

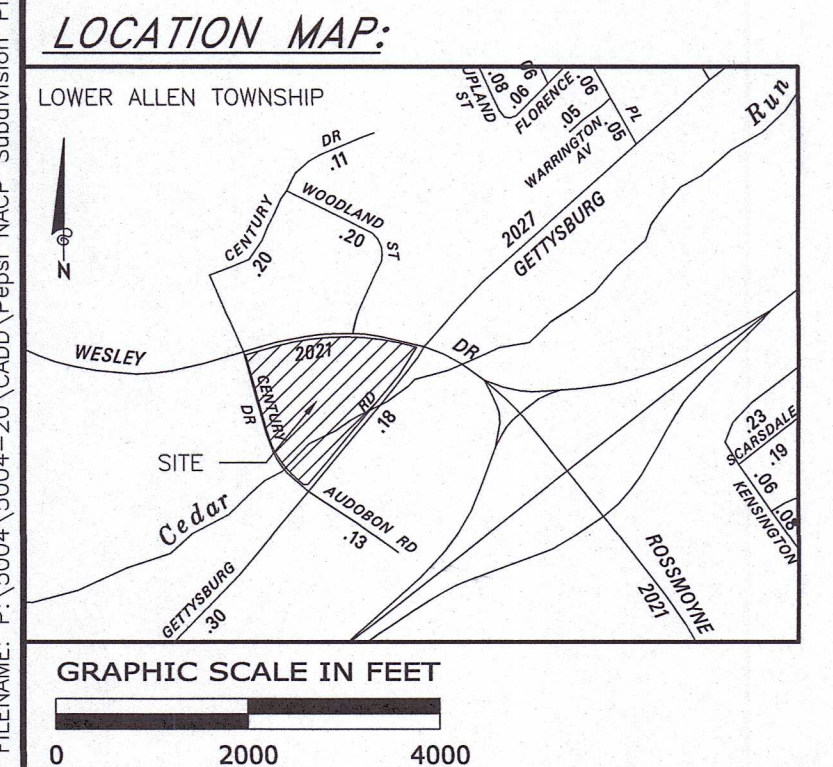
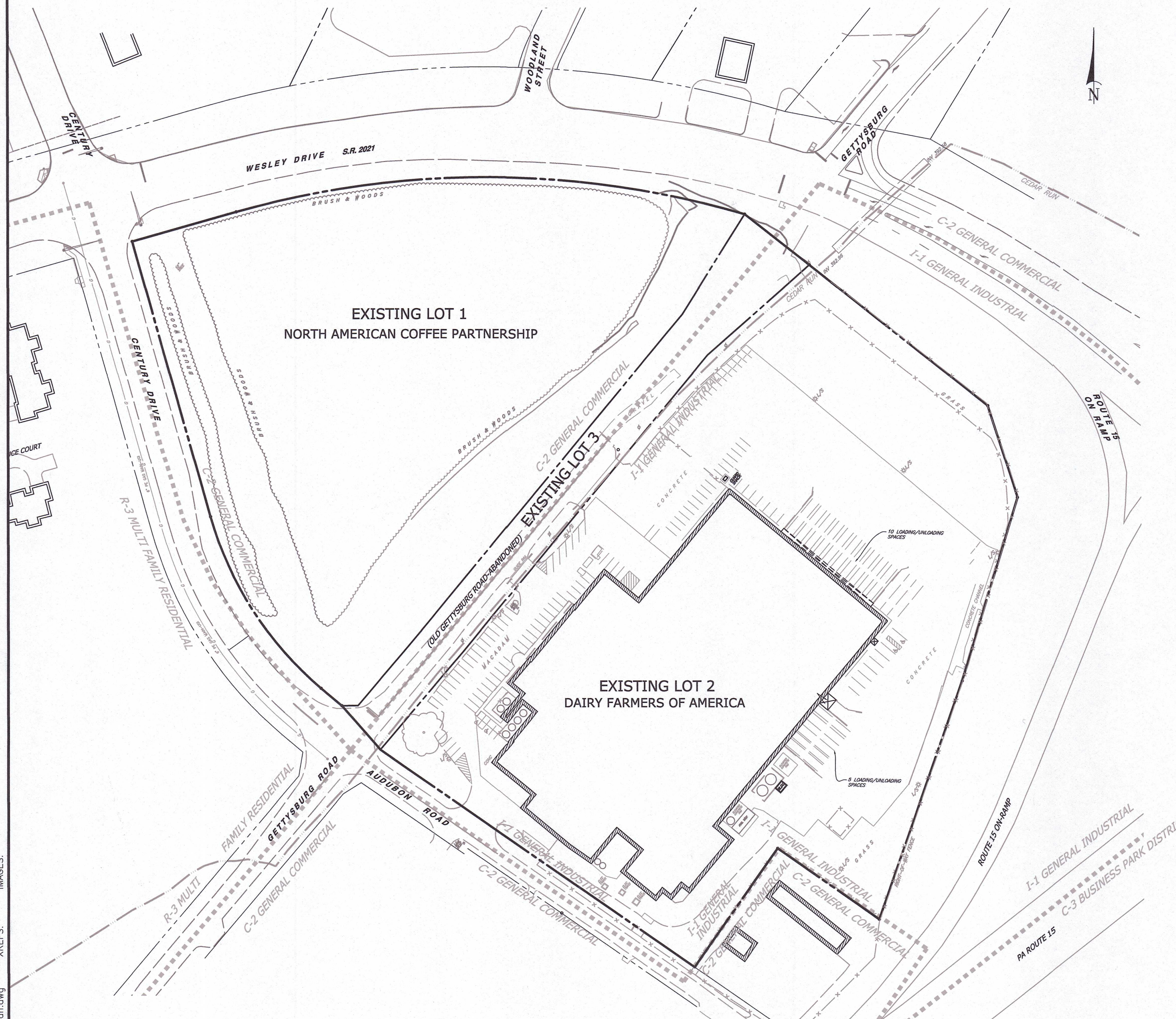
PLOTTED: April 15, 2026 @ 10:29AM

FILENAME: P:\5004_5004-20\CADD\Pages\NACP_Subdivision_Plan.dwg XREFS:

FINAL MINOR SUBDIVISION PLAN FOR

NORTH AMERICAN COFFEE PARTNERSHIP

4825 GETTYSBURG ROAD & WESLEY DRIVE LOWER ALLEN TOWNSHIP CUMBERLAND COUNTY, PENNSYLVANIA



TOTAL SITE AREAS

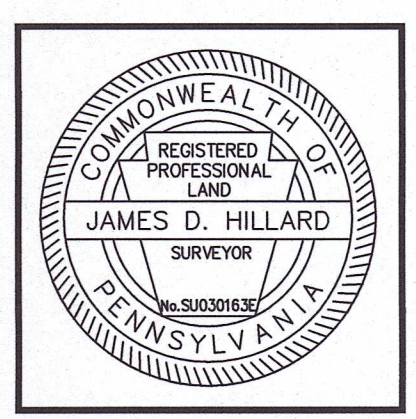
LOT 1:	323,733.11 SQ.FT. OR 7.43 ACRES
LOT 2:	430,319.73 SQ.FT. OR 9.88 ACRES
LOT 3:	54,927.99 SQ.FT. OR 1.26 ACRES
TOTAL SITE AREA	808,980.83 SQ.FT. OR 18.57 ACRES

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.

James D. Hillard
Date: 4/15/2026

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



GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO COMBINE A PORTION OF LOT 1 (PARCEL ID NO. 13-09-0545-015), AND A 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.
- 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.
- 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.
- THIS PLAN DOES NOT CREATE ANY NEW STREETS, DEDICATIONS, OR RIGHTS-OF-WAY.
- NO IMPROVEMENTS OR LAND ARE BEING OFFERED FOR DEDICATION TO LOWER ALLEN TOWNSHIP AS PART OF THIS PLAN.
- 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.
- EASEMENTS THAT BENEFIT OR ENCUMBER THE SUBJECT PROPERTY ARE GRAPHICALLY DEPICTED AND LABELED HEREON TO THE EXTENT KNOWN.
- 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.
- THE RESULTANT PROPERTIES WILL CONTINUE UNDER THEIR RESPECTIVE EXISTING USES. NO CONSTRUCTION OR EARTH DISTURBANCE IS PROPOSED AS PART OF THIS PLAN.
- NO STRUCTURES, LANDSCAPING, GRADING, OR OTHER OBSTRUCTIONS SHALL BE INSTALLED WITHIN ANY REQUIRED CLEAR SIGHT TRIANGLE THAT WOULD OBSTRUCT MOTORISTS' VISIBILITY.
- 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.
- LOT NO. 2 WAS ORIGINALLY DEVELOPED IN 1969. THE SITE AS DEVELOPED IN THE EXISTING CONDITION IS NON-COMPLIANT WITH THE FOLLOWING DESIGN REQUIREMENTS OF LOWER ALLEN TOWNSHIP ZONING ORDINANCE: LANDSCAPING IN FRONT YARD, PARKING LOT INTERIOR LANDSCAPING, MAXIMUM LOT COVERAGE, AND NUMBER OF REQUIRED PARKING SPACES.
- THE COMBINING OF A PORTION OF LOT 1 AND LOT 3 WITH LOT 2 BRINGS THE DEVELOPED LOT 2 UNDER COMPLIANCE WITH THE MAXIMUM LOT COVERAGE.
- 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.
- 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

- 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.
- 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.
- 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 DEEDS OFFICE AS RESEARCHED BY THIS FIRM.
- 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.
- 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.

WAIVERS/DEFERRALS

AT THEIR MEETING ON APRIL 13, 2026 THE BOARD OF COMMISSIONERS OF LOWER ALLEN TOWNSHIP APPROVED THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IN REGARD TO AUDUBON ROAD.

SECTION 192.57.B.(2)(h)(2) AND SECTION 192-57.C.(13)(c)(1) - ADDITIONAL RIGHT-OF-WAY AND CARTWAY WIDTH ALONG THE FRONTAGE OF AUDUBON ROAD.

AT THE SAME MEETING, THE BOARD OF COMMISSIONERS OF LOWER ALLEN TOWNSHIP DEFERRED THE FOLLOWING WAIVER FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IN REGARD TO AUDUBON ROAD.

SECTION 192.57.C.(8) AND SECTION 192-57-(c)(9) CURB AND SIDEWALK IMPROVEMENTS ALONG ALL ADJACENT STREETS.

SUMMARY OF EXISTING NON-CONFORMITIES

SECTION	REQUIREMENT	REQUIRED	EXISTING
220-200.A	AT LEAST 5% OF EACH FRONT YARD IS LANDSCAPED	5%	0%
220-200.B.1	AT LEAST 5% OF THE INTERIOR OF THE PARKING AREA FOR EACH PARKING LOT IS LANDSCAPED	5%	0%
220-239	PARKING CALCULATIONS, NUMBER OF VEHICLE SPACES PROVIDED DOES NOT COMPLY	185 SPACES	117 SPACES
220-242.L.1a	PARKING ISLE WIDTH LESS THEN 24 FEET	24'	20'

ZONING DATA - C-2 GENERAL COMMERCIAL - EXISTING LOT NO. 1

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

- NOTES:
- 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.
 - NO BUILDING SHALL BE ERRECTED 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 - EXISTING LOT NO. 2

- DISTRICT: I-1 GENERAL INDUSTRIAL
- MIN. LOT AREA: N/A
- MIN. LOT WIDTH: 50' @ DEDICATED RIGHT OF WAY LINE
- MIN. LOT DEPTH: N/A
- MIN. FRONT YARD: 30' @ DEDICATED RIGHT OF WAY LINE
- MIN. SIDE YARD: 10'
- MIN. REAR YARD: 35'
- MAX. IMPERVIOUS COVERAGE: 70% (333,110 SQ.FT.) *THE LOT IS NON-COMFORMING FOR MAX LOT COVERAGE
- MAX. BUILDING HEIGHT: 75'
- PARKING SETBACK: 5' WHEN ADJACENT TO A RESIDENTIAL USE
- BUFFER FRONT SETBACK: 100' FOR NON-RESIDENTIAL USES LOCATED IN I-1 GENERAL INDUSTRIAL WHEN ABUTTING A RESIDENTIAL DISTRICT
- 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:
- 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.
 - NO BUILDING SHALL BE ERRECTED 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 COUNTY PLANNING DEPARTMENT

REVIEWED THIS 3rd DAY OF February, 2026 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Ruk Stover
DIRECTOR OF PLANNING

BOARD OF COMMISSIONERS

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

APPROVED THIS 13th DAY OF April, 2026

CONDITIONS OF APPROVAL COMPLETED THIS 11th DAY OF May, 2026

John M. Nagy (VICE) PRESIDENT
Joshua H. Nagy

R. Davis SECRETARY
Rebecca L. Davis

RECORD INFORMATION

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED THIS 14th DAY OF May, 2026

INSTRUMENT NO. 202601933

LIST OF DRAWINGS

COVER SHEET	1*
EXISTING CONDITIONS PLAN	2*
PROPOSED/RESULTANT CONFIGURATION	3*

*ALL PLANS ARE TO BE RECORDED

STATE OF: New York
COUNTY OF: Westchester

ON THIS THE 30th DAY OF April, 2026

BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) Aidan Kingertee BEING (TITLE) General Manager OF (CORP. NAME) North American Coffee Partnership 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

Aidan Kingertee
AUTHORIZED CORPORATE SIGNATURE
CORPORATE SEAL

Suzanne Shipp
NOTARY SIGNATURE

SUZANNE SHIPP
Notary Public - State of New York
NO. 01500916509
Qualified in Westchester County
My Commission Expires Nov 16, 2027

NOTARY SEAL

STATE OF: Missouri
COUNTY OF: Greene

ON THIS THE 7th DAY OF May, 2026

BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) Preston Green BEING (TITLE) VP of Manufacturing OF (CORP. NAME) Dairy Farmers of America 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

Preston Green
AUTHORIZED CORPORATE SIGNATURE
CORPORATE SEAL

Joyce Mudge
NOTARY SIGNATURE

JOYCE MUDGE
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Aug 29, 2028
Commission #24408098

NOTARY SEAL

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

OWNERSHIP INFORMATION

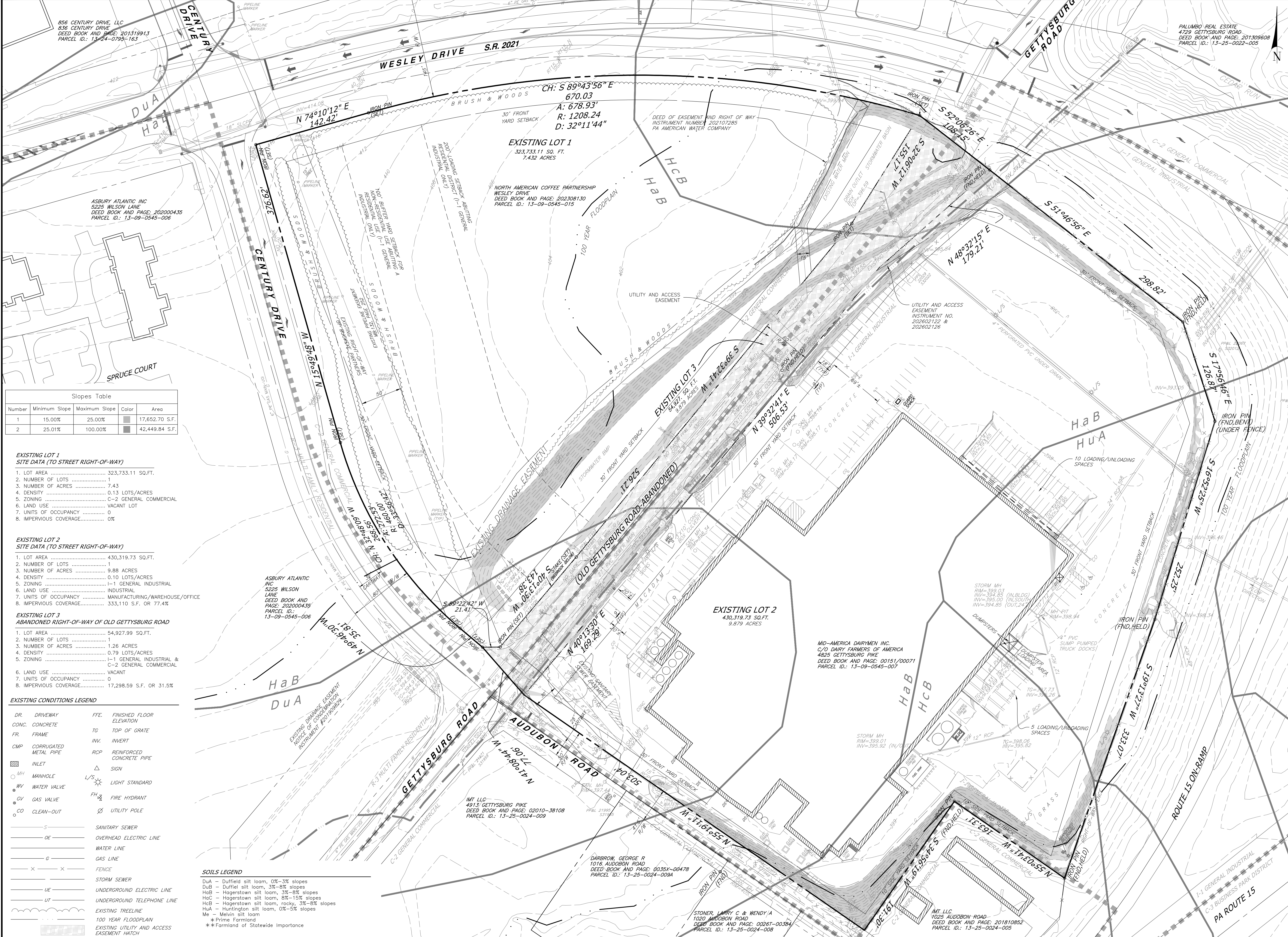
WESLEY DRIVE - LOT 1
DAIRY FARMERS OF AMERICA
C/O SVA STEINBOCK
405 N. 98TH STREET
KANSAS CITY, MO 66111
PURCHASE: 888-332-6455
PHONE: 914-253-2731
SITE: 4825 GETTYSBURG ROAD
ADDRESS: 4825 GETTYSBURG ROAD
DEED REFERENCE (BOOK/PAGE): 00151/00071
PARCEL ID: 13-09-0545-007

WESLEY DRIVE - LOT 2
DAIRY FARMERS OF AMERICA
C/O SVA STEINBOCK
405 N. 98TH STREET
KANSAS CITY, MO 66111
PURCHASE: 888-332-6455
PHONE: 914-253-2731
SITE: 4825 GETTYSBURG ROAD
ADDRESS: 4825 GETTYSBURG ROAD
DEED REFERENCE (BOOK/PAGE): 00151/00071
PARCEL ID: 13-09-0545-007

WESLEY DRIVE - LOT 3
DAIRY FARMERS OF AMERICA
C/O SVA STEINBOCK
405 N. 98TH STREET
KANSAS CITY, MO 66111
PURCHASE: 888-332-6455
PHONE: 914-253-2731
SITE: 4825 GETTYSBURG ROAD
ADDRESS: 4825 GETTYSBURG ROAD
DEED REFERENCE (BOOK/PAGE): 00151/00071
PARCEL ID: 13-09-0545-007

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

50 0 25 50
SCALE IN FEET



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
 - CONC. CONCRETE
 - FR. FRAME
 - CMP CORRUGATED METAL PIPE
 - INLET
 - MH MANHOLE
 - WV WATER VALVE
 - GV GAS VALVE
 - CO CLEAN-OUT
 - FFE FINISHED FLOOR ELEVATION
 - TO TOP OF GRATE
 - INV. INVERT
 - RCP REINFORCED CONCRETE PIPE
 - SIGN
 - L/S LIGHT STANDARD
 - FI FIRE HYDRANT
 - UTILITY POLE
 - SANITARY SEWER
 - OVERHEAD ELECTRIC LINE
 - WATER LINE
 - GAS LINE
 - FENCE
 - STORM SEWER
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - EXISTING TREELINE
 - 100 YEAR FLOODPLAIN
 - EXISTING UTILITY AND ACCESS EASEMENT HATCH

- SOILS LEGEND**
- DuA = Duffield silt loam, 0%-3% slopes
 - DuB = Duffield silt loam, 3%-8% slopes
 - HaB = Hagerstown silt loam, 3%-8% slopes
 - HcB = Hagerstown silt loam, 8%-15% slopes
 - HdB = Hagerstown silt loam, rocky, 3%-8% slopes
 - HuA = Huntington silt loam, 0%-5% slopes
 - Me = Melvin silt loam
 - *Prime Farmland
 - **Farmland of Statewide Importance

OWNER/SHIP INFORMATION	REVISIONS
4825 GETTYSBURG DRIVE - LOT 2 NAME: MID AMERICA DAIRY FARMERS, INC. C/O SAM STREMECK ADDRESS: 405 N. 98TH STREET, KANSAS CITY, MO 64111 PHONE: 888-332-6655 SITE: 4825 GETTYSBURG ROAD CAMP HILL, PA 17011 DEED REFERENCE (BOOK/PAGE): 0015/00071 DEED REFERENCE (BOOK/PAGE): 202288130 PARCEL ID: 13-09-0545-015	4/15/26 3/23/26
WESLEY DRIVE - LOT 1 NAME: NORTH AMERICAN COFFEE PARTNERS (NACP) C/O ADAM KINGERLEE (SHARON BENEDECT) ADDRESS: 700 ANDERSON HILL ROAD PURCHASE, NY 10577 PHONE: 914-253-2721 ADDRESS: WESLEY DRIVE (VACANT LOT) CAMP HILL, PA 17011 DEED REFERENCE (BOOK/PAGE): 202288130 PARCEL ID: 13-09-0545-015	4/03/26 3/10/26
4825 GETTYSBURG DRIVE - LOT 3 NAME: PALUMBO REAL ESTATE ADDRESS: 4729 GETTYSBURG ROAD DEED BOOK AND PAGE: 201309608 PARCEL ID: 13-25-0022-005	4/15/26 3/23/26

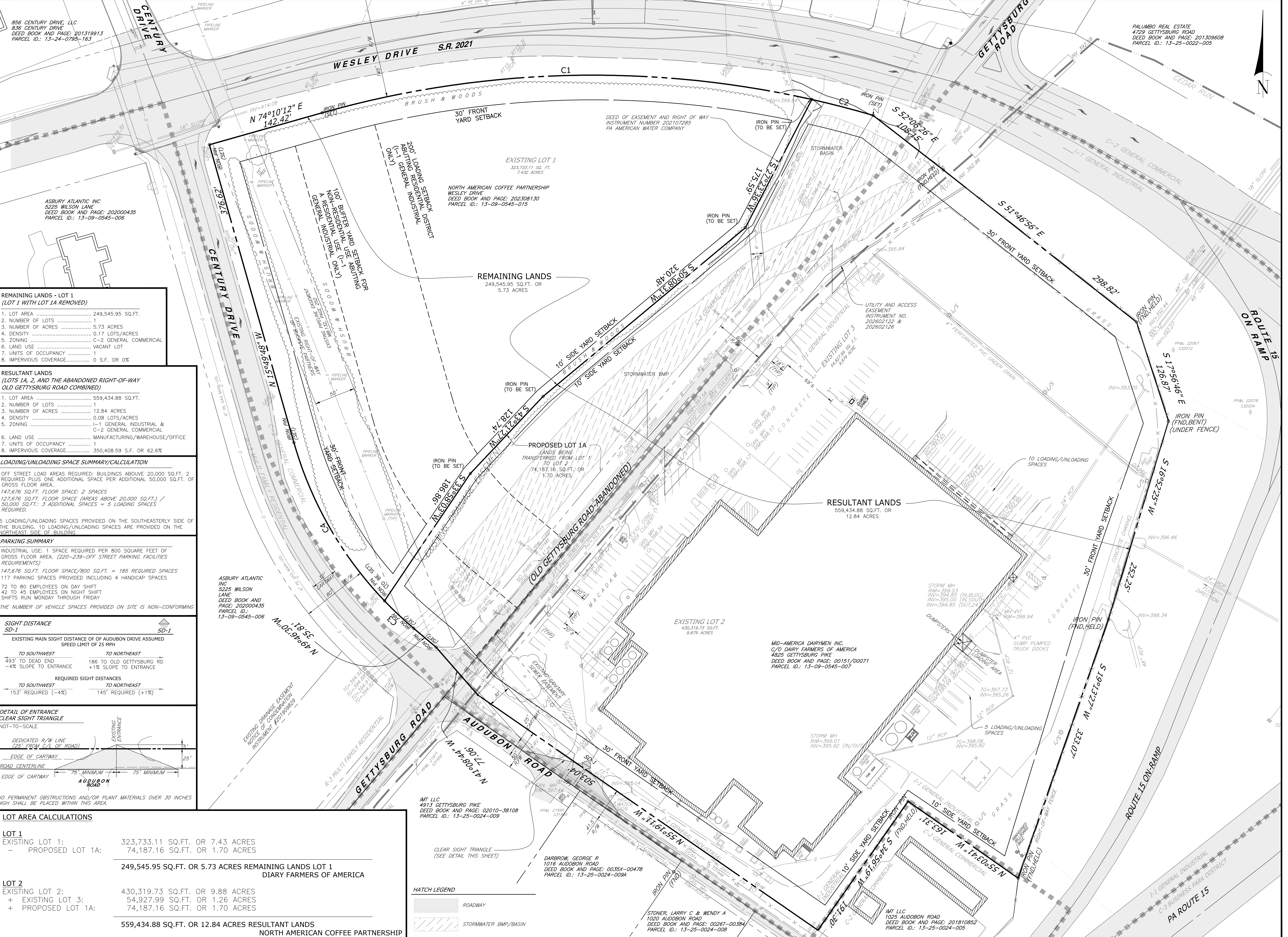
dc gohn Associates, Inc.
 Surveyors - Engineers - Landscape Architects
 32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dcgoinn.com

PROJECT NO.: 5004-20	DATE: FEBRUARY 4, 2026
DRAWN BY: GRN	CHECKED BY: TES
SCALE: 1"=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

FILENAME: P:\5004\5004-20\CADD\Proprietary\Subdivision_Plan.dwg XREFS: IMAGES: PLOTTED: April 15, 2026 @ 10:25AM



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%

LOADING/UNLOADING SPACE SUMMARY/CALCULATION

OFF STREET LOAD AREAS REQUIRED: BUILDINGS ABOVE 20,000 SQ.FT. 2 REQUIRED PLUS ONE ADDITIONAL SPACE PER ADDITIONAL 50,000 SQ.FT. OF GROSS FLOOR AREA.

147,676 SQ.FT. FLOOR SPACE: 2 SPACES
127,676 SQ.FT. FLOOR SPACE (AREAS ABOVE 20,000 SQ.FT.) / 50,000 SQ.FT.: 3 ADDITIONAL SPACES = 5 LOADING SPACES REQUIRED.

5 LOADING/UNLOADING SPACES PROVIDED ON THE SOUTHEASTERLY SIDE OF THE BUILDING. 10 LOADING/UNLOADING SPACES ARE PROVIDED ON THE NORTHEAST SIDE OF BUILDING.

PARKING SUMMARY

INDUSTRIAL USE: 1 SPACE REQUIRED PER 800 SQUARE FEET OF GROSS FLOOR AREA. (220-239-OFF STREET PARKING FACILITIES REQUIREMENTS)

147,676 SQ.FT. FLOOR SPACE/800 SQ.FT. = 185 REQUIRED SPACES

117 PARKING SPACES PROVIDED INCLUDING 4 HANDICAP SPACES

72 TO 80 EMPLOYEES ON DAY SHIFT
42 TO 45 EMPLOYEES ON NIGHT SHIFT
SHIFTS RUN MONDAY THROUGH FRIDAY

*THE NUMBER OF VEHICLE SPACES PROVIDED ON SITE IS NON-CONFORMING

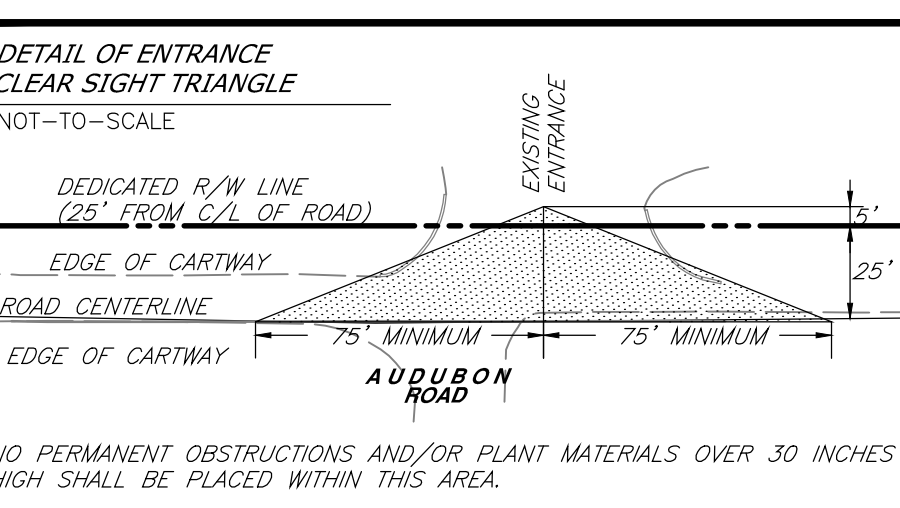
SIGHT DISTANCE
SD-1

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

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

REQUIRED SIGHT DISTANCES

TO SOUTHWEST	153' REQUIRED (-4%)
TO NORTHEAST	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

ASBURY ATLANTIC INC
5225 WILSON LANE
DEED BOOK AND PAGE: 202000435
PARCEL ID.: 13-09-0545-006

ASBURY ATLANTIC INC
5225 WILSON LANE
DEED BOOK AND PAGE: 202000435
PARCEL ID.: 13-09-0545-006

IMT LLC
4913 GETTYSBURG PIKE
DEED BOOK AND PAGE: 02010-38108
PARCEL ID.: 13-25-0024-009

DARBROW, GEORGE R
1016 AUDUBON ROAD
DEED BOOK AND PAGE: 0035X-00478
PARCEL ID.: 13-25-0024-009A

STONER, LARRY C & WENDY A
1020 AUDUBON ROAD
DEED BOOK AND PAGE: 0026T-00384
PARCEL ID.: 13-25-0024-008

MID-AMERICA DAIRYMEN INC.
C/O DAIRY FARMERS OF AMERICA
4825 GETTYSBURG PIKE
DEED BOOK AND PAGE: 00151/00071
PARCEL ID.: 13-09-0545-007

PALUMBO REAL ESTATE
4729 GETTYSBURG ROAD
DEED BOOK AND PAGE: 201309608
PARCEL ID.: 13-25-0022-005

OWNERSHIP INFORMATION

4825 GETTYSBURG DRIVE - LOT 2	OWNER: MID-AMERICA DAIRYMEN, INC.
C/O SAM STREMLICK	ADDRESS: 405 N. 88TH STREET, KANSAS CITY, MO 66111
PHONE: 888-332-6655	SITE: 4825 GETTYSBURG ROAD, CAMPHILL, PA 17011
DEED REFERENCE (BOOK/PAGE): 00151/00071	DEED REFERENCE (BOOK/PAGE): 00208130
PARCEL ID.: 13-09-0545-005	PARCEL ID.: 13-09-0545-005
PER RETIEW LETTER 4/03/26	PER RETIEW LETTER 3/10/26
4/15/26	REVISIONS
3/23/26	DATE

dcjohn Associates, Inc.
Surveyors - Engineers - Landscape Architects

32 Mount Joy Street
Mount Joy, PA 17552
Ph: (717) 653-5308
www.dcgoinn.com

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

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