

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	40.00'	62.29'	56.18'	N 80°13'24" W	89°12'56"	39.46'
C2	271.10'	259.87'	250.04'	N 09°44'09" W	54°55'25"	148.05'
C3	1020.05'	33.05'	33.05'	S 54°14'17" W	01°51'23"	16.53'

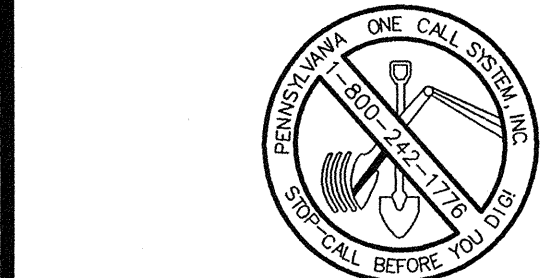
LINE	BEARING	DISTANCE
L1	S 71°52'12" E	79.87'
L2	S 30°39'50" W	56.64'

JAN 12 2010 This Plan is hereby approved.

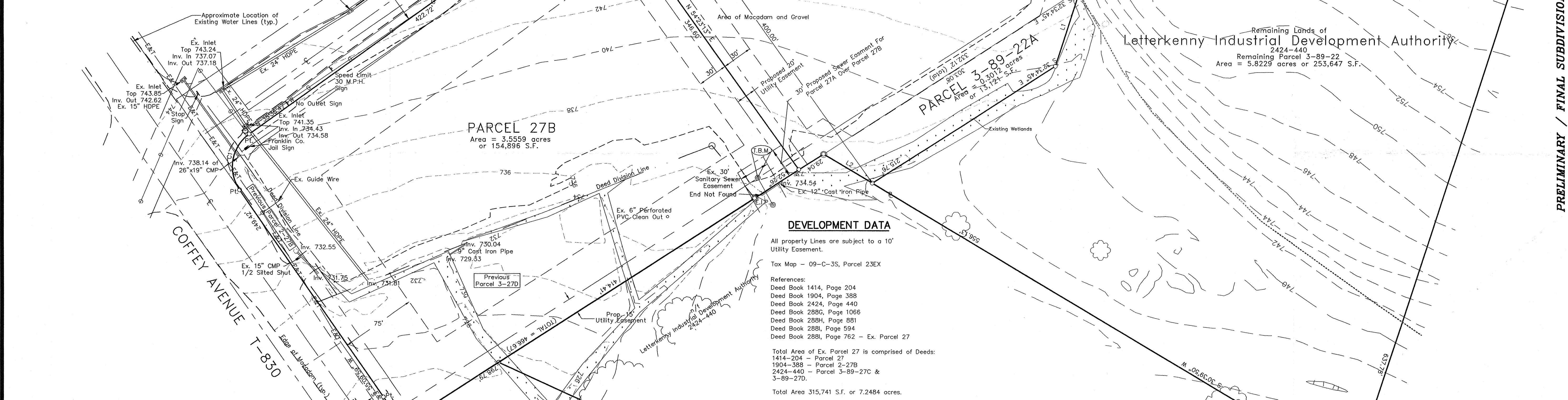
GREENE TOWNSHIP BOARD OF SUPERVISORS

BY: *[Signature]*  
 ATTEST: *[Signature]* Secretary

SCALE: 1"=2000'



Location of Existing Underground Utilities Are Based Upon Surface Evidence And Existing Drawings And Are Not Guaranteed To Be Complete Or Accurate By Martin & Martin, Inc. Contractor Should Contact The Pa. One Call System At (1-800-242-1776) Prior To Any Excavation As Required By Pa. Act 38 (1991) Date: 10/22/09 One Call System Serial Number: 2009-2952088 Pennsylvania Law Requires Not Less Than Three (3) Nor More Than Ten (10) Working Days In Advance Of Beginning Excavation Or Demolition Work.



**DEVELOPMENT DATA**

All property Lines are subject to a 10' Utility Easement.  
 Tax Map - 09-C-3S, Parcel 23EX  
 References:  
 Deed Book 1414, Page 204  
 Deed Book 1904, Page 388  
 Deed Book 2424, Page 440  
 Deed Book 2886, Page 1066  
 Deed Book 288H, Page 881  
 Deed Book 288I, Page 594  
 Deed Book 288J, Page 762 - Ex. Parcel 27  
 Total Area of Ex. Parcel 27 is comprised of Deeds:  
 1414-204 - Parcel 27  
 1904-388 - Parcel 2-27B  
 2424-440 - Parcel 3-89-27C & 3-89-27D.  
 Total Area 315,741 S.F. or 7.2484 acres.  
 Recorded Easements  
 Deed Book 1453 Page 421 - Phase 1  
 Deed Book 1922 Page 483 - Phase 2  
 Deed Book 2821 Page 181 - Phase 3  
 All Bearings and Distances for the existing parcel taken from plan prepared by Dennis E. Block Engineering Inc. Deed Book 288I Page 762.  
 Building Setback Lines  
 Front - 75'  
 Side - 30'  
 Rear - 50'  
 (T.B.M.) = Bench Mark Top Ex. Manhole Elevation = 735.73  
 This Property Is Entirely Outside The 100 Year Flood Plain According To F.I.R.M. Maps Community Flood Number 4216490005 B. Dated November 2, 1990.  
 These Two Parcels Are Not Included Within The Agriculture Security Areas Of Greene Township.  
 Zoned: Heavy Industrial (H.I.)  
 Error of Closure for the Proposed Lots is Less Than 1 Part in 5,000.  
 Wetlands Shown Hereon Were Delineated By GTS Technologies In A Report Dated May, 15 2002.  
 Sewage Facilities Planning For The Land Development Of Cumberland Valley Business Park Has Been Completed And Approved By The Pennsylvania Department Of Environmental Protection (DEP) Under DEP Code #A3-28907-470-3 By Letter Dated July 16, 1999.

**LEGEND**

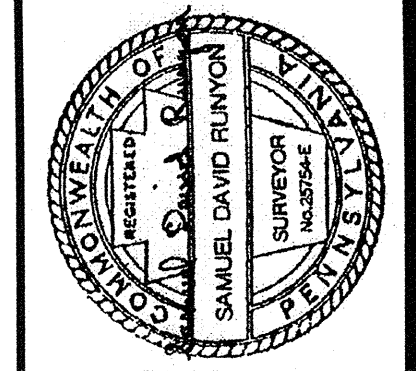
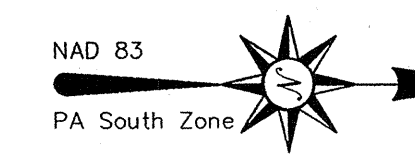
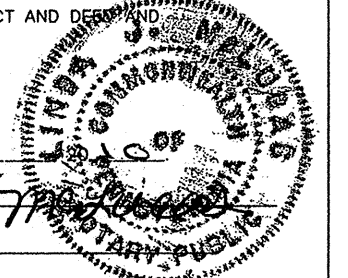
- E.I.P. = Existing Iron Pin
- I.P. = Iron pin (set)
- E.R.R.S. = Existing Railroad Spike
- R.R.S. = Railroad Spike (set)
- E.P.K. = Existing Parker Kalon Nail
- P.K. = Parker Kalon Nail (set)
- R/W = Right-of-Way
- CL = Centerline
- PL = Property Line
- n/f = Now or Formerly
- PL = Point
- = Clean Out
- ↑ = Sign (typ.)
- ⊕ = OHE & T Pole
- ⊙ = Sanitary Sewer Manhole
- ⊗ = Gas Marker
- ⊖ = Water Valve
- ⊚ = Storm Water Inlet (typ.)
- ⊛ = Fire Hydrant
- = Contours based on NAVD 88, field survey October 5, 2009
- = Wetlands As Delineated By GTS Technologies In 2002.
- = Soil Boundry

JAN 12 2010 RECEIVED AND RETURNED WITH COMMENTS  
 GREENE TOWNSHIP PLANNING COMMISSION  
 CHAIRMAN  
 ZONING OFFICER

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Linda J. McClucas - Notary Public  
 Chambersburg Boro., Franklin County  
 MY COMMISSION EXPIRES SEP 05, 2015

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT ALL ROADS OR STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR PUBLIC USE.  
 JOHN VAN HORN, Letterkenny Industrial Development Authority (L.I.D.A.)  
 STATE OF PENNSYLVANIA, COUNTY OF FRANKLIN  
 PERSONALLY APPEARED BEFORE A NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY AFORESAID.  
 JOHN VAN HORN  
 WHO ACKNOWLEDGE THIS PLAN TO BE THEIR ACT AND DESIRES THE SAME TO BE AS SUCH.  
 WITNESS MY HAND AND NOTARIAL SEAL  
 THIS 5th DAY OF JANUARY 2010  
 MY COMMISSION EXPIRES

APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_  
 BY THE FRANKLIN COUNTY PLANNING COMMISSION  
 CHAIRMAN  
 SECRETARY  
 APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_  
 BY THE GREENE TOWNSHIP PLANNING COMMISSION  
 CHAIRMAN  
 SECRETARY  
 APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_  
 BY THE GREENE TOWNSHIP BOARD OF SUPERVISORS  
 PRESIDENT  
 SECRETARY  
 REVIEWED THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_  
 BY THE GREENE TOWNSHIP ENGINEER



NO.	REVISION	DATE
1	ADDED LOT ADDITION	12/21/09
2	AS PER TWP. COMMENTS	01/05/10

PRELIMINARY / FINAL SUBDIVISION PLAN  
**Parcel 27A Subdivision Plan**  
 LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY  
 GREENE TOWNSHIP  
 PENNSYLVANIA

martin and martin incorporated  
 37 south main street • suite A  
 chambersburg, pennsylvania • 17201  
 phone: (717) 264-6759  
 PROJECT NUMBER 09-032

CADD FILE: SUBDIVISION-2.DWG  
 DATE: 11/10/09  
 SCALE: 1" = 50'  
 DRAWING NO. 1

**OWNER/SUBDIVIDER**  
 Letterkenny Industrial Development Authority (L.I.D.A.)  
 5540 Coffey Avenue  
 Chambersburg, Pa 17202  
 (717)267-9351 X23

**APPLICANT**  
 Letterkenny Industrial Development Authority (L.I.D.A.)  
 5540 Coffey Avenue  
 Chambersburg, Pa 17202

**SOIL CLASSIFICATIONS\***  
 Uu - Urban land - Udorthents complex, 0 to 25 percent slopes  
 Q - Quarries  
 \* Soil Classifications Based On Information Obtained From The Soil Survey Of Franklin County, Pennsylvania Published By The United States Department Of Agriculture, Soil Conservation Service.

**PARCEL 27B**  
 Lands n/f of L.I.D.A. and being part of Deed Book 288I, Page 762. To be retained by L.I.D.A. at this time. No construction is contemplated at this time. Before any earth moving activities can occur a Land Development Plan must be approved by all appropriate agencies.  
 Area = 3.5559 Acres Or 154,896 S.F.

**PARCEL 27A**  
 Lands n/f of L.I.D.A. and being part Deed Book 288I, Page 762. To be combined with Parcel 3-89-22A and conveyed to F.C.A.D.C. To be improved with a building, public water and sewer. Before any earth moving activities can occur a Land Development Plan must be approved by all appropriate agencies.  
 Area = 3.6925 Acres Or 160,845 S.F.

**PARCEL 3-89-22A**  
 Lands n/f of L.I.D.A. and being part of Deed Book 2424, Page 440, Parcel 3-89-22. To be conveyed to adjacent lands of Grantor. To be combined with Parcel 27A and not to be sold separately. No construction is contemplated at this time. Before any earth moving activities can occur a Land Development plan must be approved by all appropriate agencies.  
 Area = 0.3012 acres or 13,121 S.F.  
 Total area of Parcels 27A & 3-89-22A combined is:  
 Area = 3.9937 acres or 173,966 S.F.