

# PRELIMINARY 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 DECEMBER 13, 2022

**EXISTING LOT INFORMATION**

LOT NUMBER	ADDRESS	UNIVERSAL PARCEL IDENTIFIER	DEED REFERENCE NO.
LOT #1	15232 ELM DRIVE, YORK, PA 17406		

**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\_\_\_\_ HAS 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.

MUNICIPAL OFFICIAL OR DESIGNEE

**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 THEIR ACT AND DEED. ALL ROADS AND STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

**U.S. INDUSTRIAL CLUB V ENTERPRISES, LLC,**  
A DELAWARE 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 THEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

(NOTARY STAMP)

**CARBONATE GEOLOGY CERTIFICATION**

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

12/13/22

MARK A. GIUNTA, P.E. REG. NO. PE073764

**DESIGN ENGINEER STORMWATER CERTIFICATE**

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

12/13/22

JOSHUA D. HOFFMAN, P.E. REG. NO. PE-083268

**CERTIFICATE OF PLAN ACCURACY**

I, 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.

12/13/22

JOSHUA D. HOFFMAN, P.E. REG. NO. PE-083268

**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.

12/13/22

MICHAEL L. WAKEFIELD, P.L.S. REG. NO. SU-075585

**LANDSCAPE ARCHITECT CERTIFICATION**

I 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.

12/13/22

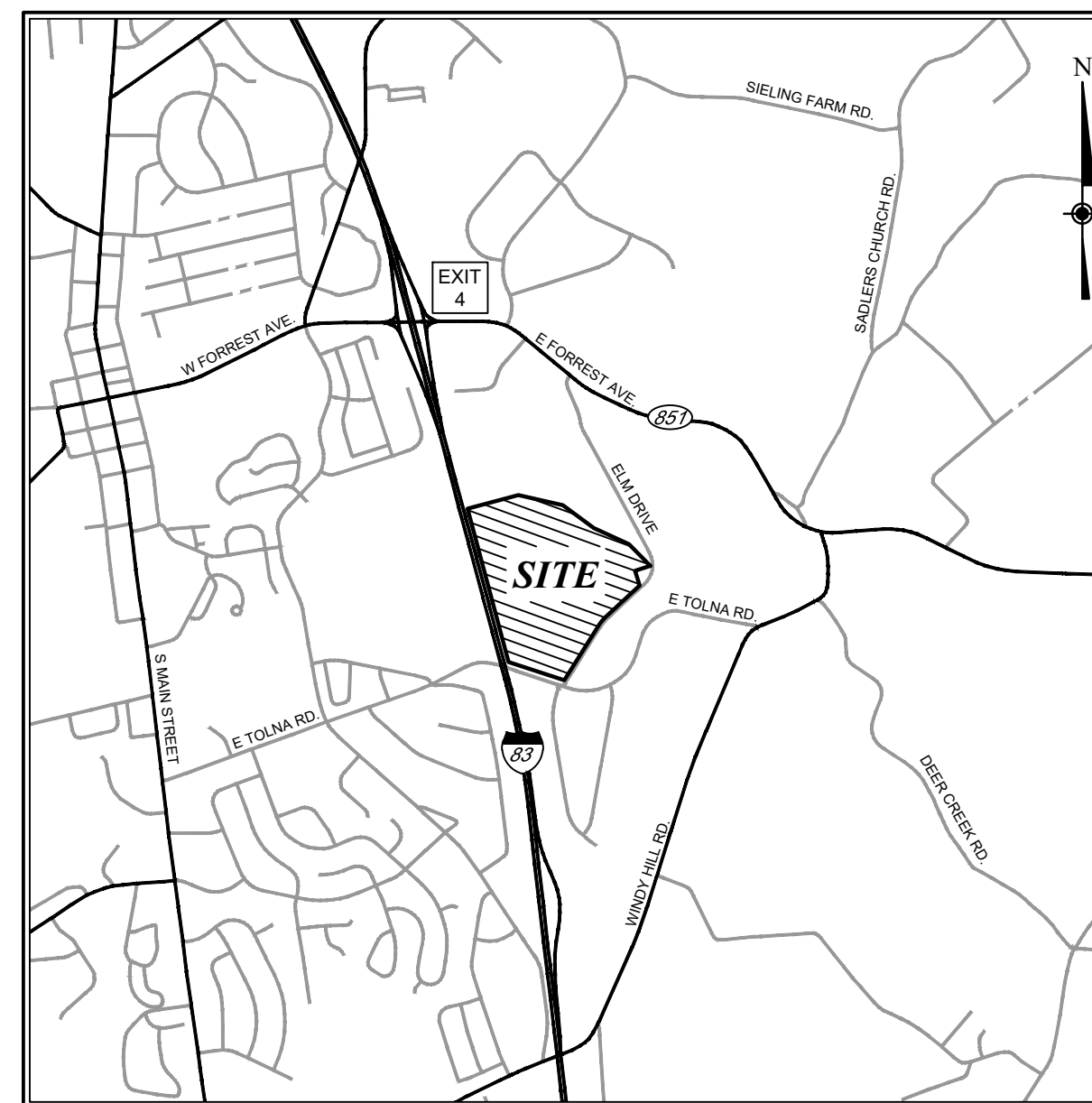
ALLISON M. HANNA, R.L.A. LICENSE NO. LA-003273

**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 2.0	EXISTING CONDITIONS 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 9.1 - 9.3	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 - 11.3	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 - 13.3	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
SW 14.1 - 14.3	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS
44 SHEETS IN SET (ALL SHEETS TO BE RECORDED)	

**LEGAL OWNER/APPLICANT**

U.S. INDUSTRIAL CLUB V ENTERPRISES, LLC  
C/O HILLWOOD  
ATTN: MR. CHRIS FENCEL  
VICE PRESIDENT, DEVELOPMENT  
NORTHEAST REGIONAL OFFICE  
5050 WEST TILGHMAN STREET, SUITE 435  
ALLENTOWN, PA 18104  
(717) 999-2174

**REQUESTED WAIVERS**

AT A MEETING ON \_\_\_\_\_, 2022, 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 22-505.3.B - EXISTING ROAD FRONTAGE IMPROVEMENTS ALONG ELM DRIVE & EAST TOLNA ROAD (PARTIAL WAIVER)
- SECTION 22-507.4.A - MAXIMUM DRIVEWAY WIDTH WITHIN 10 FEET OF STREET RIGHT-OF-WAY LINE
- SECTION 22-529.3 - ROOF DRAIN SEEPAGE PITS FOR STORMWATER
- SECTION 22-603.1 - CURBS
- 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 25-308.2.B - INLET SPACING (PARTIAL WAIVER)

**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 (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) 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 MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE COMPLETED.

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. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:

DATE: 10/15/2021

ONE CALL SYSTEM SERIAL NUMBER: #20212880955

**LIST OF UTILITIES**

ARMSTRONG UTILITIES INC  
122 S QUEEN ST  
RISING SUN, MD 21911  
CHRIS MOYER DELP  
CDEL@AGCC.COM

COLUMBIA GAS OF PA INC  
1600 DUBLIN RD  
COLUMBUS, OH 43215  
LISA COLLINS  
LDUGAN@NSOURCE.COM

SHREWSBURY BOROUGH  
35 W RAILROAD AVE  
SHREWSBURY, PA 17361  
BRIAN SWEITZER  
BSWEITZER@SHREWSBURYBOROUGH.ORG

MET ED FIRSTENERGY  
2800 POTTSVILLE PIKE  
READING, PA, 19605  
PETE HACHEM  
PHACHEM@FIRSTENERGYCORP.COM

SHREWSBURY TOWNSHIP  
12341 SUSQUEHANNA TRL  
GLENROCK, PA 17327  
MIKE MCCOY  
MIKEM@SHREWSBURYTOWNSHIP.ORG

VERIZON NORTH  
37 W 8TH ST  
WYOMING, PA 18644  
RONALD SILNSKIE  
RONALD.SILNSKIE@VERIZON.COM

YORK WATER COMPANY  
130 E MARKET ST  
YORK, PA 17401  
TYLER CLEMENS  
TYLERC@YORKWATER.COM

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

HARRISBURG OFFICE  
2000 LINGLETOWN ROAD  
SUITE 304  
HARRISBURG, PA 17110  
717.651.1010

YORK OFFICE  
227 W. MARKET STREET  
SUITE 104  
YORK, PA 17401  
717.781.2929

www.snydersecary.com

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



PROJECT NO.  
19-0158-020

SHEET 1 of 44  
**CS 1.0**



**GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE DESIGN OF A 611,040 S.F. WAREHOUSE / DISTRIBUTION FACILITY AND RELATED SITE IMPROVEMENTS.
- ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- ALL LINE STRIPING FOR STANDARD PARKING SPACES SHALL BE 4 INCH, WHITE STANDARD TRAFFIC PAINT.
- MINIMUM CURB LINE RADIUS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- 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.
- 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.
- CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT RC-67.
- ESTIMATED SEWAGE FLOW FROM THIS PROJECT IS APPROXIMATELY 10,150 GPD. A SEWAGE FACILITIES PLANNING MODULE EXEMPTION IS BEING PROCESSED BY PADEP AS PART OF THIS PLAN.
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY SNYDER, SECARY & ASSOCIATES, LLC, THE CURRENT REQUIREMENTS OF SHREWSBURY TOWNSHIP, AND IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 AND THE ROADWAY CONSTRUCTION STANDARDS (RC STANDARDS), CURRENT EDITIONS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE MSE RETAINING WALLS DEPICTED ON THIS PLAN ARE PRELIMINARY AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER FOR SHREWSBURY TOWNSHIP APPROVAL PRIOR TO CONSTRUCTION.
- ALL TRAILER STORAGE PARKING SPACES SHALL BE 11' X 60' AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL REFER TO THE BUILDING ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF BUILDING EXIT DOORS, EXIT RAMPS, TRUCK RAMP RETAINING WALL DETAILS, BOLLARDS, AND RELATED ITEMS.
- ALL TRUCK COURT AND PARKING LOT PAVEMENT SHALL BE IN ACCORDANCE WITH THE SITE PAVEMENT DETAILS.
- TRUCKS LOCATED ON SITE SHALL BE RESTRICTED FROM UNNECESSARY IDLING IN ACCORDANCE WITH STATE AND FEDERAL LAWS.

**LEGEND**

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED SETBACK LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED GUIDELINE
- PROPOSED CONCRETE
- PROPOSED LIGHT DUTY PAVING
- PROPOSED HEAVY DUTY PAVING

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	90.65'	350.00'	S 30°52'14" W	90.40'
C2	98.42'	380.00'	S 30°52'14" W	98.15'

**PROPOSED LOT COVERAGE**

TOTAL LOT AREA:	2,682,280 SQ. FT.	100.00%
TOTAL BUILDING FOOTPRINT AREA:	611,040 SQ. FT.	22.78%
TOTAL PAVED / CONC. AREA:	597,210 SQ. FT.	21.95%
TOTAL IMPERVIOUS COVERAGE:	1,208,250 SQ. FT.	44.73%
VEGETATIVE COVER / GREEN AREA:	1,482,451 SQ. FT.	55.27%

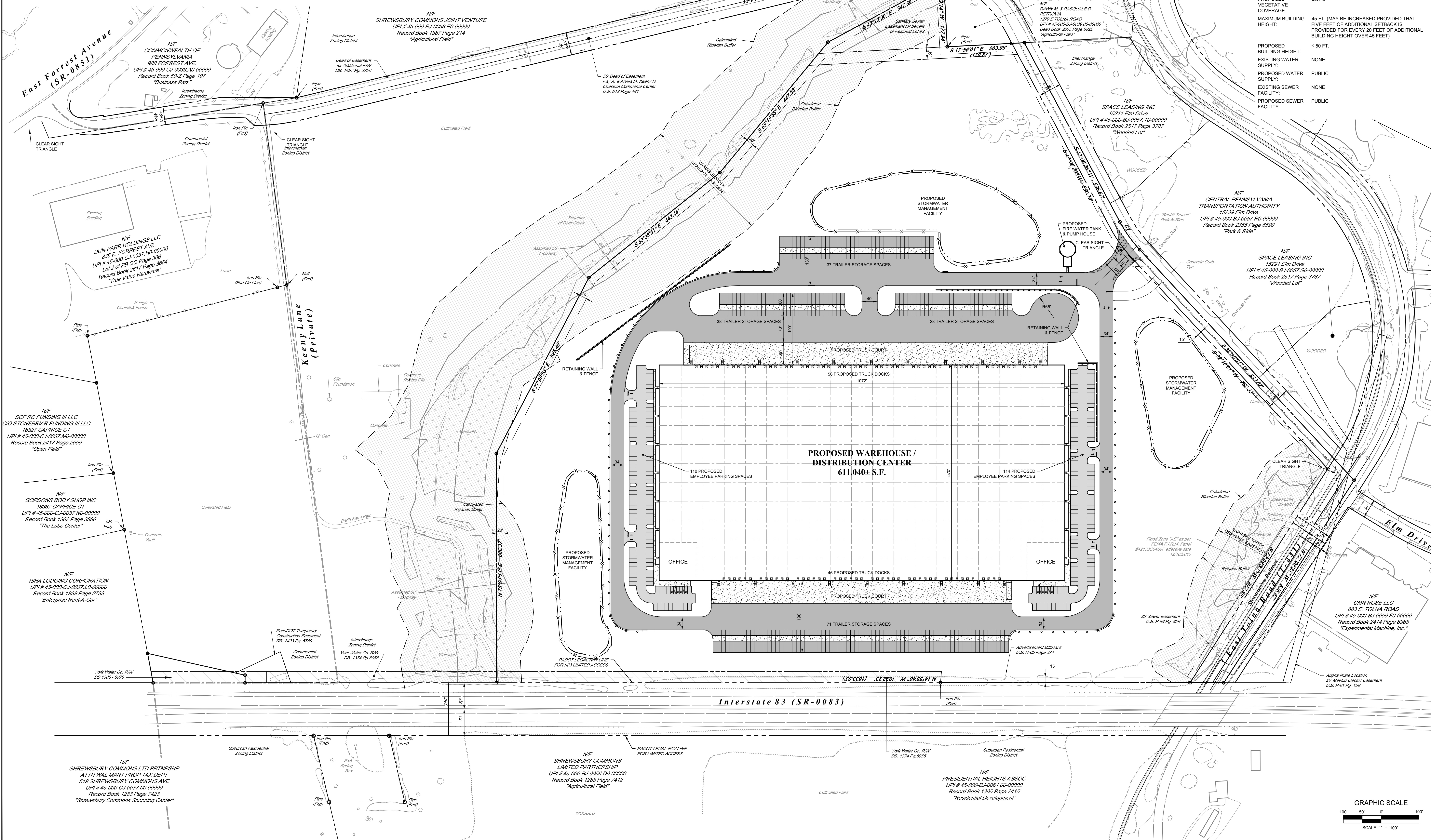
**PARKING DATA**

PROPOSED USE:	611,040± SF. WAREHOUSING AND DISTRIBUTION
REQUIRED PARKING:	ONE (1) PARKING SPACE FOR EACH 3,000 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:	166

**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:	2,690,701 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 RESIDENCE(S) 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:	1,406± FT.
MAX. IMPERVIOUS COVERAGE:	75%
PROPOSED IMPERVIOUS COVERAGE:	44.9%
MIN. VEGETATIVE COVERAGE:	25%
PROPOSED VEGETATIVE COVERAGE:	55.1%
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

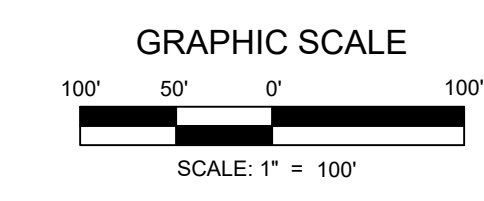
PROJ. MGR.	JDH
DESIGN	TBF
CADD	JAS
CHECKED	JSS
DATE	
REVISED PER TOWNSHIP COMMENTS	
REVISED PER YCCD & PADEP COMMENTS	
REVISED PER TOWNSHIP COMMENTS	
REVISED PER TOWNSHIP & COUNTY COMMENTS	
REVISED PER YCCD COMMENTS	
REVISED PER TOWNSHIP COMMENTS	
DATE	



**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  
2000 INGLETTOWN ROAD  
HARRISBURG, PA 17110  
www.snydersecary.com  
717.651.1010

**PROJECT NO.**  
19-0158-020  
**DATE:** 08/15/2022  
**SCALE:** 1" = 100'  
**SHEET 3 of 44**  
**SP 3.0**





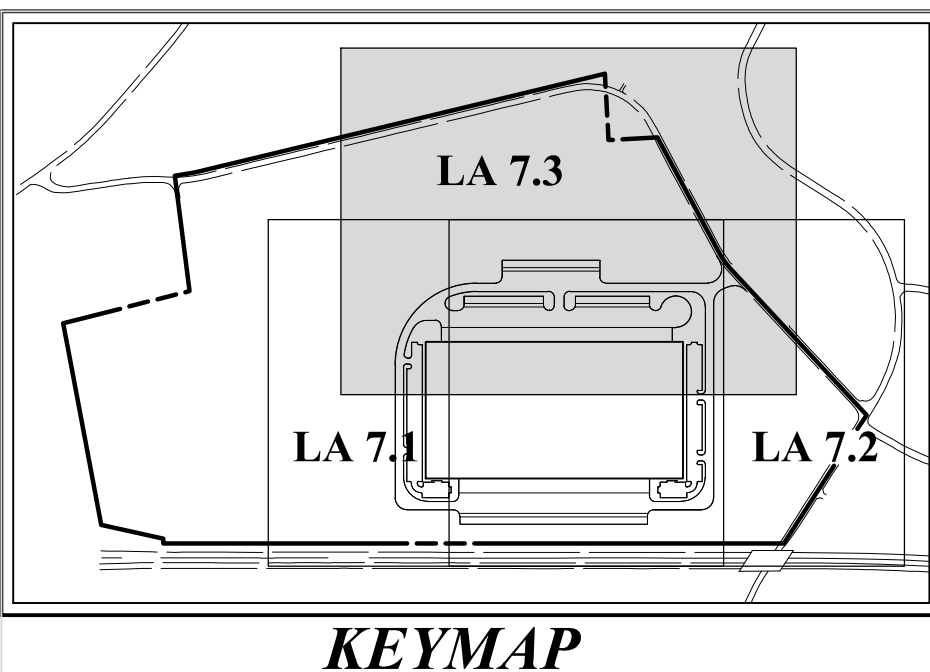
**PLANT SCHEDULE - SITE LANDSCAPING**

TREES							
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & ROOT	SPACING	NATIVE
AG	22		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL. B&B	AS SHOWN	YES
ARF	27		ACER RUBRUM 'FRANKGROED'	RED SUNSET RED MAPLE	2-2 1/2" CAL. B&B	AS SHOWN	YES
AO	16		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER RED MAPLE	2-2 1/2" CAL. B&B	AS SHOWN	YES
CA	10		CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2-2 1/2" CAL. B&B	AS SHOWN	YES
CC	18		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	1 1/2" CAL. B&B	AS SHOWN	YES
CV	26		CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	1 1/2" CAL. B&B	AS SHOWN	YES
NS	12		NYSSA SYLVATICA	BLACK GLIM	2-2 1/2" CAL. B&B	AS SHOWN	YES
OV	6		OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2-2 1/2" CAL. B&B	AS SHOWN	YES
PG	107		PICEA GLAUCA	WHITE SPRUCE	6-7 HT. B&B	15' O.C.	YES
PS	108		PINUS STROBUS	EASTERN WHITE PINE	6-7 HT. B&B	15' O.C.	YES
QP	18		QUERCUS PALustris	PIN OAK	2-2 1/2" CAL. B&B	AS SHOWN	YES
SHRUBS							
AE	31		AZALEA 'ENCORE AUTUMN FIRE'	AZALEA	NO. 3 CONT. 18-24" HT.	3' O.C.	NO
CA	32		CLETHRA ALNIFOLIA 'RUBY SPICE'	SWEET PEPPERBUSH	NO. 3 CONT. 18-24" HT.	4' O.C.	YES
DC	31		DEUTZIA GRACILIS 'NINKO'	SENDER DEUTZIA	NO. 2 CONT. 18-24" HT.	4' O.C.	NO
FG	32		FOTHERGILLIA GARDENII	DWARF FOTHERGILLA	NO. 3 CONT. 18-24" HT.	4' O.C.	YES
HP	16		HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	NO. 3 CONT. 20-26" HT.	6' O.C.	YES
IC	17		ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	NO. 3 CONT. 18-24" HT.	4' O.C.	NO
IG	85		ILEX GLABRA	INKBERRY	NO. 3 CONT. 18-24" HT.	4' O.C.	YES
KL	31		KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	NO. 3 CONT. 18-24" HT.	4' O.C.	YES
ND	32		NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	NO. 3 CONT. 18-24" HT.	3.5' O.C.	NO
PL	6		PRUNUS LAUROCEARUS 'OTTO LUYKEN'	CHERRY LAUREL	NO. 8 CONT. 18-24" HT.	7' O.C.	NO
RD	37		RHOODENDRON DELAWARE	DELAWARE VALLEY WHITE RHOODENDRON	NO. 3 CONT. 18-24" HT.	4.5' O.C.	YES
SJ	10		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	NO. 3 CONT. 18-24" HT.	5' O.C.	NO

NOTES:  
1. MAINTAIN SPACING AS INDICATED IN PLANT SCHEDULE.

**SEEDING SCHEDULE - SWM/BMP FACILITIES & LANDSCAPE RESTORATION AREAS**

- LANDSCAPE RESTORATION MEADOW: AREA TO BE SEEDED WITH ERNST CONSERVATION SEEDS MISC TO DRY NATIVE POLLINATOR MIX (ERNM-105) AT A RATE OF 40 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.
- STORMWATER/BMP SEED MIX: AREA TO BE SEEDED WITH ERNST CONSERVATION SEEDS NATIVE DETENTION AREA MIX (ERNM-183) AT A RATE OF 20 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.
- STORMWATER/BMP SEED MIX - FOREBAYS & LEVEL SPREADERS: AREA TO BE SEEDED WITH ERNST CONSERVATION SEEDS FACV MEADOW MIX (ERNM-122) AT A RATE OF 20 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.
- RIPARIAN BUFFER ZONE: AREA TO BE SEEDED WITH ERNST CONSERVATION RIPIARIAN BUFFER MIX (ERNM-178) AT A RATE OF 20 LBS/ACRE WITH 30 LBS/ACRE GRASS RYE. SEE PLANT SCHEDULE - RIPIARIAN BUFFERS AND PLANTING DETAIL FOR RIPIARIAN BUFFER PLANT SPACING AND PLANTS TO BE PLACED WITHIN THIS AREA.



**LANDSCAPING NOTES**

- PROPOSED TREES AND SHRUBS SHALL HAVE A NORMAL HABIT OF GROWTH. SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE FROM DISEASE, INSECTS, EGGS, AND LARVAE.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- PROPOSED TREES AND OTHER VEGETATION SHALL BE GROWN IN A CLIMATE SIMILAR TO THAT OF CENTRAL PENNSYLVANIA.
- ALL PLANT MATERIAL IS SUBJECT TO APPROVAL AND ACCEPTANCE FROM THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANT MATERIAL SHALL BE HANDLED IN COMPLIANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
- THE REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, QUALITY, BALANCE AND BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
- TREES LESS THAN 3" CALIPER SHALL BE PROPERLY STAKED OR TREES MORE THAN 3" CALIPER SHALL BE GUYED AND BE PROPERLY PROTECTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
- ANY NYLON ROPE USED IN BAILING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
- 3" OAK BARK MULCH SHALL BE PLACED AROUND TREES AND SHRUBS. ISOLATED ISLANDS AND BED AREAS SHALL ALSO BE MULCHED. LIMITS OF MULCHING SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION BY THE DESIGN PROFESSIONAL.
- A SYSTEM OF STAKING AND MATTING AND/OR NETTING SHALL BE INSTALLED IN SLOPEMOUND AREAS STEEPER THAN 1:1 TO BE MULCHED. SAID MATTING SHALL NOT INHIBIT VEGETATIVE GROWTH AND SHALL NOT BE VISIBLE TWO YEARS AFTER PLANTING.
- FERTILIZE ALL PLANTINGS IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SPECIFICATIONS IN SPRING ONLY. A SOIL TEST SHALL BE PERFORMED BY A QUALIFIED LABORATORY. ADJUSTMENT TO PLANT AND FERTILIZER MATERIAL AND APPLICATION SHALL BE MADE AS AUTHORIZED BY OWNER, UNDER THE DIRECTION OF THE DESIGN PROFESSIONAL, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL DISTURBED OR DAMAGED AREAS SHALL BE REPAIRED AND REFINISHED WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACES.
- ALL DISTURBED AREAS NOT LANDSCAPED, PAVED OR BUILT UPON SHALL RECEIVE 4" OF TOPSOIL, BE SEED, FERTILIZED AND MULCHED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 FOR THE FORMULA SPECIFIED UNLESS OTHERWISE NOTED. REFER TO SEEDING SPECIFICATIONS AND EROSION AND SEDIMENTATION CONTROL PLAN FOR REQUIREMENTS. WATER SEED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

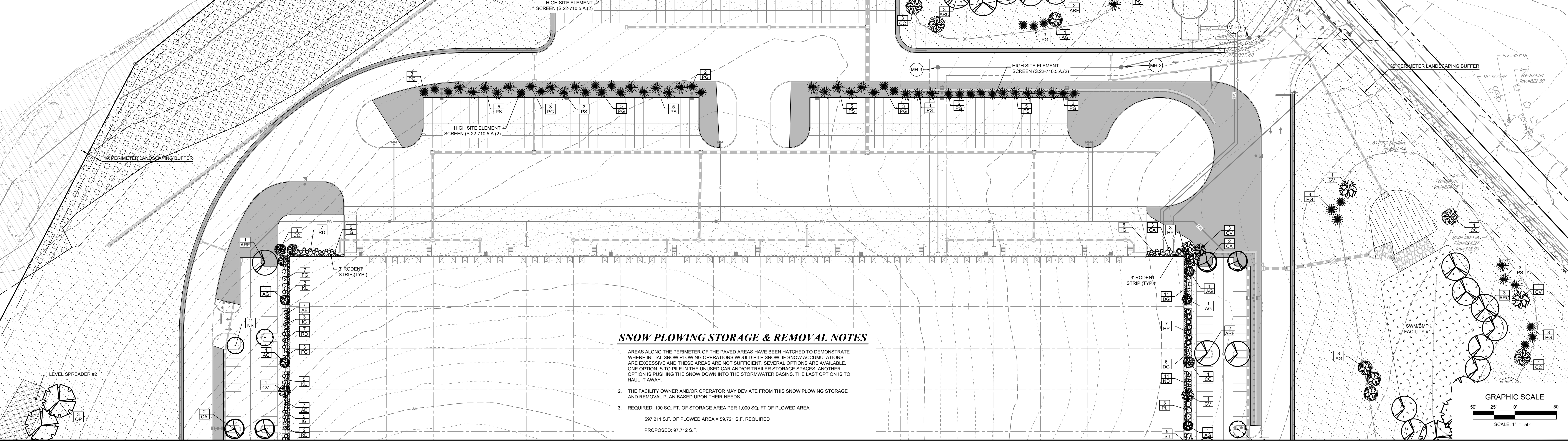
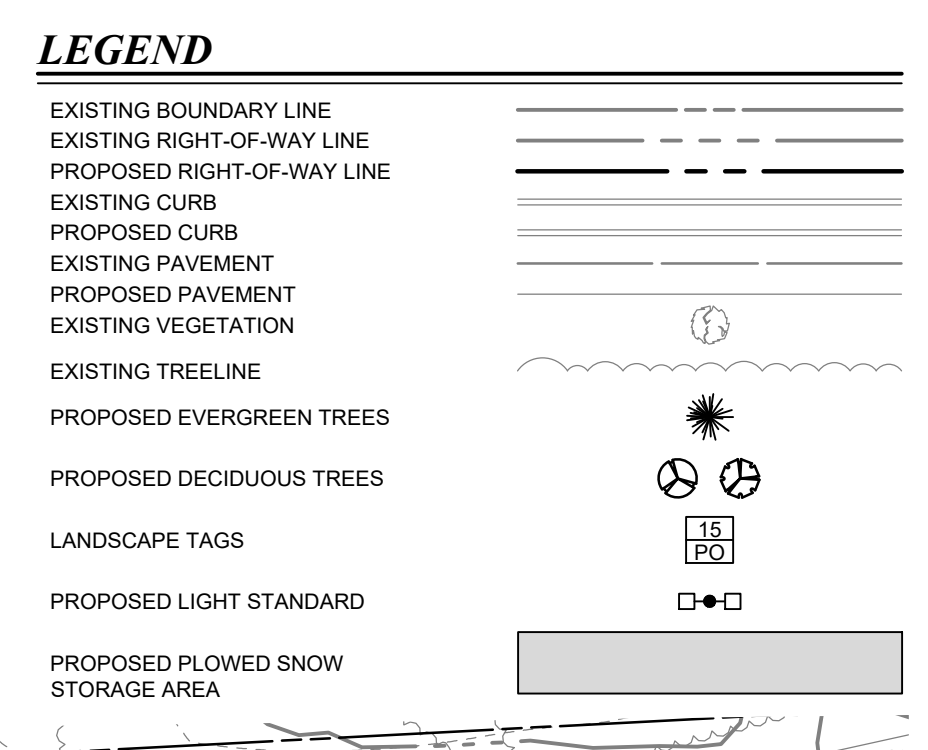
- ALL LANDSCAPE IMPROVEMENTS INSTALLED IN ACCORDANCE WITH THIS PLAN SHALL BE GUARANTEED AND MAINTAINED IN A HEALTHY AND SOUND CONDITION, OR OTHERWISE BE REPLACED BY EQUIVALENT IMPROVEMENTS FOR A PERIOD OF 18 MONTHS FOLLOWING THEIR INSTALLATION.
- AFTER INSTALLATION AND PRIOR TO COMMENCEMENT OF THE GUARANTEE PERIOD REQUIRED ABOVE, THE TOWNSHIP SHALL PERFORM AN INSPECTION OF THE FINISHED SITE FOR COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN. FOLLOWING THIS INSPECTION, AN AS-BUILT LANDSCAPE PLAN SHALL BE FURNISHED TO THE TOWNSHIP BY THE APPLICANT PROVIDED THE FINISHED SITE IS FOUND TO BE IN COMPLIANCE. THE TWO EIGHTEEN-MONTH GUARANTEE PERIODS SHALL COMMENCE FIVE DAYS FROM THE DATE OF INSPECTION. ALL PLANTS SHALL BE IN A VIGOROUS AND THRIVING CONDITION AT THE END OF THE EIGHTEEN-MONTH PERIODS AS DETERMINED ABOVE. FINAL INSPECTION OF THE SITE FOLLOWING THE EIGHTEEN-MONTH PERIOD WILL BE MADE BY THE TOWNSHIP. IT IS RECOMMENDED THAT TREES AND SHRUBS BE PLANTED BETWEEN SEPTEMBER 15 AND NOVEMBER 1 OR BETWEEN MARCH 1 AND MAY 1.

**LANDSCAPING REQUIREMENTS**

- PARKING LOT LANDSCAPING**  
 REQUIRED: 522-711.2.1 (1) ONE PLANTING ISLAND, A MINIMUM OF 10 FEET WIDE BY 20 FEET LONG, SHALL BE LOCATED AT THE END OF EACH PARKING SPACE ROW AND AT INTERVALS OF NO GREATER THAN 100 FEET APART, OR EVERY 10 PARKING SPACES, IN SINGLE OR DOUBLE BAYS.
- PROVIDED:** NORTH PARKING LOT: 17 PLANTING ISLANDS  
 SOUTH PARKING LOT: 18 TREES
- REQUIRED: 522-711.2.2. EACH PLANTING ISLAND SHALL CONTAIN ONE SHADE TREE PLUS SHRUBS, GROUND COVER, PERENNIALS AND/OR MULCH TO COVER THE ENTIRE AREA AT MATURITY. FIFTY PERCENT OF ALL STREET TREES, SHADE TREES AND EVERGREEN TREES SHALL BE NATIVE SPECIES AS DEFINED IN THIS CHAPTER AND LISTED IN APPENDIX B. 25 SHRUBS SHALL NOT EXCEED TWO FEET IN HEIGHT.
- PROVIDED:** NORTH PARKING LOT: 17 TREES  
 SOUTH PARKING LOT: 18 TREES
- BUILDING FACADE LANDSCAPING**  
 REQUIRED: 522-711.4. A PLANTING ISLAND IS REQUIRED FOR ALL SIDES OF A BUILDING FACING PARKING AREAS. PLANTINGS ARE NOT REQUIRED ALONG THE SIDES OF BUILDINGS CONTAINING SERVICE OR LOADING AREAS. THE MINIMUM PLANTING REQUIREMENT SHALL BE ONE SHADE TREE PER 50 FEET OF BUILDING FACADE PLUS FIVE SMALL SHRUBS PER 20 FEET OF BUILDING FACADE.
- PROVIDED:** NORTH PARKING LOT: 16 TREES & 157 SHRUBS (PARTIAL WAIVER REQUESTED)  
 SOUTH PARKING LOT: 16 TREES & 144 SHRUBS (PARTIAL WAIVER REQUESTED)
- PERIMETER BUFFER LANDSCAPING**  
 REQUIRED: 522-509.4. WHERE LOTS FACE AN INTERIOR STREET AND BACK ON A MAJOR THROUGHFARE OR ABUT PROPERTIES IN OTHER USES THAT HAVE AN ADVERSE EFFECT UPON THEM, THE SUBDIVIDER OR DEVELOPER SHALL PROVIDE A PLANTING BUFFER YARD AT LEAST 35 FEET WIDE ALONG THE BACK OR ABUTTING SIDE OF THE LOT, AS THE CASE MAY BE. NO RIGHT OF ACCESS OR DRIVEWAY MAY OPEN ONTO OR THROUGH THE STRIP PLANTING SCREENS SHALL NOT BE LOCATED WITHIN THE CLEAR RIGHT TRIANGLE. FURTHERMORE, ALL PLANTING SCREENS/BUFFER YARDS SHALL BE DESIGNED AND PLANTED IN A MANNER CONSISTENT WITH PART 7 OF THIS CHAPTER.
- ELM DRIVE PROPERTY LINE: 35 FT.**  
**INTERSTATE 83 PROPERTY LINE: 35 FT.**  
**ALL OTHER PROPERTY LINES: 10 FT.**
- PROVIDED:** ELM DRIVE PROPERTY LINE: 35 FT.  
 INTERSTATE 83 PROPERTY LINE: 35 FT.  
 ALL OTHER PROPERTY LINES: 10 FT.
- BUILDING ELEMENT SCREEN**  
 REQUIRED: 522-710.5. SITE ELEMENT SCREENS SHALL BE PLACED TO SCREEN ELECTRICAL, MECHANICAL AND UTILITY EQUIPMENT, LOADING AND STORAGE AREAS NOT ENCLOSED IN A BUILDING, TRASH DISPOSAL SITES, AS WELL AS OTHER STRUCTURES AND AREAS ASSOCIATED WITH VARIOUS PRINCIPAL USES OR PRINCIPAL USES THEMSELVES AS DETERMINED BY SHREWSBURY TOWNSHIP. SCREENING IS REQUIRED WHEN SUCH ELEMENTS ARE PROPOSED WITHIN 20 FEET OF A PROPERTY OR RIGHT-OF-WAY LINE. SITE ELEMENT SCREENS MAY BE LOCATED WITHIN REQUIRED BUFFER AREAS. SITE ELEMENT SCREENS MAY BE ELIMINATED IF THEY ARE ADJACENT TO OR WITHIN SCREEN BUFFERS, PROVIDED THE SCREEN BUFFER EFFECTIVELY SCREENS VIEWS OF THE SITE ELEMENT. SITE ELEMENT SCREEN PLANTINGS SHALL BE DESIGNED IN SUCH A FASHION SO AS TO NOT DRAW ATTENTION TO THE ELEMENT ITSELF.
- PROVIDED:** LOW SCREEN AT EMPLOYEE PARKING ALONG INTERSTATE 83 & HIGH SCREEN AT TRAILER STORAGE SPACES ALONG INTERSTATE 83
- INDIVIDUAL BUILDING SITE LANDSCAPING**  
 REQUIRED: 522-710.6.C. A MINIMUM PLANTING WIDTH OF SIX FEET ADJACENT TO THE BUILDING AND LESS THAN 20% OF THE BUILDING PERIMETER SHALL BE PLANTED WITH MULTISTEMMED AND ORNAMENTAL TREES, SHRUBS, PERENNIAL FLOWERS, AND GROUND COVER. EMPHASIS SHOULD BE GIVEN TO LANDSCAPING ALONG THE FRONT BUILDING ELEVATION.
- NORTH SIDE OF BUILDING: 771 L.F. OF LANDSCAPED AREA**  
**SOUTH SIDE OF BUILDING: 784 L.F. OF LANDSCAPED AREA**
- PROVIDED:** NORTH SIDE OF BUILDING: 640 L.F. OF LANDSCAPED AREA (84%)  
 SOUTH SIDE OF BUILDING: 544 L.F. OF LANDSCAPED AREA (72%)
- STREAM BUFFERS**  
 REQUIRED: 522-709.E. AT A MINIMUM, A ONE-HUNDRED-FOOT STREAM BUFFER IS REQUIRED ADJACENT TO ALL WATERCOURSES UNDER PART 1 OF THE SHREWSBURY TOWNSHIP ZONING ORDINANCE WHEN THESE AREAS ARE PART OF A PARCEL OR PARCELS OF LAND BEING SUBDIVIDED, DEVELOPED OR REDEVELOPED. THEY SHALL BE PLANTED OR MAINTAINED AS WOODLANDS AS FOLLOWS:  
 1. WITHIN 50 FEET OF A WATERCOURSE, THE AREA SHALL BE PLANTED IN TREES NATIVE TO THE REGION AT A SPACING OF NOT LESS THAN 15 FEET BY 15 FEET OR AT A STOCKING RATE THAT WILL RESULT IN A FULL CANOPY AT MATURITY.  
 2. BETWEEN 50 FEET AND 100 FEET OR GREATER, THE AREA SHALL BE PLANTED IN TREES AND/OR SHRUBS NATIVE TO THE MID-ATLANTIC REGION AT A SPACING THAT WILL RESULT IN A FULL CANOPY AT MATURITY.  
 3. THE TREE SIZE OR STANDARD SHALL BE 1 1/2 INCHES IN CALIBER AND A MINIMUM OF SIX FEET IN HEIGHT. SHRUBS SHALL BE TWO FEET TO THREE FEET IN HEIGHT. AS AN ALTERNATIVE, BARE-ROOT TRANSPLANTS WITH A MINIMUM HEIGHT OF TWO FEET TO THREE FEET MAY BE SUBSTITUTED. PROVIDED THAT EACH TRANSPLANT IS PROTECTED BY A FIVE-FOOT SHELTER AND A WEED BARRIER IS PLACED AROUND THE BASE OF THE TREE.
- PROVIDED:** SEE LANDSCAPING PLAN SHEETS LA 7.1 - LA 7.3 AND RIPIARIAN BUFFER DETAILS ON SHEET LA 7.4
- STORMWATER MANAGEMENT BUFFERING**  
 REQUIRED: 522-713.F. (1) STORMWATER MANAGEMENT FACILITIES SHALL BE APPROPRIATELY SCREENED IN A MANNER WHICH COMPLEMENTS THE EXISTING LANDSCAPE AND PROVIDES SUFFICIENT ACCESS FOR MAINTENANCE. IN MANY CASES, COMPLETE PERIMETER SCREENING MAY NOT BE NECESSARY; HOWEVER, IT SHALL BE THE APPLICANT'S RESPONSIBILITY TO DEMONSTRATE IN THE SUBMITTED PLANNING PLAN WHY THIS IS SO.  
 (2) PLANTINGS SHALL CONSIST OF CLUSTERS OF EVERGREENS INTERSPERSED WITH GROUPINGS OF DECIDUOUS TREES AND SHRUBS. SINGLE SPECIES PLANTING IS PROHIBITED.
- PROVIDED:** CLUSTERS OF EVERGREEN AND DECIDUOUS TREES AROUND STORMWATER MANAGEMENT FACILITIES

**SNOW PLOWING STORAGE & REMOVAL NOTES**

- AREAS ALONG THE PERIMETER OF THE PAVED AREAS HAVE BEEN HATCHED TO DEMONSTRATE WHERE INITIAL SNOW PLOWING OPERATIONS WOULD PILE SNOW. IF SNOW ACCUMULATIONS ARE EXCESSIVE AND THESE AREAS ARE NOT SUFFICIENT, SEVERAL OPTIONS ARE AVAILABLE. ONE OPTION IS TO PILE IN THE UNUSUAL AND/OR TRAILER STORAGE SPACES. ANOTHER OPTION IS PUSHING THE SNOW DOWN INTO THE STORMWATER BASINS. THE LAST OPTION IS TO HAUL IT AWAY.
  - THE FACILITY OWNER AND/OR OPERATOR MAY DEViate FROM THIS SNOW PLOWING STORAGE AND REMOVAL PLAN BASED UPON THEIR NEEDS.
  - REQUIRED: 100 SQ. FT. OF STORAGE AREA PER 1,000 SQ. FT. OF PLOWED AREA
- 597,211 S.F. OF PLOWED AREA = 59,721 S.F. REQUIRED  
 PROPOSED: 97,712 S.F.



PROJ. MGR. -	JDH
DESIGN -	TBF
CADD -	JAS
CHECKED -	JSS
DATE	08/15/2020
SCALE	1" = 50'
SHEET	20 of 44
<b>LA 7.3</b>	

**LANDSCAPING PLAN FOR ELM DRIVE PROPERTY**

**Snyder Secary & Associates, LLC**  
 ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS  
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 717.781.2829