

# PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

## PROPOSED REDEVELOPMENT

FOR

## SHIPLEY FAMILY LIMITED PARTNERSHIP

648 AND 732 EAST FORREST AVENUE  
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PREPARED FOR:  
SHIPLEY FAMILY LIMITED PARTNERSHIP  
415 NORWAY STREET  
YORK, PA 17405



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 121 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 (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 09, 2008.

DESIGN SERIAL NUMBER 20192541209 (SHREWSBURY TOWNSHIP)

**SHREWSBURY TOWNSHIP**  
12341 SUSQUEHANNA TRAIL  
GLEN ROCK, PA 17327  
CONTACT: MIKE MCCLEAN  
EMAIL: MICHAEL@SHREWSBURYTOWNSHIP.ORG

**COMCAST OF SE PA**  
C/O USIC LOCATING SERVICES, INC.  
15085 HAMILTON CROSSING BOULEVARD, SUITE 200  
CARMEL, IN 46032  
CONTACT: USIC PERSONNEL

**MET ED / FIRSTENERGY**  
2800 POTTSVILLE PKWY  
READING, PA 19612  
CONTACT: AMANDA HOUSTON  
EMAIL: AHOUSTON@FIRSTENERGYCORP.COM

**OLEN ROCK WATER AND SEWER AUTHORITY**  
PO BOX 205  
OLEN ROCK, PA 17327  
CONTACT: DAVID WALTERS  
EMAIL: ORSA@OLENROCKPA.COM

**YORK WATER COMPANY**  
130 EAST MARKET STREET  
YORK, PA 17402-1519  
CONTACT: MATT RUCH  
EMAIL: MATT@YORKWATER.COM

**COLUMBIA GAS OF PA**  
251 WEST MARDEN STREET  
WASHINGTON, PA 15301  
CONTACT: CRAIG BACHSM  
EMAIL: CBACHSM@COLUMBIAGAS.COM

**VERIZON NORTH**  
20 EAST 10TH STREET  
ERIE, PA 16501  
CONTACT: ERIC RODRIGUES  
EMAIL: ERIC.RODRIGUES@VERIZON.COM

**SHREWSBURY BOROUGH**  
35 W. SALSBOAD AVE.  
SHREWSBURY, PA 17361  
CONTACT: BRIAN SWETTER  
EMAIL: BSWETTER@SHREWSBURYBOROUGH.ORG

### 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 \_\_\_\_\_

### STORMWATER BMP MODIFICATION NOTE

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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: \_\_\_\_\_ ROBERT C. BORDEN  
\_\_\_\_\_  
TITLE \_\_\_\_\_

NOTARY STAMP SEAL \_\_\_\_\_

### 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:

A.) SECTION 22-404.5.K.1. WHICH REQUIRES THE SUBMISSION OF PRELIMINARY ARCHITECTURAL PLANS.  
WAIVER IS REQUESTED TO NOT SUBMIT PRELIMINARY ARCHITECTURAL PLANS DUE TO END-USERS HAVING  
NOT BEEN IDENTIFIED AT TIME OF LAND DEVELOPMENT PLANNING.

B.) SECTION 22-710.4.A. WHICH REQUIRES PERIMETER BUFFERS ALONG ALL COLLECTOR STREETS AND SHALL  
BE 35 FEET DEEP.  
WAIVER IS REQUESTED TO INSTALL A 10 FOOT WIDE BUFFER ALONG EAST FORREST AVENUE IN ORDER TO  
MAINTAIN VISIBILITY FOR COMMERCIAL USES WITHIN THE DEVELOPMENT. ADDITIONAL LANDSCAPING IS  
PROVIDED IN OTHER AREAS OF THE DEVELOPMENT.

C.) SECTION 22-710.4.B. WHICH REQUIRES A 10 FT. LANDSCAPED PERIMETER BUFFER TO BE INSTALLED TO  
SEPARATE ADJACENT DEVELOPMENT.  
WAIVER IS REQUESTED TO INSTALL LANDSCAPE PERIMETER BUFFER ALONG THE SOUTHERN PROPERTY  
LINE AND BETWEEN LOTS 1 AND 2. THE ELEVATION DIFFERENCE BETWEEN THE SITE AND ADJACENT  
PROPERTY IS SUFFICIENT TO PROVIDE VISUAL SEPARATION. LOTS 1 AND 2 UTILIZE A SHARED ACCESS  
DRIVE FOR INGRESS AND EGRESS OF THE SITE AND DESIRE TO MAINTAIN CONSISTENCY THROUGH THE  
SITE.

D.) SECTION 22-711.2. WHICH REQUIRES PLANTING ISLANDS AT INTERVALS OF NO GREATER THAN 100 FEET  
AND AT THE END OF EACH PARKING AISLE.  
WAIVER IS REQUESTED TO NOT INSTALL PLANTING ISLANDS IN PARKING AREAS ADJACENT TO THE  
CONVENIENCE STORE DUE TO OPERATIONS OF THE USER AND VISIBILITY TO THE FUEL PUMPS AND OTHER  
APPURTENANCES OF THE SITE.

E.) SECTION 22-711.3. WHICH REQUIRES A DIVIDER STRIP BE INSTALLED AT EVERY OTHER BAY OF PARKING  
AREAS.  
WAIVER IS REQUESTED TO NOT INSTALL ONE (1) DIVIDER STRIP ON LOT 1 DUE TO THE GRADES OF THE  
SITE AND CONSISTENCY WITH THE ACCESS DRIVES ALIGNED WITH LOT 2.

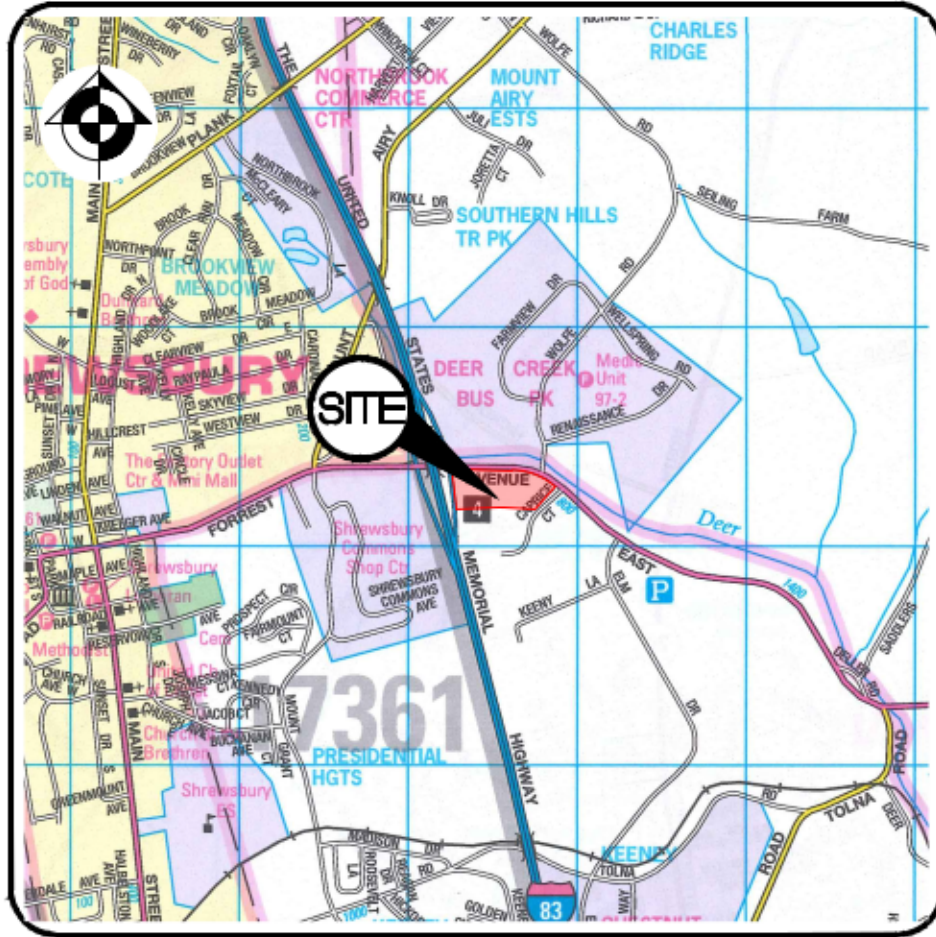
F.) SECTION 22-711.4. WHICH REQUIRES PLANTINGS BETWEEN PARKING LOTS AND BUILDINGS FACING  
PARKING AREAS.  
WAIVER IS REQUESTED TO NOT INSTALL PLANTINGS ALONG ALL BUILDING FACADES FACING PARKING  
AREAS DUE TO VISUAL REQUIREMENTS OF FUEL DISPENSING OPERATIONS, PEDESTRIAN MOVEMENT FROM  
PARKING AREAS TO BUILDING ENTRANCE, AND VISIBILITY.

THE PROPERTY LOCATED AT 732 EAST FORREST AVE. (UPI 45-000-CJ-0037.00-00000)  
IS SUBJECT TO AN ENVIRONMENTAL COVENANT WHICH WAS RECORDED IN  
DEED/RECORD BOOK 2189, PAGE 8020.

ACTIVITIES AND USE LIMITATIONS: THE PROPERTY IS SUBJECT TO THE FOLLOWING  
ACTIVITY AND USE LIMITATIONS (AULs), WHICH THE OWNER AND EACH  
SUBSEQUENT OWNER OF THE PROPERTY SHALL ABIDE BY:

A. GROUNDWATER OF THE PROPERTY SHALL NOT BE USED, FOR ANY PURPOSE.  
B. CONSTRUCTION OF BUILDINGS AT THE PROPERTY SHALL ONLY BE  
COMPLETED ATOP A SLAB-ON-GRADE FOUNDATION: NO BASEMENT OR  
SUBSURFACE LEVEL MAY BE CONSTRUCTED ON THE PROPERTY.

MINIMUM WOODLAND RETENTION REQUIREMENTS FOR COMMERCIAL USE - 15%



LOCATION MAP  
SCALE: 1" = 2,000'

COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER 932015-1)

## PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT SHEET INDEX

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### SURVEYOR

I HEREBY STATE 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. COPYRIGHT BY AND FOR:

GRANT ALLEN ANDERSON, P.L.S.  
REGISTRATION NO. SU 075471  
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

\_\_\_\_\_  
DATE \_\_\_\_\_ SEAL \_\_\_\_\_

### ENGINEER

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE  
PROPOSED LAND DEVELOPMENT 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  
STORMWATER MANAGEMENT ORDINANCE. COPYRIGHT BY AND  
FOR:

ADAM W. ANDERSON, P.E.  
REGISTRATION NO. PE 075418  
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

\_\_\_\_\_  
DATE \_\_\_\_\_ SEAL \_\_\_\_\_

### LANDSCAPE ARCHITECT

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE  
PROPOSED SITE LANDSCAPE PLANS 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 G. SANDMEYER, JR., P.L.A.  
REGISTRATION NO. LA-001052  
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

\_\_\_\_\_  
DATE \_\_\_\_\_ SEAL \_\_\_\_\_

### CARBONATE GEOLOGY STATEMENT

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

ADAM W. ANDERSON, P.E.  
REGISTRATION NO. PE 075418  
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

\_\_\_\_\_  
DATE \_\_\_\_\_ SEAL \_\_\_\_\_

### 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\_\_\_\_, AND A COPY OF THE REVIEW IS ON FILE AT  
THE OFFICE OF THE PLANNING COMMISSION IN YORK FILE 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 COMPLES 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

(OWNER - TAX MAP C.J, PARCELS 37B, 37F, AND 37G)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE \_\_\_\_\_, DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME,  
\_\_\_\_\_, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED  
\_\_\_\_\_, BEING \_\_\_\_\_ OF  
SHIPLEY FAMILY LIMITED PARTNERSHIP, \_\_\_\_\_ OWNER  
OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON  
BEHALF OF THE LIMITED PARTNERSHIP, THAT THE PLAN IS THE ACT AND DEED OF THE  
LIMITED PARTNERSHIP, THAT THE LIMITED PARTNERSHIP DESIRES THE SAME TO BE RECORDED  
AND, ON BEHALF OF THE LIMITED PARTNERSHIP, FURTHER ACKNOWLEDGES THAT ALL STREETS  
AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED  
TO THE PUBLIC USE, EXCEPT THOSE AREAS LABELED "NOT FOR DEDICATION."

SHIPLEY FAMILY LIMITED  
PARTNERSHIP  
415 NORWAY STREET  
YORK, PA 17405

\_\_\_\_\_  
OFFICER

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
NOTARY STAMP SEAL

site design concepts  
LAND DEVELOPMENT CONSULTANTS  
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM  
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

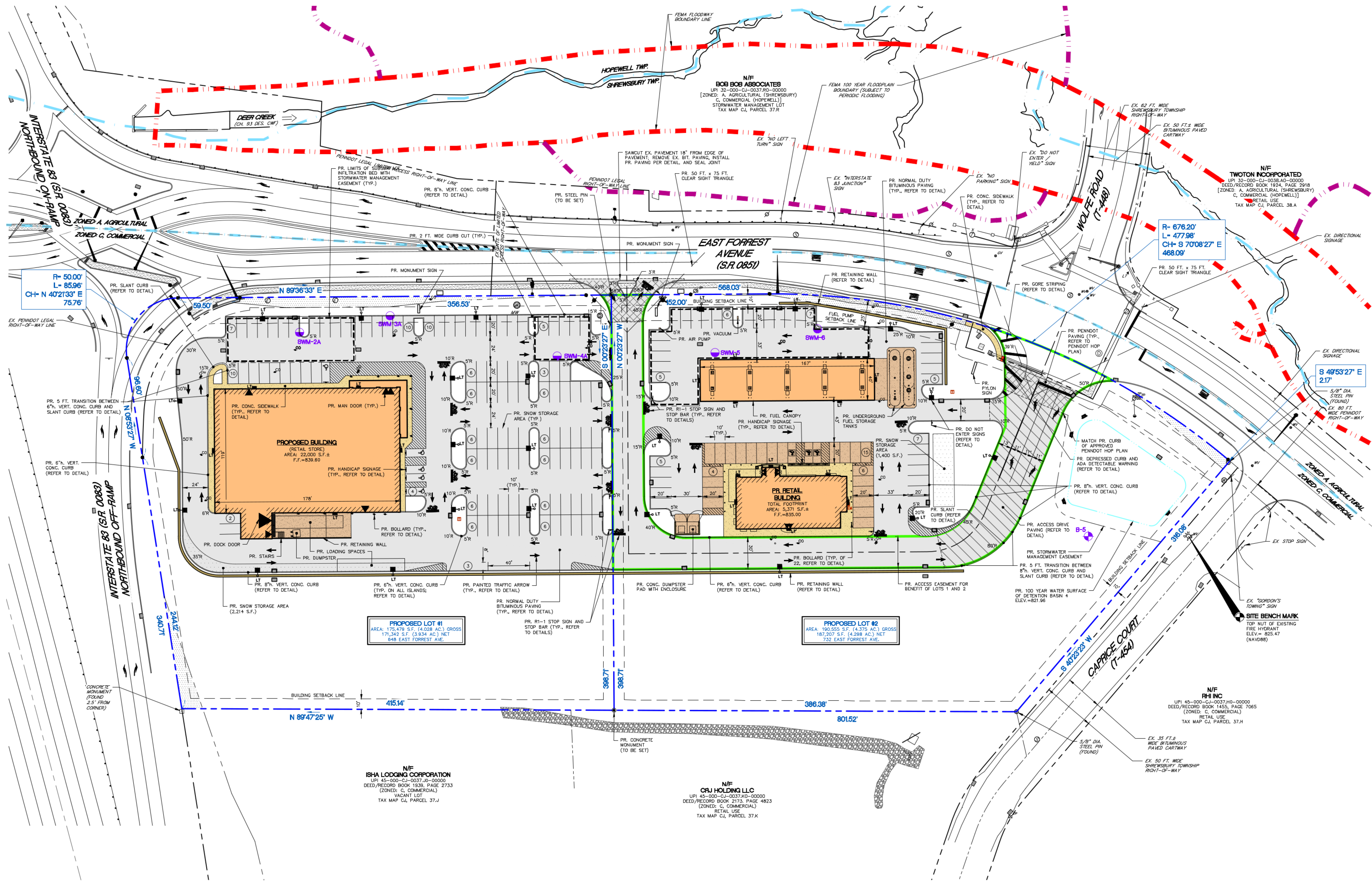


THE  
TITLE SHEET  
PROPOSED REDEVELOPMENT  
FOR  
SHIPLEY FAMILY LIMITED PARTNERSHIP  
648 AND 732 EAST FORREST AVENUE  
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	CIF
CHECKED BY	AWA
CONTACT	AWA
DATE	01.14.20
FILE NAME	15050-LD-1
JOB NO.	150.50
SHEET NO.	C-1
REV	

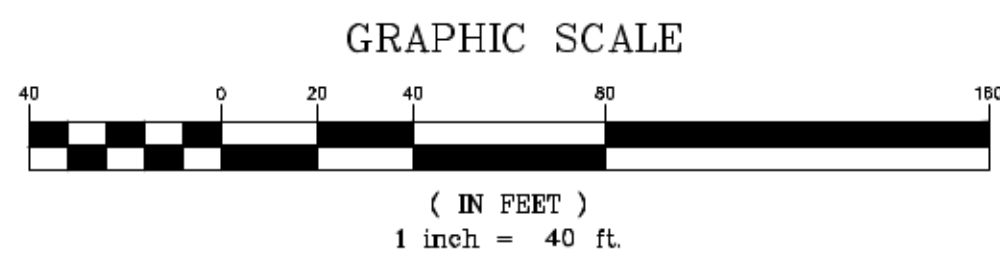
THIS DRAWING ISSUED  
01/14/2020  
FOR REGULATORY REVIEW ONLY





HATCH LEGEND

- PR. BUILDING
- PR. PENNDOT PAVING
- PR. NORMAL DUTY BITUMINOUS PAVING (REFER TO DETAIL)
- PR. ACCESS DRIVE PAVING (REFER TO DETAIL)
- PR. CONCRETE SIDEWALK (REFER TO DETAIL)
- PR. STRUCTURAL CONCRETE (REFER TO DETAIL)
- PR. SNOW STORAGE AREA
- PR. ACCESS EASEMENT



NOTE

1. PROPOSED IMPROVEMENTS DEPICTED AT THE ROUTE 83 - EXIT 4 INTERCHANGE AND THOSE WITHIN THE EAST FORREST AVENUE RIGHT-OF-WAY ARE BASED UPON DRAWINGS FOR CONSTRUCTION, DATED 10/18/18, PREPARED BY GANNETT FLEMING.

NO.	DATE	REVISIONS	COMMENTS

**site design concepts**  
LAND DEVELOPMENT CONSULTANTS  
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**site layout plan**  
PROPOSED REDEVELOPMENT  
FOR  
SHIPLEY FAMILY LIMITED PARTNERSHIP  
648 AND 732 EAST FORREST AVENUE  
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE: AS NOTED  
DRAWN BY: CWF  
CHECKED BY: AWA  
CONTACT: AWA  
DATE: 01.14.20  
FILE NAME: 15050-LD-1  
JOB NO: 150.50  
SHEET NO: C-5

THIS DRAWING ISSUED  
01.14.2020  
FOR REGULATORY REVIEW ONLY