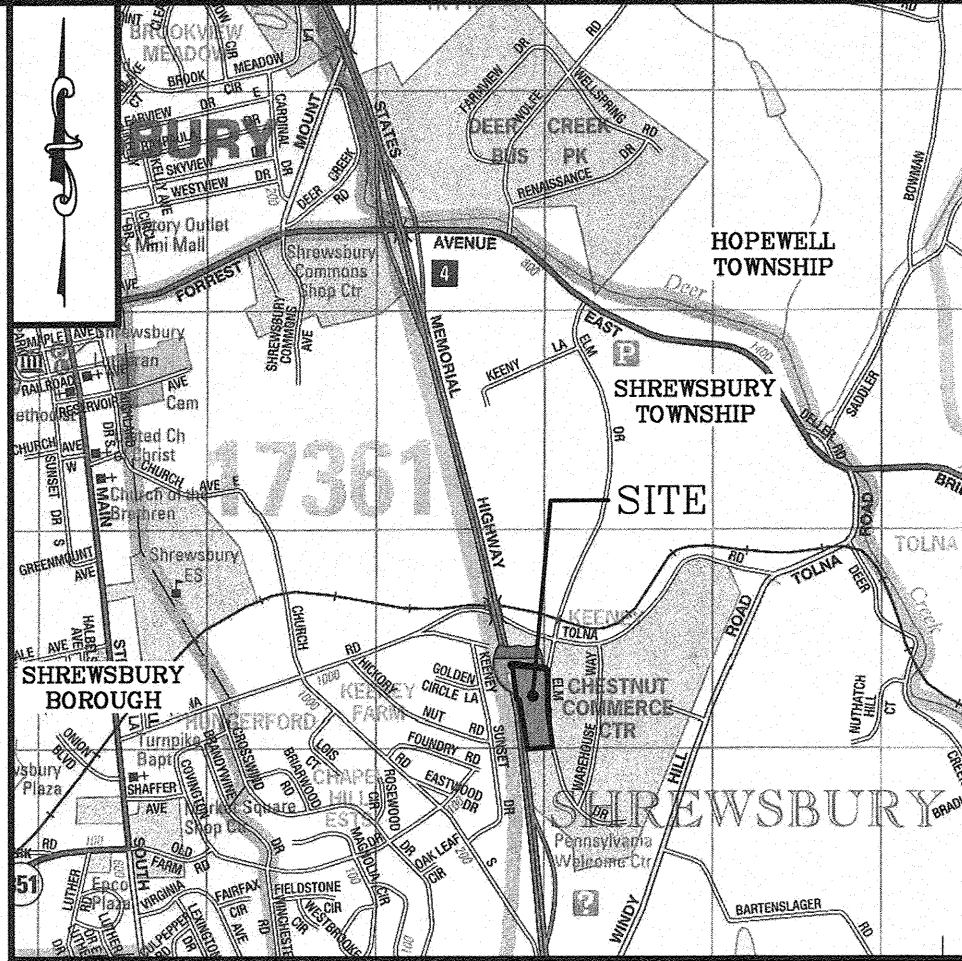


REVISED FINAL LAND DEVELOPMENT PLAN
FOR
STEEL FARM LAND LLC
SHREWSBURY TOWNSHIP
YORK COUNTY, PENNSYLVANIA

BEFORE YOU
DIG-DRILL-BLAST
CONTACT:
PA ONECALL SYSTEM
1-800-242-1776

Design Stage Notification
Date: 8/12/22
Serial No. 20222241287



SITE LOCATION MAP
Scale: 1" = 200'

SHEET INDEX	
NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN & NOTES/SITE DATA
3	SITE PLAN
4	GRADING/UTILITY PLAN
5	STORM SEWER PROFILES & STORMWATER DETAILS
6	MISC. DETAILS
7-8	LANDSCAPE PLANS

ASSOCIATED PLANS
EROSION & SEDIMENT CONTROL PLAN/PCSM PLAN (NPDES PERMIT)

UTILITY COMPANIES	
AT & T 2315 2315 SALEM RD 2ND FL D3 CONYERS, GA 30013	MCI 2400 N GLENVILLE RICHARDSON, TX 75082
CLEARVIEW PARTNERS 109 E JARRETTSVILLE RD FOREST HILL, MD. 21050	FIRST ENERGY CORP c/o CENTRAL LOCATING SERVICE 401 EAST LOUTHER ST, SUITE 302 CARLISLE, PA 17013
COLUMBIA GAS TRANSMISSION CORP. 1895 GRANITE STATION ROAD GETTYSBURG, PA 17325	GLEN ROCK WATER & SEWER AUTHORITIES 11714 NORTH MAIN STREET EXTENSION PO BOX 205 GLEN ROCK, PA 17327
COLUMBIA GAS OF PA INC YORK DISTRICT 1020 N HARTLEY STREET YORK, PA 17404 (717) 767-0153	VERIZON NORTH c/o CENTRAL LOCATING SERVICE CARLISLE, PA 17013 1-(800)-483-5600
ADELPHIA CABLE c/o CENTRAL LOCATING SERVICE 401 E LOUTHER ST, SUITE 302 CARLISLE, PA 17013	YORK WATER COMPANY 130 EAST MARKET STREET YORK, PA 17405 (717) 845-3601
SHREWSBURY BOROUGH 35 WEST RAILROAD AVENUE SHREWSBURY, PA 17361 (717) 235-3011	

PREPARED FOR:
STEEL FARM LAND LLC
C/O KIP FULKS
19606 CAMERON MILL ROAD
PARKTON, MD 21120

PREPARED BY:

James R. Holley
& Associates, Inc.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

18 South George Street ▲ York, PA 17401
(717) 846-4373 ▲ Fax (717) 843-1568
Email: jrh@jrholley.com

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ENGINEER'S PROJECT No.: 180602
Date: AUGUST 16, 2022

WAIVER/MODIFICATION REQUESTS

THE FOLLOWING WAIVERS/MODIFICATIONS HAVE BEEN REQUESTED AND HAVE BEEN APPROVED BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AT A MEETING HELD ON _____.

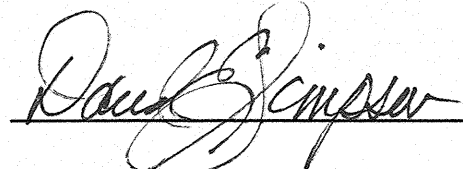
S.404.1.H – PLAN TO BE ORIENTED SO TOP OF PAGE IS DUE NORTH

S.710.4.B – 10' WIDE PERIMETER BUFFER ALONG SOUTHERN PROPERTY LINE
– MOVED TO BE ALONG SOUTHERN PARKING LINE

S.507.8.A – MINIMUM OF 2 ACCESS DRIVES FOR COMMERCIAL LAND DEVELOPMENTS
– A SECOND ACCESS TO THE SITE WILL BE PROVIDED FOR EMERGENCY USE ONLY.

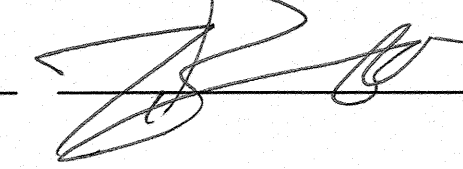
S.529.3 – ROOF DRAIN SEEPAGE PIT REQUIRED FOR BUILDING

I, DAVID E. SIMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, ALLEYS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

8/15/22 
DATE



I, JASON M. BRENNEMAN, P.E., A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN WAS PREPARED USING ACCEPTED DESIGN METHODS AND TO THE BEST OF MY KNOWLEDGE, REPRESENTS THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS PLOTTED UNDER MY DIRECTION FOR THE OWNERS OR AGENTS.

8/15/22 
DATE



LOT ADDRESS & UPI TABLE		
PARCEL	ADDRESS	UPI NUMBER
59D	14430 ELM DRIVE	45000BJ0059D000000

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME _____, PAGE _____, DATE _____.

RECORD OWNER PARCEL 59D: STEEL FARM LAND LLC
19606 CAMERON MILL ROAD
PARKTON, MD 21120

APPROVED BY RECORD OWNER

NAME: TITLE: DATE:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED

BEING _____ OF STEEL FARM LAND LLC WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT IT IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED ON BEHALF OF THE CORPORATION AND FURTHER ACKNOWLEDGES THAT ALL STREETS, R.O.W. AND EASEMENTS IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY OFFERED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION"). IN ADDITION, THE CORPORATION IS AWARE OF AND WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL ON-SITE STORMWATER FACILITIES.

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND RELEASE TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS MUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

RECOMMENDED APPROVAL BY THE
SHREWSBURY TOWNSHIP PLANNING COMMISSION

DATE: _____

APPROVED BY THE
SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS

DATE: _____

REVIEWED BY THE
YORK COUNTY PLANNING COMMISSION

DATE: _____

REVIEWED BY THE SHREWSBURY TOWNSHIP ENGINEER

DATE: _____
ENGINEER

REVIEWED BY THE SHREWSBURY TOWNSHIP CEO

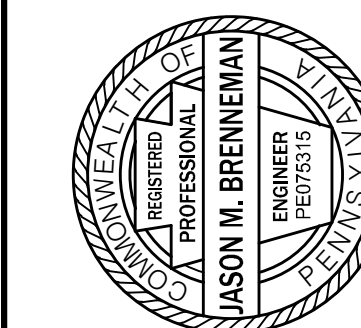
DATE: _____
CEO

REVIEWED BY THE SHREWSBURY TOWNSHIP SEO

DATE: _____
SEO

Design Stage Notification
Date: 8/12/22
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JRH
James R. Holley
& Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
18 South George Street • York, PA 17401



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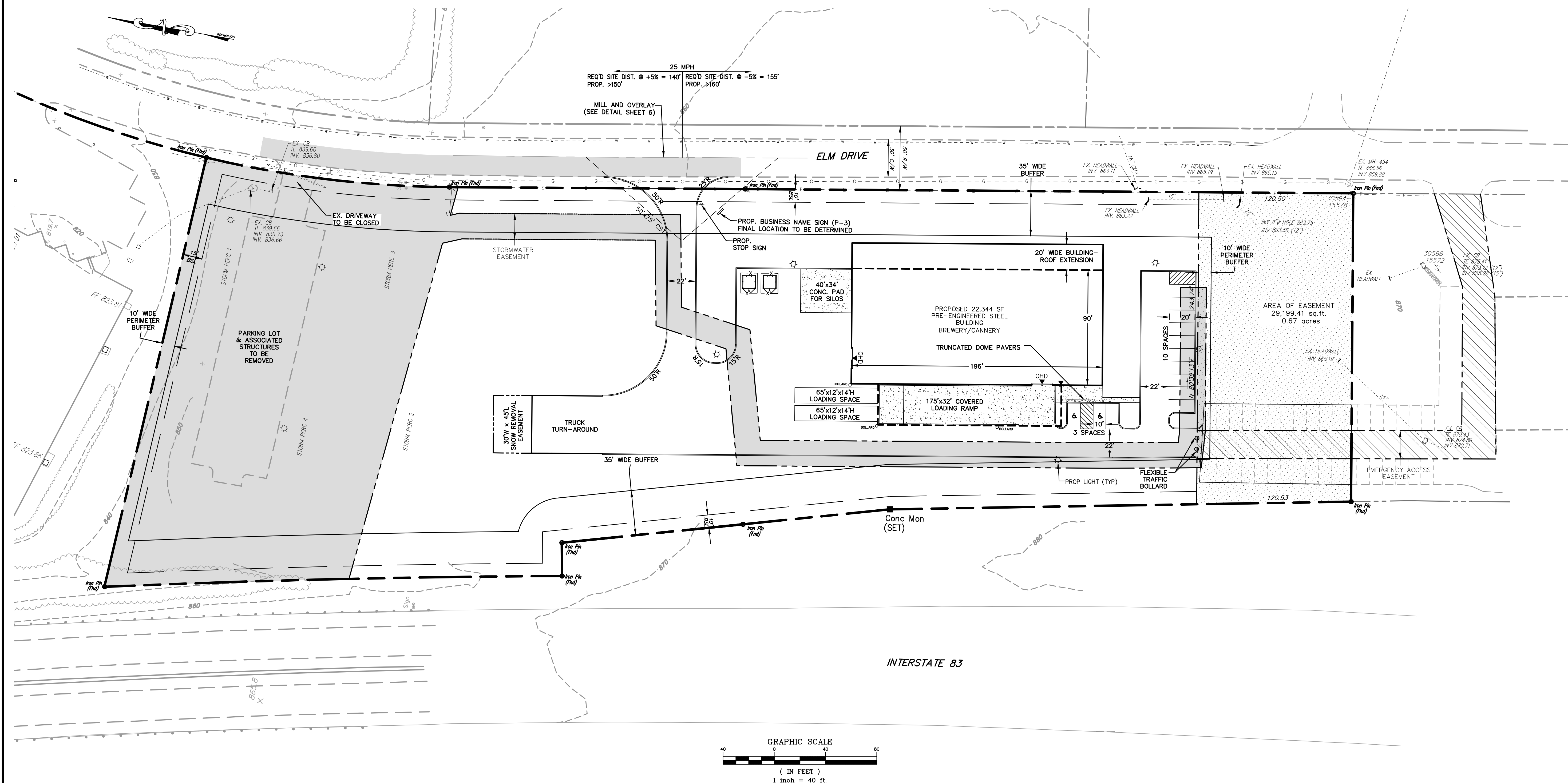
FOR DE

STEEL FARM I AND IIC

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[illegible]

3 OF 8



LEGEND

- | | | | |
|--|---------------------------------------|--|---|
| | EX. PROPERTY LINE | | PROP. STRUCTURE |
| | EX. RIGHT-OF-WAY | | PROP. FENCE |
| | EX. EASEMENT | | PROP. INDEX CONTOUR (1' INTERVAL) |
| | EX. MUNICIPAL BOUNDARY | | PROP. STORM SEWER (MANHOLE/CATCH BASIN) |
| | EX. ZONING BOUNDARY | | PROP. SANITARY LATERAL |
| | EX. STRUCTURE (HOUSE, GARAGE, ETC.) | | PROP. WATER SERVICE |
| | EX. FENCE | | STORMWATER EASEMENT |
| | EX. INDEX CONTOUR (1' INTERVAL) | | EMERG. ACCESS EASEMENT |
| | EX. STORM SEWER (MANHOLE/CATCH BASIN) | | |
| | EX. SANITARY SEWER (MANHOLE) | | |
| | EX. ELECTRIC SERVICE & UTILITY POLE | | |
| | EX. ELECTRIC & TELEPHONE SERVICE | | |
| | EX. WATER SERVICE | | |
| | EX. FIRE HYDRANT | | |
| | EX. WATER VALVES | | |
| | EX. GAS SERVICE | | |
| | EX. SOILS BOUNDARY | | |

FILE: \180602 (FRIDAY INVEST)\DWG\C3D\1 DP BREWERY REV 60203.DWG