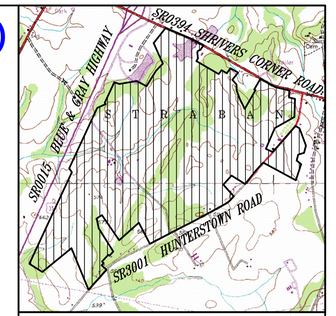
Attachment 3 to Discovery A-4 (Wastewater)

PART B
PRELIMINARY SUBDIVISION PLANS
FOR
GETTYSBURG COMMONS
SITUATED IN
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA
A PLANNED COMMUNITY FOR ACTIVE ADULTS
GRADING/ STORMWATER MANAGEMENT/ STORMWATER MANAGEMENT DETAILS



VICINITY MAP SCALE – 1"=2000' NORTH

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, SLUDGE, 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.

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.

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 WITHOUT NUMBERS) 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.

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.

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

EQUITABLE OWNER/SUBDIVIDER

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

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 B
SHEET INDEX

TITLE SHEET	1	SHEET
GRADING PLANS	27	SHEETS
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS	27	SHEETS
STORMWATER MANAGEMENT DETAILS	2	SHEET
PREDEVELOPED DRAINAGE DIVIDE MAP (OVERALL)	1	SHEET
POSTDEVELOPED DRAINAGE DIVIDE MAP (OVERALL)	1	SHEET

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20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-6922

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

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

TITLE SHEET - GRADING & STORMWATER MANAGEMENT
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. TITLE SHEET



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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING UNDERGROUND TELEPHONE LINE (UT)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING WELL (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT (FH)
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY SEWER FORCEMAIN (FM)
- EXISTING TELEPHONE BOX (T)
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE (ex. size)
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION +350.25
- PROPOSED FINISHED FLOOR ELEVATION F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION B.E.=345.00

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

BLD-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\BLD-1708.dwg]
EGS-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\EGS-1708.dwg]
TOG-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\TOG-1708.dwg]
PLOT-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\PLOT-1708.dwg]
PLOG-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\PLOG-1708.dwg]
GRADE-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\GRADE-1708.dwg]
SWM ACCESS-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\SWM ACCESS-1708.dwg]

H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\GR-1708 GA.dwg

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PLAN PREPARATION		
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005	
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005	
CHECKED BY: RAS/RETTEW	DRAWING:	

GRADING PLAN (AREA A1)

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

SCALE 1" = 50'

SHEET NO. GR-A1

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW- ENDWALL/HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1706 rock creek farms\preliminary>70XBYPART BV\GR01-1706 04.dwg

BLD-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\BLD-1706.dwg]
EGR-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\EGR-1706.dwg]
TOG-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\TOG-1706.dwg]
PLOG-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\PLOG-1706.dwg]
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PLOG-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\PLOG-1706-Rev-10-04-05-2.dwg]
[MEM] ACCESS-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\MEM] ACCESS-1706.dwg]

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA A2)

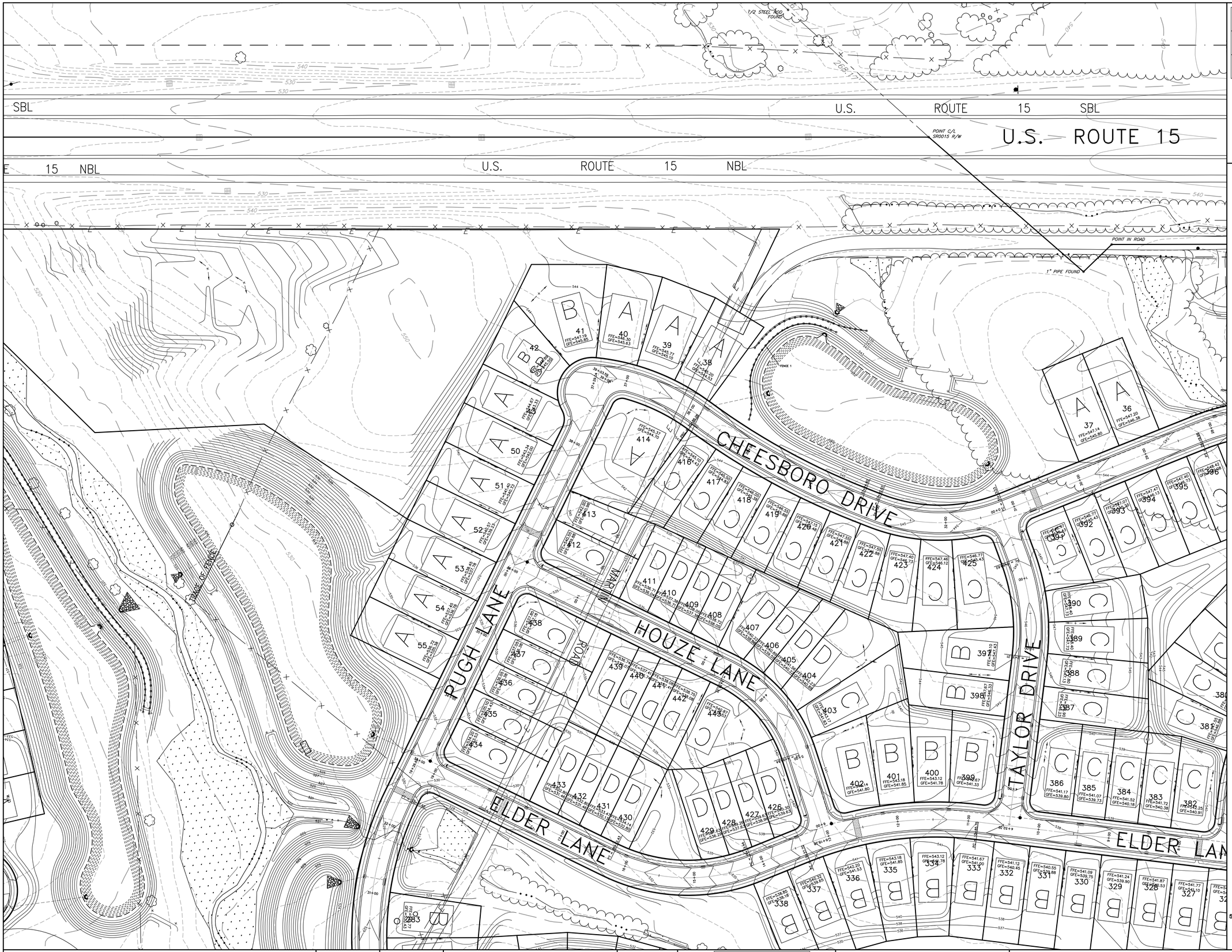
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-A2



A6	A5	A4	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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-SG) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1706 rock creek farms\preliminary\1706PVMRT EV2021-1706 OA.dwg

RLDC-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\RLDC-1706.dwg]
EVP-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\EVP-1706.dwg]
T000-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\T000-1706.dwg]
PVMRT-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\PVMRT-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\PLOA-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\PLOA-OA-10-04-05.dwg]
EMR_ACCESS-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\EMR_ACCESS-1706.dwg]

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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 TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA A3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-A3

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

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
EXISTING STORM PIPE	18" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	350
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1706 rock creek farms\preliminary-1706\PLAN\PLAN A4 1706.dwg

RLOC-1706 [H:\1706 ROCK CREEK FARMS\WORK-1706\RLOC-1706.dwg]
T100-1706 [H:\1706 ROCK CREEK FARMS\WORK-1706\T100-1706.dwg]
T200-1706 [H:\1706 ROCK CREEK FARMS\WORK-1706\T200-1706.dwg]
PLOC-1706 [H:\1706 ROCK CREEK FARMS\WORK-1706\PLOC-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARMS\WORK-1706\PLOA-1706.dwg]
EMER-1706 [H:\1706 ROCK CREEK FARMS\WORK-1706\EMER-1706.dwg]
EMER ACCESS-1706 [H:\1706 ROCK CREEK FARMS\WORK-1706\EMER ACCESS-1706.dwg]

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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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA A4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-A4

A6	A5 THIS SHEET	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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW- ENDWALL/HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE — 18" RCP
- PROPOSED PIPE OUTLET PROTECTION — #2
- EXISTING CONTOUR LINE — 350
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1706 rock creek farms\gettysburg\1706VPART BV\2021-1706 GA.dwg

RLOC-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\RLOC-1706.dwg]
T100-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\T100-1706.dwg]
T200-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\T200-1706.dwg]
PLOC-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\PLOC-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\PLOA-1706.dwg]
EMER-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\EMER-1706.dwg]
EMER ACCESS-1706 [H:\1706 ROCK CREEK FARMS\VERT-1706\EMER ACCESS-1706.dwg]

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA A5)

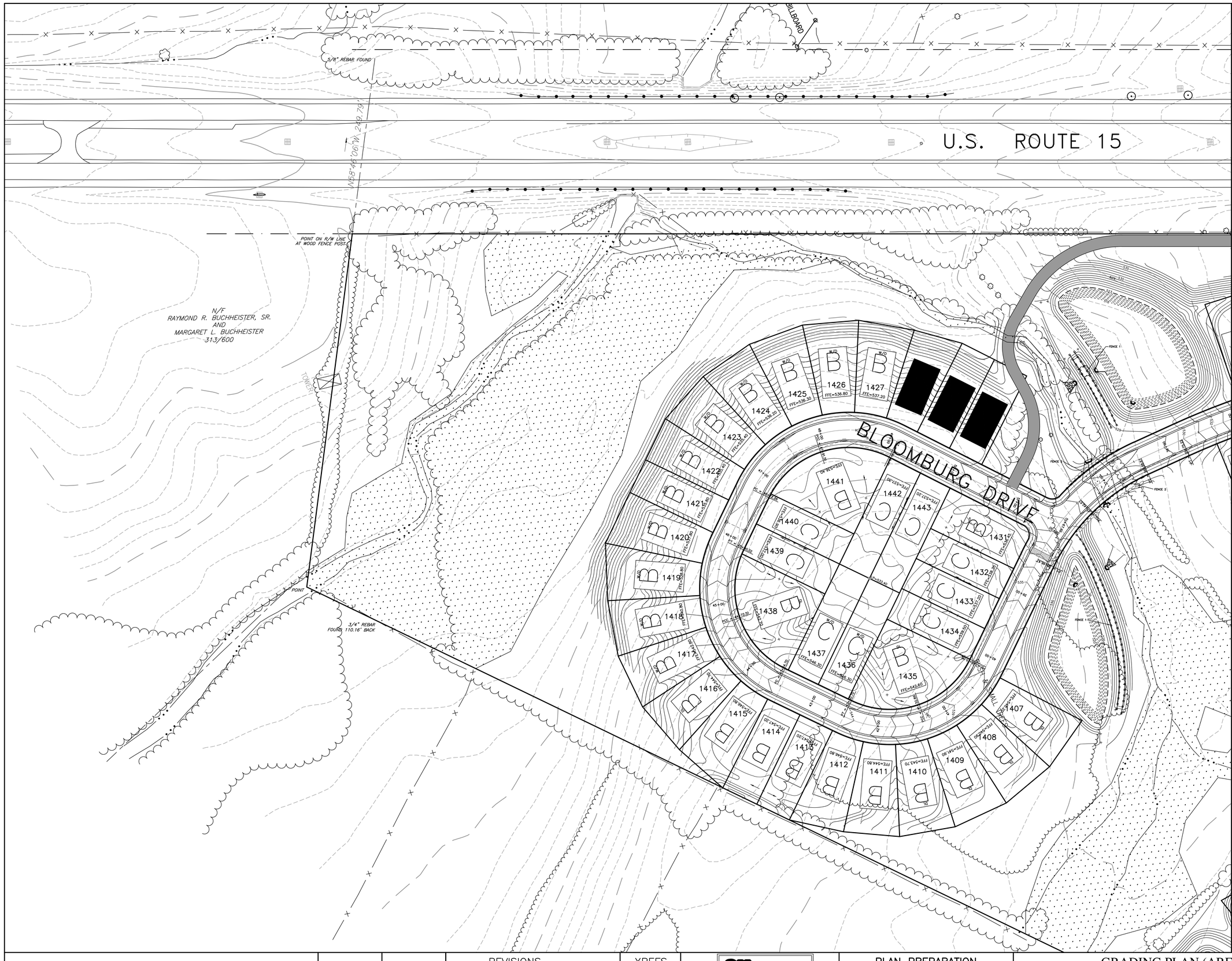
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-A5



24x36 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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX — MB
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE — 24" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\BLDG-1708.dwg, 10/5/2018 8:04:55 AM, Ray
H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\TOWN-1708.dwg, 10/5/2018 8:04:55 AM, Ray
H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\TOPO-1708.dwg, 10/5/2018 8:04:55 AM, Ray
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H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\GRADE-1708.dwg, 10/5/2018 8:04:55 AM, Ray
H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\UTIL-1708.dwg, 10/5/2018 8:04:55 AM, Ray
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H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\ACCESS-1708.dwg, 10/5/2018 8:04:55 AM, Ray
H:\1708 rock creek farms\preliminary-1708\PLAN SHEETS\GRADE A6.dwg

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PLAN PREPARATION		
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005	
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005	
CHECKED BY: RAS/RETTEW	DRAWING:	

GRADING PLAN (AREA A6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-A6

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

SHEET INDEX
NOT TO SCALE

NORTH

AXLE FOUND

1/2" STEEL ROD FOUND

NORTH CAVALRY DRIVE

CORNER ROAD

STATE ROUTE

RR SPIKE TO BE SET C/L ROAD

FENCE 1

FENCE 2

PROP. DOCK

PROP. BOARDWALK ON PIERS

PROP. DOCK HOUSE

5/8" REBAR TO BE SET

TR

EEE 565.00

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW-1 ENDWALL/ HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
EXISTING STORM PIPE	18" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	350
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+ 350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

NORTH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RLDC-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\WRD-1706.dwg]
T-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\T-1706.dwg]
T000-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\T000-1706.dwg]
T001-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\T001-1706.dwg]
PLOT-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\PLOT-1706.dwg]
PLOA-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\PLOA-1706.dwg]
MAP-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\MAP-1706.dwg]
EMER ACCESS-1706 [N:\1706 ROCK CREEK FARMS\WRF-1706\EMER ACCESS-1706.dwg]

N:\1706 rock creek farms\gettysburg>1706\PLOT B\GR01-1706 GA.dwg

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA B1)

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

SCALE 1" = 50'

SHEET NO. GR-B1

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3	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

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	-x-x-x-
PROPOSED FENCE	-x-x-
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	-OT-
EXISTING UNDERGROUND TELEPHONE LINE	-UT-
EXISTING OVERHEAD ELECTRIC LINE	-OE-
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	-W-
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	-S-
EXISTING SANITARY SEWER FORCEMAIN	-FM-
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	-G-
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW-1 ENDWALL/ HEADWALL; SMH-7 STORM MANHOLE; FES-1 FLARED ENDSECTION
EXISTING STORM PIPE	48" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	-350-
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

R:\1708 rock creek farm\preliminary-1708\final 8"(200)-1708 GR.dwg

RLDC-1708 [R:\1708 ROCK CREEK FARM\LIVERT-1708\RLDC-1708.dwg]
TOPO-1708 [R:\1708 ROCK CREEK FARM\LIVERT-1708\TOPO-1708.dwg]
TOOO-1708 [R:\1708 ROCK CREEK FARM\LIVERT-1708\TOOO-1708.dwg]
SWM-1708 [R:\1708 ROCK CREEK FARM\LIVERT-1708\SWM-1708.dwg]
PLOA-1708 [R:\1708 ROCK CREEK FARM\LIVERT-1708\PLOA-1708.dwg]
EASE-1708 [R:\1708 ROCK CREEK FARM\LIVERT-1708\EASE-1708.dwg]
EMER ACCESS-1708 [R:\1708 ROCK CREEK FARM\LIVERT-1708\EMER ACCESS-1708.dwg]

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA B2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-B2

A6	A5	A4	A3	A2	A1
B6	B5	B4	B3 (AREA 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

PRODUCTION WELL #4

PRODUCTION WELL #1

TO BE RAZED

TO BE RAZED

PUGH LANE

WEST DELONEY DRIVE

PAUL HILL LANE

GREEN DRIVE

PENNINGTON LANE

GOLDSBOROUGH LANE

DELONEY DRIVE

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
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- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
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- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING WELL (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY SEWER FORCEMAIN (FM)
- EXISTING TELEPHONE BOX (T)
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET, (EW-) ENDWALL/HEADWALL, (SMH-) STORM MANHOLE, (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE — 18" RCP
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — +350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

BLDG-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\BLDG-1706.dwg]
T000-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\T000-1706.dwg]
SUB-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\SUB-1706.dwg]
PLOT-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\PLOT-1706.dwg]
PLOA-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\PLOA-1706.dwg]
EMER-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\EMER-1706.dwg]
EMER_ACCESS-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\EMER_ACCESS-1706.dwg]

N:\1706 rock creek farms\planning\1706\final # (GR)\1706 GR-B3.dwg

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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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA B3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE — 48" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — 1550
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

TO BE RAZED

PRODUCTION WELL #4

Silo Silo Silo

ESTES DRIVE

COBB'S LEGION DRIVE

STORRICK DRIVE

CICERO BROOKS WAY

CHURCHILL LANE

WILKES LANE

GOLDSBO

300' WIDE MET ED RIGHT-OF-WAY SHOWN ON METROPOLITAN EDISON COMPANY DRAWING R-2754-1-W DATED 07-MAY 1969 AND RECORDED IN ADAMS COUNTY MISCELLANEOUS BOOK 10, PAGE 1149.

BLDG-TOP [N:\TOP ROCK CREEK FARMS\WRF-TOP\BLDG-TOP.dwg]
TOPO-TOP [N:\TOP ROCK CREEK FARMS\WRF-TOP\TOPO-TOP.dwg]
TOPO-BOT [N:\TOP ROCK CREEK FARMS\WRF-TOP\TOPO-BOT.dwg]
PLOT-TOP [N:\TOP ROCK CREEK FARMS\WRF-TOP\PLOT-TOP.dwg]
PLOT-BOT [N:\TOP ROCK CREEK FARMS\WRF-TOP\PLOT-BOT.dwg]
EASE-TOP [N:\TOP ROCK CREEK FARMS\WRF-TOP\EASE-TOP.dwg]
EASE-BOT [N:\TOP ROCK CREEK FARMS\WRF-TOP\EASE-BOT.dwg]
EMER ACCESS-TOP [N:\TOP ROCK CREEK FARMS\WRF-TOP\EMER ACCESS-TOP.dwg]

N:\TOP ROCK CREEK FARMS\DRAWINGS\WRF-TOP\GRADING PLAN (AREA B4).dwg

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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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA B4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-B4

A6	A5	A4	A3	A2	A1
B6	C5 THIS SHEET	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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I=50 INLET; EW= ENDWALL/ HEADWALL; SMH= STORM MANHOLE; FES= FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION + 350.25
- PROPOSED FINISHED FLOOR ELEVATION F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES (a) 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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA B5)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-B5

H:\1706 rock creek farm\gettysburg\1706\final 8\GR5-1706 04.dwg

RUDG-1706 [H:\1706 ROCK CREEK FARM\VER1-1706\RUDG-1706.dwg]
T100-1706 [H:\1706 ROCK CREEK FARM\VER1-1706\T100-1706.dwg]
T200-1706 [H:\1706 ROCK CREEK FARM\VER1-1706\T200-1706.dwg]
PLOT-1706 [H:\1706 ROCK CREEK FARM\VER1-1706\PLOT-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARM\VER1-1706\PLOA-1706.dwg]
EWR-1706 [H:\1706 ROCK CREEK FARM\VER1-1706\EWR-1706.dwg]
EWR_ACCESS-1706 [H:\1706 ROCK CREEK FARM\VER1-1706\EWR_ACCESS-1706.dwg]



A6	A5	A4	A3	A2	A1
(NO 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

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW- ENDWALL/HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
EXISTING STORM PIPE	6" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	(350)
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+ 350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

RLDC-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\BLDG-1708.dwg]
SWM-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\SWM-1708.dwg]
TOGO-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\TOGO-1708.dwg]
ALL-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\ALL-1708.dwg]
GRADE-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\GRADE-1708-04-10-04-05.dwg]
PUSA-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\PUSA-1708.dwg]
EMER-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\EMER-1708.dwg]
EMER ACCESS-1708 [N:\1708 ROCK CREEK FARMS\WRF-1708\EMER ACCESS-1708.dwg]
1708 rock creek farms\plan#ary-1708\PLAN B1\GR01-1708-04.dwg

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA B6)

GETTYSBURG COMMONS

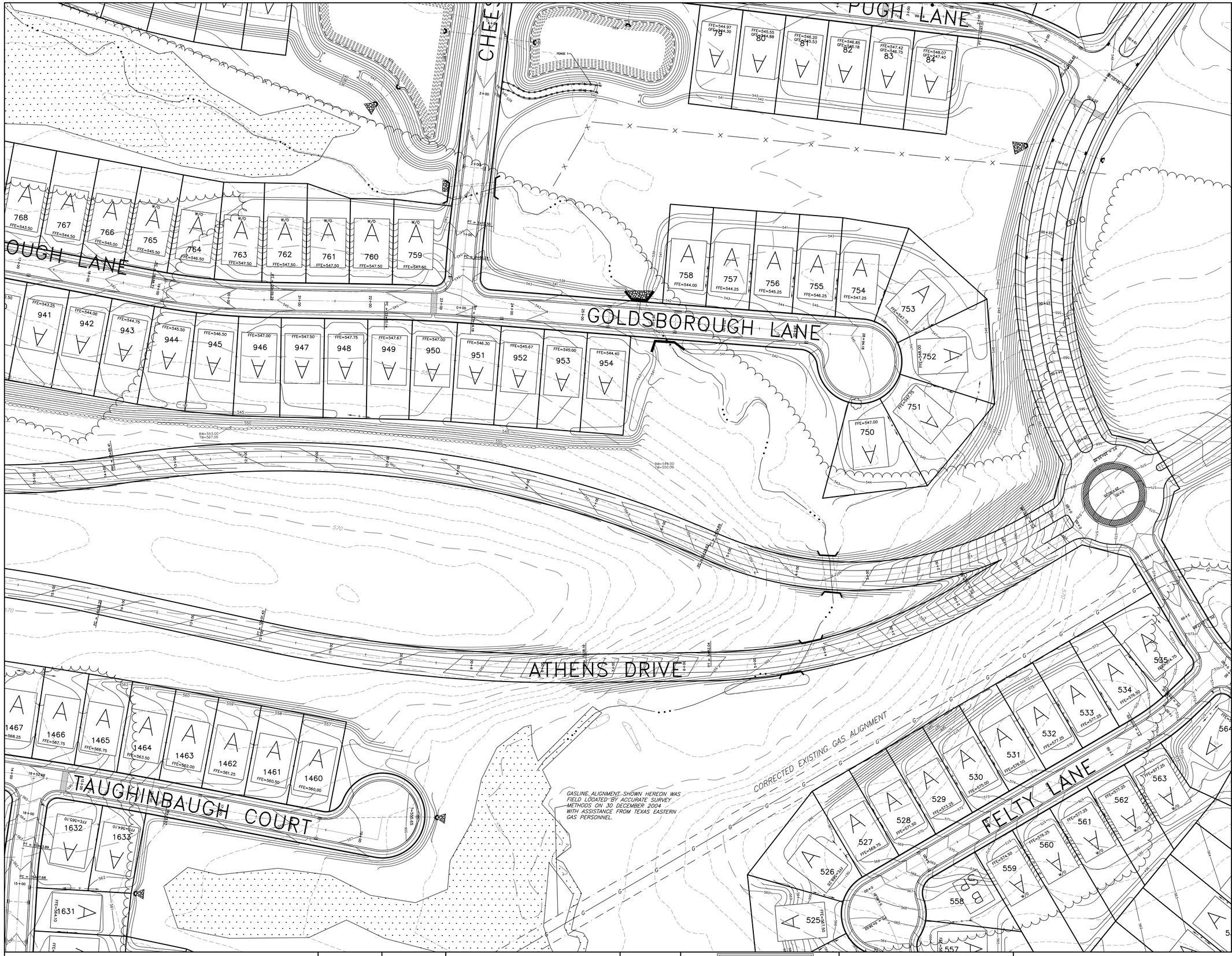
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-B6


PROP. DOCK HOUSE
PROP. DOCK
5/8" REBAR TO BE SET
5/8" REBAR TO BE SET
5/8" REBAR TO BE SET
RAIL SPIKE TO BE SET C/L ROAD
ROUTE 394
FFE 565.00
GRD FLR 555.00
TW=564.00
TW=560.00
TW=560.00
TW=556.00
TW=560.50
TW=566.00
TW=573.00
TW=573.00
CONC
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
S60°46'30"E 654.77'
NORTH CAVALRY DRIVE
CHARLES COX COURT
5/8" REBAR TO BE SET
1" PIPE FOUND
1" PIPE FOUND
1" PIPE FOUND
406.87'
POINT NEAR C/L ROAD
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
ERS CORNER ROAD
535
444
445
446
447
448
449
450
451
452
453
454
455
457
563
564
565
566
567
568
569
570
571
572
608
609
610
536
537
538
FFE=578.50
FFE=577.25
FFE=570.00
FFE=568.00
FFE=565.75
FFE=566.50
FFE=567.25
FFE=568.00
FFE=569.75
FFE=566.75
FFE=565.50
FFE=566.00
FFE=567.50
FFE=568.00
FFE=568.75
FFE=568.25
FFE=575.00
FFE=571.25
FFE=569.00
FFE=565.50
FFE=564.75
W/O
W/O
W/O



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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING UNDERGROUND TELEPHONE LINE (UT)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY SEWER FORCEMAIN (FM)
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- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW- ENDWALL/HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
- EXISTING STORM PIPE (24" RCP)
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION + 350.25
- PROPOSED FINISHED FLOOR ELEVATION F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1706 rock creek farm\preliminary-1706\PLAN\PLOT DWGS\1706-GR-10-04-05.dwg

RLOC-1706 [H:\1706 ROCK CREEK FARM\LAYER\1706\RLOC-1706.dwg]
T000-1706 [H:\1706 ROCK CREEK FARM\LAYER\1706\T000-1706.dwg]
GR-1706 [H:\1706 ROCK CREEK FARM\LAYER\1706\GR-1706.dwg]
PLOT-1706 [H:\1706 ROCK CREEK FARM\LAYER\1706\PLOT-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARM\LAYER\1706\PLOA-1706.dwg]
EMER-1706 [H:\1706 ROCK CREEK FARM\LAYER\1706\EMER-1706.dwg]
ACCESS-1706 [H:\1706 ROCK CREEK FARM\LAYER\1706\ACCESS-1706.dwg]

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PLAN PREPARATION		
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005	
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005	
CHECKED BY: RAS/RETTEW	DRAWING:	

GRADING PLAN (AREA C2)

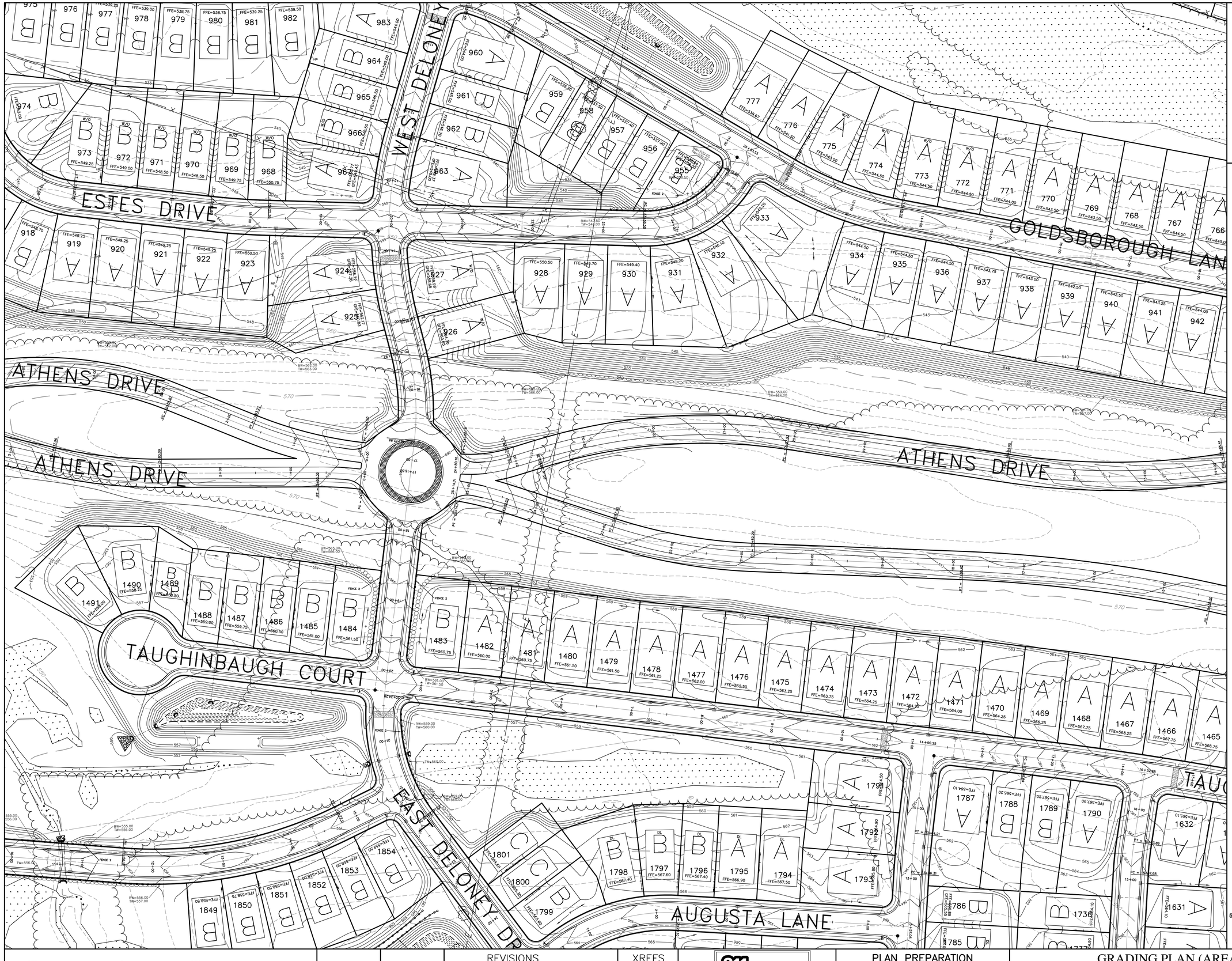
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-C2



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

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
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- EXISTING EASEMENT LINE
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- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY SEWER FORCEMAIN (SM)
- EXISTING TELEPHONE BOX (T)
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW- ENDWALL/HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
- EXISTING STORM PIPE (6" RCP)
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION + 350.25
- PROPOSED FINISHED FLOOR ELEVATION F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION B.E.=345.00

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RLDC=T08 [H:\TO8 ROCK CREEK FARMS\WRK-T08\RLDC=T08.dwg]
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T001=T08 [H:\TO8 ROCK CREEK FARMS\WRK-T08\T001=T08.dwg]
PLOT=T08 [H:\TO8 ROCK CREEK FARMS\WRK-T08\PLOT=T08.dwg]
PLOA=T08 [H:\TO8 ROCK CREEK FARMS\WRK-T08\PLOA=T08.dwg]
PLOB=T08 [H:\TO8 ROCK CREEK FARMS\WRK-T08\PLOB=T08.dwg]
EMER ACCESS=T08 [H:\TO8 ROCK CREEK FARMS\WRK-T08\EMER ACCESS=T08.dwg]
H:\TO8 rock creek farms\wrk-t08\PLOT B (GR)=T08 GR-C3.dwg

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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 BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA C3)

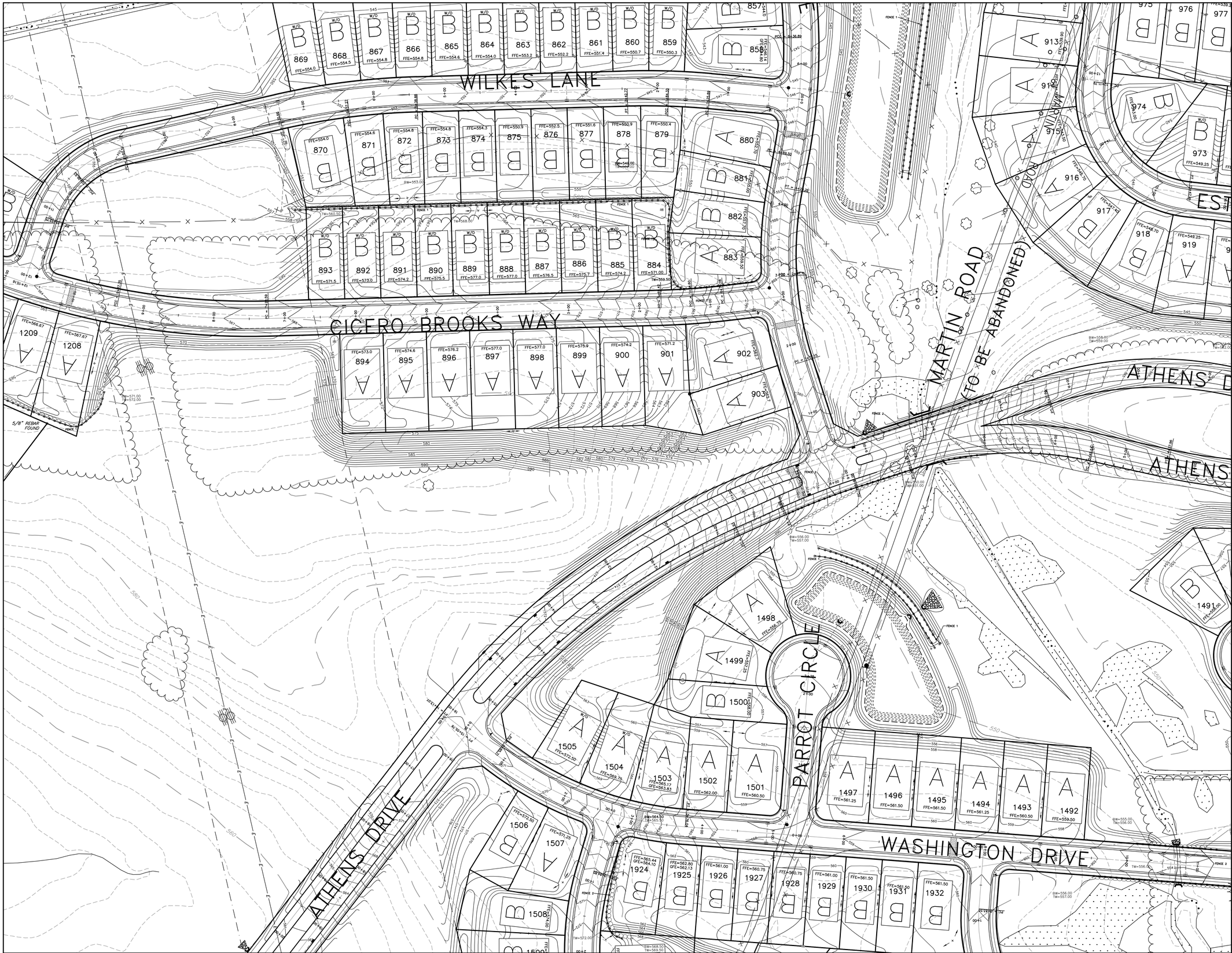
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-C3



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

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING UNDERGROUND TELEPHONE LINE (UT)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING WELL (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT (FH)
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY SEWER FORCEMAIN (FM)
- EXISTING TELEPHONE BOX (T)
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE (18" RCP)
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (550)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION + 350.25
- PROPOSED FINISHED FLOOR ELEVATION F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1708 rock creek farms\preliminary\1708VPART B\1708-04-10-04-05.dwg
RLOG-1708 [H:\1708 ROCK CREEK FARMS\VERT-1708\RLOG-1708.dwg]
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T500-1708 [H:\1708 ROCK CREEK FARMS\VERT-1708\T500-1708.dwg]
P100-1708 [H:\1708 ROCK CREEK FARMS\VERT-1708\P100-1708.dwg]
P10A-1708 [H:\1708 ROCK CREEK FARMS\VERT-1708\P10A-1708.dwg]
P500-1708 [H:\1708 ROCK CREEK FARMS\VERT-1708\P500-1708.dwg]
EMER ACCESS-1708 [H:\1708 ROCK CREEK FARMS\VERT-1708\EMER ACCESS-1708.dwg]

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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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA C4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-C4

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

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW-1 ENDWALL/ HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
EXISTING STORM PIPE	48" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	550
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+ 350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1708 rock creek farms\gettdesign\~1708\PLOT\ [1708-GA-10-04-05.dwg]
RLDC-1708 [H:\1708 ROCK CREEK FARMS\GRT~1708\RLDC-1708.dwg]
T100-1708 [H:\1708 ROCK CREEK FARMS\GRT~1708\T100-1708.dwg]
T200-1708 [H:\1708 ROCK CREEK FARMS\GRT~1708\T200-1708.dwg]
PLOT-1708 [H:\1708 ROCK CREEK FARMS\GRT~1708\PLOT-1708.dwg]
PLOA-1708 [H:\1708 ROCK CREEK FARMS\GRT~1708\PLOA-1708.dwg]
EASE-1708 [H:\1708 ROCK CREEK FARMS\GRT~1708\EASE-1708.dwg]
EMER ACCESS-1708 [H:\1708 ROCK CREEK FARMS\GRT~1708\EMER ACCESS-1708.dwg]

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2004) 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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA C5)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-C5



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

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE; EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	FH
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
EXISTING STORM PIPE	24" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	350
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+ 350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1708 rock creek farms\preliminary-1708\PLAN BVGR01-1708 GA.dwg

RLDC-1708 [H:\1708 ROCK CREEK FARMS\XREF-1708\BVBD-1708.dwg]
EGOLAN-1708 [H:\1708 ROCK CREEK FARMS\XREF-1708\EGOLAN-1708.dwg]
TOOD-1708 [H:\1708 ROCK CREEK FARMS\XREF-1708\TOOD-1708.dwg]
GVSC-1708 [H:\1708 ROCK CREEK FARMS\XREF-1708\GVSC-1708.dwg]
PLOA-1708 [H:\1708 ROCK CREEK FARMS\XREF-1708\PLOA-1708.dwg]
EMER ACCESS-1708 [H:\1708 ROCK CREEK FARMS\XREF-1708\EMER ACCESS-1708.dwg]

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811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN TWO (2) WORKING DAYS AND NO MORE THAN FIVE (5) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA C6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-C6



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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING UNDERGROUND TELEPHONE LINE (UT)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING WELL (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT (FH)
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY SEWER FORCEMAIN (FM)
- EXISTING TELEPHONE BOX (T)
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-5G) INLET; (EW-1) ENDWALL/HEADWALL; (SMH-1) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (550)
- PROPOSED CONTOUR LINE — 550
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1708 rock creek farms\preliminary=1708\PART B\GR01-1708 GA.dwg

BLDG=1708 [H:\1708 ROCK CREEK FARMS\VERT=1708\BLDG-1708.dwg]
TOPO=1708 [H:\1708 ROCK CREEK FARMS\VERT=1708\TOPO-1708.dwg]
TOPO=1708 [H:\1708 ROCK CREEK FARMS\VERT=1708\TOPO-1708-GA-10-04-06.dwg]
PLSA=1708 [H:\1708 ROCK CREEK FARMS\VERT=1708\PLSA-1708.dwg]
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EMP_ACCESS=1708 [H:\1708 ROCK CREEK FARMS\VERT=1708\EMPLOYMENT ACCESS-1708.dwg]

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XREFS

Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121(2000) 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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA D1)

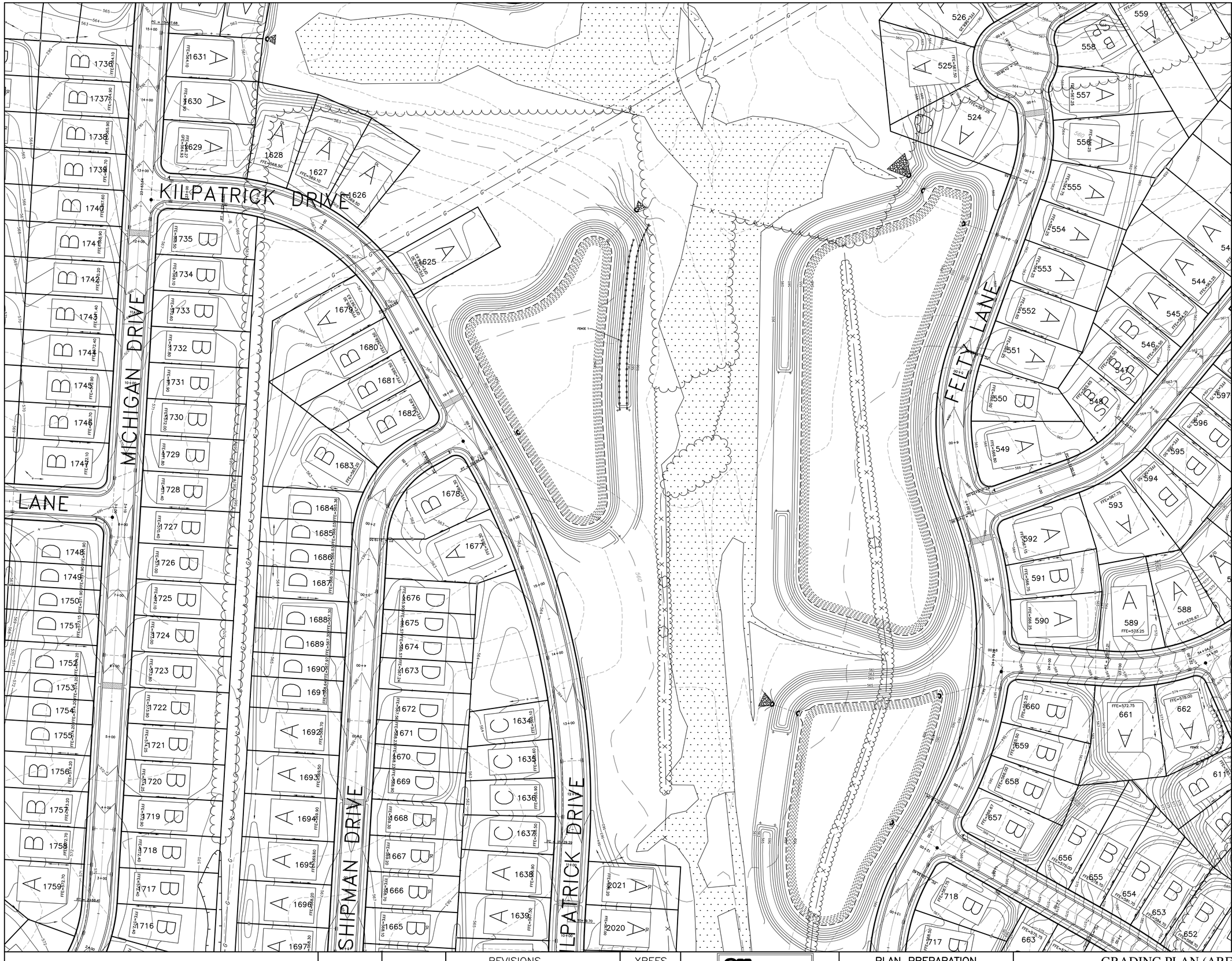
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-D1



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

SHEET INDEX
NOT TO SCALE

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX — MB
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

H:\1706 rock creek farms\preliminary\1706PLPART B\GR01-1706.dwg
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TOPO-1706 DS [H:\1706 ROCK CREEK FARMS\XREF\1706_TOPO-1706-DA-10-DA-60.dwg]
PLOT-1706 [H:\1706 ROCK CREEK FARMS\XREF\1706_PLOT-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARMS\XREF\1706_PLOA-1706.dwg]
EASE-1706 [H:\1706 ROCK CREEK FARMS\XREF\1706_EASE-1706.dwg]
EMER ACCESS-1706 [H:\1706 ROCK CREEK FARMS\XREF\1706_EMER ACCESS-1706.dwg]

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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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA D2)

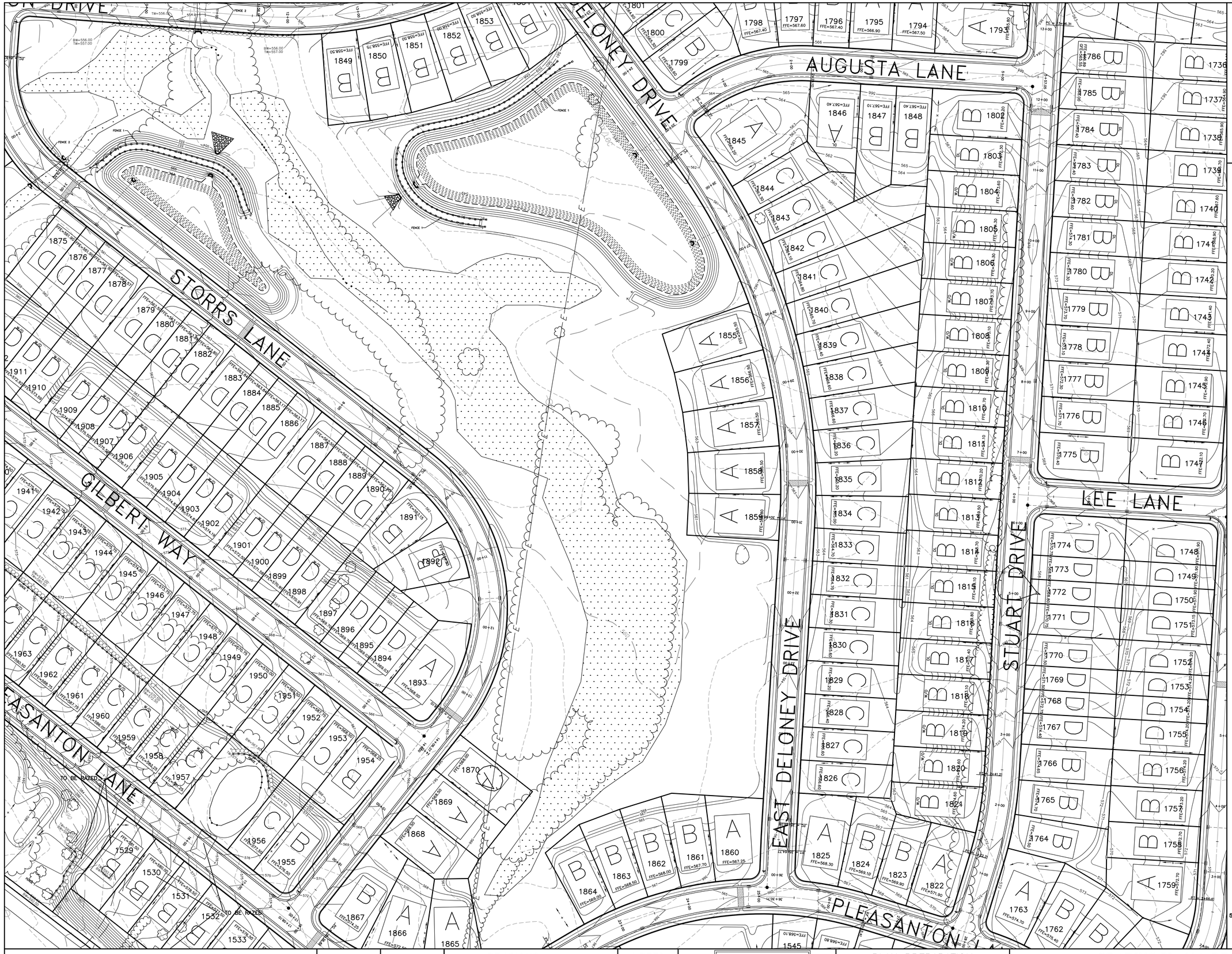
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-D2



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

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

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Gettysburg, PA 17325
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Fax: (717) 334-0922
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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2004) 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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
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GRADING PLAN (AREA D3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-D3

BLDG-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706\BLDG-1706.dwg]
T100-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706\T100-1706.dwg]
T200-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706\T200-1706.dwg]
PLOT-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706\PLOT-1706.dwg]
PLOA-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706\PLOA-1706.dwg]
EMER ACCESS-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706\EMER ACCESS-1706.dwg]
H:\1706\rock creek farms\grp\plotting\PLOT-1706-GA-10-04-05.dwg


HUNTERSTOWN ROAD
HUNTERSTOWN ROAD
PLEASANTON LANE
PLEASANTON LANE
MARTIN ROAD
POINT NEAR C/L ROAD
POINT ON EXISTING ROAD R/W LINE
POINT NEAR C/L ROAD
POINT ON EXISTING ROAD R/W LINE
POINT ON EXISTING ROAD R/W LINE
TO BE RAZED
TO BE RAZED
TO BE RAZED
FENCE 1
FENCE 2
FENCE 3
FENCE 4
FENCE 5
FENCE 6
FENCE 7
FENCE 8
FENCE 9
FENCE 10
FENCE 11
FENCE 12
FENCE 13
FENCE 14
FENCE 15
FENCE 16
FENCE 17
FENCE 18
FENCE 19
FENCE 20
FENCE



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

SHEET INDEX
NOT TO SCALE

NORTH

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
EXISTING STORM PIPE	18" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	350
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+ 350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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

PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA E1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. GR-E1

BLDG-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\BLDG-1706.dwg]
TOPO-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\TOPO-1706.dwg]
TOPO-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\TOPO-1706-GA-10-04-05.dwg]
PLOT-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\PLOT-1706.dwg]
PLOA-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\PLOA-1706.dwg]
EMER ACCESS-1706 [N:\1706 ROCK CREEK FARMS\VERT-1706\EMER ACCESS-1706.dwg]
N:\1706 rock creek farms\preliminary-1706\PLAN\ BY\GR01-1706 GA.dwg



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

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YR. FLOODPLAIN
- PROPOSED 100-YR. FLOODPLAIN
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW- ENDWALL/ HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
- EXISTING STORM PIPE — 6" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — 350
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PROPOSED FINISHED FLOOR ELEVATION — F.E.=345.00
- PROPOSED BASEMENT FLOOR ELEVATION — B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

RLOC-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706_RLOC-1706.dwg]
T000-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706_T000-1706.dwg]
T001-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706_T001-1706.dwg]
PLOC-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706_PLOC-1706.dwg]
PGDA-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706_PGDA-1706.dwg]
EMER ACCESS-1706 [N:\1706 ROCK CREEK FARMS\GRP\1706_EMER ACCESS-1706.dwg]

Preliminary-1706 [PART B\1200-1706-10A.dwg]

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA E2)

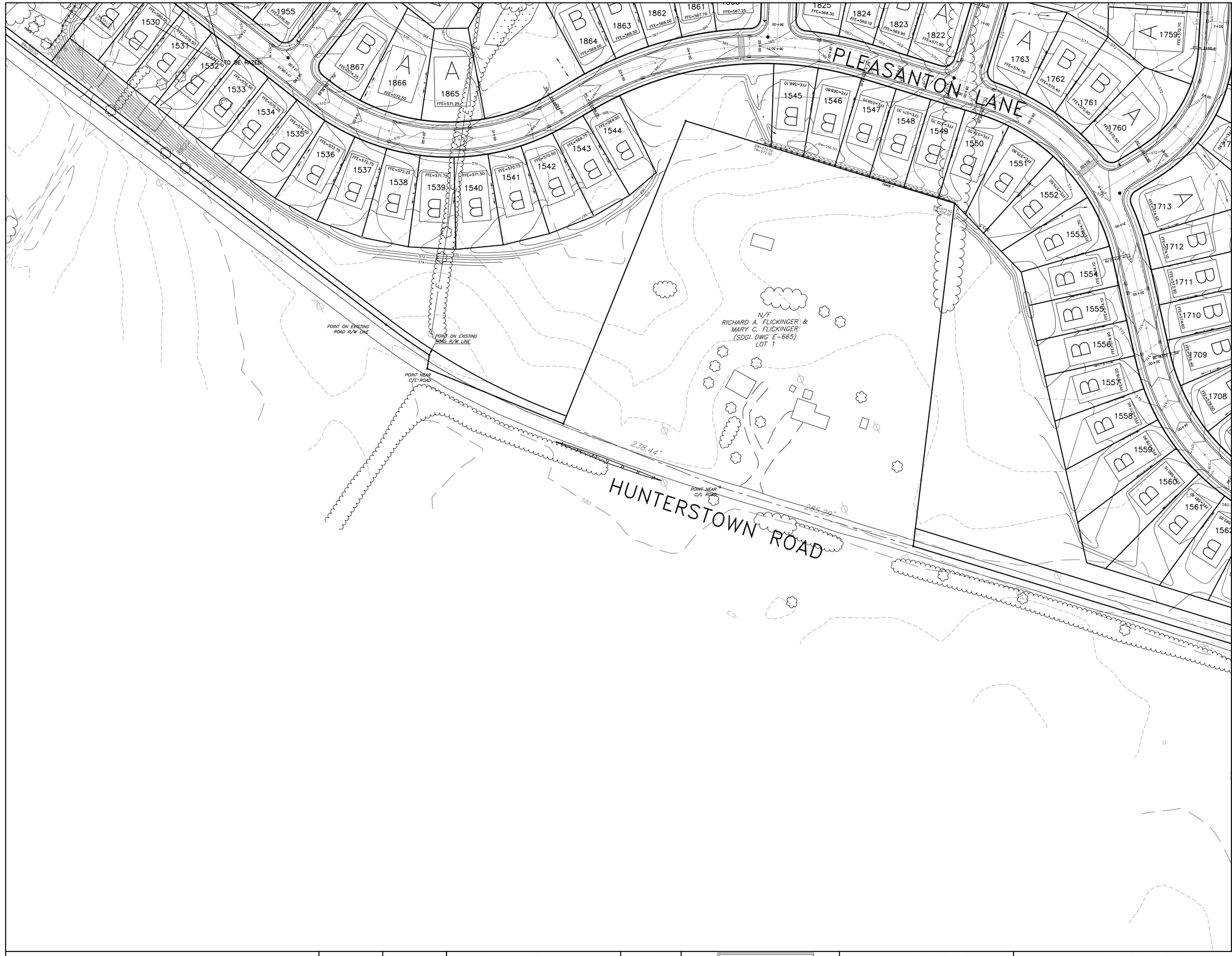
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-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

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-5G INLET; EW- ENDWALL/HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
EXISTING STORM PIPE	18" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	350
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+ 350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RLDC-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\RLDC-1708.dwg]
PAVE-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\PAVE-1708.dwg]
TOOD-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\TOOD-1708.dwg]
ENTR-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\ENTR-1708.dwg]
PLOA-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\PLOA-1708.dwg]
PLOA-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\PLOA-1708.dwg]
EMER ACCESS-1708 [N:\1708 ROCK CREEK FARMS\VERT-1708\EMER ACCESS-1708.dwg]

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DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

GRADING PLAN (AREA E3)

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

SCALE
1" = 50'

SHEET NO.
GR-E3

N:\1708 rock creek farms\preliminary-1708\PLAN E3.dwg



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

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW- ENDWALL/ HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
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GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1706 rock creek farms\preliminary-1706\PLAN BV\GR01-1706 GA.dwg

RLDC-1706 [H:\1706 ROCK CREEK FARMS\PLANS\PRELIMINARY-1706\RLDC-1706.dwg]
T000-1706 [H:\1706 ROCK CREEK FARMS\PLANS\PRELIMINARY-1706\T000-1706.dwg]
T001-1706 [H:\1706 ROCK CREEK FARMS\PLANS\PRELIMINARY-1706\T001-1706.dwg]
T002-1706 [H:\1706 ROCK CREEK FARMS\PLANS\PRELIMINARY-1706\T002-1706.dwg]
PLOA-1706 [H:\1706 ROCK CREEK FARMS\PLANS\PRELIMINARY-1706\PLOA-1706.dwg]
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EMER ACCESS-1706 [H:\1706 ROCK CREEK FARMS\PLANS\PRELIMINARY-1706\EMER ACCESS-1706.dwg]

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DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005	
CHECKED BY: RAS/RETTEW	DRAWING:	

GRADING PLAN (AREA F1)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-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

HUNTERSTOWN ROAD
JACKSON LANE
HAMPTON LANE
GRASS DRIVE
PHILLIP'S LEGION DRIVE
Silo
FENCE 1
FENCE
N/F RELIANT ENERGY HUNTERSTOWN 2476/184
N/F RELIANT ENERGY HUNTERSTOWN 2476/195
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 FAYE H. NIEVES 709/345
N/F JOHN W. & 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
N/F JOHN W. MATTHEWS AND EMILY A. MATTHEWS 341/1026
255.60'
N17°38'31"E 346.11'
90.51'
7/8" REBAR FOUND
5/8" REBAR TO BE SET
5/8" REBAR FOUND
7/8" STEEL ROD FOUND

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
EXISTING STREAM CENTERLINE	
EXISTING 100-YR. FLOODPLAIN	
PROPOSED 100-YR. FLOODPLAIN	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FENCE	
PROPOSED FENCE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I-50 INLET; EW- ENDWALL/ HEADWALL; SMH- STORM MANHOLE; FES- FLARED ENDSECTION
EXISTING STORM PIPE	18" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	(350)
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+350.25
PROPOSED FINISHED FLOOR ELEVATION	F.E.=345.00
PROPOSED BASEMENT FLOOR ELEVATION	B.E.=345.00

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

R:\Gma\gettysburg\1708\PLAN SET (EVEN)-1708 OA.dwg

BLDG-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\BLDG-1708.dwg]
F1-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\1708-F1.dwg]
F2-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\1708-F2.dwg]
T000-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\1708-T000.dwg]
T001-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\1708-T001.dwg]
PLOA-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\1708-PLOA.dwg]
PLOB-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\1708-PLOB.dwg]
EMR_ACCESS-1708 [R:\1708 ROCK CREEK FARMS\WRF\1708\EMR_ACCESS-1708.dwg]

H:\1708 rock creek farms\gettysburg\1708 OA-10-04-05.dwg

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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2	3/1/06	REV. PER 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: RETTEW	DATE: 14 NOVEMBER 2005	
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005	
CHECKED BY: RAS/RETTEW	DRAWING:	

GRADING PLAN (AREA F2)

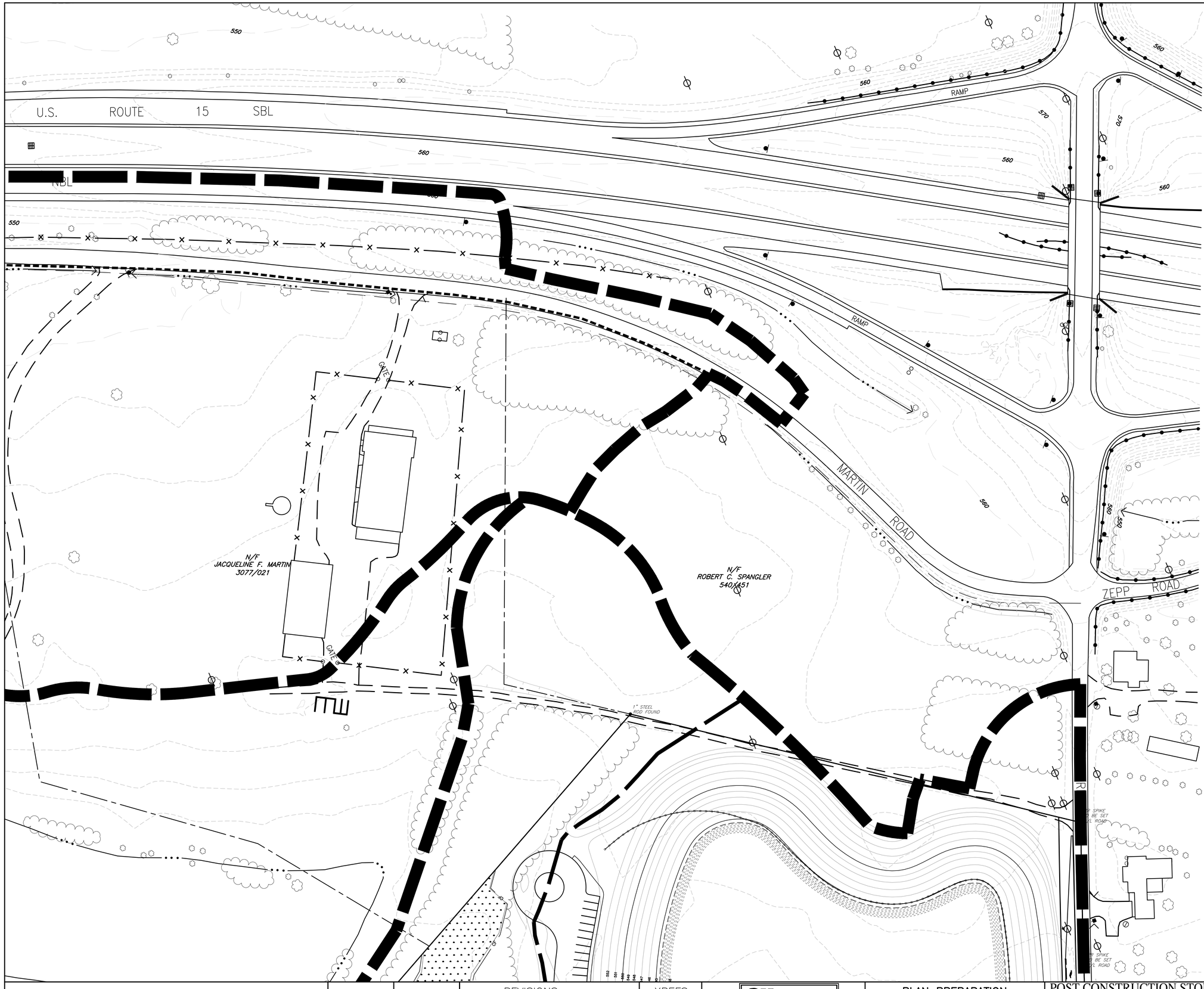
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
GR-F2



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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
  - DECIDUOUS TREE
  - EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL
  - INLET
  - ENDWALL/ HEADWALL
  - STORM MANHOLE
  - FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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PLAN PREPARATION

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DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA A-1)

GETTYSBURG COMMONS

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

SCALE 1" = 50'

SHEET NO. SWM-A1

RUN=>1708 [M:\1708 ROCK CREEK FARMS\SHEET-1708\ROCK-1708.dwg]
PLOT=>1708 [M:\1708 ROCK CREEK FARMS\SHEET-1708\1708-04-10-04-05.dwg]
TODD=>1708 [M:\1708 ROCK CREEK FARMS\SHEET-1708\TODD-1708.dwg]
PLOT=>1708 [M:\1708 ROCK CREEK FARMS\SHEET-1708\1708-04-10-04-05.dwg]
PLOT=>1708 [M:\1708 ROCK CREEK FARMS\SHEET-1708\1708-04-10-04-05.dwg]
PLOT=>1708 [M:\1708 ROCK CREEK FARMS\SHEET-1708\1708-04-10-04-05.dwg]
APPROVE=>1708 [M:\1708 ROCK CREEK FARMS\SHEET-1708\APPROVE-1708.dwg]
Preliminary=>1708 [PART B]\SHEET-1708 04.dwg

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- DECIDUOUS TREE
- EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL (I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-7 STORM MANHOLE; FES-1 FLARED ENDSECTION)
- EXISTING STORM PIPE (14" RCP)
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION +350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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PLAN PREPARATION

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DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA A-2)

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

SCALE
1" = 50'

SHEET NO.
SWM-A2

H:\1708 rock creek\planning\1708SWMAP PLUSMAP1-1708 REVISED-1708 (H_\1708 ROCK CREEK PARKS\WIP1-1708 REVISED-1708.dwg)
T000-1708 (H_\1708 ROCK CREEK PARKS\WIP1-1708 T000-1708.dwg)
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P106-1708 (H_\1708 ROCK CREEK PARKS\WIP1-1708 P106-04-10-06-05.dwg)
P107-1708 (H_\1708 ROCK CREEK PARKS\WIP1-1708 P107-1708-04-10-06-05.dwg)
P108-1708 (H_\1708 ROCK CREEK PARKS\WIP1-1708 P108-1708-04-10-06-05.dwg)
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P199-1708 (H_\1708 ROCK CREEK PARKS\WIP1-1708 P199-1708-04-10-06-05.dwg)
P200-1708 (H_\1708 ROCK CREEK PARKS\WIP1-1708 P200-1708-04-10-06-05.dwg)

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
  - DECIDUOUS TREE
  - EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE — W
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (–50) INLET, (EW–) ENDWALL/ HEADWALL, (MH–) STORM MANHOLE, (FES–) FLARED ENDSECTION
- EXISTING STORM PIPE — 14" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION — OS
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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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2	3/1/06	REV. PER REVIEW COMMENTS
4	05/23/18	PER FINAL TWP REVIEW COMMENTS & ADD PARTS F THRU K

XREFS

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 BE NOTIFIED BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION

DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA A-3)

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

SCALE 1" = 50'

SHEET NO. SWM-A3

BLDG-1708 [N:\1708 ROCK CREEK FARMS\SHEET-1708\BLDG-1708.dwg]
TOPO-1708 [N:\1708 ROCK CREEK FARMS\SHEET-1708\TOPO-1708.dwg]
(Model) [N:\1708 ROCK CREEK FARMS\SHEET-1708\(Model)-1708-04-10-04-05.dwg]
H:\1708 rock creek farms\grammarsyn-1708\PARTS\

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

U.S. ROUTE 15 SBL

PRODUCTION WELL #3

BUFFER PLANTING #2 (SHADED AREA)

SECTION A

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — INLET (-50); ENDWALL/HEADWALL (EW-); STORM MANHOLE (SMH-); FLARED ENDSECTION (FES-)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA A-4)

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

SCALE 1" = 50'

SHEET NO. SWM-A4

RUN=169 [N 13°09' ROCK CREEK (ARNOLVERT)=1569;RUN=1706;RUN=1706;RUN=1706

A6	A5 (THIS SHEET)	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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT — FH
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-) ENDWALL/ HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 14" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION — OS
- EXISTING CONTOUR LINE — 350
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUN=-106 [n:\1706 ROCK CREEK FARMS\WRF\-106\WRF-106.dwg]
T000=-106 [n:\1706 ROCK CREEK FARMS\WRF\-106\T000-106.dwg]
T001=-106 [n:\1706 ROCK CREEK FARMS\WRF\-106\T001-106.dwg]
PLOT=-106 [n:\1706 ROCK CREEK FARMS\WRF\-106\PLOT-106.dwg]
PLOA=-106 [n:\1706 ROCK CREEK FARMS\WRF\-106\PLOA-106.dwg]
APPROP=-106 [n:\1706 ROCK CREEK FARMS\WRF\-106\APPROP-106.dwg]

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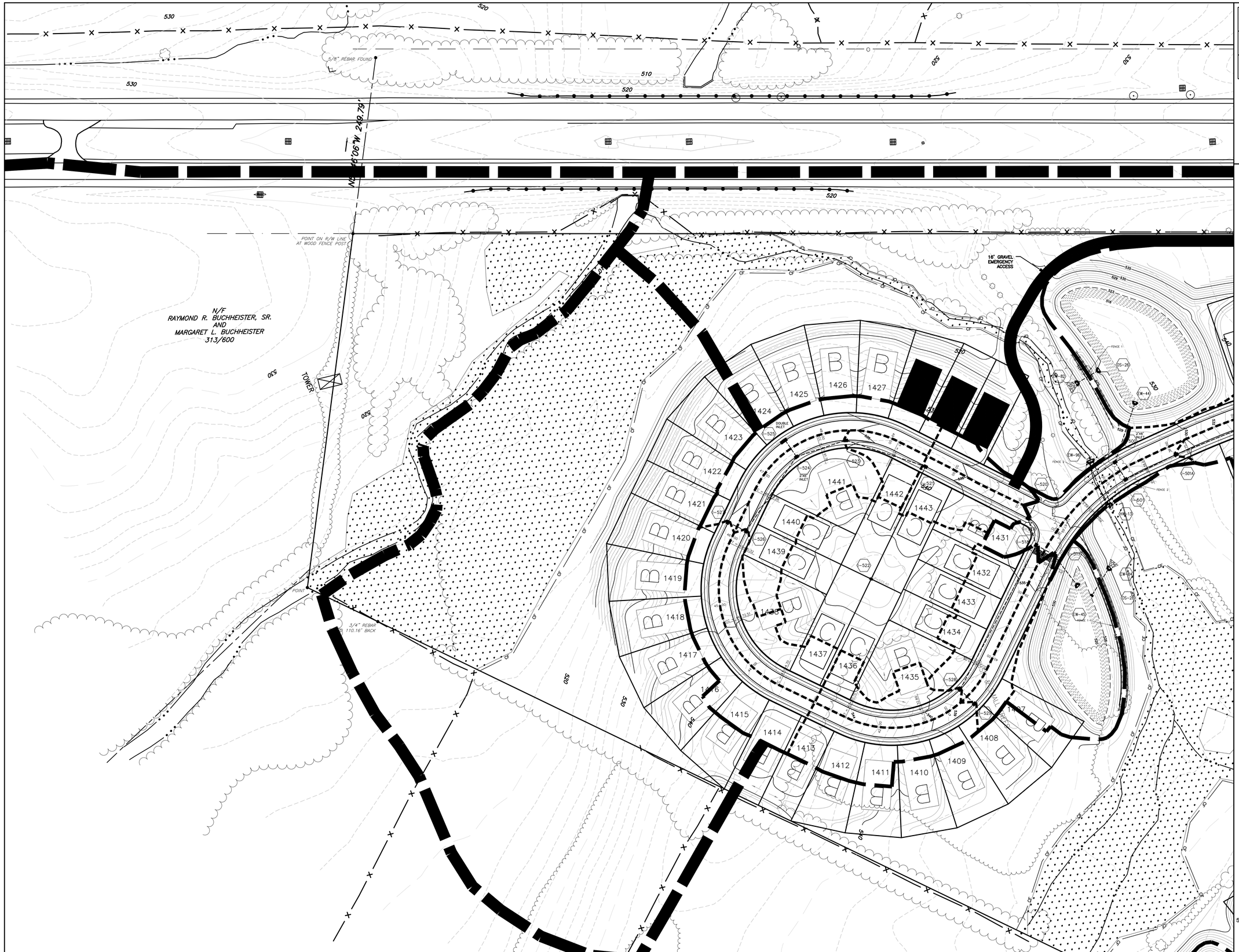
PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA A-5)

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

SCALE 1" = 50'

SHEET NO. SWM-A5



A6 (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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT — FH
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE — 24" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION — RIP-RAP
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA A-6)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. SWM-A6

R:\04-03930-005\Drawings\Plans\SWM\SWM-A6.dwg 11/7/2018 10:05:41 AM

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- DECIDUOUS TREE
- EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (1-50) INLET; (EW-) ENDWALL/ HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUSC-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\RUSC-1708.dwg]
FLOOD-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\FLOOD-1708.dwg]
TOPO-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\TOPO-1708.dwg]
PLOT-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\PLOT-1708-04-10-04-05.dwg]
PLOT-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\PLOT-1708-04-10-04-05.dwg]
PLOT-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\PLOT-1708-04-10-04-05.dwg]
PLOT-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\PLOT-1708-04-10-04-05.dwg]
PLOT-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\PLOT-1708-04-10-04-05.dwg]
IMPROP-1708 [N:\1708 ROCK CREEK PARK\LWDP-1708\IMPROP-1708



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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-1) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

RUN=169 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/RUN=1.776cms]
T100=169 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/T100=1.776cms]
T100=158 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/T100=1.776cms]
RUN=158 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/RUN=1.776cms]
P100=158 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/P100=1.776cms]
P100=158 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/P100=1.776cms]
RUN=158 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/RUN=1.776cms]
T100=158 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/T100=1.776cms]
APPROX=1108 [n:1/24 RCP, CRITX / AREA(ACRE)=1.765/APPROX=1108.0cms]

P:\2005\05-03930\ACAD\PLOTS\05-03930-SWM-B2.dwg, 10/5/2006 10:01:11 AM, Gene Sharrah

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA B-2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. SWM-B2

Sharrah Design Group, Inc.

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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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 24" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

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NO.	DATE	DESCRIPTION	
1	2/10/06	REV. PER REVIEW COMMENTS	
2	3/1/06	REV. PER 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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA B-3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. SWM-B3

RUN: I:\1708 ROCK CREEK FARMS\PART B\SWM\SWM-1708-04-10-06-05.dwg
TODD: I:\1708 ROCK CREEK FARMS\PART B\SWM\SWM-1708-04-10-06-05.dwg
TODD: I:\1708 ROCK CREEK FARMS\PART B\SWM\SWM-1708-04-10-06-05.dwg
PLOT: I:\1708 ROCK CREEK FARMS\PART B\SWM\SWM-1708-04-10-06-05.dwg
PLOT: I:\1708 ROCK CREEK FARMS\PART B\SWM\SWM-1708-04-10-06-05.dwg
IMPORT: I:\1708 ROCK CREEK FARMS\PART B\SWM\SWM-1708 SUBMISSION 2-22-06.dwg

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

TO BE RAZED

PRODUCTION WELL #4

300' WIDE MET ED RIGHT-OF-WAY SHOWN ON METROPOLITAN EDISON COMPANY DRAWING R-2274-1-W DATED 07 MAY 1969 AND RECORDED IN ADAMS COUNTY MISCELLANEOUS BOOK 10, PAGE 1169.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
- DECIDUOUS TREE
- EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL: (I-50) INLET; (EW-1) ENDWALL/ HEADWALL; (SMH-7) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

RUN=.169 [n.1/24 ROCK CREEK / ARNOLD/RET.=.169/AEP=.170+.04=.210 Avg]
T1000=.158 [n.1/24 ROCK CREEK / ARNOLD/RET.=.158/1000=1.158 Avg]
T100=.158 [n.1/24 ROCK CREEK / ARNOLD/RET.=.158/100=1.158 Avg]
T10=.158 [n.1/24 ROCK CREEK / ARNOLD/RET.=.158/10=1.158 Avg]
T2=.158 [n.1/24 ROCK CREEK / ARNOLD/RET.=.158/2=1.158 Avg]
PUSA=.158 [n.1/24 ROCK CREEK / ARNOLD/RET.=.158/PUSA=1.158 Avg]
APPROX=.158 [n.1/24 ROCK CREEK / ARNOLD/RET.=.158/APPROX=1.158 Avg]

K:\1\1308.xxx\cad\Planning\PDF\START PLUS\MAP-1308 XA.dwg

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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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) CALENDAR DAYS NOTICE BE GIVEN TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA B-4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
SWM-B4

A6	A5	A4	A3	A2	A1
B6	B5 (2 SHEET)	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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE — 18" RCP
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — +350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

N/F G. ROBERT DITCHBURN 3071/146

300' WIDE MET ED RIGHT-OF-WAY METROPOLITAN EDISON COMPANY DATED 07 MAY 1969 AND RECORDED MISCELLANEOUS BOOK

TO BE RAZED

5/8" REBAR FOUND

5/8" REBAR SET

BRUSH

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
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CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA B-5)

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

SCALE 1" = 50'

SHEET NO. SWM-B5

R:\04-03930-005\Engineering\Plan Sets\SWM\SWM-B5.dwg 11/7/2018 mark stone, licensed professional engineer

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

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

3/4" REBAR FOUND

TOWER

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

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

RR SPIKE
FOUND NEAR
C/L ROAD

5/8" REBAR SET

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING STREAM CENTERLINE	
EXISTING VEGETATION	DECIDUOUS TREE, EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	UP
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	(I-50) INLET, (EW-) ENDWALL/HEADWALL, (SMH-) STORM MANHOLE, (FES-) FLARED ENDSECTION
EXISTING STORM PIPE	18" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	(350)
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+350.25
PRE-DEVELOPED DRAINAGE DIVIDE	
POST-DEVELOPED DRAINAGE DIVIDE	
TIME OF CONCENTRATION PATH	

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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XREFS

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES (45) DAYS (NOT THREE (3) WORKING DAYS) AND NO MORE THAN (10) WORKING DAYS NOTICE TO PARTIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

PLAN PREPARATION

DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
(AREA B-6)

GETTYSBURG COMMONS

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

SCALE
1" = 50'

SHEET NO.
SWM-B6

R:\LTDR rock creek farm\gettysburg\1706\PLAN SETS\SWM\1706-04-10-04-05.dwg
RLOC-1706 [R:\1706 ROCK CREEK FARM\LXREF\1-1706 RLOC-1706.dwg]
TOPO-1706 [R:\1706 ROCK CREEK FARM\LXREF\1-1706 TOPO-1706.dwg]
BASE-1706 [R:\1706 ROCK CREEK FARM\LXREF\1-1706 BASE-1706.dwg]
PLOA-1706 [R:\1706 ROCK CREEK FARM\LXREF\1-1706 PLOA-1706.dwg]
PLOT-1706 [R:\1706 ROCK CREEK FARM\LXREF\1-1706 PLOT-1706.dwg]
APPROP-1706 [R:\1706 ROCK CREEK FARM\LXREF\1-1706 APPROP-1706.dwg]

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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PLAN PREPARATION	
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DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA C-1)

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

SCALE 1" = 50'

SHEET NO. SWM-C1

RUN->TIME [N:\1708 ROCK CREEK PARK\GRP1-1708\REV-1\PLANS\SWM\SWM-C1-1708.dwg]
USER->TIME [N:\1708 ROCK CREEK PARK\GRP1-1708\REV-1\PLANS\SWM\SWM-C1-1708.dwg]
TODO->TIME [N:\1708 ROCK CREEK PARK\GRP1-1708\TODO>1708.dwg]
PLOT->TIME [N:\1708 ROCK CREEK PARK\GRP1-1708\PLOT>1708.dwg]
PLOT->TIME [N:\1708 ROCK CREEK PARK\GRP1-1708\PLOT>1708.dwg]
PLOT->TIME [N:\1708 ROCK CREEK PARK\GRP1-1708\PLOT>1708.dwg]
APPROVE->1708 [N:\1708 ROCK CREEK PARK\GRP1-1708\APPROVE>1708.dwg]

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

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

BIOFILTRATION AREA #5 (SHADED AREA)

SECTION A

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.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUDC-100 [H:\1708 ROCK CREEK FARMS\DWG\1-100\RUDC-100.dwg]
RUDC-101 [H:\1708 ROCK CREEK FARMS\DWG\1-100\RUDC-101.dwg]
TOOD-108 [H:\1708 ROCK CREEK FARMS\DWG\1-100\TOOD-108.dwg]
PLOT-108 [H:\1708 ROCK CREEK FARMS\DWG\1-100\PLOT-108.dwg]
PLOA-108 [H:\1708 ROCK CREEK FARMS\DWG\1-100\PLOA-108.dwg]
IMPROVE-108 [H:\1708 ROCK CREEK FARMS\DWG\1-100\IMPROVE-108.dwg]
H:\1708 rock creek farms\gettysburg\1-100\SWM-C2.dwg

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
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CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA C-2)

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

SCALE 1" = 50'

SHEET NO. SWM-C2

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX — MB
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (-50-) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE — 18" RCP
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (550)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUN:--TIME [H:\1708 ROCK CREEK FARMS\SHEET-1708.DWG]--[Thursday, October 04, 2018 - 10:40:00 am]
TOOD--TIME [H:\1708 ROCK CREEK FARMS\SHEET-1708.DWG]--[Thursday, October 04, 2018 - 10:40:00 am]
PLOT--TIME [H:\1708 ROCK CREEK FARMS\SHEET-1708.DWG]--[Thursday, October 04, 2018 - 10:40:00 am]
PLOT--TIME [H:\1708 ROCK CREEK FARMS\SHEET-1708.DWG]--[Thursday, October 04, 2018 - 10:40:00 am]
APPROP--1708 [H:\1708 ROCK CREEK FARMS\SHEET-1708.DWG]--[Thursday, October 04, 2018 - 10:40:00 am]

H:\1708 rock creek farms\plan\drawings\1708-SWM-C3.dwg

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2	3/1/06	REV. PER 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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA C-3)
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
SWM-C3

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — INLET; ENDWALL/HEADWALL; STORM MANHOLE; FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

RUN: 1YR [n:\1708 ROCK CREEK FARMS\SWM\1-1YR.PRJ]
PROJECT: [n:\1708 ROCK CREEK FARMS\SWM\1-1YR.PRJ]
TOOD: 1YR [n:\1708 ROCK CREEK FARMS\SWM\1-1YR.PRJ]
PLOT: [n:\1708 ROCK CREEK FARMS\SWM\1-1YR.PRJ]
PLOA: 1YR [n:\1708 ROCK CREEK FARMS\SWM\1-1YR.PRJ]
PLOS: [n:\1708 ROCK CREEK FARMS\SWM\1-1YR.PRJ]
APPROVE: 1YR [n:\1708 ROCK CREEK FARMS\SWM\1-1YR.PRJ]

H:\1708 rock creek farms\graphics\1708-0A-10-04-05.dwg

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CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA C-4)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE 1" = 50'

SHEET NO. SWM-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

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING STREAM CENTERLINE	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING MAILBOX	
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	
EXISTING GAS LINE	G
EXISTING GAS VALVE	
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	I=50 INLET; EW=? ENDWALL/ HEADWALL; SMH=? STORM MANHOLE; FES=? FLARED ENDSECTION
EXISTING STORM PIPE	24" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	(350)
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	350.25
PRE-DEVELOPED DRAINAGE DIVIDE	
POST-DEVELOPED DRAINAGE DIVIDE	
TIME OF CONCENTRATION PATH	

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUN=-168 [n:\1706 ROCK CREEK FARMS\DRT-1706\RUN-168.txt]
PROPOSED=1706 [n:\1706 ROCK CREEK FARMS\DRT-1706\PROPOSED.dwg]
TOPO=1706 [n:\1706 ROCK CREEK FARMS\DRT-1706\TOPO-1706.dwg]
BOUNDARY=1706 [n:\1706 ROCK CREEK FARMS\DRT-1706\BOUNDARY-1706.dwg]
PLOT=1706 [n:\1706 ROCK CREEK FARMS\DRT-1706\PLOT-1706.dwg]
PLOTA=1706 [n:\1706 ROCK CREEK FARMS\DRT-1706\PLOTA-1706.dwg]
PLOTB=1706 [n:\1706 ROCK CREEK FARMS\DRT-1706\PLOTB-1706.dwg]
IMPROVE=1706 [n:\1706 ROCK CREEK FARMS\DRT-1706\IMPROVE-1706.dwg]

n:\1706 rock creek farms\gettysburg\1706PLAN B\SWM3-1706.dwg

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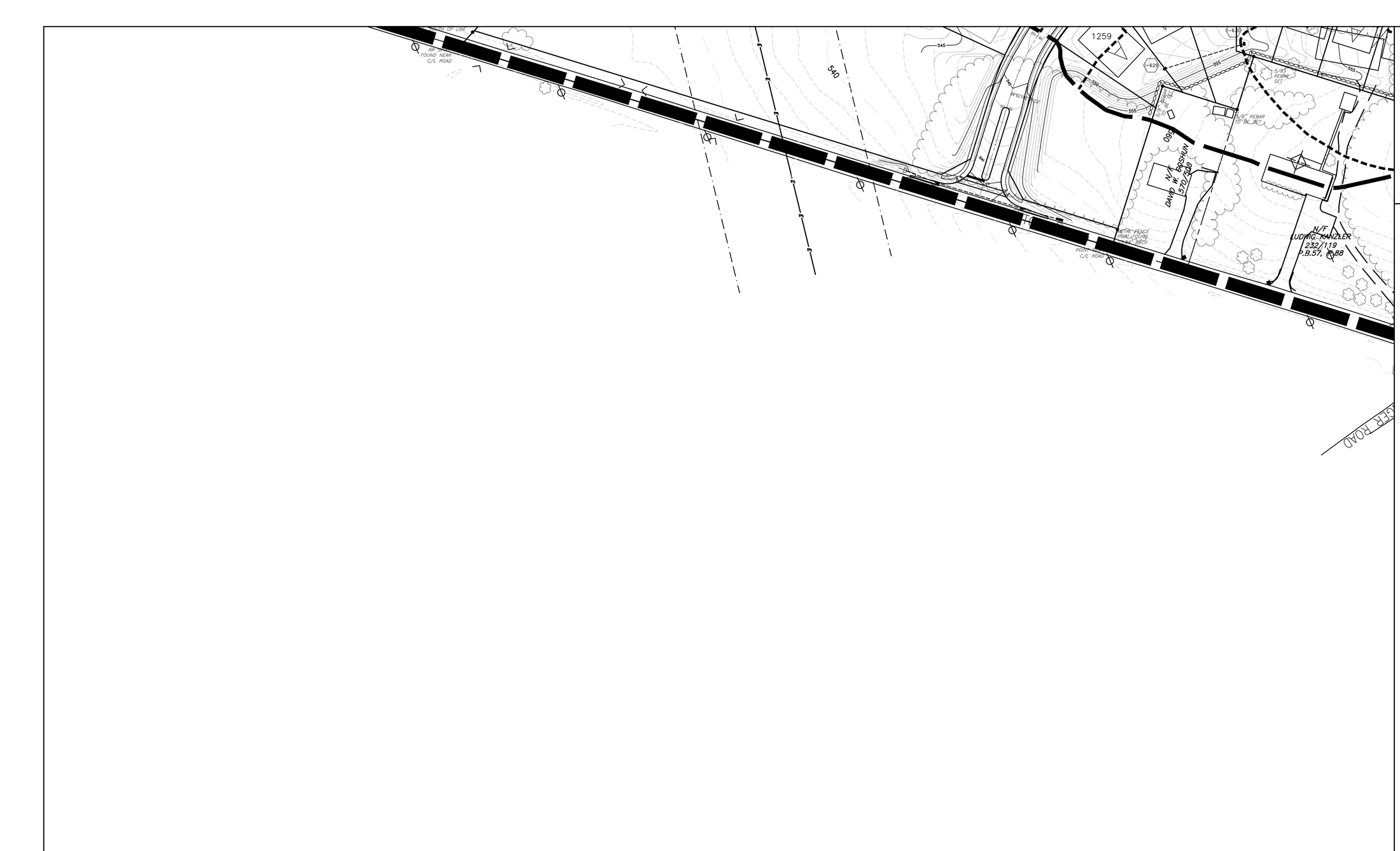
PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA C-5)

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

SCALE
1" = 50'

SHEET NO.
SWM-C5



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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX (MB)
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE (OT)
- EXISTING UNDERGROUND TELEPHONE LINE (UT)
- EXISTING OVERHEAD ELECTRIC LINE (OE)
- EXISTING WELL (W)
- EXISTING WATER VALVE (WV)
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER MANHOLE (S)
- EXISTING SANITARY SEWER LINE (S)
- EXISTING SANITARY SEWER FORCEMAIN (SM)
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE (G)
- EXISTING GAS VALVE (GV)
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-) ENDWALL/ HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE (18" RCP)
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUN:-- 1708 [H:\1708 ROCK CREEK FARMS\WRF-1708\RUN.SCR]
TOPO:-- 1708 [H:\1708 ROCK CREEK FARMS\WRF-1708\TOPO-1708.dwg]
BOUND:-- 1708 [H:\1708 ROCK CREEK FARMS\WRF-1708\BOUND-1708.dwg]
PLOT:-- 1708 [H:\1708 ROCK CREEK FARMS\WRF-1708\PLOT-1708.dwg]
PLOTA:-- 1708 [H:\1708 ROCK CREEK FARMS\WRF-1708\PLOTA-1708.dwg]
IMPROVE:-- 1708 [H:\1708 ROCK CREEK FARMS\WRF-1708\IMPROVE-1708.dwg]
H:\1708 rock creek farms\plotting\SWM-1708 04-10-06.dwg

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT — FH
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-1) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — RCP PIPE
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA D-1)

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

SCALE 1" = 50'

SHEET NO. SWM-D1

R:\1708 rock creek farms\gettysburg\1708\PLOT SCRIPTS\1708-04-10-04-05.scr
R:\1708 rock creek farms\gettysburg\1708\PLOT SCRIPTS\1708-04-10-04-05.cfg
BLDG-1708 (R:\1708 ROCK CREEK FARMS\OBJECTS\1708BLDG-1708.dwg)
TOPO-1708 (R:\1708 ROCK CREEK FARMS\OBJECTS\1708TOPO-1708.dwg)
ROAD-1708 (R:\1708 ROCK CREEK FARMS\OBJECTS\1708ROAD-1708.dwg)
PLOA-1708 (R:\1708 ROCK CREEK FARMS\OBJECTS\1708PLOA-1708.dwg)
LOTS-1708 (R:\1708 ROCK CREEK FARMS\OBJECTS\1708LOTS-1708.dwg)
IMPROVE-1708 (R:\1708 ROCK CREEK FARMS\OBJECTS\1708IMPROVE-1708.dwg)
R:\1708 rock creek farms\gettysburg\1708\1708 SWM.dwg

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

NORTH

SHEET INDEX
NOT TO SCALE

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (-50-) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1708 xxxx xxxx thanks\gettysburg commons\1708SWPPAP B\SWMD-1708-D2.dwg

RUN-1708 [H:\1708 ROCK CREEK PARKWAY\RT-1708\RUN-1708.dwg]
RUN-1708 [H:\1708 ROCK CREEK PARKWAY\RT-1708\RUN-1708.dwg]
TOOD-1708 [H:\1708 ROCK CREEK PARKWAY\RT-1708\TOOD-1708.dwg]
TOOD-1708 [H:\1708 ROCK CREEK PARKWAY\RT-1708\TOOD-1708-04-10-04-05.dwg]
PLOA-1708 [H:\1708 ROCK CREEK PARKWAY\RT-1708\PLOA-1708.dwg]
PLOA-1708 [H:\1708 ROCK CREEK PARKWAY\RT-1708\PLOA-1708-04-10-04-05.dwg]
IMPROVE-1708 [H:\1708 ROCK CREEK PARKWAY\RT-1708\IMPROVE-1708.dwg]

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA D-2)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
SWM-D2

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

D4	D3 THIS SHEET	D2	D1
	E3	E2	E1
		F2	F1

NORTH

SHEET INDEX

NOT TO SCALE

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION — R-4
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — +350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

H:\1708 rock creek farm\gettysburg\1708SWM.dwg

RUN=169 [H:\1708 ROCK CREEK FARM\SWM\1-100\RUN1.STM.flo]
RUN=1708 [H:\1708 ROCK CREEK FARM\SWM\1-100\RUN2.STM.flo]
T1000=1708 [H:\1708 ROCK CREEK FARM\SWM\1-100\D1.STM.flo]
T1000=1708 [H:\1708 ROCK CREEK FARM\SWM\1-100\D2.STM.flo]
T1000=1708 [H:\1708 ROCK CREEK FARM\SWM\1-100\D3.STM.flo]
PLOA=1708 [H:\1708 ROCK CREEK FARM\SWM\1-100\PLOA.STM.flo]
PLOA=1708 [H:\1708 ROCK CREEK FARM\SWM\1-100\PLOB.STM.flo]
APPROX=1708 [H:\1708 ROCK CREEK FARM\SWM\1-100\APPROX.STM.flo]

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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: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
(AREA D-3)

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE
1" = 50'

SHEET NO.
SWM-D3


LINCOLNSTOWN ROAD
TO BE RAZED
TO BE RAZED
TO BE RAZED
POINT ON EXISTING ROAD R/W LINE
POINT ON EXISTING ROAD R/W LINE
POINT ON EXISTING ROAD R/W LINE
SWALE E
SWALE F
SWALE G
SWALE H
SWALE I
SWALE J
SWALE K
FENCE 1
570
560
550
540
530
520
510
500
490
480
470
460
450
440
430
420
410
400
390
380
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1979
A
B
C
D
E
SW=556.00
TW=557.00
SW=549.50
TW=569.90
SW=570.50
TW=570.50
SW=570.50
TW=570.50
SW=570.50
TW=570.50

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT — WM
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — I-50 INLET; EW-1 ENDWALL/HEADWALL; SMH-1 STORM MANHOLE; FES-1 FLARED ENDSECTION
- EXISTING STORM PIPE — 24" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION — OS-12
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUSC-1108 [N:\1108 ROCK CREEK FARMS\WRIT-1108\RUSC-1108.dwg]
SWM-1108 [N:\1108 ROCK CREEK FARMS\WRIT-1108\SWM-1108.dwg]
TOGO-1108 [N:\1108 ROCK CREEK FARMS\WRIT-1108\TOGO-1108.dwg]
SWM-1108 [N:\1108 ROCK CREEK FARMS\WRIT-1108\SWM-1108.dwg]
PLOA-1108 [N:\1108 ROCK CREEK FARMS\WRIT-1108\PLOA-1108.dwg]
PLOA-1108 [N:\1108 ROCK CREEK FARMS\WRIT-1108\PLOA-1108.dwg]
IMPROVE-1108 [N:\1108 ROCK CREEK FARMS\WRIT-1108\IMPROVE-1108.dwg]

2008 xrefs saved from current drawing in TEMPLATE BY SHARRAH 11X17.dwg

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Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
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Fax: (717) 334-0922
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DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005	
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA E-1)

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

SCALE 1" = 50'

SHEET NO. SWM-E1

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE, EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE
- PROPOSED STORM PIPE (14" RCP)
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUN=36ft [n.1/yr ROCK CREEK PARKWAY=1.7in/hr=1.7cfs/ac]
FLOW=1.7cfs [n.1/yr ROCK CREEK PARKWAY=1.7in/hr=1.7cfs/ac]
T1000=15ft [n.1/yr ROCK CREEK PARKWAY=1.7in/hr=1.7cfs/ac]
SLOPE=0.03ft/ft [n.1/yr ROCK CREEK PARKWAY=1.7in/hr=1.7cfs/ac]

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

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION
  - DECIDUOUS TREE
  - EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — INLET (I-50), ENDWALL/HEADWALL (EW-), STORM MANHOLE (SMH-), FLARED ENDSECTION (FES-)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE (14" RCP)
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE (350)
- PROPOSED CONTOUR LINE 350
- PROPOSED SPOT ELEVATION + 350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

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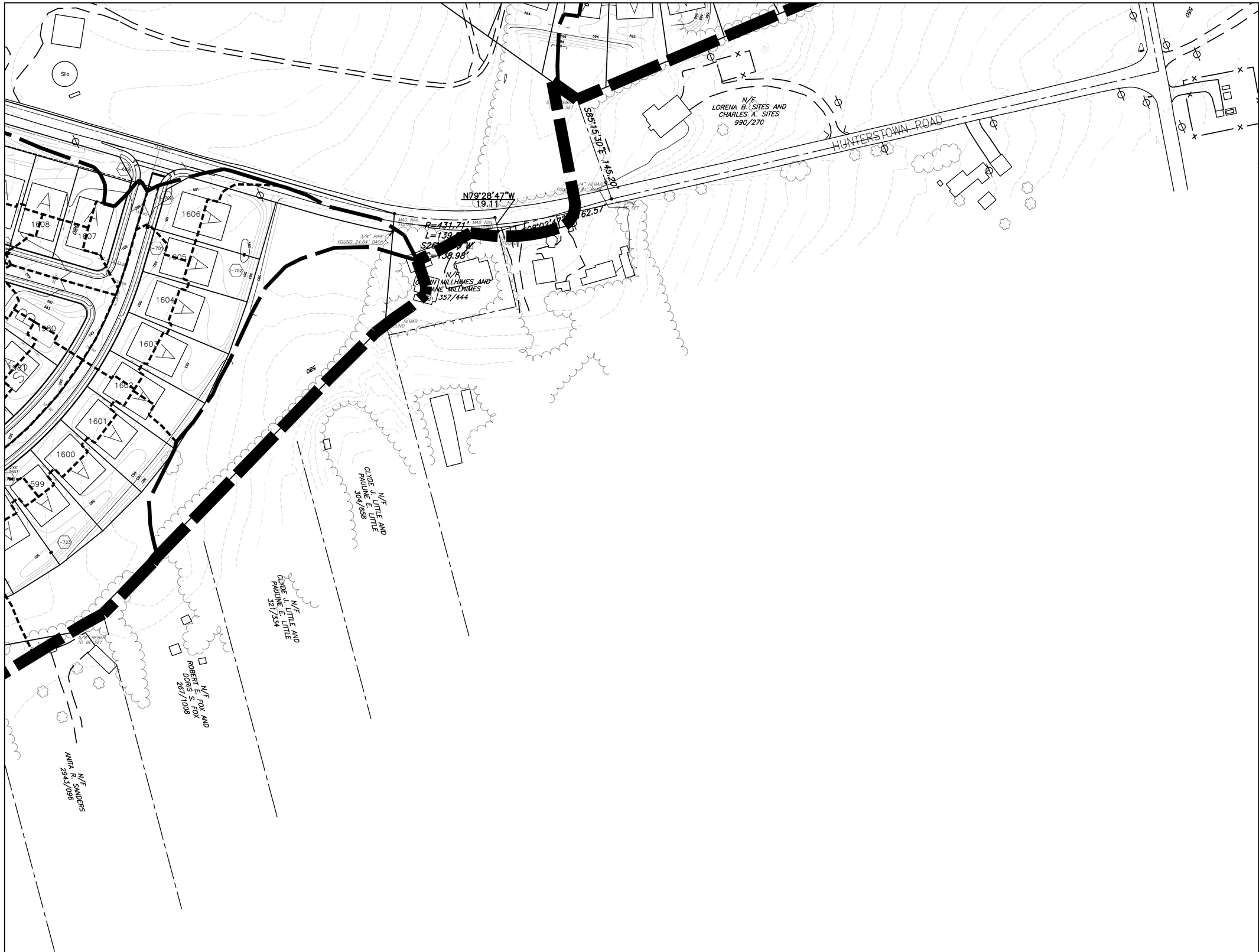
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (AREA E-3)

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

SCALE
1" = 50'

SHEET NO.
SWM-E3

RUN=.\SWM-1708.xlsx



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

NF1 SET

NORTH

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING STREAM CENTERLINE
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- PROPOSED STORM STRUCTURE LABEL — (I-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
- EXISTING STORM PIPE — 18" RCP
- PROPOSED STORM PIPE
- PROPOSED PIPE OUTLET PROTECTION
- EXISTING CONTOUR LINE — (350)
- PROPOSED CONTOUR LINE — 350
- PROPOSED SPOT ELEVATION — +350.25
- PRE-DEVELOPED DRAINAGE DIVIDE
- POST-DEVELOPED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

(IN FEET)
1 inch = 50 ft.

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
(AREA F-1)

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

SCALE
1" = 50'

SHEET NO.
SWM-F1

H:\1700 work items\Gettysburg\plots\PLOT PART B\SWM-1700 XX.dwg
RUN=1700 [H:\1700 ROCK CREEK FARMS\XREF-1700\BASE-1700.dwg]
RUN=1700 [H:\1700 ROCK CREEK FARMS\XREF-1700\BOUNDARY-1700.dwg]
RUN=1700 [H:\1700 ROCK CREEK FARMS\XREF-1700\TOPO-1700.dwg]
RUN=1700 [H:\1700 ROCK CREEK FARMS\XREF-1700\UTILITIES-1700.dwg]
PLOT=1700 [H:\1700 ROCK CREEK FARMS\PLOT PART B\SWM-1700 XX.dwg]
APPROVE=1700 [H:\1700 ROCK CREEK FARMS\APPROVE-1700.dwg]

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

HUNTERSTOWN ROAD

SWALE 689

SWALE 690

SWALE 691

570

580

FENCE 1

FENCE 2

Silo

N/F
RELIANT ENERGY
HUNTERSTOWN
247/184

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

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

N/F
RELIANT ENERGY
HUNTERSTOWN
2476/195

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

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

N/F FAYE H. NIEVES
709/345

N/F
JOHN W. & 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

255.60'
N17°38'31"E 346.11'

90.51'

7/8" REBAR FOUND

5/8" REBAR TO BE SET

5/8" REBAR FOUND

7/8" STEEL ROD FOUND

LEGEND

EXISTING CURB	
PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE	
LOT LINE	
EXISTING STREAM CENTERLINE	
EXISTING VEGETATION	DECIDUOUS TREE
	EVERGREEN TREE
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING MAILBOX	MB
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
EXISTING UNDERGROUND TELEPHONE LINE	UT
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING WELL	W
EXISTING WATER VALVE	WV
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	W
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING SANITARY SEWER FORCEMAIN	FM
EXISTING TELEPHONE BOX	T
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING STORM MANHOLE	
PROPOSED STORM MANHOLE	
EXISTING STORM INLET	
PROPOSED STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
PROPOSED STORM HEADWALL/ENDWALL	
PROPOSED STORM STRUCTURE LABEL	(-50) INLET; (EW-) ENDWALL/HEADWALL; (SMH-) STORM MANHOLE; (FES-) FLARED ENDSECTION
EXISTING STORM PIPE	18" RCP
PROPOSED STORM PIPE	
PROPOSED PIPE OUTLET PROTECTION	
EXISTING CONTOUR LINE	(350)
PROPOSED CONTOUR LINE	350
PROPOSED SPOT ELEVATION	+350.25
PRE-DEVELOPED DRAINAGE DIVIDE	
POST-DEVELOPED DRAINAGE DIVIDE	
TIME OF CONCENTRATION PATH	

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

RUSC-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\RUSC-1106.dwg]
TOPO-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\TOPO-1106.dwg]
TOOD-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\TOOD-1106.dwg]
EXIST-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\EXIST-1106.dwg]
PLOT-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\PLOT-1106.dwg]
PLOA-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\PLOA-1106.dwg]
SWM-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\SWM-1106.dwg]
IMPROVE-1106 [H:\1106 ROCK CREEK FARMS\GRFT-1106\IMPROVE-1106.dwg]

H:\1106 rock creek farms\gradingplan\GRFT-1106.dwg

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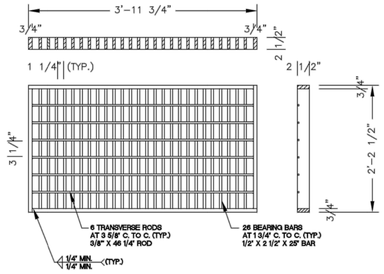
PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
(AREA F-2)

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

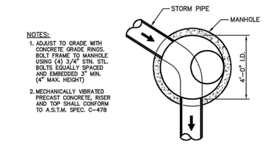
SCALE
1" = 50'

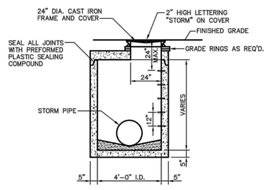
SHEET NO.
SWM-F2



BICYCLE SAFE INLET GRATE

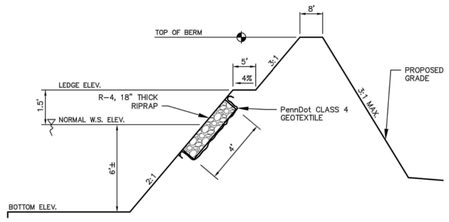
NOT TO SCALE





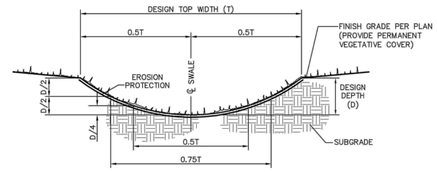
STORM MANHOLE DETAIL

NOT TO SCALE



RETENTION BASIN SLOPE PROTECTION

NOT TO SCALE



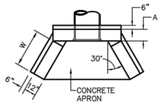
SWALE SIZING SCHEDULE						
SWALE	T (ft.)	D (ft.)	MIN.(%) SLOPE	MAX.(%) SLOPE	EROSION PROTECTION TYPE	EROSION PROTECTION MIN. WIDTH
24	15	1.25	1.7%	10.0%	NAG SC150	12'
33	25	1.0	1.5%	6.7%	NAG SC150	12'
122	10	1.25	1.4%	4.0%	NAG SC150	12'
138	25	1.25	1.5%	6.7%	NAG SC150	12'
148	25	1.25	1.5%	3.3%	NAG SC150	12'
146	25	1.0	1.7%	6.7%	NAG SC150	12'
150	25	1.0	1.7%	3.3%	NAG SC150	12'

PARABOLIC SWALE

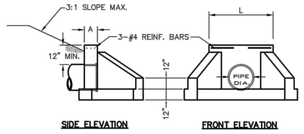
NOT TO SCALE

S:\SD068

PIPE DIAMETER	L	W	A
15" & 18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
30"	5.2'	4.4'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"



PLAN VIEW

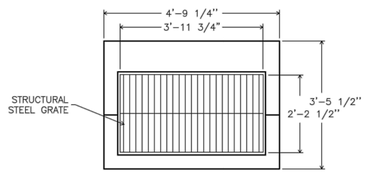


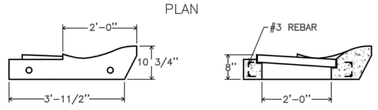
SIDE ELEVATION FRONT ELEVATION

TYPE D-W ENDWALL

NOT TO SCALE

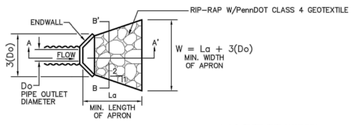
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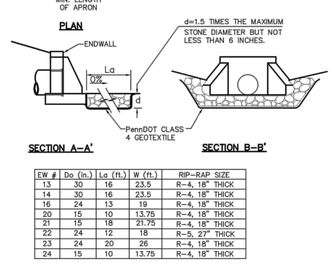




ROLLED CURB CONCRETE INLET TOP

NOT TO SCALE



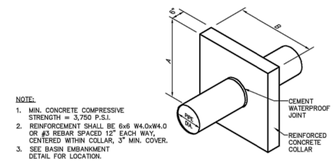


EW #	Do (in.)	La (ft.)	W (ft.)	RIP-RAP SIZE
13	30	16	23.5	R-4, 18" THICK
14	30	16	23.5	R-4, 18" THICK
16	24	13	19	R-4, 18" THICK
20	15	10	13.75	R-4, 18" THICK
21	15	18	21.75	R-4, 18" THICK
22	24	12	18	R-5, 27" THICK
23	24	20	26	R-4, 18" THICK
24	15	10	13.75	R-4, 18" THICK

MINIMUM TAILWATER CONDITION (T < 0.5 DIAMETER)

PIPE OUTLET PROTECTION

NOT TO SCALE

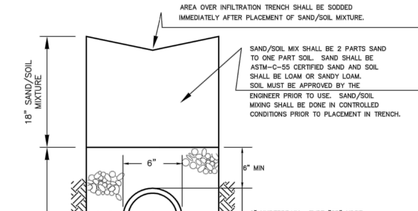


NOTE:
1. MIN. CONCRETE COMPRESSIVE STRENGTH = 3,750 P.S.I.
2. REINFORCEMENT SHALL BE 6x6 W4.0xW4.0 OR #3 REBAR SPACED 12" EACH WAY, CENTERED WITHIN COLLAR, 3" MIN. COVER.
3. SEE BASIN EMBANKMENT DETAIL FOR LOCATION.

BASIN	A	B
2	4'-6"	4'-6"
3	4'-5"	4'-5"
4	6'-0"	6'-0"
5	5'-3"	5'-3"
7	4'-6"	4'-6"

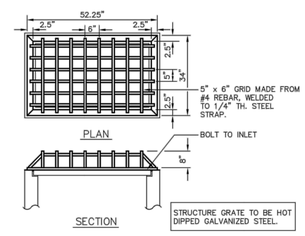
REINFORCED CONCRETE ANTI-SEEP COLLAR

NOT TO SCALE



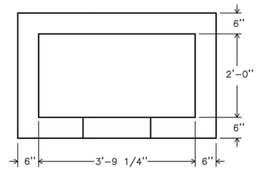
MODIFIED SAND FILTER INFILTRATION TRENCH

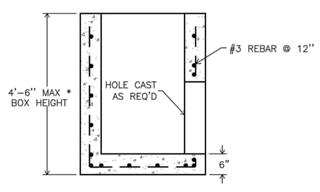
NOT TO SCALE



OUTLET STRUCTURE GRATE (OS-4)

NOT TO SCALE

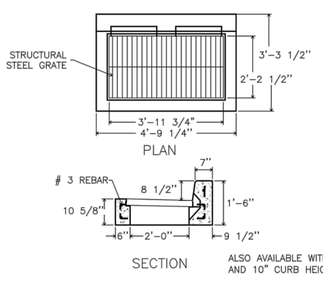




NOTES:
1. ALL CONNECTIONS TO INLET STRUCTURES MUST BE WATERTIGHT.
2. CONTRACTOR SHALL VERIFY BOX SIZING BASED ON PIPE SIZES, ALIGNMENT, AND INVERTS PRIOR TO ORDERING STRUCTURES.
3. STRUCTURES SHALL BE PRECAST, UNLESS APPROVED.

PRECAST INLET BOX 24" X 45" FOR PENNDOT INLET TOPS

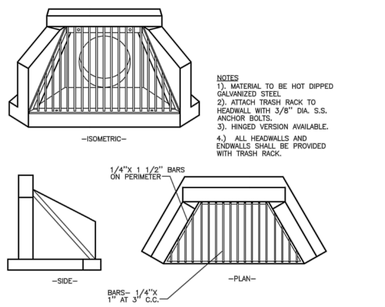
NOT TO SCALE



ALSO AVAILABLE WITH 6", 7" AND 10" CURB HEIGHTS

PENNDOT TYPE C CONCRETE INLET TOP

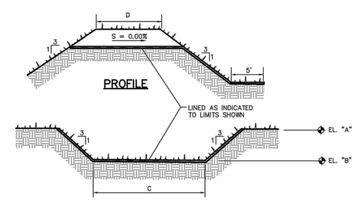
(NOT TO SCALE)



NOTES
1). MATERIAL TO BE HOT DIPPED GALVANIZED STEEL
2). ATTACH TRASH RACK TO HEADWALL WITH 3/8" DIA. S.S. ANCHOR BOLTS.
3). HINGED VERSION AVAILABLE.
4.) ALL HEADWALLS AND ENDWALLS SHALL BE PROVIDED WITH TRASH RACK.

TYPE D-W ENDWALL W/TRASH RACK

NOT TO SCALE



BASIN	BERM ELEVATION "A"	SPILLWAY ELEVATION "B"	SPILLWAY WIDTH "C"	BERM WIDTH "D"	LINING
2	551.00	548.50	135'	8'	NAGP300
3	543.00	540.50	65'	8'	NAGP300
4	527.00	525.50	210'	8'	NAGP300
5	529.00	527.50	145'	8'	NAGP300
7	542.00	540.50	115'	8'	NAGP300

EMERGENCY SPILLWAY

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 — ROBERT A SHARRAH — LAND SURVEYOR 30170-E — PENNSYLVANIA

REVISIONS			XREFS	
NO.	DATE	DESCRIPTION		
1	11/08/05	REV. PER TOWNSHIP COMMENTS		
2	11/18/05	REV. PER TOWNSHIP COMMENTS		
3	02/10/06	REV. PER TOWNSHIP COMMENTS		

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	DWG NO.:

SECTION A STORMWATER MANAGEMENT DETAILS

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

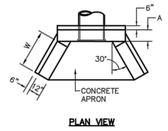
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

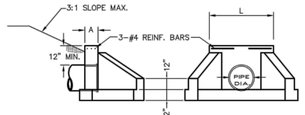
SHEET NO. DTSD-1

S:\SD_BOOK_DWGS_MANDATORY\MANDATORY - FOR PLOT_DETAILS.dwg

PIPE DIAMETER	L	W	A
15" & 18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
30"	5.2'	4.4'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.6'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"



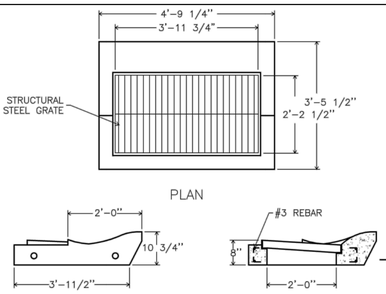
PLAN VIEW



SIDE ELEVATION FRONT ELEVATION

TYPE D-W ENDWALL

NOT TO SCALE
SD\SD027

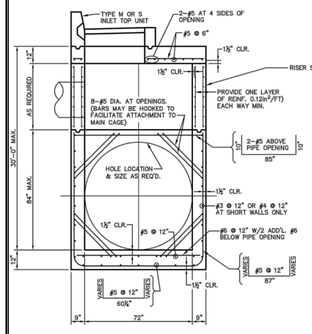


ROLLED CURB CONCRETE INLET TOP

NOT TO SCALE

PLAN

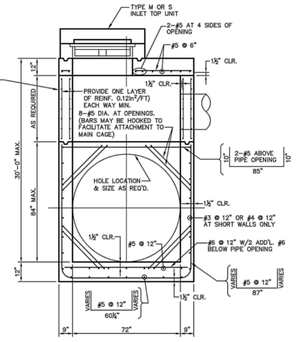
PLAN



SECTION A-A

MODIFIED TYPE I INLET

NOT TO SCALE



SECTION B-B

MODIFIED TYPE II INLET

NOT TO SCALE

MODIFIED INLET BOXES TYPE 1 & 2

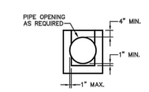
NOT TO SCALE
SD/SD006

NOTES

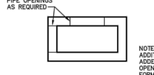
1. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 605 AND SECTION 714.
2. PROVIDE INLETS WITH A MAXIMUM HEIGHT TO BE THE GRADE ELEVATION. CONSTRUCT INLETS THAT EXCEED 5' IN HEIGHT WITH STEPS SIMILAR TO MANHOLES (SEE RC-39M).
3. FOR ORIENTATION OF THE TYPE C INLET TOP WITH MODIFIED TYPE I INLET BOX, THE TYPICAL INSTALLATION DETAILS ARE SHOWN BELOW.



4. PROVIDE A MINIMUM HEIGHT OF 20" MEASURED FROM THE TOP SURFACE OF THE TOP UNIT TO BE THE INSIDE TOP OF THE PIPE WHEN THE TOP UNIT AND EITHER A MODIFIED TYPE I OR A MODIFIED TYPE II INLET BOX ARE CONSTRUCTED MONOLITHICALLY.
5. FOR THAT PORTION OF THE INLET ASSEMBLY WHERE THE DEPTH MEASURED FROM GRADE IS LESS THAN 5'-0", A COVER REDUCTION SLAB AND STANDARD 24" x 45¾" RISER SECTION MAY BE UTILIZED.



HOLE CLEARANCES

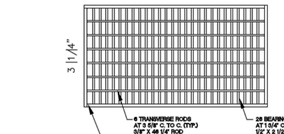


NOTE: ADDITIONAL STEEL MAY BE ADDED AROUND PIPE OPENING TO KEEP HOLE FORMER IN PLACE DURING FABRICATION.

STANDARD HOLES

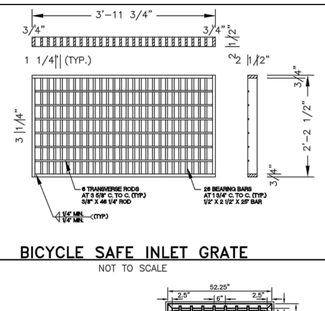
PIPE OPENING DETAILS

NOT TO SCALE



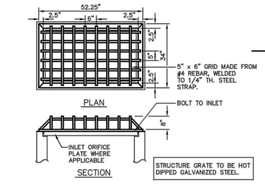
DOT TYPE M CONCRETE INLET TOP

(NOT TO SCALE)



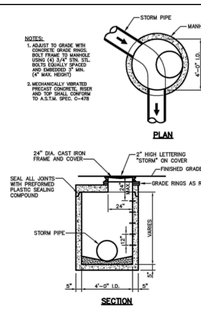
BICYCLE SAFE INLET GRATE

NOT TO SCALE



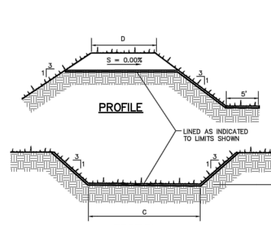
OUTLET STRUCTURE GRATE

NOT TO SCALE

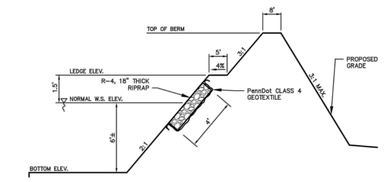


STORM MANHOLE DETAIL

NOT TO SCALE



BASIN	BERM ELEVATION "A"	SPILLWAY ELEVATION "B"	SPILLWAY WIDTH "C"	BERM WIDTH "D"	LINING
8	537.00	534.50	110'	8'	NAGP300
9	535.00	533.25	70'	8'	NAGP300
10	526.00	524.25	290'	8'	NAGP300
11	560.00	557.90	195'	8'	NAGP300
12	565.00	562.50	130'	8'	NAGP300
13	562.00	560.50	165'	8'	NAGP300
14	576.00	573.50	200'	8'	NAGP300
15	582.00	580.50	40'	8'	NAGP300
16	570.00	567.75	105'	8'	NAGP300
17	565.00	563.50	125'	8'	NAGP300
18	561.00	559.50	240'	8'	NAGP300
19	560.00	557.50	90'	8'	NAGP300
20	557.00	555.50	85'	8'	NAGP300
21	546.00	544.50	80'	8'	NAGP300
22	564.00	561.50	60'	8'	NAGP300
25	538.00	536.50	40'	8'	NAGP300
26	529.00	526.50	80'	8'	NAGP300
27	539.00	537.25	95'	8'	NAGP300
28	530.00	528.50	40'	8'	NAGP300
29	539.00	537.50	100'	8'	NAGP300
30	538.00	535.50	70'	8'	NAGP300
31	554.00	552.50	60'	8'	NAGP300

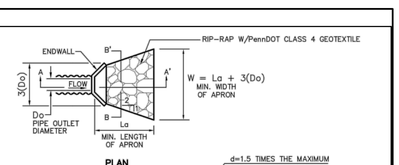


RETENTION BASIN LEDGE AND SLOPE PROTECTION

NOT TO SCALE

EMERGENCY SPILLWAY

NOT TO SCALE



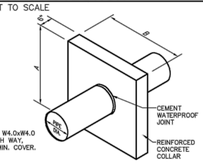
SECTION A-A' SECTION B-B'

EW #	Do (in.)	La (ft.)	W (ft.)	RIP-RAP SIZE
14	24	11	17	R-4, 18" THICK
39	30	26	33.5	R-4, 18" THICK
40	24	15	21	R-4, 18" THICK
41	15	10	13.75	R-4, 18" THICK
42	15	10	13.75	R-4, 18" THICK
43	15	10	13.75	R-4, 18" THICK
63	24	12	18	R-4, 18" THICK
66	15	10	13.75	R-4, 18" THICK
68	15	10	13.75	R-4, 18" THICK
69	15	10	13.75	R-4, 18" THICK
70	15	10	13.75	R-4, 18" THICK
71	36	20	29	R-4, 18" THICK
72	15	10	13.75	R-4, 18" THICK
73	36	21	30	R-4, 18" THICK
74	15	10	13.75	R-5, 27" THICK
75	48	28	40	R-4, 18" THICK
76	30	16	23.5	R-5, 27" THICK
77	36	24	33	R-4, 18" THICK
78	30	16	23.5	R-4, 18" THICK
79	15	12	15.75	R-4, 18" THICK
80	15	10	13.75	R-4, 18" THICK
81	15	10	13.75	R-4, 18" THICK
82	24	12	18	R-4, 18" THICK
83	24	13	19	R-4, 18" THICK
84	15	10	13.75	R-4, 18" THICK
85	36	26	35	R-4, 18" THICK
86	15	10	13.75	R-4, 18" THICK
87	30	21	28.5	R-4, 18" THICK
88	36	25	34	R-4, 18" THICK
95	30	25	32.5	R-4, 18" THICK
97	15	10	13.75	R-4, 18" THICK
100	18	12	16.5	R-4, 18" THICK

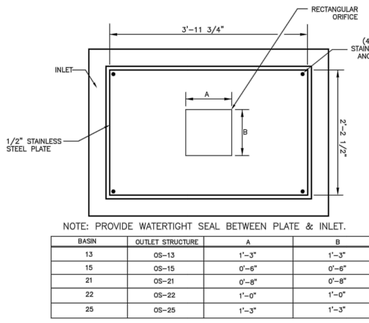
MINIMUM TAILWATER CONDITION (Tw< 0.5 DIAMETER)

PIPE OUTLET PROTECTION

NOT TO SCALE



NOTE:
1. MIN. CONCRETE COMPRESSIVE STRENGTH = 3,750 P.S.I.
2. REINFORCEMENT SHALL BE 6x6 W4.0xW4.0 OR #3 REBAR SPACED 12" EACH WAY, CENTERED WITHIN COLLAR, 3" MIN. COVER.
3. SEE BASIN EMBANKMENT DETAIL FOR LOCATION.



NOTE: PROVIDE WATERTIGHT SEAL BETWEEN PLATE & INLET.

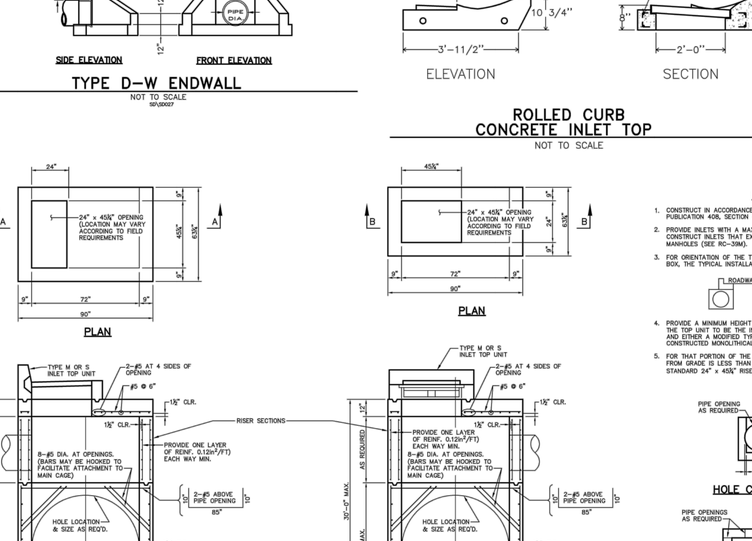
BASIN	OUTLET STRUCTURE	A	B
13	OS-13	1'-3"	1'-3"
15	OS-15	0'-6"	0'-6"
21	OS-21	0'-8"	0'-8"
22	OS-22	1'-0"	1'-0"
25	OS-25	1'-3"	1'-3"

INLET ORIFICE PLATE

(NOT TO SCALE)

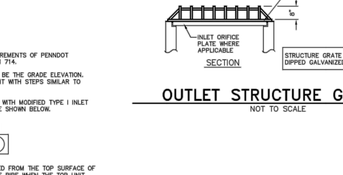
TYPE D-W ENDWALL W/TRASH RACK

NOT TO SCALE



STANDARD INLET BOXES & TYPES 1,2 & 3

NOT TO SCALE
SD/SD005



ALSO AVAILABLE WITH 6", 7" AND 10" CURB HEIGHTS

PENNDOT TYPE C CONCRETE INLET TOP

(NOT TO SCALE)



PARABOLIC SWALE

NOT TO SCALE
SD\SD068

SWALE	n	D (ft.)	MIN.(%) SLOPE	MAX.(%) SLOPE	EROSION PROTECTION TYPE	EROSION PROTECTION MIN. WIDTH
1	10	1	2.0%	33.3%	NAG S75, P300	12'
2	25	1	2.0%	10.0%	NAG S75	12'
3	20	1	1.1%	1.4%	NAG S75	12'
4	15	1	1.3%	1.3%	NAG S75	12'
5	20	1	1.3%	3.8%	NAG S75	12'
6	20	1	1.5%	1.7%	NAG S75	12'
7	15	1	1.8%	33.3%	NAG S75, P300	12'
8	20	1	1.4%	5.0%	NAG S75	12'
231	30	1.0	1.6%	1.6%	NAG S75	12'
232	40	1.0	1.3%	1.5%	NAG S75	12'
236	30	1.0	1.4%	2.0%	NAG S75	12'
255	25	1.0	1.4%	1.5%	NAG S75	12'
263A	20	1.0	1.4%	1.7%	NAG S75	12'
263B	20	1.0	1.4%	5.0%	NAG S75	12'
269	15	1.0	1.4%	10.0%	NAG S75	12'
296	15	1.0	1.8%	12.5%	NAG S75	12'
299	20	1.0	1.8%	5.0%	NAG S75	12'
313	20	1.0	1.3%	6.7%	NAG S75	12'

SWALE	n	D (ft.)	MIN.(%) SLOPE	MAX.(%) SLOPE	EROSION PROTECTION TYPE	EROSION PROTECTION MIN. WIDTH
318	20	1.0	2.2%	10.0%	NAG S75	12'
331A	20	1.0	2.2%	3.3%	NAG S75	12'
331B	15	1.0	2.5%	4.3%	NAG S75	12'
333	20	1.0	1.8%	2.9%	NAG S75	12'
335	25	1.0	2.2%	5.0%	NAG S75	12'
337	15	1.0	2.2%	2.5%	NAG S75	12'
354A	20	1.0	1.4%	2.5%	NAG S75	12'
356	25	1.0	1.5%	1.5%	NAG S75	12'
356A	20	1.0	1.5%	2.0%	NAG S75	12'
356C	25	1.0	1.7%	1.7%	NAG S75	12'
356D	20	1.0	1.0%	1.2%	NAG S75	12'
367	20	1.0	1.5%	1.5%	NAG S75	12'
368	20	1.0	1.3%	1.4%	NAG S75	12'
383	20	1.0	2.0%	2.0%	NAG S75	12'
384	20	2.0	2.0%	10.0%	NAG S75	12'
388	40	2.0	1.5%	1.8%	NAG S75	12'
397	20	1.0	2.9%	6.7%	NAG S75	12'
401	25	1.0	2.0%	2.5%	NAG S75	12'
406	16	1.0	1.6%	4.2%	NAG S75	12'
409A	12	1.0	5.0%	12.5%	NAG S75	12'
435	20	1.0	2.9%	5.0%	NAG S75	12'
440	25	1.0	4.0%	1.0%	NAG S75	12'
456	12	1.0	1.5%	2.0%	NAG S75	12'

SWALE	n	D (ft.)	MIN.(%) SLOPE	MAX.(%) SLOPE	EROSION PROTECTION TYPE	EROSION PROTECTION MIN. WIDTH
449	12	1.0	3.6%	3.6%	NAG S75	12'
468	12	1.0	1.6%	5.0%	NAG S75	12'
473	10	1.0	4.0%	10.0%	NAG S75	12'
474	20	1.0	3.1%	8.3%	NAG S75	12'
481	16	1.0	1.5%	12.5%	NAG S75	12'
482	10	1.0	3.1%	12.5%	NAG S75	12'
491	25	1.0	1.5%	2.5%	NAG S75	12'
499	10	1.0	2.0%	10.0%	NAG S75	12'
507	20	1.0	1.4%	5.6%	NAG S75	12'
516	16	1.0	1.7%	1.9%	NAG S75	12'
537	20	1.0	1.5%	1.7%	NAG S75	12'
551	12	1.0	2.8%	2.8%	NAG S75	12'
554	12	1.0	1.5%	1.5%	NAG S75	12'
561	12	1.0	1.7%	10.0%	NAG S75	12'
572	16	1.0	2.5%	5.6%	NAG S75	12'
592	12	1.0	3.0%	5.0%	NAG S75	12'
595A	15	1.0	2.0%	2.0%	NAG S75	12'
597	15	1.0	2.2%	4.5%	NAG S75	12'
604	20	1.0	1.5%	1.5%	NAG S75	12'
604A	15	1.0	2.5%	2.5%	NAG S75	12'
611	16	1.0	2.5%	2.5%	NAG S75	12'
612	16	1.0	2.5%	2.5%	NAG S75	12'
613	16	1.0	1.5%	2.5%	NAG S75	12'
614	16	1.0	2.5%	2.5%	NAG S75	12'

SWALE	n	D (ft.)	MIN.(%) SLOPE	MAX.(%) SLOPE	EROSION PROTECTION TYPE	EROSION PROTECTION MIN. WIDTH
620	20	1.0	1.3%	1.4%	NAG S75	12'
621	16	1.0	1.5%	1.5%	NAG S75	12'
629	16	1.0	3.9%	3.9%	NAG S75	12'
630	16	1.0	1.5%	3.9%	NAG S75	12'
641	20	1.0	1.4%	2.0%	NAG S75	12'
657	25	1.0	1.4%	1.4%	NAG S75	12'
668	25	1.0	1.4%	2.5%	NAG S75	12'
688A	25	1.0	1.7%	1.7%	NAG S75	12'
691	35	1.0	1.7%	1.7%	NAG S75	12'
698	30	1.0	1.7%	2.5%	NAG S75	12'
746	20	1.0	1.5%	1.5%	NAG S75	12'
752	25	1.0	2.0%	4.0%	NAG S75	12'
756	30	1.0	1.7%	1.7%	NAG S75	12'
761	20	1.0	2.0%	2.2%	NAG S75	12'
763	30	1.0	1.5%	2.0%	NAG S75	12'
764	20	1.0	1.8%	1.8%	NAG S75	12'
770	20	1.0	1.8%	5.0%	NAG S75	12'
786	15	1.0	1.5%	1.5%	NAG S75	12'
796	25	2.0	1.7%	2.2%	NAG S75	12'
826	12	1.0	1.5%	1.5%	NAG S75	12'
844	30	1.0	1.4%	1.5%	NAG S75	12'
864	20	1.0	1.5%	1.5%	NAG S75	12'
865	15	1.0	1.4%	1.4%	NAG S75	12'
870	15	1.0	1.4%	2.0%	NAG S75	12'
877	25	1.0	1.4%	3.3%	NAG S75	12'

REINFORCED CONCRETE ANTI-SEEP COLLAR

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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1	02/10/06	REV. PER TOWNSHIP COMMENTS	

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: RAS	DWG NO.:

STORMWATER MANAGEMENT DETAILS

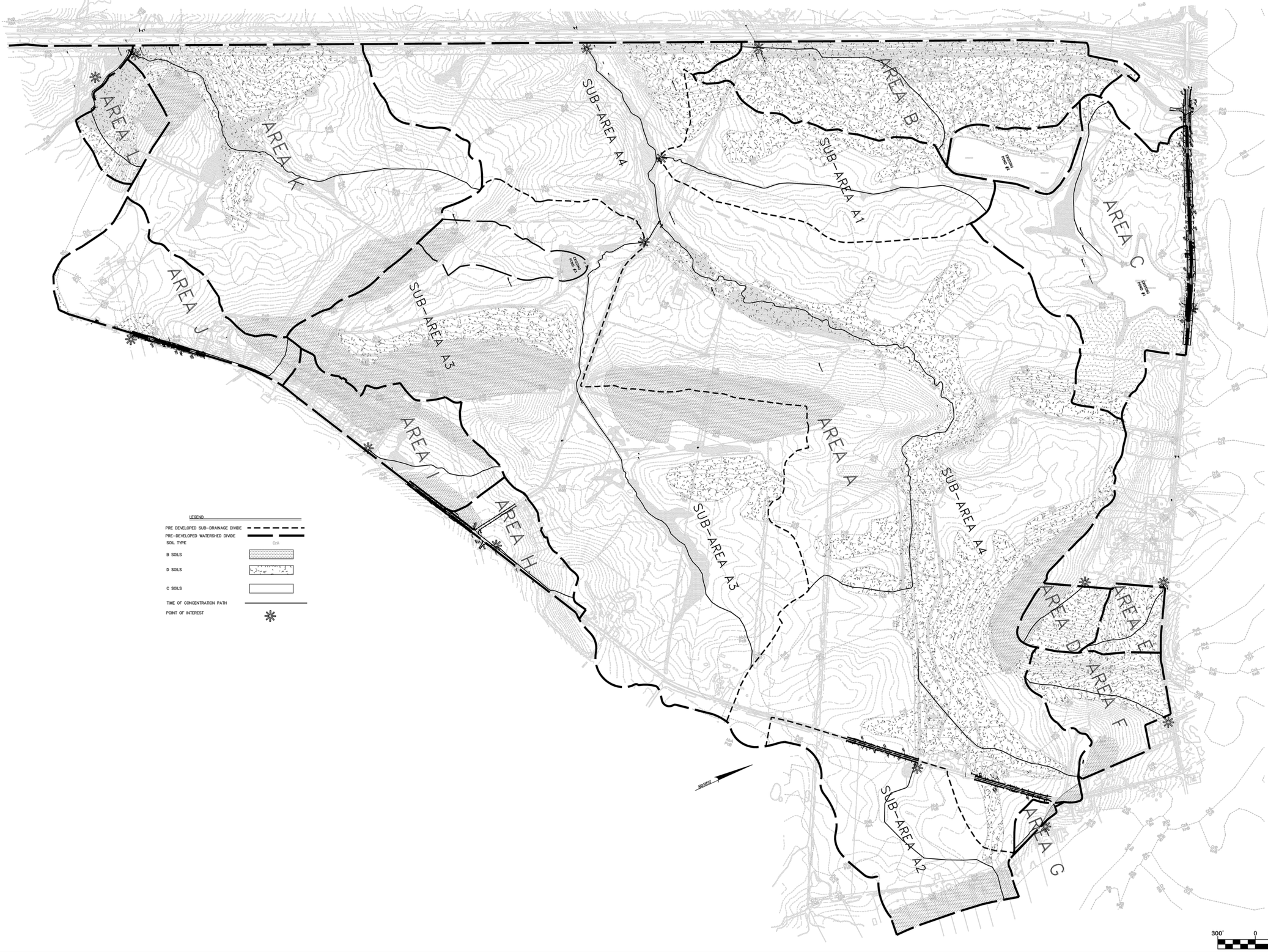
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. DTSD-2



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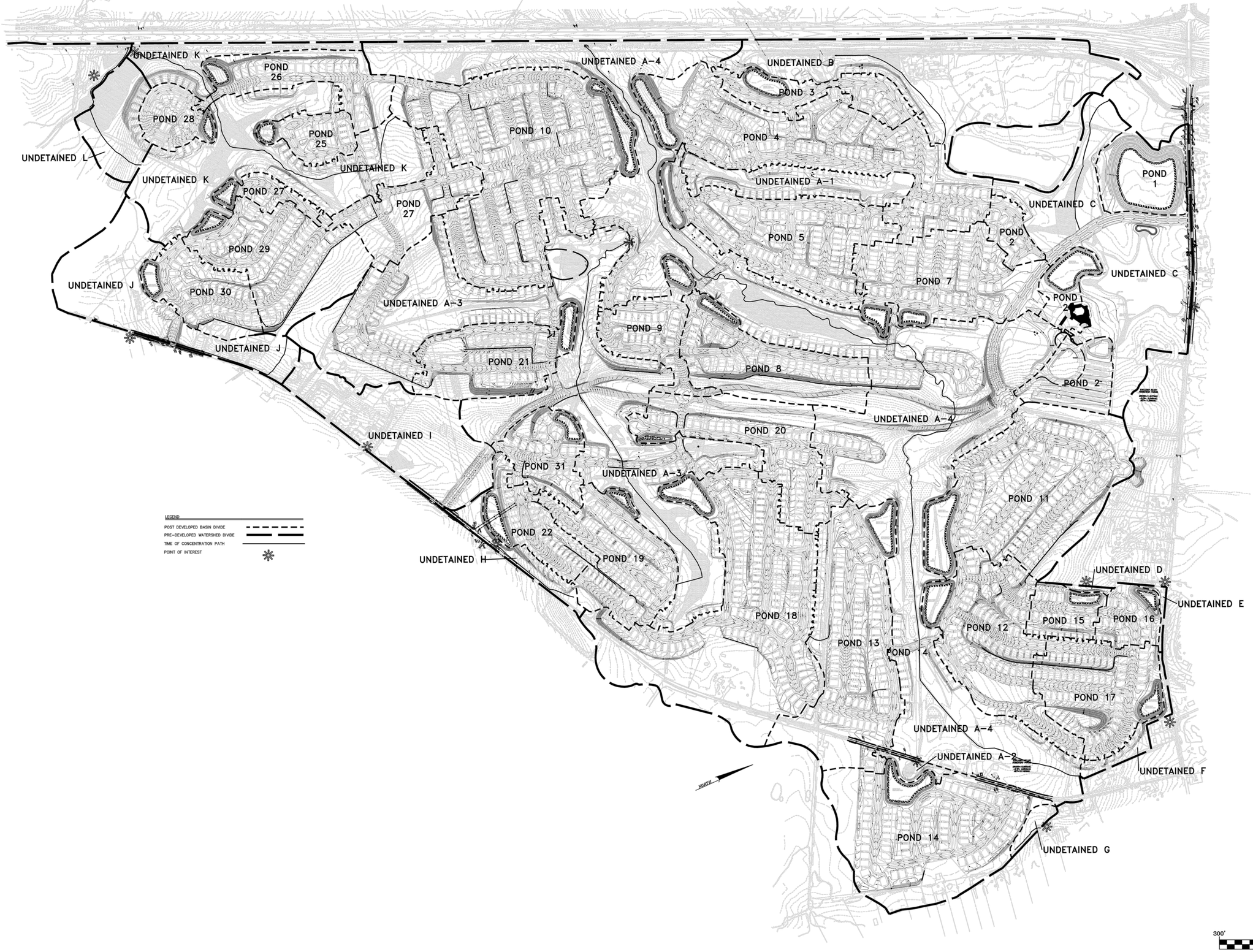
PRE-DEVELOPED DRAINAGE DIVIDE MAP

GETTYSBURG COMMONS

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

SCALE 1"=300'

SHEET NO. DA-PRE-1



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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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30170-E

REVISIONS

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PLAN PREPARATION

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DESIGNED BY: RAS	FILE NO.: 0428
CHECKED BY: RAS	DWG NO.:

POST-DEVELOPED DRAINAGE DIVIDE MAP

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SCALE 1"=300'

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