATER OR PREVENT EROSION AND DETERIORATION OF ELM DRIVE, THE BOARD SHALL NOTIFY THE PROPERTY OWNER, WHO SHALL, WITHIN 6 MONTHS OF RECEIPT OF NOTICE, INSTALL CURBS ALONG THE SOUTH SIDE OF ELM DRIVE. THE TOWNSHIP SHALL BE RESPONSIBLE FOR STORMWATER MANAGEMENT CONTROLS AND ANY 3-PARTY APPROVAL NEEDED, INCLUDING BUT NOT LIMITED TO ANY NPDES PERMITTING, REQUIRED BECAUSE OF THE INSTALLATION OF THE CURBS.

\*\*NOTE: WAIVER GRANTED FROM ORDINANCE 22-606.4 (SIDEWALKS TO COMMUNITY FACILITIES) SUBJECT TO THE FOLLOWING: SHOULD THE PROPERTY OWNER NOT ESTABLISH AN EMPLOYEE BUS STOP ON THE PROPERTY AND THE BOARD OF SUPERVISORS DETERMINE THAT A SIGNIFICANT NUMBER OF EMPLOYEES ARE UTILIZING THE RABBIT TRANSIT PARK-AND-RIDE FACILITY ALONG ELM DRIVE, THEN THE PROPERTY OWNER SHALL, WITHIN 6 MONTHS OF RECEIPT OF NOTICE, INSTALL A SIDEWALK OR PEDESTRIAN PATHWAY FROM THE BUILDING TO THE DRIVEWAY INTERSECTION WITH ELM DRIVE ALONG WITH A STREPED WALKWAY PATH ACROSS ELM DRIVE TO THE PARK-AND-RIDE FACILITY.

AT A MEETING ON \_\_\_\_\_, 20\_\_\_\_, THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS FROM THE SHREWSBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE:

- SECTION 22-403 - SUBMISSION OF SEPARATE PRELIMINARY PLAN

### CARBONATE GEOLOGY CERTIFICATION

I, MARK A. GIUNTA, CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE NOT UNDERLAIN BY CARBONATE GEOLOGY.

10/17/24  
MARK A. GIUNTA, P.E. REG. NO. PE073764

### DESIGN ENGINEER STORMWATER CERTIFICATE

JOSHUA D. HOFFMAN, CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SHREWSBURY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

10/17/24  
JOSHUA D. HOFFMAN, P.E. REG. NO. PE082368

### CERTIFICATE OF PLAN ACCURACY

JOSHUA D. HOFFMAN, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

10/17/24  
JOSHUA D. HOFFMAN, P.E. REG. NO. PE082368

### SURVEYOR'S CERTIFICATION

I, MICHAEL L. WAKEFIELD, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

10/17/24  
MICHAEL L. WAKEFIELD, P.L.S. REG. NO. SL070593

### LANDSCAPE ARCHITECT CERTIFICATION

HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LANDSCAPING PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

10/17/24  
Allison Hanna  
ALLISON M. HANNA, R.L.A. LICENSE NO. LA-003273

### OWNER CERTIFICATION & STORMWATER MANAGEMENT FACILITIES AGREEMENT

THE STORMWATER MANAGEMENT FACILITIES (INCLUDING BUT NOT LIMITED TO SWALES, PIPING, BMP'S) OR ANY PART THEREOF WILL BE MAINTAINED BY THE OWNER AS PER SHREWSBURY TOWNSHIP REQUIREMENTS. EVERY CONTRACT FOR THE SALE OF A LOT CONTAINING A STORMWATER MANAGEMENT FACILITY OR PART THEREOF SHALL CONTAIN A STATEMENT IN THE CONTRACT CLEARLY INDICATING TO THE BUYER THE MAINTENANCE, INSPECTION, REPORTING REQUIREMENTS AND THE ASSOCIATED RESTRICTIONS OF THE STORMWATER FACILITY OR PART THEREOF. THIS REQUIREMENT ALSO SHALL BE STATED IN THE DEED OF THE LOT.

I, \_\_\_\_\_, ALSO ACKNOWLEDGE THE STORMWATER MANAGEMENT FACILITIES AND BMP'S SHOWN ON THIS PLAN ARE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY SHREWSBURY TOWNSHIP.

\_\_\_\_\_, 20\_\_\_\_ U.S. INDUSTRIAL CLUB V ENTERPRISES, LLC

### ACT 287

SNYDER SECARY & ASSOCIATES, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, SNYDER SECARY & ASSOCIATES, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (6) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (30) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, SNYDER SECARY & ASSOCIATES, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, SNYDER SECARY & ASSOCIATES, LLC HAS SHOWN UPON THESE DRAWINGS THE POSITION AND TYPE OF EACH LINE AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (3) OF SAID ACT.

AND SNYDER SECARY & ASSOCIATES, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT SNYDER SECARY & ASSOCIATES, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 151 OF 2004.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:  
DATE: 10/15/2024  
ONE CALL SYSTEM SERIAL NUMBER: #2021280055

### LIST OF UTILITIES

UTILITIES	CONTACT INFORMATION
SHREWSBURY UTILITIES INC	SHREWSBURY TOWNSHIP 1231 SUSQUEHANNA TRL GLENN ROCK, PA 17327 MIKE MCCOY MIKEM@SHREWSBURYTOWNSHIP.ORG
COLUMBIA GAS OF PA INC	VERIZON NORTH 37 W 8TH ST WYOMING, PA 18384 RONALD SLENSKE LOUGAN@INSOURCE.COM
SHREWSBURY BOROUGH	YORK WATER COMPANY 130 E HARRET ST YORK, PA 17401 TYLER CLEMENS TYLER@YORKWATER.COM
MET ED PRISTENERY	2800 POTTSVILLE PIKE READING, PA 19605 PETE HACHEL PHACHEM@PRISTENERY.COM

CALL BEFORE YOU DIG  
PENNSYLVANIA LAW REQUIRES  
CONSTRUCTION TRADES AND OTHER WORKING  
DATE IN DESIGN STAGE - 8107 CALL



PROJECT NO.  
19-0158-020  
SHEET 1 of 57  
CS 1.0

**Snyder Secary & Associates, LLC**  
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

HARRISBURG OFFICE  
2000 LINGESTOWN ROAD  
SUITE 504  
HARRISBURG, PA 17110  
717.851.1010

YORK OFFICE  
227 W. MARKET STREET  
SUITE 104  
YORK, PA 17401  
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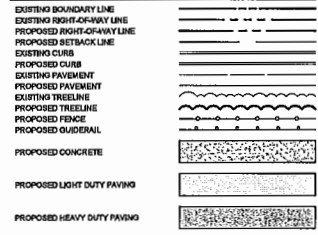
**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE DESIGN OF A 611,040 S.F. WAREHOUSE/DISTRIBUTION FACILITY AND RELATED SITE IMPROVEMENTS.
2. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR LAND DEVELOPMENT APPROVAL PURPOSES ONLY. REFERENCE BUILDING ARCHITECTURAL DRAWINGS APPROVED AS PART OF THE BUILDING PERMIT PROCESS FOR EXACT BUILDING DIMENSIONS AND CONTROLS.
5. ALL LINE STRIPING FOR STANDARD PARKING SPACES SHALL BE 4 INCH WHITE STANDARD TRAFFIC PAINT.
6. MINIMUM CURB LINE RADIUS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. THE SIDEWALK SYSTEMS AND ACCESS POINTS INTO THE BUILDING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE FOR LAND DEVELOPMENT PLANNING PURPOSES ONLY. FINAL DESIGN WILL BE COORDINATED AS PART OF THE FINAL BUILDING DESIGN PROCESS.
9. NO SIGNS HAVE BEEN APPROVED BY THIS PLAN. ALL PROPOSED SIGNAGE WILL BE APPROVED AT A LATER DATE AND SHALL CONFORM TO SHREWSBURY TOWNSHIP AND PENNDOT REQUIREMENTS.
10. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT RC-67.

**SEWER NOTES**

1. SEWER LINE MUST MEET SHREWSBURY BOROUGH MUNICIPAL AUTHORITY STANDARDS. SHOULD ANY SANITARY SEWER DETAILS PROVIDED ON THE PLAN BE DIFFERENT FROM AUTHORITY REQUIREMENTS, THE SPECIFICATION SHALL TAKE PRECEDENCE.
2. THE PROPOSED SEWER LINE UPGRADING FROM THE EXISTING REMEDIATION MANHOLE (SMH 6141-C) CONNECTING TO THE BUILDING IS A PRIVATE SEWER LINE NOT DEDICATED TO SHREWSBURY BOROUGH MUNICIPAL AUTHORITY.
3. EXISTING MANHOLE 414-C TO HAVE INVERT, FLOW CHANNEL, AND STEPS FIELD VERIFIED PRIOR TO INSTALLATION OF SEWER LATERAL.
4. ESTIMATED SEWAGE FLOW FROM THIS PROJECT IS APPROXIMATELY 6,800 GPD (19 EDX). A SEWAGE FACILITIES PLANNING MODULE EXEMPTION IS BEING PROCESSED BY PAEPZ AS PART OF THIS PLAN.

**LEGEND**



**PROPOSED LOT COVERAGE**

TOTAL LOT AREA:	2,882,290 SQ.FT.	100.0%
TOTAL BUILDING FOOTPRINT AREA:	811,040 SQ.FT.	27.78%
TOTAL PAVED DRIVEWAY AREA:	697,210 SQ.FT.	23.95%
TOTAL IMPERVIOUS COVERAGE:	1,206,250 SQ.FT.	41.73%
VEGETATIVE COVER (GREEN AREA):	1,482,451 SQ.FT.	51.27%

**PARKING DATA**

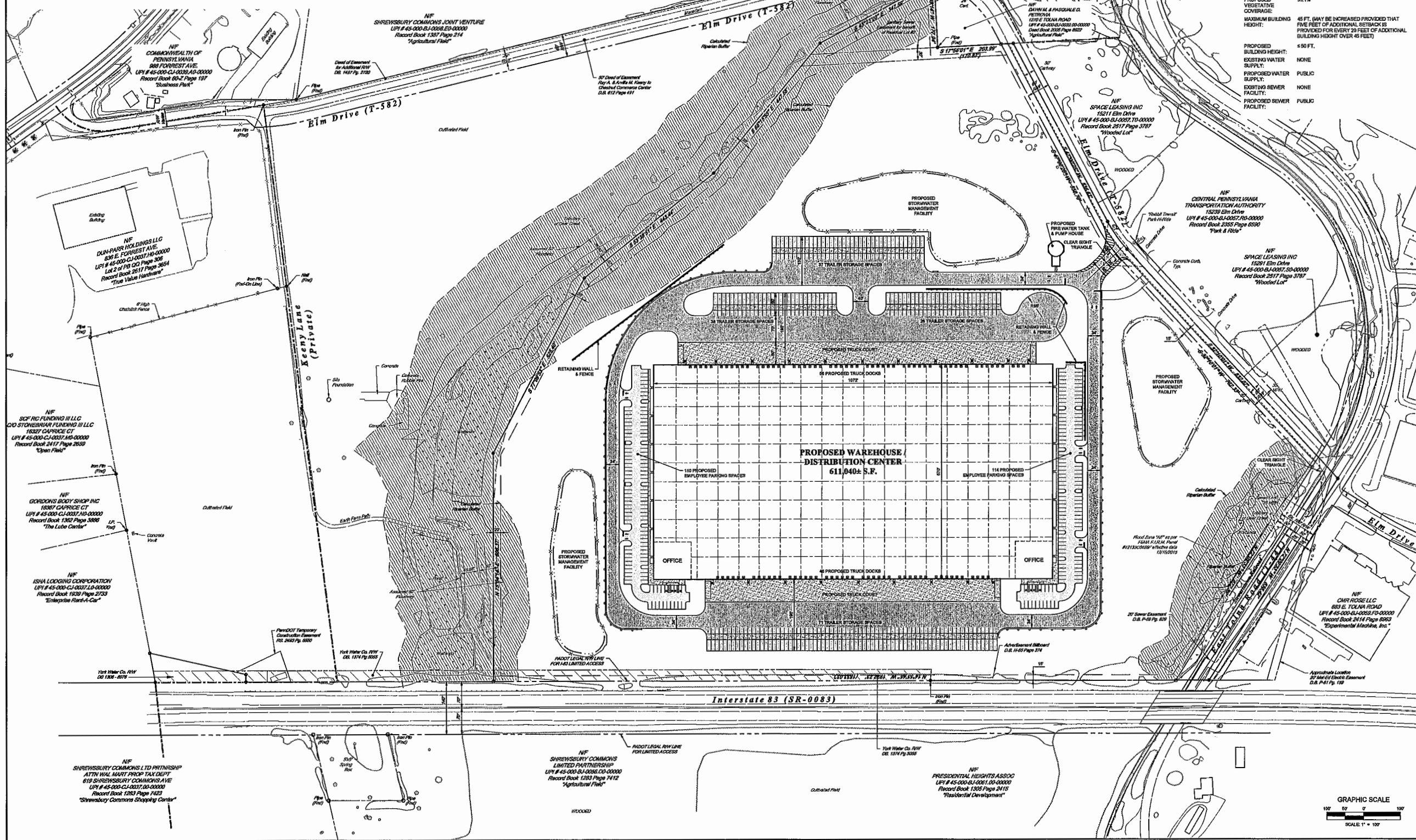
PROPOSED USE:	811,040 S.F. WAREHOUSING AND DISTRIBUTION
REQUIRED PARKING:	ONE (1) PARKING SPACE FOR EACH 13,000 S.F. OF GROSS FLOOR AREA UP TO 100,000 S.F.; ONE (1) PARKING SPACE FOR EACH 5,000 S.F. OF GROSS FLOOR AREA OVER 100,000 S.F.
NUMBER OF TOTAL EMPLOYEE PARKING SPACES REQUIRED:	136
NUMBER OF TOTAL EMPLOYEE PARKING SPACES PROVIDED:	242
NUMBER OF ADA PARKING SPACES PROVIDED:	8 (4 ON EACH END OF THE BUILDING)
NUMBER OF LOADING SPACES PROVIDED:	102± DOCK POSITIONS
NUMBER OF TRAILER STORAGE SPACES PROVIDED:	198

**ZONING DATA**

ZONING DISTRICT:	INTERCHANGE DISTRICT (ICD)
EXISTING USE:	AGRICULTURE
PROPOSED USE:	WAREHOUSING AND DISTRIBUTION
MINIMUM LOT AREA:	20,000 SQUARE FEET
PROPOSED LOT AREA:	2,882,290 SQUARE FEET
MINIMUM BUILDING SETBACKS:	FRONT: 15 FT. SIDE: 20 FT. REAR: 15 FT. ALL SETBACKS ARE PROVIDED WITH AN ADDITIONAL 5 FT. FOR A BUILDING UP TO 50 FT. IN HEIGHT.
RESIDENTIAL BUFFER STRIP:	75 FT. / 50 FT. (ANY LOT ADJOINING LAND WITHIN A RESIDENTIAL ZONE OR CONTAINING RESIDENCES) SHALL MAINTAIN A SEVENTY-FIVE FOOT SETBACK FOR BUILDINGS AND STRUCTURES AND A FIFTY-FOOT SETBACK FOR OFF-STREET PARKING LOTS AND LOADING AREAS FROM THE RESIDENTIAL AREA. SUCH AREAS SHALL CONTAIN A FIFTY-FOOT-WIDE LANDSCAPE STRIP)
MINIMUM LOT WIDTH:	80 FT.
EXISTING LOT WIDTH:	1,400± FT.
MAX. IMPERVIOUS COVERAGE:	78%
PROPOSED IMPERVIOUS COVERAGE:	41.9%
MIN. VEGETATIVE COVERAGE:	25%
PROPOSED VEGETATIVE COVERAGE:	51.1%
MAXIMUM BUILDING HEIGHT:	45 FT. (MAY BE INCREASED PROVIDED THAT FIVE FEET OF ADDITIONAL SETBACK IS PROVIDED FOR EVERY 20 FEET OF ADDITIONAL BUILDING HEIGHT OVER 45 FEET)
PROPOSED BUILDING HEIGHT:	≤ 50 FT.
EXISTING WATER SUPPLY:	NONE
PROPOSED WATER SUPPLY:	PUBLIC
EXISTING SEWER FACILITY:	NONE
PROPOSED SEWER FACILITY:	PUBLIC

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	84.8'	300.0'	S 39°35'14" W	86.40'
C2	84.4'	300.0'	S 39°35'14" W	86.15'



**OVERALL SITE PLAN**

FOR  
**ELM DRIVE PROPERTY**

FOR  
U.S. INDUSTRIAL CLUB VENTURES, LLC  
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

**Snyder, Secary & Associates, LLC**  
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS  
HARRISBURG OFFICE  
SUITE 300 BOSTWORTH ROAD  
HARRISBURG, PA 17110  
717.651.1010 www.snydersecary.com

**PROJECT NO.**  
19-0158-020

**DATE:** 08/15/2022

**SCALE:** 1" = 100'

**SHEET 5 of 57**  
**SP 3.0**

**GRAPHIC SCALE**  
100' 50' 0' 50' 100'

SCALE 1" = 100'