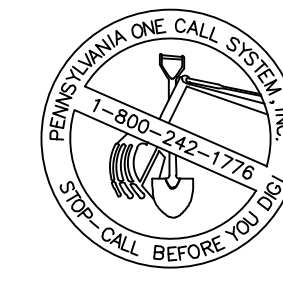


FINAL LAND DEVELOPMENT PROPOSED INDUSTRIAL BUILDING FOR SHREWSBURY COMMONS JOINT VENTURE WINDY HILL ROAD AND 1148 EAST FORREST AVENUE SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PREPARED FOR:
SHREWSBURY COMMONS JOINT VENTURE
RD. #1 BOX 131AA
SEVEN VALLEYS, PA 17360



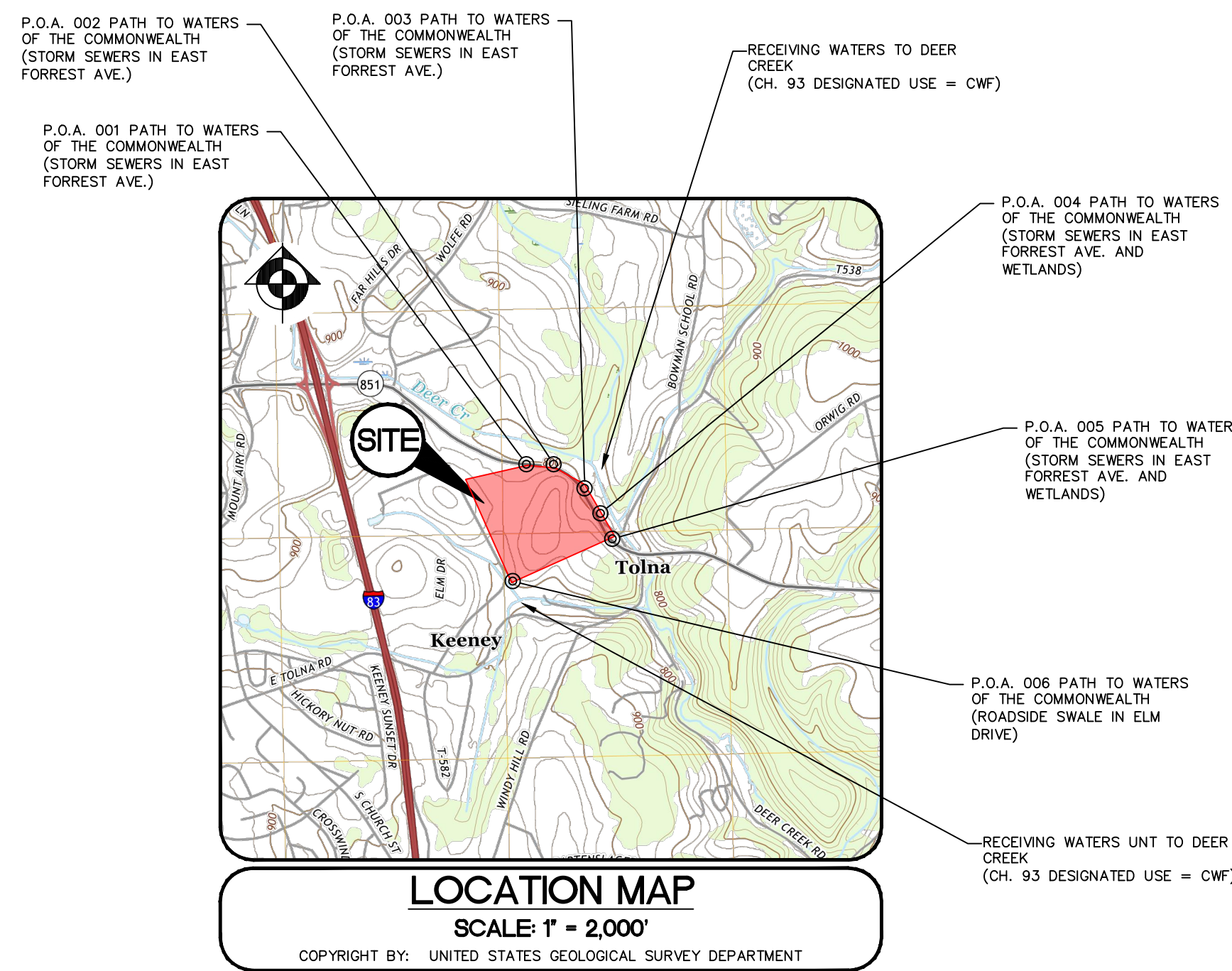
SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHOULD CONTACT 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 2019254209 (SHREWSBURY TOWNSHIP)

SHREWSBURY TOWNSHIP 12341 SUSQUEHANNA TRAIL SEEN RIDGE, PA 17327 CONTACT: MIKE MCCLAN EMAIL: MCMC@SHREWSBURYTOWNSHIP.ORG	YORK WATER COMPANY 130 EAST MARKET STREET YORK, PA 17405-2218 CONTACT: TYLER CLEMENS EMAIL: TYLER@YORKWATER.COM
COMCAST OF SE PA C/O USIC LOCATING SERVICES, INC. 13085 HAMILTON CROSSING BOULEVARD, SUITE 200 CARMEL, IN, 46032 CONTACT: USIC PERSONNEL	COLUMBIA GAS OF PA 1600 DUBLIN ROAD COLUMBUS, OH 43215 CONTACT: LISSA COLLINS EMAIL: LDUGAN@SOURCE.COM
MET ED / FIRSTENERGY 2850 PITTSVILLE PIKE READING, PA 19612 CONTACT: PETE HACHEM EMAIL: PHACHEM@FIRSTENERGYCORP.COM	VERIZON NORTH 37 WEST 8TH STREET WYOMING, PA 18644 CONTACT: RONALD SILINSKIE EMAIL: RONALD.SILINSKIE@VERIZON.COM
ARMSTRONG UTILITIES, INC. 122 SOUTH QUEEN STREET RISING SUN, MD 21811 CONTACT: CHRISTOPHER DELP EMAIL: CD@PAGOC.COM	SHREWSBURY BOROUGH 25 W. HALLROAD AVE. SHREWSBURY, PA 17361 CONTACT: BRIAN SWETZER EMAIL: BSW@TZRSHREWSBURYBOROUGH.ORG

NO.	DATE	REVISIONS	COMMENTS

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	U.P.I.
1	WINDY HILL ROAD	45-000-BJ-0056.E0-00000
2	1148 E. FORREST AVE.	45-000-BJ-0039.E0-00000
COMBINED LOT		



CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, _____ DAY OF _____, 20____, BEFORE ME,
_____, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
_____, BEING _____ MANAGER OF SHREWSBURY COMMONS JOINT VENTURE, TO ME KNOWN OR PROVEN, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS 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 HEREIN AND THE STORMWATER MANAGEMENT SYSTEM SHALL BE A PERMANENT FIXTURE 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 THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

SHREWSBURY COMMONS JOINT VENTURE
RD. #1 BOX 131AA
SEVEN VALLEYS, PA 17360

NOTARY PUBLIC

NOTARY STAMP SEAL

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, _____ 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

DEVELOPER

TITLE

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____.

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, PLS
REGISTRATION NO. SU 075477
(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. COPYRIGHT BY AND FOR:

SCOTT T. DEBELL, P.E.
REGISTRATION NO. PE 060631-E
(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-010053
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE

SEAL

CARBONATE GEOLOGY STATEMENT

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

SCOTT T. DEBELL, P.E.
REGISTRATION NO. PE 060631-E
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE

SEAL

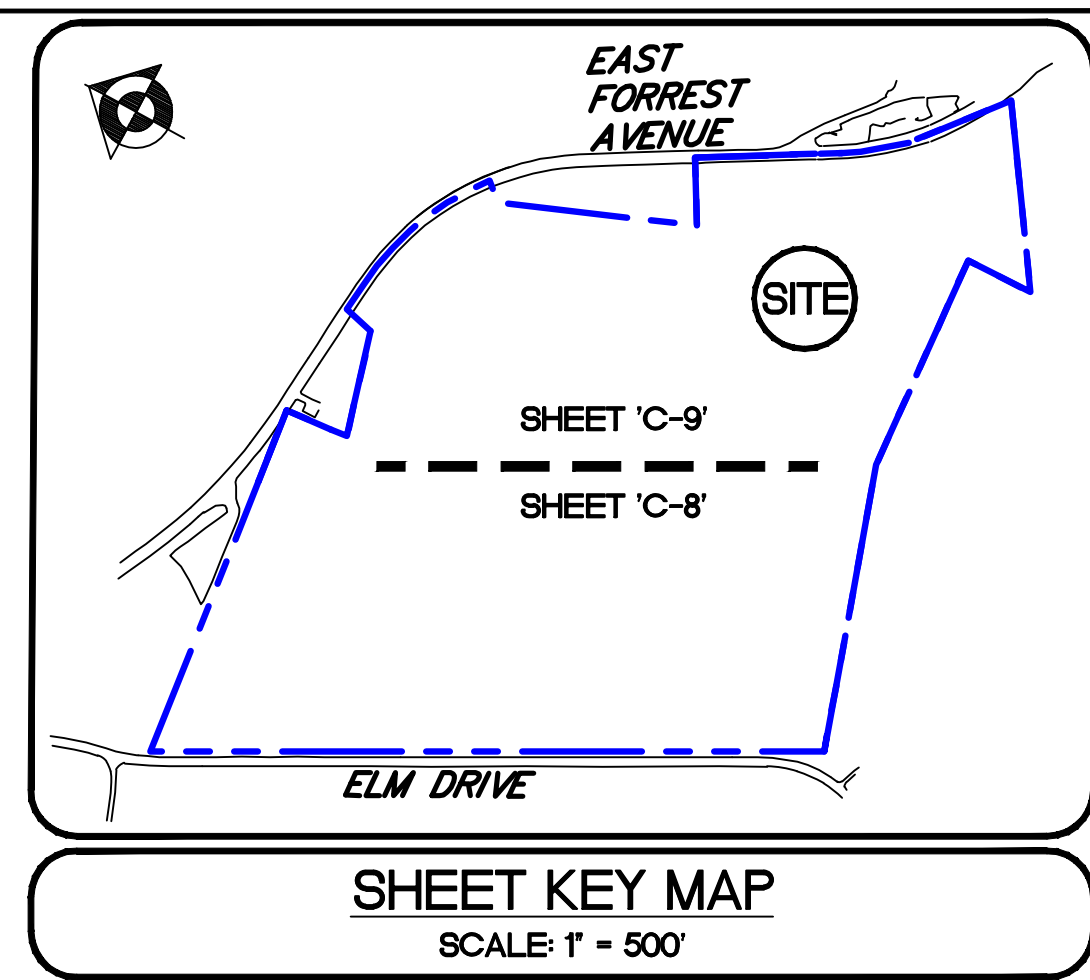
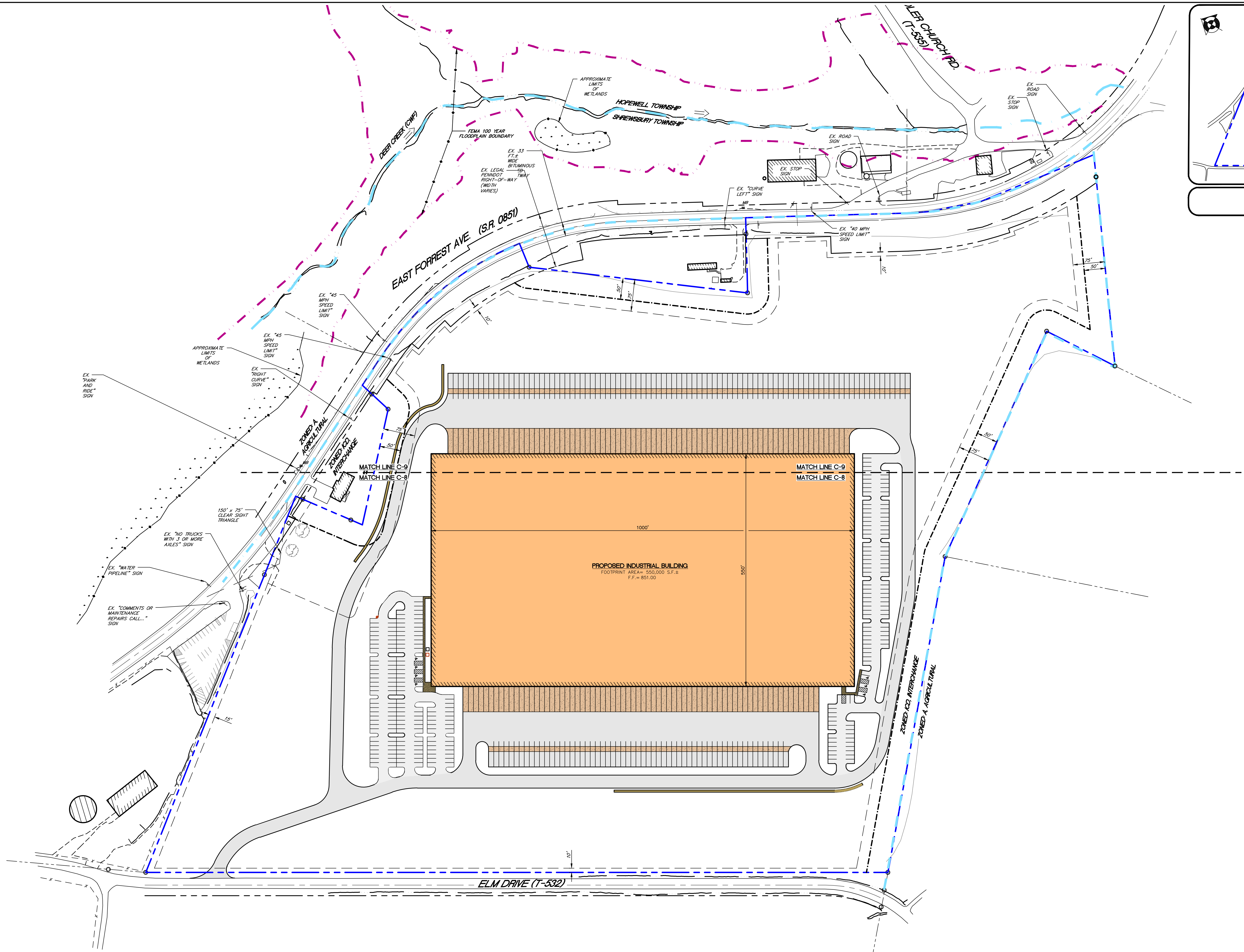
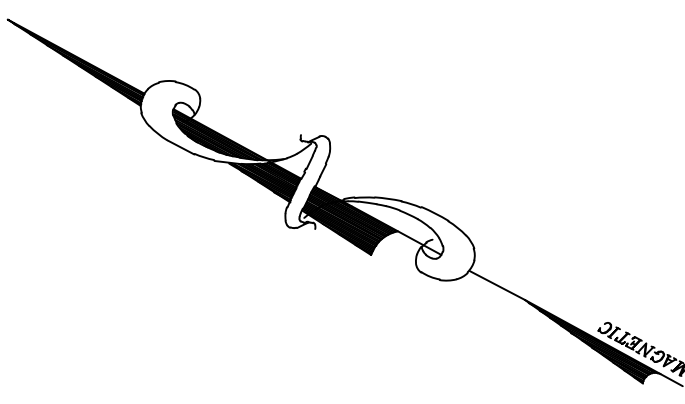
FINAL LAND DEVELOPMENT SHEET INDEX

DRAWING SHEET NO.	DRAWING TITLE
C-1	TITLE SHEET
C-2	NOTES AND PLAN LEGEND
C-3	FINAL SUBDIVISION PLAN
C-4	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C-5	ENLARGED EXISTING CONDITIONS AND DEMOLITION PLAN
C-6	ENLARGED EXISTING CONDITIONS AND DEMOLITION PLAN
C-7	OVERALL SITE LAYOUT PLAN
C-8	ENLARGED SITE LAYOUT PLAN
C-9	ENLARGED SITE LAYOUT PLAN
C-10	OVERALL SITE GRADING PLAN
C-11	ENLARGED SITE GRADING PLAN
C-12	ENLARGED SITE GRADING PLAN
C-13	OVERALL SITE UTILITY PLAN
C-14	ENLARGED SITE UTILITY PLAN
C-15	ENLARGED SITE UTILITY PLAN
C-16	OVERALL LANDSCAPE PLAN
C-17	ENLARGED LANDSCAPE PLAN
C-18	ENLARGED LANDSCAPE PLAN
C-19	STORM SEWER PROFILES
C-20	STORM SEWER PROFILES
C-21	STORM SEWER PROFILES
C-22	STORM SEWER PROFILES
C-23	STORM SEWER PROFILES
C-24	SITE DETAILS
C-25	PCSM DETAILS
C-26	PCSM DETAILS
C-27	PCSM DETAILS
C-28	PCSM DETAILS
C-29	PCSM DETAILS
C-30	UTILITY PROFILE AND DETAILS

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.840.8205 • www.sitedc.com
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

THE TITLE SHEET
FOR
PROPOSED INDUSTRIAL BUILDING
FOR
SHREWSBURY COMMONS JOINT VENTURE
WINDY HILL ROAD AND 1148 EAST FORREST AVENUE
SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	CPK
CHECKED BY	STD
CONTACT	STD
DATE	12.13.22
FILE NAME	150.58-LD-1-2
JOB NO.	150.58
SHEET NO.	C-1
REV.	----



NO.	DATE	REVISIONS	COMMENTS

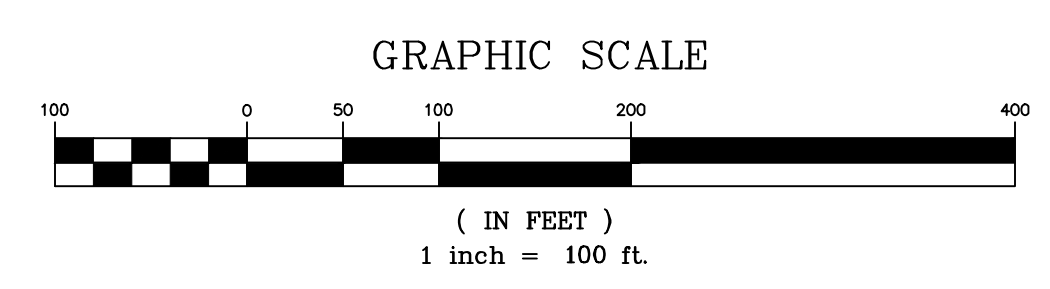
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 127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
 t: 717.840.8205 • f: 717.840.8208 • WWW.SITEDCC.COM
 Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

OVERALL SITE LAYOUT PLAN
 PROJECT FOR
PROPOSED INDUSTRIAL BUILDING
SHREWSBURY COMMONS JOINT VENTURE
 WINDY HILL ROAD AND 148 EAST FORREST AVENUE
 SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	CPK
CHECKED BY	STD
CONTACT	STD
DATE	12.13.22
FILE NAME	150.58-LD-7-9
JOB NO.	150.58
SHEET NO.	C-7

HATCH LEGEND

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



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