

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

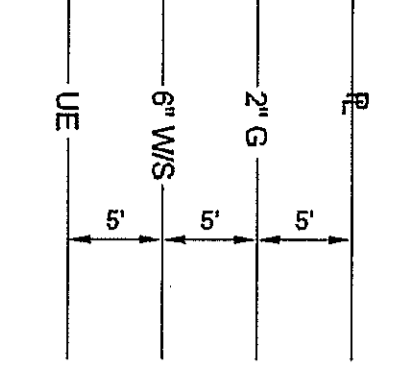
PENNSYLVANIA LAW REQUIRES NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS NOTICE BEFORE EXCAVATION

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE.

REFER TO PENNSYLVANIA ONE CALL SYSTEM, INC. DESIGN NOTIFICATION SERIAL #20131780147-000

PA Act 287 of 1974 as amended by Act 121 of 2008 73 P.S. §176 et. seq. Utility Listing:

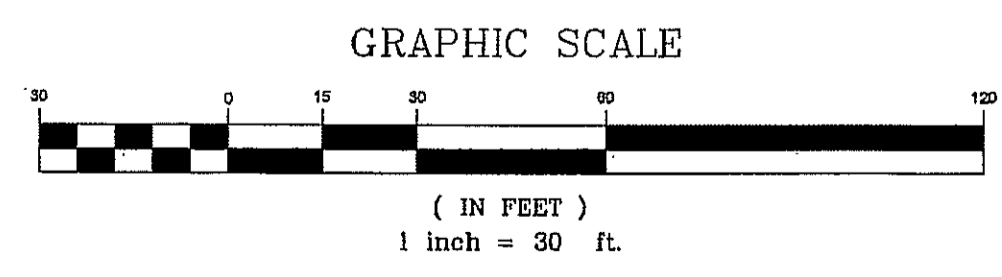
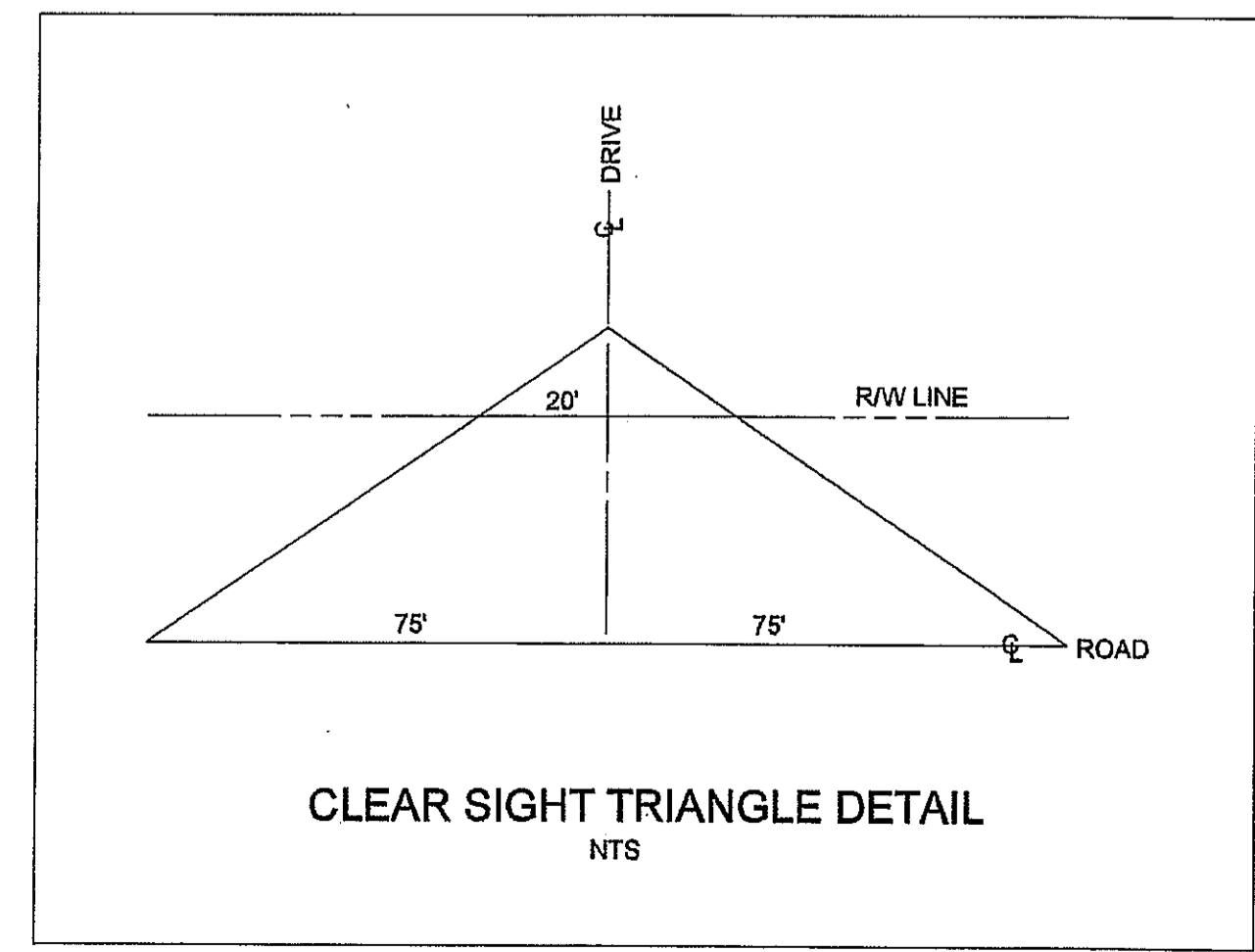
UTILITY LINE SPACING DETAIL
NOT TO SCALE



FILE: N:\Land Projects\2013\130062\dwg\Sheet\130062-3-Site_Plan.dwg LAYOUT: 2/26/2013 12:38 PM BY: Chuck Armstrong DN: 1/23/2013 12:38 PM

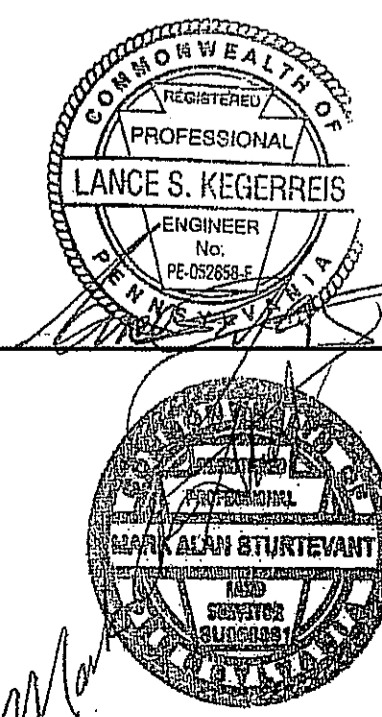
3-89-10
187,993 Sq.Ft.
4.3157 acres

- NOTES**
1. APPLICANT / EQUITABLE OWNER: PLATEA USA, LLC
1800 WAYNE ROAD
CHAMBERSBURG, PA 17201
(717) 263-8282
L. MICHAEL ROSS, MEMBER
 2. OWNER: LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY
5540 COFFEY AVENUE
CHAMBERSBURG, PA 17201
(717) 287-8351
JOHN VAINHORN, EX. DIRECTOR
 3. PARCEL DATA: THE PROPERTY DESCRIBED ON THIS PLAN IS OWNED BY LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY, BY PLAN BOOK 2881, PAGE 594.
 4. PARCEL AREA: PARCEL 3-89-10, 187,997 SQ.FT. OR 4.3157 ACRES
 5. EXISTING ZONING: HEAVY INDUSTRIAL (H)
 6. HISTORICAL USE: INDUSTRIAL
 7. EXISTING AND PROPOSED USE: MANUFACTURING (MACHINE SHOP)
 8. BUILDING SETBACK (MIN. REQUIRED):
FRONT: 75'
SIDE: 30'
REAR: 50'
 9. PUBLIC WATER SERVICE, (FRANKLIN COUNTY GENERAL AUTHORITY), PUBLIC SEWER SERVICE (FCGA) AND NATURAL GAS (PPL GAS) ARE AVAILABLE. SEWAGE PLANNING FOR THIS LOT WAS APPROVED BY PaDEP FOR THE CUMBERLAND VALLEY BUSINESS PARK PLANNING MODULE PaDEP CODE NO. A3-28907-470-3). ALL PUBLIC ROADWAY CROSSING SHALL BE BORED TO GREENE TOWNSHIP SPECIFICATIONS.
 10. OFF-STREET PARKING: MIN. SPACES REQUIRED = 40 SPACES (MAX. WORKING SHIFT)
50 SPACES PROVIDED
 11. THE CHAMBERSBURG, PA QUADRANGLE OF THE NATIONAL WETLAND INVENTORY MAPS DOES NOT INDICATE THE PRESENCE OF JURISDICTIONAL WETLAND HABITATS WITHIN THE PROJECT SITE.
 12. THE EXISTING SOILS ON THIS SITE ARE: "WkB3"
 13. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR SPECIAL FLOOD HAZARD AREA DEPICTED ON THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (COMMUNITY MAP NUMBER 42055C0282E).
 14. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY DENNIS E. BLACK ENGINEERING, INC. DURING JULY 2013.
 15. IMPERVIOUS COVERAGE: EXISTING IMPERVIOUS PERCENTAGE = 2%
PROPOSED IMPERVIOUS PERCENTAGE INCLUDING PHASE 2 & 3 = 51%
MAXIMUM BUILDING HEIGHT US 45 FEET



REVISIONS

NO.	DATE	DESCRIPTION	BY
3	12/18/13	TWP. COMMENTS	M.S.
2	12/03/13	F.C.C.D. REVIEW	M.S.
1	11/20/13	F.C.C.D. REVIEW	MS



SITE PLAN

PLATEA USA
PARCEL 3-89-10

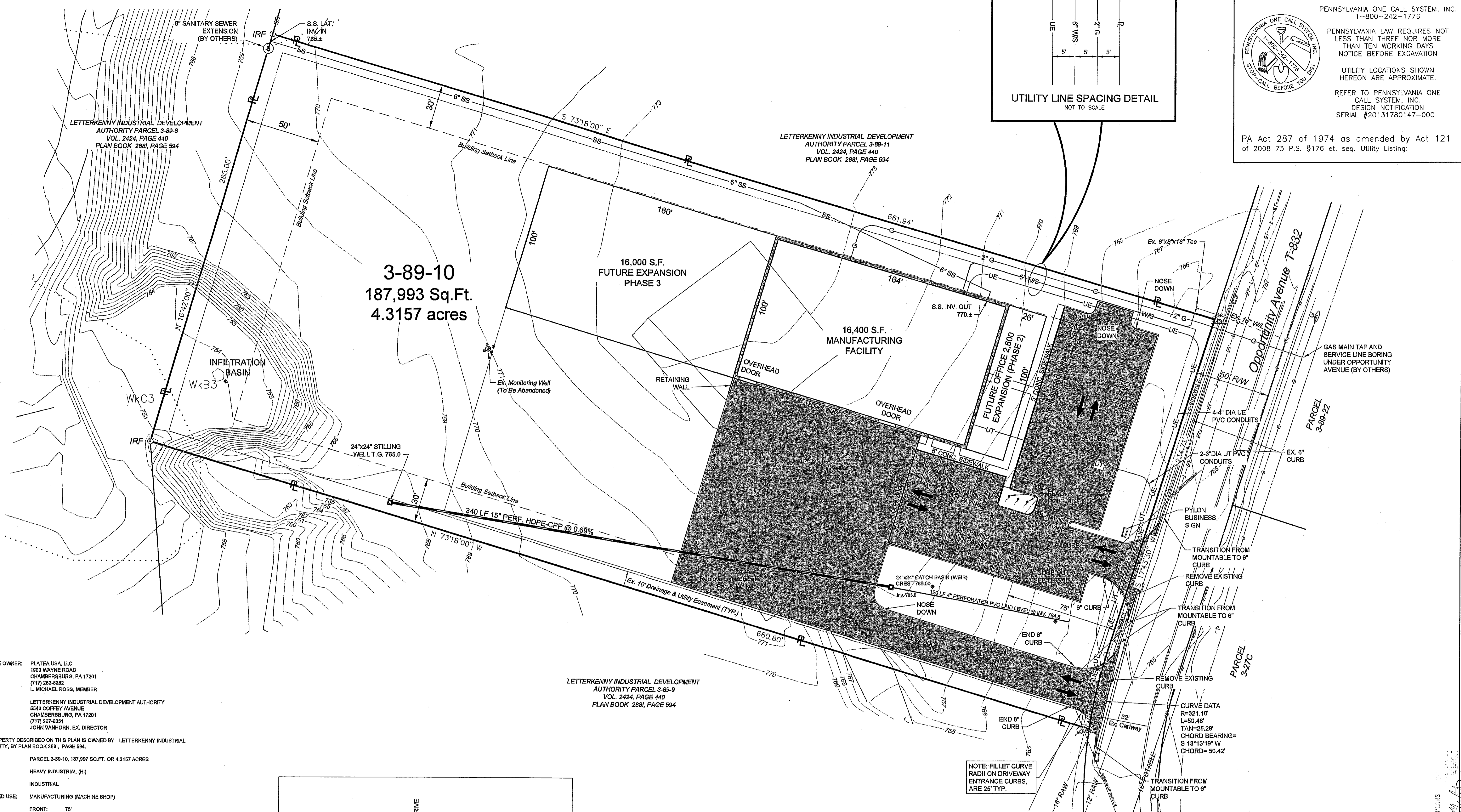
SITUATE IN
THE CUMBERLAND VALLEY BUSINESS PARK
GREENE TOWNSHIP, FRANKLIN COUNTY PA

DENNIS E. BLACK ENGINEERING, INCORPORATED
ENGINEERING—SURVEYING—PLANNING

2400 PHILADELPHIA AVENUE 222 NORTH SECOND STREET
CHAMBERSBURG, PA 17201 McCONNELLSBURG, PA 17233
(717)263-8794 (888)238-0681 (717)485-4028

DWN_CMA CLIENT No. 4700 ORDER No. 130062.00 SHEET 3 OF 8
CHK_MS DATE 10-23-13 AutoCAD DRAWING REF. NUMBER DRAWING No.
APP_11 SCALE 1"=30' 13-71

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER LANCE S. KEGERRIS No. PE-020852