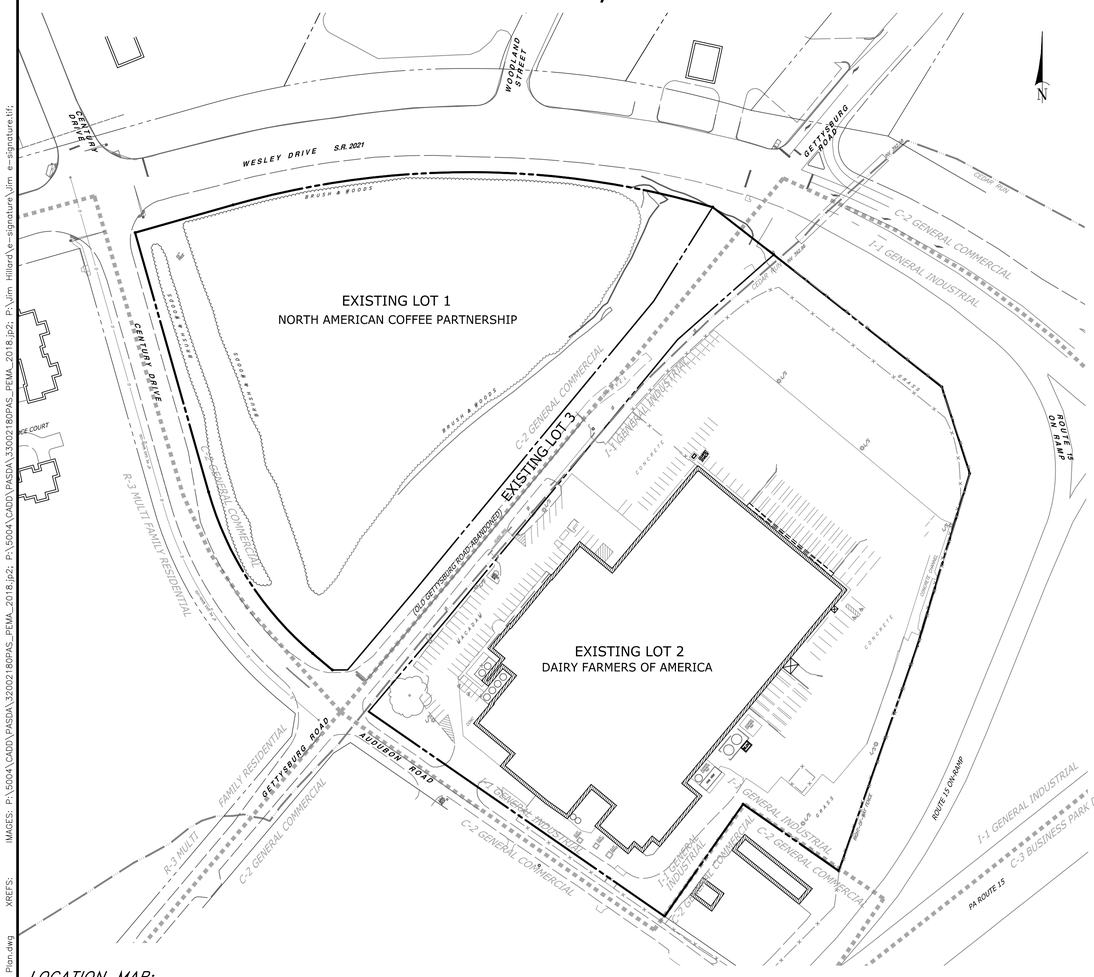
FINAL MINOR SUBDIVISION PLAN FOR

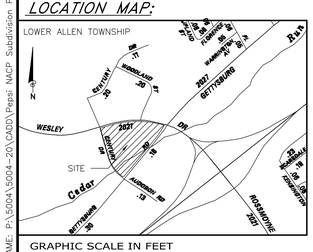
NORTH AMERICAN COFFEE PARTNERSHIP

4825 GETTYSBURG ROAD & WESLEY DRIVE

LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP:



TOTAL SITE AREAS

LOT 1: 323,733.11 SQ.FT. OR 7.43 ACRES
LOT 2: 430,319.73 SQ.FT. OR 9.88 ACRES
LOT 3: 54,927.99 SQ.FT. OR 1.26 ACRES
TOTAL SITE AREA
808,980.83 SQ.FT. OR 18.57 ACRES

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NOT GREATER THAN 1 FOOT IN 1000 FEET FOR ALL SURVEYED PROPERTY LINES.

2/17/2026
Date

James D. Hillard, P.L.S.
PA Professional Land Surveyor
PA License No.: SU30163E
32 Mount Joy Street
Mount Joy, PA 17552
(717) 653-5308

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES D. HILLARD
No. SU030163E

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO COMBINE LOT 1 (PARCEL ID NO. 13-09-0545-015), AND A PORTION OF LOT 2 (PARCEL ID NO. 13-09-0545-007), AND LOT 3 (THE VACATED ROADBED OF OLD GETTYSBURG ROAD) TO CREATE TWO RESULTANT LOTS EQUALING 5.73 ACRES FOR LOT 1 AND 12.84 ACRES FOR LOT 2.

2. AT A PUBLIC MEETING HELD ON SEPTEMBER 22, 2025, THE LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS APPROVED ORDINANCE NO. 2025-05, VACATING A PORTION OF OLD GETTYSBURG ROAD AS DEPICTED ON THIS PLAN. THE PETITIONERS FOR THE VACATION WERE NORTH AMERICAN COFFEE PARTNERSHIP AND DAIRY FARMERS OF AMERICA, INC.

3. DEEDS OF EASEMENT GRANTING UTILITY AND ACCESS RIGHTS OVER THE VACATED LANDS OF OLD GETTYSBURG ROAD WERE RECORDED WITH THE CUMBERLAND COUNTY RECORDER OF DEEDS ON JANUARY 30, 2026, AS INSTRUMENT NOS. 202602122 AND 202602126.

4. THIS PLAN DOES NOT CREATE ANY NEW STREETS, DEDICATIONS, OR RIGHTS-OF-WAY.

5. NO IMPROVEMENTS OR LAND ARE BEING OFFERED FOR DEDICATION TO LOWER ALLEN TOWNSHIP AS PART OF THIS PLAN.

6. APPROVAL OF THIS PLAN BY LOWER ALLEN TOWNSHIP DOES NOT CONSTITUTE APPROVAL OF ANY OTHER PERMITS OR APPROVALS REQUIRED BY FEDERAL, STATE, COUNTY, OR TOWNSHIP REGULATIONS, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, SEWAGE PERMITS, OR ENVIRONMENTAL APPROVALS.

7. EASEMENTS THAT BENEFIT OR ENCUMBER THE SUBJECT PROPERTY ARE GRAPHICALLY DEPICTED AND LABELED HEREON TO THE EXTENT KNOWN.

8. THE NATIONAL WETLANDS INVENTORY (NWI) MAPS DO NOT INDICATE THE PRESENCE OF WETLANDS ON THE SUBJECT PROPERTY, NOR WERE ANY VISIBLE SIGNS OF WETLANDS OBSERVED DURING SITE RECONNAISSANCE. A FORMAL WETLANDS DELINEATION STUDY WAS NOT PERFORMED ON THE SUBJECT PROPERTY.

9. THE RESULTANT PROPERTIES WILL CONTINUE UNDER THEIR RESPECTIVE EXISTING USES. NO CONSTRUCTION OR EARTH DISTURBANCE IS PROPOSED AS PART OF THIS PLAN.

10. NO STRUCTURES, LANDSCAPING, GRADING, OR OTHER OBSTRUCTIONS SHALL BE INSTALLED WITHIN ANY REQUIRED CLEAR SIGHT TRIANGLE THAT WOULD OBSTRUCT MOTORISTS' VISIBILITY.

11. THE EXISTING PROPERTY AT 4825 GETTYSBURG DRIVE IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER AND WILL CONTINUE TO BE SERVED BY THESE UTILITIES.

12. THE RESULTANT LOT 2 IS LARGELY LOCATED IN THE I-2 GENERAL INDUSTRIAL DISTRICT AND THE STORMWATER EASEMENT AND REMAINING LOT 1 ARE LOCATED IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICTS. BOTH LOTS EXIST IN COMPLIANCE WITH THE APPLICABLE DIMENSIONAL AND USE REQUIREMENTS OF LOWER ALLEN TOWNSHIP.

13. THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN IS BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 42041C0279F, EFFECTIVE SEPTEMBER 7, 2023. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), PA SOUTH ZONE 3702, BASED ON HRG STATE PLANE DATUM, DC GOHN PROJECT REFERENCE #5040, OBSERVED ON FEBRUARY 14, 2023.

2. THE FIELD SURVEY ON WHICH THIS FINAL MINOR SUBDIVISION PLAN IS BASED UPON WAS MADE ON THE GROUND FEBRUARY 14, 2023. ALL BOUNDARY MONUMENTATION FOUND AND SET AND DURING THE COURSE OF THE SURVEY IS DEPICTED AND LABELED HEREON.

3. OWNERSHIP INFORMATION AND DEED REFERENCES OF ADJOINING LANDS SHOWN HEREON WERE COMPILED FROM THE CUMBERLAND COUNTY ONLINE GEOGRAPHIC INFORMATION SYSTEM (GIS) AND CUMBERLAND COUNTY RECORDER OF DEED'S OFFICE AS RESEARCHED BY THIS FIRM.

4. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE ABOVE GROUND EVIDENCE, PAINT MARKS FROM A PA ONE CALL, TICKET # 20230302334, DATED JANUARY 30, 2023, AND FROM PREVIOUS SURVEYS BY THIS OTHERS. NO SUBSURFACE UTILITY EXPLORATION HAS BEEN PERFORMED DURING THIS SURVEY.

5. THE NEAREST MAIN ROAD INTERSECTION FROM THE SUBJECT PROPERTY IS AT THE NORTHWESTERLY CORNER, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SR-2021 (WESLEY DRIVE) AND THE EASTERLY RIGHT-OF-WAY LINE OF CENTURY DRIVE AS DEPICTED HEREON.

ZONING DATA - C-2 GENERAL COMMERCIAL

1. DISTRICT ..... C-2 GENERAL COMMERCIAL
2. MIN. LOT AREA ..... N/A
3. MIN. LOT WIDTH ..... 50' @ DEDICATED RIGHT OF WAY LINE
4. MIN. LOT DEPTH ..... N/A
5. MIN. FRONT YARD ..... 30' @ DEDICATED RIGHT OF WAY LINE
6. MIN. SIDE YARD ..... 10'
7. MIN. REAR YARD ..... 35'
8. MAX. IMPERVIOUS COVERAGE 70%
9. MAX. BUILDING HEIGHT ..... 75' (AS NOTED BELOW)

NOTES:

1. OUTDOOR STORAGE AND DISPLAY, WHEN ACCESSORY TO A PERMITTED USE, SHALL BE REGULATED AS FOLLOWS:
   - OUTDOOR STORAGE OR DISPLAY SHALL NOT OCCUPY ANY PART OF THE STREET RIGHT-OF-WAY AND NO OTHER AREA INTENDED OR DESIGNED FOR PEDESTRIAN USE, REQUIRED PARKING AREAS NOR REQUIRED FRONT YARD.
   - OUTDOOR STORAGE AREAS, EXCLUDING DISPLAY AREAS, SHALL BE SHIELDED FROM VIEW FROM THE PUBLIC STREETS AND ADJACENT RESIDENTIAL USES IN ACCORDANCE WITH § 220-201.
2. NO BUILDING SHALL BE ERECTED TO A HEIGHT IN EXCESS OF 75 FEET. WHEN ADJACENT TO A RESIDENTIAL DISTRICT OR USE, TWO FEET IN ADDITIONAL SETBACKS ALONG THE ADJACENT PROPERTY LINES SHALL BE PROVIDED FOR EVERY FOOT THAT THE BUILDING HEIGHT EXCEEDS 50 FEET.

ZONING DATA - I-1 GENERAL INDUSTRIAL

1. DISTRICT ..... I-1 GENERAL INDUSTRIAL
2. MIN. LOT AREA ..... N/A
3. MIN. LOT WIDTH ..... 50' @ DEDICATED RIGHT OF WAY LINE
4. MIN. LOT DEPTH ..... N/A
5. MIN. FRONT YARD ..... 30' @ DEDICATED RIGHT OF WAY LINE
6. MIN. SIDE YARD ..... 10'
7. MIN. REAR YARD ..... 35'
8. MAX. IMPERVIOUS COVERAGE 70%
9. MAX. BUILDING HEIGHT ..... 75'
10. PARKING SETBACK ..... 5' WHEN ADJACENT TO A RESIDENTIAL USE
11. BUFFER YARD SETBACK ..... 100' FOR NON-RESIDENTIAL USES LOCATED IN I-1 GENERAL INDUSTRIAL WHEN ABUTTING A RESIDENTIAL DISTRICT
11. LOADING SETBACK ..... 200 FEET OF OR ABUTTING A RESIDENTIAL DISTRICT SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. OR ELSE SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED STRUCTURE

NOTES:

1. OUTDOOR STORAGE AND DISPLAY, WHEN ACCESSORY TO A PERMITTED USE, SHALL BE REGULATED AS FOLLOWS:
   - OUTDOOR STORAGE OR DISPLAY SHALL NOT OCCUPY ANY PART OF THE STREET RIGHT-OF-WAY AND NO OTHER AREA INTENDED OR DESIGNED FOR PEDESTRIAN USE, REQUIRED OFF-STREET PARKING AREAS NOR REQUIRED FRONT YARD.
   - OUTDOOR STORAGE AREAS, EXCLUDING DISPLAY AREAS, SHALL BE SHIELDED FROM VIEW FROM ADJACENT RESIDENTIAL USES IN ACCORDANCE WITH § 220-201.
2. NO BUILDING SHALL BE ERECTED TO A HEIGHT IN EXCESS OF 75 FEET. WHEN ADJACENT TO A RESIDENTIAL DISTRICT, TWO FEET IN ADDITIONAL SETBACKS ALONG THE ADJACENT PROPERTY LINES SHALL BE PROVIDED FOR EVERY FOOT THAT THE BUILDING HEIGHT EXCEEDS 50 FEET.

CUMBERLAND COUNT PLANNING DEPARTMENT

REVIEWED THIS _____ DAY OF _____, 20__
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

_____
DIRECTOR OF PLANNING

BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA.

APPROVED THIS _____ DAY OF _____, 20____.

CONDITIONS OF APPROVAL COMPLETED THIS _____ DAY OF _____, 20____.

_____ (VICE) PRESIDENT

_____ SECRETARY

RECORD INFORMATION

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS _____ DAY OF_____, 20____.

INSTRUMENT NO._____

LIST OF DRAWINGS

COVER SHEET _____ 1*
EXISTING CONDITIONS PLAN _____ 2*
PROPOSED/RESULTANT CONFIGURATION _____ 3*
*ALL PLANS ARE TO BE RECORDED

STATE OF:
COUNTY OF:

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) _____ BEING (TITLE) _____ OF

(CORP. NAME) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER/EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

_____ AUTHORIZED CORPORATE SIGNATURE

_____ NOTARY SIGNATURE

CORPORATE SEAL

_____ NOTARY SEAL

STATE OF:
COUNTY OF:

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) _____ BEING (TITLE) _____ OF

(CORP. NAME) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER/EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

_____ AUTHORIZED CORPORATE SIGNATURE

_____ NOTARY SIGNATURE

CORPORATE SEAL

_____ NOTARY SEAL

REVISIONS	DATE

OWNERSHIP INFORMATION

WESLEY DRIVE - LOT 1
NAME: NORTH AMERICAN COFFEE PARTNERS (NACP)
C/O MID AMERICA DAIRYMEN, INC. (CHARLIE SHARON BENEDICT)
ADDRESS: 700 ANDERSON HILL ROAD
PURCHASE, NY 10577
PHONE: 914-253-2731
SITE:
ADDRESS: WESLEY DRIVE (VACANT LOT)
CAMPHILL, PA 17011
DEED REFERENCE (BOOK/PAGE): 202308130
PARCEL ID: 13-09-0545-015

4825 GETTYSBURG DRIVE - LOT 2
NAME: DAIRY FARMERS OF AMERICA
C/O MID AMERICA DAIRYMEN, INC.
SAM STRENICK
ADDRESS: 12200 NORTH 135TH STREET
KANSAS CITY, KS 66111
PHONE: 888-332-6455
SITE:
ADDRESS: 4285 GETTYSBURG ROAD
CAMPHILL, PA 17011
DEED REFERENCE (BOOK/PAGE): 00151/00071
PARCEL ID: 13-09-0545-007

WESLEY DRIVE - LOT 3
ABANDONED OLD GETTYSBURG ROAD
DEED REFERENCE (BOOK/PAGE): N/A
PARCEL ID: N/A

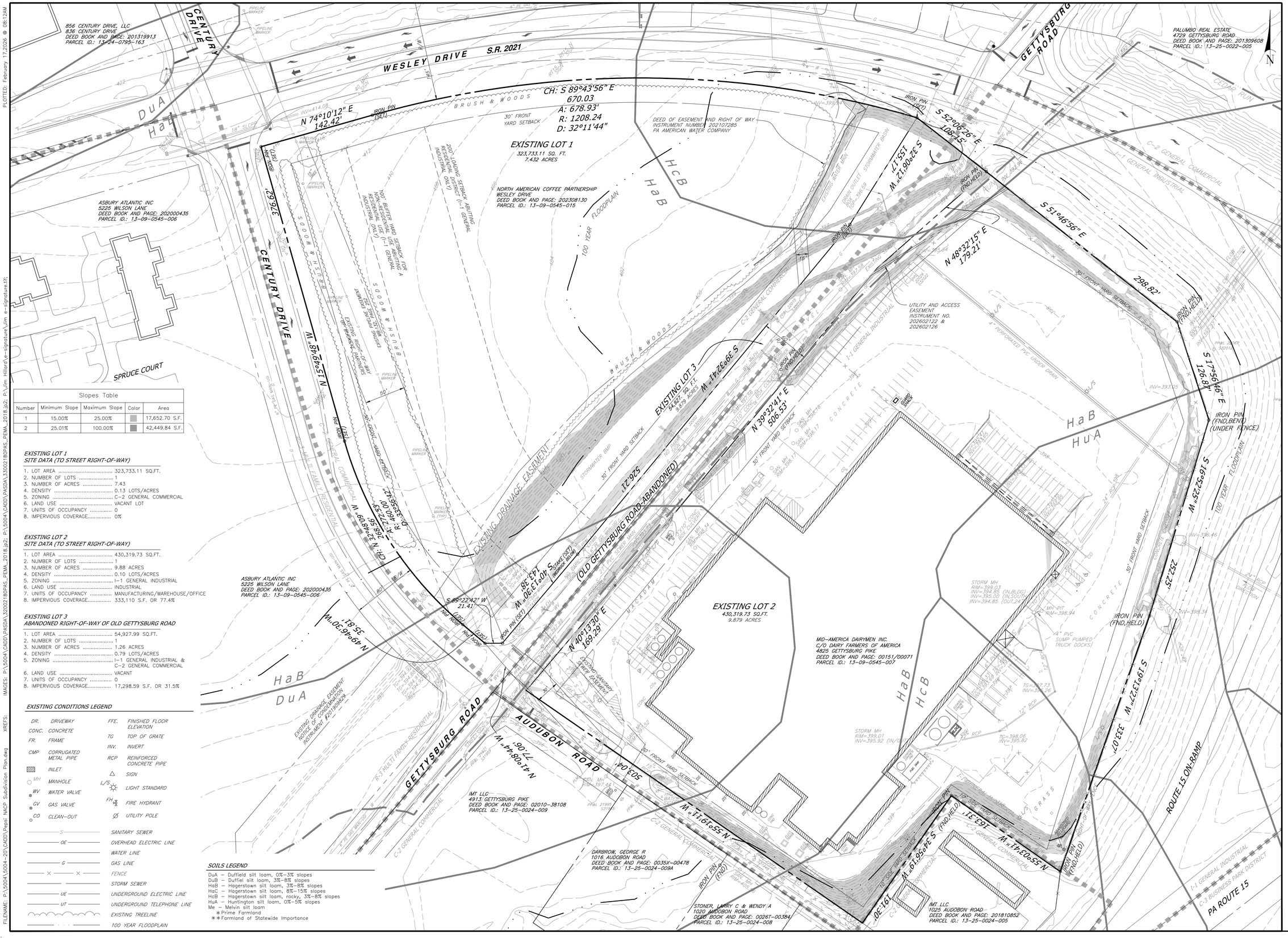
dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

PROJECT NO.: 5004-20
DATE: FEBRUARY 4, 2026
DRAWN BY: GRN
CHECKED BY: TES
SCALE: 1"=50'
50 0 25 50
SCALE IN FEET

COVER SHEET
FINAL MINOR SUBDIVISION PLAN
FOR
NORTH AMERICAN COFFEE PARTNERSHIP
4825 GETTYSBURG ROAD & WESLEY DRIVE
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

DRAWING #: CG-4079
SHEET #: 1 OF 3

PLOTTED: February 17,2026 @ 08:12AM
FILENAME: P:\5004\5004-20\CADD\Pepsi NACP Subdivision Plan.dwg XREF'S: IMAGES: P:\5004\CADD\PASDA\32002180PAS_PEMA_2018.jpg2; P:\Jim Hillard\e-signature\Jim e-signature.tif;



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	15.00%	25.00%		17,652.70 S.F.
2	25.01%	100.00%		42,449.84 S.F.

EXISTING LOT 1
SITE DATA (TO STREET RIGHT-OF-WAY)

1. LOT AREA ..... 323,733.11 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES 7.43
4. DENSITY ..... 0.13 LOTS/ACRES
5. ZONING ..... C-2 GENERAL COMMERCIAL
6. LAND USE ..... VACANT LOT
7. UNITS OF OCCUPANCY 0
8. IMPERVIOUS COVERAGE..... 0%

EXISTING LOT 2
SITE DATA (TO STREET RIGHT-OF-WAY)

1. LOT AREA ..... 430,319.73 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES ..... 9.88 ACRES
4. DENSITY ..... 0.10 LOTS/ACRES
5. ZONING ..... I-1 GENERAL INDUSTRIAL
6. LAND USE ..... INDUSTRIAL
7. UNITS OF OCCUPANCY ..... MANUFACTURING/WAREHOUSE/OFFICE
8. IMPERVIOUS COVERAGE..... 333,110 S.F. OR 77.4%

EXISTING LOT 3
ABANDONED RIGHT-OF-WAY OF OLD GETTYSBURG ROAD

1. LOT AREA ..... 54,927.99 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES ..... 1.26 ACRES
4. DENSITY ..... 0.79 LOTS/ACRES
5. ZONING ..... I-1 GENERAL INDUSTRIAL & C-2 GENERAL COMMERCIAL
6. LAND USE ..... VACANT
7. UNITS OF OCCUPANCY 0
8. IMPERVIOUS COVERAGE..... 17,298.59 S.F. OR 31.5%

EXISTING CONDITIONS LEGEND

DR.	DRIVEWAY	FFE.	FINISHED FLOOR ELEVATION
CONC.	CONCRETE	TG	TOP OF GRATE
FR.	FRAME	INV.	INVERT
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
	INLET		SIGN
MH	MANHOLE	L/S	LIGHT STANDARD
WV	WATER VALVE	FH	FIRE HYDRANT
GV	GAS VALVE		UTILITY POLE
CO	CLEAN-OUT		
S			SANITARY SEWER
OE			OVERHEAD ELECTRIC LINE
			WATER LINE
G			GAS LINE
X			FENCE
			STORM SEWER
UE			UNDERGROUND ELECTRIC LINE
UT			UNDERGROUND TELEPHONE LINE
			EXISTING TREELINE
			100 YEAR FLOODPLAIN

SOILS LEGEND

DuA – Duffield silt loam, 0%–3% slopes
DuB – Duffiel silt loam, 3%–8% slopes
HaB – Hagerstown silt loam, 3%–8% slopes
HaC – Hagerstown silt loam, 8%–15% slopes
HcB – Hagerstown silt loam, rocky, 3%–8% slopes
HuA – Huntington silt loam, 0%–5% slopes
Me – Melvin silt loam
* Prime Farmland
** Farmland of Statewide Importance

REVISIONS	DATE

OWNERSHIP INFORMATION

WESLEY DRIVE - LOT 1
NAME: NORTH AMERICAN COFFEE PARTNERS (NACP)
C/O NORTH AMERICAN COFFEE (SHARON BENEDICT)
ADDRESS: 700 ANDERSON HILL ROAD
PURCHASE, NY 10577
PHONE: 914-253-2731
SITE:
ADDRESS: WESLEY DRIVE (VACANT LOT)
CAMPBELL, PA 17011
DEED REFERENCE (BOOK/PAGE): 00151/00071
PARCEL ID: 13-09-0545-007

4825 GETTYSBURG DRIVE - LOT 2
NAME: DAIRY FARMERS OF AMERICA
C/O MID AMERICA DAIRYMEN, INC.
SAM STRENICK
ADDRESS: 4570 SOUTH 6TH STREET
KANSAS CITY, KS 66111
PHONE: 888-322-6455
SITE:
ADDRESS: 4285 GETTYSBURG ROAD
CAMPBELL, PA 17011
DEED REFERENCE (BOOK/PAGE): 00151/00071
PARCEL ID: 13-09-0545-007

WESLEY DRIVE - LOT 3
ABANDONED OLD GETTYSBURG ROAD
DEED REFERENCE (BOOK/PAGE):N/A
PARCEL ID:N/A

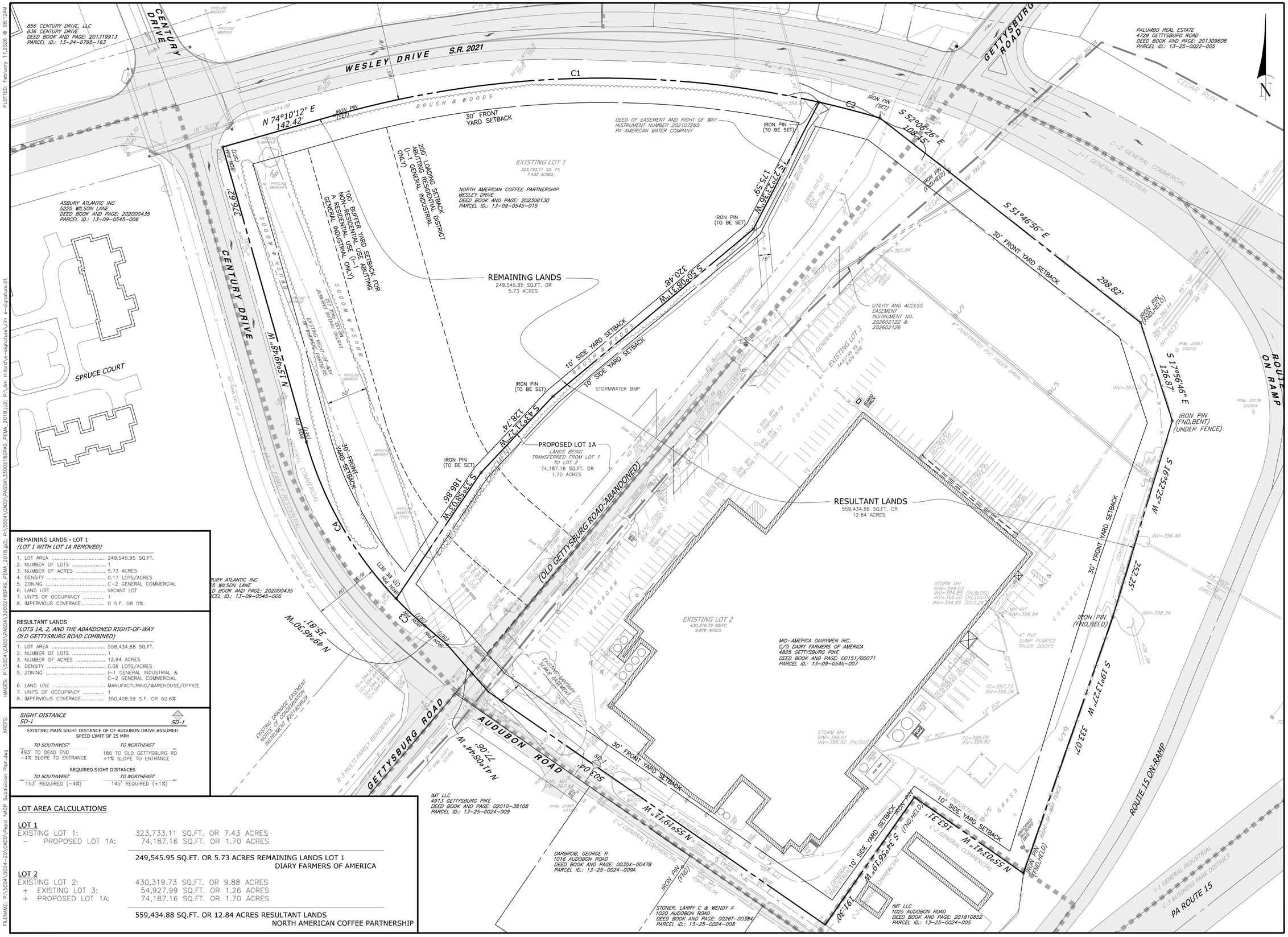
dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

PROJECT NO.: 5004-20
DATE: FEBRUARY 4, 2026
DRAWN BY: GRN
CHECKED BY: TES
SCALE: 1"=50'
50 0 25 50
SCALE IN FEET

EXISTING CONDITIONS PLAN
FINAL MINOR SUBDIVISION PLAN
FOR
NORTH AMERICAN COFFEE PARTNERSHIP
4825 GETTYSBURG ROAD & WESLEY DRIVE
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

DRAWING #: CG-4079
SHEET #: 2 OF 3

PLOTTED: February 17,2026 @ 08:12AM
IMAGES: P:\5004\CADD\PASDA\3300218OPAS_PEMA_2018.jp2; P:\Jim Hilliard\e-signature\Jim e-signature.tif;
XREF'S:
FILENAME: P:\5004\5004-20\CADD\Prepsl NACP Subdivision Plan.dwg



REMAINING LANDS - LOT 1
(LOT 1 WITH LOT 1A REMOVED)

1. LOT AREA ..... 249,545.95 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES ..... 5.73 ACRES
4. DENSITY ..... 0.17 LOTS/ACRES
5. ZONING ..... C-2 GENERAL COMMERCIAL
6. LAND USE ..... VACANT LOT
7. UNITS OF OCCUPANCY 1
8. IMPERVIOUS COVERAGE..... 0 S.F. OR 0%

RESULTANT LANDS
(LOTS 1A, 2, AND THE ABANDONED RIGHT-OF-WAY OLD GETTYSBURG ROAD COMBINED)

1. LOT AREA ..... 559,434.88 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES ..... 12.84 ACRES
4. DENSITY ..... 0.08 LOTS/ACRES
5. ZONING ..... I-1 GENERAL INDUSTRIAL & C-2 GENERAL COMMERCIAL
6. LAND USE ..... MANUFACTURING/WAREHOUSE/OFFICE
7. UNITS OF OCCUPANCY 1
8. IMPERVIOUS COVERAGE..... 350,408.59 S.F. OR 62.6%

SIGHT DISTANCE
SD-1 *SD-1*

EXISTING MAIN SIGHT DISTANCE OF OF AUDUBON DRIVE ASSUMED SPEED LIMIT OF 25 MPH

TO SOUTHWEST	*TO NORTHEAST*
493' TO DEAD END -4% SLOPE TO ENTRANCE	186 TO OLD GETTYSBURG RD +1% SLOPE TO ENTRANCE

REQUIRED SIGHT DISTANCES

TO SOUTHWEST	*TO NORTHEAST*
153' REQUIRED (-4%)	145' REQUIRED (+1%)

LOT AREA CALCULATIONS

LOT 1

EXISTING LOT 1:	323,733.11 SQ.FT. OR 7.43 ACRES
– PROPOSED LOT 1A:	74,187.16 SQ.FT. OR 1.70 ACRES
	249,545.95 SQ.FT. OR 5.73 ACRES REMAINING LANDS LOT 1 DIARY FARMERS OF AMERICA

LOT 2

EXISTING LOT 2:	430,319.73 SQ.FT. OR 9.88 ACRES
+ EXISTING LOT 3:	54,927.99 SQ.FT. OR 1.26 ACRES
+ PROPOSED LOT 1A:	74,187.16 SQ.FT. OR 1.70 ACRES
	559,434.88 SQ.FT. OR 12.84 ACRES RESULTANT LANDS NORTH AMERICAN COFFEE PARTNERSHIP

REVISIONS	DATE

OWNERSHIP INFORMATION

WESLEY DRIVE - LOT 1
NAME: NORTH AMERICAN COFFEE PARTNERS (NACP)
C/O: CORPORATE REALTY (SHARON BENEDICT)
ADDRESS: 700 ANDERSON HILL ROAD
PURCHASE, NY 10577
PHONE: 914-253-2731
SITE:
ADDRESS: WESLEY DRIVE (VACANT LOT)
CAMPBELLTOWN, PA 17010
DEED REFERENCE (BOOK/PAGE): 202308130
PARCEL ID: 13-09-0545-015

4825 GETTYSBURG DRIVE - LOT 2
NAME: DAIRY FARMERS OF AMERICA
C/O: MID AMERICA DAIRYMEN, INC.
SAM STREWICK
ADDRESS: 4825 GETTYSBURG PIKE
KANSAS CITY, KS 66111
PHONE: 888-332-6455
SITE:
ADDRESS: 4285 GETTYSBURG ROAD
CAMPHILL, PA 17011
DEED REFERENCE (BOOK/PAGE): 00151/00071
PARCEL ID: 13-09-0545-007

WESLEY DRIVE - LOT 3
ABANDONED OLD GETTYSBURG ROAD
DEED REFERENCE (BOOK/PAGE):N/A
PARCEL ID:N/A

dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

PROJECT NO.: 5004-20
DATE: FEBRUARY 4, 2026
DRAWN BY: GRN
CHECKED BY: TES
SCALE: 1"=50'
50 0 25 50
SCALE IN FEET

PROPOSED CONDITIONS PLAN
FINAL MINOR SUBDIVISION PLAN
FOR
NORTH AMERICAN COFFEE PARTNERSHIP
4825 GETTYSBURG ROAD & WESLEY DRIVE
LOWER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

DRAWING #: CG-4079
SHEET #: 3 OF 3

PLOTTED: February 17,2026 @ 08:12AM
FILENAME: P:\5004\5004-20\CADD\Pepsi NACP Subdivision Plan.dwg IMAGES: P:\5004\CADD\PASDA\320021808PAS_PEMA_2018.jpg2; P:\Jim Hilliard\e-signature\Jim e-signature.tif; XREF'S: