

* The location of the municipal boundary line between Hampden Township, Lower Allen Township and the Borough of Shiremanstown as shown and depicted on this plan, is based on a combination of information taken from the Shiremanstown Borough & Lower Allen Township Zoning Maps. Wade-Mell Inc. assumes no liability or responsibility in connection with the location of the township boundary and cannot guarantee the accuracy of the plotted township boundary line.

LOCATION MAP 1" = 2000'

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

Commonwealth Of Pennsylvania:
County Of Cumberland:

On this, the 16th day of July, 2024 before me, the undersigned officer, personally came John M. Ortenzio, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that John M. Ortenzio executed the same for the purposes therein contained.

John M. Ortenzio, Manager
950 Woodland Investments, LLC

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal.

Commonwealth of Pennsylvania - Notary Seal
Dana Y. Thompson, Notary Public
Cumberland County
My commission expires October 10, 2027
Commission number 1193800
Member, Pennsylvania Association of Notaries

Notary Public Date 7/16/24

My Commission Expires: October 10, 2027

STORMWATER FACILITY ACKNOWLEDGEMENT

I, John M. Ortenzio, acknowledge the stormwater management facilities and BMPs shown on this plan to be permanent fixtures that can be altered or removed only after approval of a revised plan by the municipality.

John M. Ortenzio, Manager
950 Woodland Investments, LLC

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

Approved by the Board of Commissioners, Lower Allen Township, Cumberland County, PA.

Approved this 16th day of July, 2024.
Conditions of approval completed this 16th day of October, 2024.

President Dean W. Villone
Secretary Thomas B. Vernier, Jr.

LOWER ALLEN TOWNSHIP PLANNING COMMISSION

This plan recommended for approval by the Lower Allen Township Planning Commission, this ____ day of ____, 2024.

Attest: Secretary Chairperson

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

Reviewed by the Cumberland County Planning Department this 9 day of April, 2024.

Attest: Kirk Stone
Director Of Planning

RECORDER OF DEEDS

Recorded in the Office for Recording of Deeds, in and for Cumberland County, Pennsylvania, in Instrument No. 202414959, this 14th day of October, 2024.

Recorder

OWNER INFORMATION

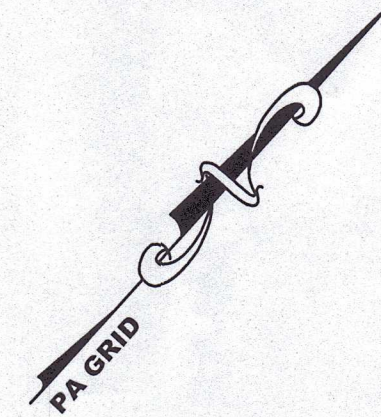
950 Woodland Investments, LLC
c/o John M. Ortenzio, Manager
4732 Gettysburg Road
Mechanicsburg, PA 17055
Phone: (717) 972-1300

Site Address:
950 Woodland Street
Mechanicsburg, PA 17055

PLAN INDEX

Sheet SD1 Coversheet & Overall Property
Sheet SD2 Proposed Lot Plan
Sheet SD3 Easements & Site Information

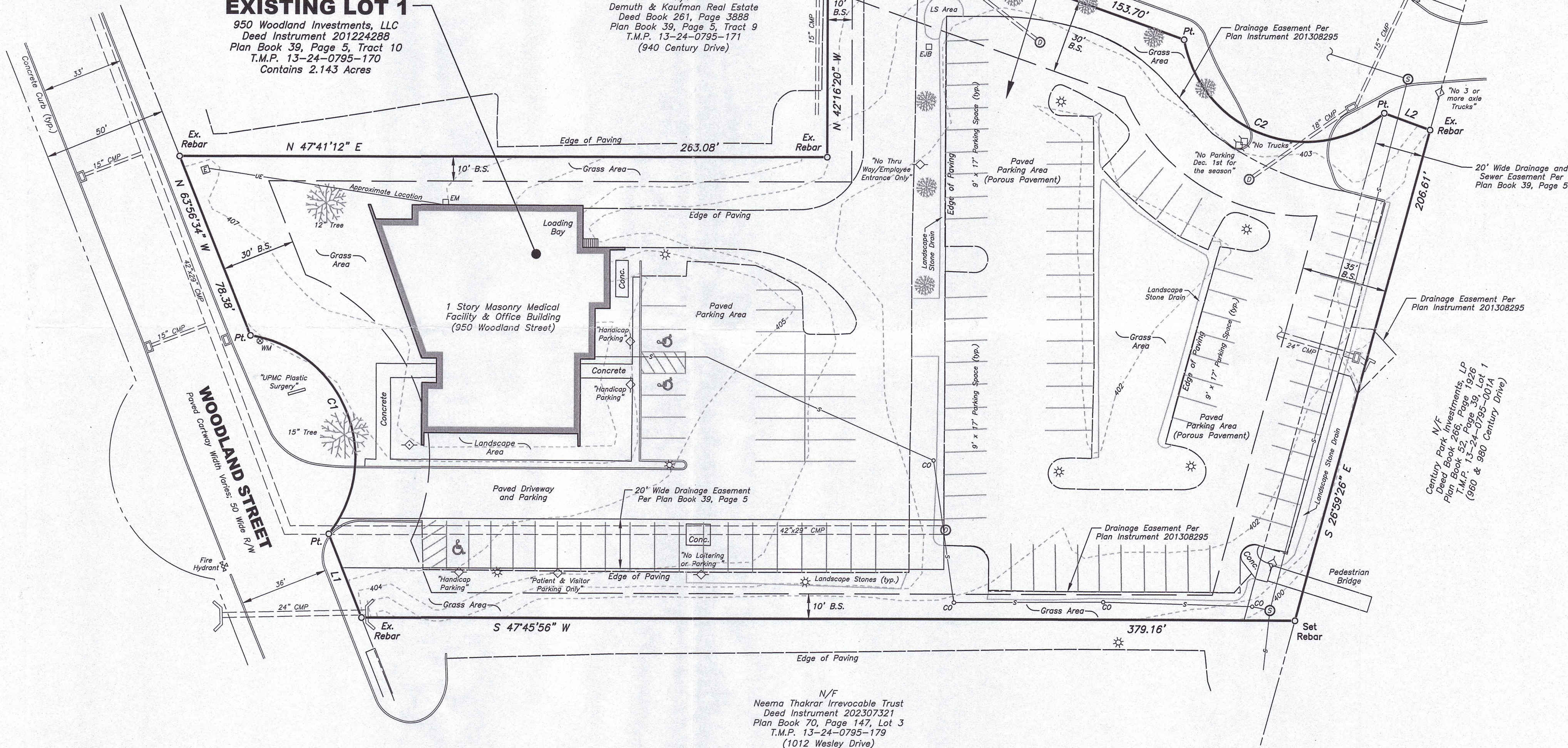
*BOTH SHEETS TO BE RECORDED



SCALE: 1" = 30'

EXISTING LOT 1

950 Woodland Investments, LLC
Deed Instrument 201224288
Plan Book 39, Page 5, Tract 9
T.M.P. 13-24-0795-171
(940 Century Drive)
Contains 2.143 Acres



CURVE TABLE

#	DATA
C1	CHORD: N 63°56'34" W 86.60' RADIUS: 50.00' ARC: 104.72'
C2	CHORD: N 67°28'37" E 86.60' RADIUS: 50.00' ARC: 104.72'

LINE TABLE

#	COURSE
L1	N 63°56'34" W 36.23'
L2	N 67°28'37" E 19.83'

LEGEND

o	Property Corner
Ex.	Existing
PL	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
R/W	Right-Of-Way
B.S.	Building Setback
LS Area	Landscape Area
---	Contour Line
---	Adjoiner Line
---	Sanitary Sewer Line
---	Underground Electric
---	Stormwater Pipe
o	Stormwater Manhole
o	Stormwater Inlet
o	Sanitary Sewer Manhole
o	Pole-mounted Light
o	Cleanout
o	Electric Junction Box
o	Electric Transformer
o	Electric Meter
o	Water Valve
o	Sign
o	Landscape/Street Tree

EXISTING ZONING NON-CONFORMITY

Three bays of parking spaces in the existing parking lot have non-conforming dimensions. The lines defining the non-conforming spaces (labeled in the plan below) are 9' apart and 17' long. Z.O. Section 220-237.B requires parking spaces to be at least 9' wide by 18' long.

GENERAL PLAN NOTES

- The purpose of this plan is to subdivide Proposed Lot 2 from Existing Lot 1. Residual Lot 1 will continue to be used for medical/office space. Proposed Lot 2 will continue to be used as a parking lot. No improvements, earthmoving or construction is being proposed by this plan.
- PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88). Horizontal datum for this plan is NAD83 PA South, Zone 3702.
- The National Wetland Inventory Maps do not indicate the presence of any wetland areas on the subject property nor were there visible signs of wetlands at the site. A detailed wetland delineation was not completed at this time.
- The subject property is not located in the 100-Year Flood Plain according to National Flood Insurance Program Map #42041C0279F having an effective date September 7, 2023.
- There are no alluvial soils on the subject property according to the USDA Natural Resources Conservation Service. Soils at the site are classified as DuB (Duffield silt loam, 3 to 8 percent slopes) by the USDA soils mapper. Duffield silt loam has minor hydric inclusions.
- There is an existing underground infiltration bed that lies under the porous paved parking area and within the drainage easement (Plan Instrument 201308295) as shown.
- This plan was completed without the benefit of a title report and, as such, may be subject to unknown easements, rights-of-way, covenants, and other encumbrances either recorded or unrecorded.
- The locations of underground utilities as shown on this plan are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities.
- The grass area in the front yard (as defined by Z.O. 220-200.A) is 971 Sq. ft. in size. This equates to 10.48% of the total front yard area (8748 Sq. Ft.)

LOWER ALLEN TOWNSHIP ZONING REQUIREMENTS (C-2) GENERAL COMMERCIAL DISTRICT

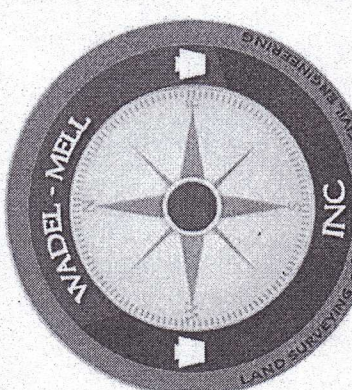
NAICS No. 62 Medical Office	Required	Existing Lot 1
Maximum Impervious Coverage:	70 Percent of Lot	61.6 Percent
Maximum Building Height:	75 Feet	< 30 Feet
Minimum Lot Area:	No Minimum Lot Area*	2.143 Acres
Minimum Lot Width at Dedicated R/W Line:	50 Feet	497.58 Feet
Minimum Front Yard Setback:	30 Feet	30 Feet
Minimum Rear Yard Setback:	35 Feet	35 Feet
Minimum Side Yard Setback:	10 Feet	10 Feet
Minimum Number Of Parking Spaces:	28 Spaces**	119 Spaces
Minimum Number Of Loading Spaces:	2 Spaces***	1 Space***

* Lot area shall be based upon required setbacks, impervious coverage, off-street parking and loading/unloading, floodplains/wetlands, steep slope requirements, woodland preservation and other applicable criteria as set forth in the Lower Allen Township Zoning Ordinance.

** The minimum number of parking spaces for the medical office is 1 parking space per 250 square feet of gross floor area. The existing medical office is 6,891 square feet. 6,891/250 = 27.564 or 28 Parking Spaces

*** buildings having between 6,001 and 20,000 square feet of floor area require 2 loading/unloading spaces. The existing Medical office building is 6,891 square feet. Only one loading space currently exists, but this condition is an existing non-conformity which is not being changed by this plan.

FINAL MINOR SUBDIVISION PLAN FOR 950 WOODLAND INVESTMENTS, LLC (COVERSHEET - OVERALL PROPERTY)



WADE-MELL INC.
SURVEYING & ENGINEERING
25 BROAD STREET
NEWVILLE, PA 17241

www.wademell.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	March 22, 2023
Scale	1" = 30'
File No.	23213
Drawn By	A.J.K.
Checked By	M.L.W.
Sheet No.	SD1

#	COURSE	
L1	N 63°56'34" W	36.23'
L2	N 67°28'37" E	50.22'
L3	S 11°22'25" E	10.21'
L4	N 67°28'37" E	19.83'
L5	N 11°22'25" W	10.21'

#	DATA	
C1	CHORD: N 63°56'34" W 86.60' RADIUS: 50.00' ARC: 104.72'	
C2	CHORD: N 67°28'37" E 86.60' RADIUS: 50.00' ARC: 104.72'	

LEGEND

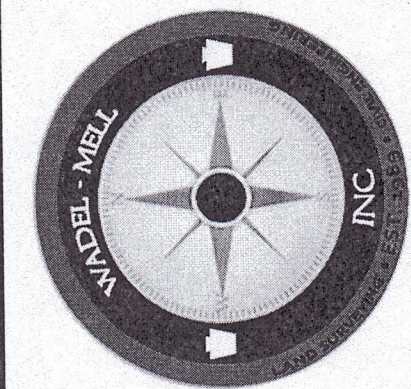
○	Property Corner
Ex.	Existing
Pt.	Point
T.M.P.	Tax Map & Parcel
N/F	Now or Formerly
R/W	Right-Of-Way
B.S.	Building Setback
---	Contour Line
---	Adjoiner Line
---	Sanitary Sewer Line
---	Underground Electric
---	Stormwater Pipe
⊙	Stormwater Manhole
⊙	Stormwater Inlet
⊙	Sanitary Sewer Manhole
⊙	Pole-mounted Light
⊙	Cleanout
⊙	Electric Junction Box
⊙	Electric Transformer
⊙	Electric Meter
⊙	Water Valve
⊙	Sign
⊙	Landscape/Street Tree

SIGHT DISTANCE

SD-1	EXISTING DRIVEWAY ON LOT 1 ASSUMED SPEED LIMIT 25 MPH
ACTUAL SIGHT DISTANCES	TO SOUTH 250'± TO NORTH 250'±
REQUIRED SIGHT DISTANCES	145'(-13) 148'(-13)
SD-2	EXISTING DRIVEWAY ON LOT 1 ASSUMED SPEED LIMIT 25 MPH
ACTUAL SIGHT DISTANCES	TO WEST 182'± TO EAST 200'±
REQUIRED SIGHT DISTANCES	148'(-13) 145'(-13)
SD-3	EXISTING DRIVEWAY ON LOT 2 POSTED SPEED LIMIT 25 MPH
ACTUAL SIGHT DISTANCES	TO WEST 200'± TO EAST 200'±
REQUIRED SIGHT DISTANCES	148'(-13) 148'(-13)

FINAL MINOR SUBDIVISION PLAN FOR 950 WOODLAND INVESTMENTS, LLC (PROPOSED LOT PLAN)

LOWER ALLEN TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA

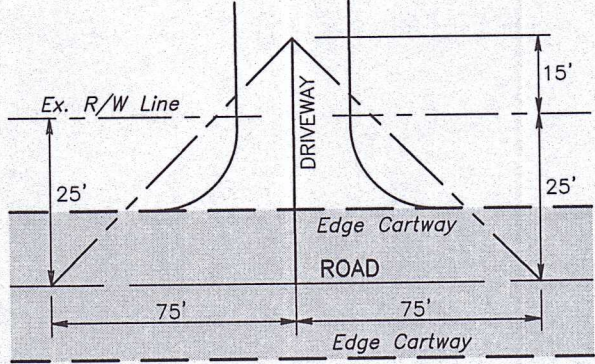


WADEL-MELL INC. SURVEYING & ENGINEERING 25 BROAD STREET NEWVILLE, PA 17241

www.wadellmell.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	March 22, 2023
Scale	1" = 30'
File No.	23213
Drawn By	A.J.K.
Checked By	M.L.W.
Sheet No.	SD2

TYPICAL DRIVEWAY CLEAR-SIGHT TRIANGLE (C.S.T.) DETAIL



NOT TO SCALE

Structures or planting shall be limited to a height of not more than three feet or less than 10 feet above the street grade excepting the trunks of street trees or other ornamental trees whose foliage is kept trimmed to a height of 10 feet above the street grade.

D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION FOR RESIDUAL LOT 1

As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of residential use. No portion of the residual tract of this subdivision has been approved by the municipality or the Department of Environmental Protection (D.E.P.) for the installation of any sewage collection, conveyance, treatment, or disposal system (except for repairs to existing systems) unless the municipality and D.E.P. have both approved sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

D.E.P. PLANNING WAIVER & NON-BUILDING DECLARATION FOR PROPOSED LOT 2

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of parking lot. No portion of Proposed Lot 2 of this property/subdivision is approved by Lower Allen Township or the Department of Environmental Protection (D.E.P.) for the installation of any sewage collection, conveyance, treatment, or disposal system (except for repairs to existing systems) unless the municipality and D.E.P. have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Lower Allen Township who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

PROPOSED LOT PLAN NOTES

1. Residual Lot 1 will continue to be used for office/medical use. Proposed Lot 2 will continue to be used as a parking lot.
2. No construction or earth disturbance is being proposed for Residual Lot 1 or Proposed Lot 2 as part of this plan.
3. The landscaped areas in the front yard of Residual Lot 1 (as defined by Z.O. 220-200A) are 1840 Sq. ft. in size. This equates to 21.2% of the total front yard area (8657 Sq. Ft.). The remaining portions are planted in grass and used as lawn areas.
4. The parking lot on Residual Lot 1 includes landscape areas located between the office building and the parking lot which are 1735 Sq. ft. in size. This equates to 10.7% of the total interior parking area (16,135 Sq. Ft.). The remaining areas adjacent to the parking lot are planted in grass and used as lawn areas. Eight trees are located in the landscape areas. Because this is an existing condition, it is an existing nonconformity. (One tree per ten spaces means at least three trees are required).
5. The parking lot on Proposed Lot 2 includes small landscape areas distributed around the perimeter of the parking lot. These areas are 1630 Sq. ft. in size. This equates to 5.1% of the total interior parking area (31,915 Sq. Ft.). The remaining areas adjacent to and inside the parking lot are planted in grass and used as lawn areas. Eight trees are located in the landscape areas. Because this is an existing condition, it is an existing nonconformity. (One tree per ten spaces means at least twelve trees are required). It is noted that essentially the entire parking lot as well as the interior grass island are located over a subsurface detention bed. Therefore, trees may be prohibited in these areas due to the operation and maintenance requirements for the bed.
6. All signage must meet the requirements of Article XXV of the L.A.T. Zoning Ordinance.
7. With the exception of the SWM O&M agreement recorded as instrument 201308298, there are no existing or proposed protective covenants associated with the subject property.

PROPOSED SITE DATA - (C-2) GENERAL COMMERCIAL ZONING DISTRICT

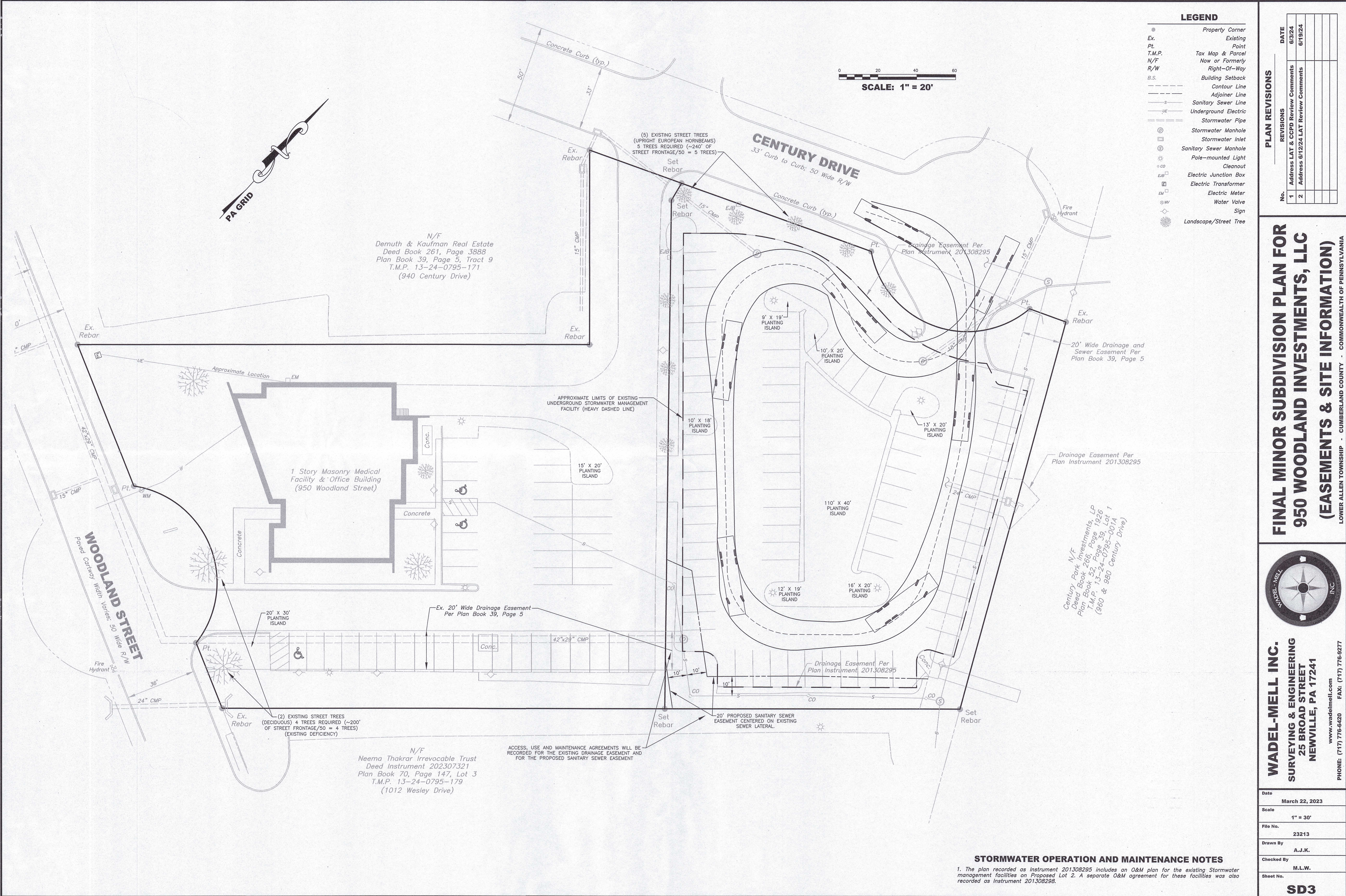
NAICS 62 (Medical Office) & 81 (Parking Lot)	Required	Residual Lot 1	Proposed Lot 2
Maximum Impervious Coverage:	70 Percent of Lot	58.8 Percent	65.1 Percent
Maximum Building Height:	75 Feet	< 30 Feet	Not Applicable
Minimum Lot Area:	No Minimum Lot Area*	1.196 Acres	0.947 Acres
Minimum Lot Width at Dedicated R/W Line:	50 Feet	269.55 Feet	228.03 Feet
Minimum Front Yard Setback:	30 Feet	30 Feet	30 Feet
Minimum Rear Yard Setback:	35 Feet	35 Feet	35 Feet
Minimum Side Yard Setback:	10 Feet	10 Feet	10 Feet
Minimum Number Of Parking Spaces:	28 Spaces** (2 ADA)	41 Spaces (3 ADA)	78 Spaces (0 ADA)***
Minimum Number of Loading Spaces:	2 Spaces	1 Space****	0 Spaces

* Lot area shall be based upon required setbacks, impervious coverage, off-street parking and loading/unloading, floodplains/wetlands, steep slope requirements, woodland preservation and other applicable criteria as set forth in the Lower Allen Township Zoning Ordinance.

** The minimum number of parking spaces for the medical office is 1 parking space per 250 square feet of gross floor area. The existing medical office is 6,891 square feet. 6,891/250 = 27.564 or 28 Parking Spaces

*** The parking lot on Proposed Lot 2 is a supplemental parking area for adjoining properties. ADA spaces are provided on those adjoining properties as noted in instrument 201308295. ADA spaces, if provided in the parking lot on Proposed Lot 2, would not meet ADA requirements which state that accessible parking spaces must be located on the shortest accessible route to the accessible entrance.

**** Existing non-conformity which is not being changed by this plan.



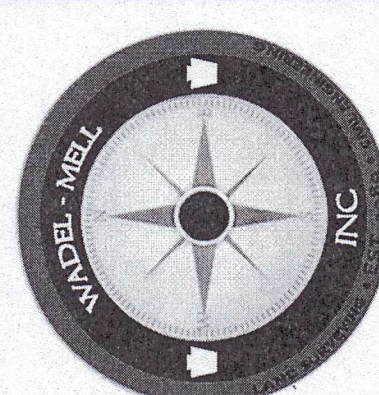
LEGEND

- Property Corner
- Existing
- Point
- Tax Map & Parcel
- Now or Formerly
- Right-Of-Way
- Building Setback
- Contour Line
- Adjoiner Line
- Sanitary Sewer Line
- Underground Electric
- Stormwater Pipe
- Stormwater Manhole
- Stormwater Inlet
- Sanitary Sewer Manhole
- Pole-mounted Light
- Cleanout
- Electric Junction Box
- Electric Transformer
- Electric Meter
- Water Valve
- Sign
- Landscape/Street Tree

PLAN REVISIONS

No.	REVISIONS	DATE
1	Address LAT & CCPD Review Comments	6/3/24
2	Address 6/12/24 LAT Review Comments	6/19/24

FINAL MINOR SUBDIVISION PLAN FOR
950 WOODLAND INVESTMENTS, LLC
(EASEMENTS & SITE INFORMATION)
LOWER ALLEN TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



WADEL-MELL INC.
SURVEYING & ENGINEERING
25 BROAD STREET
NEWVILLE, PA 17241
www.wadelmell.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

STORMWATER OPERATION AND MAINTENANCE NOTES

1. The plan recorded as Instrument 201308295 includes an O&M plan for the existing Stormwater management facilities on Proposed Lot 2. A separate O&M agreement for these facilities was also recorded as Instrument 201308298.

Date	March 22, 2023
Scale	1" = 30'
File No.	23213
Drawn By	A.J.K.
Checked By	M.L.W.
Sheet No.	SD3