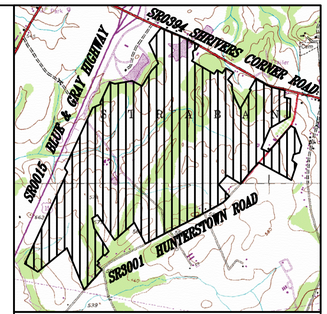
Attachment 1 to Discovery A-4 (Wastewater)

PART A
PRELIMINARY SUBDIVISION PLANS
FOR
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
SITUATED IN
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA
EXISTING CONDITIONS, SUBDIVISION PLATS, PHASING PLANS, SITE DETAILS



VICINITY MAP SCALE – 1"=2000' NORTH

Approved by the Straban Township Planning Commission this _____ day of _____, 20___.

Chairman _____ Secretary _____

Approved by the Straban Township Board of Supervisors this _____ day of _____, 200___.

Chairman _____ Secretary _____

Reviewed by the Adams County Planning Commission this _____ day of _____, 20___.

Director _____

SOURCE OF TITLE
Deeds recorded in the Adams County Courthouse as follows: 347–128, 562–812 & 562–816

SURVEYOR'S CERTIFICATE
I hereby certify that this survey and plan are accurate and correct and have been prepared in accordance with the PA Professional Engineers' Registration Law.

Robert A. Sharrah, P.L.S. _____ Date _____

APPLICABLE SALDO MODIFICATIONS

Section §7–30.B.1 – Minimum street right–of–way and cartway widths shall be a 50' Right–of–way and a 32' cartway for Minor streets.

We propose a 28' cartway which will generate less stormwater runoff, thereby saving more green space. We do not believe that this modification will create undue health, safety and welfare concerns or is contrary to the overall purpose and intent of the ordinance.

Section §7–30.E.2 – There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points 100 feet from the intersection of the street center lines. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.

Due to the private nature of the community, any traffic calming techniques, and very reduced speed limits within the community, we request a reduced clear sight triangle as shown on the landscaping plans.

Section 117–30.F – Streets that terminate in a "cul–de–sac" shall not exceed 500' in length.

The road in question, currently labelled "Road 28", does not terminate in a traditional cul–de–sac. However, we concur there is only one vehicular access point to approximately 50 dwelling units. Connecting the street to some other internal street would cause additional environmental impacts.

Section 117–31.A – There shall be no parking between the principal structure and the street right–of–way line for multi–family structures.

Zoning Ordinance §140–65.B(6) requires 1.5 spaces per dwelling unit. each dwelling has a two car attached garage. Therefore, there should be no need for parking in front of the building.

Section 117–32.A.3.b – Access drives may not cross a street right–of–way line within 50' of an intersecting street.

Due to the small size of the lots in this project, some driveways cannot be moved sufficiently to comply with the standard. With the low speed limits and the fact that all streets in this project will remain private, the modification should not adversely affect the general public health, safety and welfare. Speed tables have been added at strategic locations to further reduce traffic speeds and demarcate pedestrian crossing locations.

Section §7–33.B – Blocks shall not exceed a length of 1,600 feet nor be less than 800 feet.

We believe appropriate safety features are employed in the site design to mitigate any adverse circumstances crated by long block lengths. Allowing the design as submitted will not be contrary to the overall purpose and intent of the ordinance, nor will it be detrimental to public health, safety and welfare.

Section 117–33.E – Where blocks exceed 1,000 feet in length, pedestrian right–of–ways of not less than 12 feet in width shall be provided where needed for adequate pedestrian circulation. Paved walks of not less than six feet shall be placed within the right–of–way.

10 foot pedestrian right–of ways has been provided where needed to avoid conflict with the required 5 foot side setback line. 6 foot concrete walks have also been provided within the pedestrian right–of–way.

Section 117–35.A – Minimum width of easements for underground and overhead utilities shall be 20'.

There several locations where storm drain lines run between buildings. In light of the fact that these lines will be owned and maintained by the HOA.

Section §7–43.C.1.e.2 – All inlets shall be designed to create a one–inch sump condition below finished road surface unless approved otherwise by the Township.

Rolled curb inlet top units cannot be constructed with a one–inch sump. Inlet capacity and gutter depth has been evaluated for a "no sump" condition. Gutter flow depths of 2" or less have been maintained in the streets.

Section 117–43.C.1.j – Storm sewers shall be either reinforced concrete, corrugated aluminum or corrugated galvanized steel pipe.

We propose smooth lined corrugated plastic pipe (SLCPP) or steel spiral rib pipe (SRP). These pipe materials are "state of the art" and are widely used in subdivisions, as well as by municipalities, throughout central PA.

Section 117–43.C.1.k – At all inlets and manholes, the maximum allowable headwater depth shall be one foot below the top of the inlet grate or the manhole.

We have designed the storm sewer system to keep the headwater depth at or below the top of the inlet grate or manhole, thereby keeping pipe sizes as small as possible, while preserving the general public health, safety and welfare.

Section 117–43.C.1.p.1 – All storm sewer easements through undedicated land shall be a minimum of 20 feet in width.

Easements 10 feet in width are provided where storm sewer passes between homes that are located closer than 20 feet apart.

Section 117–43.C.3.b.1.a – The release rate from storms up to 10 years in recurrence frequency shall be limited to the pre–development flow rate from a two year storm. and,

Section 117–43.C.3.b.1.b – The release rate from storms up to 100 years in recurrence frequency shall be limited to the pre–development flow rate from a ten year storm.

Stormwater management calculations are provided to ensure that the post–development release rate is equal to or less than the pre–development release rate for the 2, 5, 10, 25, 50 and 100–year storms.

Section 117–43.C.3.j.1– The maximum slope of earthen embankments shall be four to one.

Earthen embankments have been designed with a slope of three to one, the most common slope used in design today.

Section 117–43.C.3.q.2 – Basin side slopes below the water line must not exceed 4:1.

Side slopes under water are steeper to prevent the growth of algae and other objectionable plants. A graded bench has been provided in the ponds for safety purposes.

STRABAN TOWNSHIP WETLAND NOTE

THE PRESENCE OF WETLANDS MAY PRESENT A PROBLEM, RELATIVE TO THE INTENDED USE OR DEVELOPMENT OF LAND THROUGHOUT STRABAN TOWNSHIP: APPLICANTS AND FUTURE OWNERS ARE, THEREFORE ADVISED OF SUCH POTENTIAL WETLANDS PROBLEMS AND OF THE ADVISABILITY OF INVESTIGATING SUCH WETLANDS PROBLEMS BEFORE DEVELOPING OR PURCHASING LAND WITHIN STRABAN TOWNSHIP: FURTHER, ALL PERSONS AND ENTITIES ARE HEREBY NOTIFIED THAT STRABAN TOWNSHIP MAKES NO REPRESENTATIONS OR ASSURANCES AS TO THE PRESENCE, ABSENCE OR LOCATION OF WETLANDS BY ITS APPROVAL OF THIS PLAN, AND NEITHER STRABAN TOWNSHIP NOR ANY OF ITS OFFICERS, AGENTS, EMPLOYEES OR REPRESENTATIVES SHALL HAVE ANY LIABILITY WHATSOEVER RELATIVE TO THE PRESENCE, ABSENCE OR LOCATION OF WETLANDS IN OR UPON THE LANDS DEPICTED ON THIS PLAN.

AGRICULTURAL NUISANCE DISCLAIMER

ALL OF THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED IN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS, AND OTHER USERS OF THESE PROPERTIES MAY BE SUBJECTED TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, SILAGE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. OWNERS, OCCUPANTS AND USERS OF THESE PROPERTIES SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND THE POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF PENNSYLVANIA ACT 133 OF 1982, "THE RIGHT TO FARM LAW", MAY BAR THEM FROM OBTAINING LEGAL JUDGEMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.

SPECIAL NOTES

1) THIS PROJECT IS SUBJECT TO PAYMENT OF RECREATION FEES IN ACCORDANCE WITH APPLICABLE TOWNSHIP REGULATIONS.

2) THIS PROJECT IS SUBJECT TO PAYMENT OF TRANSPORTATION IMPROVEMENT DISTRICT FEES IN ACCORDANCE WITH APPLICABLE TOWNSHIP REGULATIONS.

3) THE HOME BUILDING CONTRACTOR, AND ANY OTHER EXCAVATOR ON THIS SITE, IS HEREBY NOTIFIED AND REQUESTED TO TAKE SPECIAL CARE IN PROTECTING EXISTING UNDERGROUND UTILITIES FROM DAMAGE AND/OR SERVICE DISRUPTION. DUE TO THE CLOSE PROXIMITY OF THE IMPROVEMENTS, THIS WARNING MUST BE STRICTLY FOLLOWED.

4) PRIOR TO FINAL PLAN APPROVAL FOR SECTION D, A SECONDARY VEHICULAR ACCESS SHALL BE PROVIDED AT THE SOUTHERN LIMITS OF THE PROJECT TO ALLEVIATE THE SINGLE ACCESS THAT COPELAND LANE CURRENTLY AFFORDS BEYOND CICERO BROOKS WAY. THIS ACCESS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP, ITS ENGINEER AND THE LOCAL FIRE CHIEF.

GENERAL NOTES

1) FIELD SURVEY OF PROPERTY BOUNDARIES AND EXISTING CONDITIONS WAS COMPLETED BY ROBERT A. SHARRAH, PLS BETWEEN 01 OCTOBER 2004 AND 30 DECEMBER 2004 USING BOTH GLOBAL POSITIONING AND CONVENTIONAL SURVEY METHODS.

2) HORIZONTAL DATUM IS THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

3) ELEVATION DATUM IS NAVD88.

4) PHOTOGRAMMETRIC MAPPING WAS PROVIDED BY AIR SURVEY CORPORATION, PROJECT NO. 7990463, WITH ORIGINAL PHOTOGRAPHY DATED 24 APRIL 1999, SUPPLEMENTED IN APRIL 2004.

5) WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY ROEMER ECOLOGICAL SERVICES, INC. AND FIELD LOCATED USING ACCURATE SURVEY METHODS BY ROBERT A. SHARRAH, PLS IN OCTOBER AND NOVEMBER 2004.

6) THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. AS SUCH, EASEMENTS, RIGHTS–OF–WAY, COVENANTS, RESTRICTIONS, ETC. MAY EXIST THAT ARE NOT SHOWN HEREON.

7) ALL UTILITIES THAT WILL SERVE THIS PROJECT SHALL BE INSTALLED UNDERGROUND.

8) UNLESS OTHERWISE NOTED, ALL HOMEOWNERS ASSOCIATION LOTS (THOSE PARCELS WITH "H" DESIGNATIONS) SHALL BE OWNED AND MAINTAINED BY THE GETTYSBURG COMMONS HOME OWNERS ASSOCIATION FOR PASSIVE OR ACTIVE RECREATION, COMMUNITY UTILITIES, OR STORMWATER MANAGEMENT.

9) UNLESS OTHERWISE NOTED, ALL LOT CORNERS SHALL BE MARKED WITH 5/8" REINFORCING RODS, 30" IN LENGTH.

10) CONCRETE MONUMENTS SHALL BE INSTALLED AT THE INTERSECTION OF ALL STREET RIGHT–OF–WAY LINES. INTERSECTION OF LINES FORMING ANGLES IN THE BOUNDARIES OF THE DEVELOPMENT AND AT SUCH INTERMEDIATE POINTS AS MAY BE REQUIRED BY THE TOWNSHIP'S ENGINEER.

11) A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI–FAMILY NON–ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

GENERAL CONSTRUCTION NOTES

1) THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST SEVEN (7) WORK DAYS PRIOR TO STARTING WORK AS SHOWN ON THESE DRAWINGS:

ADAMS COUNTY CONSERVATION DISTRICT	717–334–5171
STRABAN TOWNSHIP	717–334–4833
GETTYSBURG MUNICIPAL AUTHORITY	717–334–6738
PA ONE CALL SYSTEM	1–800–242–1776
METROPOLITAN EDISON	717–334–3617
SPRINT (TELEPHONE)	717–632–1313
ADELPHIA	717–337–1630
ADAMS ELECTRIC COOPERATIVE, INC.	717–334–2171
COLUMBIA GAS OF PA	717–334–3151
COLUMBIA GAS TRANSMISSION CO	717–338–1108
TEXAS EASTERN TRANSMISSION, LP	

2) THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS APPROXIMATE, AND ARE NOT WARRANTED OR GUARANTEED BY EITHER THE UTILITY OWNER OR THE ENGINEER. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ANY UTILITIES PRIOR TO PERFORMANCE OF ANY ACTIVITIES, AND SHALL TAKE PRECAUTIONS TO PROTECT AND TO MAINTAIN UNINTERRUPTED SERVICES. IF SERVICES MUST BE INTERRUPTED, PRIOR WRITTEN PERMISSION MUST BE OBTAINED FROM THE UTILITY OWNER. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

3) ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1'–0". ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2'–0". COST FOR RELOCATING OR BRACING POLES SHALL BE INCLUDED IN THE LUMP SUM BID PRICE FOR THE COMPLETED PROJECT.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OFFICE OF THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING, PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL ALSO NOTE THAT IN CASE OF DISCREPANCIES BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY, ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.

5) IN FILL AREAS, THE COMPACTION SHALL BE FULL HEIGHT COMPACTION TO THE SPECIFIED ELEVATION. FILL SHALL BE PLACED IN EIGHT INCH LIFTS (PLUS OR MINUS TWO INCHES), AND EACH LIFT COMPACTED TO NOT LESS THAN NINETY–SEVEN PERCENT OF STANDARD DENSITY AS DETERMINED BY AASHTO METHODS T–99 (UNLESS SPECIFIED OTHERWISE BY A GEOTECHNICAL ENGINEER).

6) THE HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT WERE DERIVED FROM THE PA STATE PLANE COORDINATE SYSTEM USING GLOBAL POSITIONING TECHNOLOGY.

7) ALL CONSTRUCTION SHOWN ON THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR: STRABAN TOWNSHIP, PENNDOT, PA DEP CHAPTER 102; AND IS SUBJECT TO INSPECTION AND ACCEPTANCE BY STRABAN TOWNSHIP, PENNDOT AND ADAMS COUNTY CONSERVATION DISTRICT.

8) EXISTING PAVING DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AS SPECIFIED BY PENNDOT OR STRABAN TOWNSHIP, AS APPLICABLE..

9) THE CONTRACTOR SHALL NOT ALLOW: MUD TO BE TRACKED ONTO THE STREETS LEADING INTO THE SITE; DEBRIS ACCUMULATION; DUST OR DEBRIS TO BE WIND–TRANSPORTED OFFSITE. A CLEAN, SAFE WORK ENVIRONMENT SHALL BE MAINTAINED.

10) PURSUANT TO THE LEGAL VACATION OF THE SOUTHERN PORTION OF MARTIN ROAD, THE CONTRACTOR SHALL CONSTRUCT A CUL–DE–SAC AT THE LOCATION INDICATED, IN FULL ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF STRABAN TOWNSHIP

11) ALL ROAD NAME AND DIRECTIONAL SIGNS REQUIRED FOR THIS PROJECT SHALL UTILIZE HIGH INTENSITY STRENGTH TAPE.

12) THE HOME BUILDING CONTRACTOR, AND ANY OTHER EXCAVATOR ON THIS SITE, IS HEREBY NOTIFIED AND REQUESTED TO TAKE SPECIAL CARE IN PROTECTING EXISTING UNDERGROUND UTILITIES FROM DAMAGE AND/OR SERVICE DISRUPTION. DUE TO THE CLOSE PROXIMITY OF THE IMPROVEMENTS, THIS WARNING MUST BE STRICTLY FOLLOWED.

13) RETAINING WALLS SHOWN ON THE ATTACHED PLANS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER WITH EXPERIENCE IN SUCH DESIGN. SHOP DRAWINGS FOR SAME SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS AND INITIATING CONSTRUCTION.

LIST OF ACT 187 UTILITY USERS IN PROJECT VICINITY

PA ONE CALL DESIGN SERIAL NO. 3586087

Adams Electric Cooperative Inc.
1380 Biglerville Road
PO Box 4714
Gettysburg, PA 17325

Adelphia
2720 Baltimore Pike
Gettysburg, PA 17325
(717)–337–1630

Columbia Gas of PA, Inc.
950 Smile Way
York, PA 17404
(717)–767–0100

Columbia Gas Transmission Company
1895 Granite Station Road
Gettysburg, PA 17325
(717)–338–1108

Texas Eastern Transmission, LP
5400 Westheimer Court
Houston, TX 77056

Gettysburg Municipal Water & Sewer Authority
601 East Middle St.
Gettysburg, PA 17325
(717)–334–6738

Metropolitan Edison (First Energy)
11 Barnhart Drive
Hanover, PA 17331
(717)–633–8266

Sprint
122 Baltimore Street
Hanover, PA 17331
(717)–334–3151

Sunoco Pipeline L.P.
525 Fritztown Road
Sinking Springs, PA 19608
(610)–670–3200

CONSTRUCTION MATTERS DEPICTED IN PARTS F THRU K OF THIS DRAWING SET SHALL SUPERSEDE THOSE COMMON MATTERS THAT MAY BE FOUND IN PARTS A THRU E AS THE IMPROVEMENTS WITHIN THESE PARTS (F THRU K) REFLECT MINOR REVISIONS OF THE 2006 PLAN (THAT WAS CONDITIONALLY APPROVED BY STRABAN) TO ADDRESS OUTSIDE AGENCY COMMENTS.

HIGHWAY OCCUPANCY NOTE

PURSUANT TO SECTION 420 OF P.L. 1242, KNOWN AS THE "STATE HIGHWAY LAW", A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ANY PROPOSED NEW DRIVEWAY/ROADWAY ONTO THE STATE HIGHWAYS SHOWN HEREON.

OVERALL PROJECT DRAWING INDEX

PART A: EXISTING CONDITIONS PLANS
PHASING PLANS
PRELIMINARY SUBDIVISION PLATS
SITE DETAILS

PART B: GRADING PLANS
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS
STORMWATER MANAGEMENT DETAILS
PREDEVELOPED DRAINAGE DIVIDE MAP (OVERALL)
POSTDEVELOPED DRAINAGE DIVIDE MAP (OVERALL)

PART C: ROAD PROFILES
STORM DRAIN PROFILES

PART D: UTILITY PLANS
WATER AND SEWER PROFILES
WATER AND SEWER DETAILS

PART E: LANDSCAPING PLANS
LANDSCAPING DETAILS

PART F: WASTEWATER TREATMENT BUILDING & SITE (M&M)
WASTEWATER TREATMENT PLANT (DUTCHLAND)

PART G: POTABLE WATER TREATMENT BUILDING & SYSTEM (M&M)

PART H: HIGHWAY OCCUPANCY PERMIT DRAWINGS (RETTEW)

PART I: HIGHWAY OCCUPANCY EROSION & SEDIMENT CONTROL PLANS

PART J: EROSION & SEDIMENT CONTROL PLANS (SECTION A)

PART K: POST CONSTRUCTION STORMWATER MANAGEMENT PLANS (SECTION A)

PART A
SHEET INDEX

TITLE SHEET	1 SHEET
EXISTING CONDITIONS PLANS	28 SHEETS
PHASING PLANS	6 SHEETS
PRELIMINARY SUBDIVISION PLATS	29 SHEETS
SITE DETAILS	2 SHEETS

SITE DATA

1) GROSS PROJECT AREA: 779.408±ACRES
2) TOTAL NUMBER OF BUILDING LOTS FOR APPROVAL: 2011
3) TOTAL NUMBER OF OTHER LOTS (HOMEOWNERS & UTILITY LOTS): 50
4) TOTAL AREA OF HOMEOWNERS LOTS: 292.757±ACRES
5) TOTAL AREA OF UTILITY LOTS: 9.880±ACRES
6) GROSS PROJECT DENSITY: 2.58DU/AC
7) CURRENT ZONING; EC–1 & A (EMPLOYMENT CENTER & RESIDENTIAL AGRICULTURAL))
8) PROPOSED ZONING: SAME
9) CURRENT LAND USE: AGRICULTURAL & FOREST
10) PROPOSED LAND USE: AGE–QUALIFIED HOUSING (ZO 140.65.1)
11) MAXIMUM PERMITTED DEVELOPMENT COVERAGE: 50%
12) PROPOSED DEVELOPMENT COVERAGE: 36.1±%
13) MINIMUM REQUIRED OPEN SPACE: 30%
14) PROPOSED OPEN SPACE: 37.9±%
15) EXISTING SEWAGE DISPOSAL: ON–LOT SEWAGE DISPOSAL SYSTEMS
16) PROPOSED SEWAGE DISPOSAL: COMMUNITY WWTP W/STREAM DISCHARGE
17) EXISTING WATER SUPPLY: PRIVATE ON–LOT WATER WELLS
18) PROPOSED WATER SUPPLY: PADEP APPROVED COMMUNITY WATER SYSTEM
19) REQUIRED BUILDING SETBACKS (DETACHED): FRONT–20', SIDE–5', REAR–20'
20) REQUIRED BUILDING SETBACKS (ATTACHED): FRONT–20', SIDE–7.5', REAR–20'
21) REQUIRED MINIMUM LOT WIDTH (DETACHED): 45'
22) REQUIRED MINIMUM LOT WIDTH (ALL OTHERS): 30'
23) MAXIMUM PERMITTED DEVELOPMENT COVERAGE: 50%
24) MAXIMUM PERMITTED BUILDING HEIGHT: 35'

EQUITABLE OWNER/SUBDIVIDER

GREATER GETTYSBURG DEVELOPMENT COMPANY, LLC
C/O RICHARD A. KLEIN
601 MASON DIXON ROAD
GETTYSBURG, PA 17325
717–359–8000

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

On this the ____ day of _____, 20___, before me, the undersigned officer, personally appeared _____, being of GREATER GETTYSBURG DEVELOPMENT COMPANY, LLC, who being duly sworn according to law, deposes and says that the corporation is the owner or 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, that all necessary approval of the plan has been obtained and is endorsed thereon, and on behalf of the corporation, further acknowledges that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION" are hereby dedicated to public use.

_____

_____

NOTARY:

My Commission expires _____ , _____

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334–5400
Fax: (717) 334–0922

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH LAND SURVEYOR 30170–E

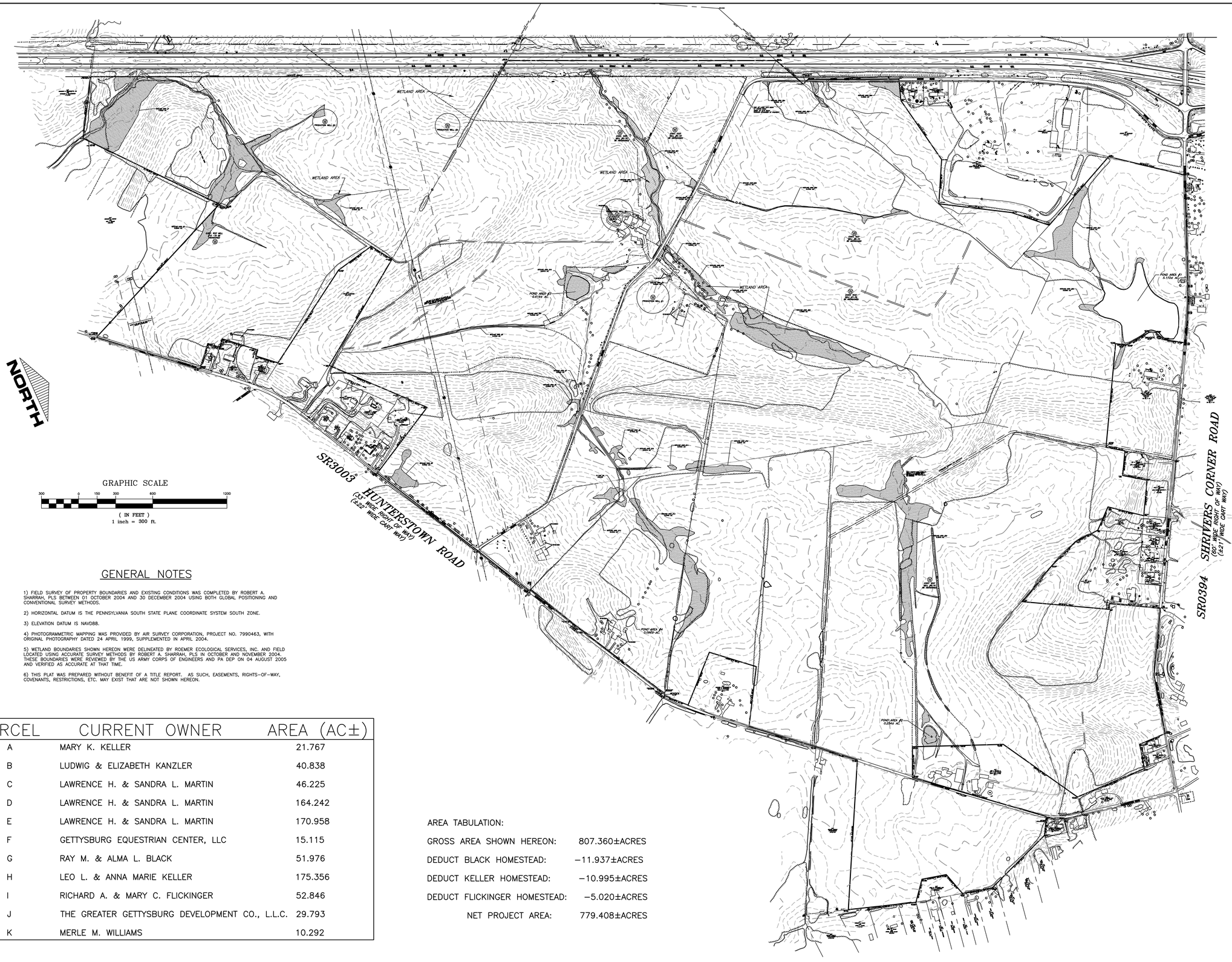
REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/14/05	PER TWP REVIEW COMMENTS	
2	02/10/06	PER REVIEW COMMENTS	
3	3/1/06	PER TWP REVIEW COMMENTS	
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	

811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES YOU (LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS) TO NOTIFY UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DRAWING: TI01–1708–0A–PART A

TITLE SHEET - OVERALL PROJECT
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. TI–A



GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

GENERAL NOTES

1) FIELD SURVEY OF PROPERTY BOUNDARIES AND EXISTING CONDITIONS WAS COMPLETED BY ROBERT A. SHARRAH, PLS BETWEEN 01 OCTOBER 2004 AND 30 DECEMBER 2004 USING BOTH GLOBAL POSITIONING AND CONVENTIONAL SURVEY METHODS.

2) HORIZONTAL DATUM IS THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

3) ELEVATION DATUM IS NAVD88.

4) PHOTOGRAMMETRIC MAPPING WAS PROVIDED BY AIR SURVEY CORPORATION, PROJECT NO. 7990463, WITH ORIGINAL PHOTOGRAPHY DATED 24 APRIL 1999, SUPPLEMENTED IN APRIL 2004.

5) WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY ROEMER ECOLOGICAL SERVICES, INC. AND FIELD LOCATED USING ACCURATE SURVEY METHODS BY ROBERT A. SHARRAH, PLS IN OCTOBER AND NOVEMBER 2004. THESE BOUNDARIES WERE REVIEWED BY THE US ARMY CORPS OF ENGINEERS AND PA DEP ON 04 AUGUST 2005 AND VERIFIED AS ACCURATE AT THAT TIME.

6) THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. AS SUCH, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, ETC. MAY EXIST THAT ARE NOT SHOWN HEREON.

PARCEL	CURRENT OWNER	AREA (AC±)
A	MARY K. KELLER	21.767
B	LUDWIG & ELIZABETH KANZLER	40.838
C	LAWRENCE H. & SANDRA L. MARTIN	46.225
D	LAWRENCE H. & SANDRA L. MARTIN	164.242
E	LAWRENCE H. & SANDRA L. MARTIN	170.958
F	GETTYSBURG EQUESTRIAN CENTER, LLC	15.115
G	RAY M. & ALMA L. BLACK	51.976
H	LEO L. & ANNA MARIE KELLER	175.356
I	RICHARD A. & MARY C. FLICKINGER	52.846
J	THE GREATER GETTYSBURG DEVELOPMENT CO., L.L.C.	29.793
K	MERLE M. WILLIAMS	10.292

AREA TABULATION:

GROSS AREA SHOWN HEREON:	807.360±ACRES
DEDUCT BLACK HOMESTEAD:	−11.937±ACRES
DEDUCT KELLER HOMESTEAD:	−10.995±ACRES
DEDUCT FLICKINGER HOMESTEAD:	−5.020±ACRES
NET PROJECT AREA:	779.408±ACRES

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT A. SHARRAH — LAND SURVEYOR 30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	EX00-0428
1	11/09/05	PER TWP REVIEW COMMENTS	T000-0428
2	02/10/06	PER REVIEW COMMENTS	WETLAND-0428
3	3/1/06	PER TWP REVIEW COMMENTS	
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	

811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 0428
CHECKED BY:	DRAWING: A-EX01-0428

EXISTING CONDITIONS - OVERALL

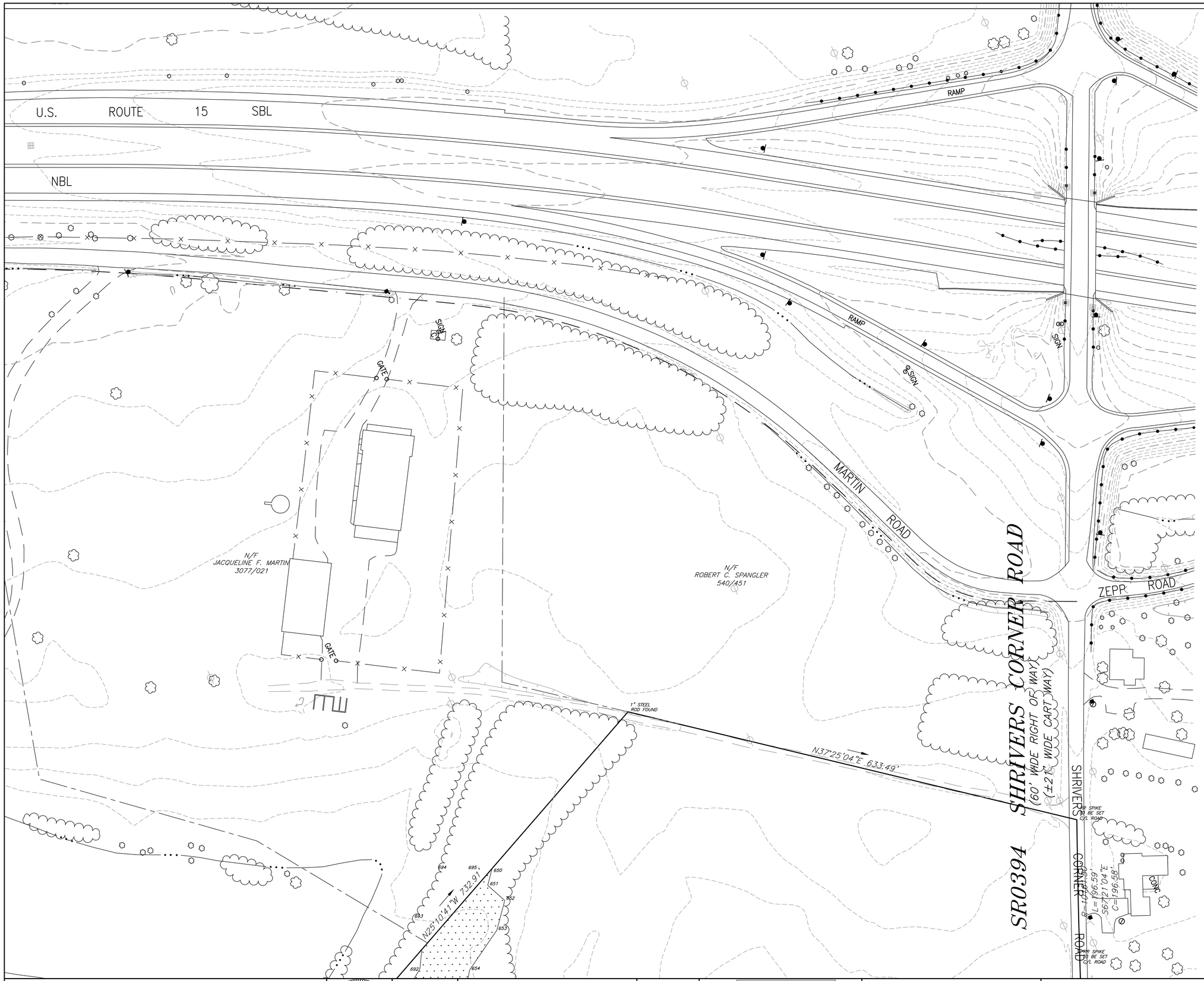
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 300'

SHEET NO. EX-0A



A6	A5	A4	A3	A2	A1 THIS SHEET
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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1	11/09/05	PER TWP REVIEW COMMENTS	EX00-0428
2	02/10/06	PER REVIEW COMMENTS	T000-0428
3	3/1/06	PER TWP REVIEW COMMENTS	WETLANDS-50-0428
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	
		ADD PARTS F THRU K	

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 0428
CHECKED BY: RAS	DRAWING: A-EX01-0428

EXISTING CONDITIONS (AREA A1)

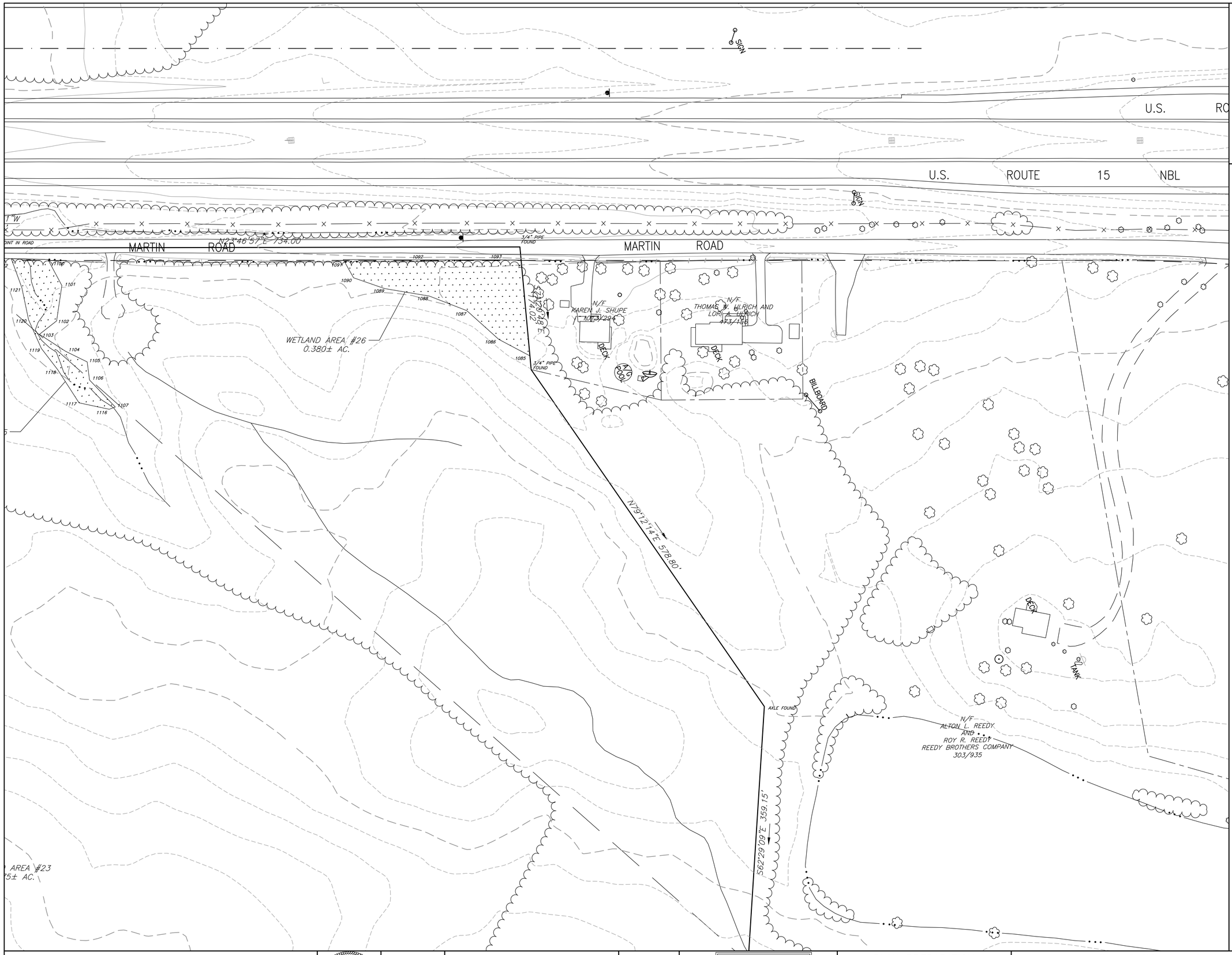
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXA1



A6	A5	A4	A3	A2 THIS SHEET	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

SPECIAL NOTE:

MARTIN ROAD (T-513) SHALL BE LEGALLY VACATED FROM A POINT APPROXIMATELY 580' SOUTH OF THE SOUTHWESTERNMOST PROPERTY CORNER OF THE KAREN J. SHUPE PROPERTY, TO THE ROAD INTERSECTION WITH HUNTERSTOWN ROAD.

THE PORTION OF MARTIN ROAD THAT SHALL REMAIN OPEN TO THE PUBLIC SHALL TERMINATE IN A 50' PAVED RADIUS CUL-DE-SAC CONSTRUCTED BY THE DEVELOPER HEREIN, TO TOWNSHIP STANDARDS AND SPECIFICATIONS.

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PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
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EXISTING CONDITIONS (AREA A2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXA2

A6	A5	A4	(no title)	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

SBL U.S. ROUTE 15 SBL

NBL U.S. ROUTE 15 NBL

N23°53'26"E 2172.46'

1/2 STEEL ROD FOUND

268.17'

POINT C/L SR0015 R/W

N64°53'54"E 290.07'

N20°11'41"W 55.40'

POINT IN ROAD

1" PIPE FOUND

WETLAND AREA #24
0.032± AC.

END 40' LEGAL R/W WIDTH OF MARTIN ROAD.
BEGIN 33' R/W WIDTH THROUGH REMAINDER OF PROPERTY

WETLAND AREA #25
0.197± AC.

EXIST. TEST WELL #5-TO BE ABONDONED

EXIST. TEST WELL #6-TO BE ABONDONED

TRACE OF FENCE

WETLAND AREA #31
0.763± AC.

WETLAND AREA #32
1.062± AC.

WETLAND AREA #33
0.078± AC.

WETLAND AREA #22
0.011± AC.

WETLAND AREA #23
0.375± AC.

MARTIN ROAD

SPECIAL NOTE:

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EXISTING CONDITIONS (AREA A3)

GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXA3

U.S. ROUTE 15 SBL

U.S. ROUTE 15 SBL

ROUTE 15 NBL

U.S. ROUTE 15 NBL

3/4" REBAR FOUND

SIGN

150.00'

POINT C/L SR0015 R/W

151.00'

N25°31'58"W

3/4" REBAR FOUND

SIGN

(BEGIN)

EA

PRODUCTION WELL #3

EXIST. TEST WELL #5-TO BE ABONDONED

WETLAND AREA

WETLAND AREA #3
1.062± AC.

A6	A5	THIS SHEET	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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EXISTING CONDITIONS (AREA A4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXA4

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

U.S. R

U.S. ROUTE

SIGN

N23°53'26"E 3292.04'

WETLAND AREA

PRODUCTION WELL #2

WETLAND AREA

PR

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EXISTING CONDITIONS (AREA A5)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXA5

KEY SHEET	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

5/8" REBAR FOUND

N58°46'06"W 249.79'

POINT ON R/W LINE AT WOOD FENCE POST

N/F
RAYMOND R. BUCHHEISTER, SR.
AND
MARGARET L. BUCHHEISTER
313/600

TOWER

N58°46'06"W 58.45'

WETLAND AREA #1
7.269± AC.

POINT

3/4" REBAR FOUND 110.16' BACK

S49°39'59"W 1224.82'

BUSH & SMALL TREES

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REVISIONS			XREFS
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3	3/1/06	PER TWP REVIEW COMMENTS	
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	
		ADD PARTS F THRU K	

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES THAT YOU CALL 811 AT LEAST THREE (3) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
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EXISTING CONDITIONS (AREA A6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXA6

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	24" x 36" SHT
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

N25°10'41"W 732.

AXLE FOUND

N42°26'36"E 321.93'

1 1/2" STEEL ROD FOUND

WETLAND AREA #27
1.957± AC.

WETLAND AREA #28
0.636± AC.

POND AREA #1
5.110± AC.

SR0394 SHRIVERS CORNER ROAD
(60' WIDE RIGHT OF WAY)
(±21' WIDE CART WAY)

RR SPIKE TO BE SET C/L ROAD

R=1045.92'
L=196.
S67°21'
C=196.

S67°54'20"E 709.89'

R=2000.00'
L=215.93'
S64°48'43"E
C=215.82'

S63°54'20"E 234.82'

TR

760-SCEND
760-SB
760-SA

5/8" REBAR TO BE SET

S06°02'44"E 209.58'

S29°43'33"W 46.56'

S63°50'38"W 90.28'

S32°17'22"W 172.29'

S29°15'49"W 99.95'

ROUTE 116

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EXISTING CONDITIONS (AREA B1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXB1

D AREA #23
75± AC.

S62°

AXLE FOUND

N30°44'04"E 591.87'

AXLE FOUND

EXIST. TEST WELL #8–TO BE ABONDONED

EXIST. TEST WELL #7–TO BE ABONDONED

'20

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2 THIS SHEET	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

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PLAN PREPARATION

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EXISTING CONDITIONS (AREA B2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
EXB2

WETLAND AREA #23
0.375± AC.

WETLAND AREA #22
0.078± AC.

WETLAND AREA #16
0.067± AC.

WETLAND AREA #18
0.434± AC.

WETLAND AREA #17
0.090± AC.

WETLAND AREA
WETLAND AREA #19
0.066± AC.

WETLAND AREA #20
4.308± AC.

PRODUCTION WELL #4

PRODUCTION WELL #1

Silo

Silo

Cond

TO BE RAZED

TO BE RAZED

A6	A5	A4	A3	A2	A1
B6	B5	B4	THIS SHEET	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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EXISTING CONDITIONS (AREA B3)

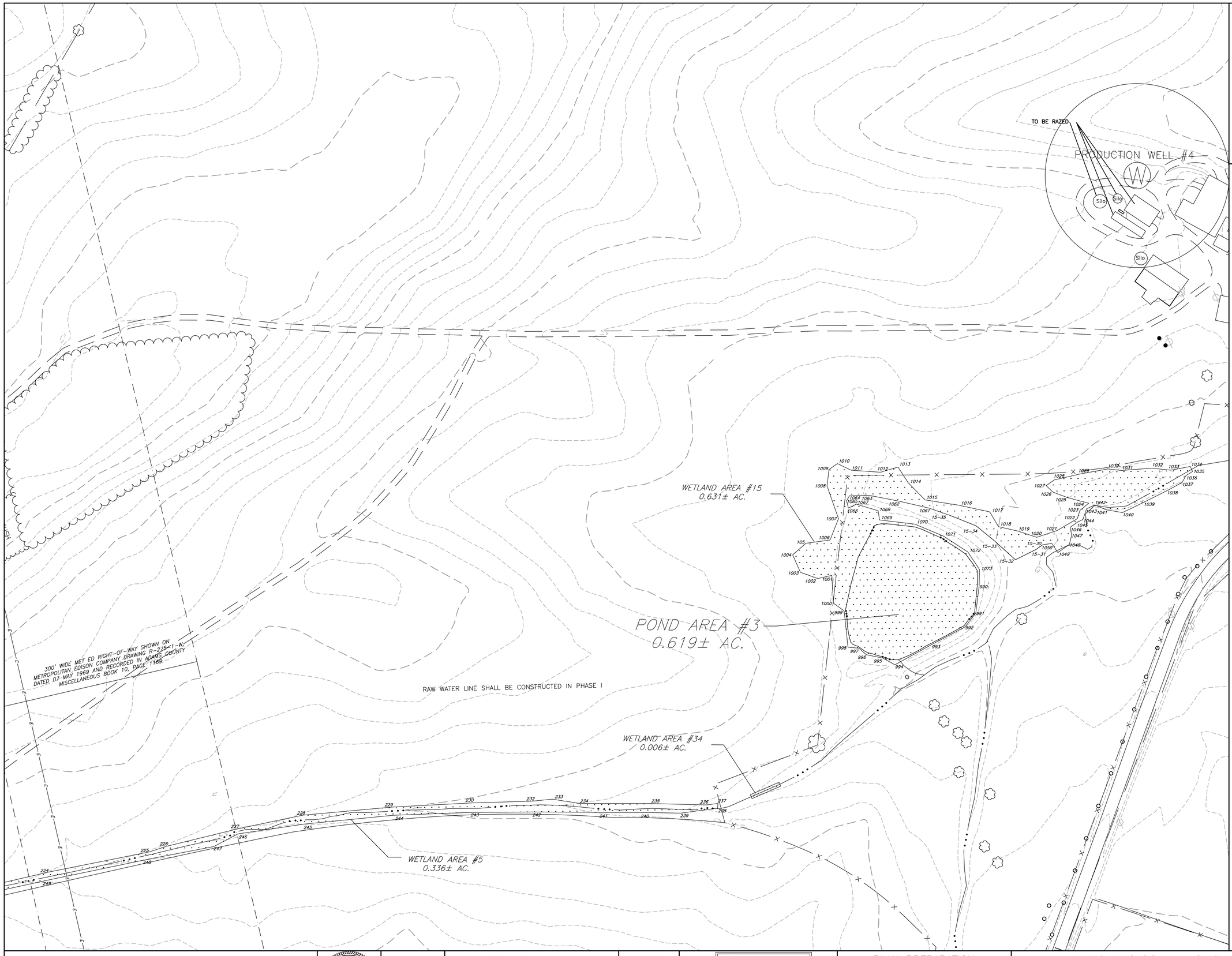
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXB3



A6	A5	A4	A3	A2	A1
B6	B5	THIS SHEET	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

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EXISTING CONDITIONS (AREA B4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXB4

A6	A5	A4	A3	A2	A1
B6		B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

POINT NEAR 3/4" REBAR FOUND

WETLAND AREA #3
0.466± AC.

N/F
G. ROBERT DITCHBURN
3071/146

5/8" REBAR FOUND

5/8" REBAR TO BE SET

S12°09'46"E 326.70'

S56°39'41"W 197.94'

S32°58'08"E 896.39'

N35°33'56"W 994.96'

S41°13'26"W 300.25'

TO BE RAZED

BRUSH

300' WIDE MET ED RIGHT-
METROPOLITAN EDISON COMPAN
DATED 07-MAY 1969 AND REC
MISCELLANEOUS BOOK

550
560
570

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT A. SHARRAH
No. SU075-E
30170-E
LAND SURVEYOR

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	EX00-0428
1	11/09/05	PER TWP REVIEW COMMENTS	TO00-0428
2	02/10/06	PER REVIEW COMMENTS	WETLANDS-50-0428
3	3/1/06	PER TWP REVIEW COMMENTS	
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	
		ADD PARTS F THRU K	

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 0428
CHECKED BY: RAS	DRAWING: A-EX01-0428

EXISTING CONDITIONS (AREA B5)

GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
EXB5

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1 THIS SHEET

D4	D3	D2	D1
	E3	E2	E1
		F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

5/8" REBAR TO BE SET

S29°15'40"W 95.95'

S06°02'44"E 209.58'

S29°43'33"W 46.56'

S63°50'35"W 90.28'

5/8" REBAR TO BE SET

S32°17'22"W 172.29'

RAIL ROAD SPIKE TO BE SET ON C/L ROAD

394

S60°48'50"E 840.49'

S60°48'50"E 954.77'

N/F
PART OF
RAY M. BLACK AND
ALMA L. BLACK
347/128
LOT 1
PB 89, P 44

N/F
REMAINDER OF
RAY M. BLACK AND
ALMA L. BLACK
347/128
LOT 1
PB 89, P 44

SHRIVERS CORNER ROAD
(60' WIDE RIGHT OF WAY)
(±21' WIDE CART WAY)

SR0394

5/8" REBAR TO BE SET

S34°45'20"W 155.79'

1" PIPE FOUND

S60°59'49"E 190.84'

406.87'

POINT NEAR C/L ROAD

N/F
LEO C. SCHACHLE
AND
JEAN LOUISE SCHACHLE
473/825
P.B.48, P.42

1" PIPE FOUND

N34°48'24"E 209.79'

1" PIPE FOUND

N/F
LEO C. SCHACHLE
AND
JEAN LOUISE SCHACHLE
LOT 2
494/602

S21°E 288.37'

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EXISTING CONDITIONS (AREA C1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXC1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	THIS SHEET	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

CORRECTED EXISTING GAS ALIGNMENT

GASLINE ALIGNMENT SHOWN HEREON WAS FIELD LOCATED BY ACCURATE SURVEY METHODS ON 30 DECEMBER 2004 WITH ASSISTANCE FROM TEXAS EASTERN GAS PERSONNEL.

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EXISTING CONDITIONS (AREA C2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXC2

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3 THIS SHEET	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

WETLAND AREA #9
0.749± AC.

WETLAND AREA #10
0.007± AC.

WETLAND AREA #11
0.040± AC.

WETLAND AREA #12
0.664± AC.

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EXISTING CONDITIONS (AREA C3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXC3

WETLAND AREA #5
0.336± AC.

WETLAND AREA #7
0.018± AC.

WETLAND AREA #8
0.209± AC.

MARTIN ROAD

5/8" REBAR FOUND

WETLAND AREA #6
0.589± AC.

0.116± AC.
UPLAND

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4 THIS SHEET	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

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EXISTING CONDITIONS (AREA C4)

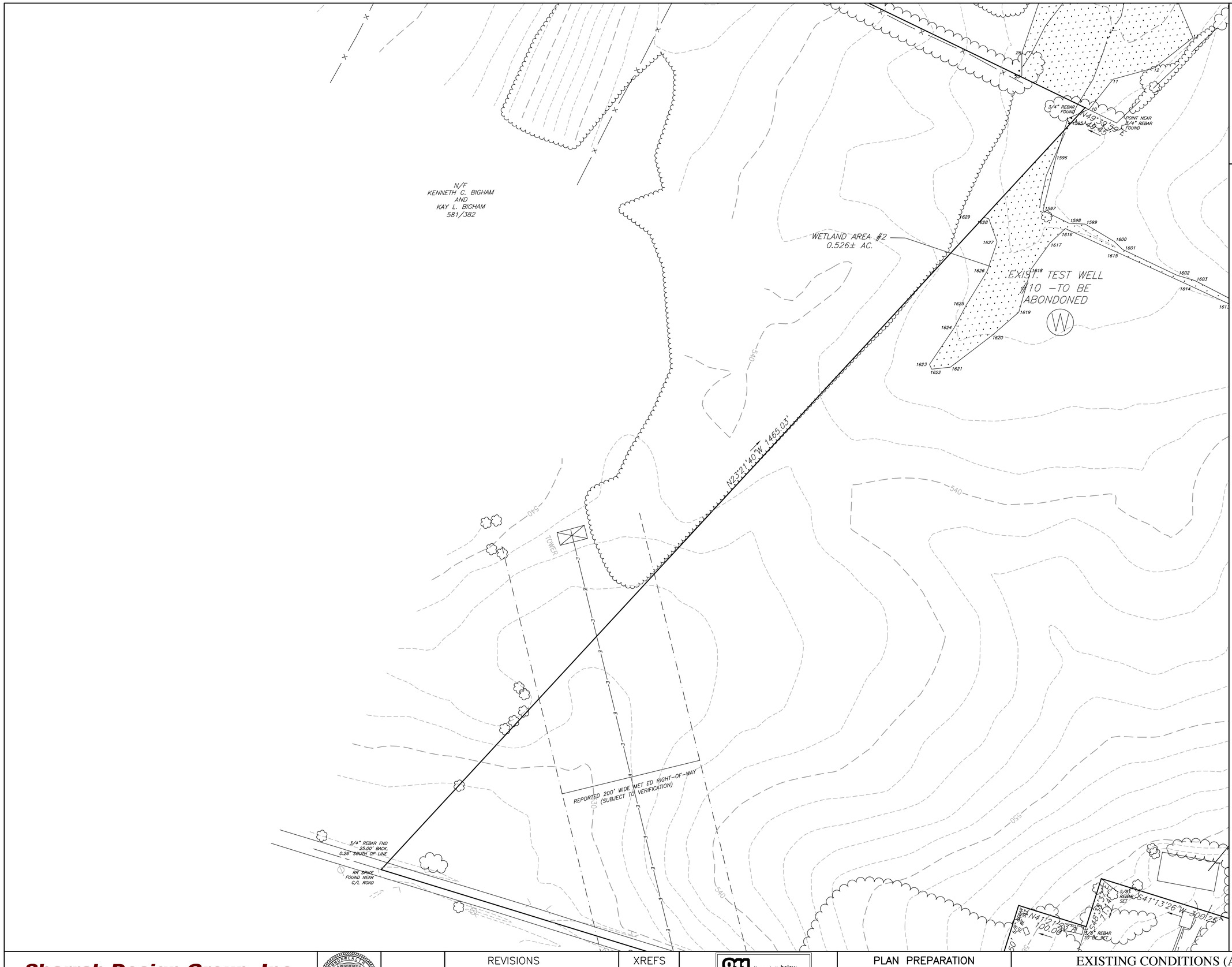
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXC4



A6	A5	A4	A3	A2	A1
(AS NOTED)	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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EXISTING CONDITIONS (AREA B6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
EXB6

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	(AREA VES 2021)	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

S41°13'26"W 300.25'

5/8" REBAR SET

5/8" REBAR FOUND

N48°43'04"W 51.41'

S41°12'22"W 187.79'

N/F LUDWIG KANZLER 2021/119 P.B.57, P.88

N/F RICHARD J. & KATHARINA M. WALLSCHLAG 788/820 & 788/1758

FLICKINGER ROAD

S46°55'37"W 612.94'

N/F LAWRENCE H. & SANDRA L. MARTIN P.B.75, P.46

PILE

N/F SHARON L. REICHART 1269/259

S47°08'57"W 247.35'

N/F LAWRENCE H. MARTIN SANDRA L. MARTIN 561/260

TR

N/F JOHN V. MARTIN KAREN A. MARTIN 623/612

BRICK

N/F DONALD E. FORSTYTHE 283/215

N/F BERNARD L. MARTIN 341/241

N/F JEREMY L. HAWMAN 365/141

N/F BERNARD L. MARTIN 341/241

SR3003 HUNTERSTOWN ROAD

(33' WIDE RIGHT OF WAY)

(±22' WIDE CART WAY)

N28°58'51"W 666.87'

5/8" REBAR FOUND 26.97' BACK

CP SPIKE FOUND IN C/L ROAD

WETLAND AREA #6

0.589± AC.

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EXISTING CONDITIONS (AREA C5)

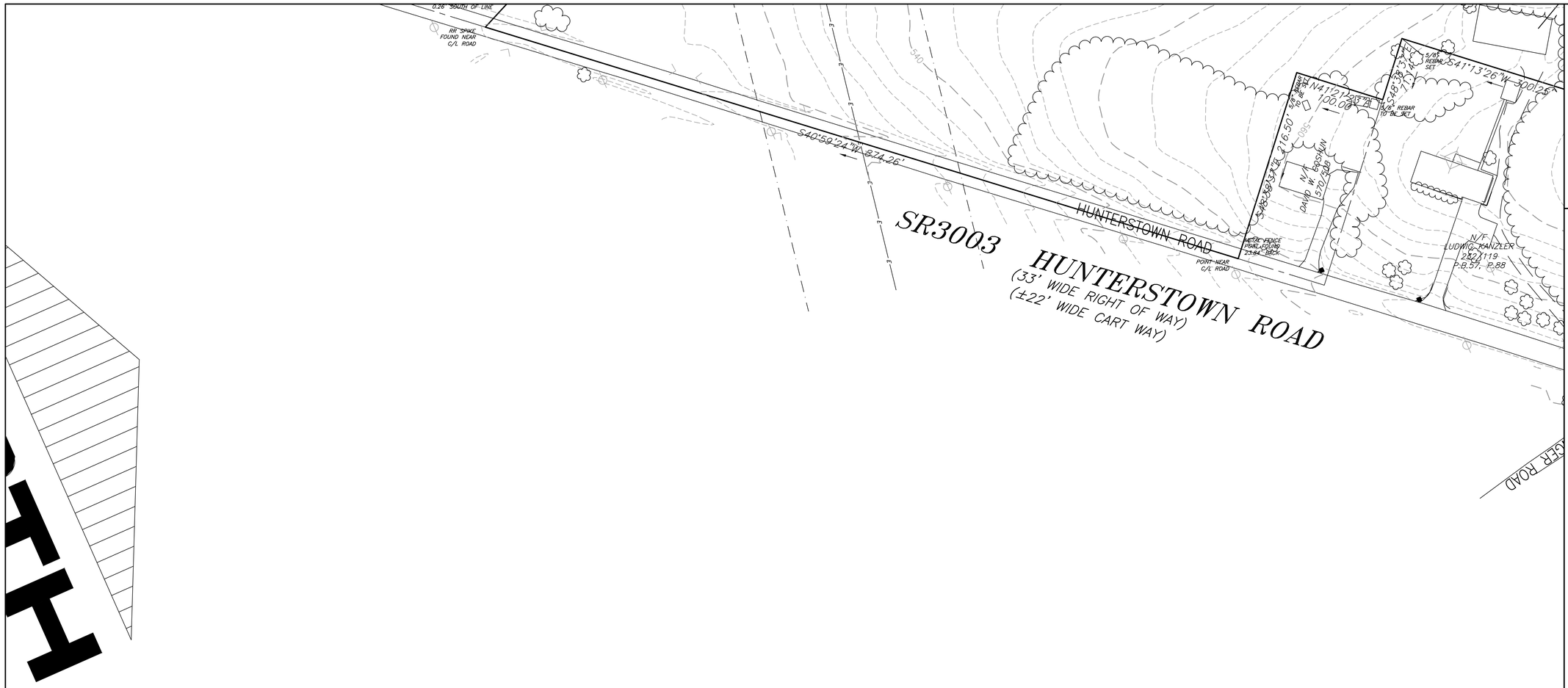
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXC5



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6 THIS SHEET	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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EXISTING CONDITIONS (AREA C6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXC6



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1 THIS SHEET
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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EXISTING CONDITIONS (AREA D1)

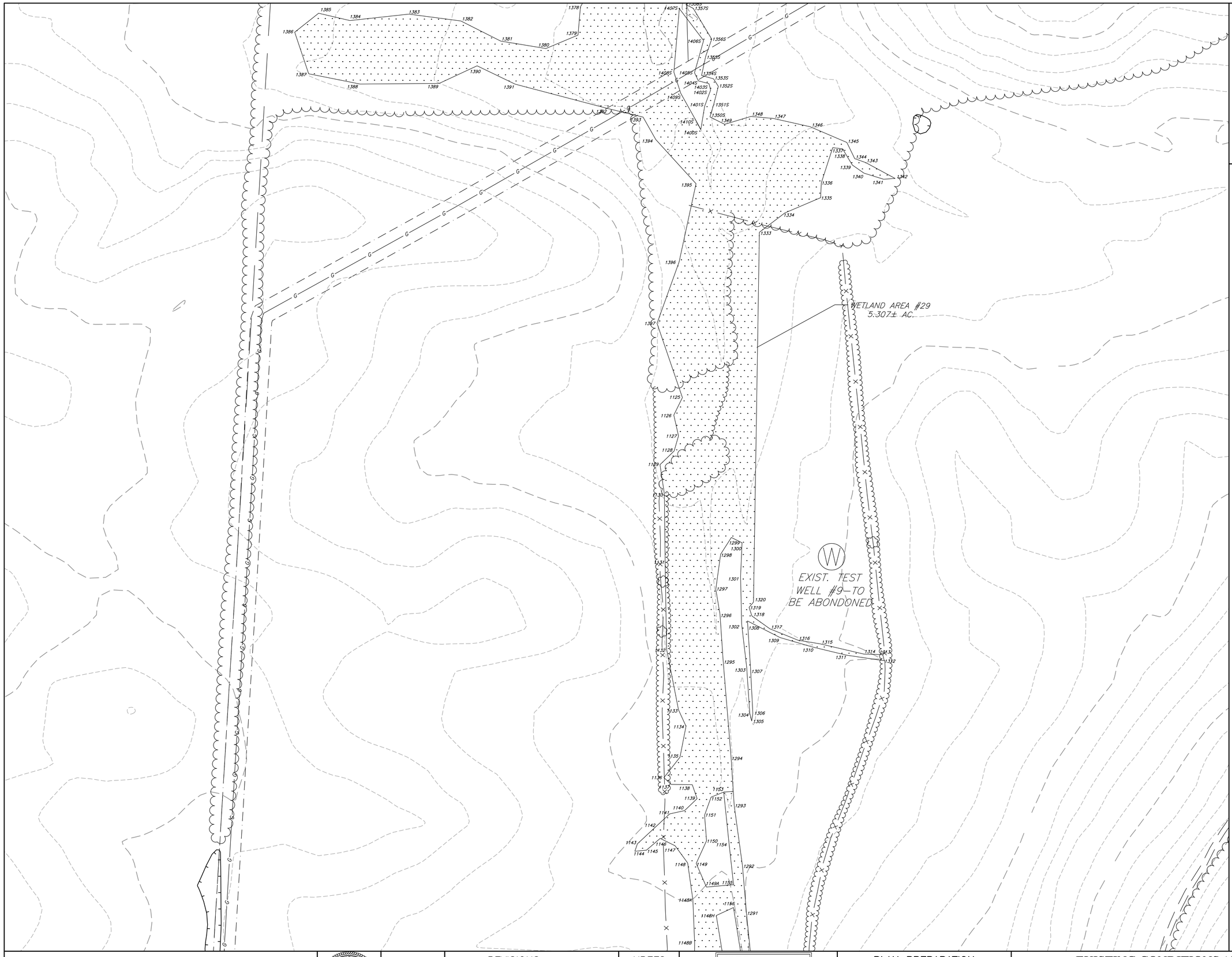
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXD1



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	THIS SHEET	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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EXISTING CONDITIONS (AREA D2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXD2

WETLAND AREA #14
3.279± AC.

WETLAND AREA #13
0.434± AC.

POND AREA #4
0.096± AC.

TO BE RAZED

TO BE RAZED

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	LOT 10 INS. 7851	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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CHECKED BY: RAS	DRAWING: A-EX01-0428

EXISTING CONDITIONS (AREA D3)

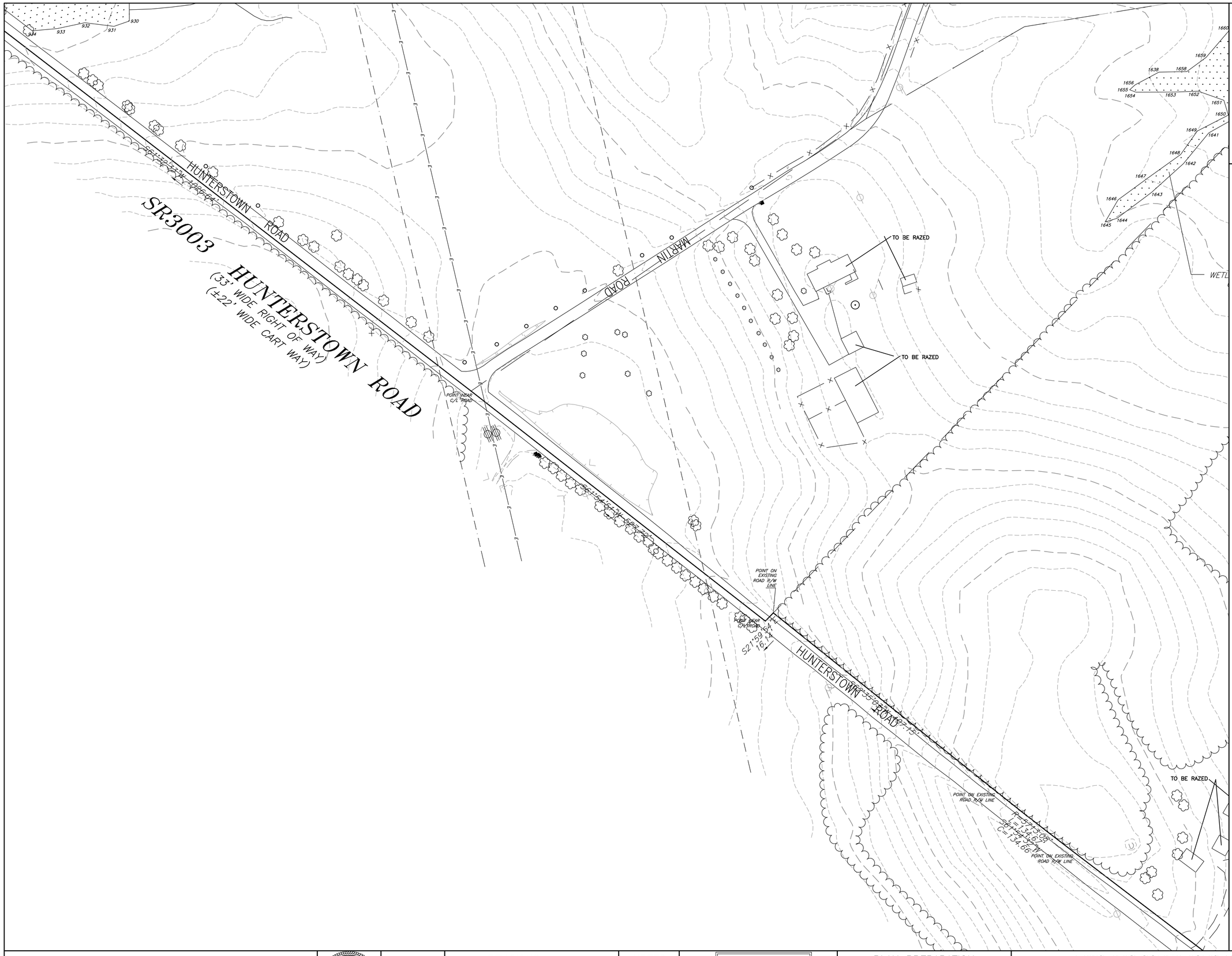
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXD3



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
			D3	D2	D1
			E3	E2	E1
				F2	F1

C-4 (TO THIS SHEET)

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922

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REVISIONS			XREFS
NO.	DATE	DESCRIPTION	EX00-0428
1	11/09/05	PER TWP REVIEW COMMENTS	T000-0428
2	02/10/06	PER REVIEW COMMENTS	WETLANDS-50-0428
3	3/1/06	PER TWP REVIEW COMMENTS	
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 0428
CHECKED BY: RAS	DRAWING: A-EX01-0428

EXISTING CONDITIONS (AREA D4)

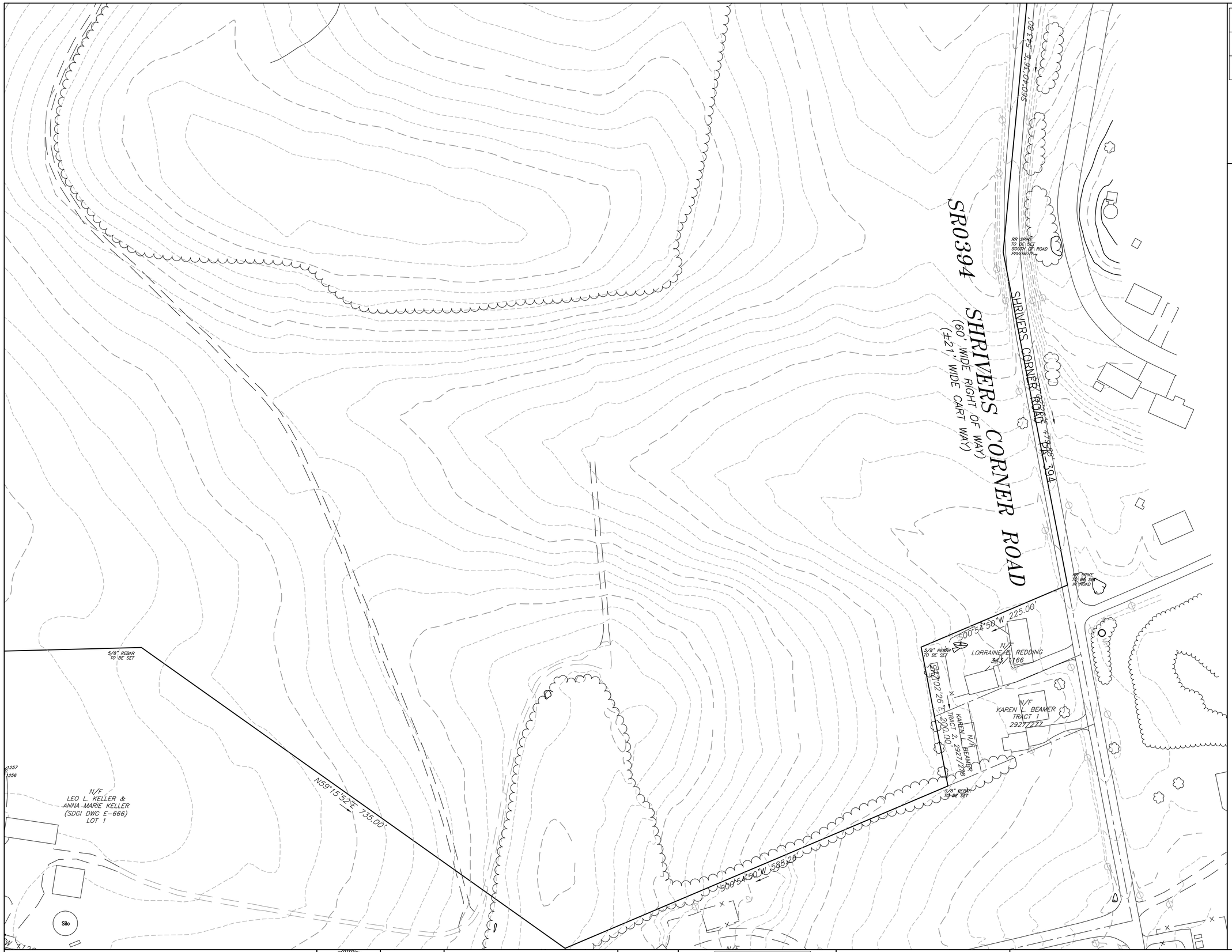
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXD4



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	NO SHT
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

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ROBERT A. SHARRAH
AND SURVEYOR
30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	EX00-0428
1	11/09/05	PER TWP REVIEW COMMENTS	TOOO-0428
2	02/10/06	PER REVIEW COMMENTS	WETLANDS-50-0428
3	3/1/06	PER TWP REVIEW COMMENTS	
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PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 0428
CHECKED BY: RAS	DRAWING: A-EX01-0428

EXISTING CONDITIONS (AREA E1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXE1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	THIS SHEET	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

POND AREA #2
0.254± AC.

SR3003 HUNTERSTOWN ROAD
(33' WIDE RIGHT OF WAY)

S41°21'30"W 351.62'

POINT NEAR C/L ROAD

POINT NEAR C/L ROAD

N69°06'47"W 525.00'

5/8" REBAR TO BE SET

5/8" REBAR TO BE SET

N22°23'12"E 735.00'

HUNTERSTOWN ROAD

S40°03'30"W

N/F
LEO L. KELLER
ANNA MARIE KEL
(SDGI DWG E-6
LOT 1

Silo

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LAND SURVEYOR
30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/09/05	PER TWP REVIEW COMMENTS	EX00-0428
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4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	
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EXISTING CONDITIONS (AREA E2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXE2

0.096± AC.

TO BE RAZED

1518 1515 1517 1516

S61°44'01"W 753.64'

POINT ON EXISTING ROAD R/W LINE

R=934.43'
L=4.38'
CH=S58°59'46"W
C=4.36'

POINT ON EXISTING ROAD R/W LINE

N57°27'07"W
19.70'

POINT NEAR C/L ROAD

S45°54'08"W 207.16'

238.44'

POINT NEAR C/L ROAD

285.29'

S40°54'18"W 396.82'

S44°05'52"E 460.98'

N/F
RICHARD A. FLICKINGER &
MARY C. FLICKINGER
(SDGI DWG E-665)
LOT 1

N59°14'06"W 487.62'

S40°54'18"W 565.14'

SR3003 HUNTERSTOWN ROAD
(33' WIDE RIGHT OF WAY)
(±22' WIDE CART WAY)

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			THIS SHEET	E2	E1
				F2	F1

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

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EXISTING CONDITIONS (AREA E3)

GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXE3



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F3 NO SHOT

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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PLAN PREPARATION	
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CHECKED BY: RAS	DRAWING: A-EX01-0428

EXISTING CONDITIONS (AREA F1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXF1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2 THIS SHEET	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

HUNTERSTOWN ROAD

SR3003 HUNTERSTOWN ROAD
(33' WIDE RIGHT OF WAY)
(±22' WIDE CART WAY)

S40°03'30"W 126.55'

1246 1248 1247

Silo

N/F
RELIANT ENERGY
HUNTERSTOWN
2476/184

N62°39'16"W 1211.73'

S13°04'08"W 200.05'

7/8" STEEL ROD FOUND

S73°06'03"W 199.79'

7/8" STEEL ROD FOUND

S17°25'11"E 191.90'

N/F
JOHN W. MATTHEWS AND
EMILY A. MATTHEWS
341/1026

S13°21'27"W 345.25'

5/8" REBAR TO BE SET

7/8" STEEL ROD FOUND

5/8" REBAR TO BE SET

S17°38'31"W 550.27'

7/8" REBAR FOUND

90.51'

5/8" REBAR TO BE SET

164.18'

5/8" REBAR FOUND

255.60'

N17°38'31"E 346.11'

5/8" REBAR FOUND

N/F
ROBERT L. PLANK
AND
JANET L. PLANK
313/941

N/F
JERRY E. PLANK
AND
CAROL MARIE PLANK
465/308

N/F
JERRY E. PLANK AND
CAROL MARIE PLANK
465/311

N/F
RELIANT ENERGY
HUNTERSTOWN
2476/195

N/F FAYE H. NIEVES
709/345

JOHN W. & N/F
EMILY A. MATTHEWS
341/1026

N/F
DORA P. FITZBERGER
359/432

N/F
JERRY E. & CAROL M. PLANK
569/247

N/F
LORRAINE W. KUNKLE
2498/207

N/F
ANITA R. SANDERS
2943/096

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DRAWN BY: RAS	DATE: 19 AUGUST 2005
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EXISTING CONDITIONS (AREA F2)

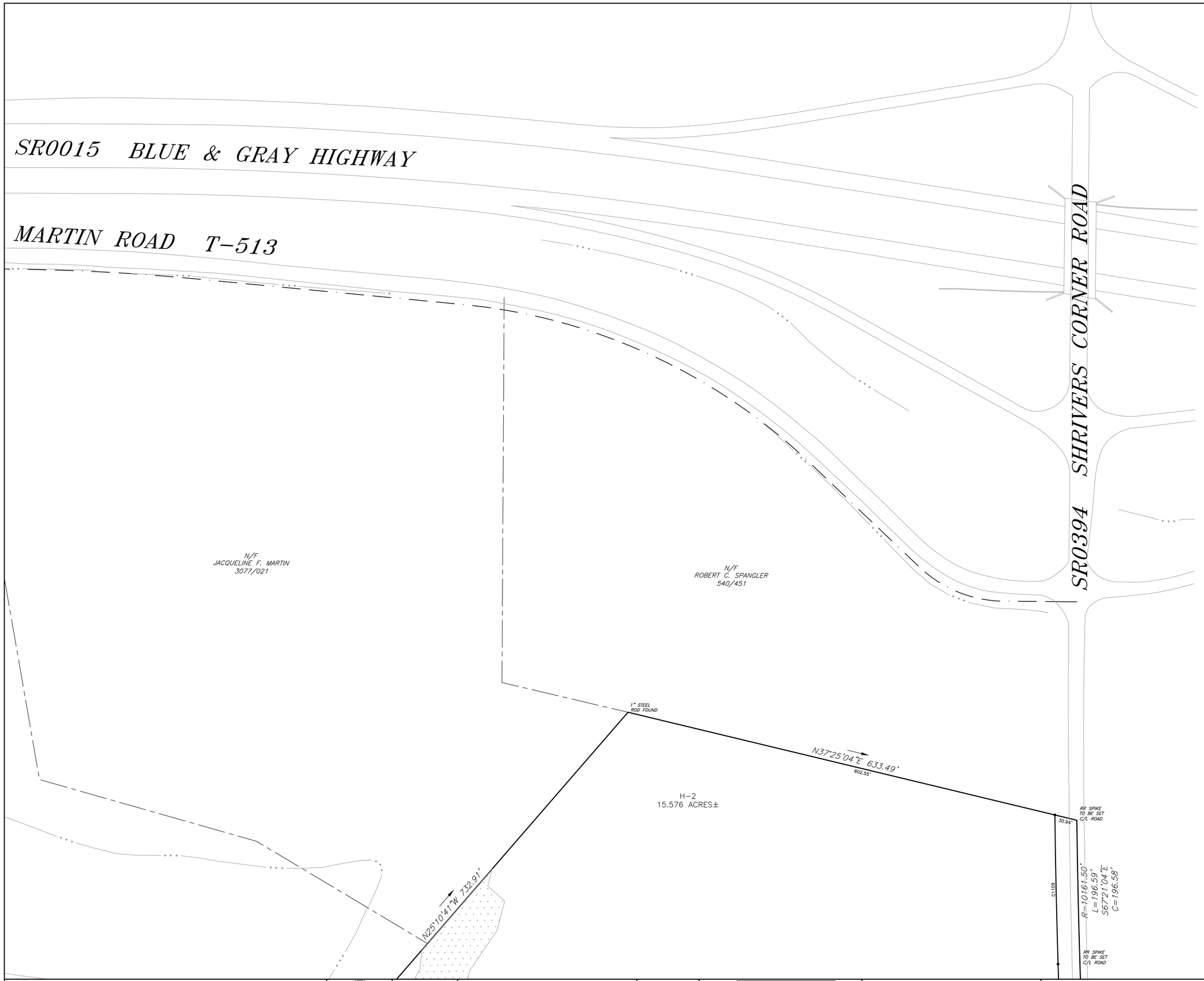
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. EXF2



A6	A5	A4	A3	A2	A1 THIS SHEET
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

OPEN SPACE	
LOCATION	ACRES
H-1	35.125
H-2	15.576
H-3	3.679
H-4	0.225
H-5	0.338
H-6	0.160
H-7	1.708
H-8	11.713
H-9	9.845
H-10	37.769
H-11	0.165
H-12	0.165
H-13	0.165
H-14	0.165
H-15	1.082
H-16	17.152
H-17	0.407
H-18	5.144
H-19	0.652
H-20	0.541
H-21	6.020
H-22	11.586
H-23	1.538
H-24	11.358
H-25	6.972
H-26	0.728
H-27	15.665
H-28	8.763
H-29	13.721
H-30	1.666
H-31	27.598
H-32	5.333
H-33	3.127
H-34	2.066
H-35	6.710
H-36	2.581
H-37	5.012
H-38	0.281
H-39	0.350
H-40	0.200
H-41	1.489
H-42	0.364
H-43	0.181
H-44	11.417
H-45	2.536
H-46	6.710

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
SEE SHEETS PL-TABLES-A & PL-TABLES-B FOR LINE TABLES, CURVE TABLES & LOT AREA INFORMATION.

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH LAND SURVEYOR 30170-E

REVISIONS			XREFS
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1	11/09/05	PER TWP REVIEW COMMENTS	ESMT-1708
2	02/10/06	PER REVIEW COMMENTS	EX00-50-1708
3	03/01/06	PER TWP REVIEW COMMENTS	PLOA-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	TO-PART-1708
		ADD PARTS F THRU K	WETLANDS-50-1708

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PLAN PREPARATION	
DRAWN BY: MAZ, WES	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA A1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
PL-A1

SR0015 BLUE & GRAY HIGHWAY

MARTIN ROAD T-513

N23°46'57"E 734.00'

3/4" PIPE FOUND

H-10
37.979 ACRES±

S71°20'49"E 174.02'

N/F
KAREN J. SHUPE
1013/294

N/F
THOMAS W. ULRICH AND
LORI A. ULRICH
473/156

H-5
14,727.0 SF±
0.338 ACRES±

ROAD 4

ROAD 5

ROAD 14

ROAD 15

N79°12'14"E 578.80'

S62°29'09"E 359.15'

AXLE FOUND

N/F
ALTON L. REEDY
AND
ROY R. REEDY
REEDY BROTHERS COMPANY
303/935

CONCRETE MONUMENT TO BE SET

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

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A6	A5	A4	A3	THIS SHEET	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

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		ADD PARTS F THRU K	WETLANDS-50-1708

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PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA A2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-A2

A6	A5	A4	A3 This Sheet	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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REVISIONS			XREFS
NO.	DATE	DESCRIPTION	PL00-1708
1	11/09/05	PER TWP REVIEW COMMENTS	PLAT-1708A
2	02/10/06	PER REVIEW COMMENTS	BLDG-1708
3	03/01/06	PER TWP REVIEW COMMENTS	
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DESIGNED BY: RAS	FILE NO. 1708
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SUBDIVISION PLAT (AREA A3)

GETTYSBURG COMMONS

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-A3

A6	A5	A4 (THIS SHEET)	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

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1" = 50'

SR0015 BLUE & GRAY HIGHWAY

3/4" REBAR FOUND
150.38'
POINT C/L SR0015 R/W
N35°31'38"W 151.00'
3/4" REBAR FOUND

H-10
37.979 ACRES±

H-10
37.979 ACRES±

UTILITY LOT 1
5.519 ACRES±

H-10
37.979 ACRES±

H-15
1.082 ACRES±
ZONE I WELLHEAD PROTECTION EASEMENT
TOTAL AREA: 31416.0±SF
PRODUCTION WELL #3

ZONE I WELLHEAD PROTECTION EASEMENT
TOTAL AREA: 53092.9±SF

EXIST. TEST WELL #5-TO BE ABONDONED

ROAD 28
ROAD 25
ROAD 26
ROAD 22
ROAD 20
ROAD 27

H-11 7,200.0 SF± 0.165 ACRES±
H-12 7,200.0 SF± 0.165 ACRES±
H-13 7,200.0 SF± 0.165 ACRES±
H-14 7,200.0 SF± 0.165 ACRES±

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
SEE SHEETS PL-TABLES-A & PL-TABLES-B FOR LINE TABLES, CURVE TABLES & LOT AREA INFORMATION.

Sharrah Design Group, Inc.
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Gettysburg, PA 17325
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Fax: (717) 334-0922

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH LAND SURVEYOR 30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/14/05	PER TWP REVIEW COMMENTS	ESMT-1708
2	02/10/06	PER REVIEW COMMENTS	EX00-50-1708
3	03/01/06	PER TWP REVIEW COMMENTS	PLOA-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	TO-PART-1708
		ADD PARTS F THRU K	WETLANDS-50-1708

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PLAN PREPARATION		
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005	
DESIGNED BY: RAS	FILE NO. 1708	
CHECKED BY: RAS	DRAWING: A-PL01-1708	

SUBDIVISION PLAT (AREA A4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-A4

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

GHWAY

N23°53'26"E 3292.04'

H-44
11.417 ACRES±

H-44
11.417 ACRES±

UTILITY LOT 4
2.783 ACRES±

ROAD 28

RAW WATER LINE SHALL BE CONSTRUCTED IN PHASE I

H-21
6.020 ACRES±

H-16
17.152 ACRES±

ZONE I WELLHEAD PROTECTION EASEMENT
TOTAL AREA: 31416.0±SF

PRODUCTION WELL #2
H-16
17.152 ACRES±

ROAD 29

ROAD 23

ROAD 29

H-16
17.152 ACRES±

H-21
6.020 ACRES±

H-21
6.020 ACRES±

DENOTES DRAINAGE AND UTILITY EASEMENT

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LAND SURVEYOR
30170-E

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			WETLANDS-50-1708

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PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA A5

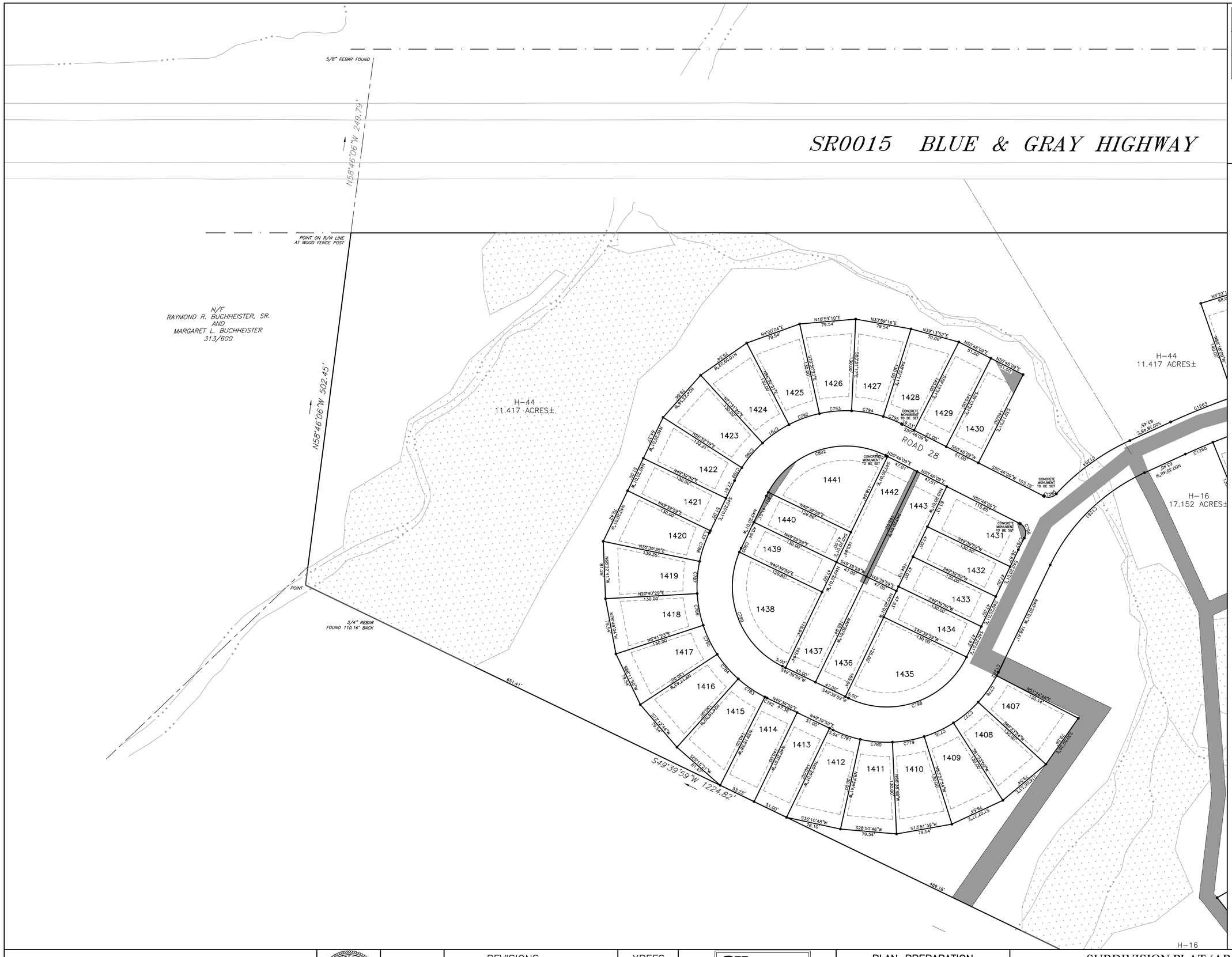
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-A5



AS SHOWN	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3	D2	D1	
		E3	E2	E1	
			F2	F1	

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA A6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-A6

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1 THIS SHEET
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

SR0394 SHRIVERS CORNER ROAD

H-2
15.576 ACRES±

H-1
35.125 ACRES±

H-7
1.708 ACRES±

ROAD 1A

N25°10'41"W 732.

N42°26'36"E 321.93'
107.06'
171.07'
1 1/2" STEEL ROD FOUND
AXLE FOUND
52.88'
L61

R=1016.
L=196.
S67°21'
C=196.

RR SPIKE TO BE SET C/L ROAD

S67°54'20"E 709.69'

R=2000.00'
L=215.93'
S64°48'45"E
C=215.82'

S67°54'20"E 305.35'
S67°54'20"E 284.54'
S67°54'20"E 230.77'
S61°43'11"E 234.87'
S81°43'11"E

S31°49'46"W 129.66'
S22°05'40"W 69.09'
S22°54'20"E 52.43'
N31°49'46"E 129.66'
N22°05'40"E 69.09'
N22°54'20"W 52.43'

S06°02'44"E 209.58'
S29°43'33"W 46.56'
S63°50'36"W 90.28'
S32°17'22"W 172.29'
142.22'
30.07'
S29°15'40"W 95.95'

5/8" REBAR TO BE SET

N67°51'27"E 43.55'
S23°50'35"W 35.98'

N65°30'02"E 95.98'
S65°30'02"W 50.00'
S65°30'02"W 171.98'
N65°30'02"E 51.00'
N65°30'02"E 171.98'
S71°27'27"W 43.55'
S67°51'27"W 43.55'
N67°51'27"E 43.55'

N.41.54.58"W
N.41.54.58"W
N.41.54.58"W
40.62'
44.04'

DENOTES DRAINAGE AND UTILITY EASEMENT

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ROBERT A. SHARRAH
LAND SURVEYOR
30170-E

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PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA B1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-B1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	(A2 cont.)	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA B2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-B2

A6	A5	A4	A3	A2	A1
B6	B5	B4	(THIS SHEET)	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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NOTE:
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ZONE I WELLHEAD PROTECTION EASEMENT TOTAL AREA: 53092.9±SF

PRODUCTION WELL #4

PRODUCTION WELL #1

H-10 37.979 ACRES±

H-3 3.679 ACRES±

H-4 9,802.9 SF± 0.225 ACRES±

H-24 11.358 ACRES±

H-9 9.845 ACRES±

ROAD 3

ROAD 6

ROAD 11

ROAD 12

ROAD 13

ROAD 18

WATER LINE SHALL BE CONSTRUCTED IN PHASE

CONCRETE MONUMENT TO BE SET

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH LAND SURVEYOR 30170-E GETTYSBURG

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PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
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SUBDIVISION PLAT (AREA B3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-B3

A6	A5	A4	A3	A2	A1
B6	B5	THIS SHEET	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

ROAD 26

ROAD 20

ROAD 19

ROAD 22

ROAD 18

ROAD 24

RAW WATER LINE SHALL BE CONSTRUCTED IN PHASE I

RAW WATER LINE SHALL BE CONSTRUCTED IN PHASE I

UTILITY LOT 4
6,630.0 SF±
0.152 ACRES±

H-13
7,200.0 SF±
0.165 ACRES±

H-12
7,200.0 SF±
0.165 ACRES±

H-10
37.979 ACRES±

ZONE I WELLHEAD PROTECTION EASEMENT
TOTAL AREA: 53092.9±SF

PRODUCTION WELL #4

H-22
11.697 ACRES±

H-22
11.697 ACRES±

H-22
11.697 ACRES±

H-24
11.358 ACRES±

H-24
11.358 ACRES±

H-24
11.358 ACRES±

300' WIDE MET ED RIGHT-OF-WAY SHOWN ON METROPOLITAN EDISON COMPANY DRAWING R-275-1-W, DATED 07 MAY 1969 AND RECORDED IN ADAMS COUNTY MISCELLANEOUS BOOK 10, PAGE 1169.

DENOTES DRAINAGE AND UTILITY EASEMENT

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PLAN PREPARATION	
DRAWN BY: DWS	DATE: 14 NOVEMBER 2005
DESIGNED BY: WLM	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA B4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-B4

A6	A5	A4	A3	A2	A1
B6	INDEX MAP	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

H-16
17.152 ACRES±

H-17
17,733.7 SF±
0.407 ACRES±

H-17
17,733.7 SF±
0.407 ACRES±

H-16
17.152 ACRES±

H-21
6.020 ACRES±

H-20
23,557.5 SF±
0.541 ACRES±

H-22
11.697 ACRES±

H-22
11.697 ACRES±

H-22
11.697 ACRES±

ROAD 30

ROAD 31

ROAD 27

ROAD 23

N/F
G. ROBERT DITCHBURN
3071/146

300' WIDE MET ED RIGHT-
METROPOLITAN EDISON COMPAN
DATED 07 MAY 1969 AND REC
MISCELLANEOUS BOOK

S41°13'26"W 300.25'

S12°09'46"E 326.70'

S56°39'41"W 197.94'

S21°58'08"E 896.39'

N35°33'56"W 994.96'

5/8" REBAR TO BE SET

5/8" REBAR FOUND

DENOTES DRAINAGE AND UTILITY EASEMENT

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PLAN PREPARATION	
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DESIGNED BY: RAS	FILE NO. 1708
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SUBDIVISION PLAT (AREA B5)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-B5

A6	A5	A4	A3	A2	A1
AREA THIS SHEET	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1

	D4	D3	D2	D1
		E3	E2	E1
			F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

N/F
KENNETH C. BIGHAM
AND
KAY L. BIGHAM
581/382

H-16
17.152 ACRES±

H-16
17.152 ACRES±

H-18
5.144 ACRES±

H-18
5.144 ACRES±

H-19
28,409.2 SF±
0.652 ACRES±

EXIST. TEST WELL
#10 -TO BE
ABONDONED

REPORTED 200' WIDE MET ED RIGHT-OF-WAY
(SUBJECT TO VERIFICATION)

3/4" REBAR FOUND

3/4" REBAR FND
25.00' BACK,
0.26' SOUTH OF LINE

RR SPIKE
FOUND NEAR
C/L ROAD

ROAD 30

CONCRETE MONUMENT TO BE SET

5/8" REBAR TO BE SET

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
SEE SHEETS PL-TABLES-A & PL-TABLES-B FOR LINE TABLES, CURVE TABLES & LOT AREA INFORMATION.

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
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Fax: (717) 334-0922

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT A. SHARRAH
LAND SURVEYOR
30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	ESMT-1708
1	11/14/05	PER TWP REVIEW COMMENTS	EX00-50-1708
2	02/10/06	PER REVIEW COMMENTS	PL0A-1708
3	03/01/06	PER TWP REVIEW COMMENTS	TO-PART-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	WETLANDS-50-1708

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA B6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
PL-B6

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1 THIS SHEET

D4	D3	D2	D1
	E3	E2	E1
		F2	F1

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

H-1
35.125 ACRES±

ROUNDER 1

H-1
35.125 ACRES±

N/F
PART OF
RAY M. BLACK AND
ALMA L. BLACK
347/128
LOT 1
PB 89, P 44

N/F
REMAINDER OF
RAY M. BLACK AND
ALMA L. BLACK
347/128
LOT 1
PB 89, P 44

N/F
LEO C. SCHACHLE
AND
JEAN LOUISE SCHACHLE
473/825
P.B.48, P.42

N/F
LEO C. SCHACHLE
AND
JEAN LOUISE SCHACHLE
LOT 2
494/602

S60°48'50"E 840.49'
S60°48'50"E 954.77'
S60°59'17"E 199.84'
N34°48'24"E 200.19'
S38°02'04"W 159.30'
S34°45'20"W 155.79'
406.87'
288.37'

S29°15'40"W 95.95'
S06°02'44"E 209.58'
S29°43'33"W 46.56'
S63°50'36"W 90.28'
S32°17'22"W 172.29'
142.22'
30.07'

5/8" REBAR TO BE SET
RR SPIKE TO BE SET C/L ROAD
POINT NEAR C/L ROAD
1" PIPE FOUND
CONCRETE MONUMENT TO BE SET

ROAD 18B
ROAD 51

DENOTES DRAINAGE AND UTILITY EASEMENT

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NOTE:
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LAND SURVEYOR
30179-E

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PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA C1)

GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-C1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	COVER THIS SHEET	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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NOTE:
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H-9
9.845 ACRES±

H-8
11.713 ACRES±

H-25
6.972 ACRES±

H-31
27.598 ACRES±

H-1
35.125 ACRES±

ROAD 3
ROAD 4
ROAD 18
ROAD 37
ROAD 46
ROUNDER 1

CONCRETE MONUMENT TO BE SET

GASLINE ALIGNMENT SHOWN HEREON WAS FIELD LOCATED BY ACCURATE SURVEY METHODS ON 30 DECEMBER 2004 WITH ASSISTANCE FROM TEXAS EASTERN GAS PERSONNEL.

CORRECTED EXISTING GAS ALIGNMENT

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LAND SURVEYOR
SU170-E
PENNSYLVANIA

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SUBDIVISION PLAT (AREA C2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-C2

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3 (WE SHEET)	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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PLAN PREPARATION	
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DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA C3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-C3

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	SHEET INDEX THIS SHEET	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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SUBDIVISION PLAT (AREA C4)

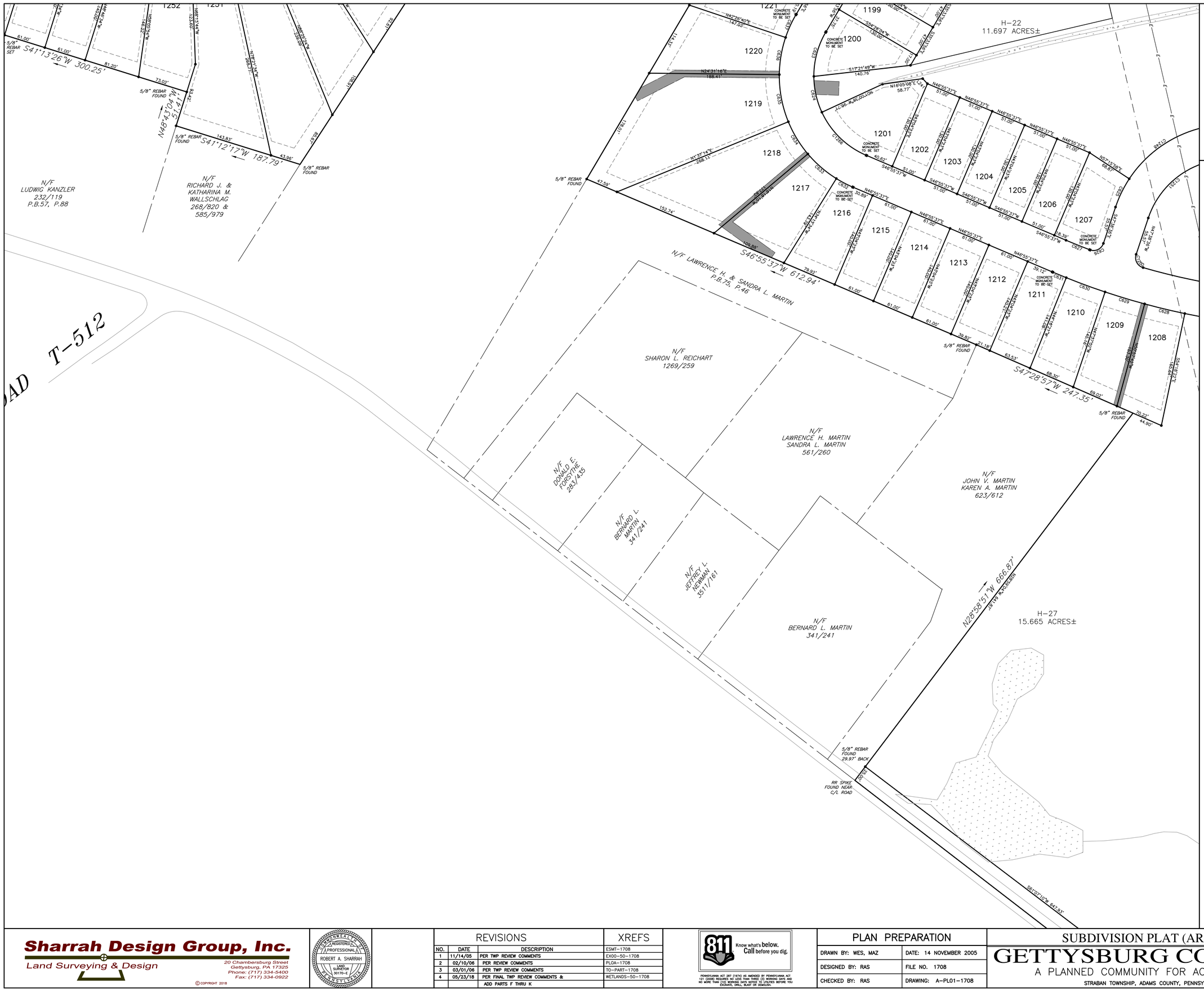
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-C4



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5 THIS SHEET	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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PLAN PREPARATION	
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DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA C5)

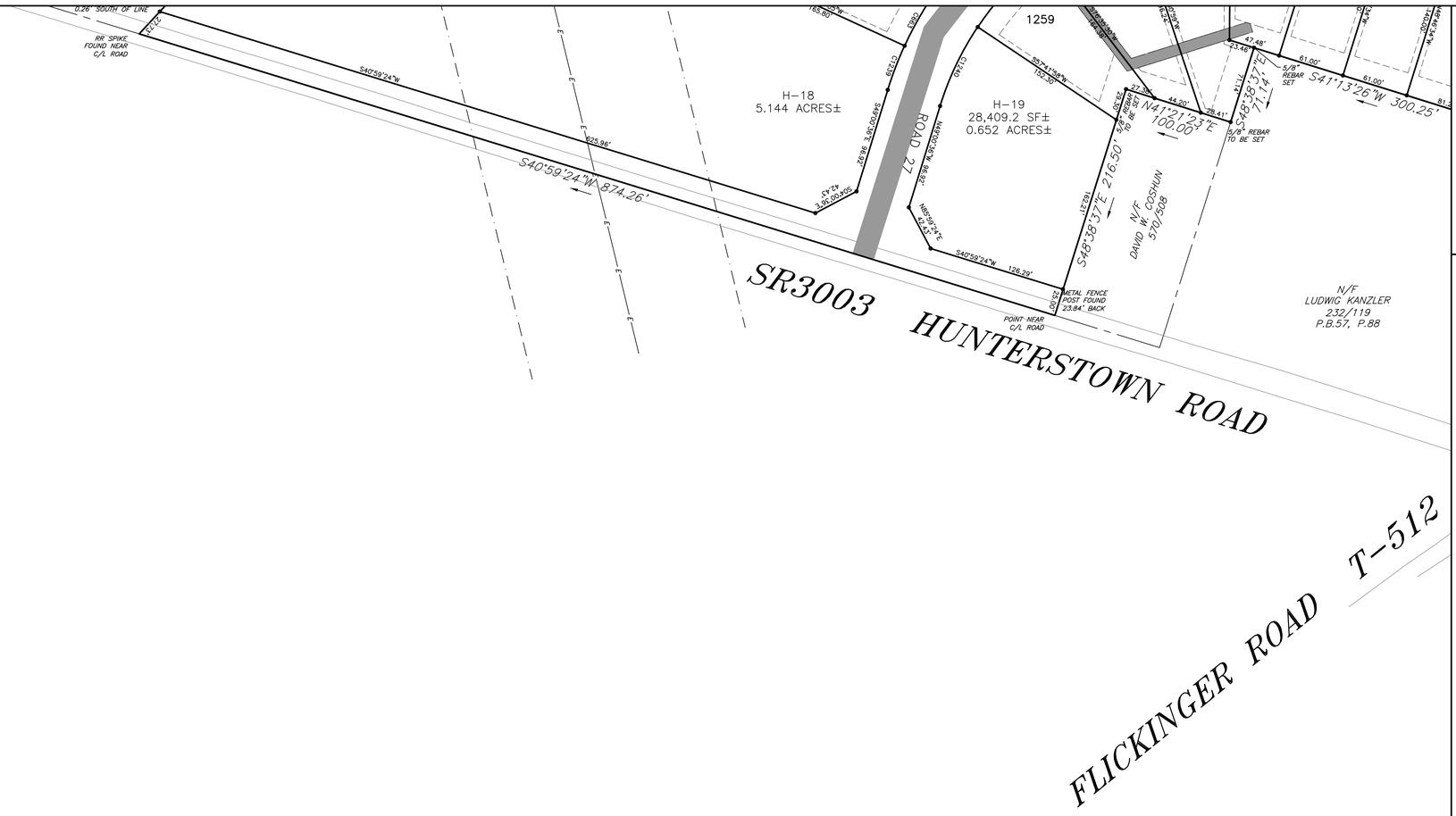
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-C5



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1

D4	D3	D2	D1
	E3	E2	E1
		F2	F1

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

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SUBDIVISION PLAT (AREA C6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-C6

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	F3 (RS 3983)
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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SUBDIVISION PLAT (AREA D1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-D1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
	D4	D3		D2	D1
		E3	E2		E1
			F2		F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

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SUBDIVISION PLAT (AREA D2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-D2

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	LOT 1708 INS. 7851	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

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H-29
13.721 ACRES±

H-38
12,220.0 SF±
0.281 ACRES

H-45
2.536 ACRES±

ROAD 34
ROAD 35
ROAD 36
ROAD 38
ROAD 39
ROAD 40
ROAD 13B

CONCRETE MONUMENT TO BE SET

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3	03/01/06	PER TWP REVIEW COMMENTS	TO-PART-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	WETLANDS-50-1708

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA D3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-D3

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
			D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

SEE MARTIN & MARTIN, INC. PLANS FOR WATER STORAGE TANK, TREATMENT BUILDING AND PIPING LAYOUT.

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
SEE SHEETS PL-TABLES-A & PL-TABLES-B FOR LINE TABLES, CURVE TABLES & LOT AREA INFORMATION.

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Land Surveying & Design
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH LAND SURVEYOR 30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	ESMT-1708
1	11/14/05	PER TWP REVIEW COMMENTS	EX00-50-1708
2	02/10/06	PER REVIEW COMMENTS	PLOA-1708
3	03/01/06	PER TWP REVIEW COMMENTS	TO-PART-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	WETLANDS-50-1708

811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA D4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-D4

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

ROAD 47

ROAD 48

H-33
3.127 ACRES±

H-32
5.333 ACRES±

H-33
3.127 ACRES±

H-33
3.127 ACRES±

S60°40'36"E 543.80'

S77°02'26"E 479.88'

S16°38'15"W 147.88'

RR SPIKE TO BE SET SOUTH OF ROAD PAVEMENT

RR SPIKE TO BE SET IN ROAD

S00°54'50"W 225.00'

S77°02'26"E 200.00'

S00°54'50"W 588.26'

N59°15'52"E 735.00'

N/F
LEO L. KELLER &
ANNA MARIE KELLER
(SDGI DWG E-666)
LOT 1

N/F
LORRAINE E. REDDING
343/1166

N/F
KAREN L. BEAMER
TRACT 1
2927/277

N/F
KAREN L. BEAMER
TRACT 2
2927/278

CONCRETE MONUMENT TO BE SET

5/8" REBAR TO BE SET

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
SEE SHEETS PL-TABLES-A & PL-TABLES-B FOR LINE TABLES, CURVE TABLES & LOT AREA INFORMATION.

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR 30179-E ROBERT A. SHARRAH

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	ESMT-1708
1	11/14/05	PER TWP REVIEW COMMENTS	EXOO-50-1708
2	02/10/06	PER REVIEW COMMENTS	PLOA-1708
3	03/01/06	PER TWP REVIEW COMMENTS	TO-PART-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	WETLANDS-50-1708

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA E1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
PL-E1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	SHEET INDEX	E1
				F2	F1

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH LAND SURVEYOR 30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/14/05	PER TWP REVIEW COMMENTS	ESMT-1708
2	02/10/06	PER REVIEW COMMENTS	EX00-50-1708
3	03/01/06	PER TWP REVIEW COMMENTS	PL0A-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	TO-PART-1708
		ADD PARTS F THRU K	WETLANDS-50-1708

811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA E2)

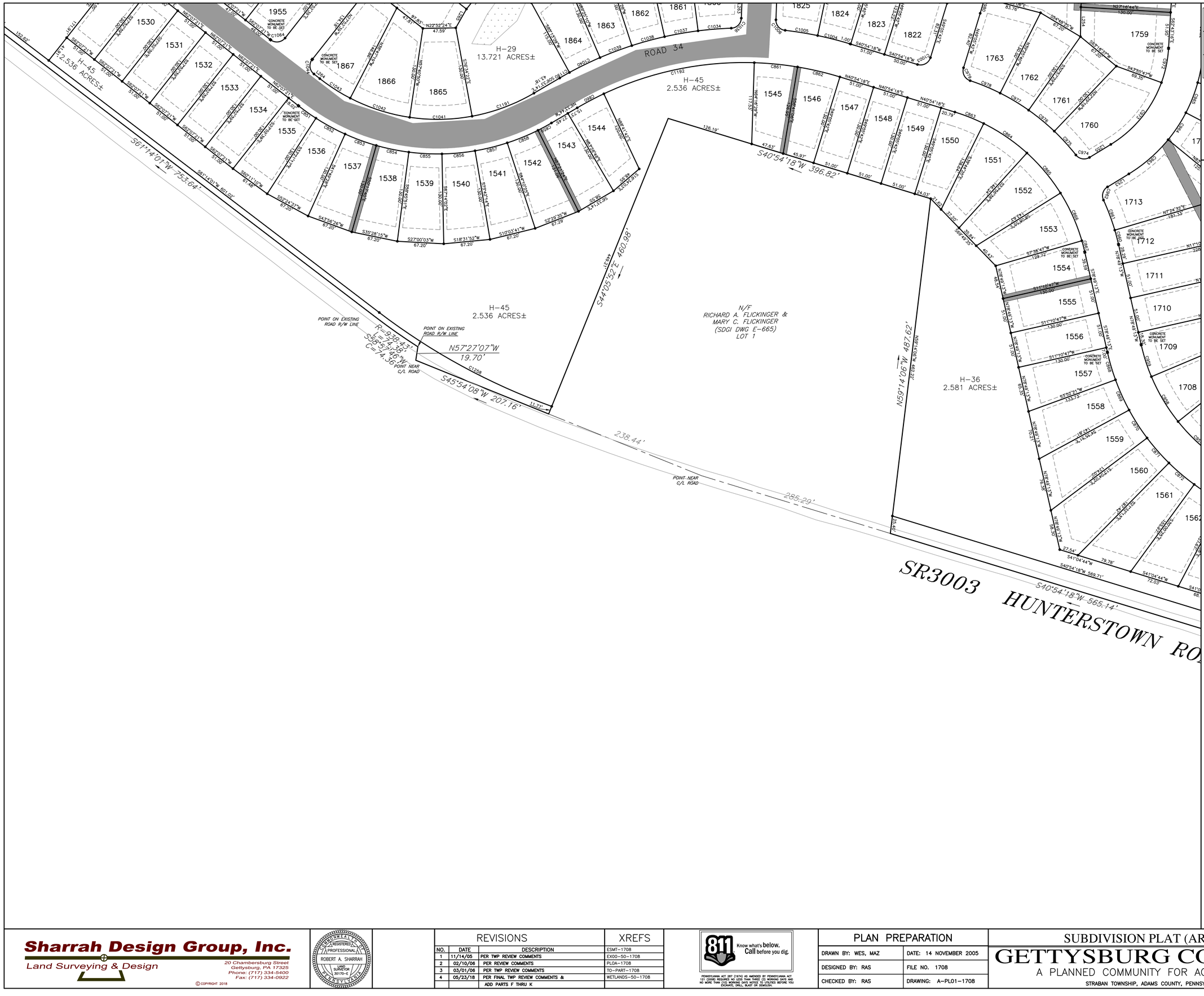
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-E2



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			THIS SHEET	E2	E1
				F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT A. SHARRAH
AND SURVEYOR
30170-E
PENNSYLVANIA

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	ESMT-1708
1	11/14/05	PER TWP REVIEW COMMENTS	EX00-50-1708
2	02/10/06	PER REVIEW COMMENTS	PLOA-1708
3	03/01/06	PER TWP REVIEW COMMENTS	TO-PART-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	WETLANDS-50-1708

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA E3)

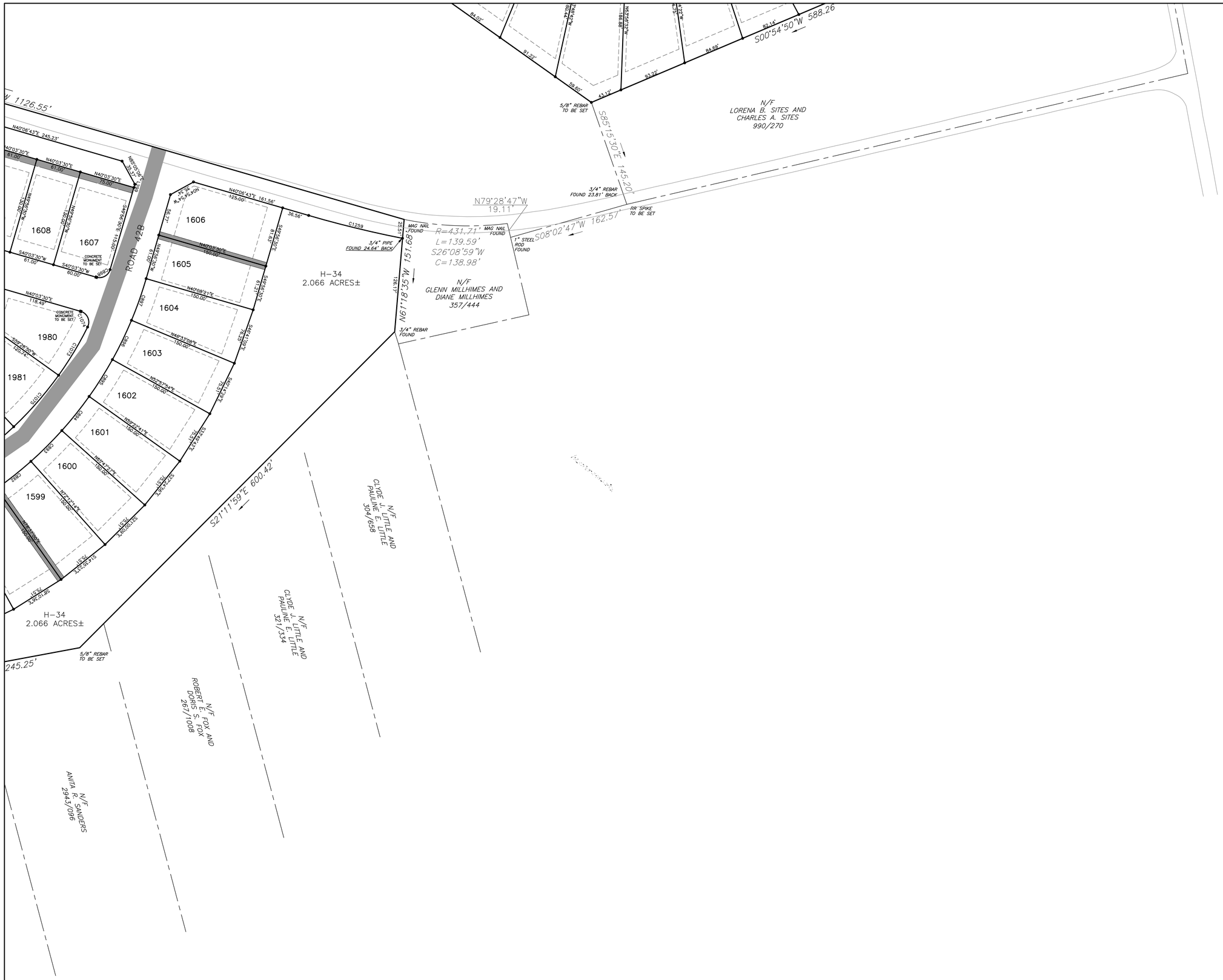
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
PL-E3



A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				F2	NOT IN THIS SHEET

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100 150
1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
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ROBERT A. SHARRAH
REGISTERED PROFESSIONAL LAND SURVEYOR 30176-E
COMMONWEALTH OF PENNSYLVANIA

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/14/05	PER TWP REVIEW COMMENTS	ESMT-1708
2	02/10/06	PER REVIEW COMMENTS	EX00-50-1708
3	03/01/06	PER TWP REVIEW COMMENTS	PLOA-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	TO-PART-1708
			WETLANDS-50-1708

811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES 3 BUSINESS DAYS NOTICE EXCLUDING DAYS AND NO MORE THAN 10 DAYS NOTICE BEFORE THE START OF ANY EXCAVATION, DRILLING, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA F1)

GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'
SHEET NO. PL-F1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	B2	B1
C6	C5	C4	C3	C2	C1
		D4	D3	D2	D1
			E3	E2	E1
				THIS SHEET	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET

0 25 50 100 150

1" = 50'

DENOTES DRAINAGE AND UTILITY EASEMENT

A 10' WIDE PEDESTRIAN ACCESS EASEMENT SHALL BE CENTERED ON ALL MULTI-FAMILY NON-ROAD FRONTAGE LOT LINES (EXCEPTING PARTY WALL LOT LINES) FOR THE PURPOSE OF NONVEHICULAR INGRESS AND EGRESS TO INTERIOR UNITS.

NOTE:
SEE SHEETS PL-TABLES-A & PL-TABLES-B FOR LINE TABLES, CURVE TABLES & LOT AREA INFORMATION.

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH LAND SURVEYOR 3015-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/14/05	PER TWP REVIEW COMMENTS	ESMT-1708
2	02/10/06	PER REVIEW COMMENTS	EXOO-50-1708
3	03/01/06	PER TWP REVIEW COMMENTS	PLOA-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	TO-PART-1708
			WETLANDS-50-1708

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: WES, MAZ	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: A-PL01-1708

SUBDIVISION PLAT (AREA F2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. PL-F2

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	
C1	54.66	523.00	54.64	N82°31'04"E	
C2	22.45	15.00	20.41	S57°35'21"E	
C3	9.09	175.00	9.09	N84°00'43"E	
C4	23.56	15.00	21.21	S75°44'04"W	
C5	49.37	125.00	49.05	S19°25'12"W	
C6	15.98	125.00	15.97	S31°30'01"E	
C7	102.57	125.00	99.72	S15°24'06"E	
C8	48.04	325.00	48.00	S31°51'26"E	
C9	48.04	325.00	48.00	S23°23'31"E	
C10	25.18	325.00	25.17	S16°55'58"E	
C11	54.74	175.00	54.52	N16°13'58"E	
C12	15.90	175.00	15.90	N28°07'52"E	
C13	41.92	975.00	41.91	N74°15'50"W	
C14	23.35	15.00	21.06	S75°01'21"E	
C15	23.56	15.00	21.21	S75°44'04"W	
C16	57.48	325.00	57.39	S88°28'28"W	
C17	29.15	525.00	29.15	S69°26'53"W	
C18	22.45	15.00	20.41	S26°40'56"E	
C19	116.13	975.00	115.97	S26°48'39"E	
C20	14.49	975.00	14.49	S15°09'07"E	
C21	72.68	325.00	72.53	N04°46'48"E	
C22	112.16	1080.00	112.07	N27°46'31"W	
C23	105.04	175.00	103.43	N63°40'03"E	
C24	53.98	175.00	53.78	N39°26'24"E	
C25	50.50	2025.00	50.50	S29°38'24"W	
C26	23.56	15.00	21.21	S75°44'04"E	
C27	23.56	15.00	21.21	N14°15'56"W	
C28	50.50	2025.00	50.50	S28°10'40"W	
C29	23.56	15.00	21.21	S75°44'04"E	
C30	50.50	2025.00	50.50	S29°19'12"W	
C31	23.56	15.00	21.21	S14°15'56"E	
C32	56.19	975.00	56.18	S75°44'04"E	
C33	56.19	975.00	56.18	S13°16'26"W	
C34	56.19	975.00	56.18	S18°49'58"W	
C35	23.51	275.00	23.50	S38°48'25"W	
C36	47.54	275.00	47.48	S69°24'19"W	
C37	47.54	275.00	47.48	S19°28'59"W	
C38	47.54	275.00	47.48	S09°35'40"W	
C39	64.29	275.00	64.14	S02°04'14"E	
C40	56.02	225.00	55.88	S81°40'52"W	
C41	56.02	225.00	55.88	S74°25'54"W	
C42	37.50	225.00	37.45	S35°30'31"W	
C43	3.08	175.00	3.08	S30°58'14"W	
C44	54.74	325.00	54.67	N74°45'16"W	
C45	125.34	375.00	124.75	S40°46'45"W	
C46	23.83	15.00	20.96	S78°26'40"E	
C47	32.22	325.00	32.21	N56°18'40"W	
C48	14.31	325.00	14.31	N49°07'01"W	
C49	58.26	425.00	58.21	N65°00'26"W	
C50	58.26	425.00	58.21	N73°18'13"W	
C51	58.26	425.00	58.21	N80°42'50"W	
C52	58.26	425.00	58.21	N88°34'09"W	
C53	58.26	425.00	58.21	S83°58'35"W	
C54	5.31	425.00	5.31	S79°25'47"W	
C55	33.00	275.00	33.00	S77°27'07"W	
C56	56.02	225.00	55.88	S68°39'41"W	
C57	56.02	225.00	55.88	S61°53'41"W	
C58	56.48	225.00	56.34	S52°52'54"W	
C59	23.56	15.00	21.21	N75°44'04"E	
C60	23.56	15.00	21.21	N14°15'56"W	
C61	23.56	15.00	21.21	S75°44'04"E	
C62	23.56	15.00	21.21	S14°15'56"E	
C63	23.56	15.00	21.21	N75°44'04"W	
C64	23.35	15.00	21.06	N14°44'54"E	
C65	107.20	175.00	105.53	N28°20'19"W	
C66	23.56	15.00	21.21	S75°50'50"W	
C67	40.50	175.00	40.41	N59°31'19"W	
C68	23.56	15.00	21.21	S30°47'46"E	
C69	23.56	15.00	21.21	N59°12'01"E	
C70	55.19	975.00	55.18	S45°13'05"W	
C71	23.56	15.00	21.24	S88°05'15"E	
C72	37.25	325.00	37.23	N46°17'54"W	
C73	75.97	975.00	75.95	S41°21'51"W	
C74	72.45	975.00	72.45	S37°00'57"W	
C75	23.78	15.00	21.37	S13°51'00"E	
C76	56.29	975.00	56.28	S33°31'10"W	
C77	56.07	975.00	56.07	N27°47'11"E	
C78	23.61	15.00	21.43	S71°41'00"E	
C79	64.14	1975.00	64.14	N26°02'34"E	
C80	19.22	1975.00	19.22	N24°50'01"E	
C81	23.56	15.00	21.21	S29°18'09"E	
C82	55.41	1025.00	55.40	N83°53'48"W	
C83	46.10	1025.00	46.10	N81°03'14"W	
C84	9.04	1025.00	9.04	N59°31'08"W	
C85	23.45	15.00	21.13	S61°57'17"E	
C86	23.56	15.00	21.21	N85°00'52"E	
C87	68.72	325.00	68.60	N49°04'21"W	
C88	68.72	325.00	68.60	N34°15'35"W	
C89	23.56	15.00	21.21	S01°59'08"W	
C90	23.56	15.00	21.21	S56°28'38"E	
C91	33.28	1975.00	33.28	S59°44'54"E	
C92	1.18	15.00	1.18	S61°35'31"E	
C93	63.24	975.00	63.23	S63°35'13"E	
C94	29.77	975.00	29.77	S66°41'41"E	
C95	22.37	15.00	20.35	N16°32'57"W	
C96	29.48	175.00	29.44	N70°05'23"E	
C97	45.08	325.00	45.04	N48°14'09"W	
C98	35.46	325.00	35.44	N38°08'01"W	
C99	23.56	15.00	21.21	S75°44'04"E	
C100	24.87	15.00	22.12	N82°30'08"W	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	
C169	48.97	225.00	48.87	S46°03'35"E	
C170	46.84	225.00	46.75	S31°51'42"E	
C171	46.84	225.00	46.75	S21°26'09"E	
C172	20.32	225.00	20.32	S13°23'01"E	
C173	23.56	15.00	21.21	N68°48'57"E	
C174	69.27	275.00	69.08	S58°53'10"E	
C175	85.64	275.00	85.29	N14°51'46"E	
C176	18.61	275.00	18.61	N04°00'04"E	
C177	57.53	325.00	57.53	N81°19'19"E	
C178	23.16	15.00	20.92	N42°09'37"W	
C179	44.28	325.00	44.24	N72°19'28"W	
C180	44.28	325.00	44.24	N64°31'08"W	
C181	8.31	325.00	8.31	N56°35'00"W	
C182	23.56	15.00	21.21	S75°50'55"W	
C183	61.05	325.00	60.96	S53°46'12"E	
C184	23.56	15.00	21.21	S14°09'05"E	
C185	44.28	325.00	44.24	S44°29'10"E	
C186	44.28	325.00	44.24	S36°40'50"E	
C187	43.97	325.00	43.94	S28°54'07"E	
C188	5.26	325.00	5.26	S24°13'44"E	
C189	63.21	275.00	63.07	S30°41'02"E	
C190	69.18	275.00	68.99	S44°28'28"E	
C191	42.08	275.00	42.08	S58°03'00"E	
C192	53.98	175.00	52.98	N39°26'24"E	
C193	23.56	15.00	21.21	N11°59'36"W	
C194	43.81	275.00	43.77	N24°53'03"E	
C195	43.81	275.00	43.77	N34°20'47"E	
C196	32.42	275.00	32.40	N41°57'18"E	
C197	35.73	1025.00	35.73	N46°19'51"E	
C198	46.10	1025.00	46.10	N48°37'05"E	
C199	46.10	1025.00	46.10	N51°11'42"E	
C200	46.10	1025.00	46.10	N53°46'19"E	
C201	46.10	1025.00	46.10	N56°20'56"E	
C202	47.63	1025.00	47.63	N58°59'07"E	
C203	10.17	15.00	9.97	N49°52'03"E	
C204	NOT USED				
C205	NOT USED				
C206	20.83	15.00	19.20	N00°20'45"W	
C207	NOT USED				
C208	23.56	15.00	21.21	N85°07'55"W	
C209	15.85	325.00	15.84	S03°25'39"E	
C210	34.13	225.00	34.10	S58°15'16"W	
C211	54.15	225.00	54.03	S68°36'45"W	
C212	47.60	225.00	47.52	S78°04'43"W	
C213	43.16	225.00	43.10	S86°21'46"W	
C214	47.76	225.00	47.68	S12°35'42"W	
C215	22.45	15.00	20.41	S52°50'32"W	
C216	23.56	15.00	21.21	N75°44'04"W	
C217	49.13	525.00	49.11	S17°56'41"W	
C218	49.13	525.00	49.11	S14°18'13"W	
C219	23.56	15.00	21.21	S14°09'05"E	
C220	44.54	525.00	44.53	S28°25'05"W	
C221	39.88	525.00	39.87	S63°18'10"E	
C222	30.13	175.00	30.09	S89°07'51"E	
C223	23.56	15.00	21.21	S41°09'05"E	
C224	110.15	175.00	108.34	N67°54'18"E	
C225	23.56	15.00	21.21	N48°50'55"W	
C226	23.56	15.00	21.21	N85°07'55"W	
C227	16.76	225.00	16.75	S47°44'28"W	
C228	104.49	225.00	103.51	S32°18'34"W	
C229	39.94	225.00	39.89	S13°55'30"W	
C230	26.83	225.00	26.83	S05°24'31"W	
C231	57.46	325.00	57.39	S55°14'05"W	
C232	58.69	325.00	58.61	S71°20'18"W	
C233	58.67	325.00	58.59	S34°52'01"W	
C234	40.35	50.00	39.27	S06°34'26"W	
C235	54.74	50.00	51.74	S47°43'25"E	
C236	14.81	50.00	14.76	S87°21'00"E	
C237	NOT USED				
C238	NOT USED				
C239	NOT USED				
C240	24.31	25.00	23.36	S67°59'03"E	
C241	NOT USED				
C242	NOT USED				
C243	NOT USED				
C244	23.56	15.00	21.21	N75°44'04"E	
C245	21.95	15.00	20.04	N08°30'03"E	
C246	34.51	25.00	31.82	N48°57'09"E	
C247	88.43	225.00	87.86	N21°48'50"W	
C248	10.41	275.00	10.41	N03°01'45"E	
C249	62.82	275.00	62.68	N10°18'08"E	
C250	62.92	475.00	62.88	N15°43'16"E	
C251	62.92	475.00	62.88	N23°26'08"E	
C252	19.55	475.00	19.55	N03°09'25"E	
C253	23.56	15.00	21.21	N75°50'55"E	
C254	23.56	15.00	21.21	N75°50'55"E	
C255	128.04	275.00	126.89	S45°48'45"E	
C256	56.43	275.00	56.33	S63°24'53"E	
C257	139.90	425.00	139.27	N48°06'59"W	
C258	20.94	425.00	20.94	N35°37'10"W	
C259	219.47	275.00	213.69	N27°00'07"E	
C260	23.56	15.00	21.21	S14°15'56"E	
C261	5.00	275.00	5.00	S35°31'44"E	
C262	102.75	275.00	102.13	S47°56'49"W	
C263	41.21	175.00	41.12	S43°09'22"W	
C264	54.74	175.00	54.52	S58°01'50"W	
C265	54.74	175.00	54.52	S74°15'42"W	
C266	20.38	15.00	18.85	S64°03'17"W	
C267	52.36	175.00	52.16	N84°54'56"W	
C268	41.21	175.00	41.12	S34°09'22"W	
C269	54.74	175.00	54.52	S50°01'50"W	
C270	18.91	25.00	18.47	S17°33'10"W	
C271	81.83	225.00	81.39	S22°21'46"W	
C272	116.63	60.00	99.11	N03°45'48"E	
C273	52.69	175.00	52.49	N44°05'26"W	
C274	23.56	15.00	21.21	N13°38'10"E	
C275	9.58	125.00	9.58	N27°19'36"E	
C276	37.38	125.00	29.36	N39°39'59"E	
C277	43.98	60.00	43.00	N80°26'49"E	
C278	48.46	175.00	48.31	N82°52'25"E	
C279	65.37	975.00	65.36	N22°22'25"W	
C280	46.80	975.00	46.79	N25°30'10"W	
C281	54.87	175.00	54.64	N15°45'44"W	
C282	21.49	15.00	19.70	N52°34'51"E	
C283	21.79	15.00	20.38	N78°57'30"E	
C284	55.88	325.00	55.81	N11°59'16"W	
C285	118.78	325.00	522.01	N15°07'15"W	
C286	32.42	275.00	32.40	N41°57'18"E	
C287	51.72	175.00	51.53	S37°47'24"W	
C288	61.47	175.00	61.16	S48°19'12"W	
C289	61.47	175.00	61.16	S76°26'49"W	
C290	61.47	175.00	61.16	N83°23'34"W	
C291	38.75	175.00	38.67	N67°01'11"W	
C292	57.46	325.00	57.39	N49°57'11"W	
C293	57.46	325.00	57.39	N39°47'27"W	
C294	57.46	325.00	57.39	N29°39'17"W	
C295	57.46	325.00	57.39	N19°31'07"W	
C296	57.46	325.00	57.39	N09°23'07"W	
C297	57.46	325.00	57.39	N00°45'03"E	
C298	57.46	325.00	57.39	N10°51'43"E	
C299	57.46	325.00	57.39	N20°59'53"E	
C300	57.46	325.00	57.39	N31°07'23"E	
C301	57.46	325.00	57.39	N41°15'13"E	
C302	57.46	325.00	57.39	N51°23'03"E	
C303	15.97	325.00	15.97	N57°51'25"E	
C304	57.35	275.00	57.25	N52°17'22"E	
C305	90.68	275.00	90.27	N37°52'07"E	
C306	42.46	325.00	42.43	N27°14'27"E	
C307	23.66	275.00	23.66	N26°57'27"E	
C308	31.62	325.00	31.61	N84°57'04"E	
C309	57.64	325.00	57.56	N75°08'15"E	
C310	61.29	475.00	61.25	N10°57'33"E	
C311	19.83	475.00	19.83	N16°16'12"E	
C312	67.20	975.00	67.19	N66°58'37"W	
C313	63.05	975.00	63.04	N72°09'25"W	
C314	28.89	25.00	27.31	N72°27'47"E	
C315	86.34	175.00	85.47	S60°17'45"E	
C316	61.84	375.00	61.77	S71°53'41"W	
C317	45.75	60.00	44.65	S28°17'30"E	
C318	23.56	15.00	21.21	S31°20'18"E	
C319	10.19	275.00	10.19	S18°40'05"E	
C320	30.14	325.00	30.12	N80°09'27"E	
C321	21.79	15.00	19.93	S61°21'05"E	
C322	90.27	275.00	89.86	S38°39'18"E	
C323	11.39	275.00	11.38	N28°05'56"E	
C324	45.03	175.00	44.90	S19°30'23"E	
C325	52.12	325.00	52.07	S06°10'55"E	
C326	24.32	15.00	21.74	S50°22'27"E	
C327	82.82	175.00	82.05	N74°33'05"W	
C328	81.07	275.00	80.78	N57°28'49"W	
C329	11.79	275.00	11.79	S41°55'53"E	
C330	39.68	225.00	39.63	S51°12'49"E	
C331	56.02	225.00	55.88	S63°23'58"E	
C332	55.71	225.00	55.58	N75°04'44"W	
C333	19.91	25.00	19.39	N56°48'27"W	
C334	24.18	60.00	24.02	N45°30'07"W	
C335	30.58	60.00	30.25	N71°40'58"W	
C336	34.83	25.00	32.08	N46°21'56"W	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	
C337	17.68	325.00	17.68	N08°00'23"W	
C338	57.66	325.00	57.58	N18°40'14"W	
C339	21.79	15.00	19.93	N21°41'39"E	
C340	55.90	325.00	55.83	N28°39'12"W	
C341	57.46	325.00	57.39	N48°29'38"E	
C342	57.46	325.00	57.39	N38°19'48"E	
C343	40.38	325.00	40.35	N29°28'10"E	
C344	23.56	15.00	21.21	N81°25'36"E	
C345	15.02	975.00	15.02	N20°05'42"E	
C346	23.56	15.00	21.21	N08°31'49"E	
C347	100.61	125.00	97.91	N59°28'08"E	
C348	168.40	125.00	155.95	S58°59'29"E	
C349	9.81	1025.00	9.81	S29°09'39"E	
C350	59.83	1025.00	59.82	S22°30'24"E	
C351	48.28	1025.00	48.28	N23°01'42"W	
C352	93.85	275.00	93.36	S31°43'10"E	
C353	90.68	275.00	90.27	S02°05'50"W	
C354	79.92	275.00	79.64	S19°53'08"W	
C355	22.45	15.00	20.41	S71°05'13"W	
C356	47.77	525.00	47.76	N68°38'38"W	
C357	49.13	525.00	49.11	N75°31'53"W	
C358	47.78	525.00	47.76	N79°13'11"W	
C359	22.45	15.00	20.41	N23°54'46"W	
C360	66.59	225.00	66.35	N04°06'43"E	
C361	46.84	225.00	46.75	N18°59'49"W	
C362	28.51	325.00	28.50	N29°23'28"W	
C363	57.46	325.00	57.39	N39°33'38"W	
C364	48.04	325.00	48.00	N48°45'09"W	
C365	46.44	225.00	46.36	N82°32'05"E	
C366	46.84	225.00	46.75	N66°40'39"E	
C367	46.84	225.00	46.75	N58°44'43"E	
C368	46.84	225.00	46.75	N46°49'06"E	
C369	45.28	225.00	45.21	N35°05'21"E	
C370	107.72	125.00	104.28	N32°20'16"E	
C371	71.78	125.00	70.80	S71°07'47"E	
C372	23.56	15.00	21.21	S13°42'36"E	
C373	51.34	475.00	59.73	S21°40'49"E	
C374	62.92	475.00	62.88	S37°44'43"E	
C375	62.92	475.00	62.88	S45°26'59"E	
C376	62.92	475.00	62.88	S53°09'16"E	
C377	62.92	475.00	62.88	S60°51'32"E	
C378	28.12	225.00	28.10	S75°36'36"E	
C379	23.56	15.00	21.21	S34°11'47"E	
C380	47.83	525.00	47.81	S56°49'33"E	
C381	27.01	175.00	26.98	S83°36'40"E	
C382	43.11	175.00	43.00	N89°58'12"E	
C383	49.13	525.00	49.11	N44°12'06"W	
C384	49.13	525.00	49.11	N49°30'54"W	
C385	47.77	525.00	47.76	N54°56'03"W	
C386	23.56	15.00	21.21	N14°15'56"W	
C387	67.55	325.00	67.43	N22°52'21"E	
C388	21.79	15.00	19.93	S48°04'21"W	
C389	59.88	325.00	59.81	N32°56'17"E	
C390	4.84	225.00	4.84	S89°05'41"W	
C391	49.13	525.00	49.11	N54°59'41"E	
C392	56.19	975.00	56.18	N58°18'21"E	
C393	49.13	525.00	49.11	N60°11'09"E	
C394	49.13	525.00	49.11	N65°48'57"E	
C395	49.13	525.00	49.11	N46°27'15"E	
C396	49.13	525.00	49.11	N41°11'01"E	
C397	49.13	525.00	49.11	N35°43'52"E	
C398	54.15	525.00	54.14	N31°31'11"E	
C399	23.56	15.00	21.21	N74°19'24"E	
C400	23.56	15.00	21.21	N15°40'36"W	
C401	5.37	475.00	5.37	S29°39'49"W	
C402	62.92	475.00	62.88	S33°45'36"W	
C403	62.92	475.00	62.88	S41°27'52"W	
C404	62.92	475.00	62.88	S48°56'43"W	
C405	17.69	475.00	17.69	S53°48'39"W	
C406	25.00	175.00	24.98	S50°46'53"W	
C407	17.69	475.00	17.69	S61°13'47"W	
C408	110.68	175.00	108.85	S13°39'03"W	
C409	20.12	175.00	20.09	S38°48'59"W	
C410	16.16	275.00	16.15	S41°34'11"W	
C411	75.81	275.00	75.57	N86°54'27"W	
C412	75.81	275.00	75.57	S79°31'14"W	
C413	75.81	275.00	75.57	N54°58'58"W	
C414	49.83	275.00	49.83	N41°10'55"W	
C415	23.56	15.00	21.21	N06°15'05"E	
C416	23.56	15.00	21.21	N74°19'24"E	
C417	23.56	15.00	21.21	N15°40'36"W	
C418	69.86	275.00	69.68	S20°48'38"E	
C419	69.86	275.00	69.68	S49°09'09"E	
C420	69.86	275.00	69.68	S77°29'41"E	
C421	69.86	275.00	69.68	S20°02'24"E	
C422	69.86	275.00	69.68	S48°22'56"E	
C423	69.86	275.00	69.68	S76°43'27"E	
C424	69.86	275.00	69.68	S19°03'41"E	
C425	69.86	275.00	69.68	S47°24'13"E	
C426	69.86	275.00	69.68	S75°44'45"E	
C427	66.24	275.00	66.08	S52°21'50"E	
C428	3.63	275.00	3.63	S29°36'43"E	
C429	45.75	60.00	44.65	S66°02'46"W	
C430	16.57	60.00	16.52	S36°11'34"W	
C431	50.54	1025.00	50.53	S60°40'41"E	
C432	23.56	15.00	21.21	S07°39'58"E	
C433	59.00	2025.00	59.00	S25°57'05"W	
C434	10.22	2025.00	10.22	S24°58'19"W	
C435	13.02	975.00	13.02	N19°35'54"E	
C436	67.20	975.00	67.19	S27°34'02"W	
C437	67.20	975.00	67.19	S30°13'16"W	
C438	18.82	975.00	18.82	S34°02'39"W	
C439	9.81	1025.00	9.81	S29°09'39"E	
C440	75.26	475.00	75.18	S40°47'50"W	
C441	74.96	475.00	74.89	S49°51'27"W	
C442	57.89	525.00	57.86	N18°18'55"E	
C443	23.15	15.00	20.92	S04°09'47"E	
C444	117.77	325.00	114.18	S29°59'29"E	
C445	43.09	975.00	43.09	S21°04'25"W	
C446	67.20	975.00	67.19	S24°13'48"W	
C447	67.48	975.00	67.47	S27°16'19"W	
C448	23.56	15.00	21.21	S75°13'16"W	
C449	8.00	275.00	8.00	S29°53'49"W	
C450	86.03	275.00	85.68	S49°06'43"E	
C451	86.03	275.00	85.68	N31°11'19"W	
C452	18.62	275.00	18.61	N20°17'15"W	
C453	42.46	325.00	42.43	N15°17'09"W	
C454	30.26	60.00	29.94	N28°45'05"W	
C455	34.83	25.00	32.08	S60°40'33"E	
C456	11.51	275.00	11.51	N86°03'46"W	
C457	56.86	275.00	56.76	S89°47'35"W	
C458	56.86	275.00	56.76	S83°56'44"W	
C459	56.86	275.00	56.76	S78°05'52"W	
C460	56.86	275.00	56.76	S72°15'01"W	
C461	16.49	275.00	16.49	S70°39'31"W	
C462	43.49	525.00	43.47	S21°01'04"W	
C463	28.13	525.00	28.13	S18°23'39"W	
C464	17.61	525.00	17.61	S11°46'15"W	
C465	53.03	1175.00	53.01	S15°29'38"E	
C466	23.56	15.00	21.21	N78°53'47"E	
C467	62.92	475.00	62.34	S64°09'27"E	
C468	28.12	225.00	28.10	S75°36'36"E	
C469	23.56	15.00	21.21	S34°11'47"E	
C470	62.92	475.00	62.88	S56°49'33"E	
C471	27.01	175.00	26.98	S83°36'40"E	
C472	43.11	175.00	43.00	N89°58'12"E	
C473	45.77	175.00	45.64	N69°29'25"E	
C474	45.77	175.00	45.64	N54°13'10"E	
C475	45.77	175.00	45.64	N39°31'12"E	
C476	29.66	175.00	29.62	N27°10'29"E	
C477	38.10	175.00	38.03	N14°09'33"E	
C478	49.79	825.00	49.79	N11°56'26"E	
C479	49.79	825.00	49.79	N14°29'00"E	
C480	27.99	825.00	27.99	N11°46'56"E	
C481	21.56	15.00	21.21	N55°48'34"E	
C482	57.70	775.00	57.69	S70°18'52"E	
C483	61.02	775.00	61.01	S66°15'33"E	
C484	24.35	775.00	24.34	S62°39'49"E	
C485	38.68	1025.00	38.67	S27°55'27"E	
C486	52.02	1025.00	52.02	S25°03'57"W	
C487	31.10	1025.00	31.10	S23°11'10"W	
C488	28.62	1025.00	28.62	S21°31'09"W	
C489	50.02	1025.00	50.02	S19°19'07"W	
C490	50.02	1025.00	50.02	S17°07'05"W	
C491	50.02	1025.00	50.02	S14°55'04"W	
C492	79.25	975.00	79.22	N13°48'59"E	
C493	58.18	975.00	58.18	N17°01'16"E	
C494	48.84	975.00	48.83	N20°09'24"E	
C495	58.25	975.00	58.24	N22°53'41"E	
C496	58.84	975.00	58.83	N25°37'04"E	
C497	58.87	975.00	58.87	N28°20'27"E	
C498	24.35	15.00	21.76	N75°31'19"E	
C499	37.29	775.00	37.29	S85°55'25"E	
C500	25.50	525.00	25.49	S88°56'16"E	
C501	49.13	525.00	49.11	S60°40'33"E	
C502	47.78	525.00	47.76	S63°22'15"E	
C503	22.45	15.00	20.41	S25°41'43"E	
C504	72.32	975.00	72.30	S19°18'20"W	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	
C505	15.08	975.00	15.08	S21°52'25"W	
C506	10.52	525.00	10.52	N21°22'07"E	
C507	58.36	1025.00	58.35	N18°48'42"E	
C508	52.45	15.00	20.41	N60°03'24"E	
C509	57.75	525.00	57.72	S80°13'07"E	
C510	5.66	525.00	5.66	S83°40'41"E	
C511	42.05	50.00	40.82	N13°17'05"W	
C512	21.03	25.00	20.41	N13°17'05"W	
C513	93.92	125.00	91.70	S39°58'37"E	
C514	46.81	225.00	46.77	S55°37'10"E	
C515	37.89	175.00	37.82	S65°54'03"E	
C516	54.74	175.00	54.52	S81°02'22"E	
C517	54.74	175.00	54.52	N82°51'07"E	
C518	54.74	175.00	54.52	N63°06'20"E	
C519	54.74	175.00	54.52	N45°10'56"E	
C520	18.22	175.00	18.21	N33°14'12"E	
C521	27.77	1025.00	27.77	N29°28'42"E	
C522	59.89	1025.00	59.88	N27°01'42"E	
C523	22.45	15.00	20.41	N68°23'57"E	
C524	54.35	525.00	54.33	S71°53'14"E	
C525	53.07	525.00	53.05	S77°56'44"E	
C526	20.13	375.00	20.13	N79°18'12"W	
C527	94.31	175.00	93.16	N75°09'13"W	
C528	24.87	15.00	22.12	N21°58'16"W	
C529	50.02	1025.00	50.02	S08°16'37"W	
C530	54.74	175.00	54.52	N13°07'05"E	
C531	54.74	175.00	54.52	N04°56'48"W	
C532	63.87	175.00	63.51	N24°13'20"W	
C533	23.31	15.00	21.04	N09°51'02"E	
C534	105.62	525.00	105.42	N48°36'09"E	
C535	58.76	525.00	58

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°30'02"E	42.17
L2	S30°44'04"W	43.28
L4	S14°42'48"E	24.27
L5	S30°44'04"W	14.07
L6	N30°44'04"E	43.28
L7	S30°44'04"W	43.90
L8	N17°28'19"E	18.52
L9	N68°07'41"W	35.98
L10	N10°14'57"E	36.77
L11	N59°15'56"W	17.58
L12	S30°44'04"W	20.72
L13	N30°44'04"E	25.17
L14	S30°44'04"W	39.28
L15	N59°15'56"W	44.00
L16	N59°15'56"W	34.00
L17	N59°15'56"W	34.00
L18	S59°15'56"E	18.83
L19	N59°15'56"W	20.67
L20	N39°37'43"E	31.87
L21	S59°15'56"E	34.00
L22	N59°15'56"W	34.00
L23	N59°15'56"W	34.00
L24	S59°15'56"E	34.00
L25	N59°15'56"W	34.00
L26	N59°15'56"W	34.00
L27	S40°09'28"W	34.00
L28	S59°15'56"E	34.00
L29	N59°15'56"W	34.00
L30	S59°15'56"E	34.00
L31	N59°15'56"W	34.00
L32	S59°15'56"E	34.00
L33	N59°15'56"W	34.00
L34	N24°05'58"W	34.00
L35	S59°15'56"E	34.00
L36	N66°08'34"W	37.48
L37	N59°15'56"W	44.00
L38	S38°45'54"W	27.55
L39	S60°24'07"W	27.55
L40	N79°11'24"W	5.45
L41	N86°08'09"E	31.70
L42	N71°17'41"E	19.00
L43	N79°07'30"W	20.43
L44	N78°09'50"W	20.43
L45	N66°33'02"W	14.90
L46	N13°45'14"E	34.48
L47	N16°09'18"E	34.00
L48	N37°55'02"W	81.04
L49	N76°55'52"W	10.00
L50	S59°15'56"E	34.00
L51	N59°15'56"W	34.00
L52	S59°15'56"E	34.00
L53	N59°15'56"W	34.00
L54	S59°15'56"E	34.00
L55	N59°15'56"W	34.00
L56	S59°15'56"E	44.00
L57	S59°15'56"E	34.00
L58	N59°15'56"W	34.00
L59	S59°15'56"E	34.00
L60	N59°15'56"W	34.00
L61	N42°29'52"E	45.45
L62	S30°44'04"W	20.13
L63	N15°31'32"W	42.22
L64	S30°44'04"W	10.43
L65	N59°09'09"W	39.80
L66	S62°29'09"E	21.37
L67	S59°15'56"E	18.33
L68	S59°15'56"E	36.08
L69	N62°38'29"E	9.41
L70	S79°12'14"W	3.17
L71	S33°46'57"W	3.88
L72	N59°15'56"W	34.00
L73	S59°15'56"E	34.00
L74	N59°15'56"W	34.00
L75	N59°15'56"W	34.00
L76	S59°15'56"E	34.00
L77	S01°58'40"W	30.58
L78	N49°52'25"E	52.32
L79	N59°15'56"W	34.00
L80	N49°52'25"E	34.00
L81	S49°52'25"W	34.00
L82	N49°52'25"E	34.00
L83	S49°52'25"W	34.00
L84	N49°52'25"E	34.00
L85	S49°52'25"W	27.26
L86	N21°09'08"E	8.34
L89	S01°58'40"W	17.09
L90	S01°58'40"W	34.08
L92	NOT USED	
L93	NOT USED	
L94	N46°59'08"E	37.58
L95	N01°58'40"E	35.15
L96	N30°59'55"E	45.85

LINE TABLE		
LINE	BEARING	LENGTH
L197	N36°24'36"E	17.14
L198	S48°30'51"W	23.11
L199	N26°52'40"W	12.07
L200	S28°52'40"E	35.96
L201	N70°40'19"E	9.49
L202	N36°53'57"W	5.24
L203	S53°06'03"W	24.60
L204	S46°25'42"W	3.56
L205	N07°50'09"W	7.24
L206	N61°49'34"E	35.38
L207	N82°42'13"E	20.37
L208	N36°53'57"W	3.56
L209	N60°40'36"W	82.55
L210	N49°09'09"W	31.67
L211	N34°35'46"W	31.67
L212	N20°02'24"W	31.67
L213	N06°29'02"W	31.67
L214	N26°56'42"E	20.67
L215	N39°37'43"E	31.87
L216	N38°11'08"E	31.87
L217	N52°32'52"E	32.46
L218	S58°15'56"E	29.68
L219	S82°05'26"E	36.64
L220	S40°09'28"W	14.88
L221	S40°09'28"W	34.00
L222	S58°08'13"E	49.20
L223	N79°11'24"W	34.04
L224	N10°48'36"E	31.15
L225	S17°10'50"W	41.26
L226	N17°10'50"E	41.26
L227	S80°50'49"E	5.91
L228	S59°15'56"E	34.00
L229	N54°22'43"E	17.41
L230	N64°28'36"W	23.60
L231	N40°02'28"E	26.67
L232	S10°48'36"W	21.15
L233	N67°50'51"W	26.57
L234	N10°48'36"E	37.53
L235	N59°15'56"W	37.48
L236	N66°08'34"W	37.48
L237	S38°45'54"W	27.55
L238	S60°24'07"W	27.55
L243	N78°09'50"W	20.43
L244	N66°33'02"W	14.90
L245	N13°45'14"E	34.48
L246	N16°09'18"E	34.00
L247	N37°55'02"W	81.04
L248	N76°55'52"W	10.00
L249	N16°55'57"W	37.48
L250	N05°08'52"W	28.72
L251	N84°53'48"E	10.00
L252	S05°08'52"E	28.72
L253	N07°32'29"W	36.16
L254	N83°11'55"W	42.76
L255	S07°32'29"E	36.16
L256	S24°43'16"E	45.45
L257	S12°54'17"E	15.77
L258	S84°15'48"E	41.62
L259	S86°09'45"E	10.43
L260	N27°16'44"E	36.91
L261	S62°43'16"E	38.38
L262	S89°43'16"E	32.67
L263	S36°49'45"E	47.42
L264	S62°07'21"W	10.77
L265	S36°30'40"E	31.24
L266	N30°01'16"E	4.32
L267	S27°52'39"E	20.00
L268	S10°48'36"W	17.62
L269	N79°11'24"W	26.52
L270	S81°43'54"E	45.35
L271	N10°48'36"E	17.62
L272	S32°29'19"E	25.64
L273	N20°17'30"E	41.96
L274	N76°55'52"W	7.53
L275	N83°48'06"E	17.56
L276	S76°55'52"E	8.16
L277	N76°55'52"W	24.46
L278	S76°55'52"E	14.46
L279	N62°39'16"W	41.89
L280	N12°54'17"W	53.81
L281	N47°50'40"E	12.05
L282	S78°48'08"E	36.44
L283	N62°05'28"W	26.50
L284	S23°46'57"W	12.16
L285	N06°08'16"W	8.96
L286	S07°25'10"E	8.95
L287	S47°26'49"W	4.93
L288	N06°46'43"W	56.09
L289	S47°26'49"W	4.93
L290	N27°52'39"W	12.82
L291	S41°04'44"W	22.68
L292	N61°32'33"E	4.71
L293	S58°50'48"E	44.69
L294	S79°11'24"E	2.50
L295	S67°50'51"E	26.57
L296	N56°06'13"W	22.20
L297	N84°08'28"E	16.11
L298	S66°33'02"E	14.90
L299	S49°56'30"E	4.63
L300	N48°19'46"E	25.86
L301	N59°09'05"W	1.88

LOT AREA TABLE	
LOT	AREA (SF)
1	8838.0
2	10849.0
3	14070.7
4	11683.6
5	9810.0
6	8540.0
7	8540.0
8	8540.0
9	8540.0
10	8540.0
11	8540.0
12	8540.0
13	8094.9
14	11368.1
15	8773.6
16	8850.0
17	8870.0
18	8540.0
19	10245.2
20	11564.1
21	10588.2
22	9862.6
23	8594.8
24	8540.0
25	8540.0
26	8540.0
27	8540.0
28	10472.3
29	10230.4
30	10412.0
31	10461.4
32	8540.0
33	8540.0
34	8540.0
35	8540.0
36	8540.0
37	8540.0
38	8869.1
39	8869.1
40	9050.1
41	13069.2
42	8346.7
43	8303.8
44	NOT USED
45	NOT USED
46	NOT USED
47	NOT USED
48	NOT USED
49	NOT USED
50	8540.0
51	8540.0
52	8540.0
53	8540.0
54	8540.0
55	8540.0
56	8540.0
57	8540.0
58	8540.0
59	8540.0
60	8540.0
61	14487.6
62	13101.1
63	8540.0
64	8540.0
65	8540.0
66	8540.0
67	8540.0
68	8540.0
69	8540.0
70	8540.0
71	8540.0
72	8540.0
73	8758.3
74	8926.1
75	8926.1
76	8926.1
77	8926.1
78	8656.4
79	8540.0
80	8540.0
81	8540.0
82	8540.0
83	8540.0
84	8540.0
85	9387.0
86	9979.0
87	8501.7
88	7347.5
89	7990.9
90	10832.6
91	8892.7
92	10500.5

LOT AREA TABLE	
LOT	AREA (SF)
169	5500.0
170	5500.0
171	4250.0
172	4250.0
173	5500.0
174	5500.0
175	5500.0
176	10255.3
177	7854.3
178	7378.1
179	8391.8
180	5500.0
181	4250.0
182	4250.0
183	5500.0
184	5500.0
185	4250.0
186	4250.0
187	5500.0
188	5500.0
189	5500.0
190	8531.7
191	7670.0
192	7670.0
193	7670.0
194	5500.0
195	5500.0
196	5500.0
197	4250.0
198	8068.6
199	5500.0
200	5500.0
201	4250.0
202	4250.0
203	5500.0
204	8531.7
205	7670.0
206	7670.0
207	8531.7
208	5875.0
209	5875.0
210	5875.0
211	5875.0
212	5875.0
213	5875.0
214	5875.0
215	5875.0
216	10063.4
217	9989.7
218	8973.9
219	8157.1
220	6937.2
221	5875.0
222	5875.0
223	5875.0
224	5875.0
225	5875.0
226	5875.0
227	5879.2
228	6716.1
229	7670.0
230	7670.0
231	8531.7
232	7140.0
233	6296.0
234	5875.0
235	5875.0
236	5875.0
237	5875.0
238	6211.5
239	8154.8
240	7146.4
241	7431.9
242	7666.3
243	6271.6
244	5875.0
245	5875.0
246	5875.0
247	5921.8
248	6243.4
249	8315.1
250	7926.7
251	8075.2
252	8929.9
253	6316.4
254	6110.0
255	6110.0
256	6110.0
257	11058.1
258	6650.8
259	6080.5
260	6031.3
261	6008.1
262	10491.9
263	8119.8
264	8218.6
265	7935.0
266	8591.8
267	6870.1
268	6870.1
269	8764.2
270	9332.7
271	8509.3
272	7779.5
273	8329.0
274	6630.0
275	6630.0
276	6630.0
277	6630.0
278	6630.0
279	6630.0
280	6518.5
281	6420.0
282	6420.0
283	7132.7
284	6939.4
285	6870.4
286	8916.3
287	8422.5
288	8322.7
289	8330.4
290	7756.6
291	7140.0
292	7203.1
293	7241.2
294	7051.9
295	6722.1
296	6242.9
297	6093.6
298	6787.6
299	7140.0
300	7140.0
301	7140.0
302	7140.0
303	7146.1
304	7308.5
305	7308.5
306	7308.5
307	7038.6
308	6541.8
309	6375.0
310	6375.0
311	6247.5
312	6375.0
313	6296.0
314	6816.8
315	7140.0
316	8874.9
317	7140.0
318	7140.0
319	7140.0
320	7140.0
321	7140.0
322	7140.0
323	7140.0
324	7140.0
325	7140.0
326	7140.0
327	7140.0
328	7140.0
329	7140.0
330	7140.0
331	7140.0
332	7140.0
333	7318.3
334	7516.8
335	7232.6
336	7268.3

LOT AREA TABLE	
LOT	AREA (SF)
337	7253.8
338	66.30.0
339	7963.8
340	6806.6
341	6883.9
342	6731.0
343	6873.9
344	8367.4
345	6110.0
346	6110.0
347	8255.5
348	10709.1
349	10023.2
350	9108.1
351	8447.6
352	11144.9
353	8416.1
354	66.30.0
355	66.30.0
356	66.30.0
357	66.30.0
358	8943.0
359	7882.5
360	6716.3
361	6553.1
362	6809.0
363	6875.9
364	6913.9
365	7406.7
366	8643.3
367	8338.7
368	6435.0
369	66.30.0
370	66.30.0
371	66.30.0
372	8401.7
373	5823.6
374	8152.9
375	8213.6
376	6742.7
377	6110.0
378	6109.5
379	7117.0
380	7602.2
381	7044.1
382	7646.4
383	6110.0
384	6110.0
385	6110.0
386	7881.7
387	7139.6
388	7036.0
389	7542.9
390	7372.9
391	6845.5
392	7175.9
393	6075.2
394	6110.0
395	6110.0
396	6110.0
397	6110.0
398	7353.7
399	8787.9
400	7393.0
401	7677.0
402	8700.0
403	9217.5
404	10373.8
405	4742.9
406	4545.4
407	6568.1
408	5323.0
409	4064.2
410	4023.2
411	5145.7
412	7804.6
413	6486.8
414	14869.5
415	NOT USED
416	6992.0
417	6376.6
418	6036.6
419	5820.5
420	5775.5
421	5701.8
422	6256.5
423	7028.6
424	6901.4
425	9224.3
426	5732.2
427	4429.8
428	4415.4

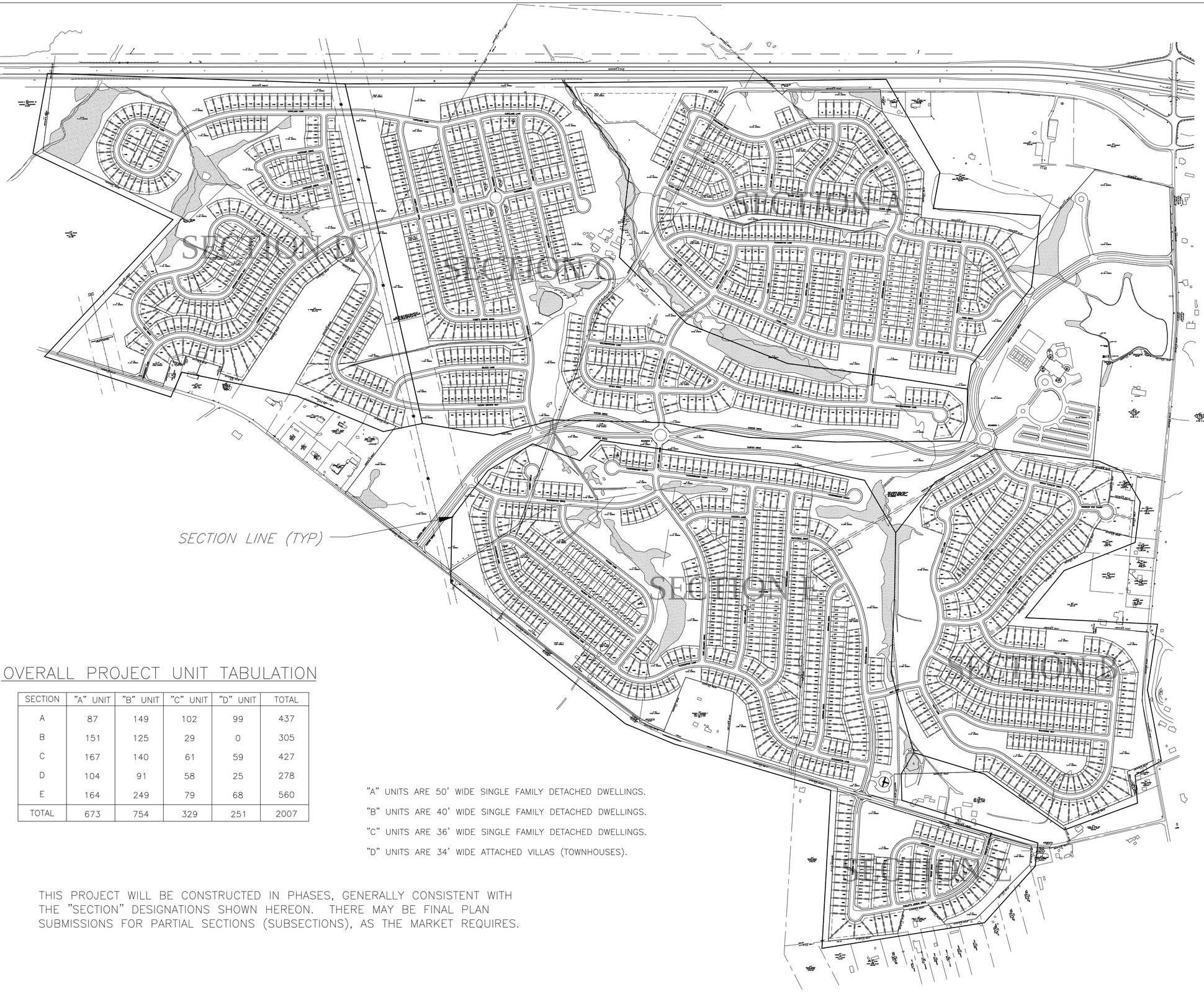
LOT AREA TABLE	
LOT	AREA (SF)
505	11871.2
506	10197.7
507	8888.1
508	8540.0
509	8540.0
510	8540.0
511	8540.0
512	8540.0
513	8540.0
514	9096.5
515	9287.1
516	9815.3
517	8540.0
518	8540.0
519	8540.0
520	8540.0
521	9174.7
522	12170.4
523	8175.5
524	13517.3
525	12442.1
526	12442.1
527	8540.0
528	8400.0
529	8400.0
530	8400.0
531	8400.0
532	8400.0
533	8400.0
534	8989.4
535	9126.2
536	11178.1
537	10871.0
538	10863.3
539	8863.3
540	10863.3
541	10863.3
542	10863.3
543	10770.4
544	10093.5
545	8954.9
546	6487.7
547	5587.5
548	6431.9
549	11404.5
550	8379.7
551	7655.6
552	7930.0
553	7930.0
554	7930.0
555	9856.5
556	13438.1
557	9820.8
558	9069.3
559	13311.1
560	11915.1
561	10539.0
562	9153.8
563	8427.8
564	8168.5
565	8869.1
566	10559.6
567	8531.7
568	7930.0
569	7930.0
570	10610.3
571	12278.1
572	8523.0
573	7930.0
574	7930.0
575	7930.0
576	7997.2
577	8332.8
578	8229.2
579	7930.0
580	7930.0
581	7930.0
582	7930.0
583	7930.0
584	7930.0
585	7930.0
586	7930.0
587	10138.9
588	8884.6
589	10060.7
590	8953.0
591	7148.1
592	9122.5
593	10515.7
594	8150.4
595	8826.5
596	6630.0
597	6630.0
598	6630.0
599	6630.0
600	6630.0
601	6630.0
602	6630.0
603	6630.0
604	6630.0
605	6643.1
606	6868.9
607	7169.5
608	8220.7
609	11817.0
610	12179.0
611	8817.8
612	7751.2
613	7753.2
614	7753.2
615	7715.8
616	6630.0
617	6630.0
618	6630.0
619	6630.0
620	6630.0
621	6630.0
622	6630.0
623	6630.0
624	6630.0
625	6630.0
626	6630.0
627	6630.0
628	6630.0
629	6768.5
630	9883.3
631	7076.5
632	6772.9
633	8401.7
634	6643.5
635	6643.5
636	6555.9
637	6555.9
638	6555.9
639	6555.9
640	6555.9
641	6555.9
642	6555.9
643	6555.9
644	6555.9
645	6555.9
646	6555.9
647	6555.9
648	6344.8
649	7127.4
650	7148.9
651	7115.0
652	7067.3
653	7070.7
654	8225.4
655	8708.7
656	8334.2
657	8757.7
658	7148.1
659	7148.1
660	8950.0
661	13304.7
662	10222.0
663	6432.0
664	6642.8
665	6753.7
666	6755.5
667	7271.4
668	7131.3
669	7128.7
670	7127.6
671	7133.9
672	6885.0

LOT AREA TABLE	
LOT	AREA (SF)
673	66.30.0
674	66.30.0
675	66.30.0
676	66.30.0
677	66.30.0
678	66.30.0
679	66.30.0
680	66.30.0
681	66.30.0
682	66.30.0
683	66.30.0
684	66.30.0
685	66.30.0
686	66.30.0
687	8661.7
688	8190.0
689	8190.0
690	8661.7
691	66.30.0
692	66.30.0
693	66.30.0
694	66.30.0
695	66.30.0
696	66.30.0
697	66.30.0
698	66.30.0
699	66.30.0
700	66.30.0
701	66.30.0
702	66.30.0
703	66.30.0
704	66.30.0
705	6701.1
706	7153.9
707	7171.2
708	6942.4
709	6299.8
710	6533.5
711	7928.8
712	13426.1
713	10156.0
714	8446.3
715	8104.9
716	7179.8
717	7580.0
718	9477.6
719	6110.0
720	6110.0
721	6110.0
722	6110.0
723	6110.0
724	6110.0
725	6110.0
726	6110.0
727	6110.0
728	6110.0
729	6110.0
730	6110.0
731	6110.0
732	6110.0
733	8661.7
734	8190.0
735	8190.0
736	7642.9
737	7642.9
738	7642.9
739	7642.9
740	7642.9
741	7642.9
742	7642.9
743	7615.0
744	7050.0
745	7050.0
746	7050.0
747	7050.0
748	7134.1
749	6630.0
750	12442.1
751	12442.1
752	12442.1
753	12442.1
754	10293.7
755	8540.0
756	8540.0
757	8540.0
758	8540.0
759	8938.2
760	7343.3
761	7930.0
762	8576.7
763	8648.4
764	8666.0

LOT AREA TABLE	
LOT	AREA (SF)
841	6630.0
842	7590.8
843	9309.5
844	12867.8
845	14243.8
846	10320.0
847	8400.0
848	7140.0
849	7140.0
850	7140.0
851	7140.0
852	7140.0
853	7478.2
854	7735.7
855	8103.6
856	10171.0
857	7037.3
858	6315.1
859	6563.8
860	7358.8
861	7140.0
862	7140.0
863	7140.0
864	7140.0
865	7140.0
866	7140.0
867	7481.4
868	7468.5
869	7468.5
870	8898.4
871	6682.8
872	6778.3
873	6630.0
874	6630.0
875	6630.0
876	6630.0
877	6630.0
878	6690.2
879	6897.1
880	9056.7
881	6832.9
882	7074.8
883	9142.3
884	6889.2
885	6630.0
886	6630.0
887	6630.0
888	6630.0
889	6630.0
890	6630.0
891	6630.0
892	6630.0
893	8540.0
894	8540.0
895	8540.0
896	8540.0
897	8540.0
898	8540.0
899	8540.0
900	8540.0
901	9621.1
902	10053.6
903	8781.7
904	8961.5
905	7930.0
906	7930.0
907	11107.5
908	8694.3
909	7930.0
910	7930.0
911	7930.0
912	8135.0
913	8540.0
914	10216.1
915	10839.0
916	10477.9
917	10477.9
918	10561.0
919	9288.4
920	8540.0
921	8540.0
922	8734.4
923	9084.3
924	12426.0
925	10293.7
926	8543.6
927	13160.7
928	8904.2
929	8540.0
930	8964.0
931	11634.4
932	13558.5

LOT AREA TABLE	
LOT	AREA (SF)
1009	5720.0
1010	4420.0
1011	4420.0
1012	5720.0
1013	8401.7
1014	8450.0
1015	8450.0
1016	5720.0
1017	4420.0
1018	4420.0
1019	5720.0
1020	5720.0
1021	4420.0
1022	4420.0
1023	5720.0
1024	6110.0
1025	4420.0
1026	4420.0
1027	5720.0
1028	5720.0
1029	5720.0
1030	5720.0
1031	4420.0
1032	4420.0
1033	5720.0
1034	5720.0
1035	4420.0
1036	4420.0
1037	5720.0
1038	5720.0
1039	4420.0
1040	4420.0
1041	5720.0
1042	5720.0
1043	4420.0
1044	4420.0
1045	4420.0
1046	9402.0
1047	9548.2
1048	7882.9
1049	8553.8
1050	7270.0
1051	4420.0
1052	4420.0
1053	5720.0
1054	5720.0
1055	4420.0
1056	4420.0
1057	5720.0
1058	5720.0
1059	4420.0
1060	4420.0
1061	5720.0
1062	5720.0
1063	4420.0
1064	4420.0
1065	5720.0
1066	8401.7
1067	8450.0
1068	8450.0
1069	6110.0
1070	6110.0
1071	6110.0
1072	6110.0
1073	6110.0
1074	6110.0
1075	6110.0
1076	6110.0
1077	6110.0
1078	6110.0
1079	6110.0
1080	6110.0
1081	11363.4
1082	8746.8
1083	11009.1
1084	6110.0
1085	6110.0
1086	6110.0
1087	6110.0
1088	6110.0
1089	6110.0
1090	6110.0
1091	6110.0
1092	6110.0
1093	6110.0
1094	6110.0
1095	6110.0
1096	8655.9
1097	8704.2
1098	8704.2
1099	8450.0
1100	6630.0

LOT AREA TABLE	
LOT	AREA (SF)
1177	8145.7
1178	7194.5
1179	7755.7
1180	8066.9
1181	7999.4
1182	7930.0
1183	7930.0
1184	7930.0
1185	7930.0
1186	7930.0
1187	11669.9
1188	8870.2
1189	6969.3
1190	12510.0
1191	6110.0
1192	6110.0
1193	6110.0
1194	6110.0
1195	6110.0
1196	6110.0
1197	6110.0
1198	6110.0
1199	6110.0
1200	8109.3
1201	10178.2
1202	6630.0
1203	6630.0
1204	6630.0
1205	6630.0
1206	6630.0
1207	8258.4
1208	10058.9
1209	9205.6
1210	9138.3
1211	8720.5
1212	8542.2
1213	8540.0
1214	8540.0
1215	8540.0
1216	9681.8
1217	12516.6
1218	19265.8
1219	29410.7
1220	13217.3
1221	10158.5
1222	8540.0
1223	8540.0
1224	8540.0
1225	8540.0
1226	8540.0
1227	8540.0
1228	8540.0
1229	8540.0
1230	10107.7
1231	10532.8
1232	8928.4
1233	8690.4
1234	8540.0
1235	8581.0
1236	8665.0
1237	8384.2
1238	8072.8
1239	8445.2
1240	8688.4
1241	8250.9
1242	8540.0
1243	8540.0
1244	8540.0
1245	8540.0
1246	8540.0
1247	10329.1
1248	12194.2
1249	15982.6
1250	21930.0
1251	20806.3
1252	10786.9
1253	9836.1
1254	8540.0
1255	8540.0
1256	9283.4
1257	12513.6
1258	11057.4



NORTH

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

OVERALL PROJECT UNIT TABULATION

SECTION	"A" UNIT	"B" UNIT	"C" UNIT	"D" UNIT	TOTAL
A	87	149	102	99	437
B	151	125	29	0	305
C	167	140	61	59	427
D	104	91	58	25	278
E	164	249	79	68	560
TOTAL	673	754	329	251	2007

"A" UNITS ARE 50' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"B" UNITS ARE 40' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"C" UNITS ARE 36' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"D" UNITS ARE 34' WIDE ATTACHED VILLAS (TOWNHOUSES).

THIS PROJECT WILL BE CONSTRUCTED IN PHASES, GENERALLY CONSISTENT WITH THE "SECTION" DESIGNATIONS SHOWN HEREON. THERE MAY BE FINAL PLAN SUBMISSIONS FOR PARTIAL SECTIONS (SUBSECTIONS), AS THE MARKET REQUIRES.

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR 30170-E
ROBERT A. SHARRAH

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/09/05	PER TWP REVIEW COMMENTS	BLDG-1708
2	02/10/06	PER REVIEW COMMENTS	EXOD-1708
3	03/28/06	UPDATE UNIT COUNTS	IMPROVE-1708-RETTEW-10-24-05
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	PLOA-1708
		ADD PARTS F THRU K	RD_NAMES-1708-A
			TOOO-1708

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: PHASE01-1708

OVERALL SUBDIVISION PHASING PLAN

GETTYSBURG COMMONS

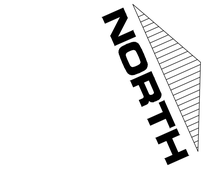
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 300'

SHEET NO.
PHSE-01


SECTION A
NORTH
GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.
SECTION LINE (TYP)
PENNINGTON LANE
ELDER LANE
PUGH LANE
HINZE LANE
SPENCER WAY
KIDD LANE
TAYLOR DRIVE
GETTYSBURG DRIVE
CHESSWOOD DRIVE
BAIRD LANE
YOUNG DRIVE
THOMPSON DRIVE
KING DRIVE
NORTH CANNON DRIVE
BALLARD LANE
ROUNDER 1
BASS DRIVE
UTILITY LOT 1
5.519 ACRES
H-10
37.979 ACRES
H-3
3.679 ACRES
H-2
15.376 ACRES
H-1
35.125 ACRES
H-7
1.708 ACRES
H-8
11.713 ACRES
H-9
9.845 ACRES
H-4
9.853 SF &
0.226 ACRES
H-5
14,727.2 SF &
0.338 ACRES
H-6
6,963.8 ACS
0.160 ACRES
N/F
THOMAS W. ULRICH AND
LORI ANN ULRICH
#6246
N/F
JACQUELINE T. WHITE
3870/651
ROBERT E. SPANGLER
540/451
N/F
ROBERT E. SPANGLER
540/451
N/F
ROBERT E. SPANGLER
540/451
N/F

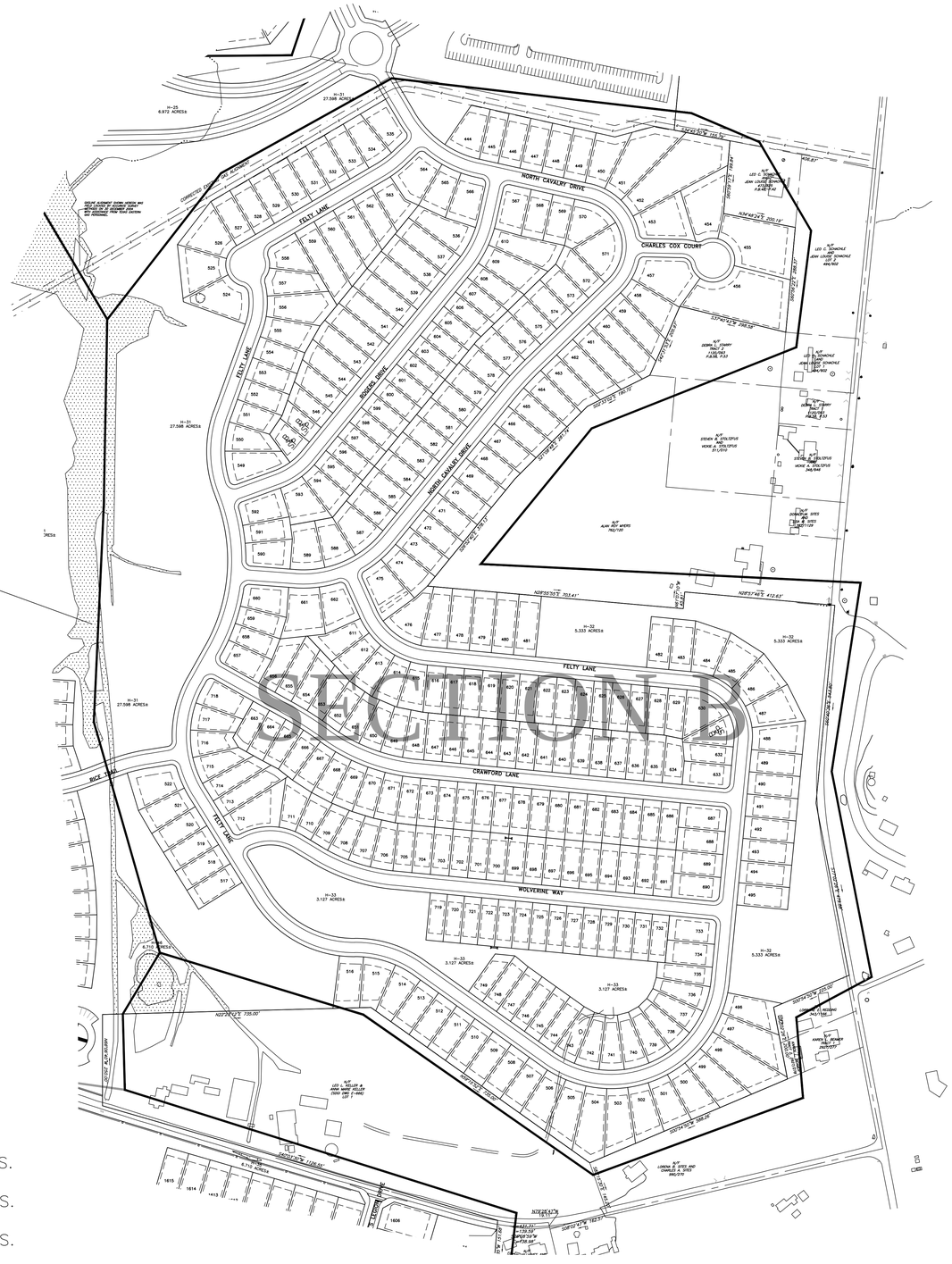


GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

SECTION LINE (TYP)


SECTION B
NORTH CAVALRY DRIVE
CHARLES COX COURT
FELTY LANE
ROGERS DRIVE
CRAWFORD LANE
WOLVERINE WAY
RICE LANE
CONRAIL RAILROAD
CONNECTOR ROAD (PA ALIGNMENT)
N/F LEO L. MILLER & JEAN LOUISE SCHICKLE (NOW JEAN LOUISE SCHICKLE LIFE E-642)
N/F STEVEN R. STOLTZFUS WAYNE A. STOLTZFUS 813/951
N/F ALMA JEAN MYERS 762/120
N/F LORENE E. SIVES AND CHARLES A. SIVES 846/216
N/F KAREN M. PETRUCCI 1982 TRUST 1987/0001
N/F LEO L. SCHICKLE AND JEAN LOUISE SCHICKLE 494/902
N/F ZEBRA T. STAMPP 1151/1047 P.B.56, P.53
N/F DONALD E. SIVES 846/216
N/F DONALD E. SIVES 2007/1139
N/F ROBERT A. SHARRAH 2007/1139
N/F ROBERT A. SHARRAH 2007/1139
N/F ROBERT A. SHARRAH

SECTION C

UNIT TYPE	QUANTITY
A	167
B	140
C	61
D	59
TOTAL	427

NORTH

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

"A" UNITS ARE 50' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"B" UNITS ARE 40' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"C" UNITS ARE 36' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"D" UNITS ARE 34' WIDE ATTACHED VILLAS (TOWNHOUSES).

SECTION C

SECTION LINE (TYP)

SR3003 HUNTERSTOWN ROAD

COPELAND LANE
STERRICK DRIVE
CHURCHILL LANE
FARNSWORTH LANE
ESTES DRIVE
LEITH DRIVE
COBB'S LEGION DRIVE
WILKES LANE
CICERO BROOKS WAY
GOLDSBOROUGH LANE
WEST DELCHAMPS DRIVE
EAST DELCHAMPS DRIVE
TAUGHINBAUGH COURT
CUSTER DRIVE
ROUNDER 2
CUSTER DRIVE
CUSTER DRIVE
WHITEHORSE DRIVE
CONNECTION TO EXISTING SEWER MANHOLE

UTILITY LOT 4
2.783 ACRES±

UTILITY LOT 1
5.519 ACRES±

UTILITY LOT 3
0.153 ACRES±

UTILITY LOT 2
0.153 ACRES±

H-10 37.979 ACRES±
H-15 1.082 ACRES±
H-21 6.020 ACRES±
H-22 11.697 ACRES±
H-23 1.538 ACRES±
H-24 11.308 ACRES±
H-27 15.665 ACRES±
H-28 8.763 ACRES±
H-28 31,700.0 SF± 0.728 ACRES±
H-37 27.598 ACRES±
H-43 7,870 SF± 0.181 ACRES±
H-8 11.713 ACRES±
H-9 9.845 ACRES±
H-25 6.972 ACRES±
H-26 6.972 ACRES±

SECTION C

Sharrah Design Group, Inc.
Land Surveying & Design
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REGISTERED PROFESSIONAL
ROBERT A. SHARRAH
PENNSYLVANIA
21615-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	BLDG-1708
1	11/09/05	PER TWP REVIEW COMMENTS	EXOD-1708
2	02/10/06	PER REVIEW COMMENTS	IMPROVE-1708-RETTEW-10-24-05
3	03/28/06	UPDATE UNIT COUNTS	PLOA-1708
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	RD NAMES-1708-A
		ADD PARTS F THRU K	TOOO-1708

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: PHASE01-1708

PHASING PLAN - SECTION C

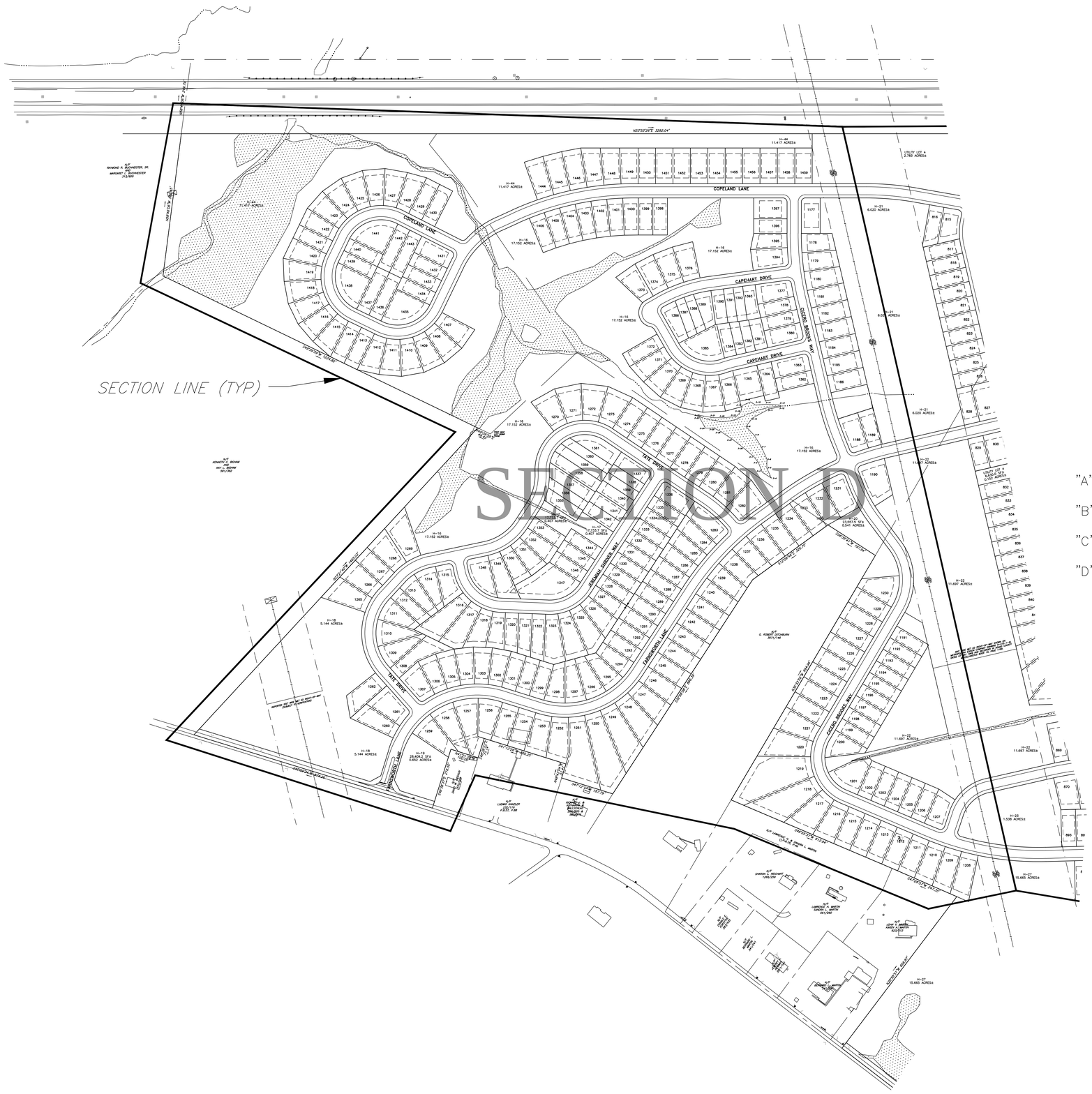
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 150'

SHEET NO.
PHSE-04


SECTION LINE (TYP)
COPELAND LANE
CAPEHART DRIVE
QUEEN BRONZE WAY
TATE DRIVE
JEREMIAH SURRICK WAY
LEMONTOWN LANE
HOSHOUR RUN
N/F RAYMOND K. BUCHHESTER, SR. AND MARGARET P. BUCHHESTER 313/1900
N/F KENNETH C. BOHAM ET UX 497 L. 350PAR 561/ONE
N/F G. ROBERT STONBURN 307/1748
N/F LEMMIE KNOUFF ET UX 423/ 71AR
N/F RAYMOND K. BUCHHESTER, SR. AND MARGARET P. BUCHHESTER 313/1900
N/F LAWRENCE H. MARTIN GROUNDRENTON 241/290
N/F JOHN H. SMITH ANNA M. SMITH 423/812
N/F SHARON L. REICHARD 1999/258
N/F DONALD E. SCHAEFFER ET UX 1999/258
N/F LAWRENCE H. MARTIN ET UX 1999/258
N/F RAYMOND K. BUCHHESTER, SR. AND MARGARET P. BUCHHESTER 313/1900
N/F CHARLES L. MASON
N=44 11,417 ACRES±
N=18 17.152 ACRES±
N=18 5.144 ACRES±
N=18 28,409.2 SF± 0.652 ACRES±
N=18 17,753.7 SF± 0.407 ACRES±
N=21 6.020 ACRES±
N=22 11.697 ACRES±
N=23 1.536 ACRES±
N=27 15.665 ACRES±
UTILITY LOT 4 2.783 ACRES±
UTILITY LOT 5 6.500 ACRES± 6.152 ACRES±
23,507.5 SF± 0.541 ACRES±
N27°57'26"E 3292.04'
N61°40'34"W 1,000.00'
S61°40'34"E 1,000.00'
S27°57'26"W 1,000.00'
N61°40'34"W 1,000.00'
N27°57'26"E



UNIT TYPE	QUANTITY
A	164
B	249
C	79
D	68
TOTAL	560

"A" UNITS ARE 50' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"B" UNITS ARE 40' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"C" UNITS ARE 36' WIDE SINGLE FAMILY DETACHED DWELLINGS.

"D" UNITS ARE 34' WIDE ATTACHED VILLAS (TOWNHOUSES).

NOTE:

THERE ARE 82 TOTAL UNITS ON THE EAST SIDE OF SR3003.

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT A. SHARRAH AND SURVEYOR 30170-E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/09/05	PER TWP REVIEW COMMENTS	BLDG-1708
2	02/10/06	PER REVIEW COMMENTS	EXOD-1708
3	03/28/06	UPDATE UNIT COUNTS	IMPROVE-1708-RETTEW-10-24-05
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	PLOA-1708
		ADD PARTS F THRU K	RD NAMES-1708-A
			TOOO-1708

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PLAN PREPARATION	
DRAWN BY: RAS	DATE: 19 AUGUST 2005
DESIGNED BY: RAS	FILE NO. 1708
CHECKED BY: RAS	DRAWING: ~~PHASE01~~1708

PHASING PLAN - SECTION E

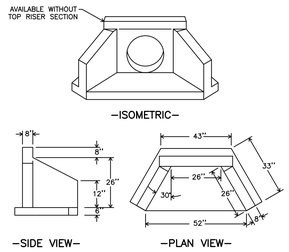
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

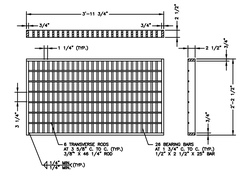
SCALE 1" = 150'

SHEET NO. PHSE-06



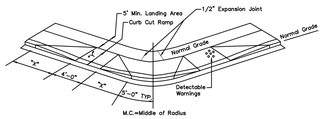
TYPE D–W ENDWALL
MAXIMUM PIPE SIZE – 21" C.M.P.
MONARCH PRODUCTS DWG. OS–1

NOT TO SCALE



BICYCLE SAFE INLET GRATE

NOT TO SCALE



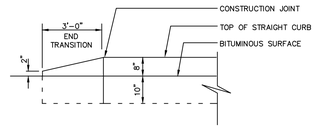
"x" – Length needed to maintain a maximum 12:1 slope along the face of the curb.

"y" – Length needed to maintain a maximum 12:1 slope from the curb line to the top of the ramp.

Detectable warnings to be raised truncated domes with a diameter of 0.9 inches (23mm), a height of 0.2 inches (5mm) on a 2.35 inch center to center spacing and shall contrast visually with adjoining surfaces.

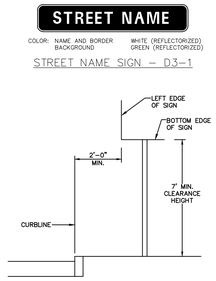
HANDICAPPED RAMP DETAILS

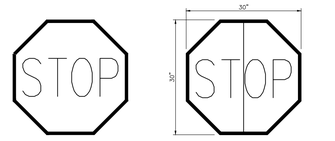
NOT TO SCALE



END CURB

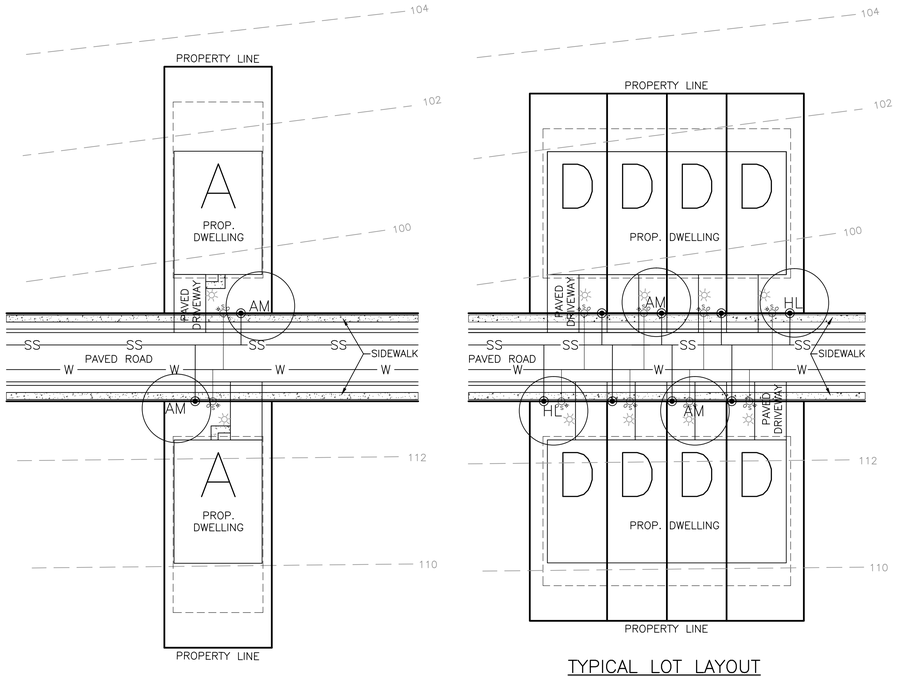
NOT TO SCALE





SIGN DETAIL

NOT TO SCALE

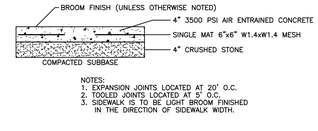


TYPICAL LOT LAYOUT

NOT TO SCALE

TYPICAL LOT LAYOUT

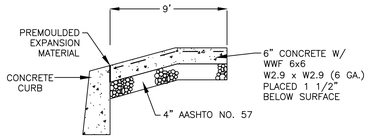
NOT TO SCALE



NOTES:
1. EXPANSION JOINTS LOCATED AT 20' O.C.
2. TOOLED JOINTS LOCATED AT 5' O.C.
3. SIDEWALK IS TO BE LIGHT BROOM FINISHED IN THE DIRECTION OF SIDEWALK WIDTH.

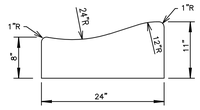
4' CONCRETE SIDEWALK

NOT TO SCALE



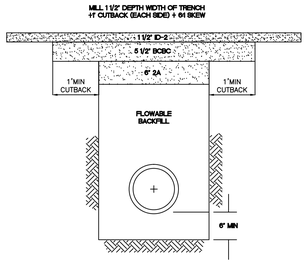
TYPICAL DRIVEWAY APRON DETAIL

NOT TO SCALE



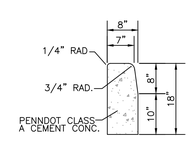
CURB DETAIL

(N.T.S.)

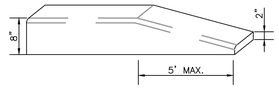


RESTORATION OF
OPEN CUT UTILITY CROSSING
USING FLOWABLE BACKFILL

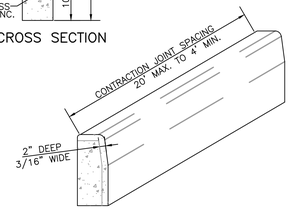
NOT TO SCALE



TYP. CROSS SECTION

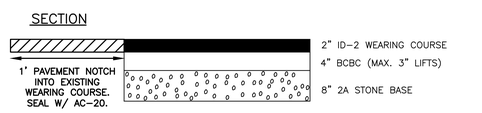


CURB TERMINAL END



REFERENCE RC–64
(AND/OR LATEST
APPROVED UPDATE)
PLAIN CEMENT CONCRETE CURB

NOT TO SCALE

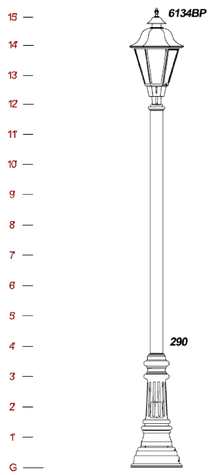


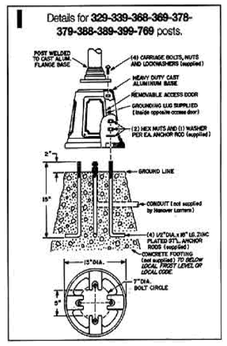
PAVING DETAIL

NOT TO SCALE

MAJOR INTERSECTION LIGHTING

SEE PLAN FOR LOCATIONS







FIXTURE MODEL: 6134BP OR EQUAL

POST MODEL: 290 OR EQUAL

FINISH: BLACK

PANELS: PRISMATIC POLYCARBONATE

WATTAGE: 175 WATT

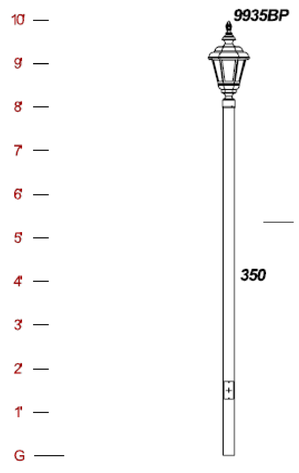
VOLTAGE: 208 VOLT

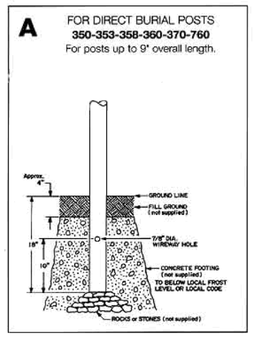
MH–METAL HALIDE

PHOTO CONTROL: 120 VOLT

NOTE: FIXTURES AND POSTS ABOVE TO BE HANOVER LATERN MODELS AS SHOWN OR APPROVED EQUAL.

RESIDENTIAL LIGHTING







FIXTURE MODEL: 9935BP OR EQUAL

FINISH: BLACK

POST MODEL: 350 OR EQUAL

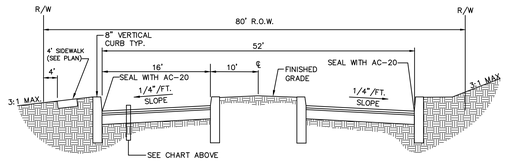
PANELS:

WATTAGE: 70 WATT

VOLTAGE: 120 VOLT

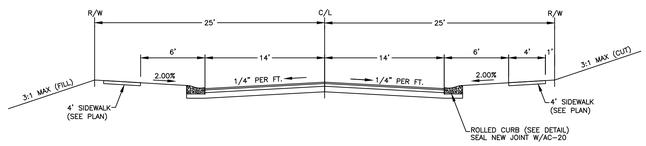
INCANDESCENT

PHOTO CONTROL: 120 VOLT



ROAD 1A
BOULEVARD CROSS SECTION

NOT TO SCALE



TYPICAL ROADWAY CURBED SECTION

NOT TO SCALE

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT A. SHARRAH 30170–E

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	11/09/05	PER TWP REVIEW COMMENTS	
2	2/10/06	PER TWP REVIEW COMMENTS	
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K	

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 19 AUGUST 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 1708
CHECKED BY: RAS/RETTEW	DRAWING: ST01–DTLS

SITE DETAILS

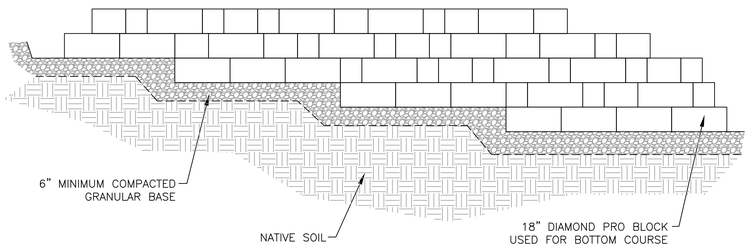
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

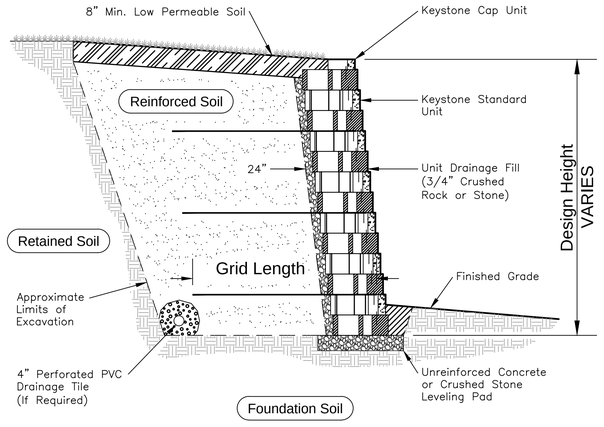
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

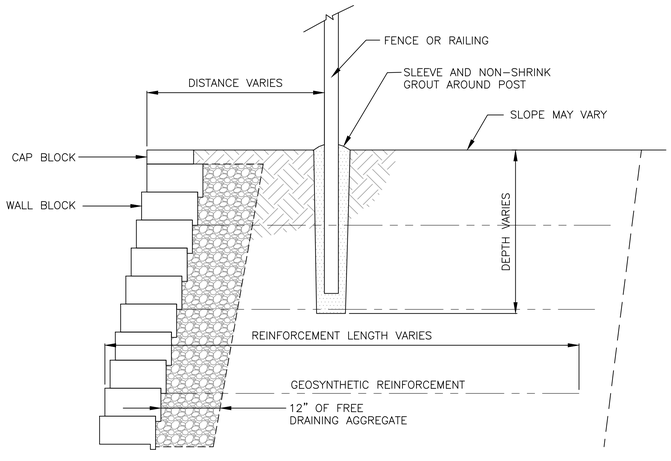
SHEET NO. ST-DT1



Typical Retaining Wall Layout
Not To Scale

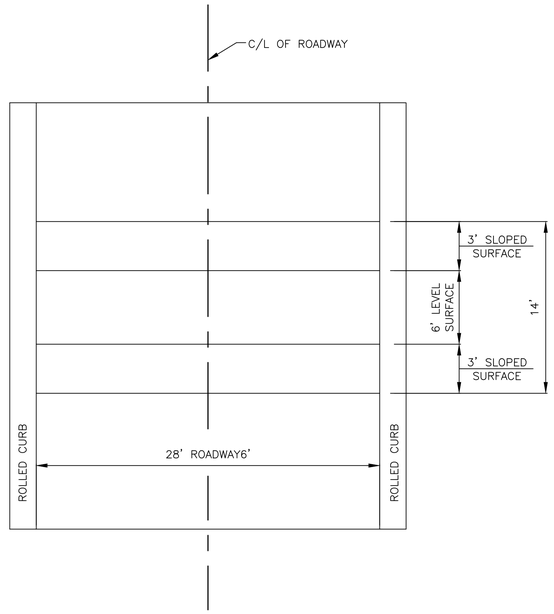


Typical Retaining Wall Section
Not To Scale

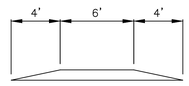


Typical Retaining Wall Section With Fence
Not To Scale

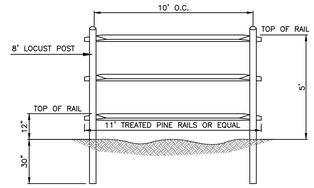
THE ABOVE DETAIL IS INTENDED AS A GENERIC REPRESENTATION OF POSSIBLE WALL CONSTRUCTION. THE CONTRACTOR SHALL CONSTRUCT WALL IN FULL ACCORDANCE MANUFACTURES SPECIFICATIONS UNDER THE GUIDANCE OF A REGISTERED ENGINEER.



Speed Bump Plan
Not To Scale



Speed Bump Section
Not To Scale

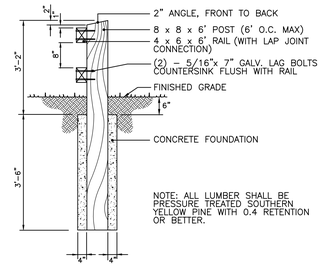


Recommended Installation Tips

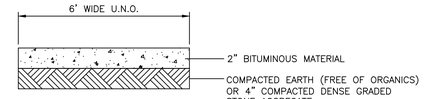
1. Install corner post plumb and straight.
2. Use a string line to ensure fence is straight.
3. Dig holes 10 feet on center and 30 inches deep to ensure bottom rail is approximately 12 inches above ground.
4. After corner post is installed, slide rails into corner and then into the second post.
5. Tamp dirt around each post as it is installed.
6. Ensure that the widest side of the rail is up.
7. Continue installing rails and posts until line is complete.

3 RAIL – POST & RAIL FENCE #1
NOT TO SCALE

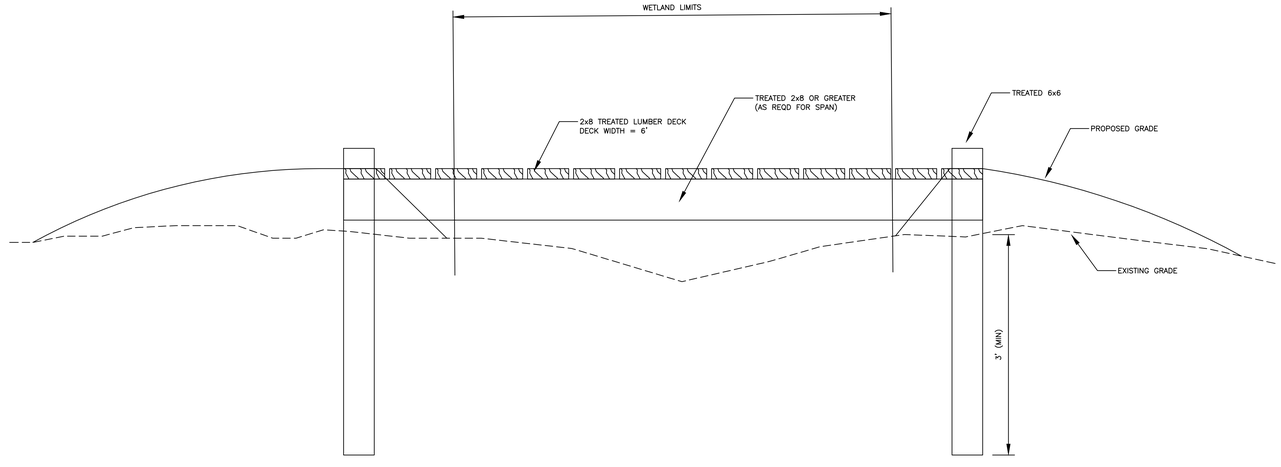
NOTE: 3 RAIL FENCE SHALL BE INSTALLED ALONG AREAS OF STEEP SLOPES OR RETENTION BASINS ALONG THE PEDESTRIAN TRAIL.



WOOD GUIDE RAIL – FENCE #2
NOT TO SCALE



PEDESTRIAN TRAIL
NOT TO SCALE



TIMBER PEDESTRIAN BRIDGE FOR WETLAND CROSSING
NOT TO SCALE

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922
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SITE DETAILS

GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. ST-DT2