

PRELIMINARY / FINAL SUBDIVISION AND LAND
DEVELOPMENT 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)

COLUMBIA GAS OF PA INC.
1800 DUBLIN ROAD
COLUMBUS, OH 43215
CONTACT: LISA COLLINS
EMAIL: LDUGAN@COLUMBIA.GAS.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 MCCLAIN
EMAIL: MIKEM@SHREWSBURYTOWNSHIP.ORG

VERIZON NORTH
37 W 8TH ST
WYOMING, PA 18644
CONTACT: RONALD SILINSKIE
EMAIL: RONALD.SILINSKIE@VERIZON.COM

YORK WATER COMPANY
130 EAST MARKET STREET
YORK, PA 17405-1219
CONTACT: TYLER CLEMENS
EMAIL: TYLERC@YORKWATER.COM

UNIFORM PARCEL IDENTIFIER		
LOT NO.	STREET ADDRESS	UPI.
25	61 HARVEY COURT	45-000-DJ-0025.00-00000
26	12505 SUSQUEHANNA TRAIL	45-000-DJ-0026.00-00000
COMBINED PARCEL 25 & 26		

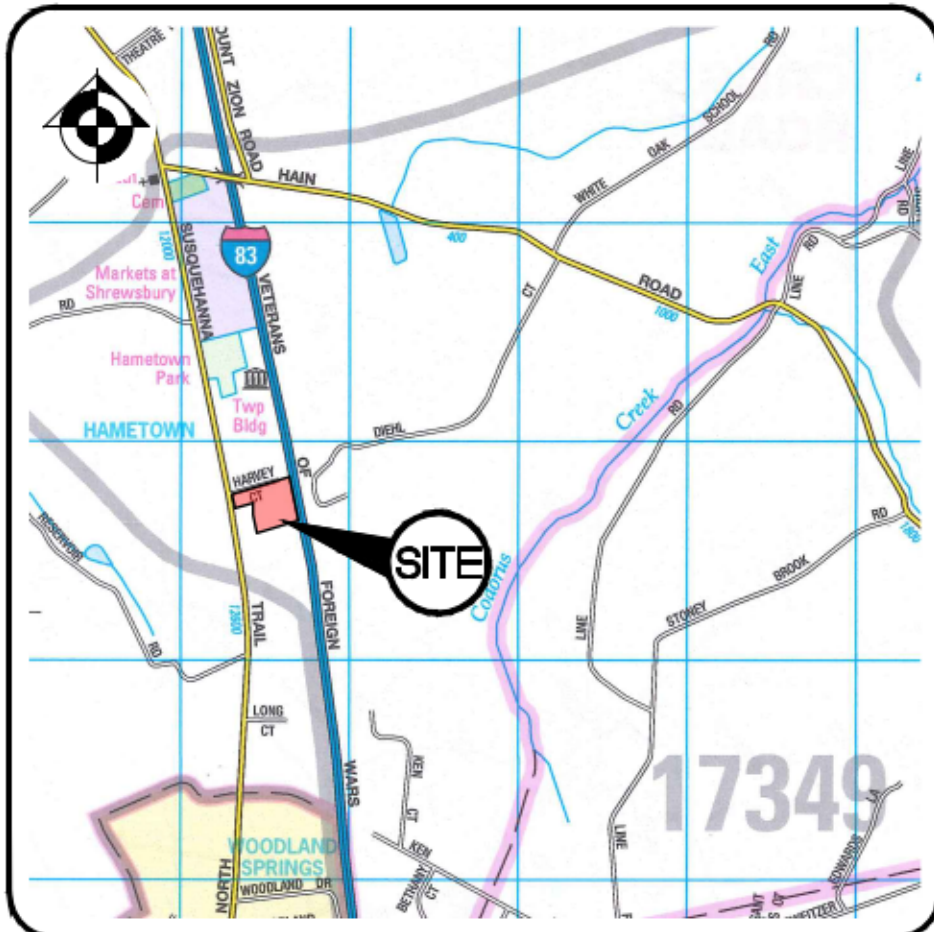
WAIVER/MODIFICATION REQUESTS

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.

B.) SECTION 505: WHICH REQUIRES THE ROAD AND RIGHT-OF-WAY WIDENING.

MODIFICATION IS REQUESTED TO SUBMITTED TO WIDEN CARTWAY BETWEEN THE PROPOSED ACCESS DRIVES TO THE PREVIOUS ROAD WIDENING DIMENSIONS. THE FRONT SETBACKS ALONG HARVEY COURT HAVE BEEN INCREASED TO 18.5 FEET TO ACCOMMODATE FUTURE WIDENING.



LOCATION MAP

SCALE: 1" = 2,000'

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

PRELIMINARY / FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN
SHEET INDEX

DRAWING SHEET NO.	DRAWING TITLE
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C-3	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
C-4	LOT CONSOLIDATION PLAN
C-5	SITE LAYOUT PLAN
C-6	SITE GRADING AND UTILITY PLAN
C-7	SITE LANDSCAPE PLAN
C-8	STORM SEWER PROFILES
C-9	STORM SEWER PROFILES
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C-11	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS AND NOTES
C-12	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS AND NOTES
C-13	ENLARGED SIGNAGE EXHIBIT

• ALL SHEETS TO BE RECORDED

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, JOHN GILLILAND (AGENT OF MOOVE IN PARTNERS - GLEN ROCK, LLC), 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: _____ JOHN GILLILAND
(AGENT OF MOOVE IN PARTNERS)
(GLEN ROCK, LLC)

TITLE _____

NOTARY STAMP SEAL: _____

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 ALLEN 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 ALLEN 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 YCRC 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 MOOVE IN PARTNERS - GLEN ROCK, LLC 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, IS AWARE OF AND ACCEPTS RESPONSIBILITY FOR, OPERATION AND MAINTENANCE OF THE STORMWATER BMPs, FURTHER ACKNOWLEDGES THAT THE BMPs AREA PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY AND 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 BENITZEL MILL ROAD
YORK, PA 17404

OFFICER _____ NOTARY PUBLIC _____

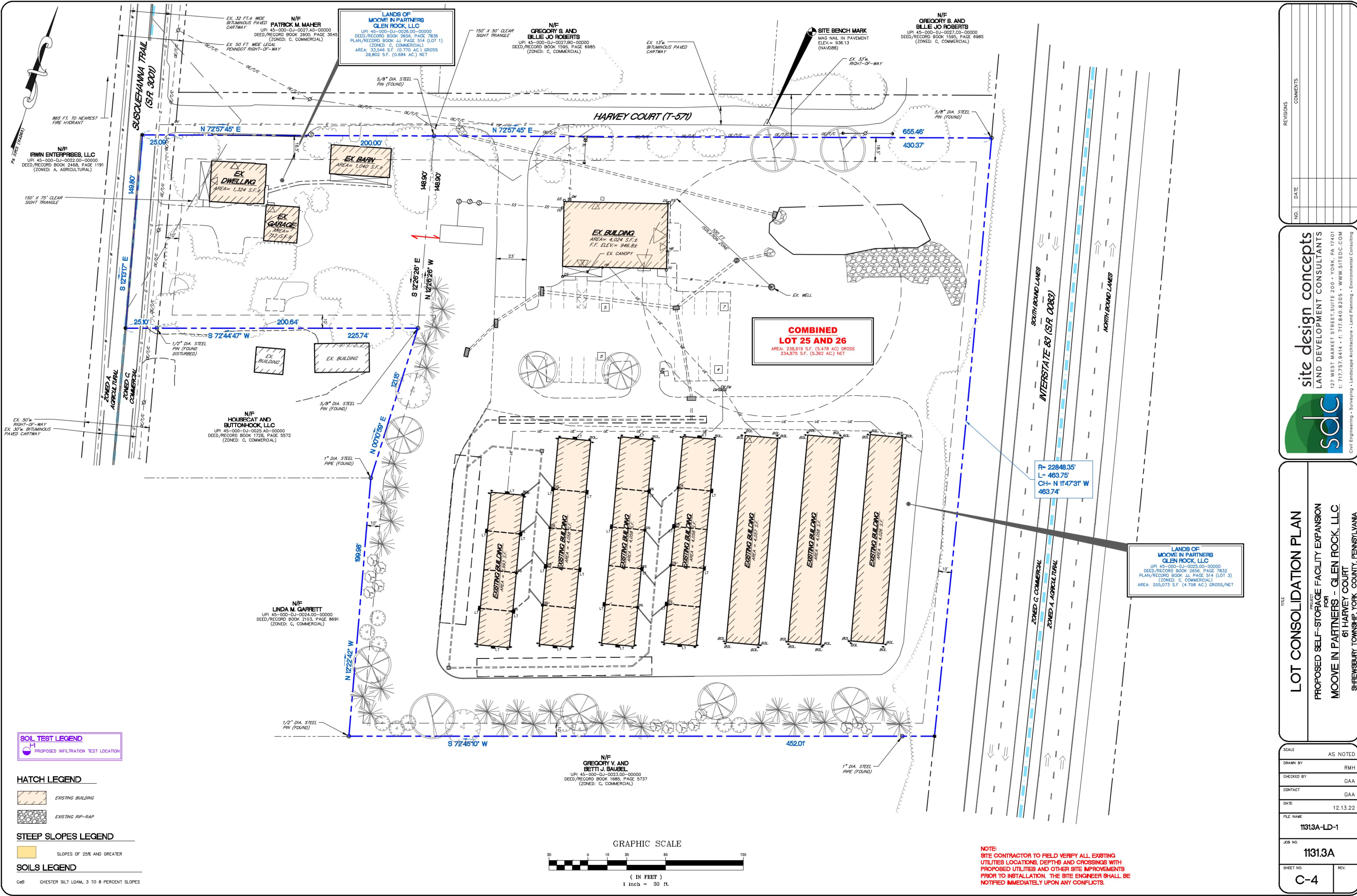
NOTARY STAMP SEAL _____

REVISIONS		COMMENTS
NO.	DATE	

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

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	12.13.22
FILE NAME	11313A-LD-1
JOB NO.	1131.3A
SHEET NO.	C-1
REV.	



SOIL TEST LEGEND

1-1 PROPOSED INFILTRATION TEST LOCATION

HATCH LEGEND

EXISTING BUILDING

EXISTING RIP-RAP

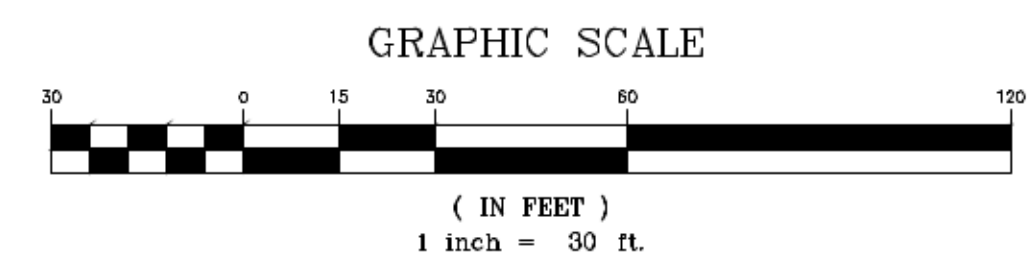
STEEP SLOPES LEGEND

SLOPES OF 25% AND GREATER

SOILS LEGEND

C48 CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES

N/F
GREGORY V. AND
BETTY J. SAUEL
UPI 45-000-DJ-0023.00-00000
DEED/RECORD BOOK 1885, PAGE 5737
(ZONED: C, COMMERCIAL)



NOTE:
SITE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS, DEPTHS AND CROSSINGS WITH PROPOSED UTILITIES AND OTHER SITE IMPROVEMENTS PRIOR TO INSTALLATION. THE SITE ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON ANY CONFLICTS.

REVISIONS		COMMENTS
NO.	DATE	

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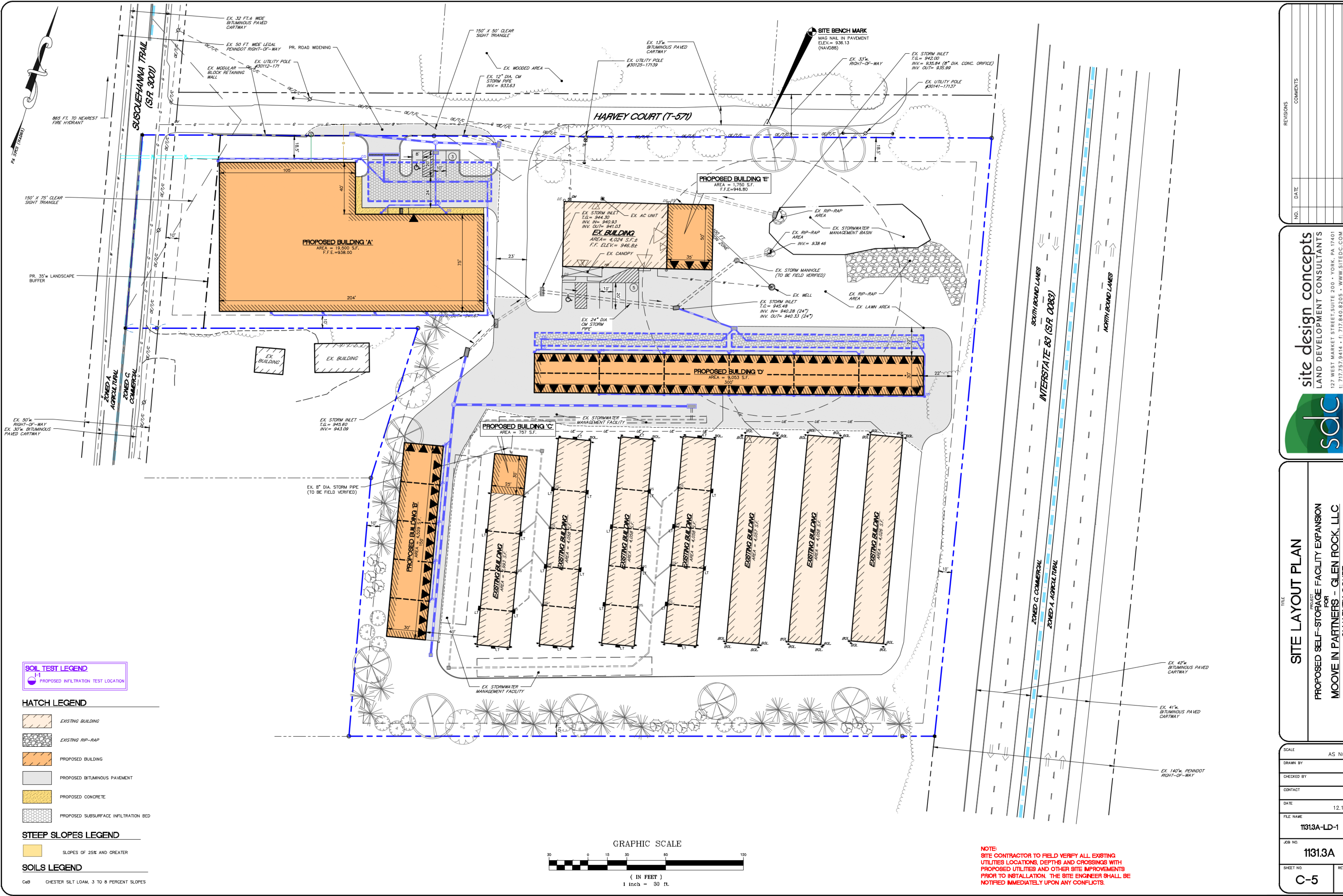
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LOT CONSOLIDATION PLAN

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	12.13.22
FILE NAME	11313A-LD-1
JOB NO.	1131.3A
SHEET NO.	C-4
REV.	



REVISIONS		COMMENTS
NO.	DATE	

sdcc

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TITLE

SITE LAYOUT PLAN

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	12.13.22
FILE NAME	11313A-LD-1
JOB NO.	1131.3A
SHEET NO.	C-5
REV.	