

**GENERAL NOTES**

- THE LAND SHOWN HEREON IS PART OF THE LANDS CONVEYED BY THE UNITED STATES OF AMERICA TO LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY BY QUITCLAIM DEED DATED JANUARY 29, 2004 AND RECORDED AMONG THE LAND RECORDS OF FRANKLIN COUNTY, PENNSYLVANIA IN DEED BOOK VOLUME 2424 AT PAGE 440; SAID LAND BEING MORE SPECIFICALLY DESCRIBED AS PARCEL 3-89-10 AS SHOWN ON A PLAN OF SUBDIVISION ENTITLED "SUBDIVISION OF LANDS OF THE UNITED STATES OF AMERICA TO BE CONVEYED TO LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY" RECORDED IN PLAN BOOK 288 I AT PAGE 584, PARTS 1 THROUGH 38. THE TOTAL LAND AREA INCLUDED IN THIS LAND DEVELOPMENT PLAN IS 4.3157 ACRES.
- THE PROPERTY LINE INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEYS COMPLETED BY DENNIS E. BLACK ENGINEERING, INC. IN 2003. SITE TOPOGRAPHY IS BASED UPON FIELD SURVEYS CONDUCTED BY DENNIS E. BLACK ENGINEERING, INC. IN 2013. OFFSITE TOPOGRAPHY SHOWN IS BASED UPON AERIAL MAPPING (1994) PROVIDED TO LIDA BY BENETEC ASSOCIATES AS AUGMENTED BY FIELD SURVEYS PERFORMED BY DENNIS E. BLACK ENGINEERING, INC. VERTICAL DATUM IS REFERENCED TO NGVD 1989.
- THE OWNER OF THIS PROPERTY FOR THE PURPOSE OF PLAN APPROVALS IS THE LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY (LIDA), HAVING A BUSINESS ADDRESS OF 5640 COFFEY AVENUE, CHAMBERSBURG, PA 17201. THE CONTRACT PURCHASER AND DEVELOPER IS PLATEA, USA, LLC TO BE ASSISTED BY THE FRANKLIN COUNTY AREA DEVELOPMENT CORPORATION (FCADC), HAVING A BUSINESS ADDRESS OF 1800 WAYNE ROAD, CHAMBERSBURG, PA 17202, WHO WILL DEVELOP THE SITE AND CONSTRUCT THE PROPOSED FACILITY.
- PUBLIC WATER AND SANITARY SEWER SERVICES SHALL BE PROVIDED BY THE FRANKLIN COUNTY GENERAL AUTHORITY. WATER MAINS EXIST WITHIN OPPORTUNITY AVENUE AND SANITARY SEWER MAINS EXIST ALONG SANDBAG ROAD. A SANITARY SEWER EXTENSION FROM THE SANBAG ROAD MAIN TO SERVE THIS AND ADJACENT PARCELS IS PROPOSED TO BE CONSTRUCTED BY LIDA UNDER SEPARATE CONTRACT. ALL CONSTRUCTION OF SANITARY SEWER AND WATER MAINS, SERVICE LINES AND APPURTENANCES SHALL COMPLY WITH THE CURRENT FRANKLIN COUNTY GENERAL AUTHORITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- A SEWAGE FACILITIES PLANNING MODULE WAS APPROVED FOR THE CUMBERLAND VALLEY BUSINESS PARK ON JULY 16, 1998 UNDER PA DEP CODE NO. A3-28907-470-3.
- PARCEL 3-89-10 IS PROPOSED FOR DEVELOPMENT IN THREE PHASES:  
 PHASE 1 PROPOSES CONSTRUCTION OF A SINGLE 16,400 SQUARE FOOT INDUSTRIAL BUILDING WITH ATTENDANT PARKING AREAS AND DRIVEWAYS AND A PAVED YARD AREA (TOTAL OF 58,016 SQUARE FEET OF IMPERVIOUS AREA) AND POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES INCLUDING A PARKING LOT RAIN GARDEN AND AN INFILTRATION BASIN.  
 PHASE 2 PROPOSES CONSTRUCTION OF A 2,600 SQUARE FOOT BUILDING ADDITION TO THE FRONT OF THE BUILDING FOR OFFICE SPACE.  
 PHASE 3 PROPOSES CONSTRUCTION OF AN ADDITIONAL 16,400 SQUARE FEET OF INDUSTRIAL BUILDING SPACE AND AN ADDITIONAL 23,452 SQUARE FEET OF PAVED YARD AREA.  
 THE USE OF THE BUILDINGS IS PRECISION MACHINING AND MANUFACTURING. THIS USE IS A PERMITTED USE IN THE EXISTING HEAVY INDUSTRIAL (H) ZONE.  
 THIS PLAN SEEKS APPROVAL FOR THE DEVELOPMENT PROPOSED UNDER PHASES 1 AND 2 AND ACKNOWLEDGEMENT OF THE ADEQUACY OF THE STORMWATER MANAGEMENT FACILITIES SHOWN TO MANAGE RUNOFF FROM THE DEVELOPED AREA OF THIS PROPERTY UP TO THE LIMIT OF IMPERVIOUS COVERAGE PROPOSED UNDER PHASE 3.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN HEREON HAS BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POST-CONSTRUCTION STORMWATER MANAGEMENT REGULATIONS AND THE GREENE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
  - THE STORMWATER MANAGEMENT SYSTEM SHALL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE CONTRACT PURCHASER (PROPERTY OWNER) OF THE PROPERTY.
  - THE DRAINAGE AND STORMWATER MANAGEMENT EASEMENTS SHOWN HEREON ARE HEREBY ESTABLISHED FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORM DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN AND ARE RESERVED UNTO THE PROPERTY OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS. GREENE TOWNSHIP SUPERVISORS AND THEIR EMPLOYEES SHALL HAVE ACCESS TO THE PROPERTY AND TO THE DRAINAGE AND STORMWATER MANAGEMENT EASEMENTS AND SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR THE FACILITIES TO RESTORE THEM TO DESIGN CONDITIONS IF THE LOT OWNER FAILS TO PERFORM REQUIRED MAINTENANCE AS PROVIDED IN PARAGRAPH a. NEXT ABOVE. THIS PROCEDURE DOES NOT CONTEMPLATE ANY MAINTENANCE WILL BE PERFORMED BY GREENE TOWNSHIP, AND THE COST OF ANY MAINTENANCE REQUIRED BY GREENE TOWNSHIP WILL BE BILLED TO AND PAID BY THE LOT OR TRACT OWNER RESPONSIBLE FOR MAINTENANCE AS PROVIDED IN PARAGRAPH a. NEXT ABOVE.
- NO WETLANDS EXIST ON THIS PROPERTY AS DETERMINED BY INVESTIGATIONS COMPLETED BY SKELLY & LOY IN 2005.
- THE PROPERTY INCLUDED IN THE LAND DEVELOPMENT PLAN IS NOT PART OF AN AGRICULTURAL DISTRICT.
- THERE ARE NO SIGNIFICANT NATURAL RESOURCES LOCATED ON THIS SITE. THE SITE IS CHARACTERIZED BY THIN VEGETATION AND VERY SHALY SOIL WITH NO MEASUREABLE TOPSOIL, AND AN EXISTING STONE SURFACED ACCESS LANE. THE SITE WAS PREVIOUSLY USED BY THE UNITED STATES ARMY FOR A HELIPAD.
- THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED THE APPLICABLE PERFORMANCE STANDARDS CONTAINED WITHIN THE GREENE TOWNSHIP ZONING ORDINANCE.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH ANY EASEMENT AGREEMENT.
- THE PROPOSED BUILDING HEIGHT IS APPROXIMATELY 25 FEET. THE ZONING DISTRICTS HEIGHT LIMITATION IS 45 FEET.
- THE PROPOSED LOT COVERAGE FOR PHASES 1 AND 2 IS 32.2%. THE PROPOSED LOT COVERAGE FOR PHASE 3 AS CURRENTLY SHOWN IS 53.4%.
- BUILDING SETBACK LINES ARE ESTABLISHED IN ACCORDANCE WITH THE HI ZONING DISTRICT REGULATIONS AS FOLLOWS:  
 FRONT YARD 75 FEET, REAR YARD 50 FEET, SIDE YARDS 30 FEET
- CLEAR SIGHT TRIANGLES SHALL BE MAINTAINED FOR THE DRIVEWAY ENTRANCES AS SHOWN HEREON. NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THESE CLEAR SIGHT TRIANGLES WHICH MIGHT IMPAIR VISIBILITY FOR VEHICLES ENTERING OR EXITING THIS PROPERTY.
- THE OWNERS AND DEVELOPERS HEREBY REQUEST A WAIVER OF TOWNSHIP CODE § 85-51 A, WHICH REQUIRES CONSTRUCTION OF SIDEWALKS ALONG PUBLIC STREET FRONTAGE. SIDEWALKS HAVE BEEN FOUND TO BE UNNECESSARY WITHIN THIS SECTION OF THE CUMBERLAND VALLEY BUSINESS PARK DUE TO THE NATURE AND CHARACTER OF THE INDUSTRIAL DEVELOPMENT AND THIS HAVE NOT BEEN CONSTRUCTED ALONG OPPORTUNITY AVENUE. THE SITE CONTRACTOR, WHEN GRADING THE STREET FRONTAGE AREAS, SHALL PROVIDE A FOUR FOOT WIDE FLAT AREA FROM THE STREET RIGHT-OF-WAY LINE TOWARD THE CURB AS SHOWN TO ALLOW FOR THE FUTURE INSTALLATION OF SIDEWALK IN ACCORDANCE WITH THE GREENE TOWNSHIP CODE.
- THIS PROJECT MAY BE SUBJECT TO A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH § 88-7 OF THE GREENE TOWNSHIP CODE.
- THIS PLAN DEPICTS OFFSITE GRADING THAT IS INTENDED TO BE TRANSITIONAL AND TEMPORARY IN NATURE. LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY (LIDA) HEREBY GRANTS PERMISSION TO THE DEVELOPERS AND OWNERS OF PARCEL 3-89-10, THEIR HEIRS, SUCCESSORS AND ASSIGNS, TO PERFORM THOSE OFFSITE GRADING OPERATIONS IN ACCORDANCE WITH THIS PLAN. THIS PERMISSION SHALL BE BINDING UPON LIDA, ITS SUCCESSORS AND ASSIGNS AND SHALL AUTOMATICALLY BE REVOKED UPON THE COMPLETION OF THE CONSTRUCTION OF THE SITEMARK DEPICTED ON THIS PLAN. LIDA, ITS SUCCESSORS AND ASSIGNS, SHALL RETAIN THE RIGHT TO RE-GRADE SAID TEMPORARILY GRADED AREAS LOCATED ON THE ADJOINING PARCELS AS DEEMED NECESSARY.

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

**PLATEA, USA  
MANUFACTURING FACILITY  
PARCEL 3-89-10**

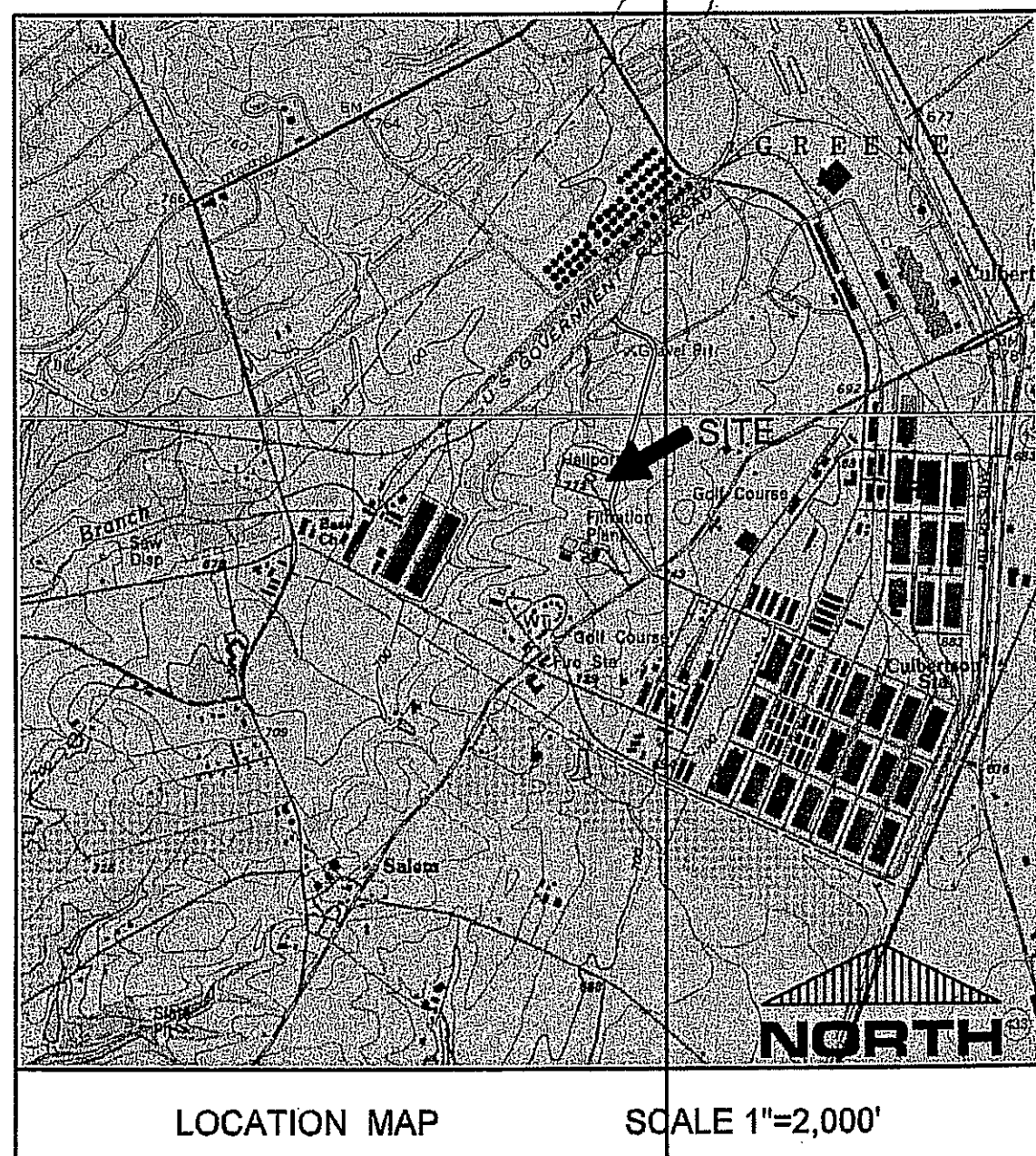
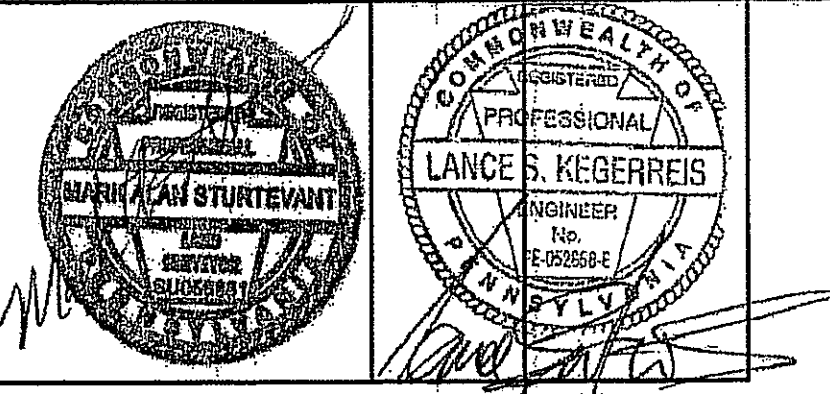
SITUATE IN THE  
**CUMBERLAND VALLEY BUSINESS PARK**

LOCATED IN  
**GREENE TOWNSHIP, FRANKLIN COUNTY, PA**

PREPARED FOR:  
**PLATEA, USA LLC  
c/o FRANKLIN COUNTY AREA DEVELOPMENT CORPORATION  
1900 WAYNE ROAD  
CHAMBERSBURG, PA 17202**

PREPARED BY:

**DENNIS E. BLACK ENGINEERING, INCORPORATED**  
ENGINEERING—SURVEYING—PLANNING  
2400 PHILADELPHIA AVENUE  
CHAMBERSBURG, PA. 17201



- COVER SHEET
- EXISTING CONDITIONS PLAN
- SITE PLAN
- PCSM PLAN
- PCSM PLAN DETAILS
- REGIONAL DRAINAGE PLAN
- SOIL EROSION & SEDIMENTATION CONTROL PLAN
- SOIL EROSION & SEDIMENTATION CONTROL PLAN DETAILS

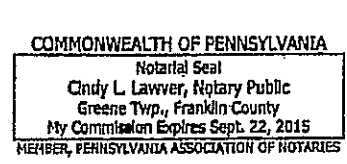
**ENGINEER'S CERTIFICATION**  
I, LANCE S. KEGERRIS, A REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL THE REQUIREMENTS OF THE GREENE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE 80-23F-2.  
STORMWATER MANAGEMENT FACILITIES FOR THIS PROPERTY ARE NOT UNDERMINED BY LIMESTONE.  
*Lance S. Kegerreis*  
LANCE S. KEGERRIS, PE

**OWNER'S STORMWATER MANAGEMENT PLAN CERTIFICATION**  
The undersigned property owner hereby acknowledges that the stormwater management system depicted on this plan is a permanent fixture that may be altered or removed only after approval of a revised plan by the Greene Township Board of Supervisors.  
Platea USA, LLC  
By *L. Michael Ross*  
L. Michael Ross, Member  
10-31-13  
Date

**OWNER'S CERTIFICATION**  
It is hereby certified that the undersigned have legal or equitable title to the land shown hereon being considered for land development approval; that the stormwater management easement and access easement shown hereon are hereby established for the uses shown and reserved to the owners, their heirs, successors and assigns; and that this plan is hereby submitted with the free will and consent of those who have hereon signed.

Letterkenney Industrial Development Authority, Owner  
By *John M. Van Horn*  
John M. Van Horn, Executive Director

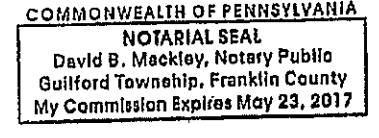
Commonwealth of Pennsylvania  
County of Franklin  
On this 20th day of October, 2013  
Before me, a Notary Public, personally appeared John M. Van Horn, Executive Director of Letterkenney Industrial Development Authority who acknowledged this plan to be their act and deed, and desire the same to be recorded as such.  
In Witness Whereof I Hereunto Set My Hand and Seal  
*Clay L. Laver*  
Notary Public  
My Commission Expires Sept. 22, 2015



**OWNER'S CERTIFICATION**  
It is hereby certified that the undersigned have legal or equitable title to the land shown hereon being considered for land development approval; that the stormwater management easement and access easement shown hereon are hereby established for the uses shown and reserved to the owners, their heirs, successors and assigns; and that this plan is hereby submitted with the free will and consent of those who have hereon signed.

Platea USA, LLC, Equitable Owner  
By *L. Michael Ross*  
L. Michael Ross, Member

Commonwealth of Pennsylvania  
County of Franklin  
On this 31st day of October, 2013  
Before me, a Notary Public, personally appeared L. Michael Ross, Member of Platea USA, LLC who acknowledged this plan to be their act and deed, and desire the same to be recorded as such.  
In Witness Whereof I Hereunto Set My Hand and Seal  
*David B. Mackley*  
Notary Public  
My Commission Expires May 23, 2017



APPROVED PLANS  
*R. Chen*  
COMMONWEALTH CODE INSPECTION SERVICES

3	12-18-13	TWP. COMMENTS	MS
2	12-03-13	FCCD COMMENTS	MS
1	11-20-13	FCCD COMMENTS	MS

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