FINAL LAND DEVELOPMENT PLAN PROPOSED WAREHOUSE

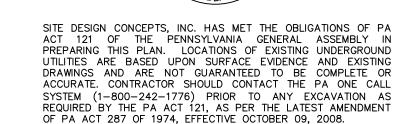
SPELLMAN PROPERTIES, LLC.

15612 ELM DRIVE SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

> PREPARED FOR: SPELLMAN PROPERTIES, LLC. 15 WEST MAIN STREET NEW FREEDOM, PA 17349

| UNIFORM PARCEL IDENTIFIER | | |
|---------------------------|-----------------|-------------------------|
| LOT NO. | STREET ADDRESS | U.P.I. |
| 1 | 15612 ELM DRIVE | 45-000-BJ-0059.M0-00000 |





DESIGN SERIAL NUMBER 20221473064 (SHREWSBURY TOWNSHIP)

ADAMS ELECTRIC COOPERATIVE INC GETTYSBURG, PA 17325 CONTACT: TOM MCMASTER EMAIL: TOMM@ADAMSEC.COOP

122 S QUEEN ST RISING SUN, MD. 21911 CONTACT: CHRISTOPHER DELP

COLUMBIA GAS OF PA INC 1600 DUBLIN ROAD COLUMBUS, OH. 43215 CONTACT: LISA COLLINS EMAIL: LDUGAN@NISOURCE.COM

ARMSTRONG UTILITIES INC

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

FIRST ENERGY PENELEC 21 S MAIN ST AKRON, OH. 44308 CONTACT: CARA WARREN EMAIL: CARAWARREN@FIRSTENERGYCORP.COM

SEAL

12341 SUSQUEHANNA TRAIL

37 W 8TH ST

GLEN ROCK, PA 17327 CONTACT: MIKE MCCLAIN EMAIL: MIKEM@SHREWSBURYTOWNSHIP.ORG VERIZON NORTH

WYOMING, PA 18644 CONTACT: RONALD SILINSKIE EMAIL: RONALD.SILINSKIE@VERIZON.COM

YORK WATER COMPANY 130 E MARKET ST YORK, PA 17401 CONTACT: TYLER CLEMENS

EMAIL: TYLERC@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.

TOWNSHIP 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

STORMWATER BMP MODIFICATION NOTE

I, ALEX SPELLMAN (AGENT OF SPELLMAN PROPERTIES, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

(AGENT OF SPELLMAN PROPERTIES, LLC.)

ALEX SPELLMAN

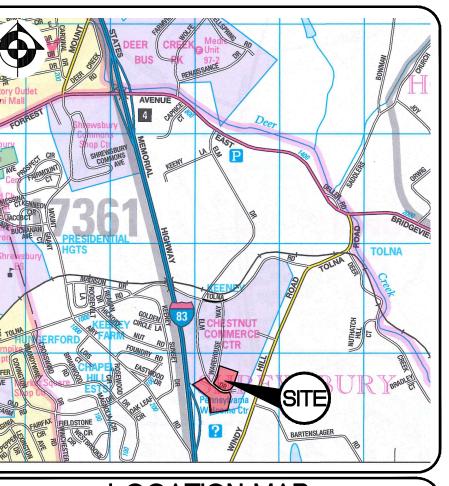
NOTARY STAMP SEAL:

WAIVER REQUESTS

THE FOLLOWING WAIVER(S) FROM THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, HAVE BEEN REQUESTED AND APPROVED BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AT A MEETING HELD

- SECTION 22-403.5.K.1: WHICH REQUIRES THE SUBMISSION OF PRELIMINARY PLAN PRIOR WAIVER IS REQUESTED TO ALLOW THE SUBMISSION OF A FINAL PLAN WITHOUT PRIOR APPROVAL OF A PRELIMINARY PLAN
- 2. SECTION 22-505.3.B WHICH REQUIRES THE DEVELOPER TO IMPROVE THE PORTION OF THE ROADWAY ON WHICH THE PROPOSED DEVELOPMENT FRONTS TO MEET THE MINIMUM ROADWAY STANDARDS, INCLUDING WIDENING AND CURBING THE ENTIRE FRONTAGE. A WAIVER HAS BEEN REQUESTED TO NOT REQUIRE THE IMPROVEMENT OF ELM DRIVE ALONG THE PROPERTY FRONTAGE. ELM DRIVE ALONG THE PROPERTY FRONTAGE IS CONSISTENT WITH THE SURROUNDING PROPERTIES. A PORTION OF ELM DRIVE HAS NOT BEEN CONSTRUCTED AND A FUTURE CONNECTION THROUGH THE PROJECT SITE IS NOT
- 3 SECTION 25-308.2.D: WHICH REQUIRES PIPES COLLECTING RUNOFF VIA A HEADWALL TO BE DESIGNED AS A CULVERT WITH A MINIMUM DIAMETER OF 18" WITH CONCRETE WAIVER IS REQUESTED TO ALLOW THE INSTALLATION OF A 12" DIAMETER PIPE WITH

ANTICIPATED DUE TO POTENTIAL IMPACTS TO ENVIRONMENTALLY SENSITIVE AREAS.



LOCATION MAP SCALE: 1" = 2,000' COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BJE080722)

| FINAL LAND DEVELOPMENT | | |
|------------------------|-------------------------------|--|
| PLAN PLAN SHEET INDEX | | |
| DRAWING | | |
| SHEET NO. | DRAWING TITLE | |
| C-1 | TITLE SHEET | |
| C-2 | PROJECT NOTES AND PLAN LEGEND | |
| C-3 | EXISTING SITE CONDITIONS AND | |
| | DEMOLITION PLAN | |
| C-4 | SITE LAYOUT PLAN | |
| C-5 | GRADING AND UTILITY PLAN | |
| C-6 | SITE LANDSCAPE PLAN | |
| C-7 | SITE AND UTILTY DETAILS | |
| C-8 | POST CONSTRUCTION STORMWATER | |
| | MANAGEMENT DETAILS | |
| C-9 | PROFILES | |

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 OWNSHIP 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

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

(AGENT FOR SITE DESIGN CONCEPTS, INC.)

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:

STEVEN J. CHARRON, P.L.A. (AGENT FOR SITE DESIGN CONCEPTS, INC.)

CARBONATE GEOLOGY STATEMENT

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

REGISTRATION NO. PE 079416 (AGENT FOR SITE DESIGN CONCEPTS, INC.)

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 YCPC 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

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__

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE ______, ____, BEFORE ME, ____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

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."

ALEXANDER SPELLMAN 15 WEST MAIN STREET NEW FREEDOM, PA 17349

OFFICER NOTARY PUBLIC

NOTARY STAMP SEAL

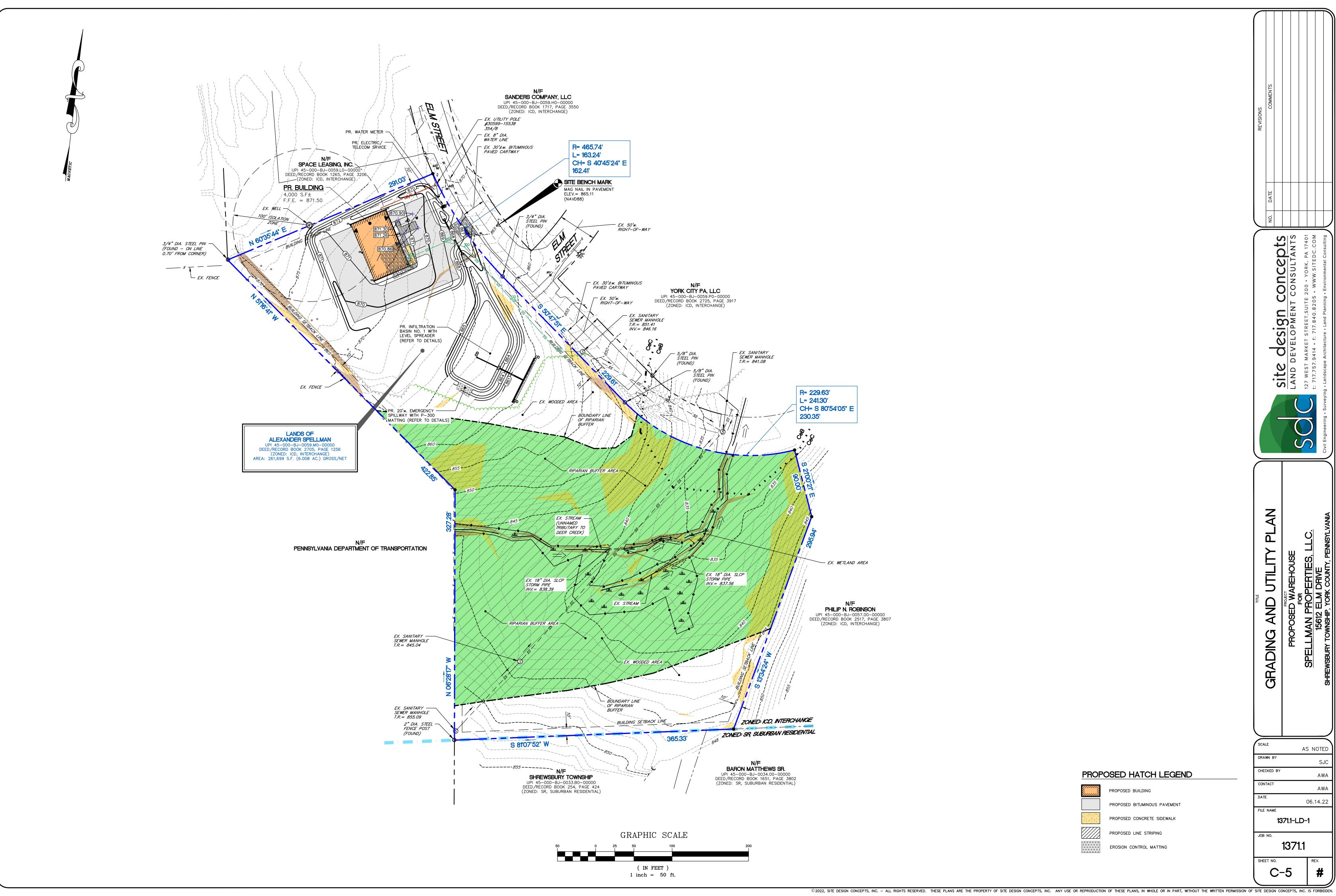
1371.1-LD-1

06.14.22

DRAWN BY

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AND

DRAWN BY CHECKED BY 06.14.22 FILE NAME 1371.1-LD-1

C-5