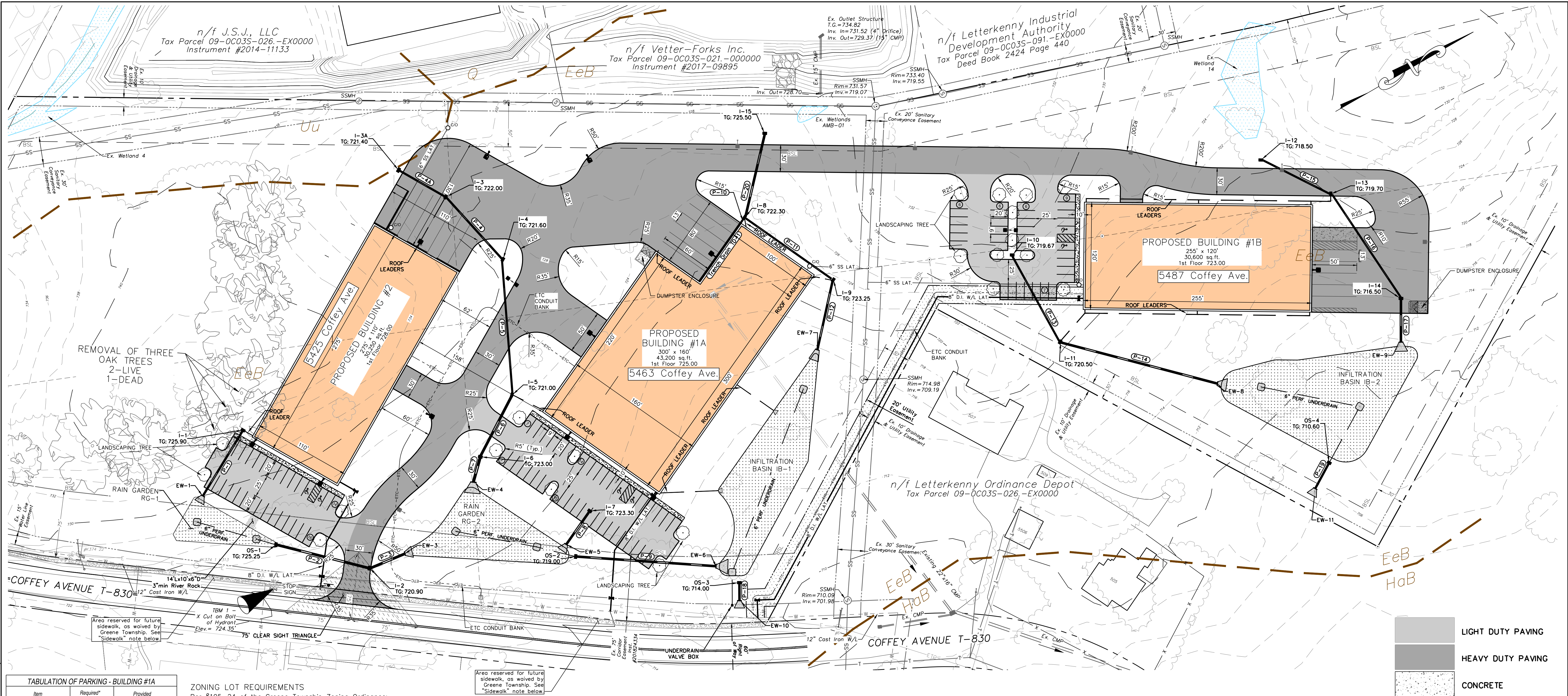


FILE\\Land Projects 2017\\170083-LDA-FINAL\\Sheet Files\\170083-LD-3 Overall Site Plan BY: Survey ON:12/31/2020 8:40 AM



TABULATION OF PARKING - BUILDING #1A		
Item	Required*	Provided
Regular Vehicle Space	41	41
Handicap Vehicle Space	2	2
Total Vehicle Space (#1A)	43	43
Loading Docks	-	6
Maximum Employees Per Shift:		43

TABULATION OF PARKING - BUILDING #1B		
Item	Required*	Provided
Regular Vehicle Space	29	32
Handicap Vehicle Space	2	2
Total Vehicle Space (#1B)	31	34
Loading Docks	-	5
Maximum Employees Per Shift:		34

TABULATION OF PARKING - BUILDING #2		
Item	Required*	Provided
Regular Vehicle Space	28	28
Handicap Vehicle Space	2	2
Total Vehicle Space (#2)	30	30
Loading Docks	-	7
Maximum Employees Per Shift:		30

OVERALL TABULATION OF PARKING		
Item	Required*	Provided
Total Regular Vehicle Space	111	114
Total Handicap Vehicle Space	6	6
Total Vehicle Space	117	120
Loading Docks	-	17

ZONING LOT REQUIREMENTS

Per §105-24 of the Greene Township Zoning Ordinance:

Use	Manufacturing/Industrial/Warehousing
Minimum Lot Area	120,000 square feet
Minimum Lot Width	250 feet
Minimum Lot Depth	400 feet
Minimum Front Yard	75 feet
Minimum Side Yard	30 feet
Minimum Rear Yard	50 feet
Maximum Building Height	45 feet
Proposed Building Height	TBD**
Maximum Impervious Coverage	65%

ZONING NOTES

* Per § 105-29.B. Parking Regulations of the Greene Township Zoning Ordinance. The required minimum parking space for a "Wholesale establishment, warehouses, offices, businesses, and industrial facilities" is one (1) space for each employee on the average working shift or one (1) space per 1,000 square feet of floor area, whichever is greater.

** Per § 105-24. Heavy Industrial District (HI) of the Greene Township Zoning Ordinance. The height of buildings #1A, #1B, and #2 shall not exceed the maximum building height of 45.

SIDEWALKS

That the requirement to construct sidewalks within the area of the proposed land development is waived at this time but upon the condition that Greene Township reserves the right to require construction of the same at some future date from the then adjacent land owner and that the developer make provision for the addition of sidewalks at some future date without any additional cost to Greene Township.

SCREENING

Screening is required per Greene Township Subdivision and Land Development Ordinance, §85-40.1.B for any unenclosed mechanical equipment and any areas designated for refuse disposal and commercial pickup of trash dumpsters. The dumpster enclosures shown hereon consist of opaque walls and gates.

WATER LATERALS

- Typical Backflow protection measures (double check valve) as per BOCA and AWWA specifications are mandatory for each service line.
 - Backflow prevention will be installed in an easily accessible location on the service line somewhere before the first point of use or consumption.
- Water laterals are the property of the lot owner, who is solely responsible for their proper maintenance and proper operation.

SANITARY SEWER CONSTRUCTION

- Construction, Material, Inspection & Testing shall be in accordance with the current regulations and specifications of Franklin County General Authority (FCGA).
- The proposed sewer lateral shall be owned and maintained by the lot owner. The lot owner is solely responsible for the maintenance of the sewer lateral.
- The proposed sewer lateral shall be constructed by the developer.

WATERLINE CONSTRUCTION

- The proposed waterlines shown hereon shall be installed by the developer.
- The construction, material, inspection, disinfection, testing and start-up shall be in accordance with the current regulations and specifications of Franklin County General Authority and the most recent edition of American Water Works Association manuals.
- Water lines shall be placed a minimum of 4 feet below final grade, including swales.
- Ten (10) feet minimum separation is required between all sanitary sewer laterals and domestic water services.

CLEAR SIGHT TRIANGLE

No building, structure, wall, fence, hedge, tree or other growth shall be placed within the 75' Clear Sight Triangle. Utility poles, light standards, street lights, and fire hydrants may be placed within the Clear Sight Triangle.

Landscaping Maintenance Notes:

Landscaping areas shown on this plan shall be maintained in a healthy, growing condition at all times. It shall be the responsibility of the property owner or record or his delegated representative to properly maintain and care for any landscape screen or other treatment as approved by the Board of Supervisors. In order to ensure proper maintenance of landscaping, the following shall be followed:

Spring

- Remove winter trunk protection and old mulch, and mulch at the base of trees and shrubs.
- Prune and clean up dead, broken, or diseased branches. Prune summer-flowering shrubs.
- Rake, fertilize, and groom groundcovers.
- After dry winters, thoroughly water new plants and remove any dead shrubs or groundcovers.

Summer

- Weed as needed around trees; add mulch, keeping material 1-2 inches away from tree trunks.
- Regularly check for insect or disease damage.
- Water new shrubs and trees once a week, moistening soil to a depth of 1 foot.
- Trim hedges after the first new growth flush.
- Deadhead faded flowers.
- Prune spring-blooming shrubs, such as lilacs, after flowers fade.

Fall

- Mulch and regularly water newly planted conifers.
- Plant any new additions.
- Clean up rotten, fallen crops and leaves from any fruit trees.
- Rake and compost leaves.
- Cut back rose canes to within a foot of the ground, and cover them with soil. Wrap the canes of tender roses in burlap, lay the wrapped canes on the ground, and cover them with soil or mulch.

Winter

- If rain and snow are lacking, water newly planted evergreens.
- Plant bare-root roses as soon as you can.
- Prune any fruit trees in late winter; spray with dormant oil.
- Wrap trees with tree guards to protect from rodent damage.
- Wrap tender foundation shrubs in burlap.

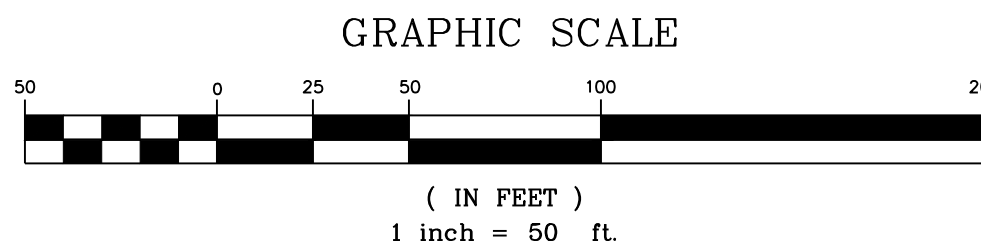
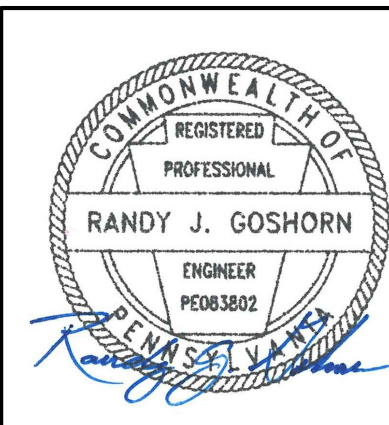
Additional Notes

- Landscaping shall be constructed in accordance with Greene Township Ordinance §85-40.1.
- The site contractor shall guarantee a one year warranty on any landscaping materials.
- The site contractor shall offer a replacement program to the client for any non-surviving plants.
- Landscaping trees shall be deciduous shade trees with a minimum trunk caliper of 3" upon planting.

TABULATION OF IMPERVIOUS AREA			
Ground Cover	Proposed		
	Area (sq. ft.)	Area (acres)	Percentage
Proposed Building	104,050	2.39	11.3
Proposed Macadam	139,829	3.21	15.2
Total Impervious Area	243,879	5.60	26.5
Grass / Landscaping	389,800	8.95	42.4
Woods	285,807	6.56	31.1
Total Area	919,486	21.11	100.0

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	12/14/2020	SITE ADDRESSES & CERTIFICATION DATE	DAD



Overall Site Plan

Final Land Development Plan
in
Cumberland Valley Business Park - Oak Grove
for
Letterkenny Industrial
Development Authority
located in
Greene Township, Franklin County, PA



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DWN_DAD	CLIENT No. 3366	ORDER No. 170083.00	SHEET LD-3 of LD-9
CHK_RJG	DATE 11/23/2020	AutoCAD DRAWING REF. NUMBER	DRAWING No.
APP.	SCALE 1"=50'	AutoCAD#	20-68

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