

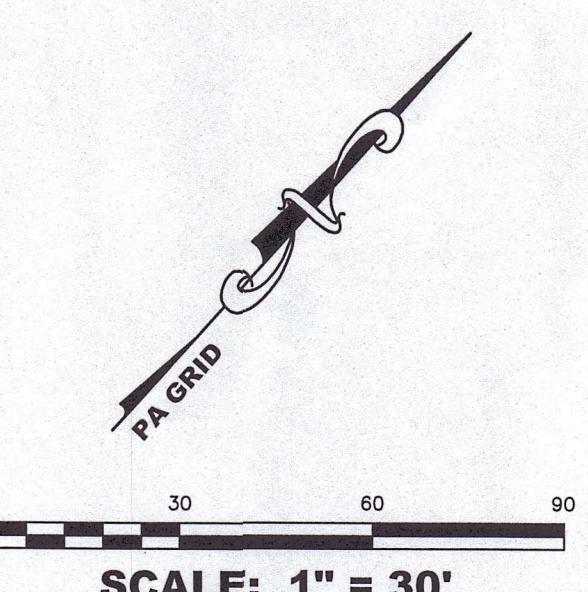
#### OWNER INFORMATION

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

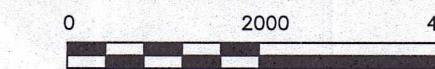
#### PLAN INDEX

Sheet SD1 Coversheet & Overall Property  
Sheet SD2 Proposed Lot Plan  
Sheet SD3 Easements & Site Information  
\*BOTH SHEETS TO BE RECORDED



\* 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 survey of the municipal boundary line. Lower Allen Township Zoning Maps, Wadel-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 18th 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 purpose therein contained.

John M. Ortenzio, Manager  
950 Woodland Investments, LLC

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

Dana V. Thompson, Notary Public  
Cumberland County  
My commission expires October 10, 2027  
Commission number 1193800  
Pennsylvania Association of Notaries

Dana V. Thompson  
Notary Public  
Date  
My Commission Expires: October 10, 2027

#### STORMWATER FACILITY ACKNOWLEDGEMENT

I, John M. Ortenzio, acknowledge the stormwater management facilities and  
BMFs 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 18th day of July, 2024.  
Conditions of approval completed this 18th day of October, 2024.

President  
John W. Villone

Secretary  
Thomas G. Verma, Jr.

#### LOWER ALLEN TOWNSHIP PLANNING COMMISSION

This plan recommended for approval by the Lower Allen Township Planning  
Commission, this 18th day of July, 2024.

Attest:  
Secretary Chairperson

#### CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW

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

Attest:  
Director of Planning

#### RECORDER OF DEEDS

Recorded in the Office for Recording of Deeds in and for Cumberland County,  
Pennsylvania, in Instrument No. 20241149591, this 17th day of  
October, 2024.

Recorder

#### LAND SURVEYOR'S CERTIFICATION

I hereby certify that, to the best of my knowledge, the survey and plan  
shown and described herein is true and correct to the accuracy required by  
the Lower Allen Township Subdivision And Land Development Ordinance. The  
error of closure is no greater than 1 foot in 10,000 feet for all surveyed  
property lines.

#### WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DENIED
Section 192-57.C(9) Sidewalks built to Township specifications shall be required along all street frontages.*	7/8/24	

\*The Owner agrees to install sidewalk along the property frontage abutting  
Woodland Street and Century Drive in accordance with Lower Allen Township  
Ordinances within sixty days of notification to do so from the Board of  
Commissioners.

#### 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'

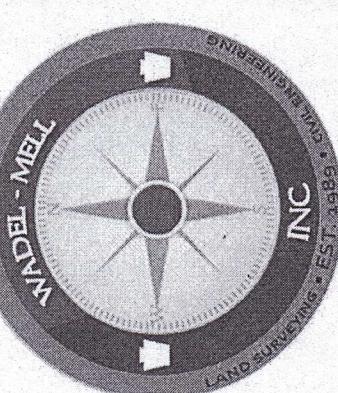
#### LEGEND

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

#### PLAN REVISIONS

REVISIONS	DATE
1 Address LAT & CDP Review Comments	6/19/24
2 Address 6/12/24 LAT Review Comments	6/19/24

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



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

www.wadelmell.com

### LINE TABLE

#	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'

### 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'

0 30 60 90  
SCALE: 1" = 30'

### LEGEND

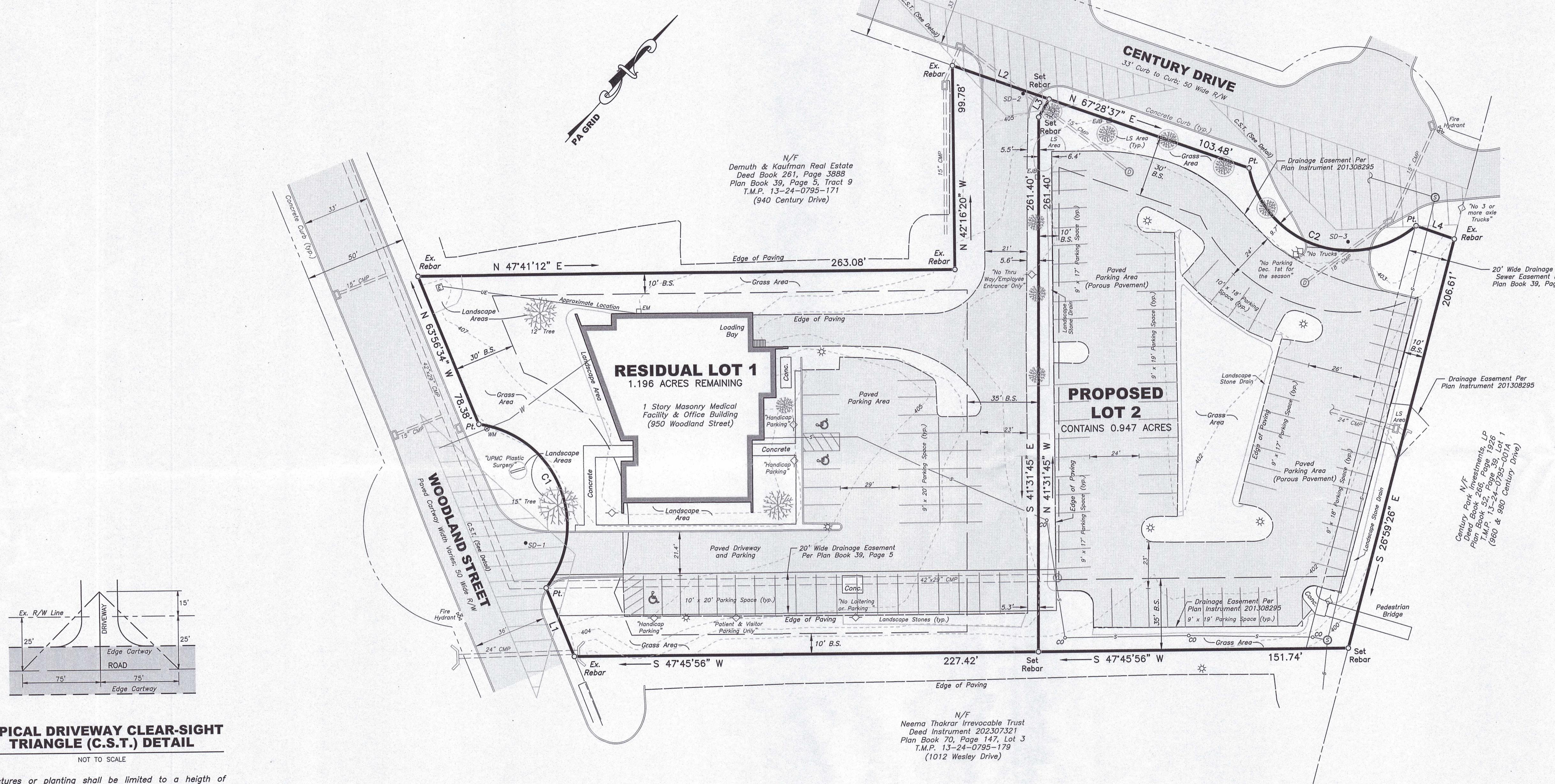
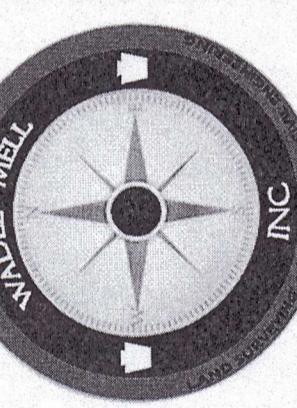
○	Property Corner
Ex.	Existing Point
Pt.	Tax Map & Parcel
T.M.P.	Now or Formerly
N/F	Right-Of-Way
R/W	Building Setback
B.S.	Contour Line
—	Adjoinder Line
—S	Sanitary Sewer Line
—UE	Underground Electric
—	Stormwater Pipe
—	Stormwater Manhole
○	Stormwater Inlet
○	Sanitary Sewer Manhole
○	Pole-mounted Light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

### PLAN REVISIONS

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 (PROPOSED LOT PLAN)

LOWER ALLEN TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA



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

As of the date of this deed/plot plan recording, the residual tract of this subdivision is dedicated for the express purpose of non-building use. No portion of the residual tract of this subdivision has been approved by the municipality or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of sewage collection, conveyance, treatment, or disposal system (except for repairs to existing systems) unless the municipality and approving agency have approved any required sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P.S. Sections 7501 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.

### 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, construction, connection to or use 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 7501 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

- Residual Lot 1 will continue to be used for office/medical use. Proposed Lot 2 will continue to be used as a parking lot.
- No construction or earth disturbance is being proposed for Residual Lot 1 or Proposed Lot 2 as part of this plan.
- The landscaped areas in the front yard of Residual Lot 1 (as defined by Z.O. 220-200.A) are 1840 Sq. ft. in portion. 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.
- 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. Two 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).
- 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.
- All signage must meet the requirements of Article XXV of the L.A.T. Zoning Ordinance.
- 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: (For Outpatient Medical Centers)	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, if provided on these lots, 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.

**WADEL-MELL INC.**  
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25 BROAD STREET  
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**SD2**

