PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

THE SHOPPES AT SHREWSBURY SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

GENERAL NOTES

- 1. A SPECIAL EXCEPTION HAS BEEN GRANTED ON 10/27/2020 IN ACCORDANCE WITH SECTION 27-1002.5 TO ALLOW THE
- 2. THIS SURVEY AND PLAN ARE BASED ON A FIELD SURVEY PERFORMED BY RETTEW ASSOCIATES ON OCTOBER 28, 2020.
- 4. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION. ACT 187 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. ACT 187 (PA ONE CALL) NOTIFICATION SERIAL NUMBER 20202942611-000 DATED 10-20-2020. (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).
- 5. THERE WERE NO WETLANDS DELINEATED ON THE SUBJECT PREMISES AT THE TIME OF THE SURVEY
- 6. BENCHMARK: SQUARE CUT ON TOP OF CONCRETE ENDWALL WITH DISSAPATOR LOCATED ON SOUTHWEST SIDE OF EAST FORREST AVENUE. ELEVATION = 813.38. DATUM: NAVD88
- 7. NO DEED RESTRICTIONS AND/OR PROTECTIVE COVENANTS ARE PROPOSED FOR THIS SITE
- 8. 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.
- 428) KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- 10. AS A CONDITION OF THE MODIFICATIONS GRANTED, OWNER SHALL INSTALL CURBING AND SIDEWALKS AS REQUIRED UNDER SALDO SECTIONS 22-603 AND 22-606 WITHIN 6 MONTHS SHOULD THE TOWNSHIP DEEM IT NECESSARY.
- 11. TRACKED CONSTRUCTION VEHICLES SHALL USE RUBBER TRACKS SO AS TO MINIMIZE DISTURBANCE TO PERVIOUS NON-IMPERVIOUS SURFACES.
- 12. A BLANKET EASEMENT FOR ACCESS TO STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR ACCESS TO THE
- 13. SIGNED AND SEALED AS-BUILT PLANS OF THE STORMWATER MANAGEMENT IMPROVEMENTS, ALONG WITH AND EXPLANATION OF ANY DISCREPANCIES WITH THE APPROVED PLAN, WILL BE SUBMITTED TO THE TOWNSHIP UPON PROJECT COMPLETION.

SHREWSBURY TOWNSHIP PLANNING COMMISSION REVIEW

20___, THE SHREWSBURY TOWNSHIP AT A MEETING HELD ON PLANNING COMMISSION RECOMMENDED APPROVAL OF THIS PLAN

SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

SHREWSBURY TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP ENGINEER

TOWNSHIPO ENGINEER

SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER.

CODE ENFORCEMENT OFFICER

SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER.

SEWAGE ENFORCEMENT OFFICER

SHREWSBURY TOWNSHIP STORMWATER MANAGMENT REVIEW

(MUNICIPAL OFFICIAL OR DESIGNEE), ON THIS DATE __, HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 25. 'STORMWATER MANAGEMENT,' OF THE TOWNSHIPS CODE OF ORDINANCES.

(MUNICIPAL OFFICIAL OR DESIGNEE)

CERTIFICATE OF PLAN ACCURACY

I 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.

CERTIFICATE OF SURVEY ACCURACY

HEREBY CERTIFY 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.

SURVEYOR

CERTIFICATE OF LANDSCAPE ARCHITECT

HEREBY CERTIFY 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.

LANDSCAPE ARCHITECT

CERTIFICATE OF CARBONATE GEOLOGY STATEMENT

I HEREBY CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES (CIRCLE ONE) IS / IS NOT UNDERLAIN BY CARBONATE GEOLOGY. DATE: _____

ENGINEER/GEOLOGIST

COMMONWEALTH OF PENNSYLVANIA

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND DEDICATION

ON THIS, THE ____ DAY OF _____, 20_ BEFORE ME, THE UNDERSIGNED FIRM OF _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE

OF THE PROPERTY SHOWN ON THIS PLAN. THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELLED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

(SIGNATURE) (TITLE)

(NOTARY PUBLIC)

RECORDER INFORMATION

RECORDED IN THE YORK COUNTY COURTHOUSE THIS _____, DAY OF _____, 20____, INSTRUMENT NO. _____

DEED REFERENCE: BOOK 1424, PAGE 1556

YORK COUNTY PLANNING COMMISSION

THE YORK COUNTY PLANNING COMMSSION REVIEWED THIS PLAN ON _

LANDOWNER

DUN-PARR HOLDINGS, LLC. 12359 SUSQUEHANNA TRAIL SOUTH. GLEN ROCK, PA 17327 ATTN: BRIAN PARRISH TELEPHONE: (717) 801-9171

836 EAST FORREST AVENUE

SITE ADDRESS

SHREWSBURY, PA 17361

SOURCE OF TITLE

DUN-PARR HOLDINGS, LLC. PARCEL 45000CJ0037H0 DEED BOOK 2617, PAGE 3654

SITE DATA

TOTAL DEED AREA 12.47 ACRES TOTAL NET AREA (SEE LOT AREA TABLE) 11.80 ACRES (DEED AREA MINUS EXISTING ROW (0.67 AC.)) TOTAL NO. OF LOTS 1 (EXISTING), 1 (FINAL) RETAIL/HARDWARE STORE/WAREHOUSING EXISTING USE

PROPOSED USE

ZONING DATA COMMERCIAL DISTRICT (C)

	<u>REQUIRED</u>	EXISTING	<u>PROPOSED</u>
MINIMUM LOT AREA	20,000 S.F.	11.97 AC	11.97 AC
MINIMUM LOT WIDTH	100 FT.	1,200 ± FT.	1,200 ± FT.
(PUBLIC WATER AND SEWER)			
FRONT BUILDING SETBACK	10 FT.	10 FT.	10 FT.
SIDE BUILDING SETBACK	5 FT.	5 FT.	5 FT.
REAR BUILDING SETBACK	5 FT.	5 FT.	5 FT.
MAXIMUM BUILDING HEIGHT*	45 FT.	35 FT.	35 FT.
MAXIMUM LOT COVERAGE	75%	45%	42%
ACCESSORY BUILDINGS AND STRUCTURES:			
SIDE/REAR SETRACK	10 FT	10FT	10 FT

SHOPPING CENTER

* BUILDING HEIGHT MAY BE INCREASED TO A MAXIMUM OF 90' PROVIDED THAT FOR EVERY 10 FEET THE BUILDING HEIGHT INCREASES ABOVE 45 FEET, ALL SETBACKS SHALL BE INCREASED BY FIVE ADDITIONAL FEET.

PARKING SCHEDULE - SHREWSBURY TOWNSHIP

RETAIL: 5.5 SPACES/1,000 S.F. FLOOR AREA

WAREHOUSING: 1 SPACE/3,000 S.F.						
BUILDING USE: HARDWARE STORE - RETAIL HARDWARE STORE - STORAGE	FLOOR AREA (S.F.) 25,300 23,400	<u>SPACES</u> 140 8				
TOOL STORE - RETAIL TOOL STORE - STORAGE	12,000 8,000	66 3.				
TOTAL SPACES REQUIRED		217				
TOTAL SPACES PROVIDED		219				

MODIFICATIONS REQUESTED GRANTED BOARD OF SUPERVISORS MEETING ON 02/03/2021

22-403 - PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT -ALLOW FOR SUBMISSION AS PRELIMINARY/FINAL PLANS.

22-603.1 - REQUIRING CURBS ON ALL PUBLIC STREETS -MODIFICATION OF CURB REQUIREMENTS.

22-606 - SIDEWALKS -MODIFICATION OF SIDEWALK REQUIREMENTS.

22-711.4.A - PLANTINGS AROUND BUILDINGS -RELIEF FROM PLANTING AROUND EXISTING BUILDINGS.

22-404.1.H - REQUIRING PLAN ORIENTATION -ALLOW ORIENTATION AS SHOWN ON PLANS.

22-404.5.K - REQUIRING ARCHITECTURAL PLANS, MARKETABILITY ANALYSIS AND CONSTRUCTION ELIMINATE REQUIREMENT FOR ARCHITECTURAL PLAN, MARKETABILITY ANALYSIS AND CONSTRUCTION TIMETABLE FOR ACTIVITY.

22-603.6 - CURBS REQUIRING CURBING FOR ALL DRIVES AND PARKING AREAS - RELIEF FROM REQUIRING CURBING FOR EXISTING PARKING AREAS

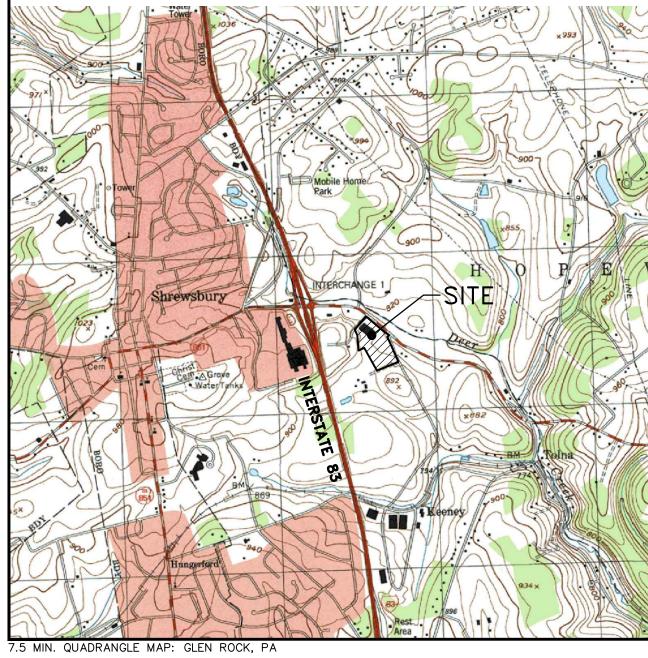
SPECIAL EXCEPTION NOTE

A SHOPPING CENTER OR MALL AS A PRINCIPAL USE WITHIN THE COMMERCIAL DISTRICT AT THE MEETING ON OCTOBER 21, 2020 OF THE SHREWSBURY TOWNSHIP ZONING HEARING BOARD.

SPECIAL EXCEPTION TO ZONING ORDINANCE SECTION 27-1002.5 WAS GRANTED TO ALLOW

ANTICIPATED PROJECT TIME SCHEDULE

MARCH 2022 - PROJECT BEGIN AUGUST 2022 - PROJECT COMPLETION



LOCATION MAP

PA ONE CALL UNDERGROUND UTILITY PROTECTION ACT

PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974. AS AMENDED BY ACT 187 OF 1996, ACT 181 OF 2006, ACT 160 OF 2016 AND ACT 50 OF 2017 OF THE PENNSYLVANIA STATE LEGISLATURE. RETTEW ASSOCIATES. INC. HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL

ASSOCIATES INC REQUESTED FROM EACH FACILITY OWNER

TOLL-FREE NUMBER FOR THE ONE CALL SYSTEM AND THE SERIAL NUMBER(S) FOR THE ASSOCIATED ONE CALL SYSTEM NOTIFICATION(S)

ADDITIONALLY, RETTEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST. AND AS REFLECTED ON THIS/THESE DRAWING(S), IS CORRECT OR ACCURATE. INFORMATION REFLECTED ON THIS/THESE DRAWING(S) IS SHOWN AS REQUIRED BY SAID ACT NO. 160 OF 2016, AND AS PROVIDED BY THE FACILITY OWNER PURSUANT TO SECTION 2, CLAUSE (4) OF SAID ACT. DATE: ___07/30/2021

ONE CALL SYSTEM SERIAL NUMBER: _____20212112407



CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUC TION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

YORK WATER COMPANY

YORK, PA. 17405 CONTACT: MATT RUCH

COLUBIA GAS OF PA 251 WEST MAIDEN STREET

VERIZON NORTH

ERIE, PA. 16501

WASHINGTON, PA 15301

20 EAST 10TH STREET

CONTACT: GRACE BACHISM

CONTACT: ERIC RODRIGUES

35 WEST RAILROAD STREET

CONTACT: BRIAN SWEITZER

SHREWSBURY BOROUGH

SHREWSBURY, PA 17361

EMAIL: GBACHISM@NISOURCE.COM

EMAIL: ERIC.RODRIGUES@VERIZON.COM

BSWEITZER@SHREWSBURYBOROUGH.ORG

130 EAST MARKET STREET

EMAIL: MATTR@YORKWATER.COM

It is the client's responsibility to notify RETTEW no less than 10 days and no more than 90 days prior to the construction begin date. This notification will allow us to update the PA811 One Call tickets associated with this project, which is a requirement under Act 287.

UTILITIES

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

C/O USIC LOCATING SERVICES, INC. 1131 SOUTH DUKE ST LANCASTER, PA. 17602 CONTACT: MARK DEATRICR MET ED / FIRST ENERGY

2800 POTTSVILLE PIKE READING, PA 19612 CONTACT: AMANDA HOUSTON EMAIL: AHOUSTON@FIRSTENERGYCORP.COM

PO BOX 205 GLEN ROCK, PA. 17327 CONTACT: DUANE WALTEMIRE EMAIL: GRSA96@COMCAST.NET LIST OF DRAWINGS

1 OF 10. COVER SHEET 2 OF 10. EXISTING CONDITIONS & DEMOLITION PLAN

3 OF 10. SITE LAYOUT PLAN 4 OF 10. GRADING & UTILITY PLAN 5 OF 10. LANDSCAPE PLAN 6 OF 10. LIGHTING PLAN 7 OF 10. WATERLINE PROFILE & DETAILS 8 OF 10. SITE DETAIL SHEET 9 OF 10. SITE DETAIL SHEET 10 OF 10. SITE DETAIL SHEET

SUPPLEMENTAL PLANS **EROSION AND SEDIMENT** CONTROL PLAN

1 OF 4. COVER SHEET 3 OF 4. E&S NOTES 2 OF 4. E&S PLAN 4 OF 4. E&S DETAILS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

1 OF 4. COVER SHEET 3 OF 4. NOTES

2 OF 4. PCSM PLAN 4 OF 4. DETAILS

COVER SH
RELIMINARY,
DEVELOPM
FOR
FOR 12/11/2020

SHEET NO. ____1__ OF ___10_ DWG. NO. 119682000

