

FINAL LAND DEVELOPMENT PLAN PLAN PROPOSED SELF-STORAGE FACILITY EXPANSION FOR MOOVE IN PARTNERS - GLEN ROCK LLC

61 HARVEY COURT SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA



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 2021722271 (SHREWSBURY TOWNSHIP)

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COLUMBUS, OH 43215
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EMAIL: LDUGAN@NSOURCE.COM

MET ED FIRSTENERGY
2800 POTTSVILLE PIKE
READING, PA 19612
CONTACT: PETE HACHEM
EMAIL: PHACHEM@FIRSTENERGYCORP.COM

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

VERIZON NORTH
37 W 8TH ST
WYOMING, PA 18644
CONTACT: RONALD SILINSKIE
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YORK WATER COMPANY
130 EAST MARKET STREET
YORK, PA 17405-1219
CONTACT: TYLER GLEMENS
EMAIL: TYLERG@YORKWATER.COM

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.

SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER.

SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER.

STORMWATER BMP MODIFICATION NOTE

I, JOHN GILLILAND (AGENT OF SOVEREIGN NATIONAL LP), 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 HEREBY SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____ JOHN GILLILAND
(AGENT OF SOVEREIGN NATIONAL LP)

TITLE _____

NOTARY STAMP SEAL:

| UNIFORM PARCEL IDENTIFIER | | |
|---------------------------|-----------------|-------------------------|
| LOT NO. | STREET ADDRESS | UPI |
| 25 | 61 HARVEY COURT | 45-000-DJ-0025.00-00000 |
| 26.A | 61 HARVEY COURT | 45-000-DJ-0026.A0-00000 |

WAIVER/MODIFICATION REQUESTS

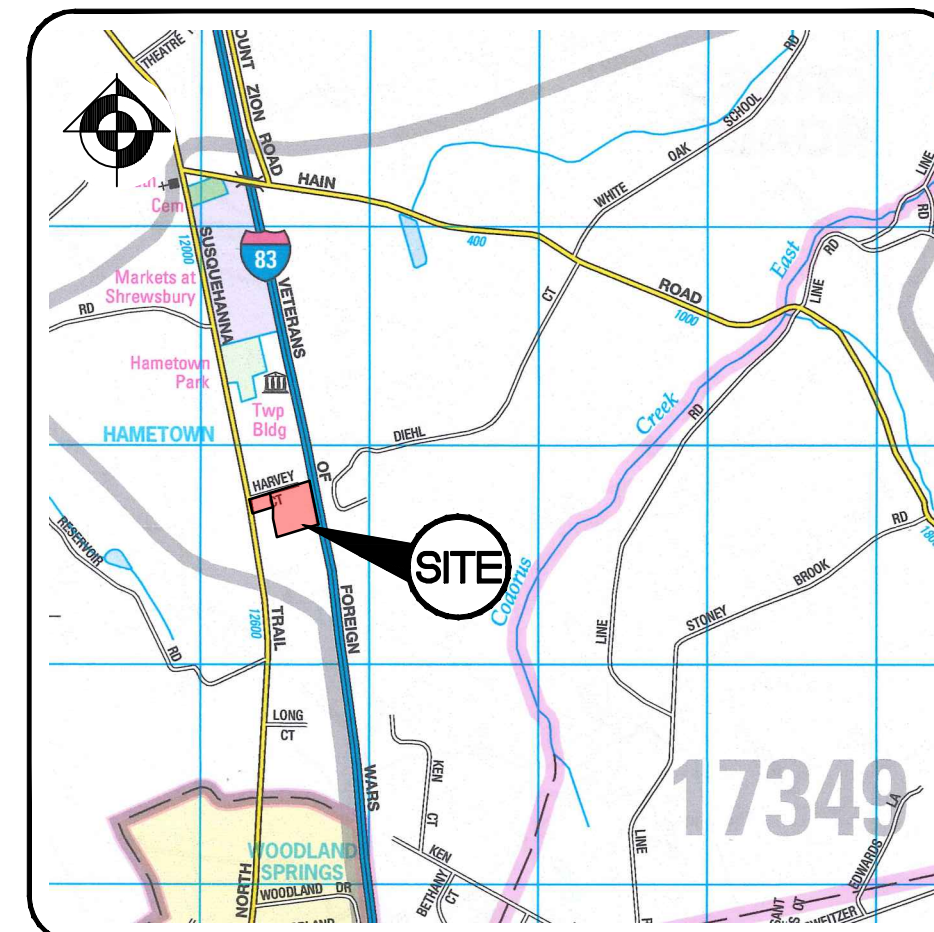
THE FOLLOWING WAIVERS/MODIFICATIONS FROM THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED AND ACTED UPON BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AT A MEETING HELD ON: _____

A.) SECTION 402: WHICH REQUIRES THE SUBMISSION OF PRELIMINARY PLANS.

WAIVER IS REQUESTED TO SUBMIT A COMBINED PRELIMINARY/FINAL PLAN DUE TO THE SIMPLICITY OF THE PROJECT.

B.) SECTION 22-505: WHICH REQUIRES ROADWAY AND RIGHT-OF-WAY WIDENING.

WAIVER IS REQUESTED TO NOT WIDEN HARVEY COURT, DUE TO THE RELATIVELY LOW EXISTING AND ANTICIPATED TRAFFIC VOLUMES GENERATED BY THE PROPERTIES ACCESSING THE ROAD AS REQUIRED BY THE ORDINANCE. THE FRONT SETBACKS HAVE BEEN INCREASED TO REFLECT HALF THE REQUIRED RIGHT-OF-WAY.



LOCATION MAP
SCALE: 1" = 2,000'

COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BJE080722)

FINAL LAND DEVELOPMENT PLAN SHEET INDEX

| DRAWING SHEET NO. | DRAWING TITLE |
|-------------------|-------------------------------|
| C-1 | TITLE SHEET |
| C-2 | PLAN LEGEND AND PROJECT NOTES |
| C-3 | EXISTING SITE CONDITIONS PLAN |
| C-4 | SITE LAYOUT PLAN |
| C-5 | SITE GRADING AND UTILITY PLAN |
| C-6 | STORM SEWER PROFILES |
| C-7 | SITE DETAILS |
| C-8 | PCSM DETAILS |

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:

GRANT A. ANDERSON, P.E.
REGISTRATION NO. PE 079020
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE _____ SEAL _____

CARBONATE GEOLOGY STATEMENT

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

GRANT A. ANDERSON, P.E.
REGISTRATION NO. PE 079020
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE _____ SEAL _____

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____.

YORK COUNTY PLANNING COMMISSION

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YOPC 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 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 _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE _____ DAY OF _____, BEFORE ME,

_____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

_____, BEING _____ 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."

MOOVE IN PARTNERS - GLEN ROCK LLC
10 BENITZ MILL ROAD
YORK, PA 17404

OFFICER _____

NOTARY PUBLIC _____

MOOVE IN PARTNERS - GLEN ROCK LLC

NOTARY STAMP SEAL _____

| NO. | DATE | COMMENTS |
|-----|------|----------|
| | | |
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| | | |
| | | |
| | | |

site design concepts
LAND DEVELOPMENT CONSULTANTS
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Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE SHEET
PROJECT: PROPOSED SELF-STORAGE FACILITY EXPANSION
FOR MOOVE IN PARTNERS - GLEN ROCK LLC
61 HARVEY COURT
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

| | |
|------------|------------|
| SCALE | AS NOTED |
| DRAWN BY | RMH |
| CHECKED BY | GAA |
| CONTACT | GAA |
| DATE | 11.16.21 |
| FILE NAME | 11313-LD-1 |
| JOB NO. | 11313 |
| SHEET NO. | C-1 |
| REV. | |

P:\C\11_081131-3-John Gilliland-61 Harvey Court-Storage Expansion-2021\Drawings\LAND DEVELOPMENT\TITLE SHEET.dwg, 11/16/2021, 4:48:50 PM

