FINAL LAND DEVELOPMENT PLANS
LOT #4 - GETTYSBURG PIKE & SOUTH MARKET STREET
PROPOSED OFFICE BUILDINGS
Upper Allen Township
Cumberland County, PA

APPLICANT / OWNER:
G PIKE ASSOCIATES, LLC
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
Telephone: 717 - 540 - 3902

APPROVED WAIVERS:

APPROVED MODIFICATIONS:

APPROVED DEFERRALS:

LOT / OWNER INFORMATION:
OWNER: G Pike Associates, LLC
SOURCE OF TITLE: Instrument Number 21052590
PLAN REFERENCE: Plan Book 72 - 111, Lot 1
PLAT DATE: May 20, 2015, Parcel 118
LOT AREA: 3.700 Acres

STORMWATER CERTIFICATION:
Applicant certifies that the stormwater management plan designed and submitted is consistent with the approved stormwater management plan.

SURFACE GEOLOGY CERTIFICATION:
Applicant certifies that all necessary surface geology studies appropriate to the proposed project and property site have been completed.

BOARD OF COMMISSIONERS:
Approved by the Board of Commissioners of Upper Allen Township, the 15th day of November, 2015. The conditions of approval were:

PLANNING COMMISSION:
Approved by the Planning Commission of Upper Allen Township, the 28th day of October, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Seal

RECORDING BLOCK:
The plan was "ACKNOWLEDGED" in the office of the Recorder of Deeds for the Commonwealth of Pennsylvania, as Document Number 932-000.74, on May 20, 2015.

STORMWATER ACKNOWLEDGMENT:
Applicant certifies that the stormwater management plan designed and submitted is consistent with the approved stormwater management plan.

[Signature]
[Seal]

ANNUAL REPORTS:
Annual reports are due on December 31st of each year.

[Signature]
[Seal]

RECORDING BLOCK:
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Upper Allen Township  Cumberland County, PA

APPLICANT / OWNER:
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2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
Telephone: 717 - 540 - 3902

APPROVED WAIVERS:
1. EROSION CONTROL PLAN
2. UTILITIES PLAN
3. POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
4. GENERAL NOTES

APPROVED MODIFICATIONS:
1. SITE PLAN
2. SITE LANDSCAPING PLAN
3. SITE LIGHTING PLAN
4. SITE SCENT PLAN
5. SITE SCENT PLAN
6. SITE SCENT PLAN
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15. SITE SCENT PLAN

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STORMWATER CERTIFICATION:

SIGNATURES:

CUMBERLAND COUNTY PLANNING

BOARD OF COMMISSIONERS

PLANNING COMMISSION

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]

[Date: September 27, 2023]
FINAL LAND DEVELOPMENT PLANS
LOT #4 - GETTYSBURG PIKE & SOUTH MARKET STREET
PROPOSED OFFICE BUILDINGS
Upper Allen Township  Cumberland County, PA

APPLICANT / OWNER:
G PIKE ASSOCIATES, LLC
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
Telephone: 717-540-3902

APPROVED WAIVERS:
1. COMPLIANCE WITH THE 2006 PENNSYLVANIA PHYSICAL MASTER PLANS
2. SUBDIVISIONS & LAND DEVELOPMENT
3. COMPLIANCE WITH THE 2008 PENNSYLVANIA PHYSICAL MASTER PLANS
4. SUBDIVISIONS & LAND DEVELOPMENT
5. COMPLIANCE WITH THE 2010 PENNSYLVANIA PHYSICAL MASTER PLANS
6. SUBDIVISIONS & LAND DEVELOPMENT
7. COMPLIANCE WITH THE 2012 PENNSYLVANIA PHYSICAL MASTER PLANS
8. SUBDIVISIONS & LAND DEVELOPMENT
9. COMPLIANCE WITH THE 2014 PENNSYLVANIA PHYSICAL MASTER PLANS
10. SUBDIVISIONS & LAND DEVELOPMENT

APPROVED MODIFICATIONS:
1. APPROVED MODIFICATION LETTER DATED December 10, 2019
2. APPROVED MODIFICATION LETTER DATED December 10, 2019
3. APPROVED MODIFICATION LETTER DATED December 10, 2019
4. APPROVED MODIFICATION LETTER DATED December 10, 2019
5. APPROVED MODIFICATION LETTER DATED December 10, 2019

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4. APPROVED DEFERRAL LETTER DATED December 10, 2019
5. APPROVED DEFERRAL LETTER DATED December 10, 2019

LOT / OWNER INFORMATION:
OWNER: G Pike, Associates, LLC
OWNER ADDRESS: 2325 Paxton Church Road
ADDRESS: Harrisburg, PA 17110
LOT LOCATION: Upper Allen Township
LOT NUMBER: 4
LOT DESCRIPTION: "The plot of land located in the Borough of Gettysburg of the Township of Upper Allen, Cumberland County, Pennsylvania, as more nearly described in the official records of the Commonwealth of Pennsylvania, County of Cumberland, as shown on the plan filed with the Planning Commission of Upper Allen Township, dated December 10, 2019."
LOT / OWNER INFORMATION:

SOURCE OF TITLE: Deedbook Number 20300333
PLAN REFERENCE: Plan Book 72-113, Lot 4
TAX REFERENCE: Map 42 - 28 - 2419, Parcel 138
LOT AREA: 3.780 Acres

APPLICANT / OWNER:
G PIKE ASSOCIATES, LLC
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
TELEPHONE: 717-540-3902
PCSM PLAN STATEMENT OF INTENT:

UPPER ALLEN TOWNSHIP
CUMBERLAND COUNTY, PA
LOT #4 - GETTYSBURG PIKE & SOUTH MARKET STREET - PROPOSED OFFICE BUILDINGS

RECYCLING & DISPOSAL OF WASTES:

IMPLICATIONS & RESOLUTIONS OF SOIL TYPES:

STAGING OF MAJOR CONSTRUCTION ACTIVITIES:

1. Identify and delineate construction areas to facilitate activities such as excavation and placement of utilities and construction support pathways.
2. Establish construction staging areas to manage materials and equipment.
3. Establish temporary storage areas for equipment and materials.
4. Establish temporary access roads for construction equipment.

THERMAL IMPACT ABATEMENT VEGETATION:

1. Select appropriate vegetation suitable to the building site and climate.
2. Develop a planting plan that includes species diversity.
3. Implement irrigation and maintenance schedules.

CRITICAL STAGES OF BMP IMPLEMENTATION:

1. Identify key stages of BMP implementation.
2. Develop a timeline for BMP installation.
3. Monitor BMP performance and adjust implementation as necessary.

GEOLOGIC SOIL FORMATIONS:

1. Identify soil types and their characteristics.
2. Evaluate soil conditions for construction activities.
3. Develop strategies for soil management.

PREPAREDNESS, PREVENTION & CONTINGENCY PLANS:

1. Develop a contingency plan in case of emergencies.
2. Establish procedures for evacuation and emergency response.
3. Train personnel in emergency procedures.

IMPLICATIONS & RESOLUTIONS OF SOIL TYPES:

1. Identify potential soil concerns.
2. Develop mitigation strategies for soil issues.
3. Implement soil management practices to address concerns.

GEOLIGIC FORMATIONS - POLLUTION CONCERNS:

1. Identify potential pollution sources.
2. Develop strategies to prevent pollution.
3. Implement pollution control practices to address concerns.

GEOLOGIC FORMATIONS:

1. Identify soil types and their characteristics.
2. Evaluate soil conditions for construction activities.
3. Develop strategies for soil management.

APPICANT / OWNER:

G PIKE ASSOCIATES, LLC
2325 PAXTON CHURCH ROAD
HARRISBURG, PA 17110
TELEPHONE: 717-540-3902