

# LIDA “Heartland Parcel”

**Chambersburg, PA**

**Address:** Development Avenue  
Chambersburg, PA 17201

**Municipality:** Greene Township

**Zoning:** Heavy Industrial

**Acreage:** 55

**Description:** Flat industrial land  
Located in a Foreign Trade Zone &  
Keystone Opportunity Zone

**Price:** \$65,000 p/acre

**Natural Gas:** UGI Central Penn

**Electricity:** LIDA Electric

**Sewer/Water:** Franklin County General Authority  
12” water & 6” sewer

**Rail:** CSX via PA & Southern Short-line

**Highways:** 4 miles to I-81, Pa Exit 20  
12 miles to I-76 (PA Turnpike)

**Contact:** Kip Feldman, Director of Real Estate  
Letterkenny Industrial Development Authority  
(717) 267-9351  
[feldman@cvbp.org](mailto:feldman@cvbp.org)



1900 Wayne Road  
Chambersburg, PA 17202  
(717) 263-8282 ph.  
(717) 263-0662 fax  
[www.fcadc.com](http://www.fcadc.com)

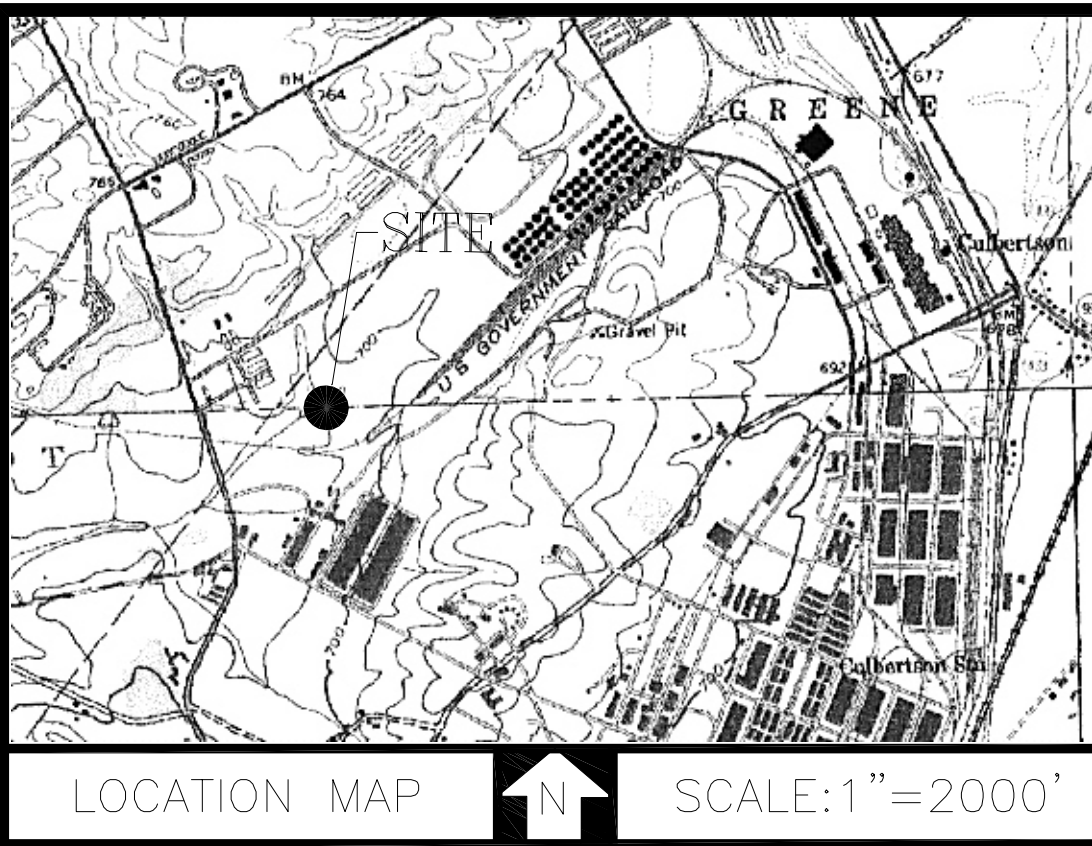
**CHAMBERSBURG**











- NOTES**
- ZONING IS HI (HEAVY INDUSTRIAL).
  - THIS PROPERTY IS NOT LOCATED IN AN AGRICULTURAL DISTRICT.
  - PA LAW REQUIRES THAT ANYONE PLANNING TO UNDERTAKE EXCAVATION OR DEMOLITION WORK ON THIS PROPERTY NOTIFY THE "PA ONE CALL SYSTEM, INC." (PHONE 1-800-242-1776) NOT LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION WORK.
  - ALL COORDINATES, BEARINGS AND DISTANCES SHOWN ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE - NAD 83 ADJUSTMENT.
  - TOPOGRAPHIC INFORMATION WAS SUPPLIED BY BENATEC ASSOCIATES.
  - A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL PROPERTY LINES UNLESS SHOWN OTHERWISE.
  - UTILITY LOCATIONS WERE PROVIDED BY ALLEGHENY POWER, FRANKLIN COUNTY GENERAL AUTHORITY, PPL UTILITIES, AND THE DEPARTMENT OF DEFENSE AND WERE NOT FIELD LOCATED.
  - THE UTILITIES SHOWN ON THIS PLAN ARE ONLY PROVIDED TO SHOW EASEMENTS AFFECTING THE INDIVIDUAL PARCEL, AND ARE NOT INTENDED TO PROVIDE A COMPLETE REPRESENTATION OF ALL UTILITIES IN THE AREA.
  - WATER MAIN TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST FRANKLIN COUNTY GENERAL AUTHORITY SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
  - PA DEPARTMENT PLANNING MODULE CODE NO. A3-28907-470-3 PREVIOUSLY APPROVED FOR THIS SUBDIVISION AS PART OF THE CUMBERLAND VALLEY BUSINESS PARK DATED JULY 16, 1999.
  - ALL EXISTING DRAINAGE WAYS WITHIN PROPOSED PARCEL 29A SHALL BE MAINTAINED OR OTHERWISE REPLACED WITH ADEQUATELY SIZED STORMWATER CONTROL STRUCTURES TO SAFELY CONVEY ALL EXISTING OFF-SITE STORMWATER RUNOFF.

**LEGEND**

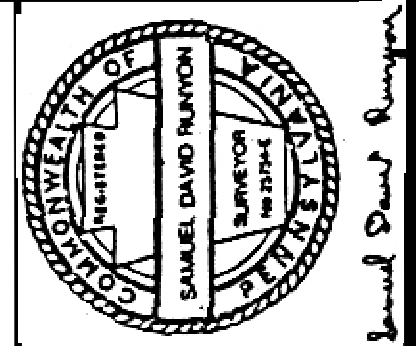
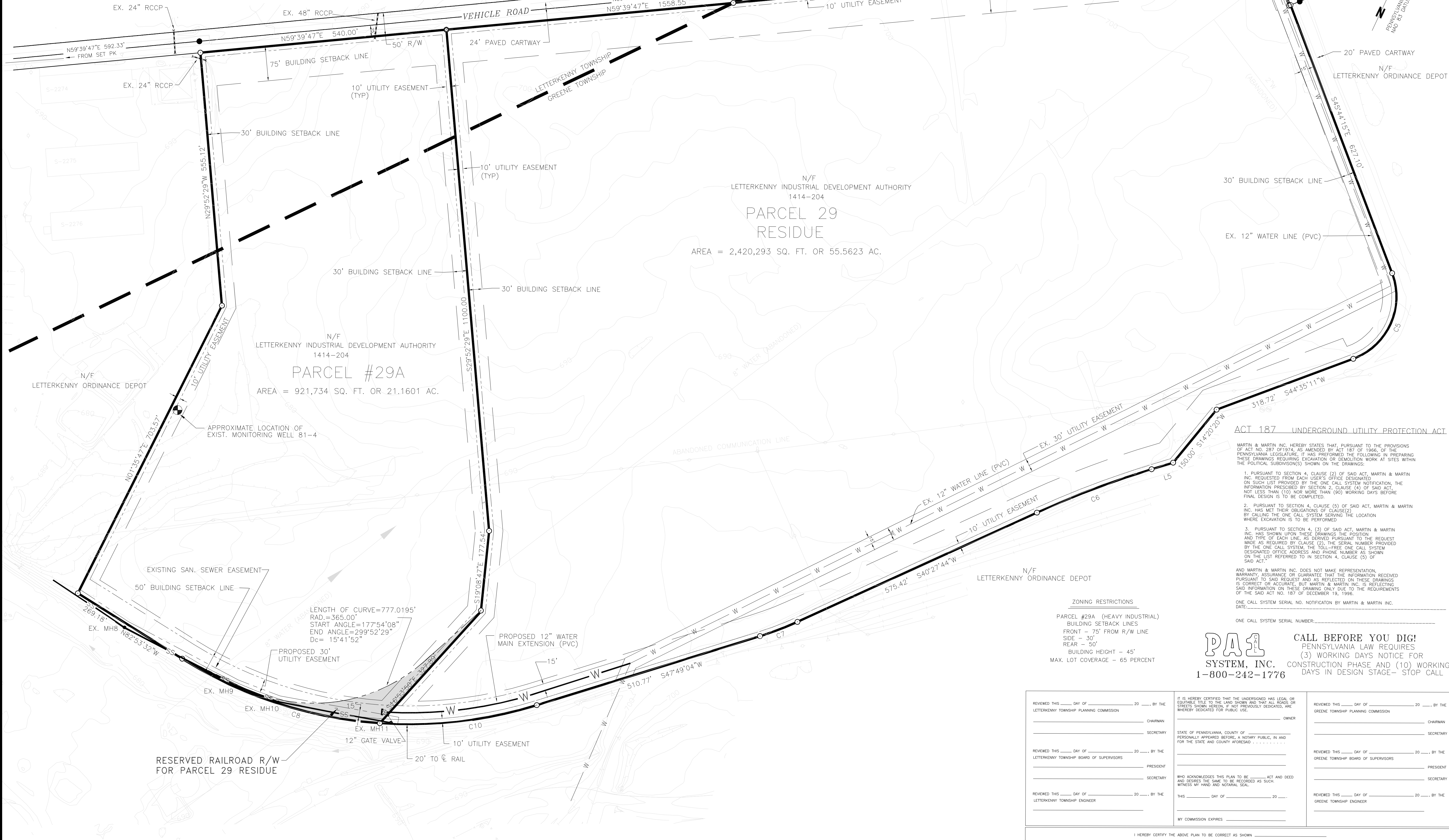
- RRS Railroad Spike
- Centerline
- R/W Right of Way
- EX. Existing
- P.K. nail
- Rebar unless shown otherwise
- Fire Hydrant (F.H.)
- Right of Way/Easement Line
- Property Line
- Contour Line
- SS Storm Sewer Line
- FM Sanitary Sewer Force Main
- S Sanitary Sewer Line
- W Water Line
- G Gas Line
- T Telecommunication Line
- E Overhead Electric Line
- Industrial Waste Sewer Line
- Stormwater Pipe
- Utility Pole
- SS Sanitary Sewer Manhole

**CURVE TABLE**

NUMBER	DELTA	RADIUS	ARC	CHORD
C1	15°47'06"	825.00	172.19	N51°46'13"E 171.64
C2	89°59'48"	40.00	62.83	40.00 N88°52'34"E 56.57
C3	57°46'21"	95.00	95.79	52.41 S88°32'57"W 91.78
C4	16°49'37"	95.00	27.90	14.05 S54°09'04"E 27.80
C5	90°19'28"	145.00	228.59	145.82 S00°34'32"E 205.64
C6	07°37'01"	2017.54	268.21	134.30 S44°16'13"W 268.01
C7	07°21'21"	682.46	87.62	43.87 S44°08'24"W 87.56
C8	28°10'06"	937.46	460.89	S83°01'25"W 456.26
C9	15°47'06"	600.00	165.30	83.18 N51°46'13"E 164.78
C10	12°10'18"	937.46	345.59	174.78 S58°22'43"W 343.83

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N43°52'40"E	27.60'
L2	S48°07'33"E	49.68'
L3	S59°39'47"W	179.10'
L4	S45°44'15"E	49.89'
L5	S48°04'43"W	49.18'
L6	N43°52'40"E	92.59'



SEAL

NO.	REVISION	DATE

FRANKLIN COUNTY  
**FINAL PARCEL 29A SUBDIVISION PLAN**  
 PENNSYLVANIA  
**LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY**

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

MARTIN & MARTIN INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 187 OF 1974, AS AMENDED BY ACT 187 OF 1986, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, MARTIN & MARTIN INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, MARTIN & MARTIN INC. HAS MET THEIR OBLIGATIONS OF CLAUSE(2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, (3) OF SAID ACT, MARTIN & MARTIN INC. HAS SHOWN UPON THESE DRAWINGS THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT.

AND MARTIN & MARTIN INC. DOES NOT MAKE REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT MARTIN & MARTIN INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 15, 1986.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY MARTIN & MARTIN INC. DATE: \_\_\_\_\_

ONE CALL SYSTEM SERIAL NUMBER: \_\_\_\_\_

**PAI SYSTEM, INC.**  
 1-800-242-1776

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE- STOP CALL

martin and martin incorporated  
 37 south main street • suite A  
 chambersburg, pennsylvania • 17201  
 phone: (717) 264-6759

PREP. NO: 1120.8  
 DRAWN BY: DG/VHG  
 CHECK BY: JM  
 DATE: 2/25/02

CADD FILE: 1120.8-01.dwg  
 DATE: 2/25/02  
 SCALE: 1"=100'  
 DRAWING NO. 1 of 1

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LETTERKENNY TOWNSHIP PLANNING COMMISSION

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LETTERKENNY TOWNSHIP BOARD OF SUPERVISORS

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE LETTERKENNY TOWNSHIP ENGINEER

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT ALL ROADS OR STREETS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR PUBLIC USE.

STATE OF PENNSYLVANIA COUNTY OF \_\_\_\_\_ NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY AFORESAID

WHO ACKNOWLEDGES THIS PLAN TO BE \_\_\_\_\_ ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH. WITNESS MY HAND AND NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE GREENE TOWNSHIP PLANNING COMMISSION

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE GREENE TOWNSHIP BOARD OF SUPERVISORS

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE GREENE TOWNSHIP ENGINEER

**ZONING RESTRICTIONS**

PARCEL #29A (HEAVY INDUSTRIAL)  
 BUILDING SETBACK LINES  
 FRONT - 75' FROM R/W LINE  
 SIDE - 30'  
 REAR - 50'  
 BUILDING HEIGHT - 45'  
 MAX. LOT COVERAGE - 65 PERCENT

LENGTH OF CURVE=777.0195'  
 RAD.=365.00'  
 START ANGLE=177°54'08"  
 END ANGLE=299°52'29"  
 Dc= 15°41'52"

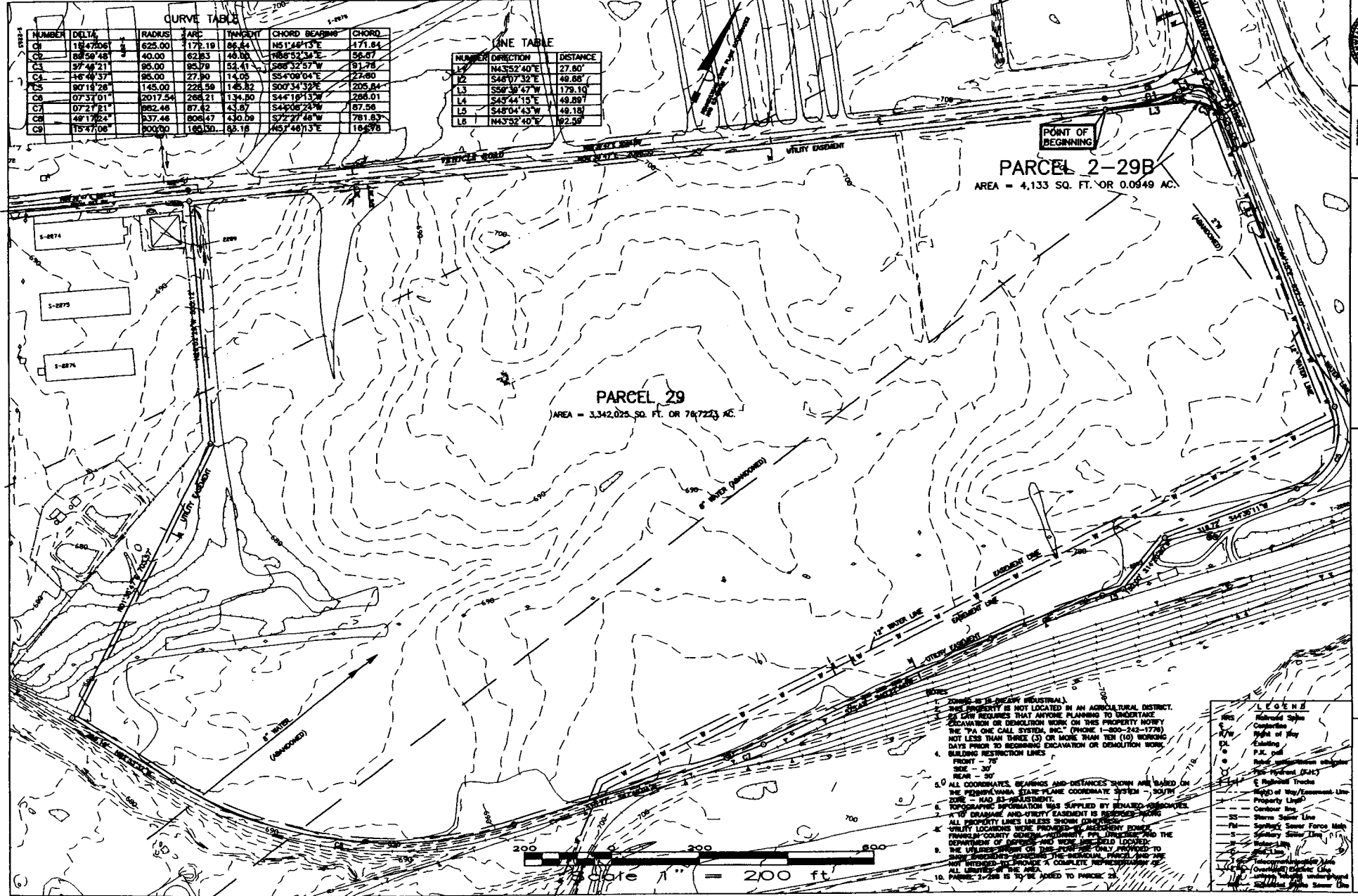
RESERVED RAILROAD R/W FOR PARCEL 29 RESIDUE





CURVE TABLE						
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD BEARINGS	CHORD
C1	18°47'06"	625.00	172.19	86.64	N51°48'13"E	171.84
C2	88°59'48"	40.00	62.83	40.00	N68°52'34"E	56.67
C3	37°46'21"	95.00	95.79	53.41	S68°32'57"W	91.78
C4	14°44'37"	95.00	27.90	14.05	S54°09'04"E	27.80
C5	90°18'28"	145.00	228.58	145.82	S00°34'32"E	205.84
C6	07°31'01"	2017.54	268.21	134.80	S44°18'15"W	268.01
C7	07°21'21"	892.48	87.42	43.87	S44°05'24"W	87.56
C8	48°17'24"	837.48	868.17	430.59	S72°29'48"W	781.83
C9	19°47'06"	800.00	166.30	82.18	N47°46'13"E	164.96

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N43°52'40"E	27.80'
L2	S46°07'32"E	49.88'
L3	S56°39'47"W	179.10'
L4	S45°44'15"E	49.89'
L5	S48°04'43"W	49.18'
L6	N43°32'40"E	92.39'



POINT OF BEGINNING

**PARCEL 2-29B**

AREA = 4,133 SQ. FT. OR 0.0949 AC.

**PARCEL 29**

AREA = 3,342,025 SQ. FT. OR 76,723 AC.

Scale 1" = 200 ft.

1. ZONING IS INDUSTRIAL.
2. THIS PROPERTY IS NOT LOCATED IN AN AGRICULTURAL DISTRICT.
3. THE LAW REQUIRES THAT ANYONE PLANNING TO UNDERTAKE EXCAVATION OR DEMOLITION WORK ON THIS PROPERTY NOTIFY THE "PA ONE CALL SYSTEM, INC." (PHONE 1-800-242-1778) NOT LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION WORK.
4. BUILDING RESTRICTION LINES:  
FRONT - 75'  
SIDE - 30'  
REAR - 50'
5. ALL COORDINATES, BEARINGS AND DISTANCES SHOWN ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE - NAD 83 - BENCHMARK.
6. TOPOGRAPHIC INFORMATION WAS SUPPLIED BY REMANCO ASSOCIATES.
7. A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL PROPERTY LINES UNLESS SHOWN OTHERWISE.
8. UTILITY LOCATIONS WERE PROVIDED BY AERODYNAMIC DESIGN, FRANCIS COUNTY GROUNDWATER SURVEY, PPA JAMES AND THE DEPARTMENT OF ENVIRONMENT AND WATER AFFAIRS.
9. THE UNBUILT PORTION OF THIS PROPERTY WAS ONLY PROVIDED TO THIS PROSPECTIVE PURCHASER. THE ENTIRE PARCEL AREA WAS NOT INTENDED TO PROVIDE A COMPLETE REPRESENTATION OF ALL UTILITIES IN THE AREA.
10. PARCELS 2-29B IS TO BE ADDED TO PARCEL 29.

**LEGEND**

- MS Railroad Station
- CG Contour
- K/H Right of Way
- EA Easement
- P.K. Post
- B.M. Benchmark
- TH.T. Hydrographic (H.C.)
- C National Trunk
- W.U. Right of Way/Easement Line
- PL Property Line
- CL Contour Line
- SS Storm Sewer Line
- MS Sanitary Sewer Force Main
- SL Sanitary Sewer Line
- HW Hydrographic
- TL Topographic Line
- UL (Unbuilt) Utility Line
- W.U. Water
- SL Storm Sewer Line