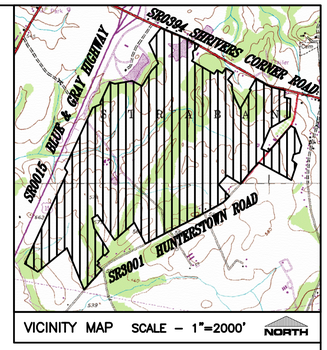
Attachment 4 to Discovery A-4 (Wastewater)

PART C
PRELIMINARY SUBDIVISION PLANS
FOR
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
SITUATED IN
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

STREET & STORM DRAIN PROFILES



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 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)

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.

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

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

PART C
SHEET INDEX

TITLE SHEET	1 SHEET
ROAD PROFILES	40 SHEETS
STORM DRAIN PROFILES	16 SHEETS
BASIN EMBANKMENT PROFILES	5 SHEETS

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

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

REVISIONS			XREFS
NO.	DATE	DESCRIPTION	
1	02/10/06	PER REVIEW COMMENTS	
2	03/01/06	PER TWP REVIEW COMMENTS	
3	05/23/18	PER FINAL TWP REVIEW COMMENTS &	
		ADD PARTS F THRU K	

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

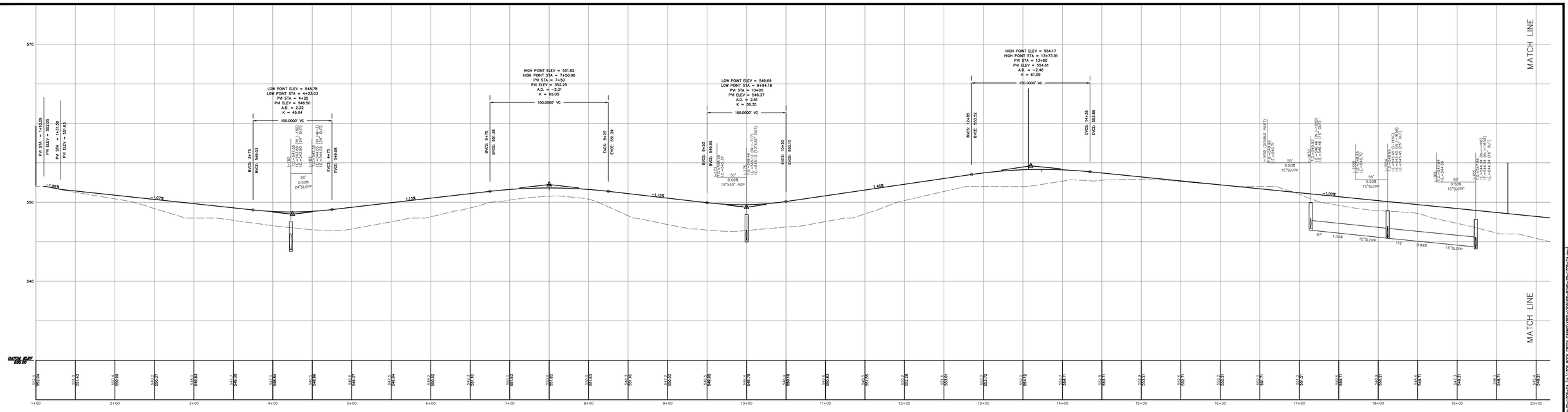
PLAN PREPARATION	
DRAWN BY: RAS	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS	FILE NO.: 1708
CHECKED BY: RAS	DRAWING: TI01-1708-0A-PART D

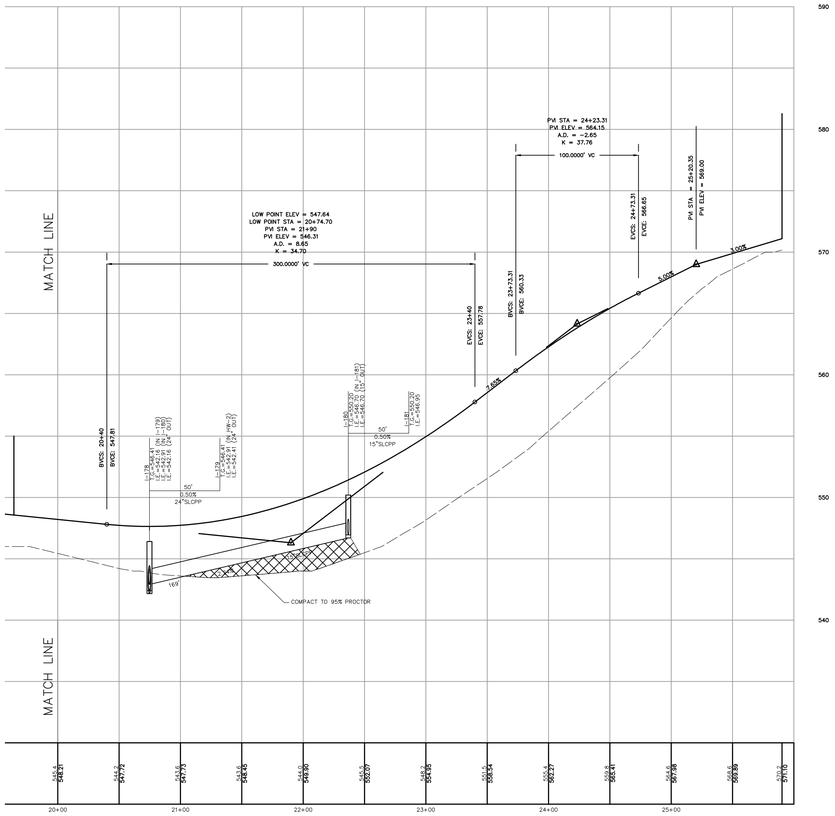
TITLE SHEET - STREET & STORM DRAIN PROFILES

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

SCALE AS NOTED

SHEET NO. TI-C





NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

HORIZ. – 1 inch = 50 ft.

VERT. – 1 inch = 5 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:

ROAD PROFILES

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

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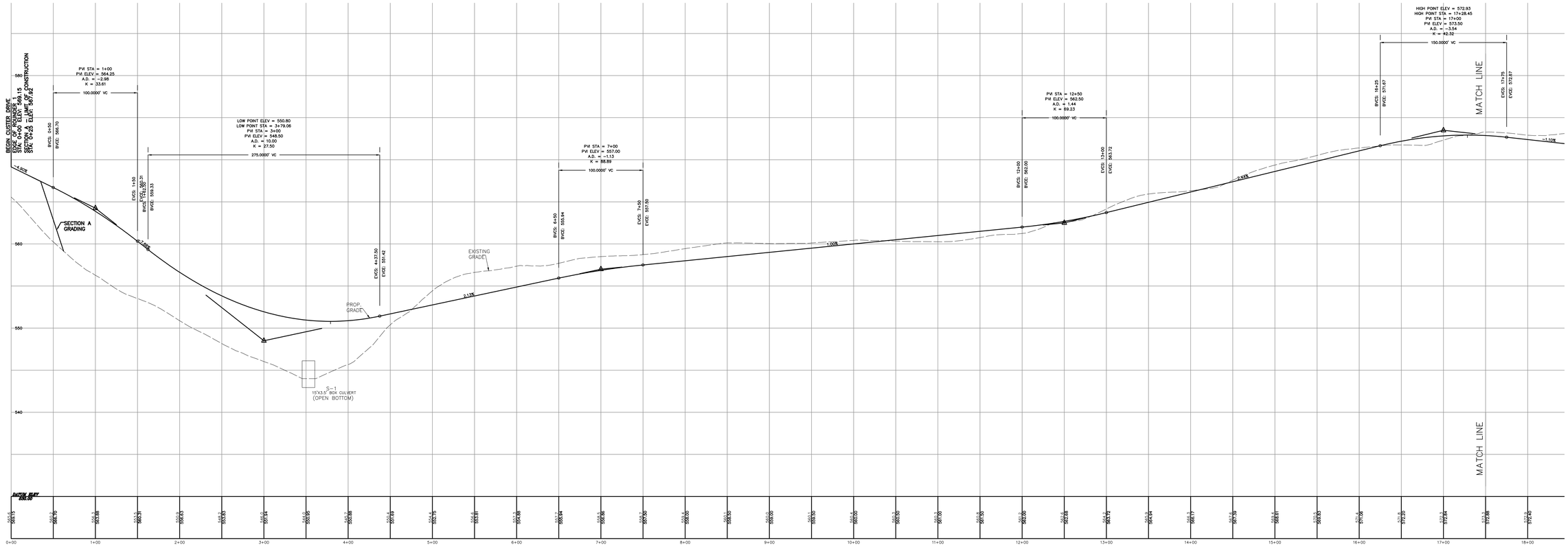

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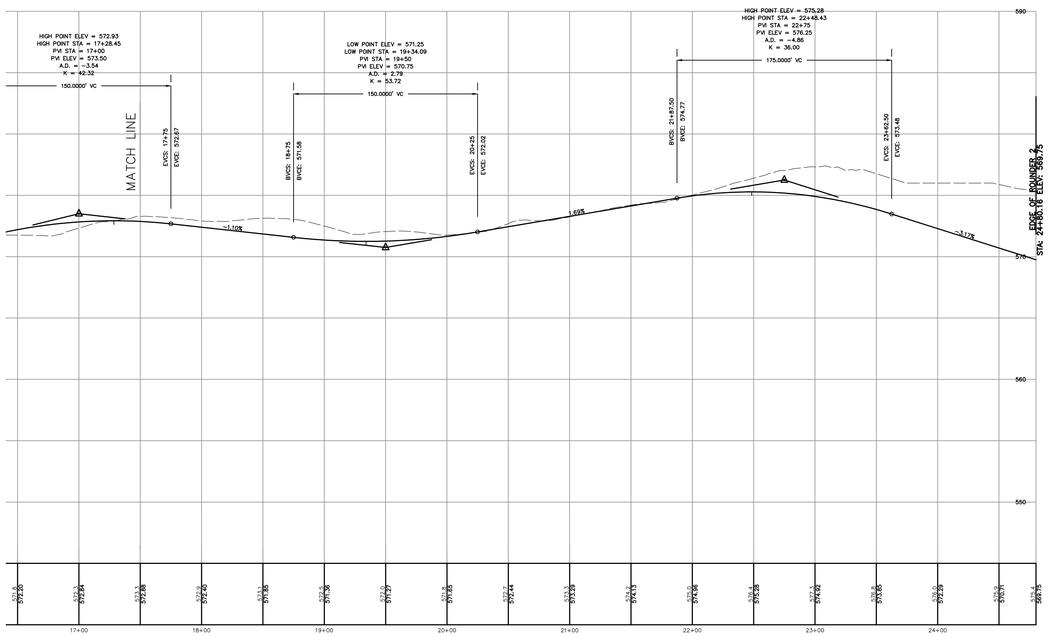

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DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

ROAD PROFILES

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

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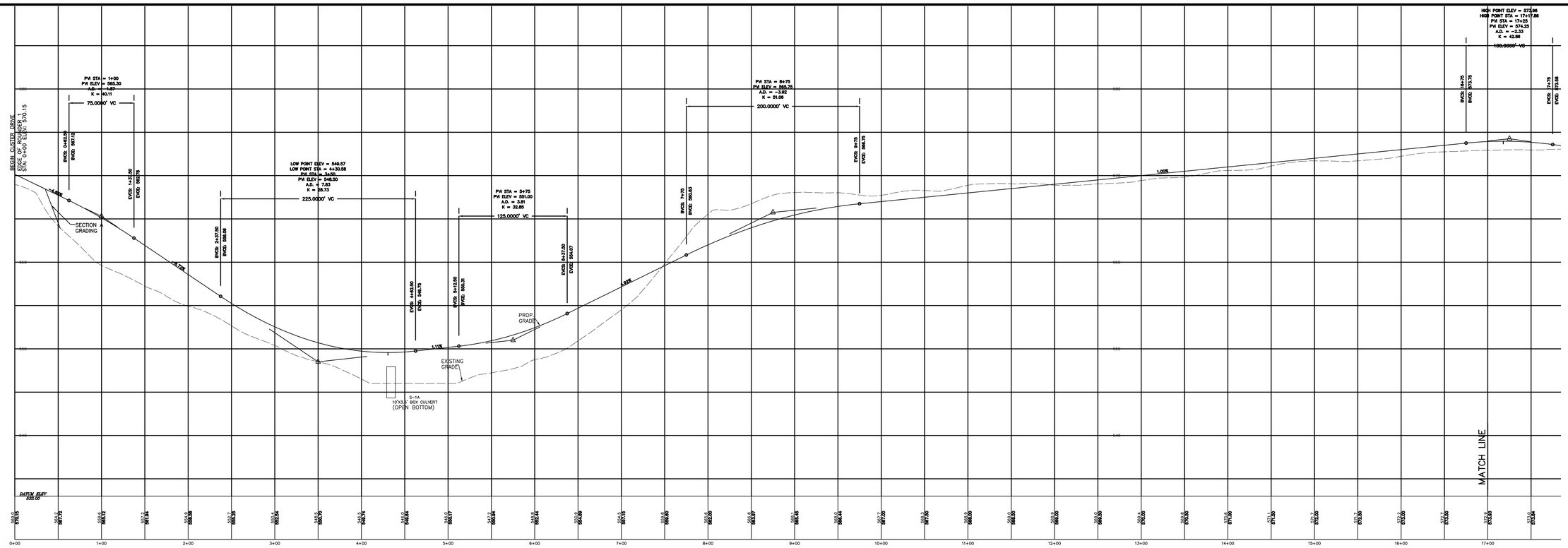

CUSTER DRIVE

CUSTER DRIVE

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50' 0 25' 50' 100' 200'
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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES US TO NOTIFY PENNSYLVANIA ONE CALL AT LEAST THREE (3) BUSINESS DAYS AND NO MORE THAN TEN (10) BUSINESS DAYS 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:	

ROAD PROFILES

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

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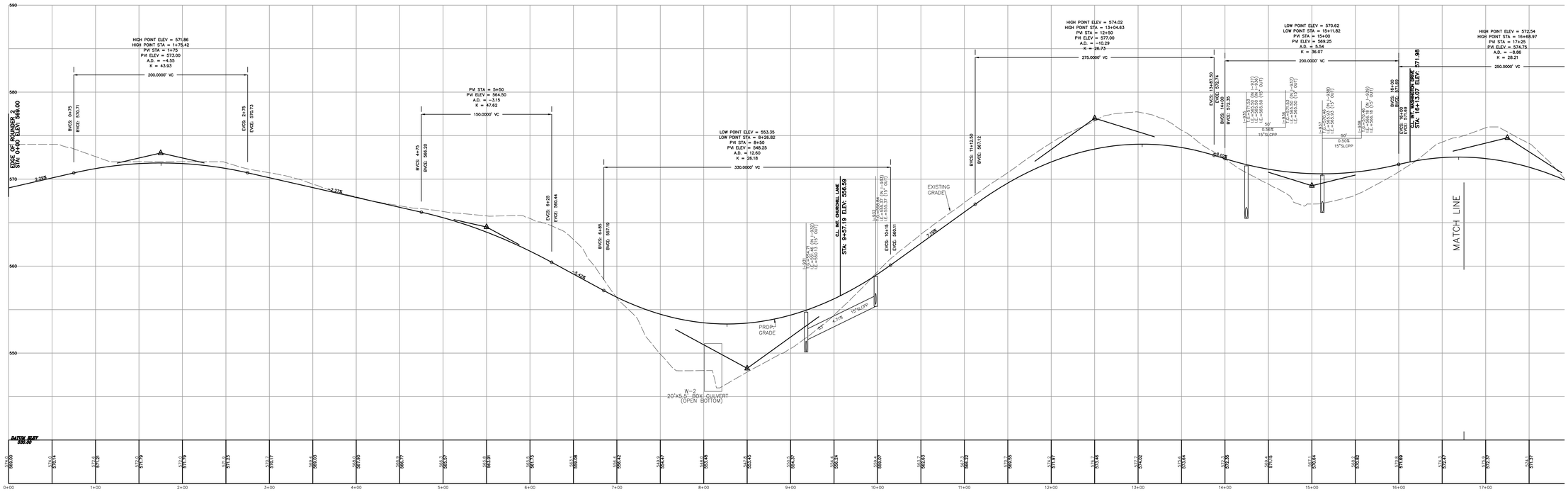

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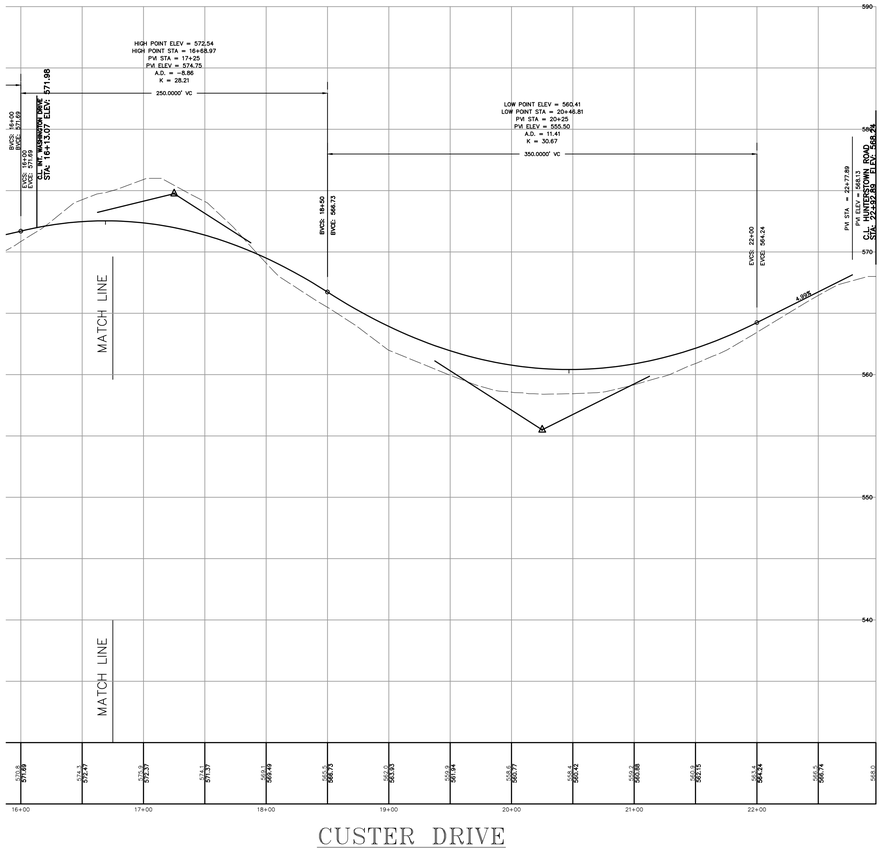

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DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

ROAD PROFILES

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

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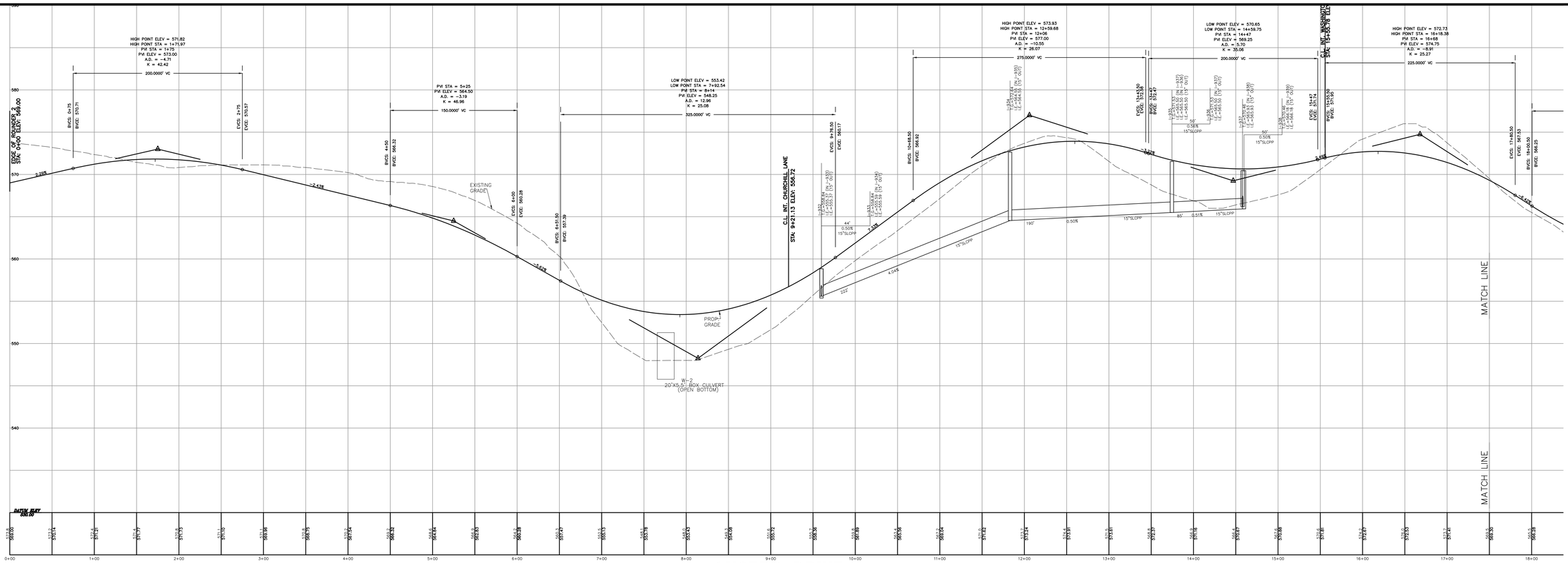

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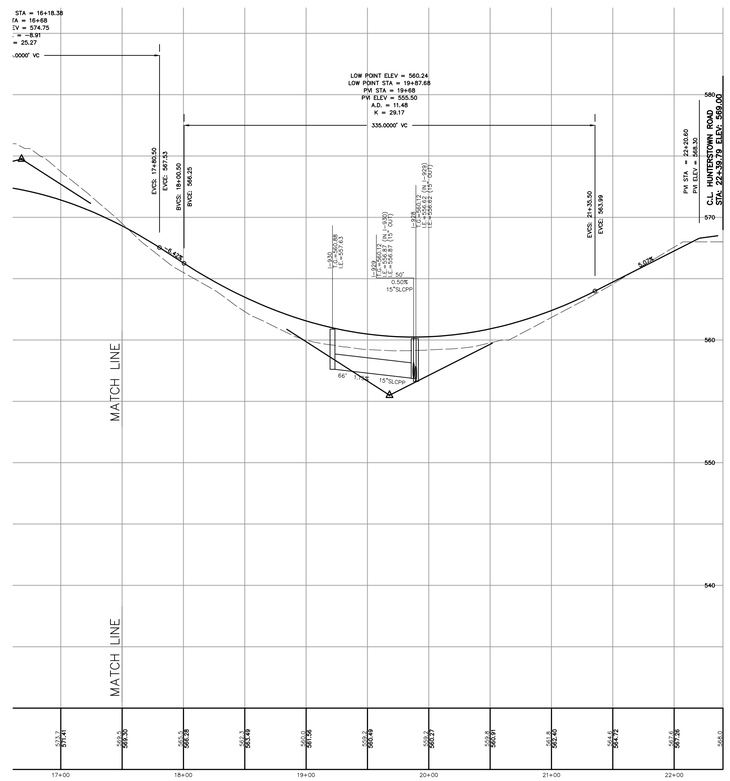

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CHECKED BY: RAS/RETTEW	DRAWING:

ROAD PROFILES

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-5

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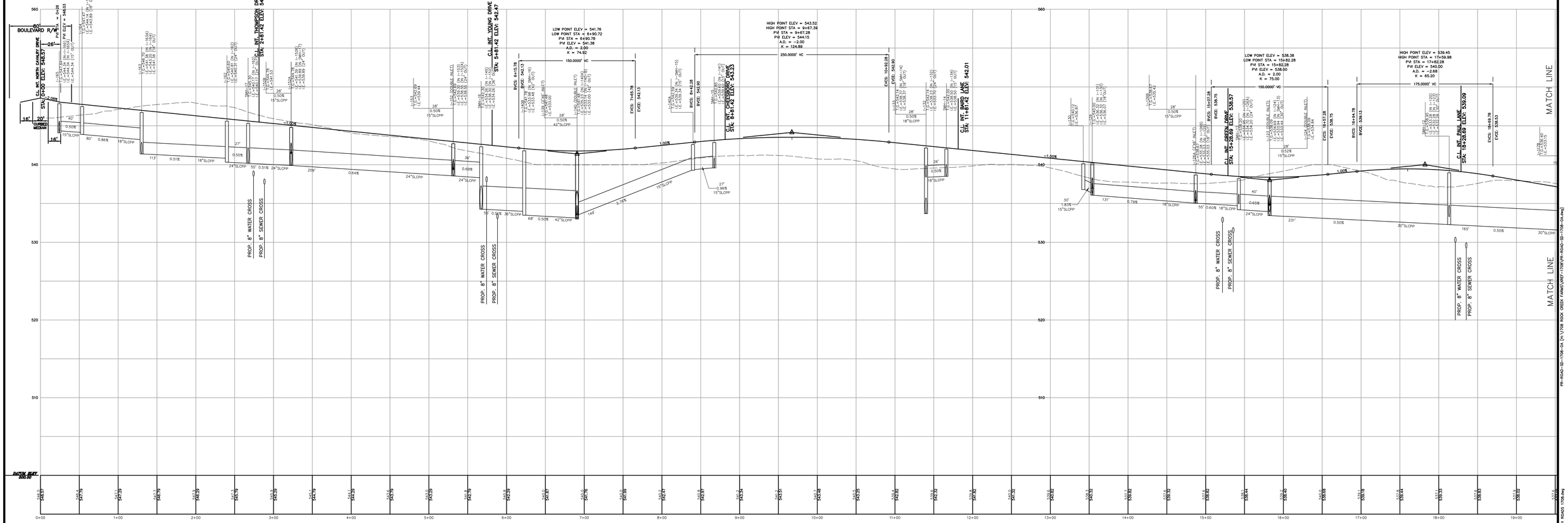
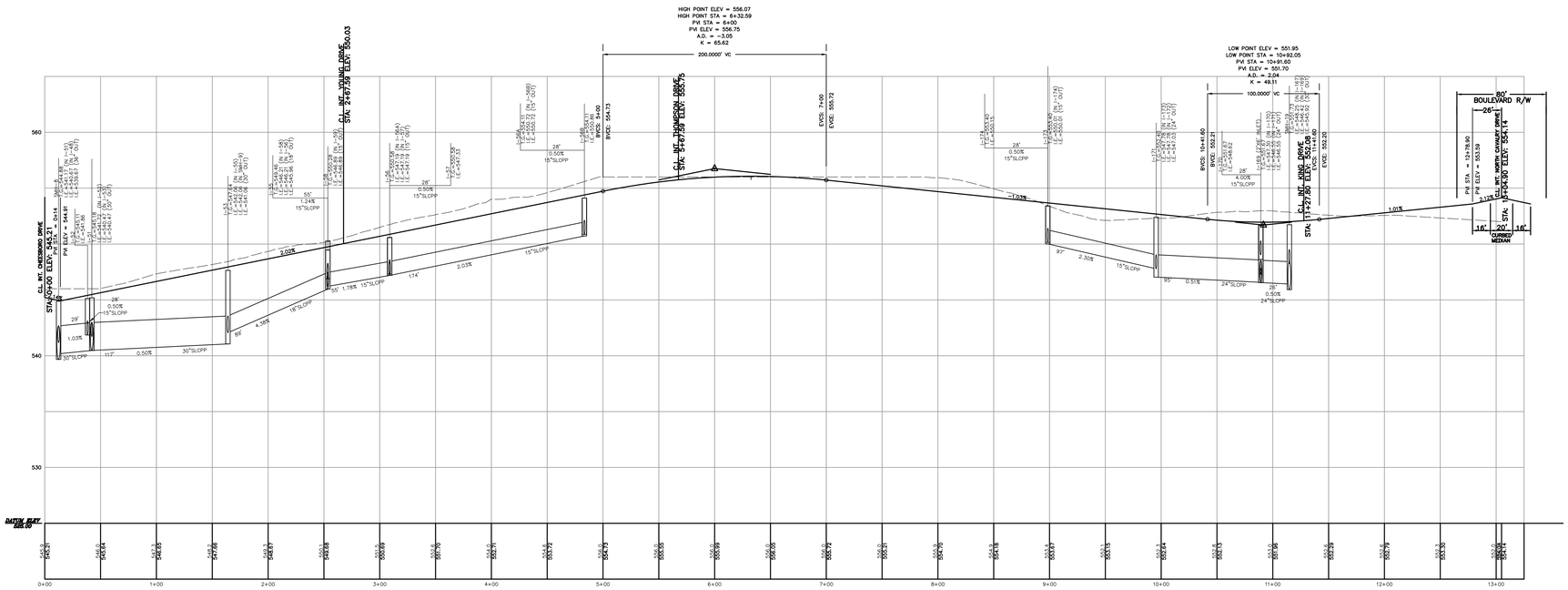


PUGH LANE



BALLARD LANE

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. - 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. - 1 inch = 5 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:

ROAD PROFILES

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

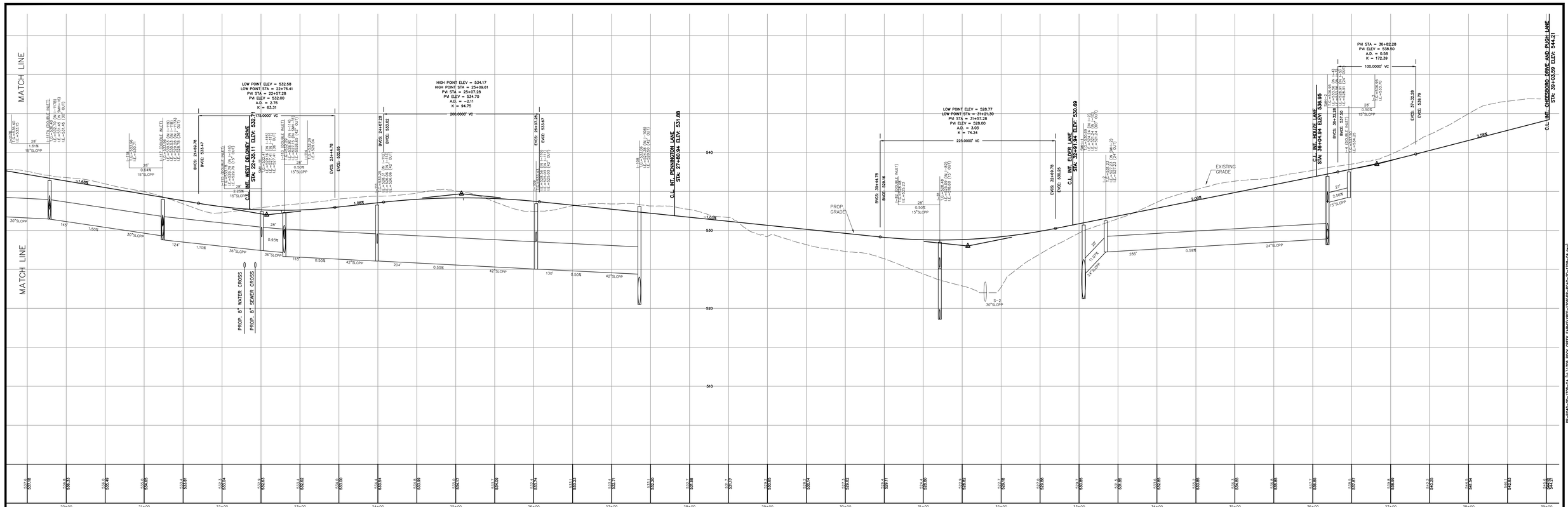
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-6

M:\1708 ROCK CREEK FARMS\PRELIM\MART-1708\PART C\PROD ROADS 1708.dwg

PR-ROAD-GD-1708-04 (M:\1708 ROCK CREEK FARMS\VER07-1708\PR-ROAD-GD-1708-04.dwg)



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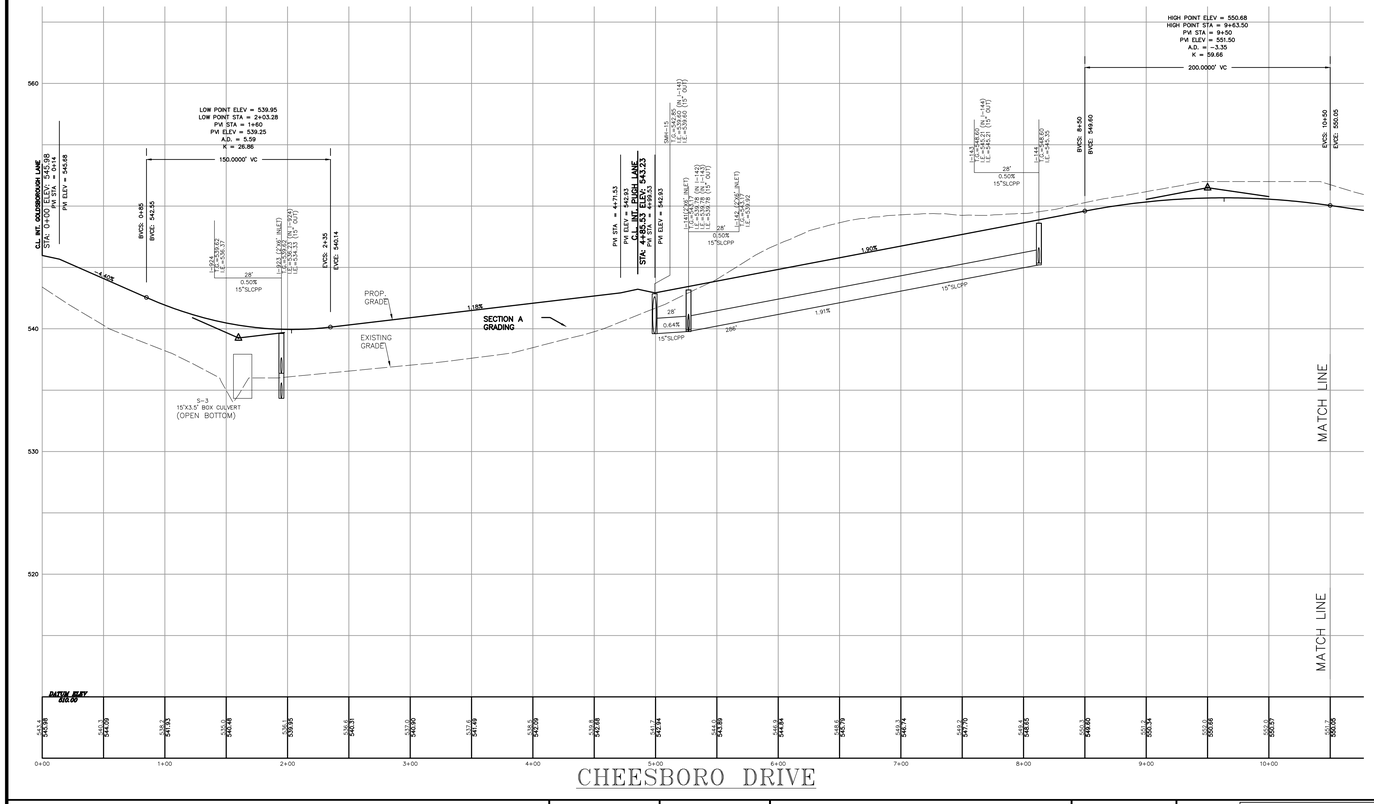

CHEESBORO DRIVE

NOTES:

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HORIZ. – 1 inch = 50 ft.

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H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PART C\PROF ROADS 1708.dwg

PA-ROAD-SD-1708-04 [H:\1708 ROCK CREEK FARMS\VER2-1708\PA-ROAD-SD-1708-04.dwg]

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

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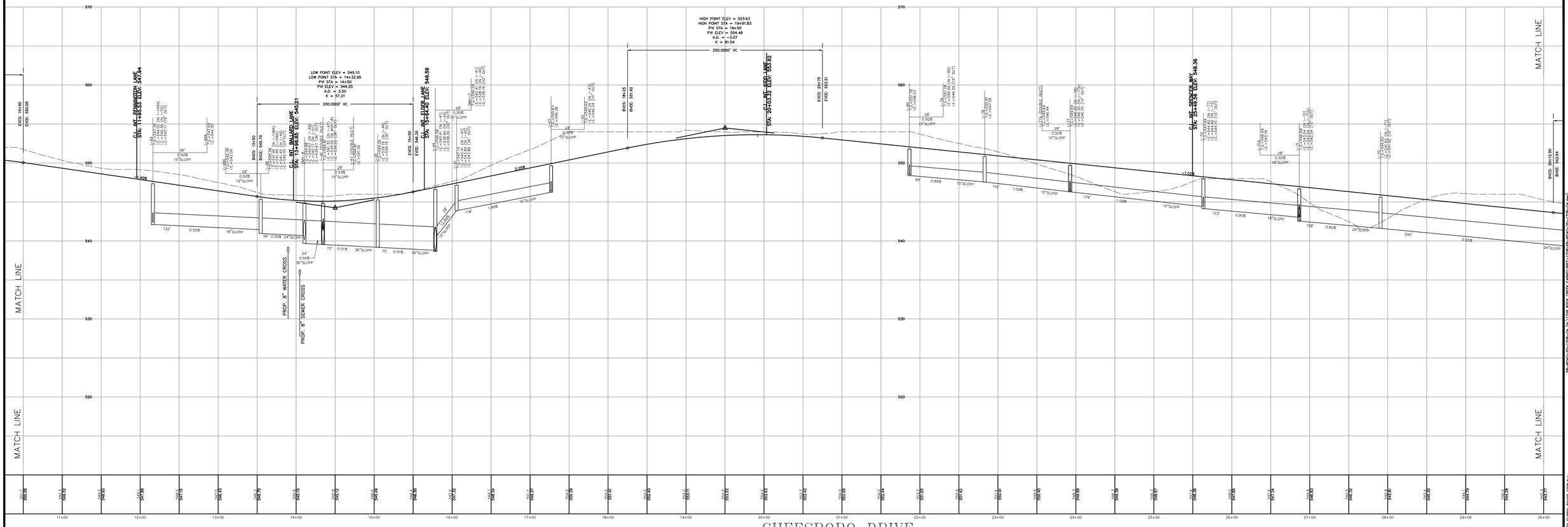

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SHEET NO. PRRD-8

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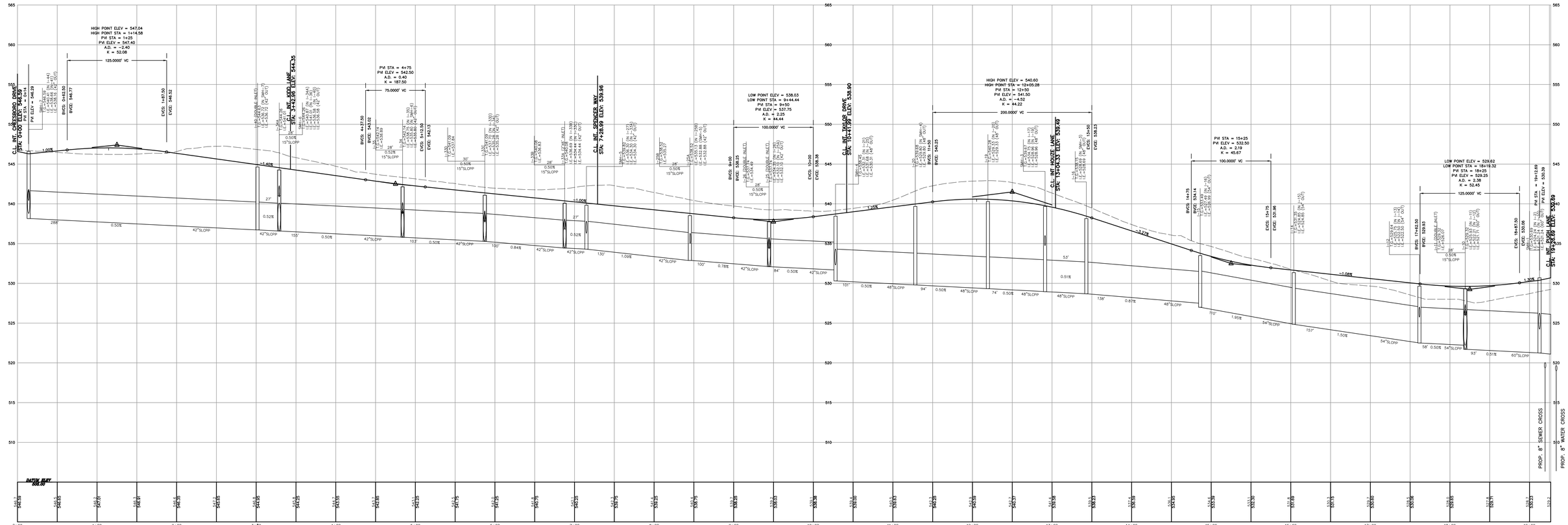

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PR-ROAD-SD-1708-OA (N:\1708 ROCK CREEK FARMS\VERT-1708\VR-ROAD-SD-1708-OA.dwg)

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

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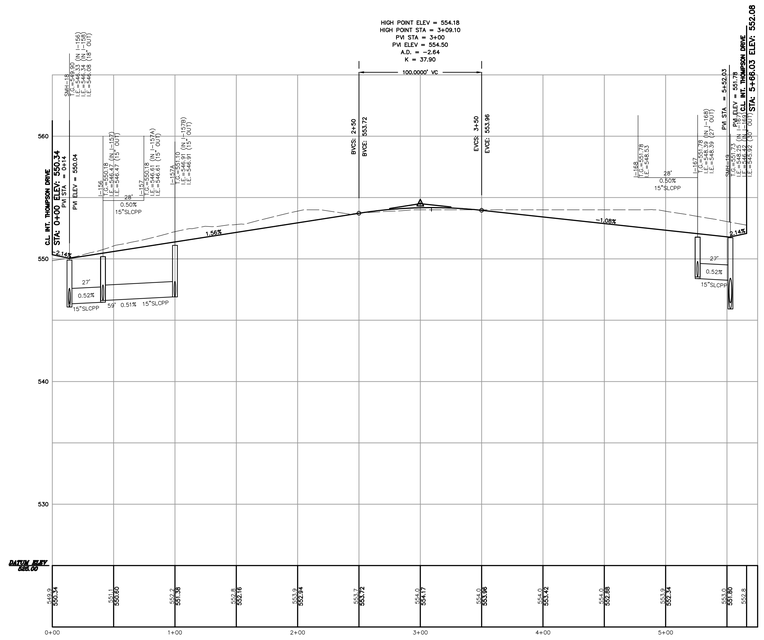
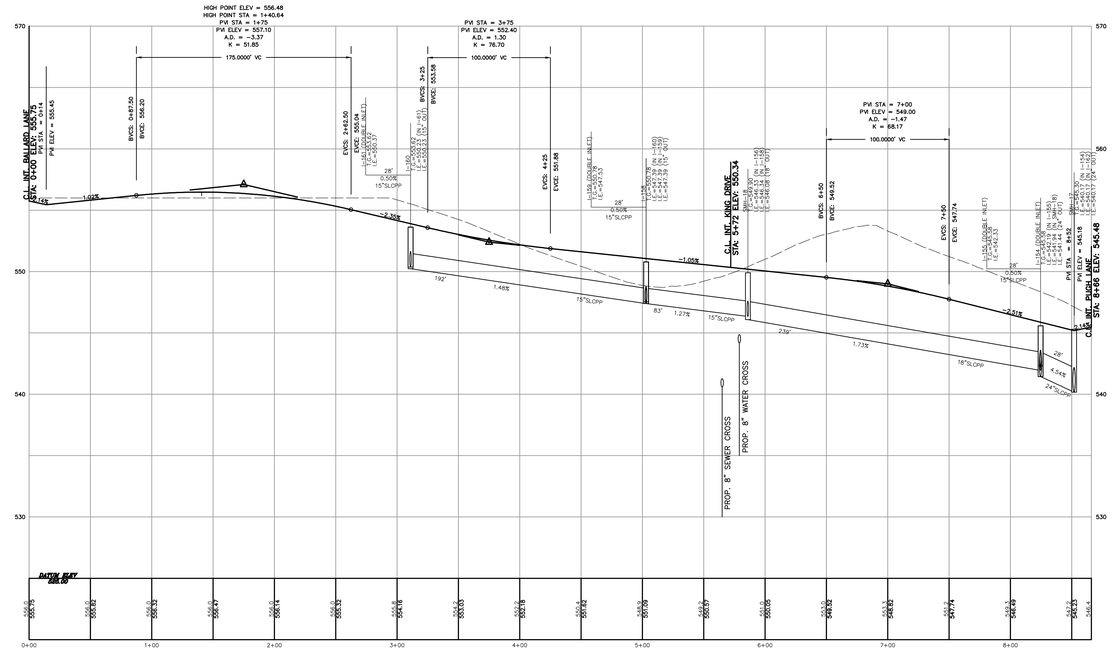


KING DRIVE



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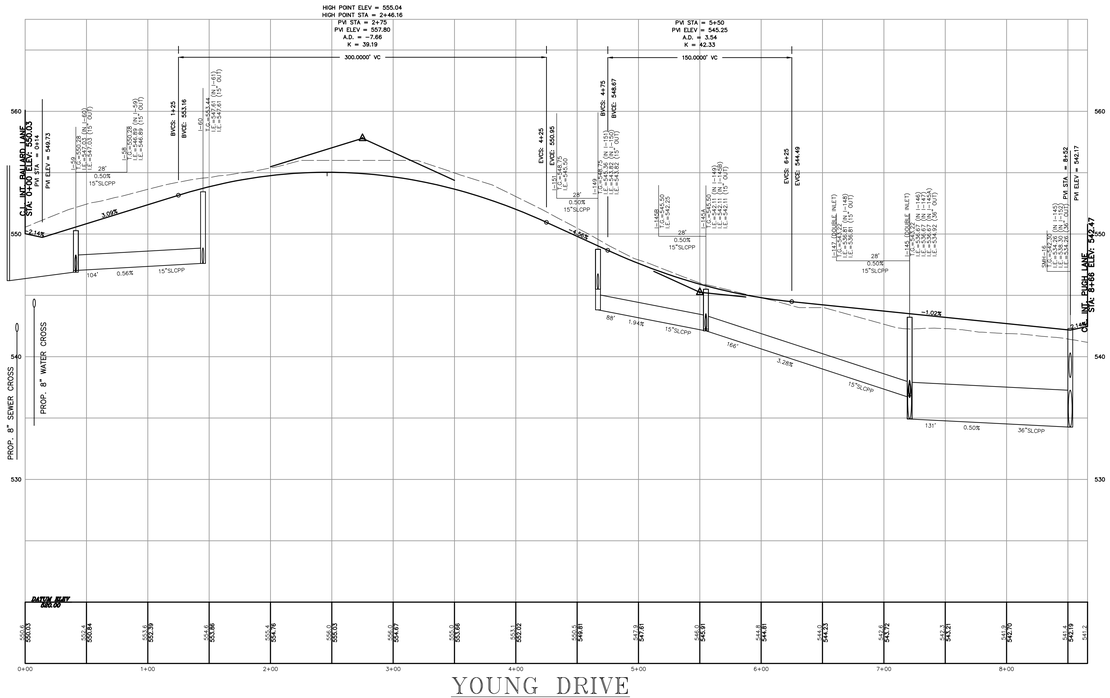
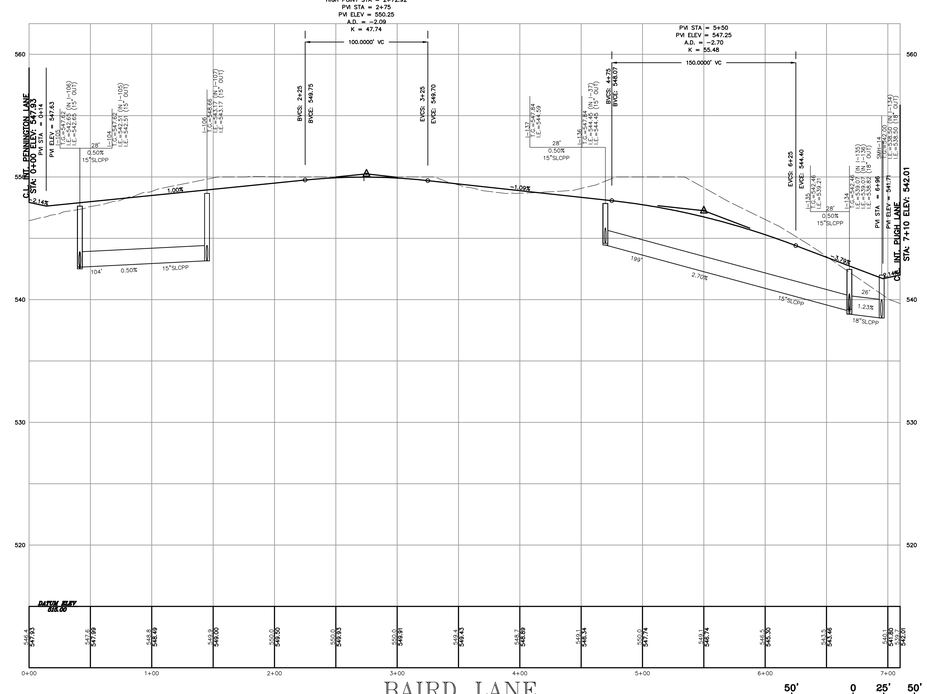


YOUNG DRIVE



BAIRD LANE

NOTES:

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

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SHEET NO. PRRD-10

P:\R-ROAD-SD-1708-DA (N \1708 ROCK CREEK FARMS\PRELIMINARY-1708\PART C\PROF ROADS 1708.dwg

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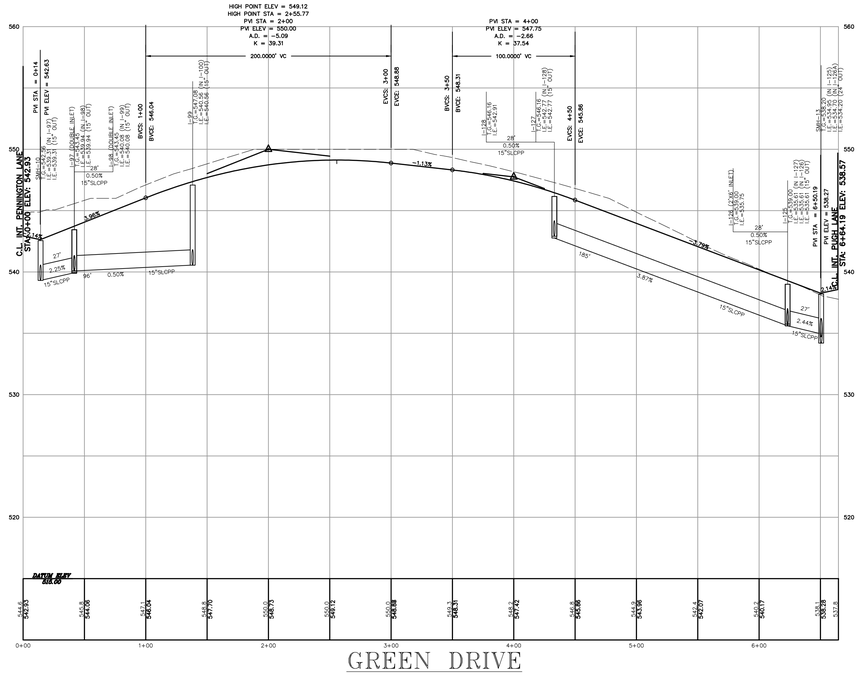

NOTES:

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

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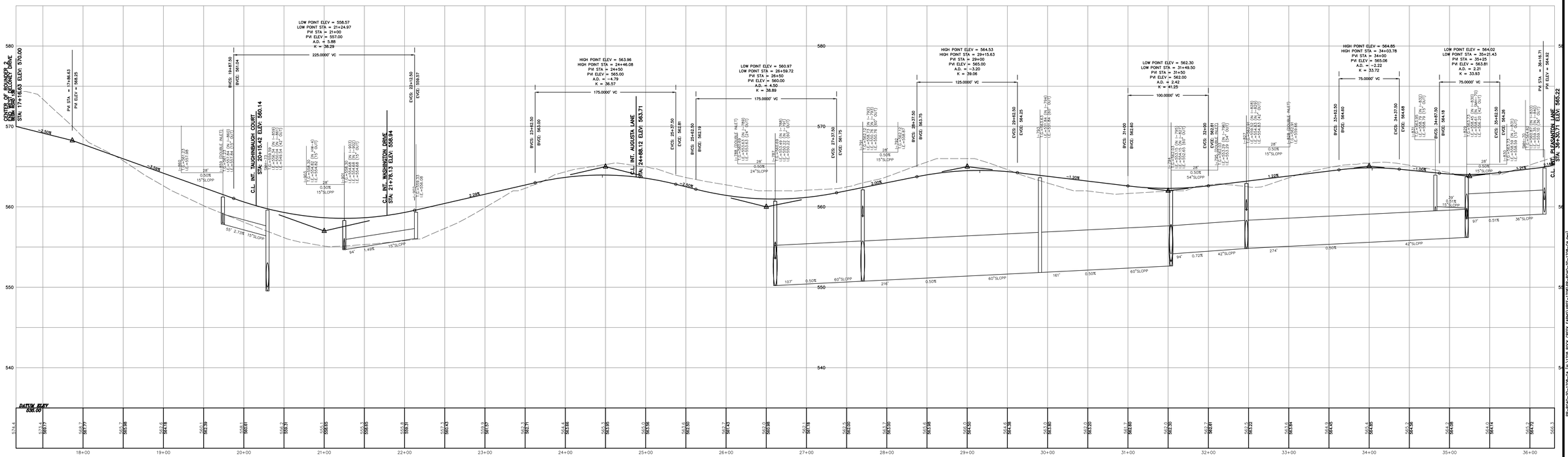
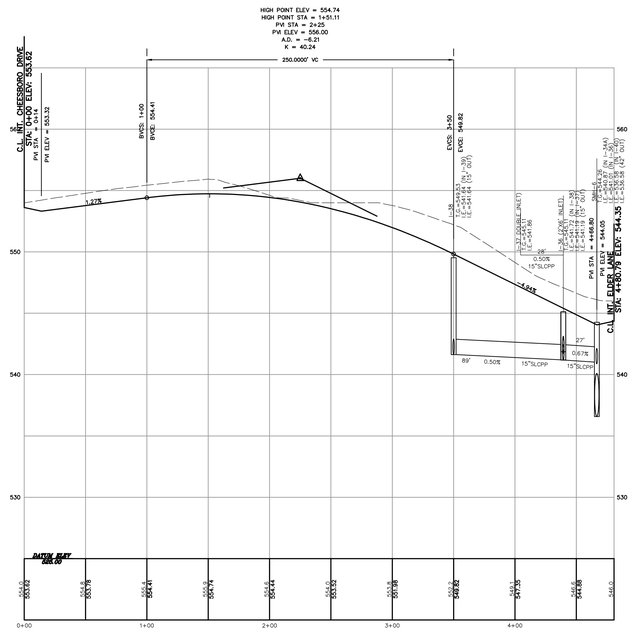
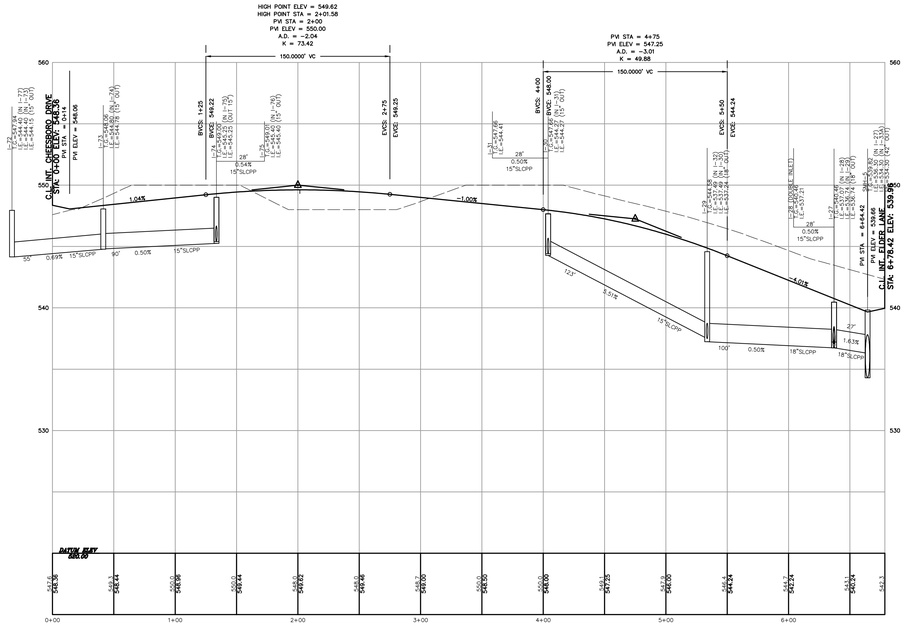
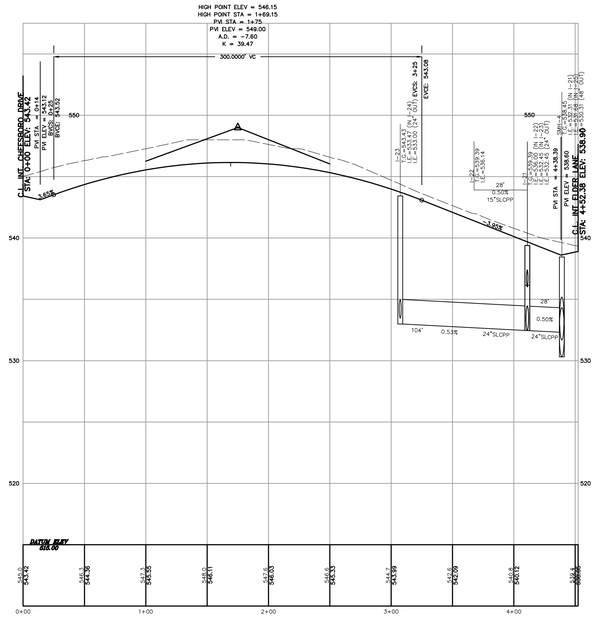
PR-ROAD-SD-1708-04 [H:\TWP ROCK CREEK FARMS\PRRD-1708\PR-ROAD-SD-1708-04.dwg]









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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

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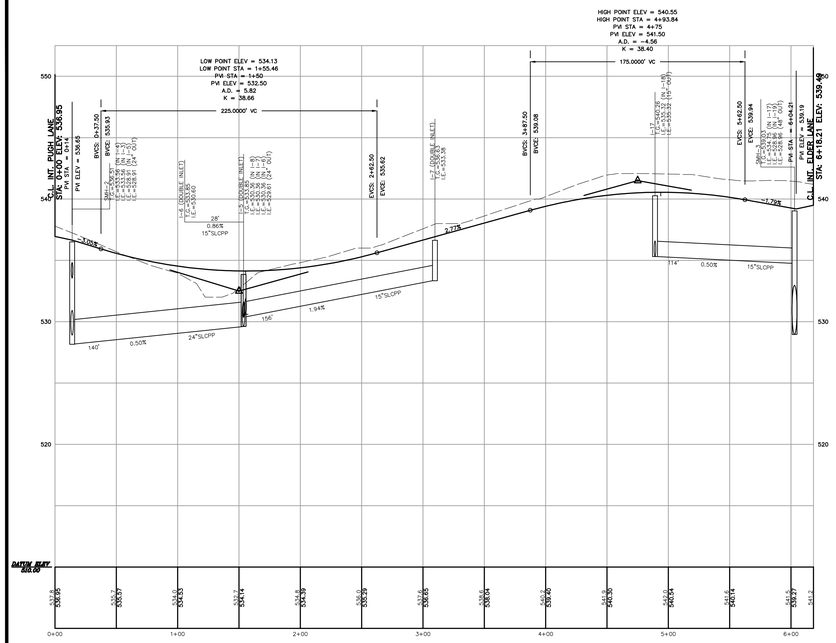
PR-ROAD-SD-1708-04 (H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PR-ROAD-SD-1708-04.dwg)



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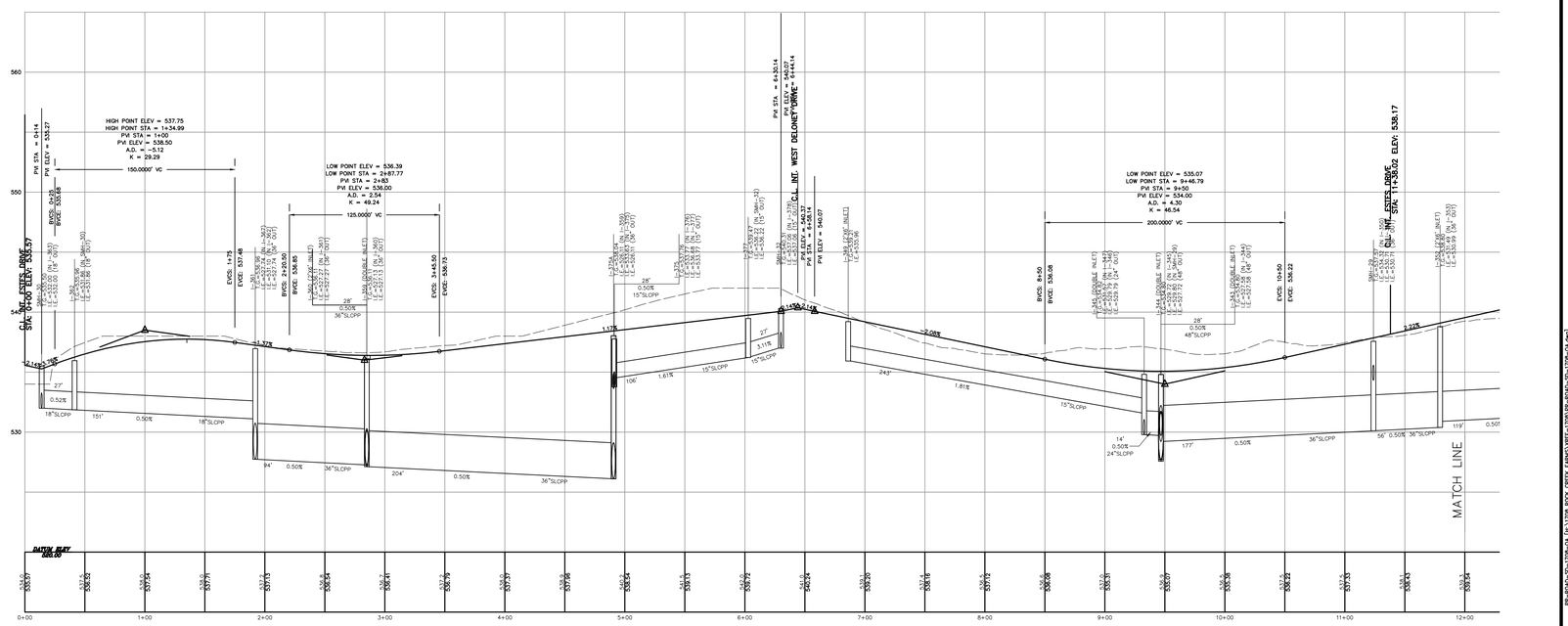
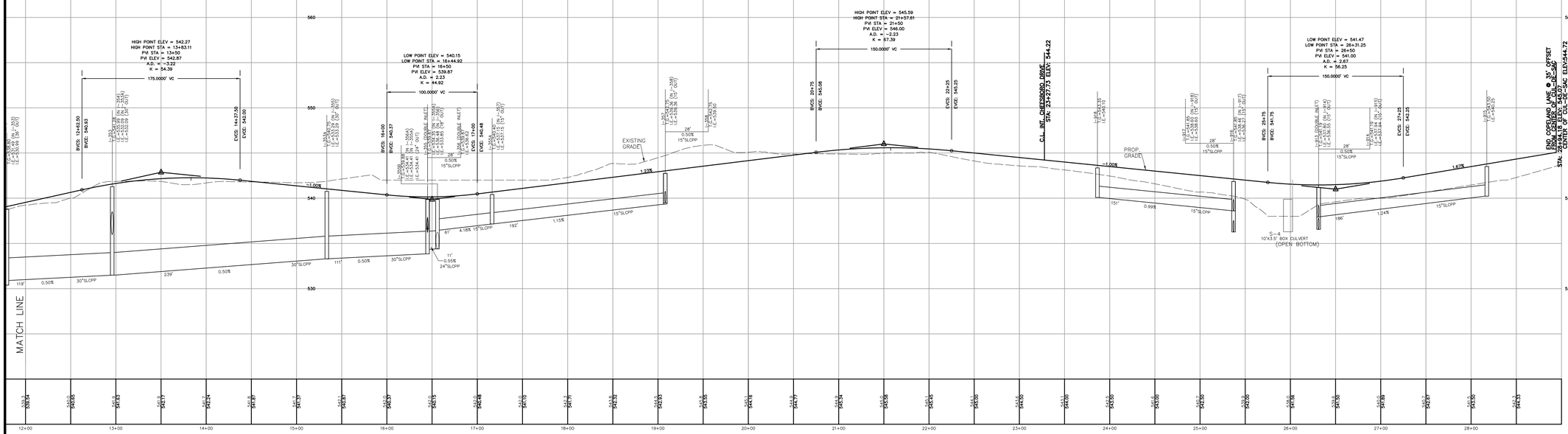


GOLDSBOROUGH LANE



GOLDSBOROUGH LANE

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

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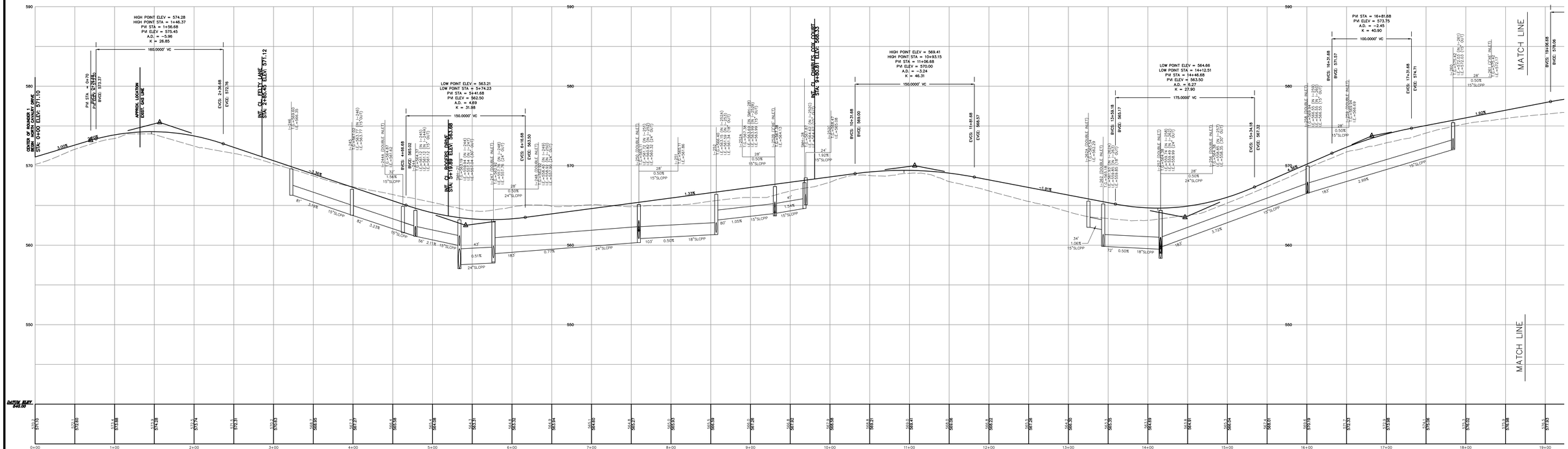
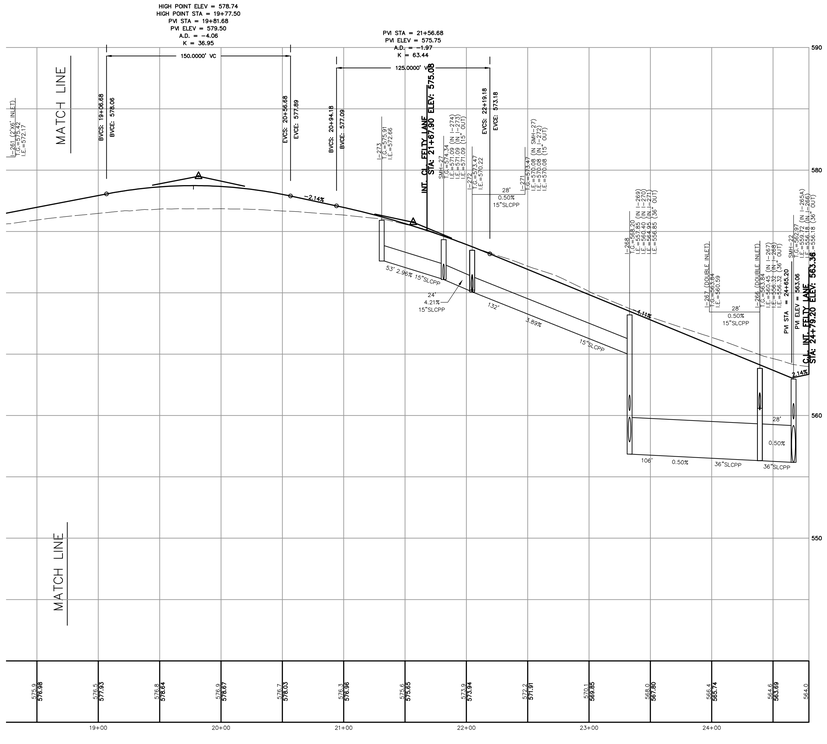


NORTH CAVALRY DRIVE



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PR-ROAD-SD-1708-04 [H:\1708 ROCK CREEK FARMS\PART-1708\PR-ROAD-SD-1708-04.dwg]

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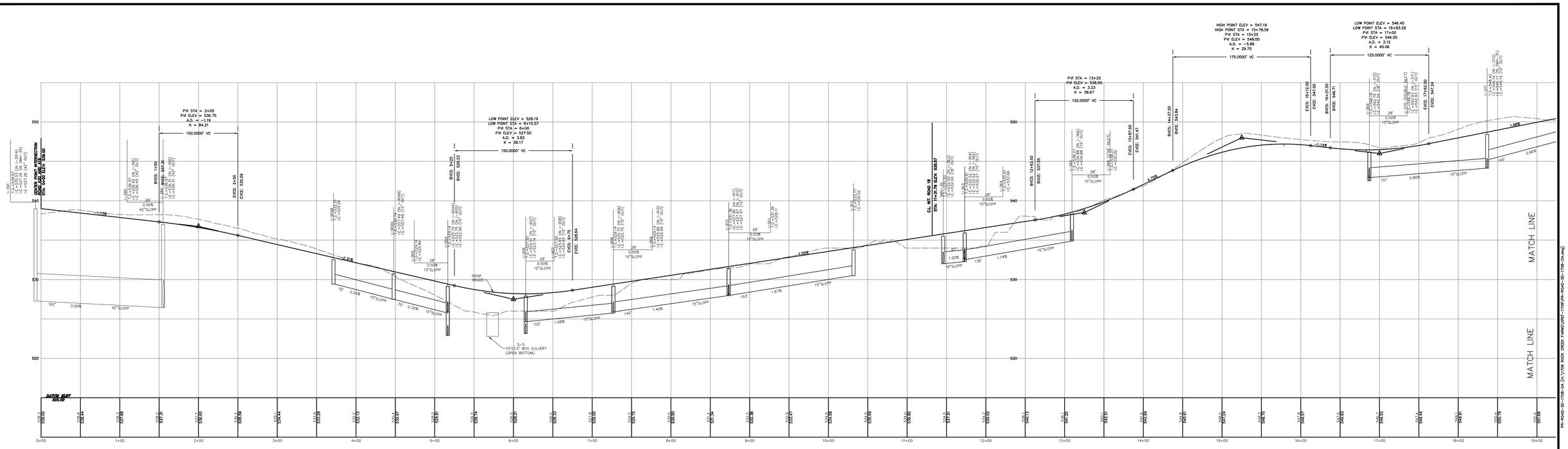

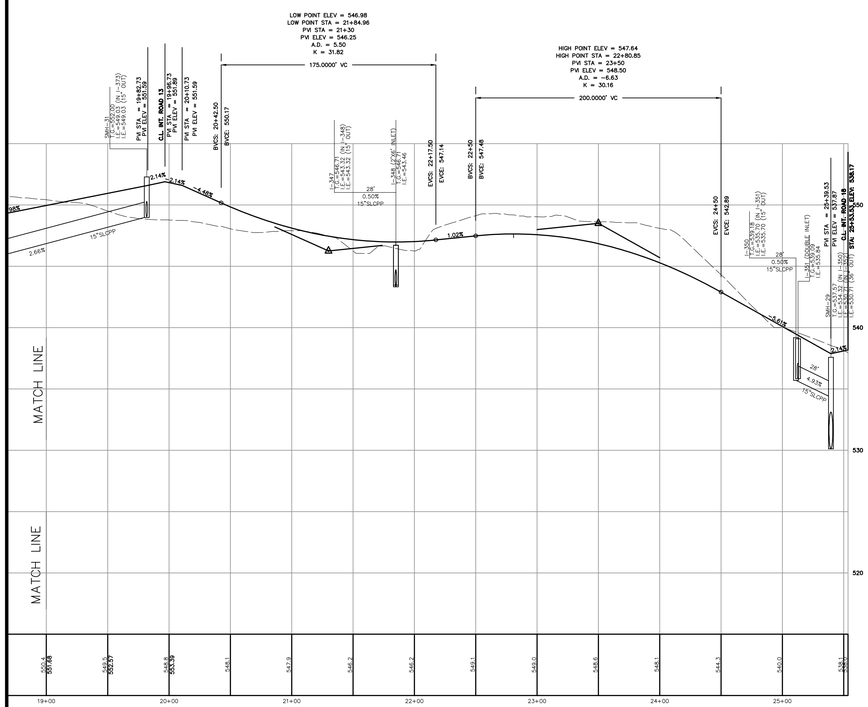

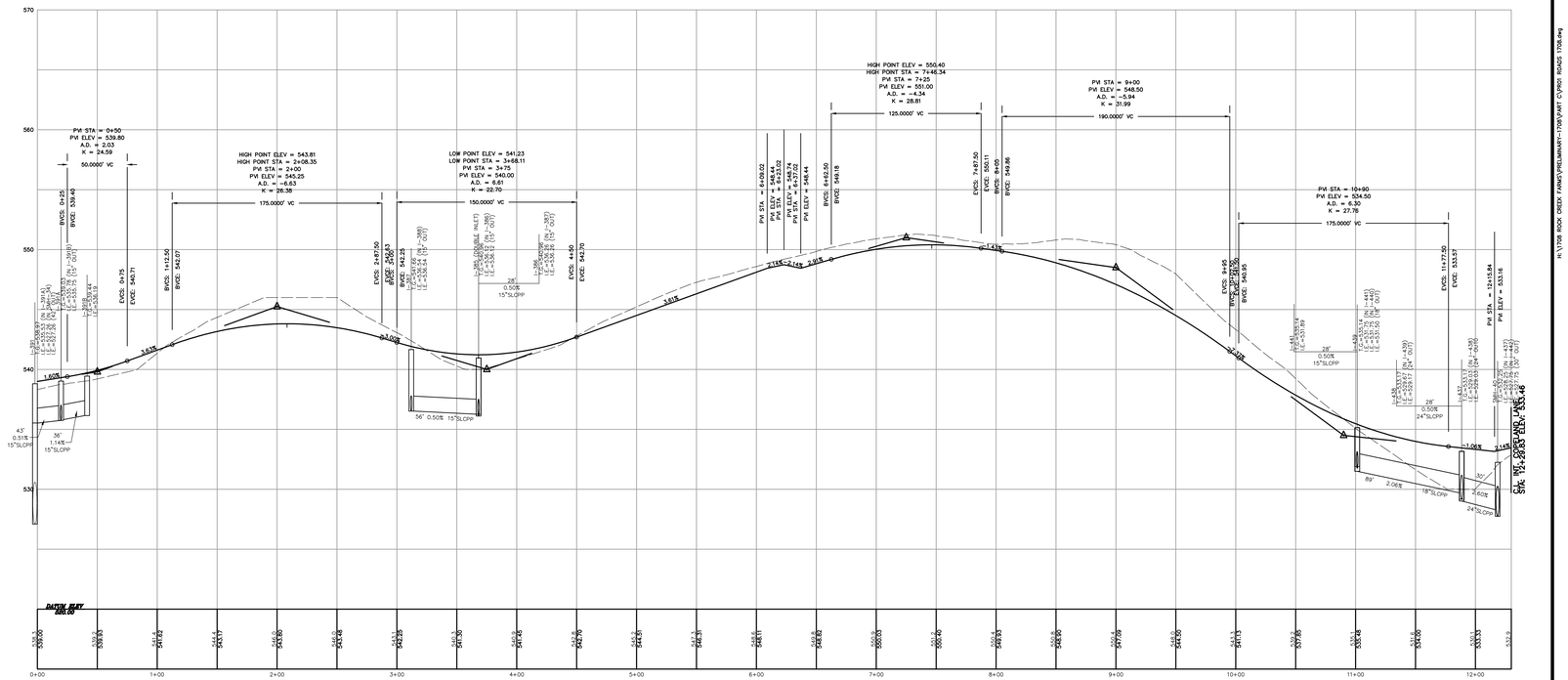

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PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2008) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN TEN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

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

ROAD PROFILES

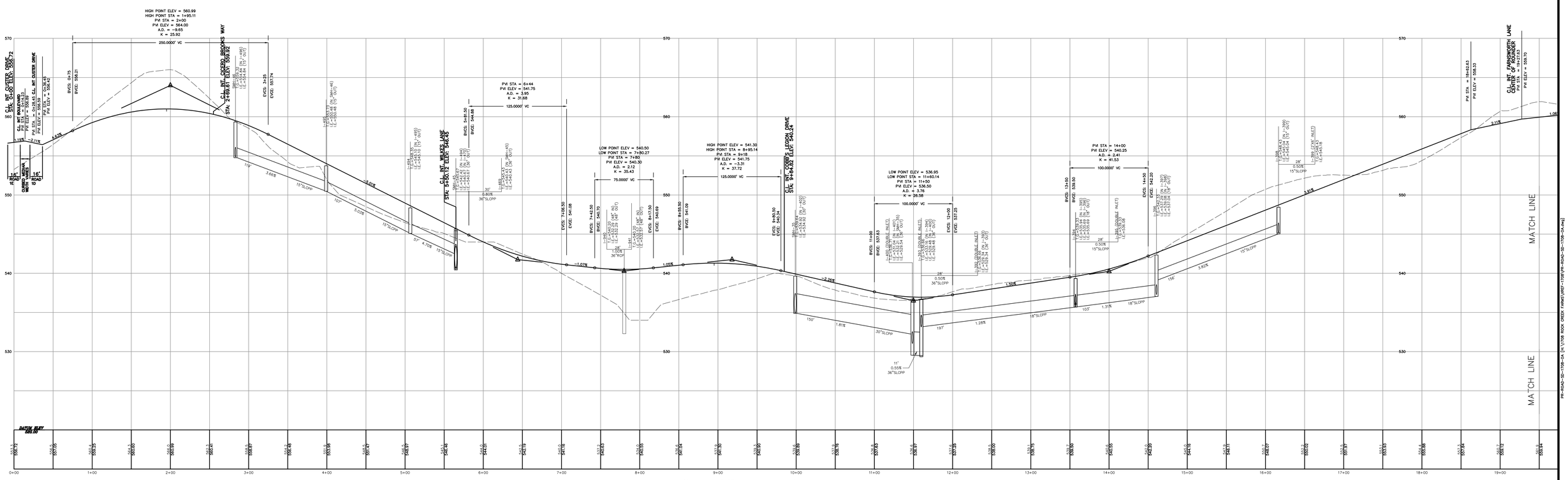
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

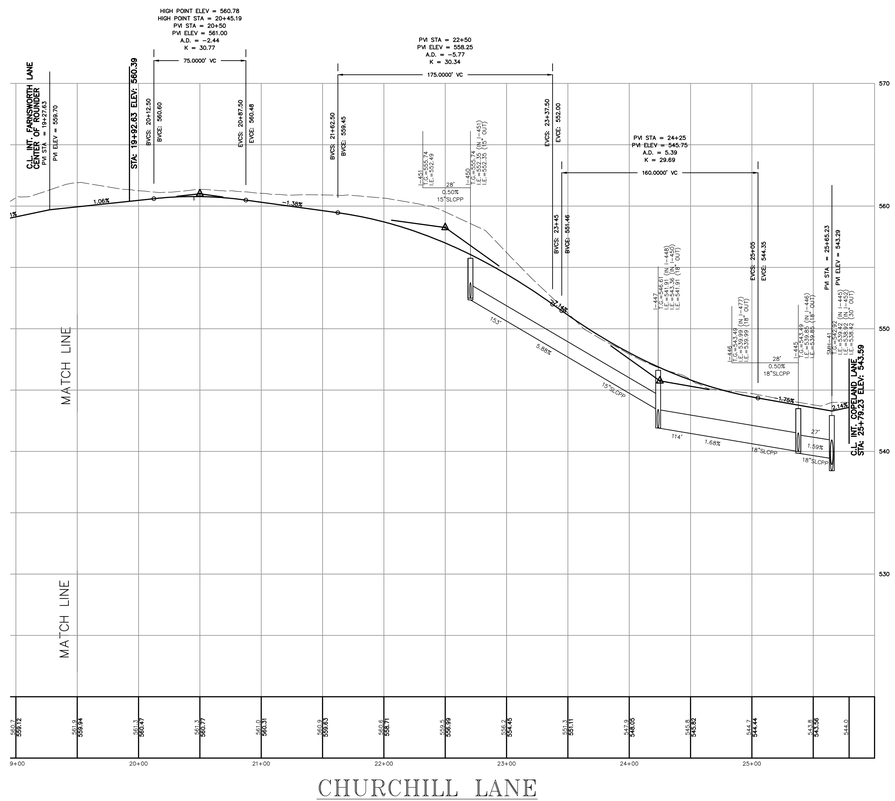
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-15



CHURCHILL LANE



CHURCHILL LANE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.
5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PART C\PRD\ ROADS 1708.dwg

PW-ROAD-SD-1708-04 (H:\1708 ROCK CREEK FARMS\PART-1708\PW-ROAD-SD-1708-04.dwg)

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SCALE AS NOTED

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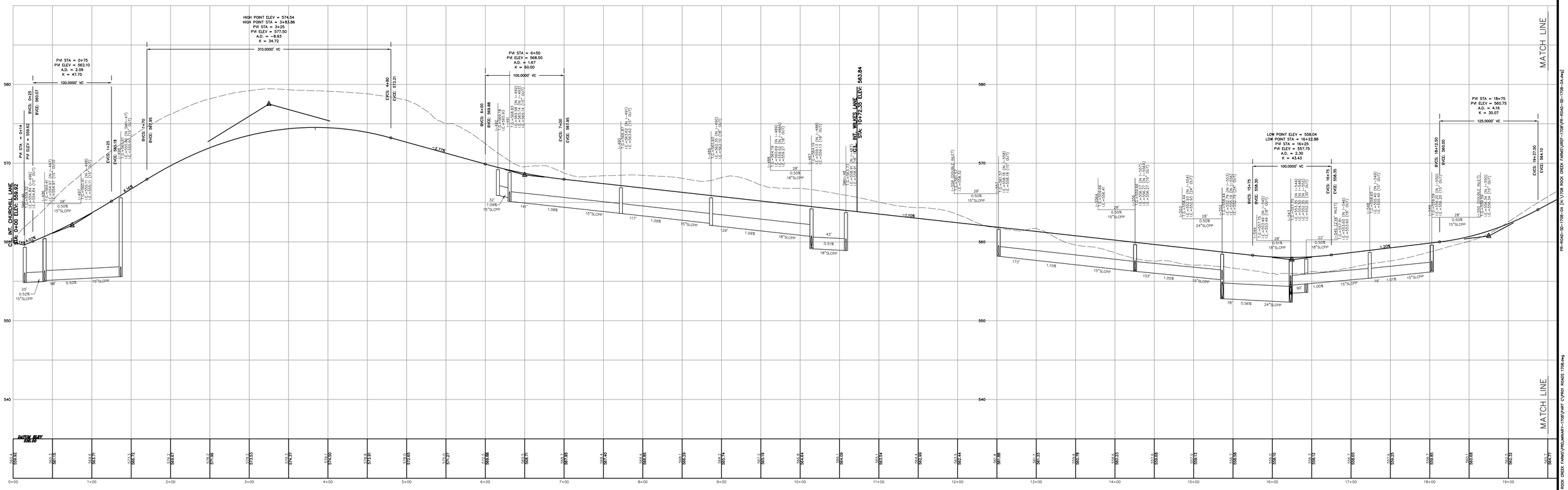

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W:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PVMT CV\PRD ROADS 1708.dwg

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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PLAN PREPARATION

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

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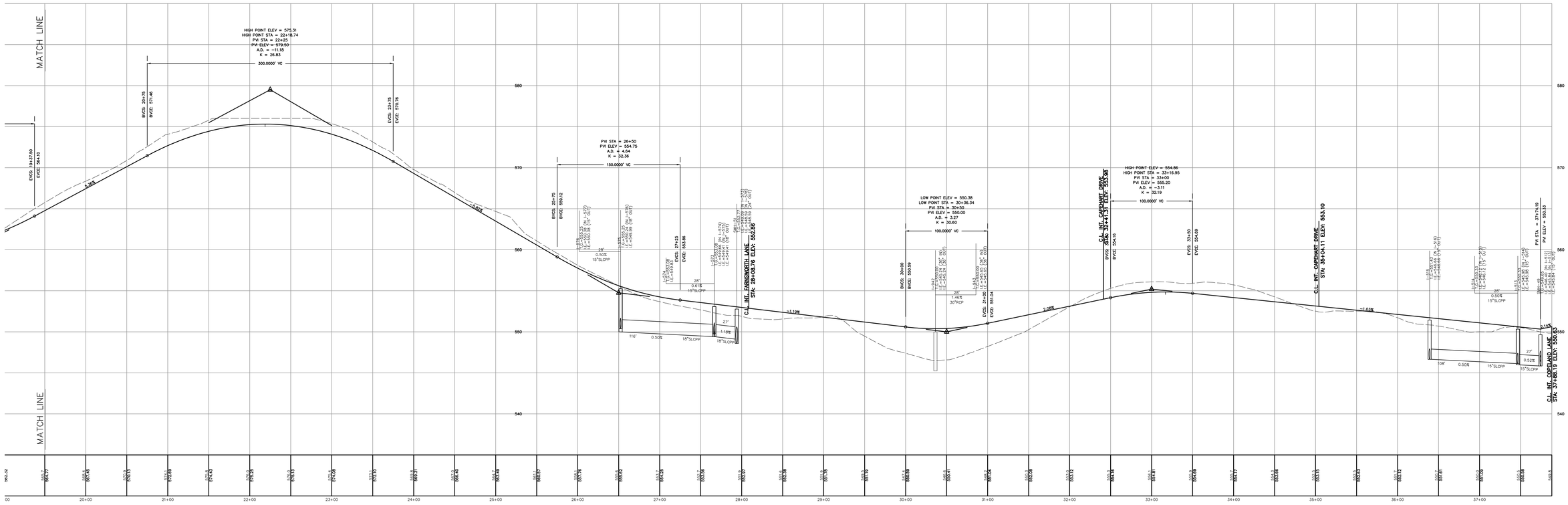

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

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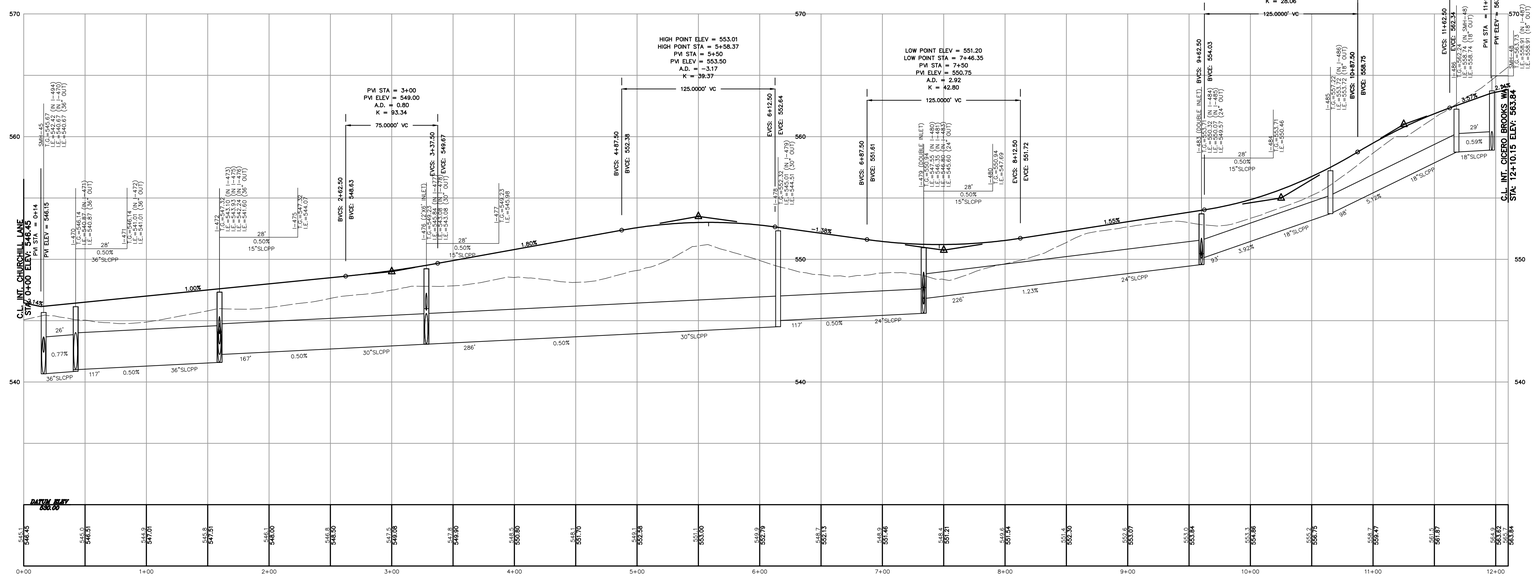

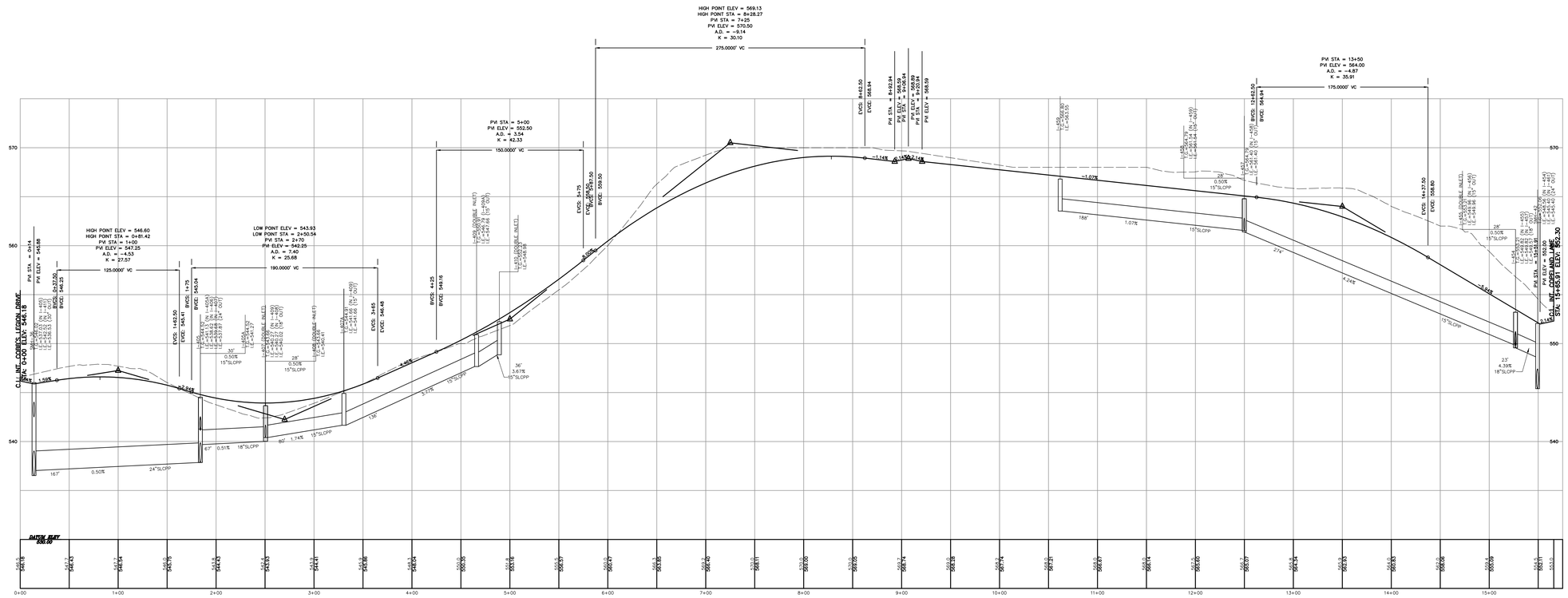

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

PW-ROAD-SD-1708-0A [N:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PAR-CVROD ROADS 1708.dwg]

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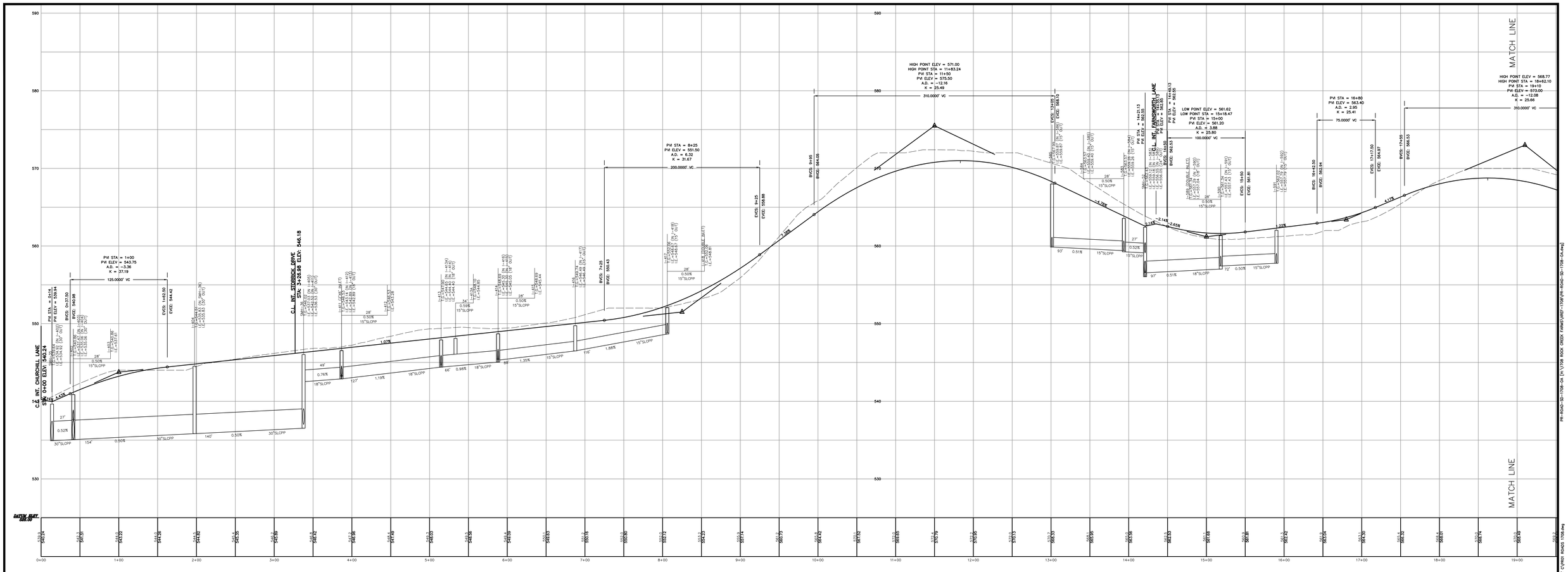
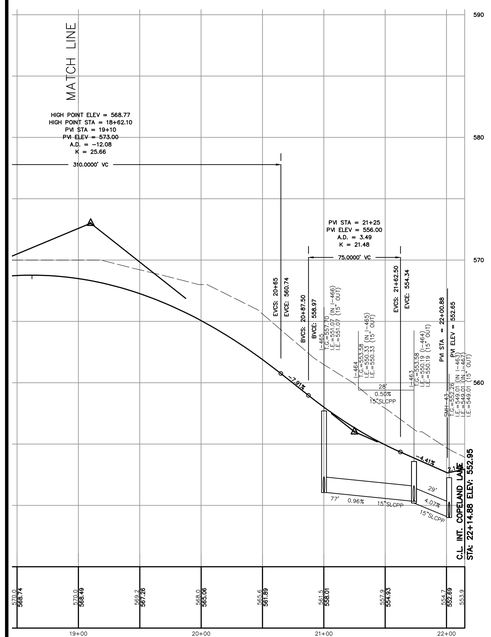


COBB'S LEGION DRIVE



COBB'S LEGION DRIVE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

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VERT. – 1 inch = 5 ft.

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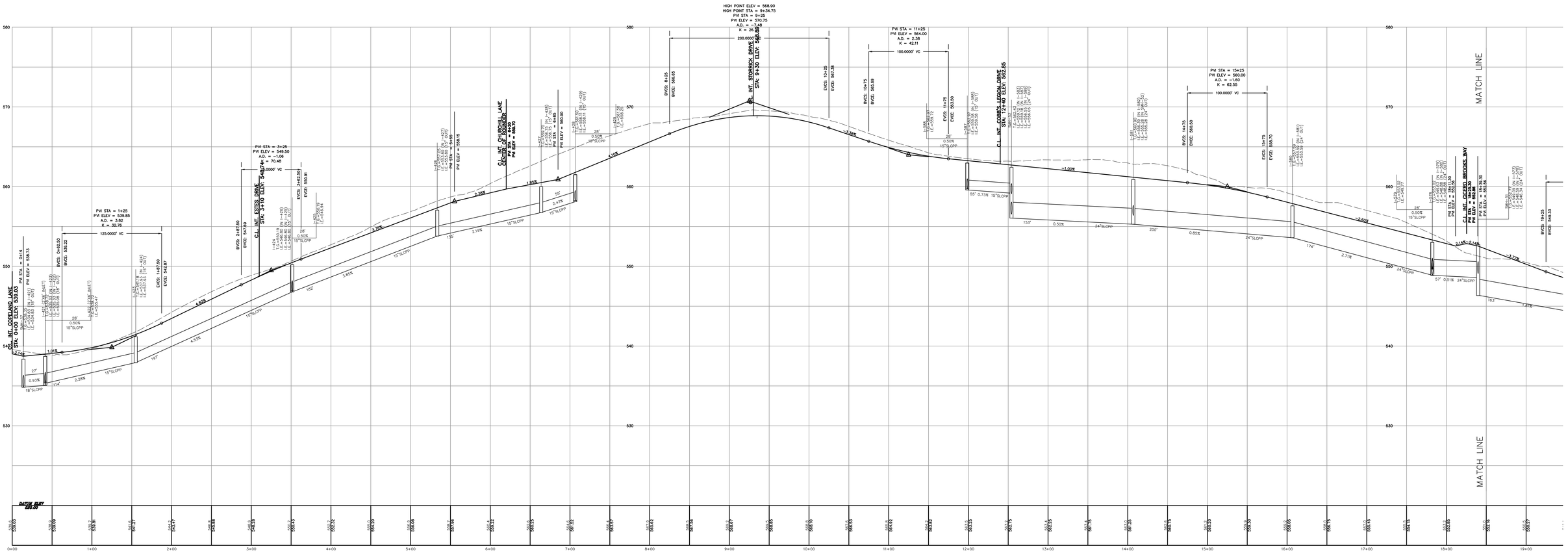

FARNSWORTH LANE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

PA-ROAD-SD-1708-0A (N:\1708 ROCK CREEK FARMS\PRELIMARY-1708\PA-ROAD-SD-1708-0A.dwg)

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ROAD PROFILES

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

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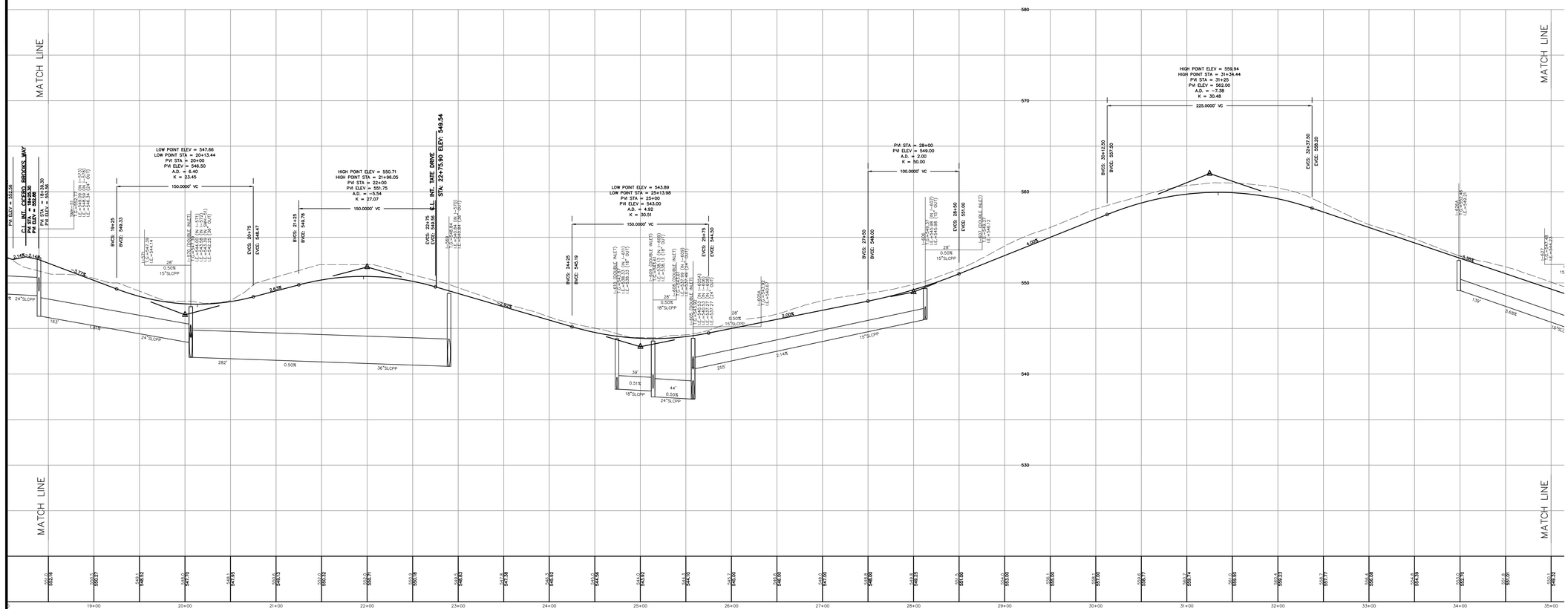

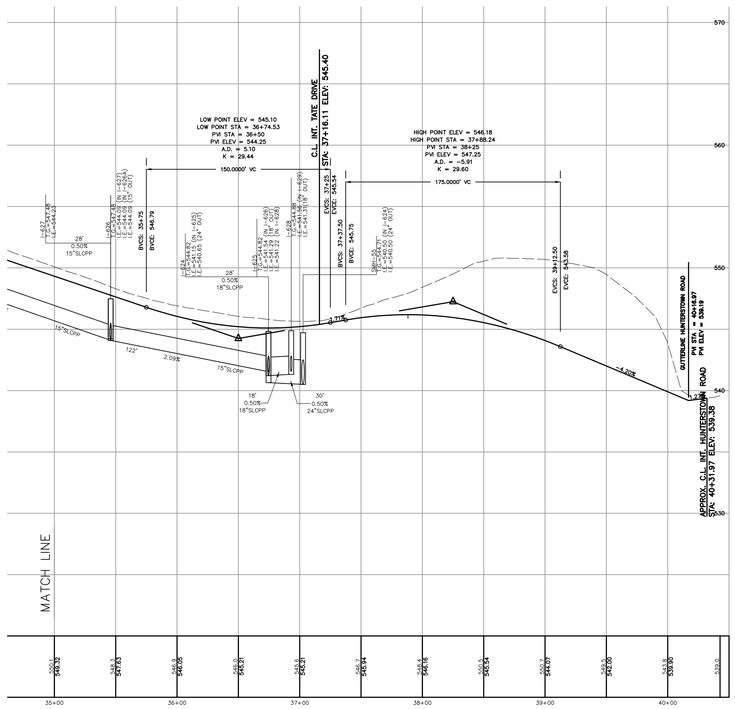

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PLAN PREPARATION	
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ROAD PROFILES

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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-22

HORIZ. – 1 inch = 50 ft.

VERT. – 1 inch = 5 ft.

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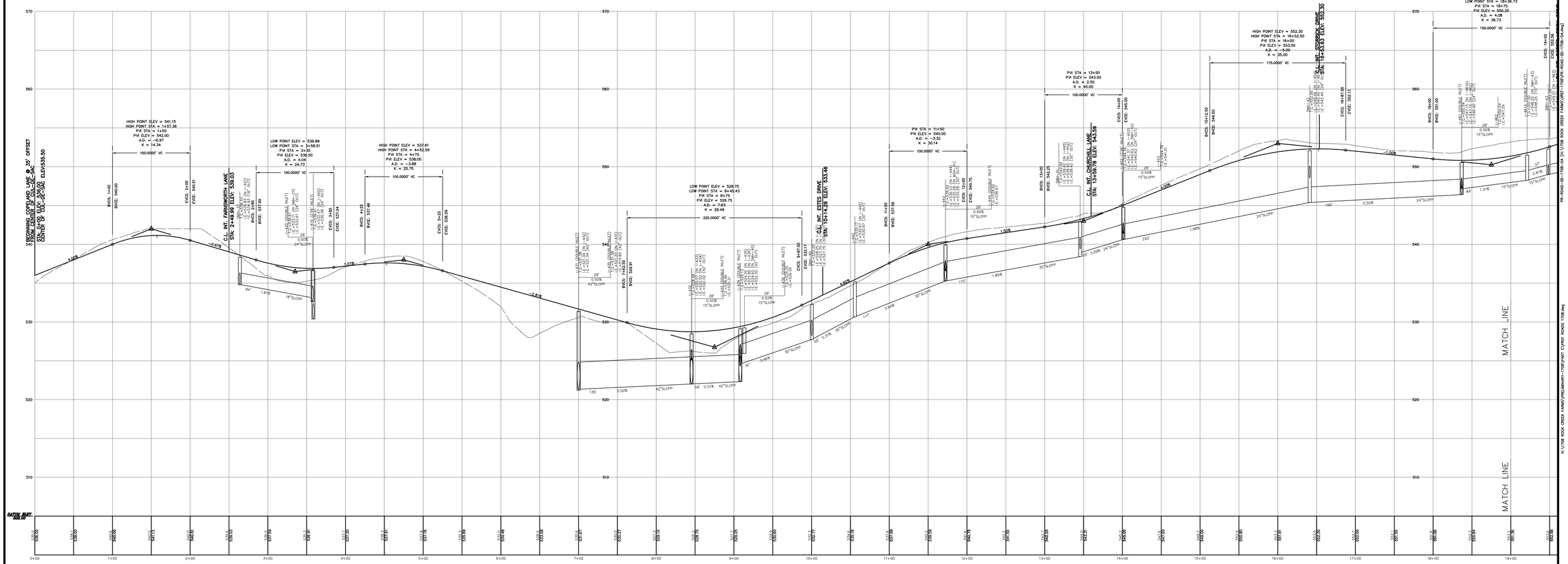

COPELAND LANE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.
5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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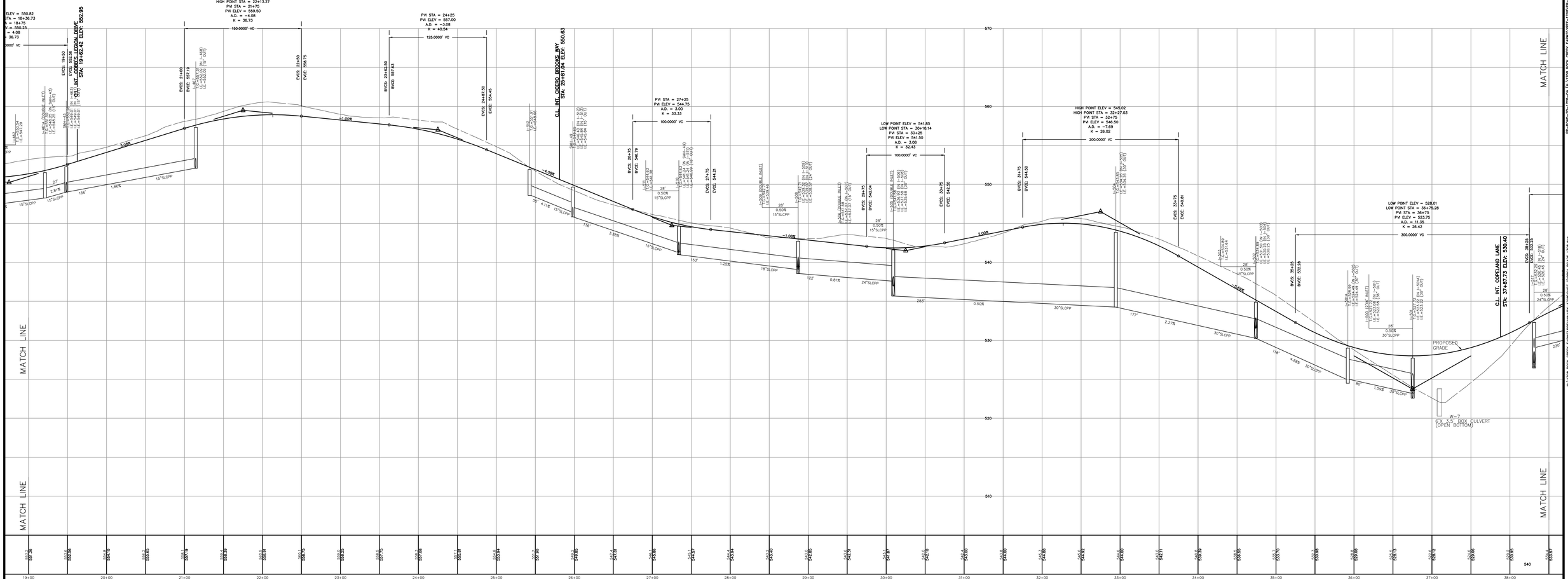

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COPELAND LANE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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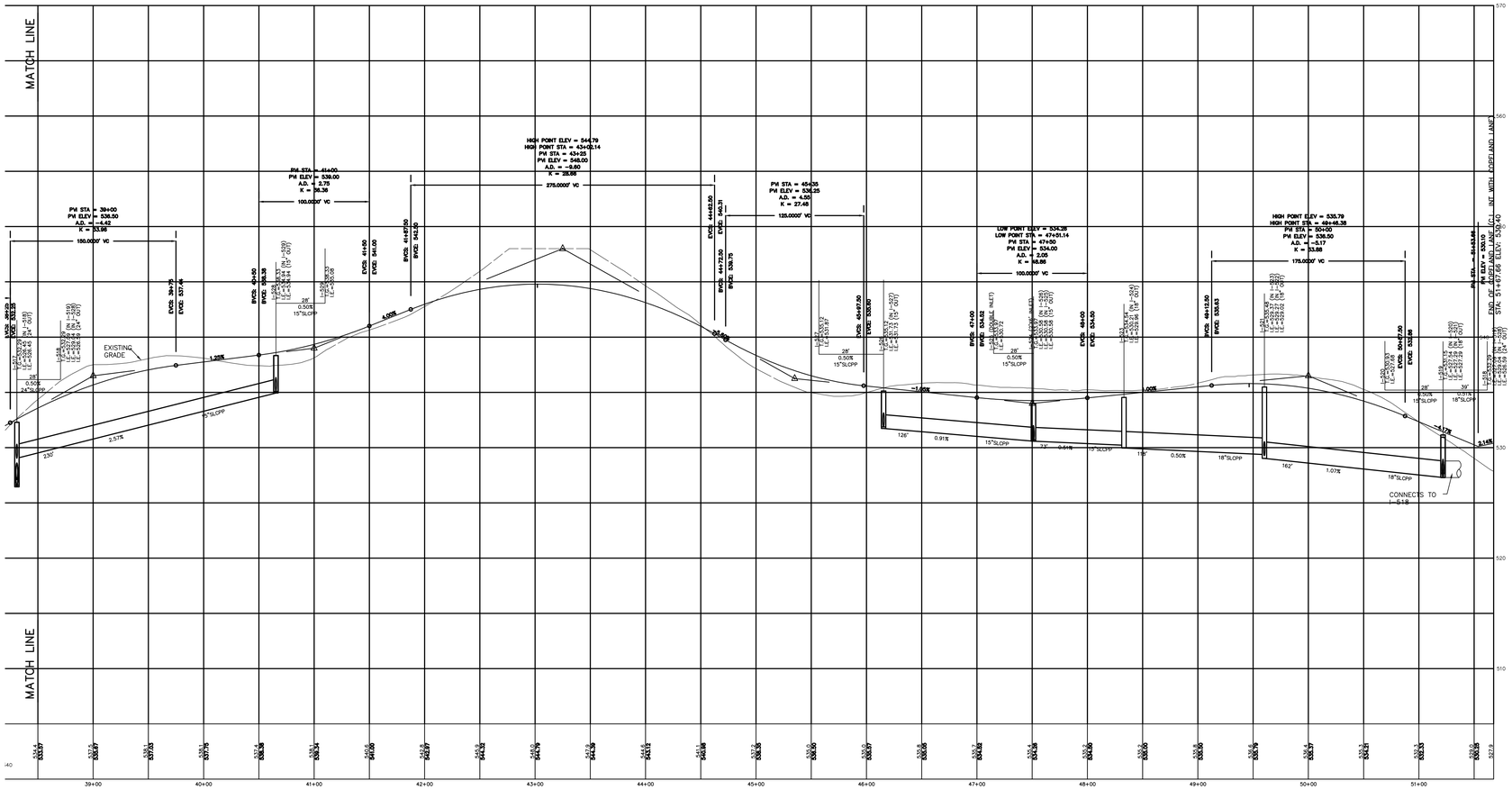
A PLANNED COMMUNITY FOR ACTIVE ADULTS

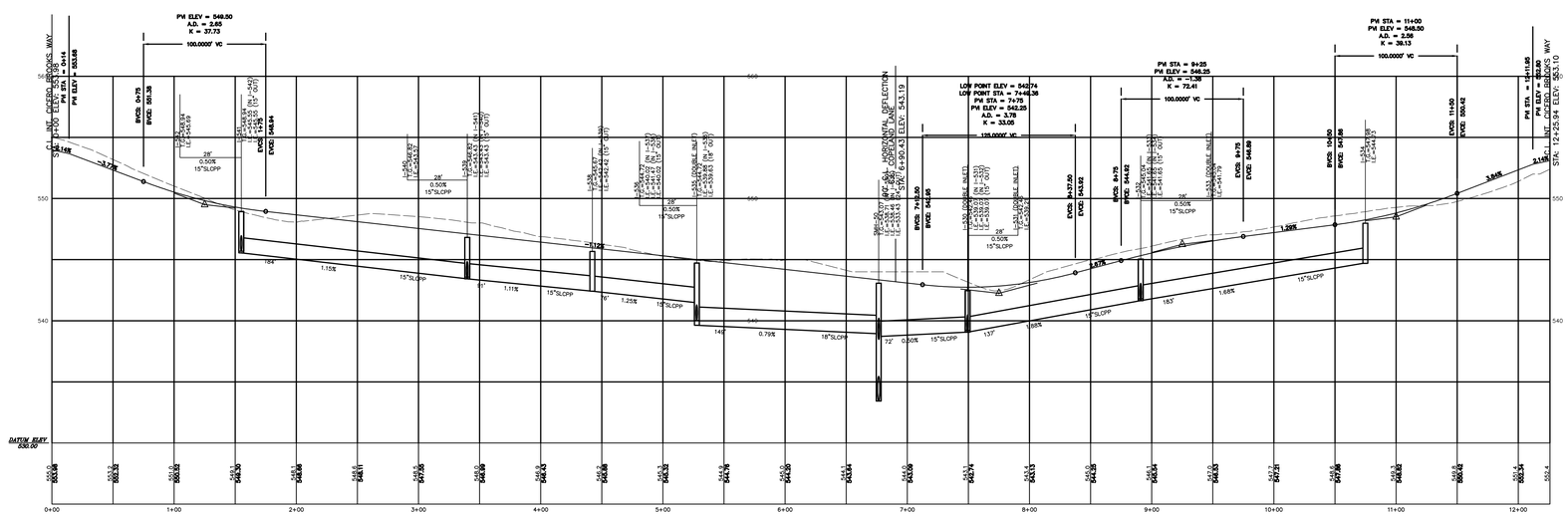
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-24



COPELAND LANE



CAPEHART DRIVE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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

SCALE AS NOTED
SHEET NO. PRRD-25

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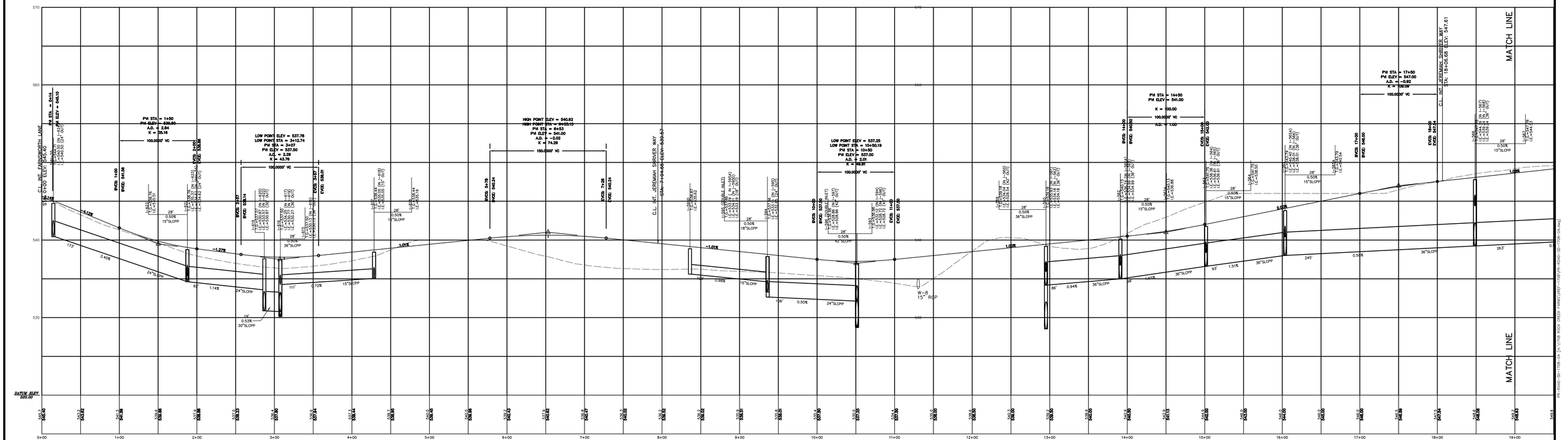
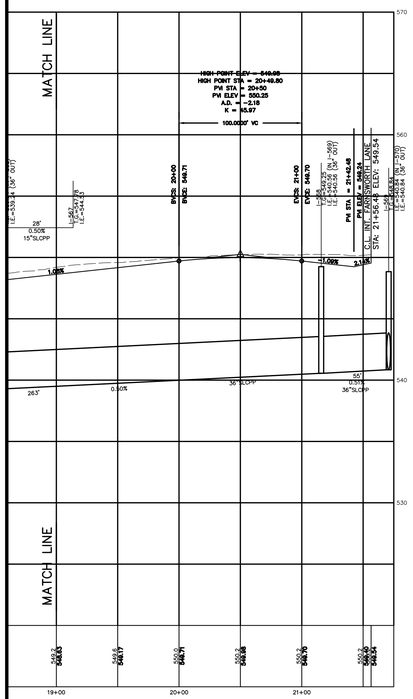
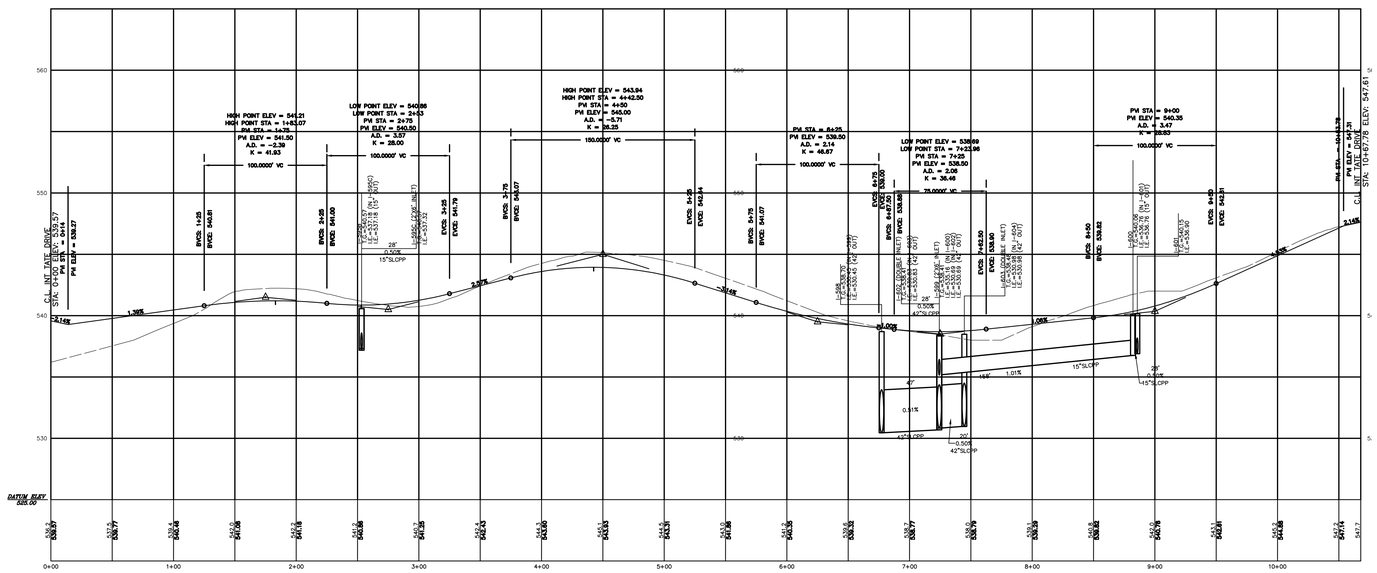




TATE DRIVE



JEREMIAH SHRIVER WAY

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.
5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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PLAN PREPARATION	
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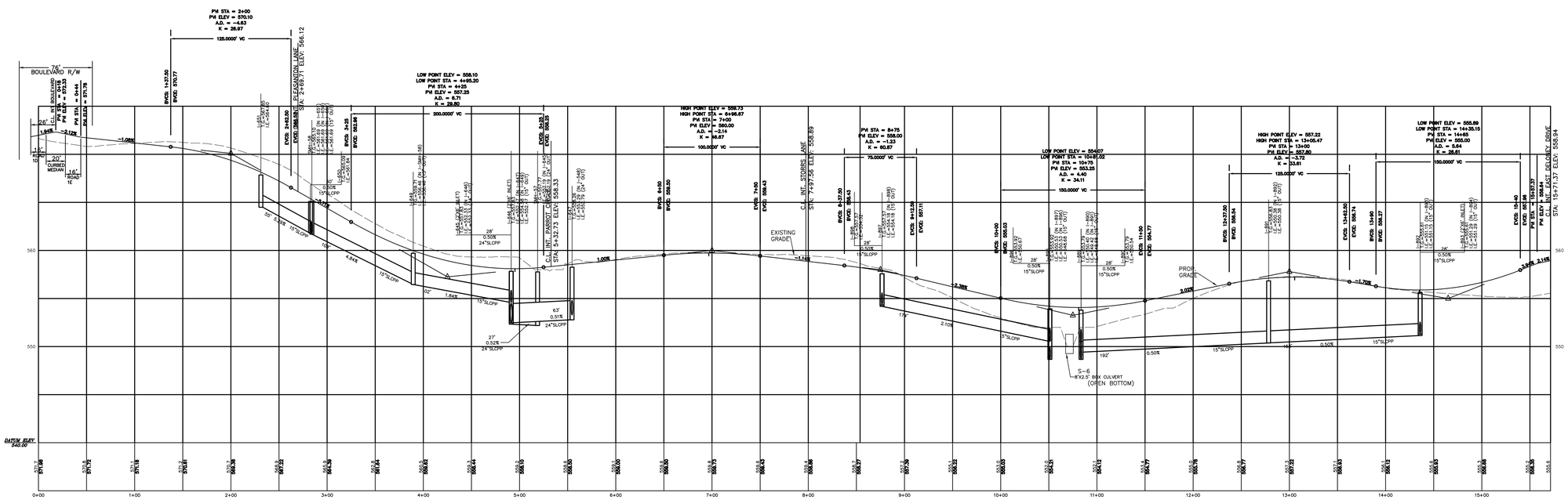
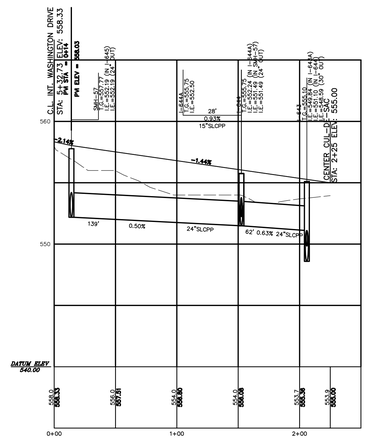
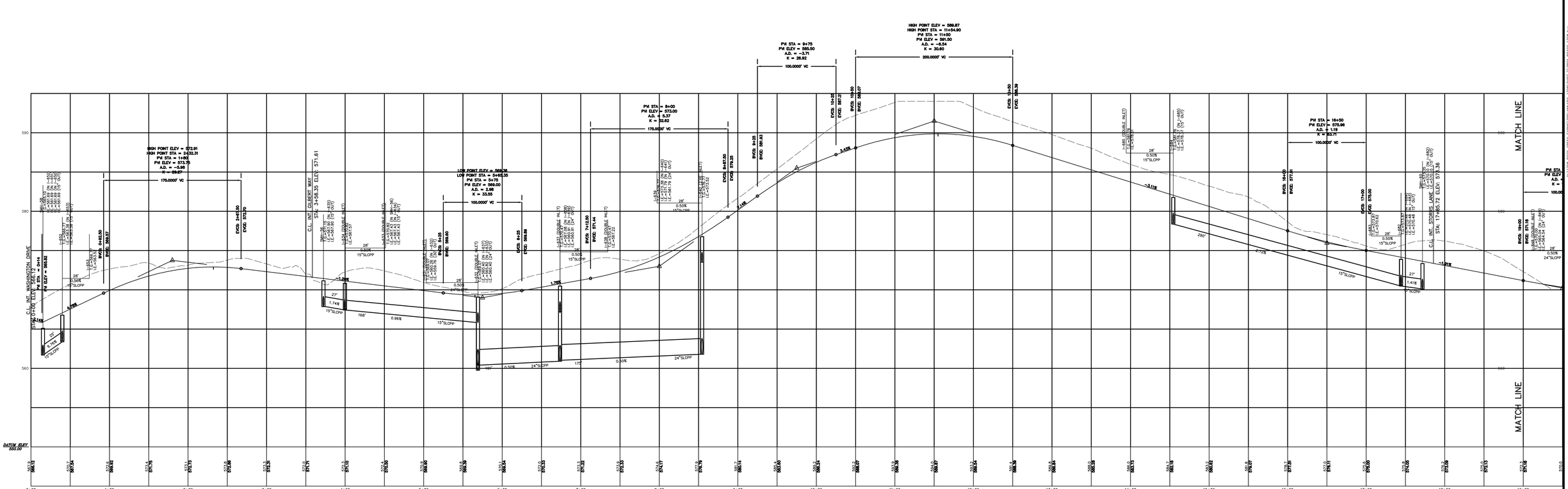
H:\TYSB ROCK CREEK FARMS\PRELIM\MAP-1708\SHT CV\PROF ROADS 1708.dwg
PR-ROAD-SD-1708-GA DR (1708 ROCK CREEK FARMS).dwg



WASHINGTON DRIVE



PARROT CIRCLE



PLEASANTON LANE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.
5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 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:

ROAD PROFILES

GETTYSBURG COMMONS

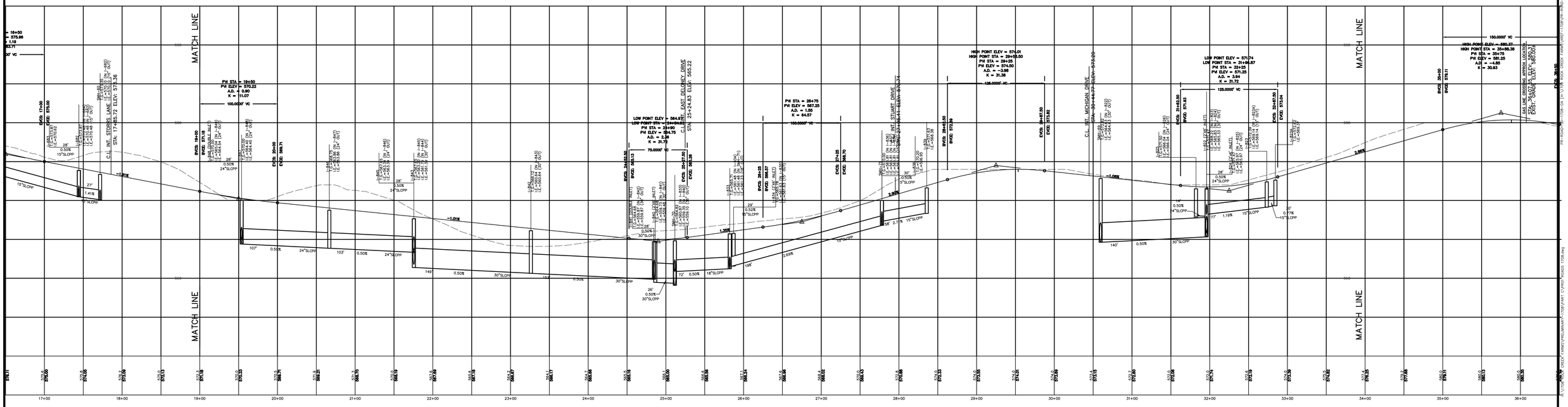
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-27

H:\1706 ROCK CREEK FARMS\PRELIMINARY-1706\PLAN-C\PROS ROADS 1706.dwg


MATCH LINE
MATCH LINE
MATCH LINE
PVI STA = 19+50
PVI ELEV = 570.22
A.D. = 0.80
K = 11.07
100.0000' VC
EVCS: 17+00
EVCE: 575.00
EVCS: 19+10
EVCE: 571.19
EVCS: 20+60
EVCE: 569.71
LOW POINT ELEV = 564.97
LOW POINT STA = 24+44.83
PVI STA = 24+90
PVI ELEV = 564.79
A.D. = 2.36
K = 31.79
75.0000' VC
EVCS: 24+82.50
EVCE: 566.13
EVCS: 25+27.50
EVCE: 566.28
PVI STA = 26+75
PVI ELEV = 567.25
A.D. = 1.55
K = 64.57
100.0000' VC
EVCS: 27+25
EVCE: 568.70
EVCS: 29+25
EVCE: 572.39
HIGH POINT ELEV = 574.01
HIGH POINT STA = 29+53.50
PVI STA = 29+25
PVI ELEV = 574.50
A.D. = -1.89
K = 31.38
125.0000' VC
EVCS: 29+87.50
EVCE: 573.52
EVCS: 31+62.50
EVCE: 571.83
LOW POINT ELEV = 571.74
LOW POINT STA = 31+96.87
PVI STA = 32+25
PVI ELEV = 571.25
A.D. = 2.54
K = 31.72
125.0000' VC
EVCS: 32+87.50
EVCE: 573.04
EVCS: 34+00
EVCE: 574.11
HIGH POINT ELEV = 580.37
HIGH POINT STA = 35+88.38
PVI STA = 35+75
PVI ELEV = 581.25
A.D. = -4.85
K = 30.83
100.0000' VC
EVCS: 36+50
EVCE: 582.00
GAS LINE CROSSING APPROX LOCATION
STA: 34+50 (At ELEV: 569.00)
END: 36+00 ELEV: 580.00
C.L. INT. STORMS LANE
STA: 17+49.72 ELEV: 573.56
C.L. EAST DELONEY DRIVE
STA: 25+24.83 ELEV: 565.22
C.L. INT. STUART DRIVE
STA: 27+96.41 ELEV: 570.77
C.L. INT. MICHIGAN DRIVE
STA: 30+44.77 ELEV: 575.00
-1.01%
1.20%
-1.08%
3.65%
15"SLOPP
24"SLOPP
30"SLOPP
18"SLOPP
0.50%
2.77%
1.41%
1.19%
107'
103'
149'
72'
185'
140'
77'
26'
27'
28'
29'
30'
22'
16'
14'
17'
10'
0.75
0.73
570.00
571.00
572.00
573.00
574.00
575.00
576.00
577.00
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579.00
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581.00
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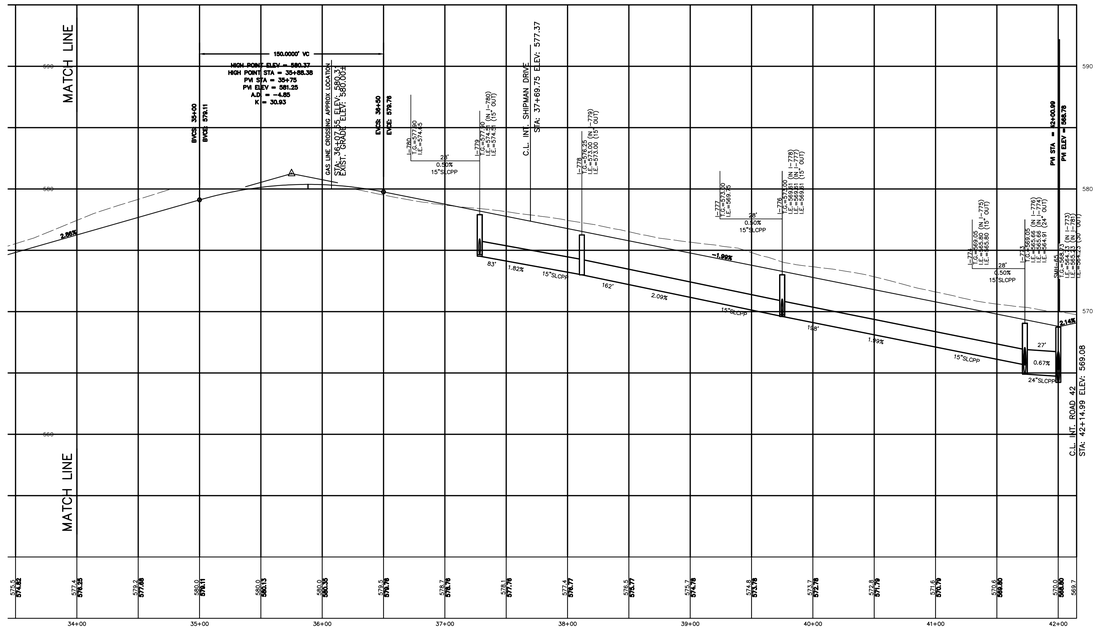
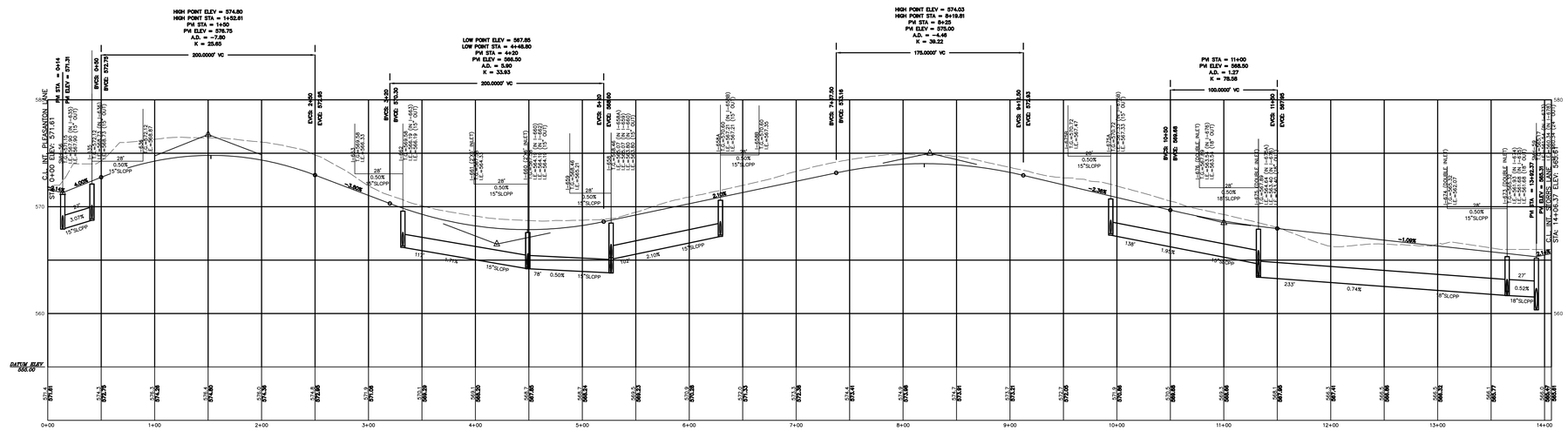


PLEASANTON LANE



GILBERT WAY

HORIZ. – 1 inch = 50 ft.

VERT. – 1 inch = 5 ft.

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CHECKED BY: RAS/RETTEW	DRAWING:

ROAD PROFILES

GETTYSBURG COMMONS

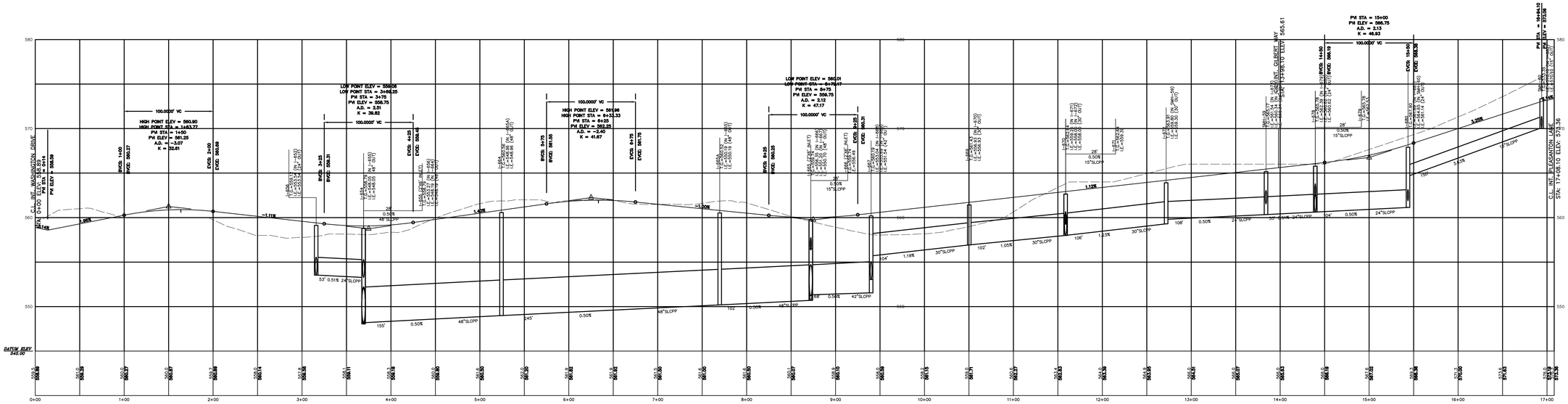
A PLANNED COMMUNITY FOR ACTIVE ADULTS

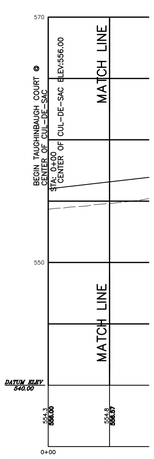
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

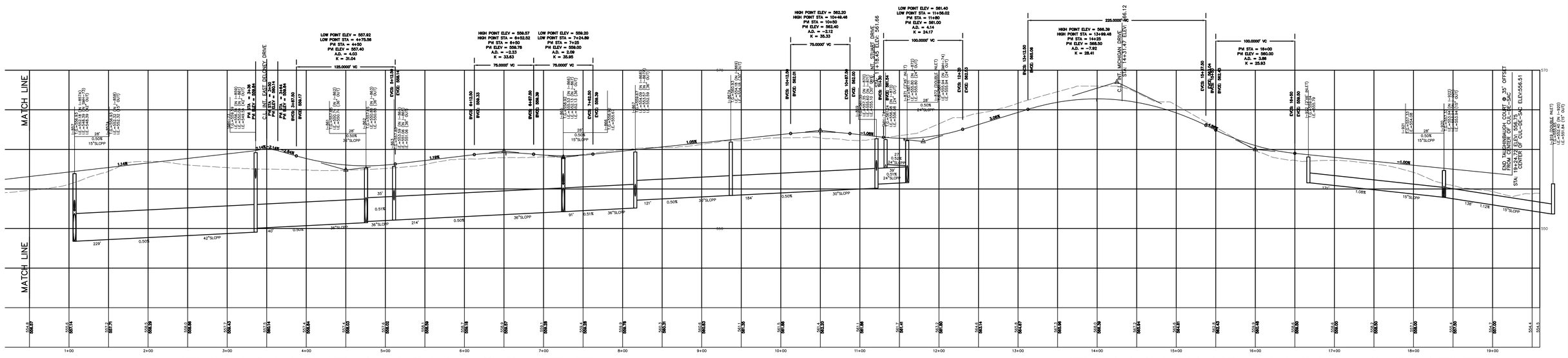
SHEET NO. PRRD-29

H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PAR1-CVR01 ROADS 1708.dwg
PW-ROAD-SD-1708-GA LN \1708 ROCK CREEK FARMS\VER1-1708\VER-ROAD-SD-1708-GA.dwg





TAUGHINBAUGH COURT



TAUGHINBAUGH COURT

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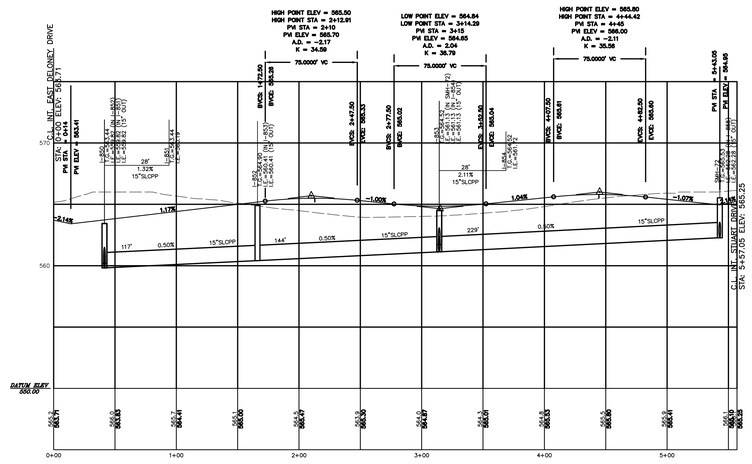
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

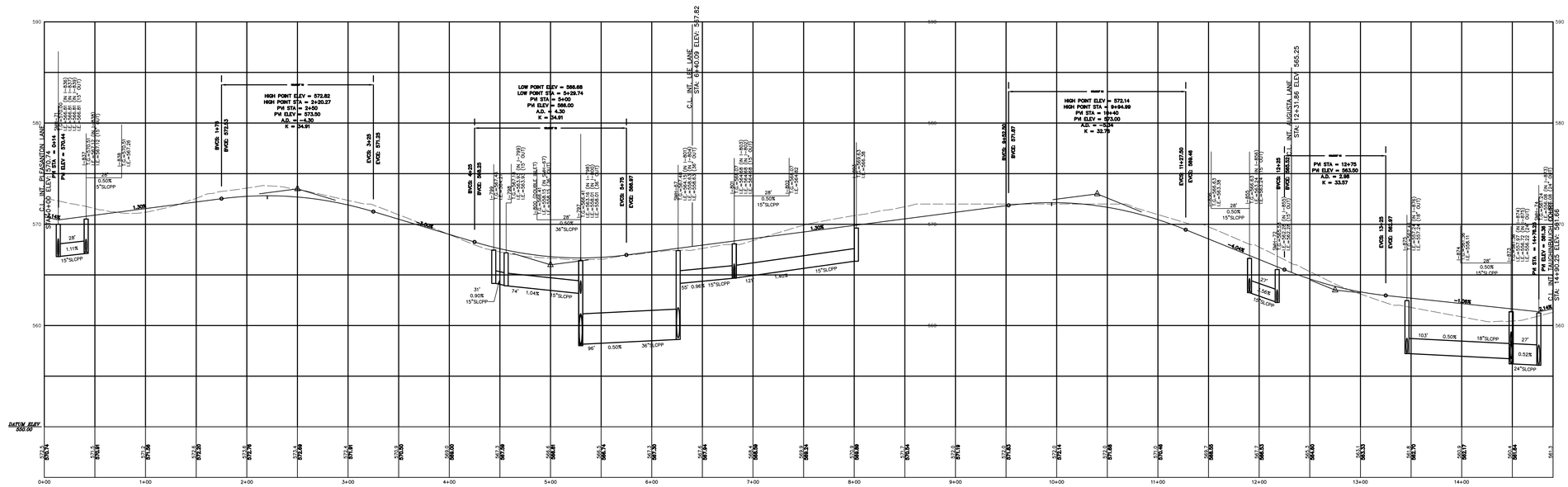
SCALE AS NOTED

SHEET NO. PRRD-30

H:\TOTAL ROCK CREEK FARMS\PRELIMINARY-7108\PART C\PROFILES\PR-ROAD-SD-7108-04.dwg



AUGUSTA LANE



STUART DRIVE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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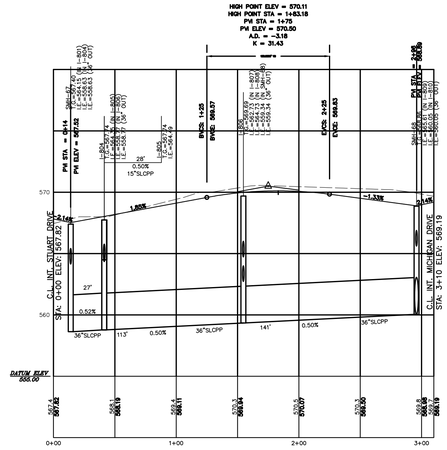
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

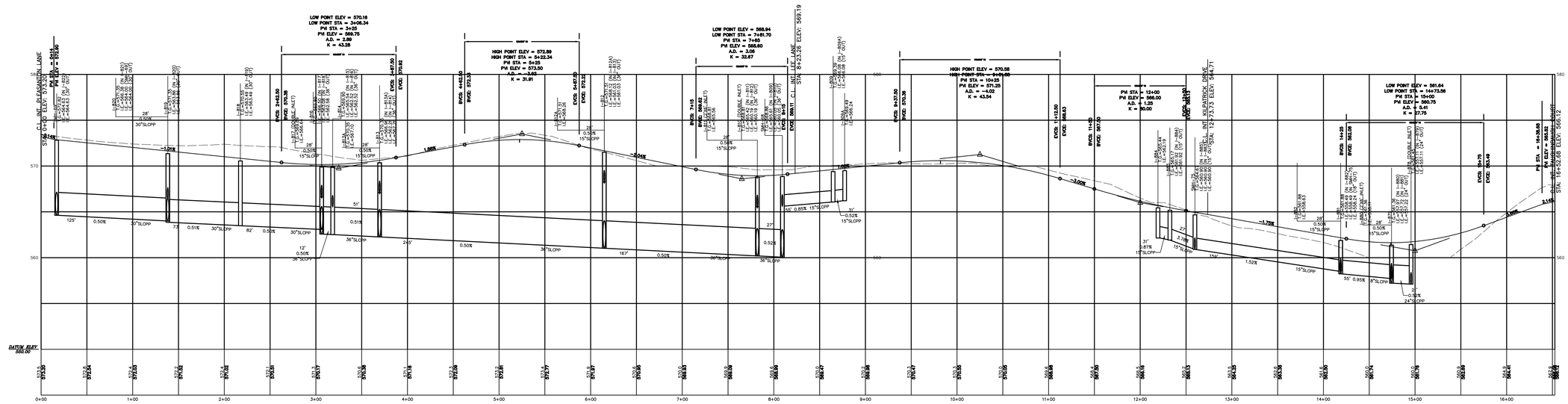
SCALE AS NOTED

SHEET NO. PRRD-31

H:\1706 ROCK CREEK FARMS\PRELIMINARY-1706\PAR-ROAD-SD-1706.dwg
PW-ROAD-SD-1706-DA (H:\1706 ROCK CREEK FARMS\VER-1706\PAR-ROAD-SD-1706-DA.dwg)



LEE LANE



MICHIGAN DRIVE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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PLAN PREPARATION

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A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-32

H:\TOTAL ROCK CREEK FARMS\PRELIMINARY-7108\PART C\PROFILES\PR-ROAD-SD-7108-04 EN (7108 ROCK CREEK FARMS)\PR-ROAD-SD-7108-04.dwg
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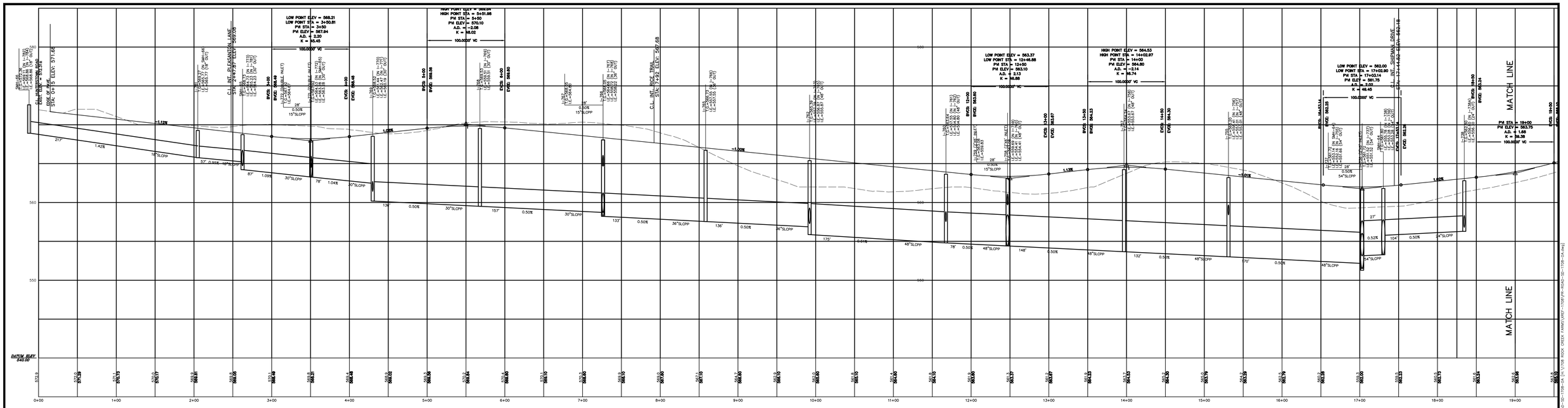
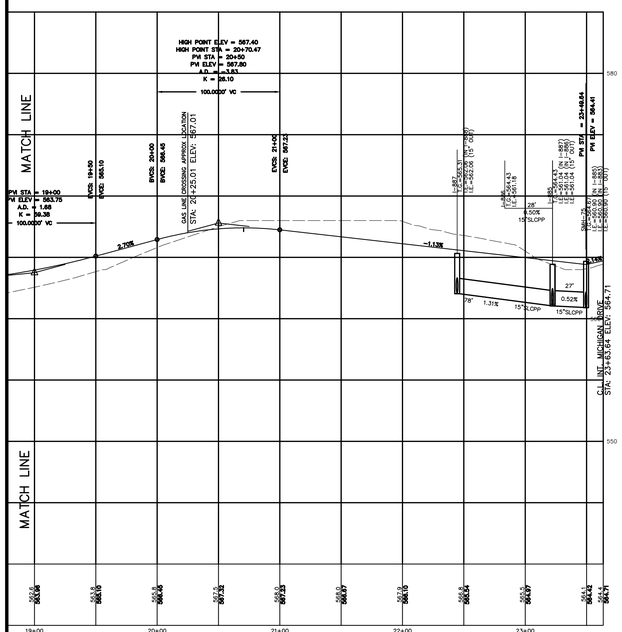
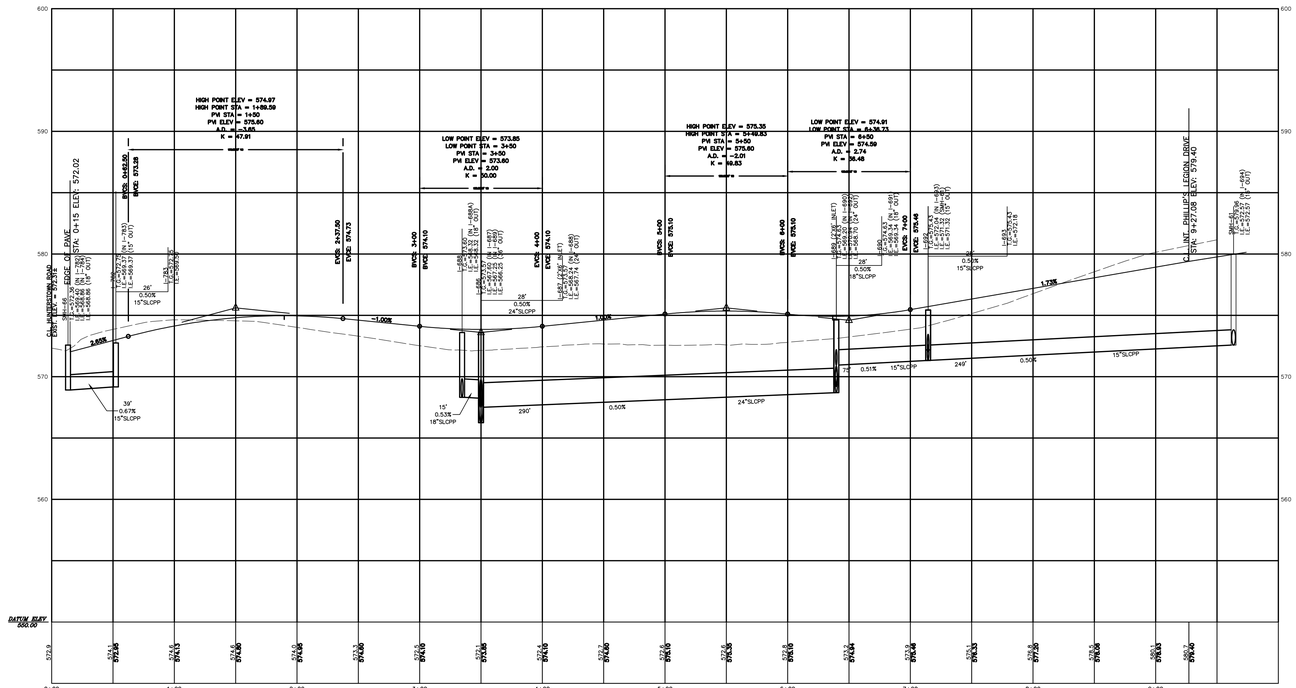


KILPATRICK DRIVE



KILPATRICK DRIVE



HAMPTON LANE

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ROAD PROFILES

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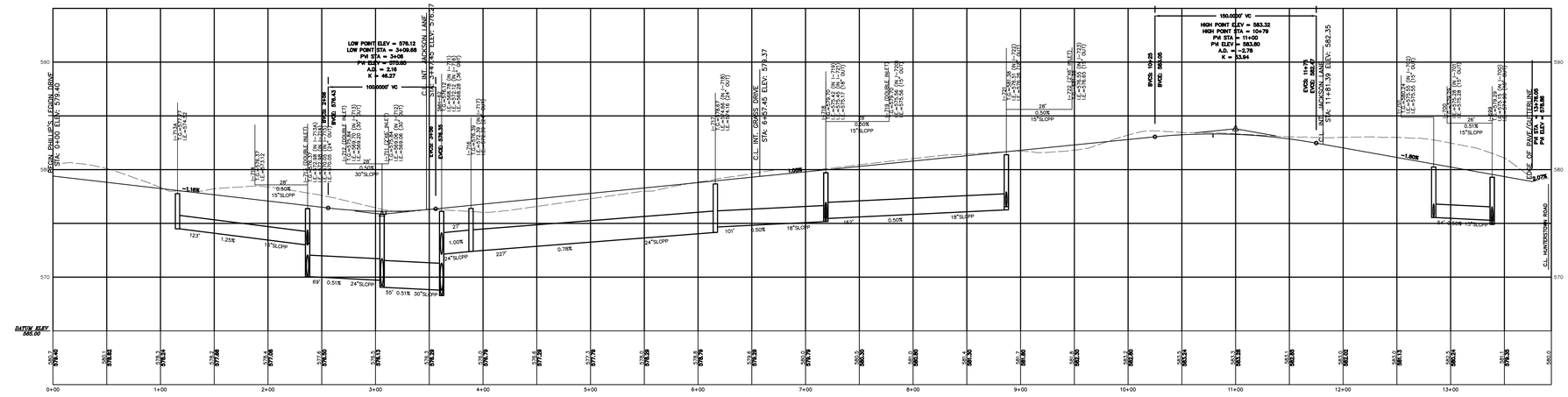
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

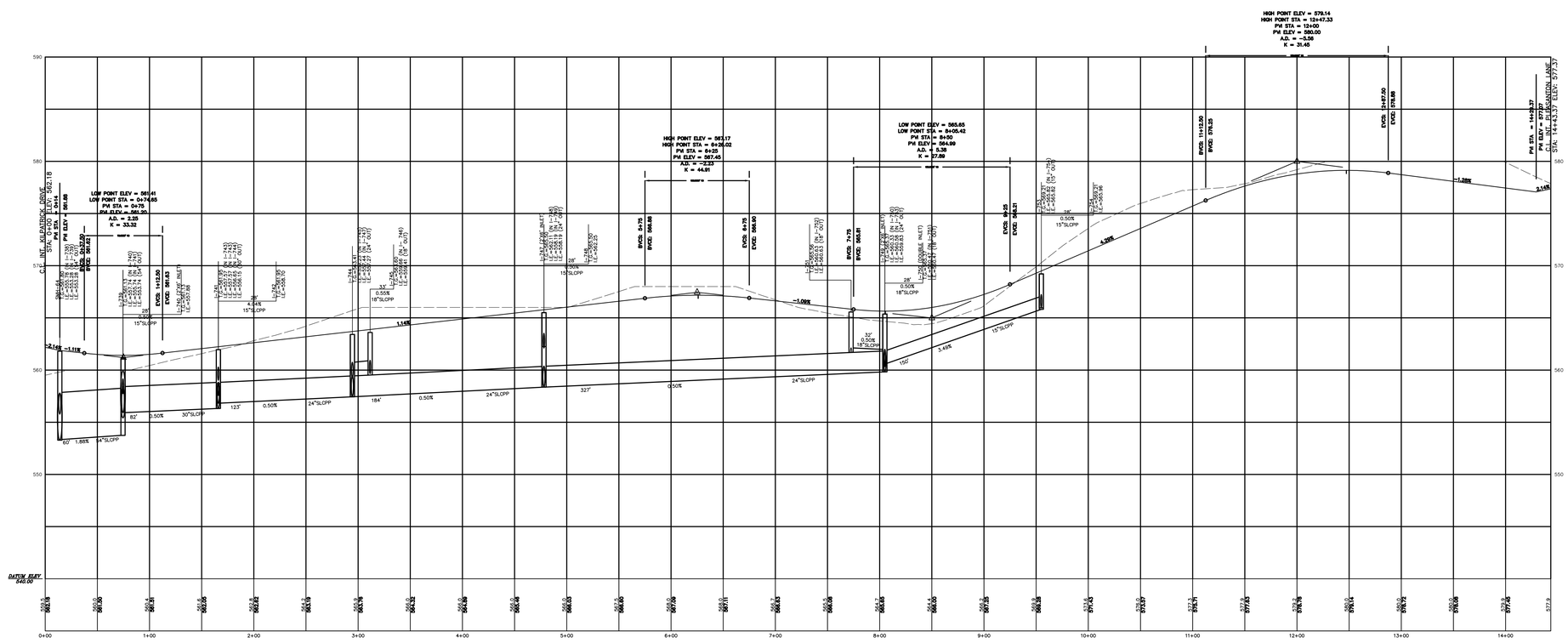
SCALE AS NOTED

SHEET NO. PRRD-33

H:\1706 ROCK CREEK FARMS\PRELIMINARY-1706\PAR1 C\PRD1 ROADS 1706.dwg

PW-ROAD-SD-1706-GA 1/4 1706 ROCK CREEK FARMS\PAR1-1706\PAR1 C\PRD1 ROADS 1706.dwg





50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-34

PW-ROAD-ISS-11708-GA 1/1/1708 ROCK CREEK FARMS\WORKING\PART-1\708\WORKING\PW-ROAD-SD-11708-GA.dwg
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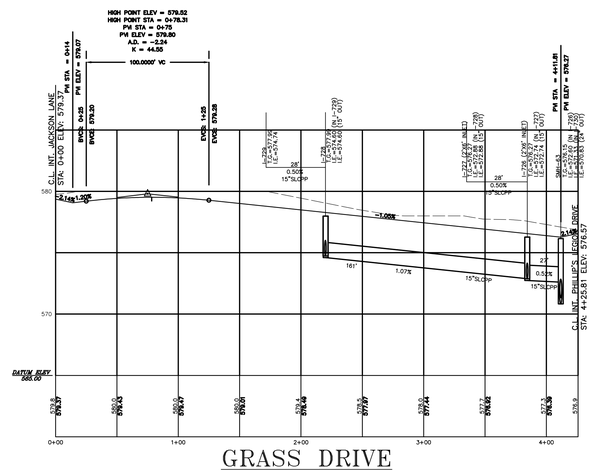

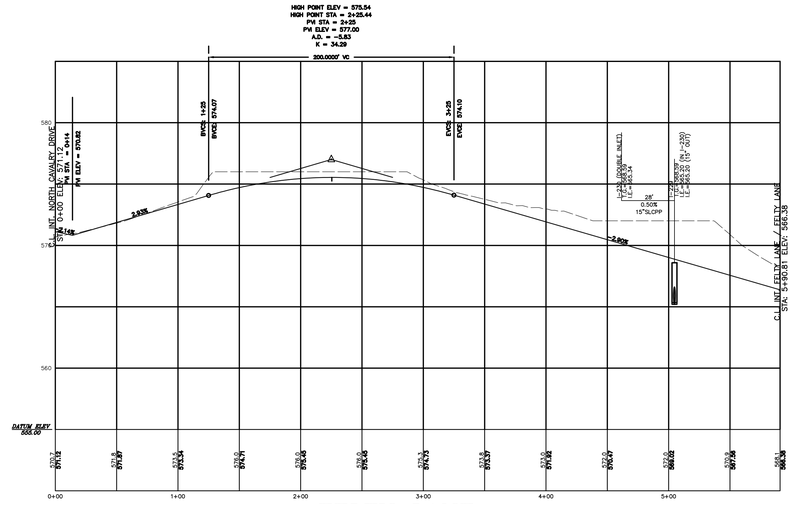

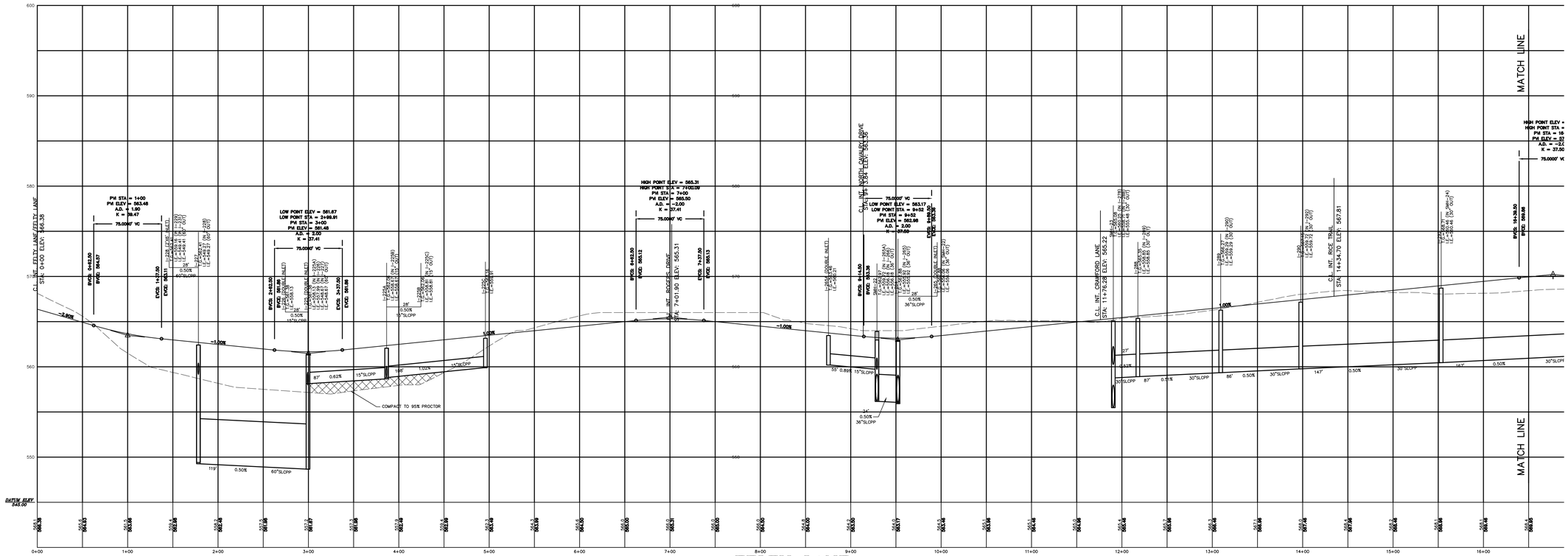

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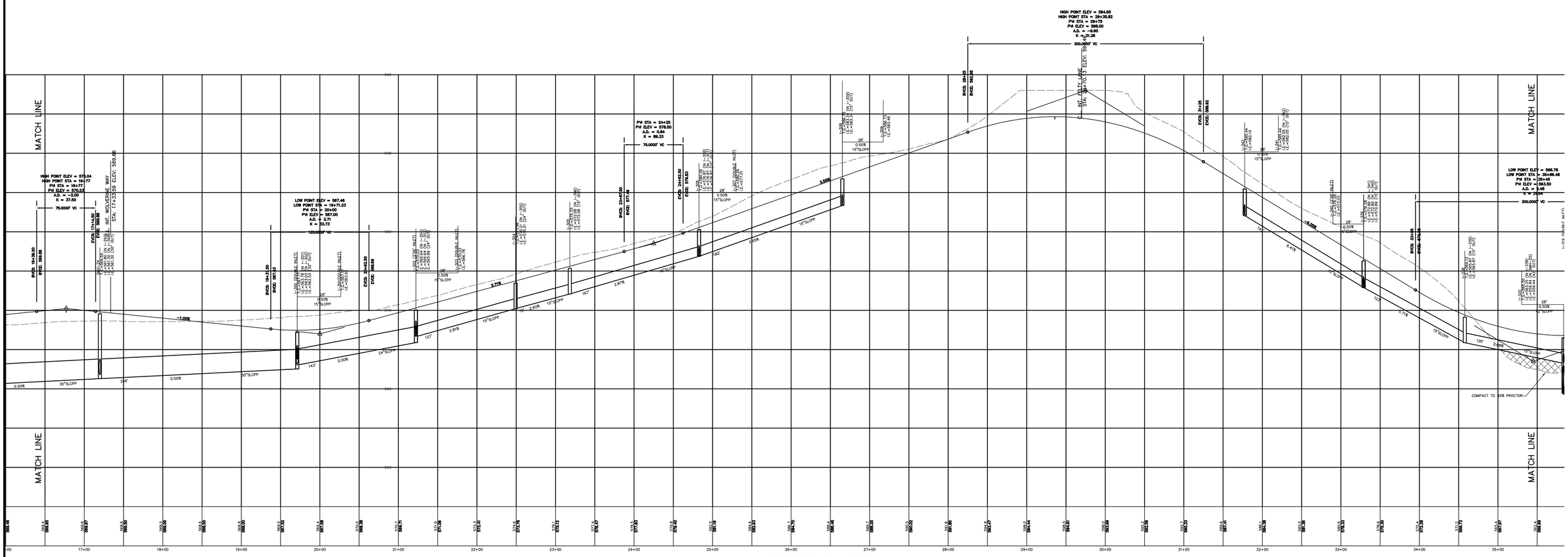
SCALE AS NOTED

SHEET NO. PRRD-35

P:\1708 ROCK CREEK FARMS\PRELIM\MAPS-1708\PART CYPRD ROADS 1708.dwg

P:\1708 ROCK CREEK FARMS\PRELIM\MAPS-1708\PR-ROAD-SD-1708-GA.dwg



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1	2/10/06	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:

ROAD PROFILES

GETTYSBURG COMMONS

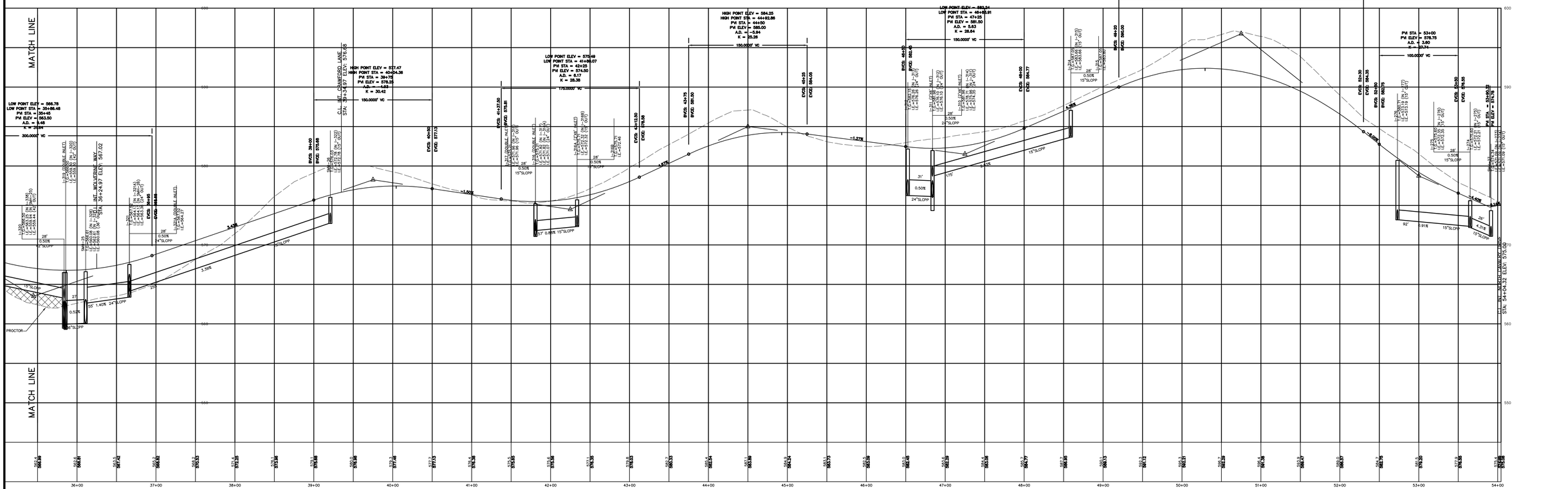
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

SHEET NO. PRRD-36

H:\TDR ROCK CREEK FARMS\PRELIMINARY-FINAL\PRR-ROAD-SD-FINAL.dwg
H:\TDR ROCK CREEK FARMS\PRELIMINARY-FINAL\PART C\PRR ROAD PROFILES.dwg



FELTY LANE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.
5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 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:

ROAD PROFILES

GETTYSBURG COMMONS

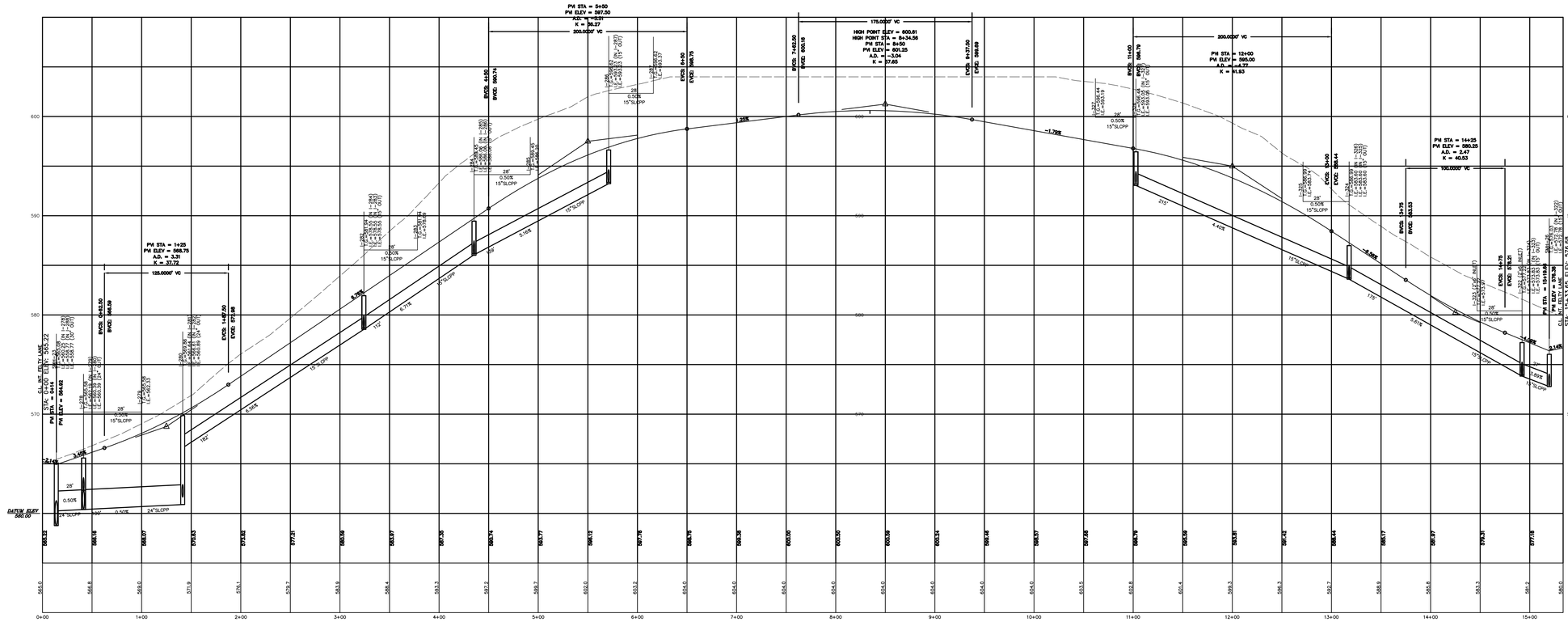
A PLANNED COMMUNITY FOR ACTIVE ADULTS

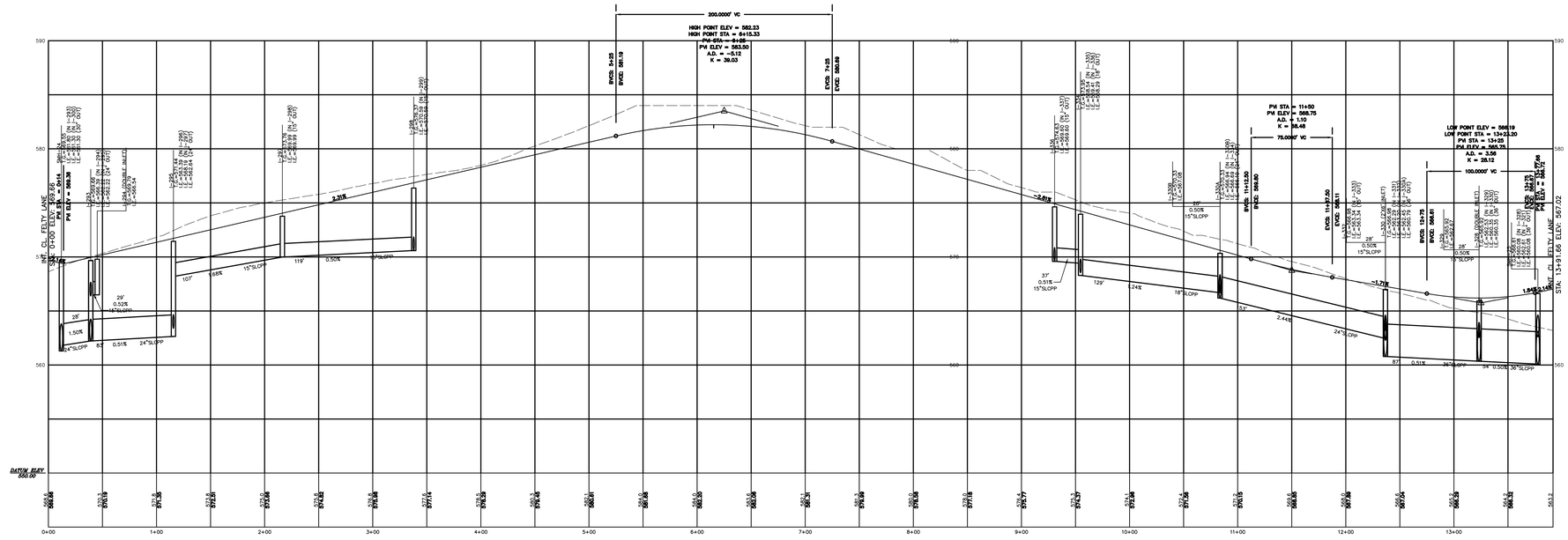
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

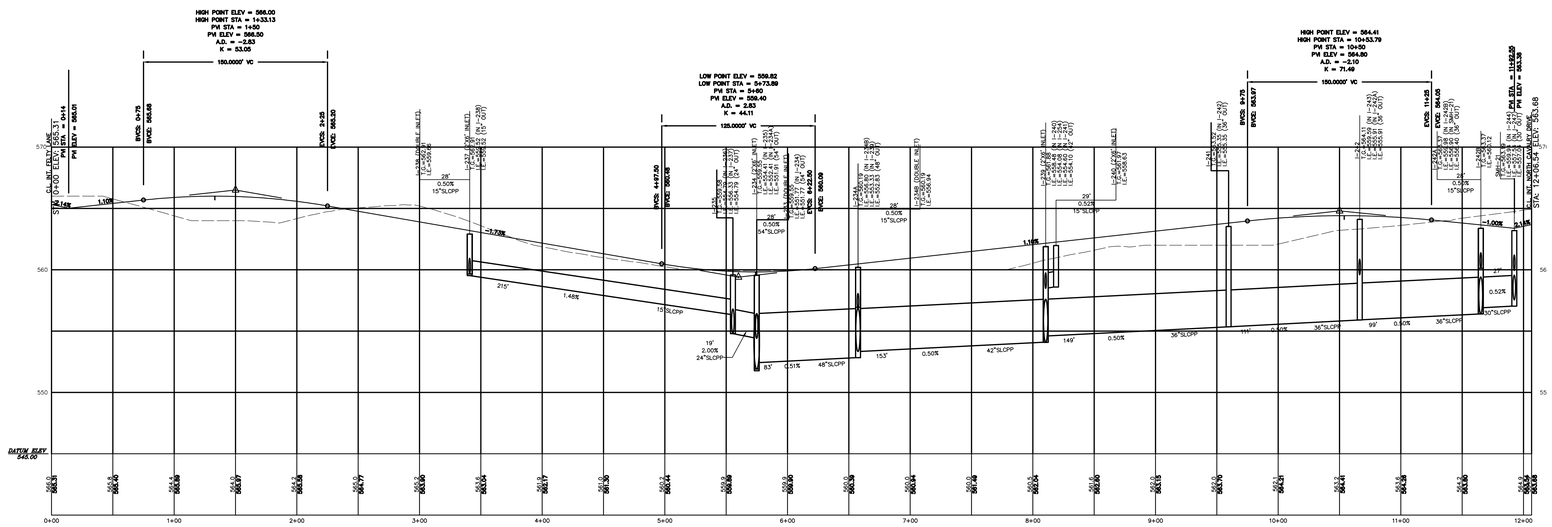
SCALE AS NOTED

SHEET NO. PRRD-37

H:\1708 ROCK CREEK FARMS\PRELIM\ART-1708\PAR-CV\PRD-1708.dwg
PW-ROAD-SD-1708-GA 1H:1V FOR ROCK CREEK FARMS\PWP-1708\PWR-ROAD-SD-1708-GA.dwg


PVI STA = 1+25
PVI ELEV = 568.75
A.D. = 3.35
K = 37.72
125.0000' VC
EVCS: 0+62.50
EVCE: 566.59
EVCS: 1+87.50
EVCE: 572.68
PVI STA = 5+50
PVI ELEV = 597.50
A.D. = +5.01
K = 76.27
200.0000' VC
EVCS: 4+50
EVCE: 590.74
EVCS: 6+50
EVCE: 594.75
175.0000' VC
HIGH POINT ELEV = 600.61
HIGH POINT STA = 8+34.56
PVI STA = 8+50
PVI ELEV = 601.25
A.D. = -3.04
K = 57.65
EVCS: 7+63.50
EVCE: 600.16
EVCS: 9+37.50
EVCE: 599.69
200.0000' VC
PVI STA = 12+00
PVI ELEV = 595.00
A.D. = -4.57
K = 41.83
EVCS: 11+00
EVCE: 596.79
EVCS: 13+00
EVCE: 596.44
PVI STA = 14+25
PVI ELEV = 580.25
A.D. = 2.47
K = 40.53
100.0000' VC
EVCS: 14+75
EVCE: 576.31
EVCS: 15+18.93
EVCE: 574.53
PVI STA = 15+18.93
PVI ELEV = 576.36
CL ELEV = 577.68
STA: 15+33.65 ELEV: 576.68
CL INT CRAWFORD LANE
PVI STA = 0+14
PVI ELEV = 584.62
DATUM ELEV: 580.00
DATUM ELEV: 580.00
3.35%
5.78%
6.71%
5.39%
-1.20%
-1.78%
-3.04%
4.40%
5.81%
-14.68%
2.48%
-2.16%
28"
0.50%
15"SLCPP
18"SLCPP
24"SLCPP
24"SLCPP
160'
112'
110'
110'
110





50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PART C\PRD1 ROADS 1708.dwg

PW-ROAD-ISS-1708-GA SH 1708 ROCK CREEK FARMS\PRD-1708\PW-ROAD-ISS-1708-GA.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:

ROAD PROFILES

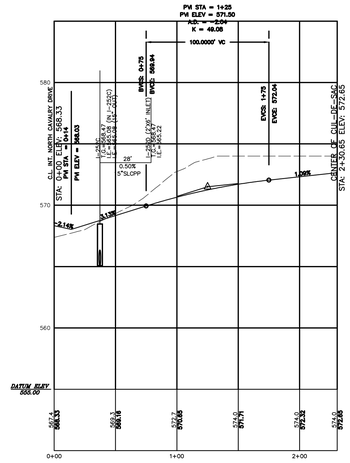
GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

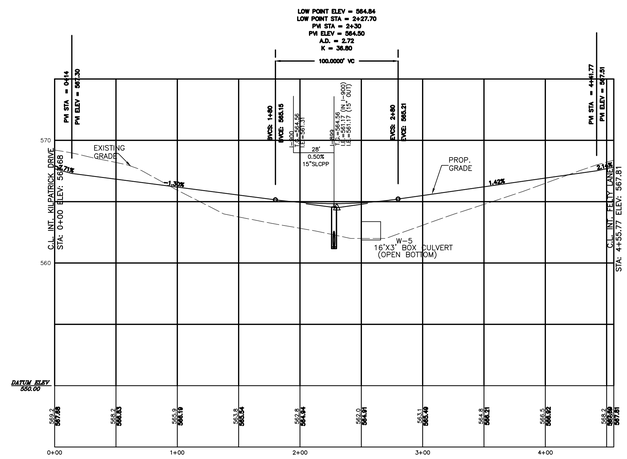
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

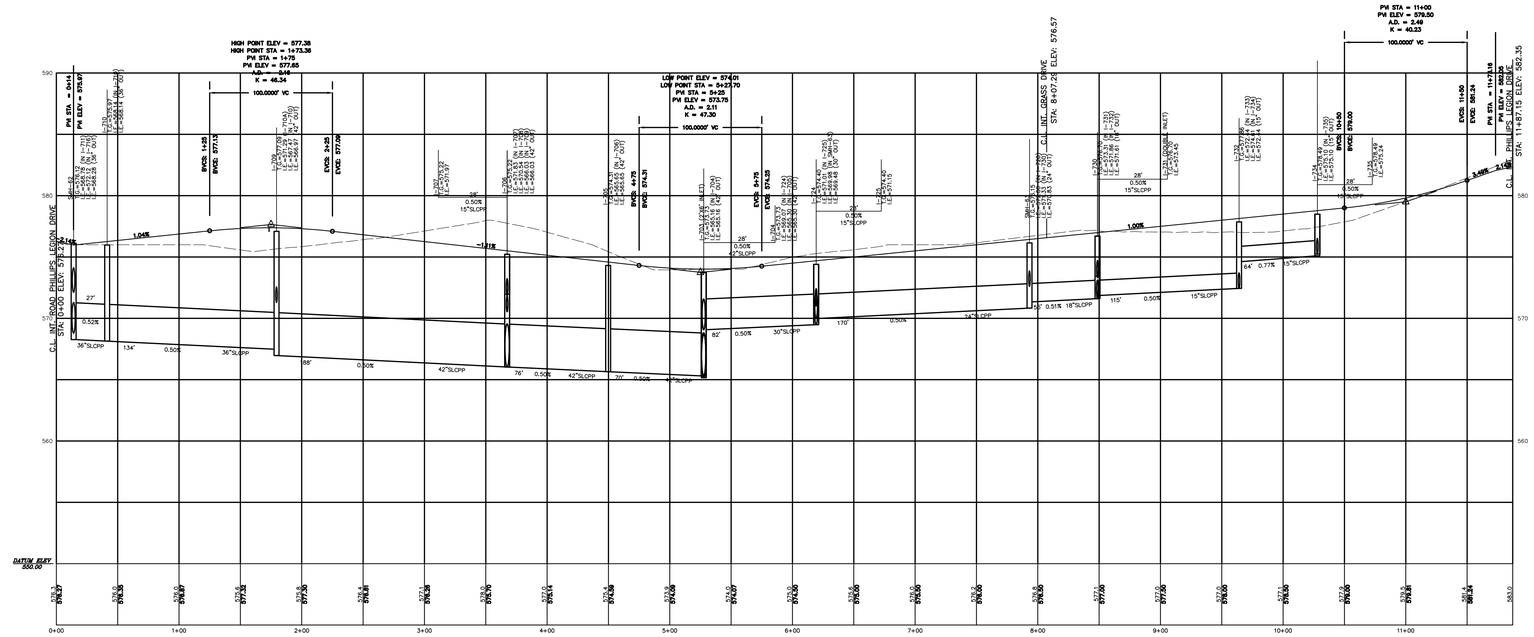
SHEET NO. PRRD-39



CHARLES COX COURT



RICE TRAIL



JACKSON LANE

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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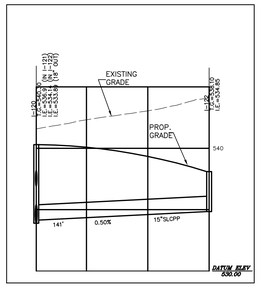
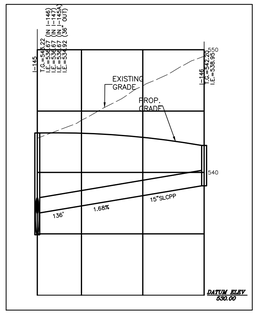
SCALE AS NOTED

SHEET NO. PRRD-40

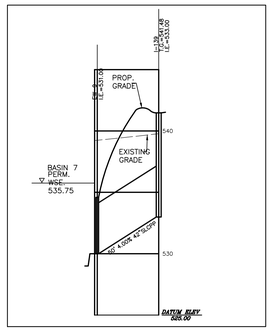
H:\1706 ROCK CREEK FARMS\PRELIMINARY-1706\PAR-CVR01 ROADS 1706.dwg
PW-ROAD-ISS-1706-GA 1/K:\1706 ROCK CREEK FARMS\VARY-1706\PW-ROAD-ISS-1706-GA.dwg



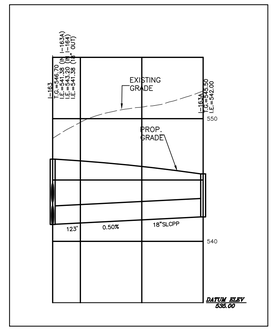
I-122 TO I-120



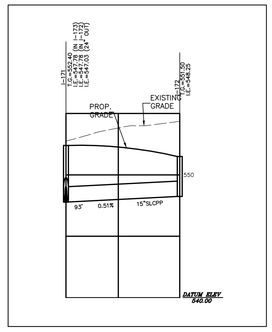
I-146 TO I-145



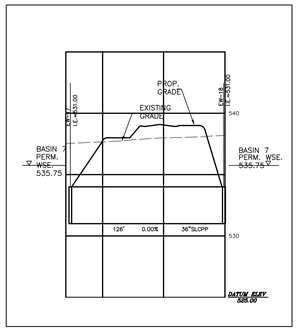
I-139 TO EW-9



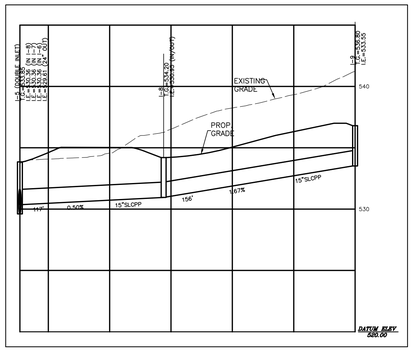
I-163A TO I-163



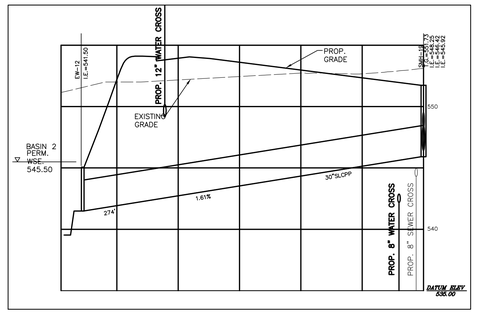
I-172 TO I-171



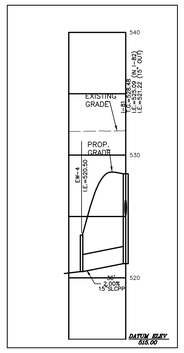
EW-17 TO EW-18



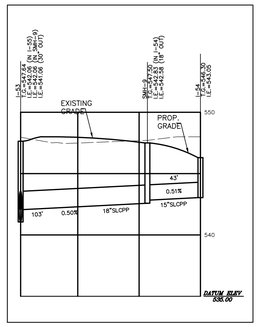
I-9 TO I-5



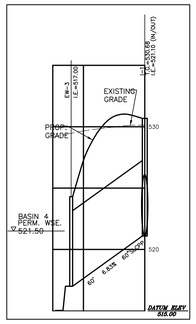
SMH-19 TO EW-12



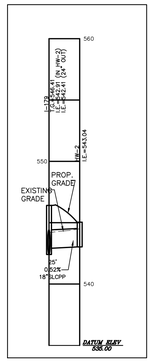
I-81 TO EW-4



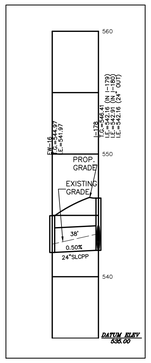
I-54 TO I-53



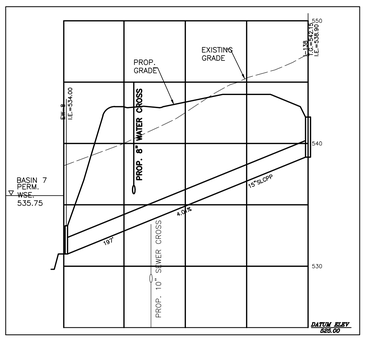
I-3 TO EW-3



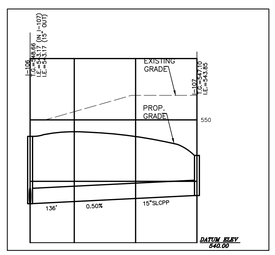
HW-2 TO I-179



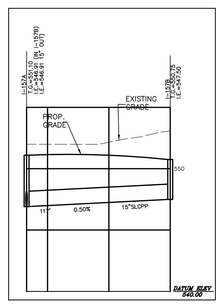
I-178 TO EW-16



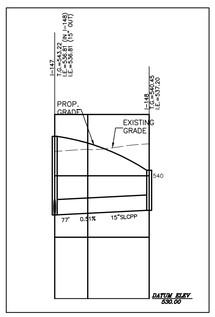
I-138 TO EW-8



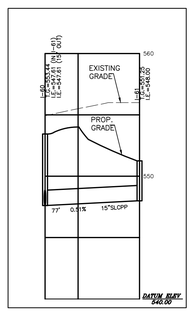
I-107 TO I-106



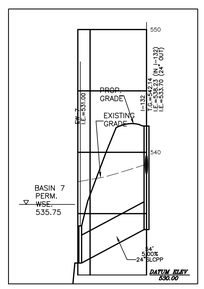
I-157B TO I-57A



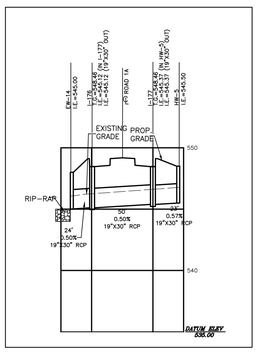
I-148 TO I-147



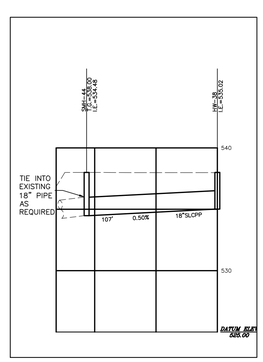
I-61 TO I-60



I-132 TO EW-7



I-176 TO EW-14



HW-38 TO SMH-44

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 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:

STORM PROFILES

GETTYSBURG COMMONS

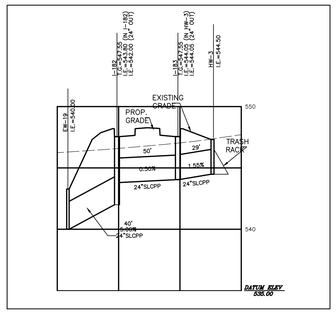
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

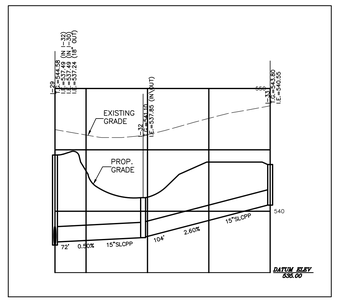
SCALE AS NOTED

SHEET NO. PRSD-41

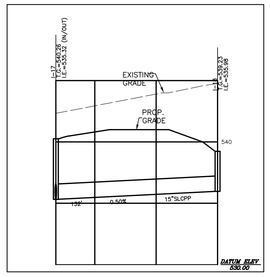
P:\1-ROAD-SD-1708-GA (H\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PLANS\PRELIMINARY-1708\PART 2\PRSD SD 1708.dwg



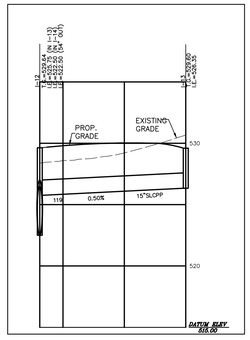
HW-3 TO EW-19



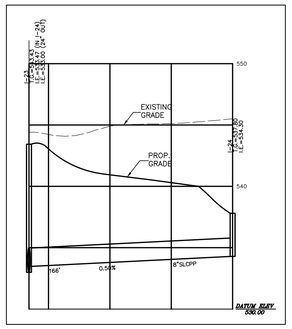
I-33 TO I-29



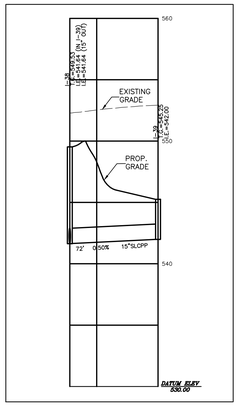
I-18 TO I-17



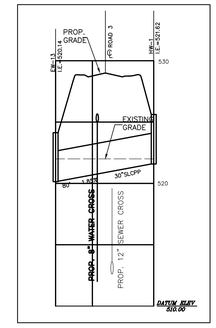
I-13 TO I-12



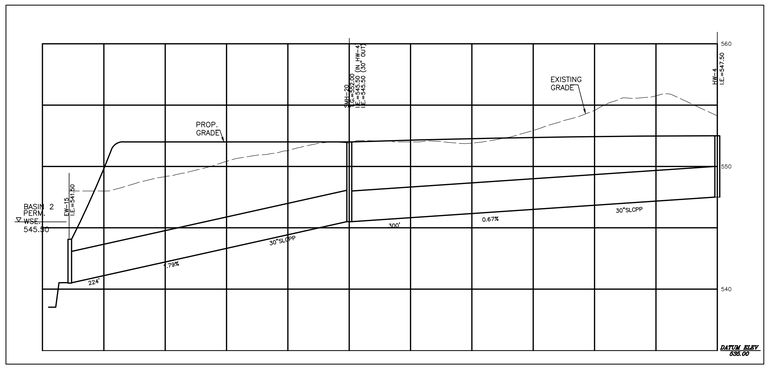
I-24 TO I-23



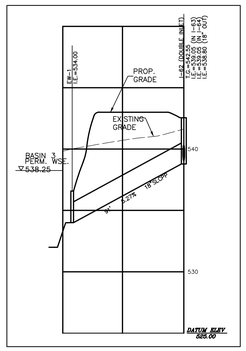
I-39 TO I-38



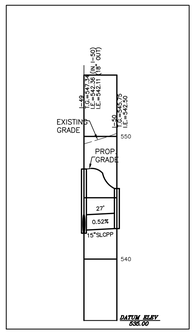
HW-1 TO EW-13



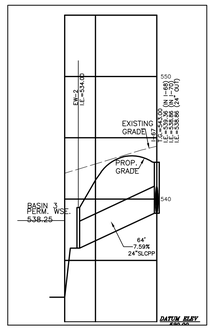
HW-4 TO EW-15



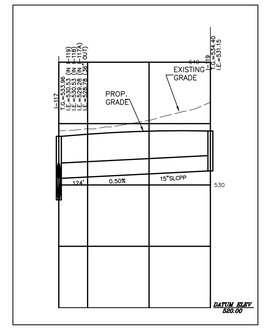
I-62 TO EW-1



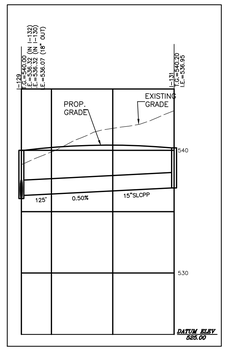
I-50 TO I-49



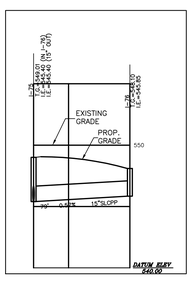
I-67 TO EW-2



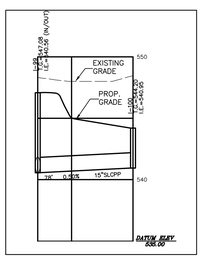
I-119 TO I-117



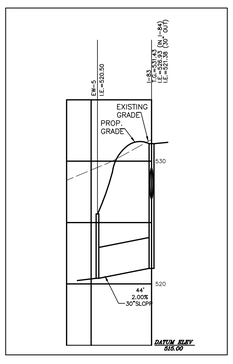
I-131 TO I-129



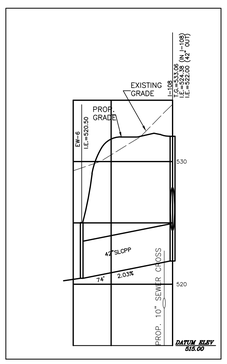
I-76 TO I-75



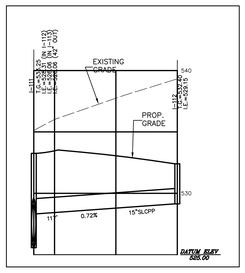
I-100 TO I-99



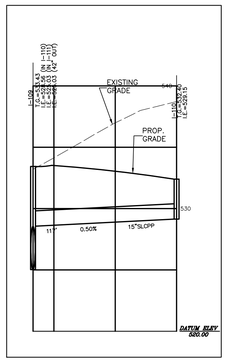
I-83 TO EW-5



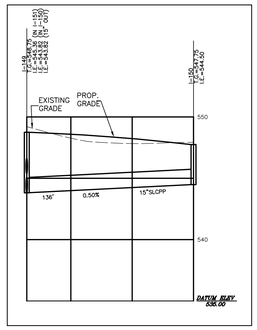
I-108 TO EW-6



I-112 TO I-111



I-110 TO I-109



I-150 TO I-149

NOTES:

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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:

STORM PROFILES

GETTYSBURG COMMONS

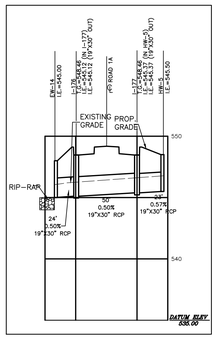
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

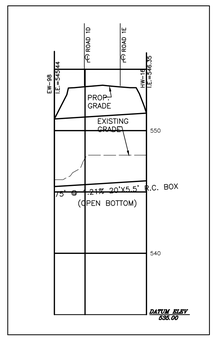
SCALE AS NOTED

SHEET NO. PRSD-42

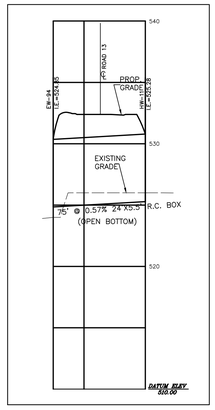
H:\1706 ROCK CREEK FARMS\PRELIMINARY-FINAL\PART E\PRSD 50 1706.dwg
PW-ROAD-SD-1706-GA 5/4/1706 ROCK CREEK FARMS\PRF-1706\PW-ROAD-SD-1706-GA.dwg



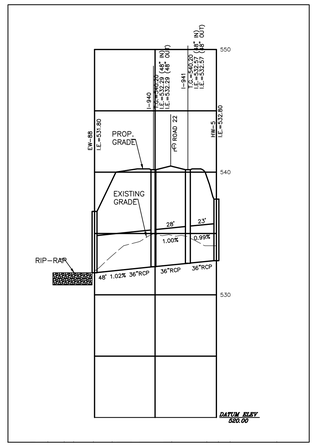
CULVERT W-1



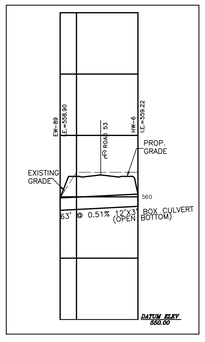
CULVERT W-2



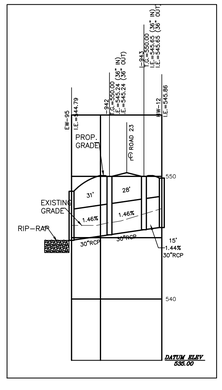
CULVERT W-3



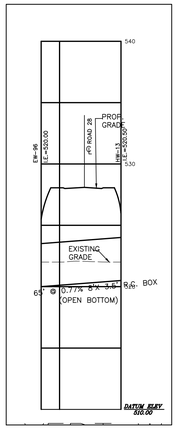
CULVERT W-4



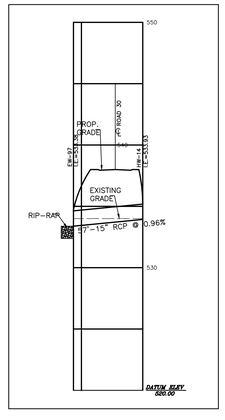
CULVERT W-5



CULVERT W-6



CULVERT W-7



CULVERT W-8

NOTE:
EXISTING GRADES IDENTIFIED ON THESE PROFILES ARE BASED ON AERIAL SURVEY INFORMATION. CULVERT INVERTS ARE BASED ON ACTUAL FIELD SURVEY CROSS SECTIONS.

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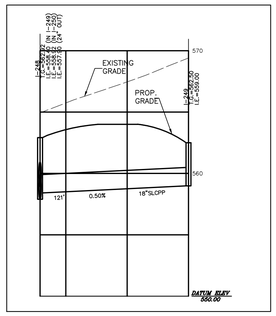
CHECKED BY: RAS/RETTEW	DRAWING:	

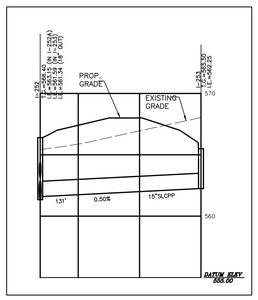
STORM PROFILES
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. PRSD-43

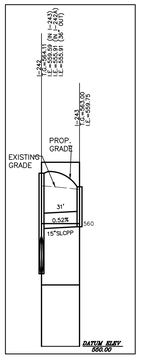
PR-ROAD-SD-1708-DA [H:\1708 ROCK CREEK FARMS\PRELIM\RET-1708\PR-ROAD-SD-1708-DA.dwg]
H:\1708 ROCK CREEK FARMS\PRELIM\RET-1708\PART C\PRSD SD 1708.dwg



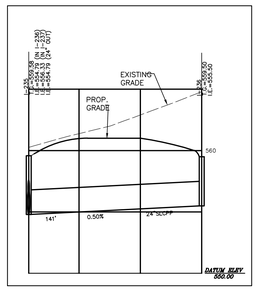
I-249 TO I-248



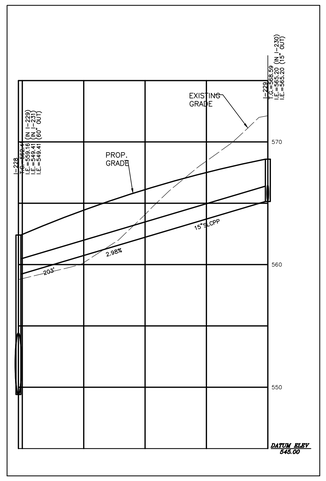
I-253 TO I-252



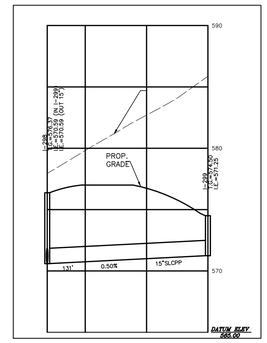
I-243 TO I-242



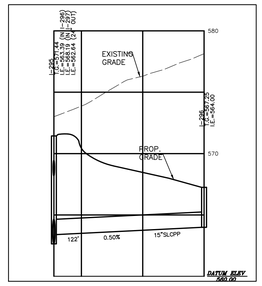
I-236 TO I-235



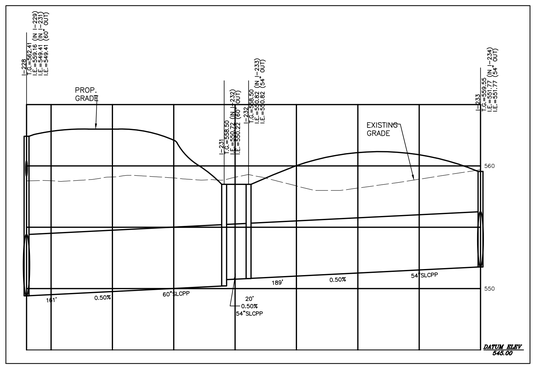
I-229 TO I-228



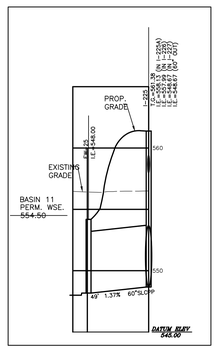
I-299 TO I-298



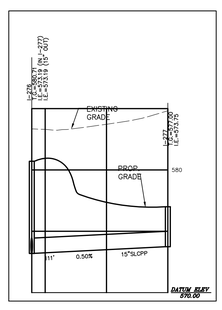
I-296 TO I-295



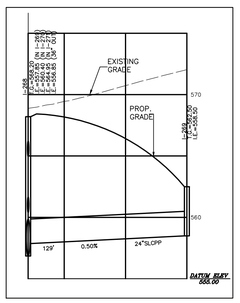
I-233 TO I-238



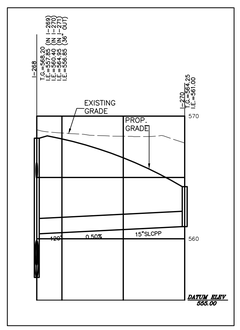
I-225 TO EW-25



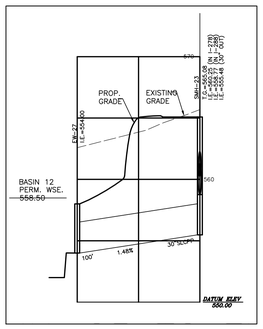
I-277 TO I-276



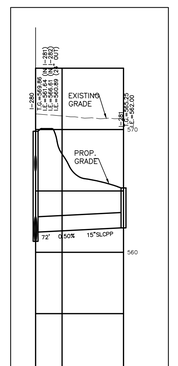
I-269 TO I-268



I-270 TO I-268



SMH-23 EW-27



SMH-281 I-280

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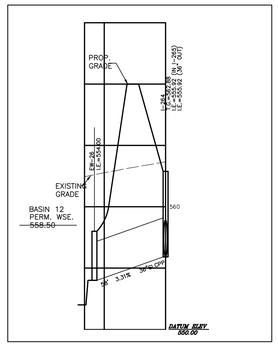
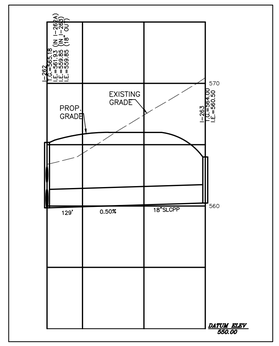
SCALE AS NOTED

SHEET NO. PRSD-44

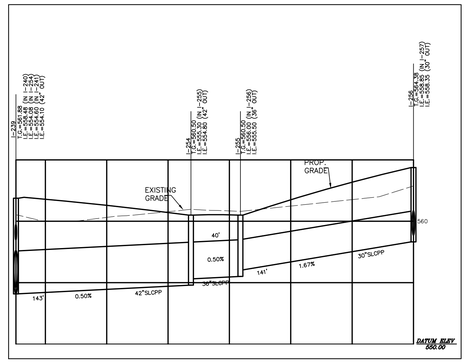
H:\1708 ROCK CREEK FARMS\PRELIMINARY-FINAL\PART C\PRSD SD 1708.dwg
PW-ROAD-SD-1708-SA 5/1/08 ROCK CREEK FARMS\PART-F\1708\PW-ROAD-SD-1708-SA.dwg



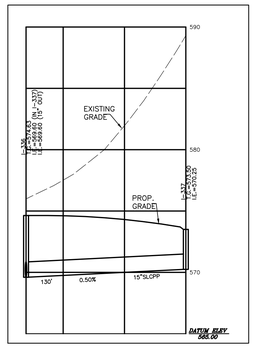
I-264 TO EW-26



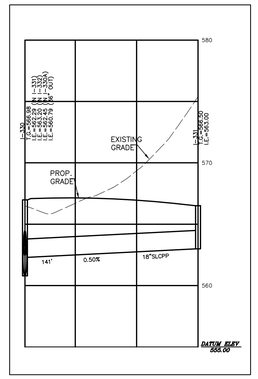
I-263 TO I-262



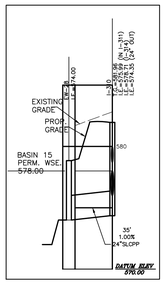
I-256 TO I-239



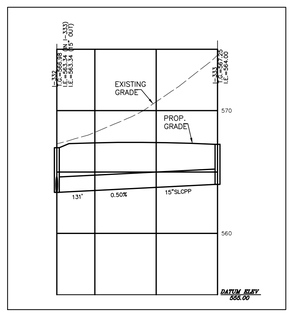
I-337 TO I-336



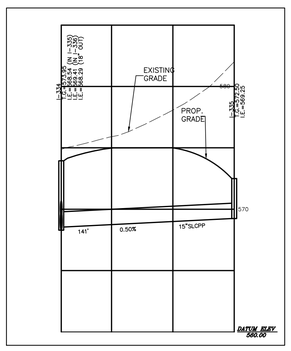
I-331 TO I-330



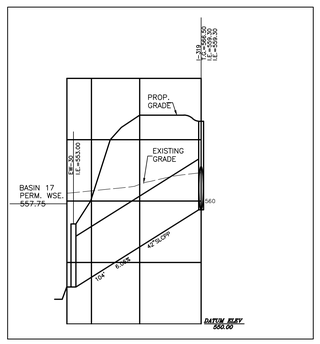
I-310 TO EW-28



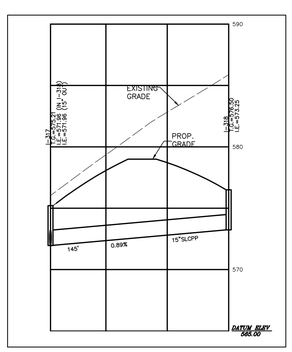
I-333 TO I-332



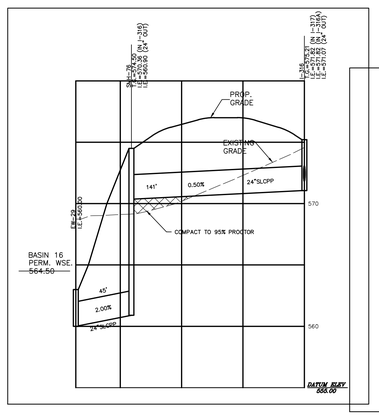
I-335 TO I-334



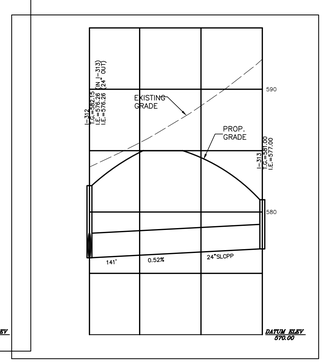
I-319 TO EW-30



I-318 TO I-317



I-316 TO EW-29



I-313 TO I-312

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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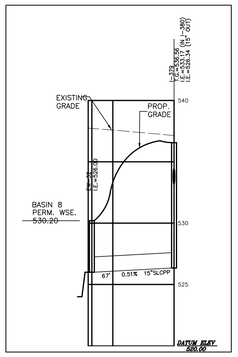
PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

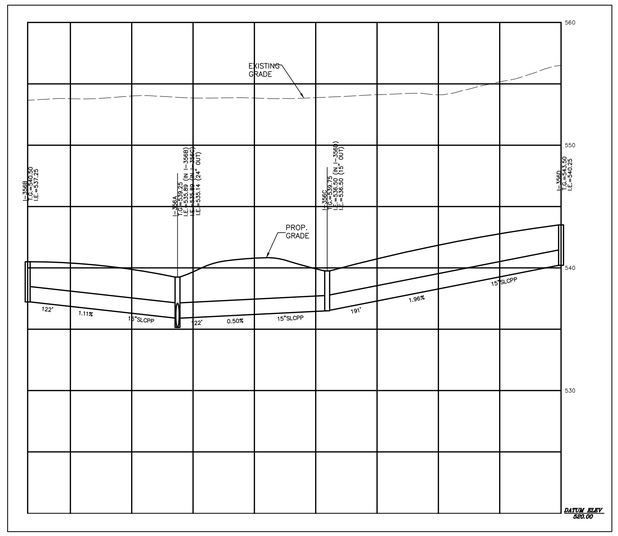
STORM PROFILES
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. PRSD-45

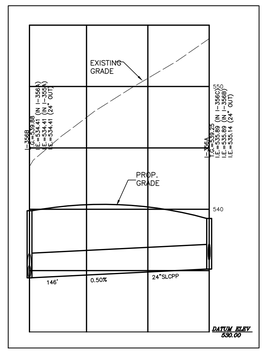
P:\04-03930-005-17108-GA (H) 17108 ROCK CREEK FARMS\PRELIMINARY-17108\PAR C-CYPRS\ SD 17108.dwg
P:\04-03930-005-17108-GA (H) 17108 ROCK CREEK FARMS\PRELIMINARY-17108\PAR C-CYPRS\ PR-RSAD-SD-17108-GA.dwg



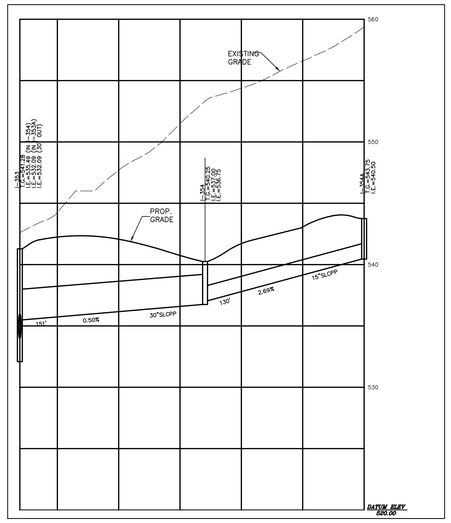
I-379 TO EW-32



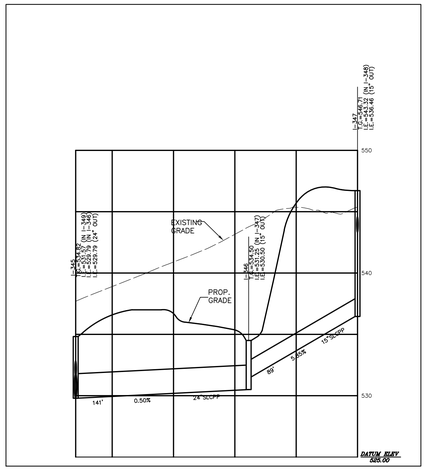
I-356D TO I-356B



I-356A TO I-356B



I-354A TO I-353



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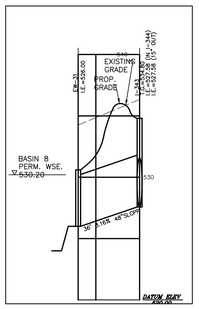
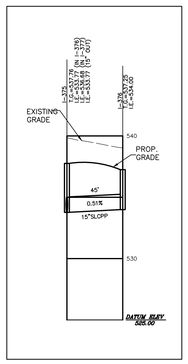
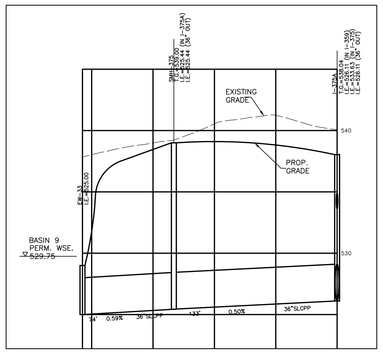


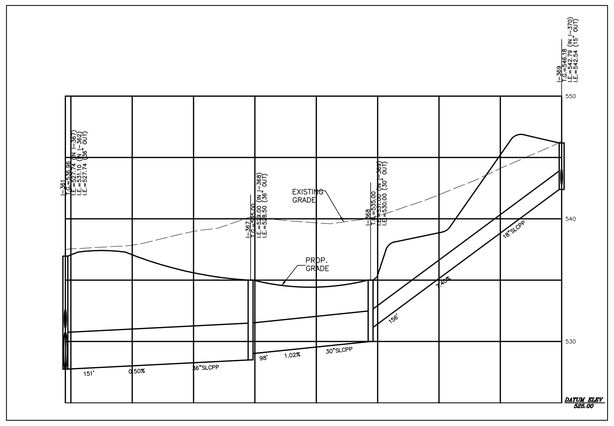
I-343 TO EW-31



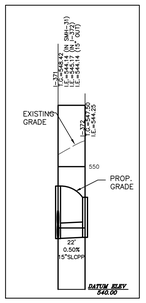
I-376 TO I-375



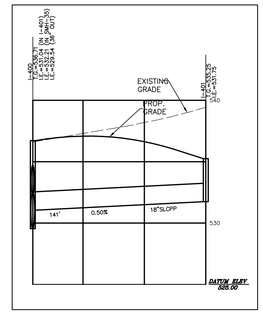
I-359 TO EW-33



I-369 TO I-361



I-372 TO I-371



I-401 TO I-400

NOTES:

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

STORM PROFILES

GETTYSBURG COMMONS

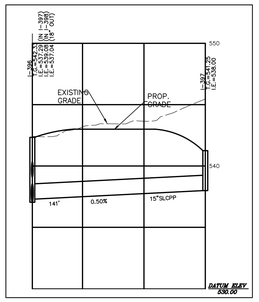
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

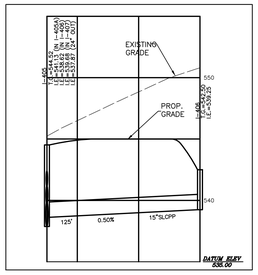
SCALE AS NOTED

SHEET NO. PRSD-46

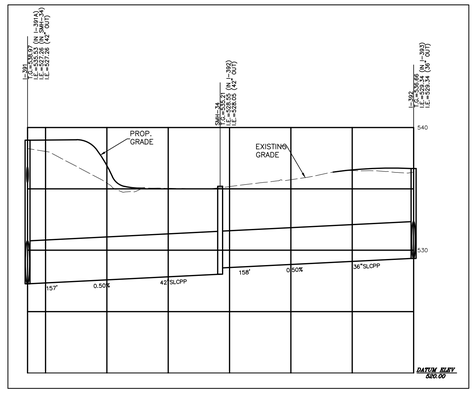
M:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PART 2\PROF SD 1708.dwg
PW-ROAD-SD-1708-GA 1/4/18 ROCK CREEK FARMS\PART-1708\PW-ROAD-SD-1708-GA.dwg



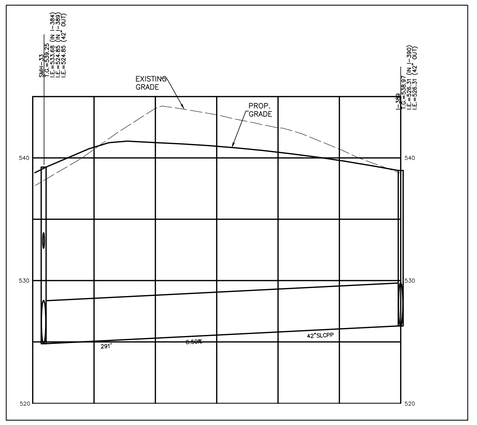
I-397 TO I-396



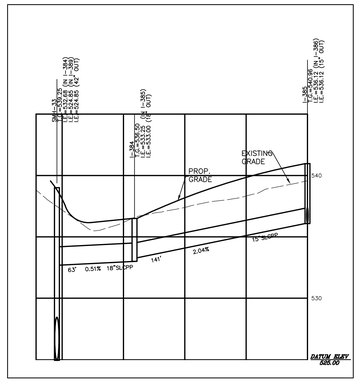
I-406 TO I-405



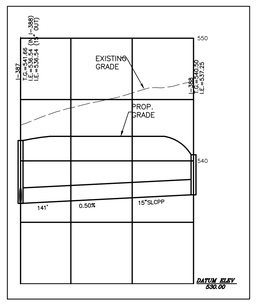
I-392 TO I-391



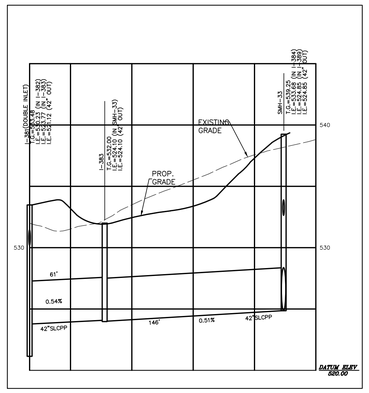
I-389 TO SMH-33



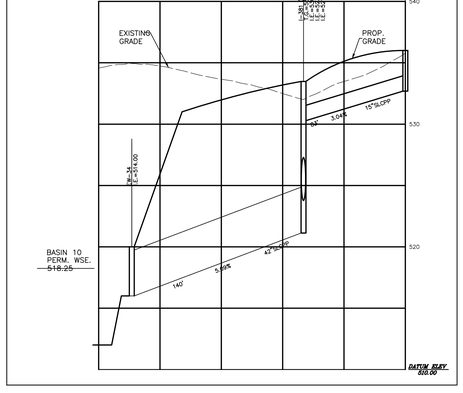
I-385 TO SMH-33



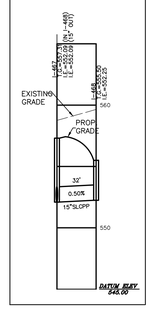
I-388 TO I-387



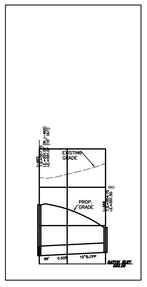
SMH-33 TO I-381



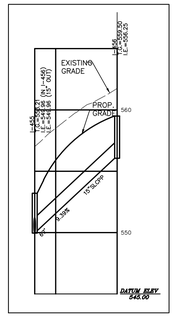
I-382 TO EW-34



I-468 TO I-467



I-466 TO I-465



I-456 TO I-455

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

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DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
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STORM PROFILES

GETTYSBURG COMMONS

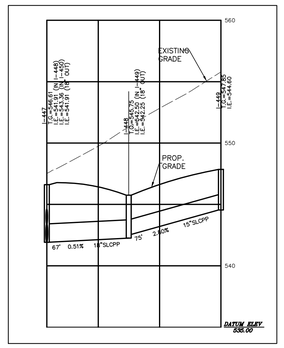
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

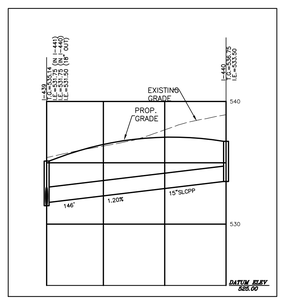
SCALE AS NOTED

SHEET NO. PRSD-47

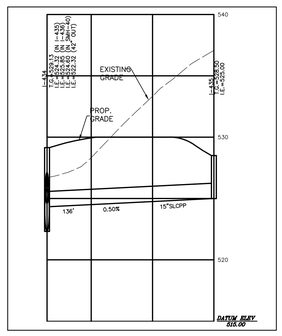
H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PLAN-ROAD-SD-1708-DA.dwg]
H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PART C\PROF SD 1708.dwg



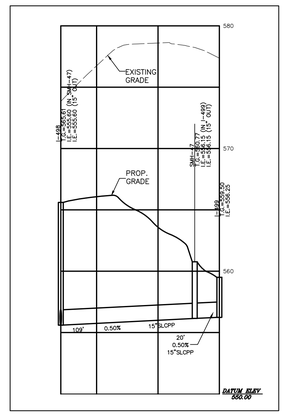
I-449 TO I-447



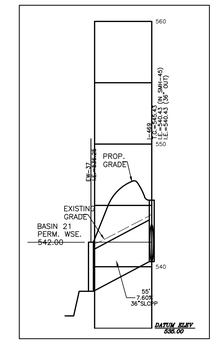
I-440 TO I-439



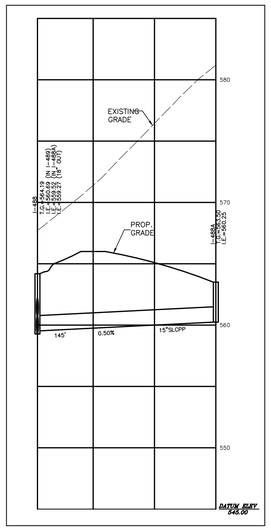
I-435 TO I-434



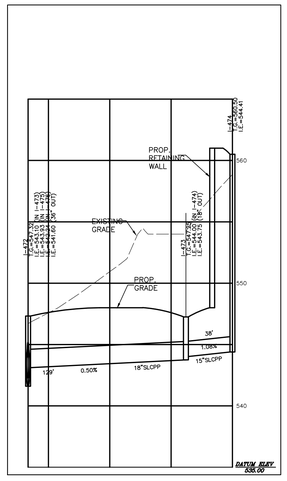
I-499 TO I-498



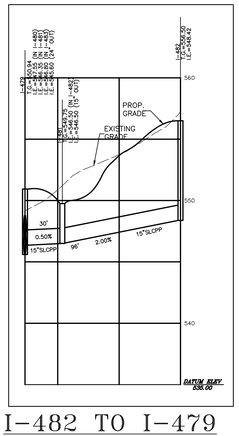
I-469 TO EW-37



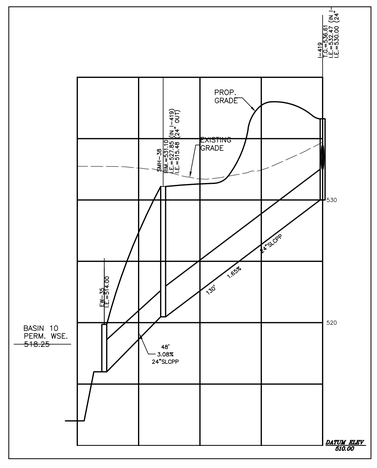
I-488A TO I-488



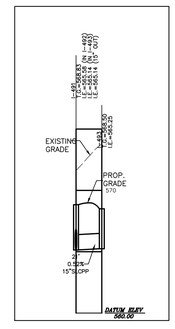
I-474 TO I-472



I-482 TO I-479



I-419 TO EW-35



I-493 TO I-491

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GETTYSBURG COMMONS
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STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. PRSD-48

H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PAR C-PROF SD 1708.dwg
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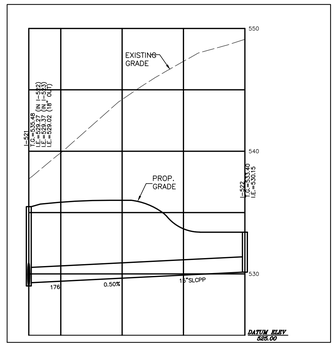
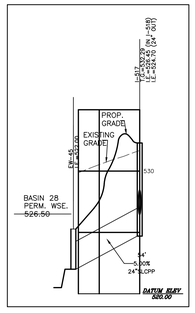
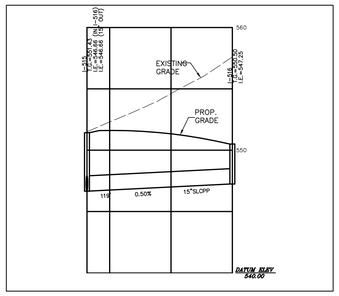


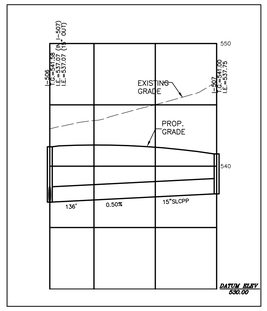
I-522 TO I-521



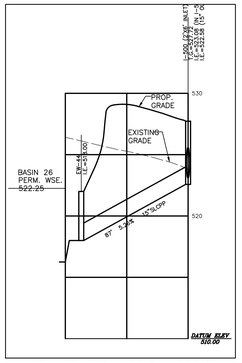
I-517 TO EW-45



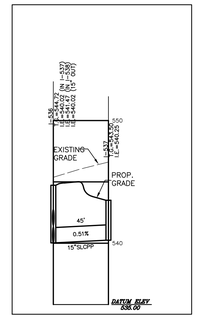
I-516 TO I-515



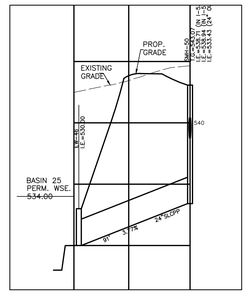
I-507 TO I-506



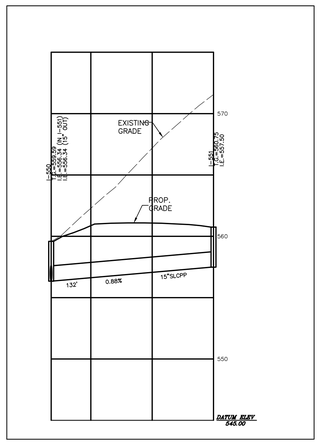
I-500 TO EW-44



I-537 TO I-536



SMH-50 TO EW-46



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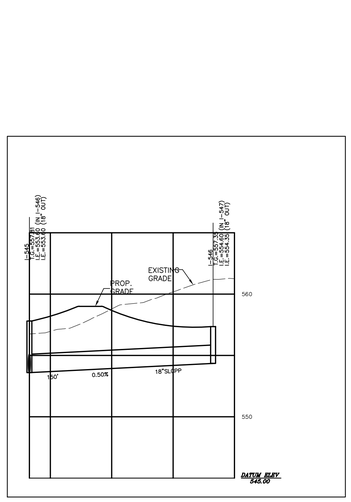

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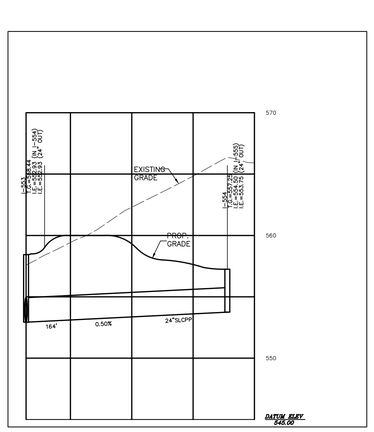
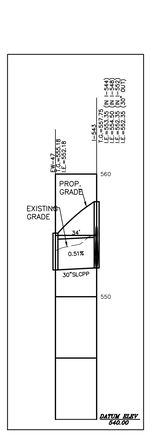
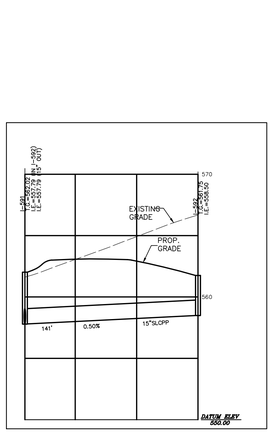


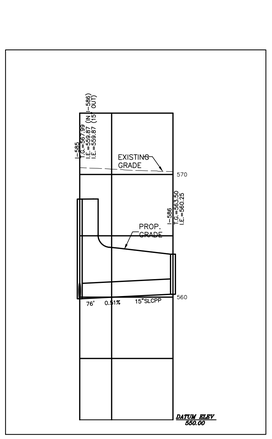
I-555 TO I-553



I-543 TO EW-47



I-592 TO I-591



I-586 TO I-585

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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1	2/10/06	REV. PER REVIEW COMMENTS	
4	05/23/18	PER FINAL TWP REVIEW COMMENTS &	
		ADD PARTS F THRU K	

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

STORM PROFILES

GETTYSBURG COMMONS

A PLANNED COMMUNITY FOR ACTIVE ADULTS

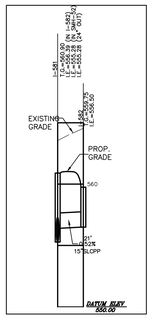
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED

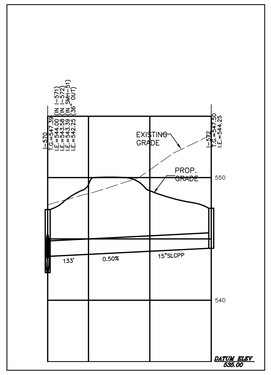
SHEET NO. PRSD-49

H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PLAN-ROAD-SD-1708.dwg

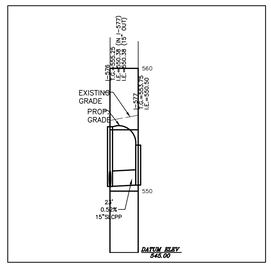
PW-ROAD-SD-1708-GA 1/4 1708 ROCK CREEK FARMS\PRELIMINARY-1708\PLAN-ROAD-SD-1708-GA.dwg



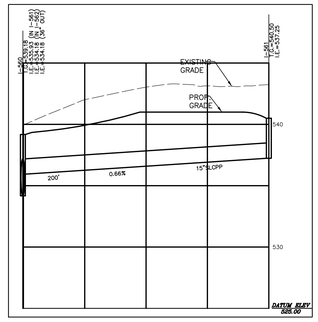
I-582 TO I-581



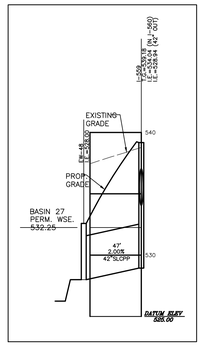
I-572 TO I-570



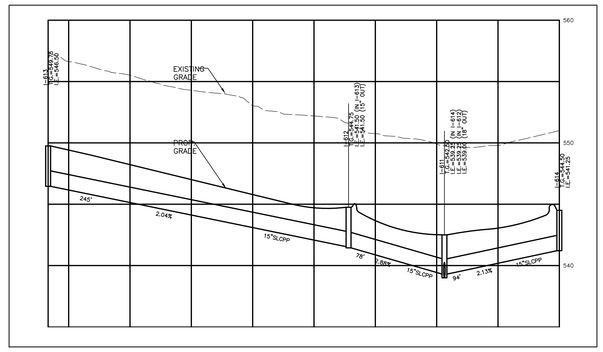
I-577 TO I-576



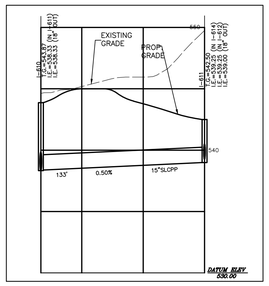
I-561 TO I-560



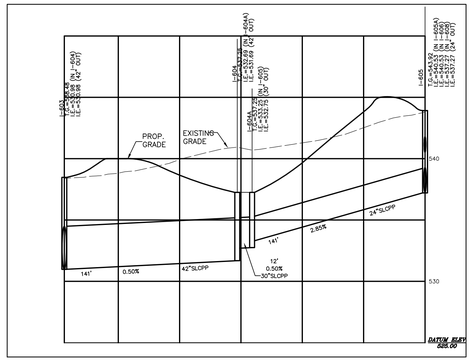
I-559 TO EW-48



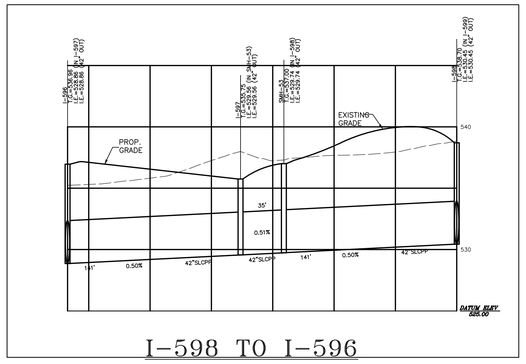
I-613 TO I-614



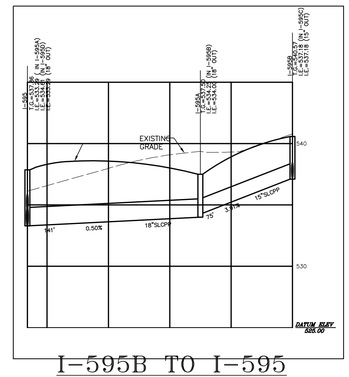
I-611 TO I-610



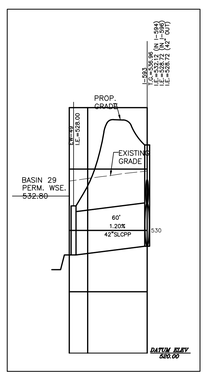
I-605 TO I-603



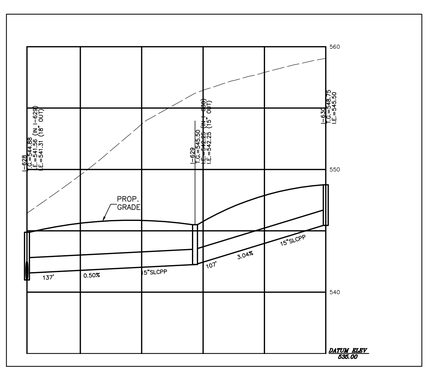
I-598 TO I-596



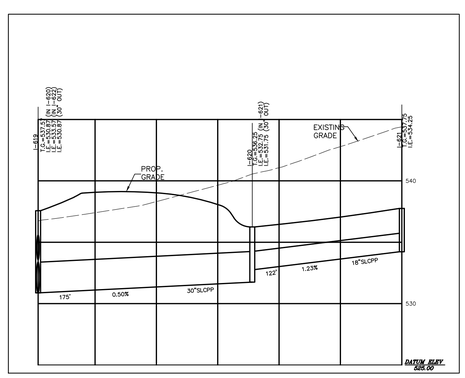
I-595B TO I-595



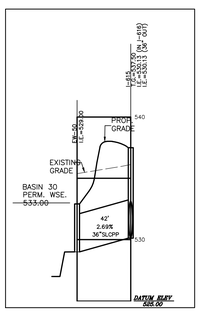
I-593 TO EW-49



I-630 TO I-628



I-621 TO I-619



I-615 TO EW-50

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

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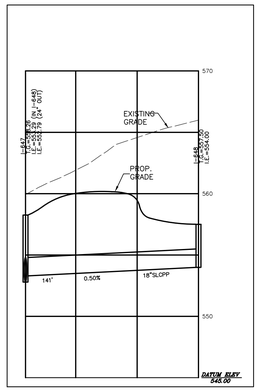
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

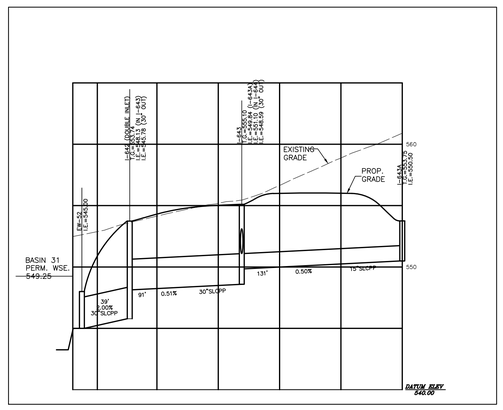
STORM PROFILES
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. PRSD-50

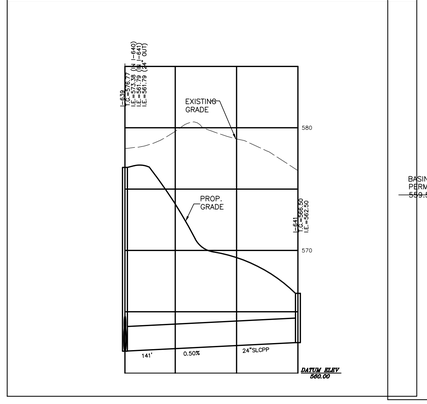
H:\1708 ROCK CREEK FARMS\PRELIMINARY-FINAL\PART 2\PRSD-50-1708.dwg
PW-ROAD-SD-1708-GA (H:\1708 ROCK CREEK FARMS\PART-F\1708VIK-ROAD-SD-1708-GA.dwg)



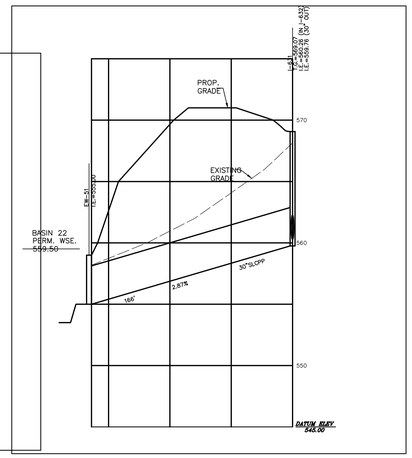
I-648 TO I-647



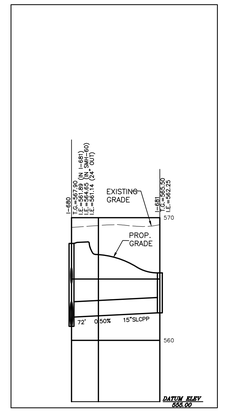
I-643A TO EW-52



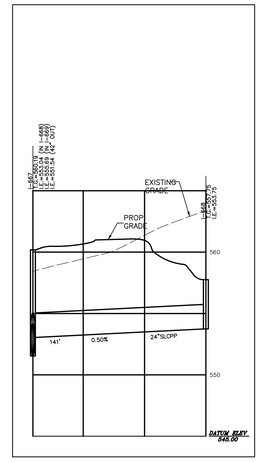
I-641 TO I-639



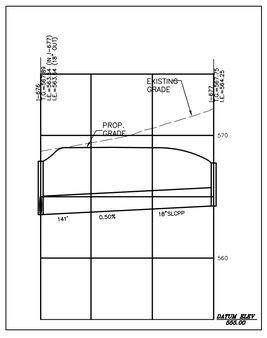
I-631 TO EW-51



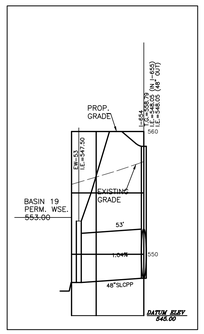
I-681 TO I-680



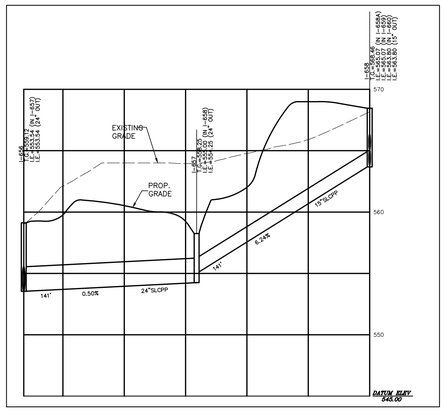
I-668 TO I-667



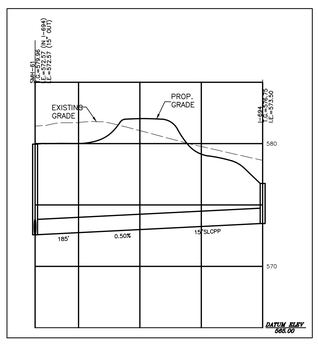
I-677 TO I-676



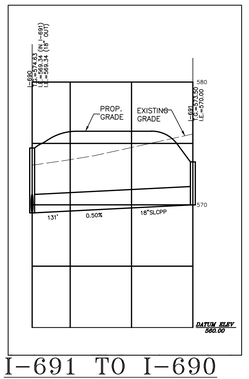
I-654 TO EW-53



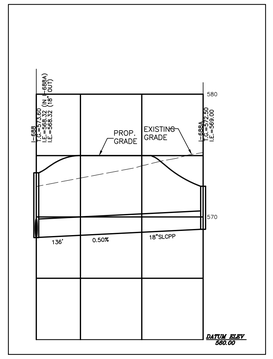
I-658 TO I-656



I-694 TO SMH-61



I-691 TO I-690



I-688A TO I-688

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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:

STORM PROFILES

GETTYSBURG COMMONS

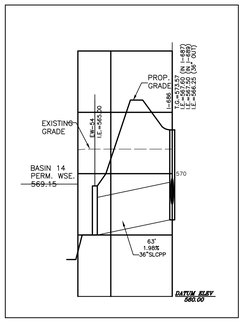
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

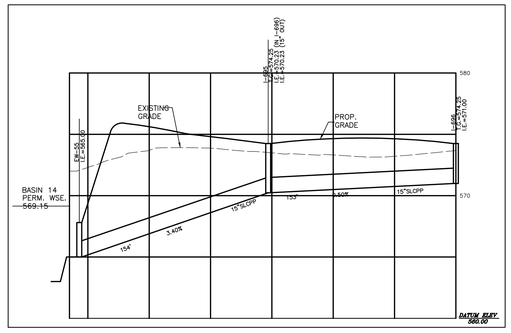
SCALE AS NOTED

SHEET NO. PRSD-51

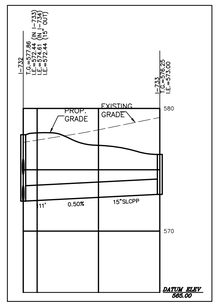
H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PART C\PROF_SD_1708.dwg



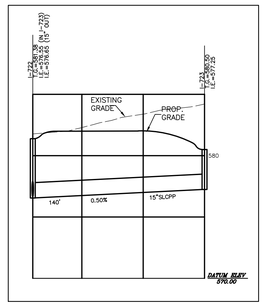
I-686 TO EW-54



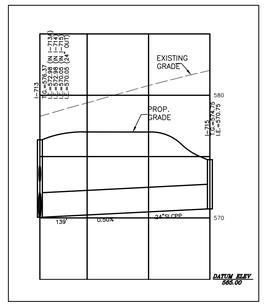
I-696 TO EW-55



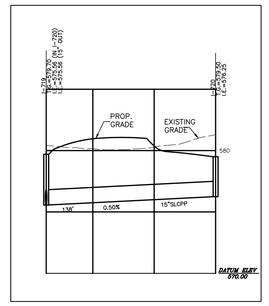
I-733 TO I-732



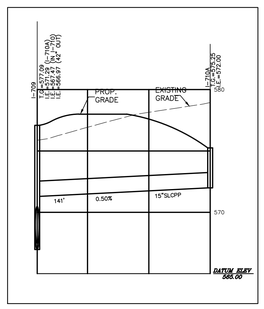
I-723 TO I-722



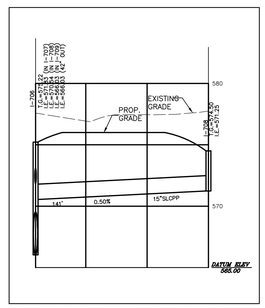
I-715 TO I-713



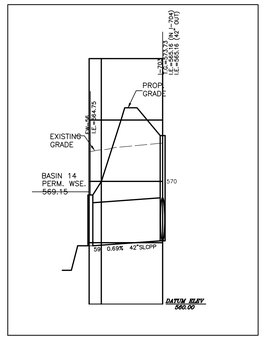
I-720 TO I-719



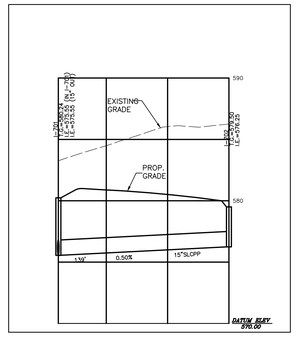
I-710A TO I-709



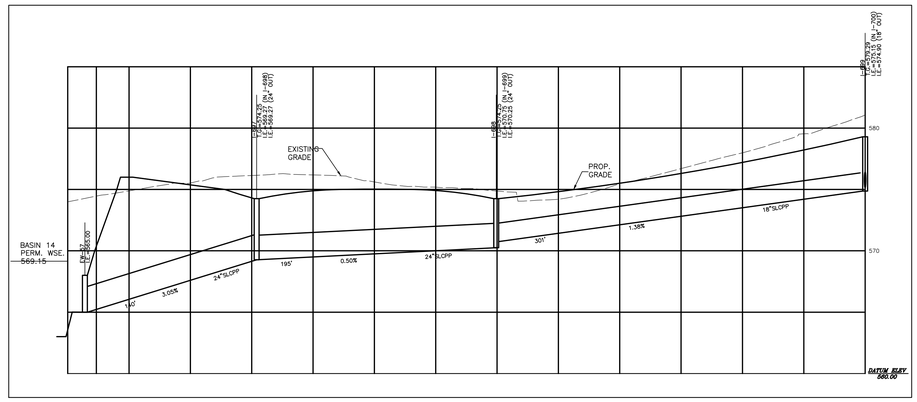
I-708 TO I-706



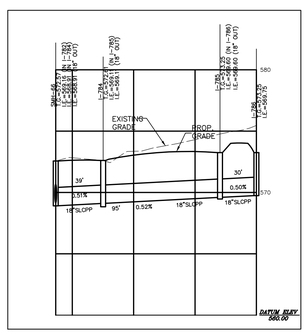
I-703 TO EW-56



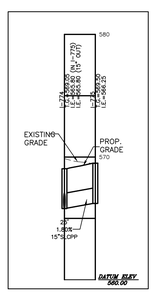
I-702 TO I-701



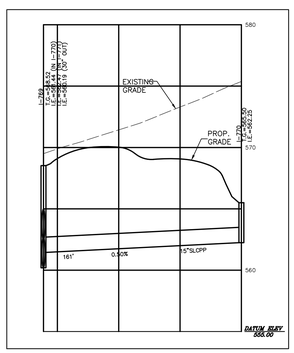
I-699 TO EW-57



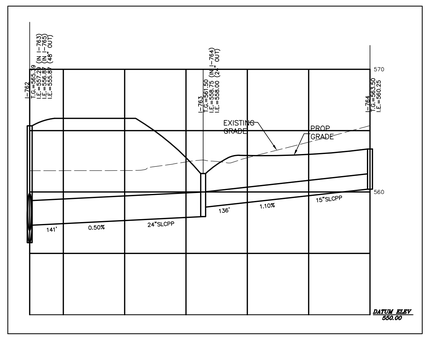
I-786 TO SMH-66



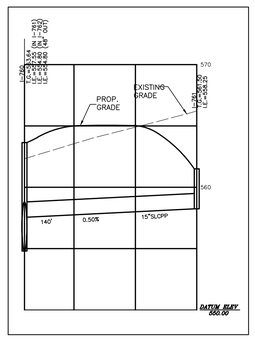
I-775 TO I-774



I-770 TO I-769



I-764 TO I-762



I-761 TO I-760

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSTITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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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 (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:

STORM PROFILES

GETTYSBURG COMMONS

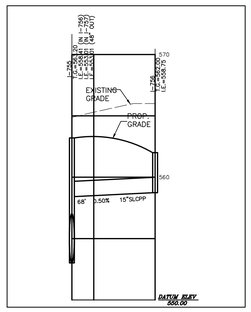
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

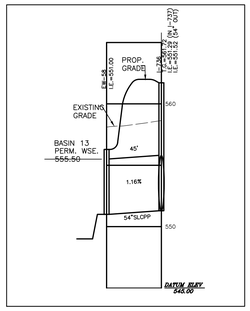
SCALE AS NOTED

SHEET NO. PRSD-52

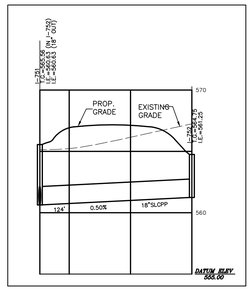
H:\1708 ROCK CREEK FARMS\PRELIMINARY-FINAL\PART C\PRSD SD 1708.dwg
PW-ROAD-SD-1708-04 (H:\1708 ROCK CREEK FARMS\PART-F\1708VAR-ROAD-SD-1708-04.dwg)



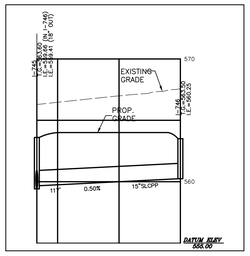
I-756 TO I-755



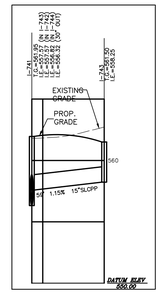
I-736 TO EW-58



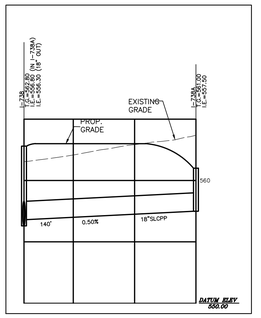
I-752 TO I-751



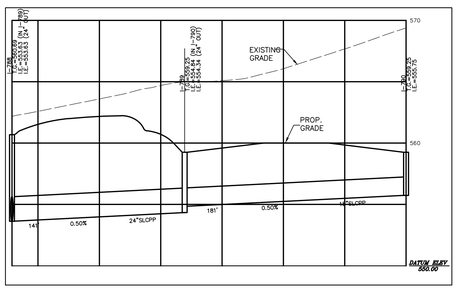
I-746 TO I-745



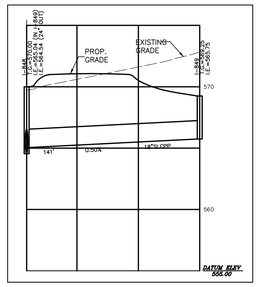
I-743 TO I-741



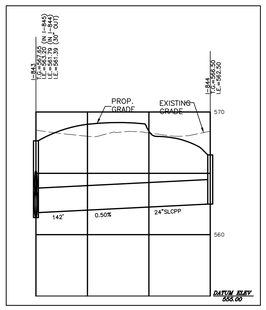
I-738A TO I-738



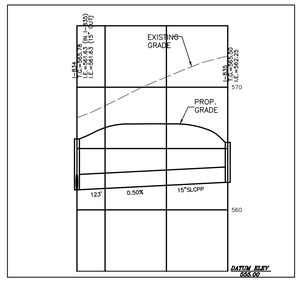
I-790 TO I-788



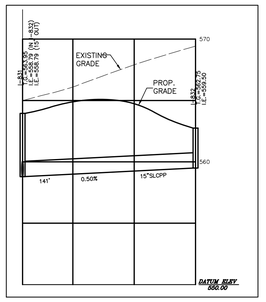
I-849 TO I-848



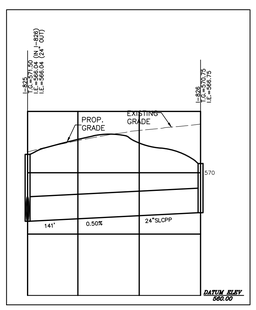
I-844 TO I-843



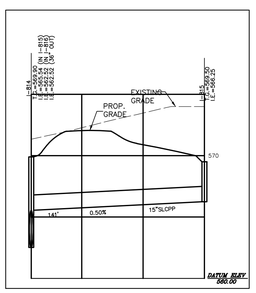
I-835 TO I-834



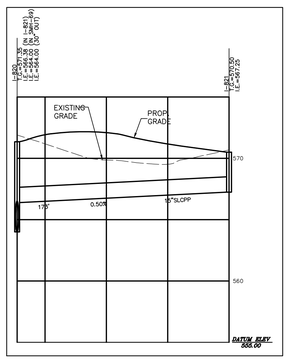
I-832 TO I-831



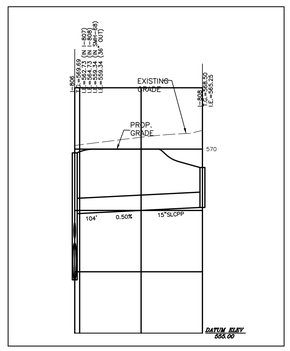
I-826 TO I-825



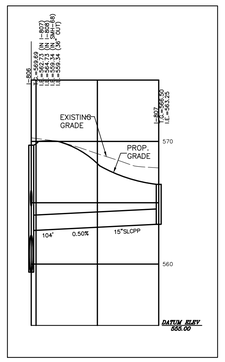
I-815 TO I-814



I-821 TO I-820



I-808 TO I-806



I-807 TO I-806

NOTES:

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		ADD PARTS F THRU K	

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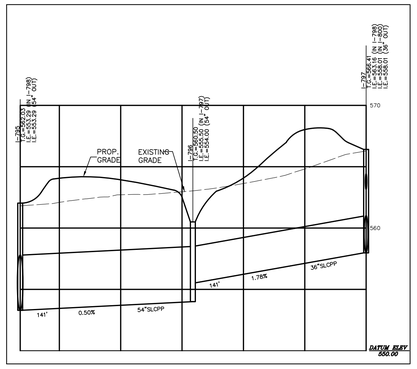
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121, (2008) REQUIRES YOU (1ST) PARA THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

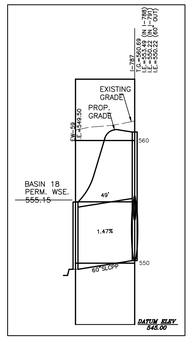
PLAN PREPARATION		
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005	STORM PROFILES
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005	GETTYSBURG COMMONS
CHECKED BY: RAS/RETTEW	DRAWING:	A PLANNED COMMUNITY FOR ACTIVE ADULTS
		STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. PRSD-53

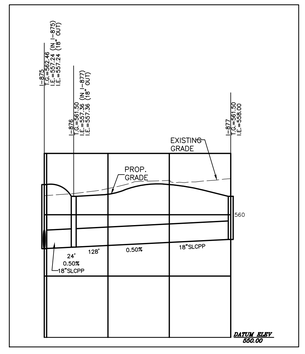
P:\...\HUNTER ROCK CREEK FARMS\PRELIMINARY-FINAL\PART 2\PRSD SD 17-08.dwg



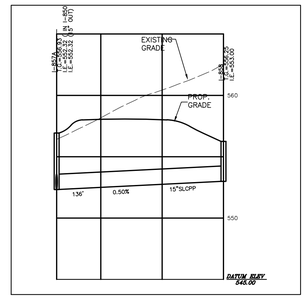
I-797 TO I-795



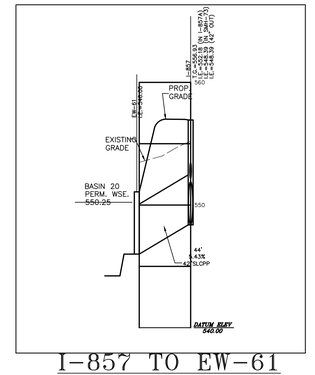
I-787 TO EW-59



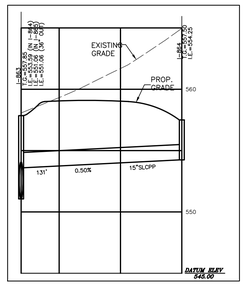
I-877 TO I-875



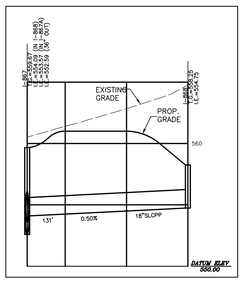
I-858 TO I-857A



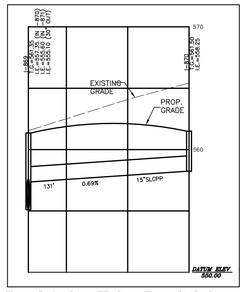
I-857 TO EW-61



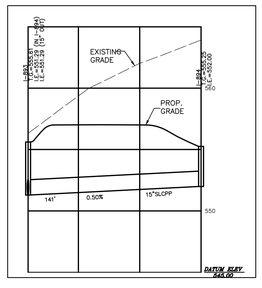
I-864 TO I-863



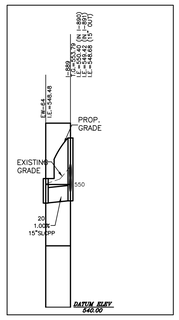
I-868 TO I-867



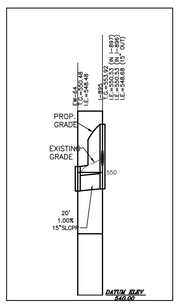
I-870 TO I-869



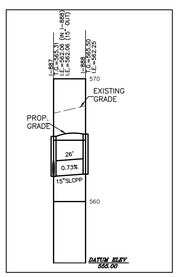
I-894 TO I-893



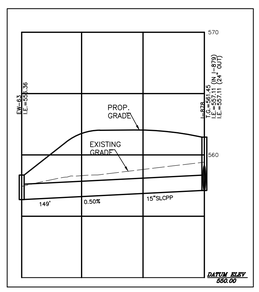
I-899 TO EW-64



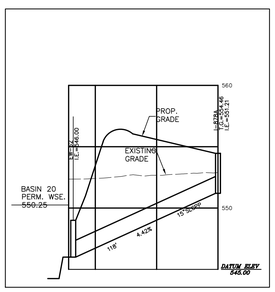
I-895 TO EW-64



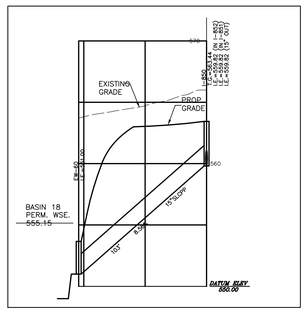
I-888 TO I-887



I-883 TO EW-63



I-878 TO EW-62



I-850 TO EW-60

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.
5' 0 2.5' 5' 10' 20'
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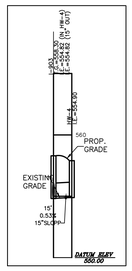
PLAN PREPARATION	
DRAWN BY: RETTEW	DATE: 14 NOVEMBER 2005
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

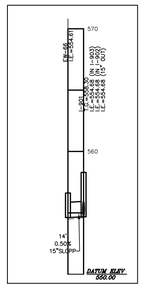
STORM PROFILES
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE AS NOTED
SHEET NO. PRSD-54

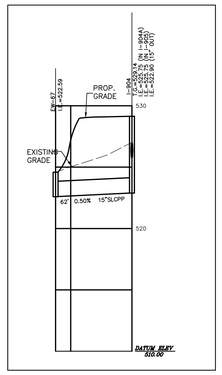
N:\T1708 ROCK CREEK FARMS\PRELIMINARY-FINAL\PART C\PRSD SD 1708.dwg
PW-ROAD-SD-1708-GA (N:\T1708 ROCK CREEK FARMS\PART-F\T1708VA-ROAD-SD-1708-GA.dwg)



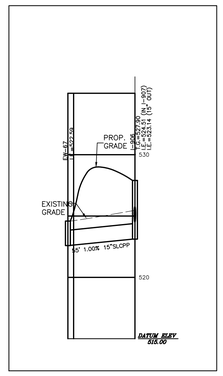
HW-4 TO I-905



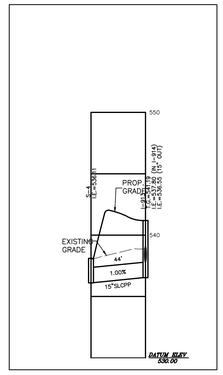
I-901 TO EW-66



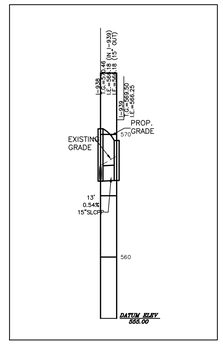
I-904 TO EW-67



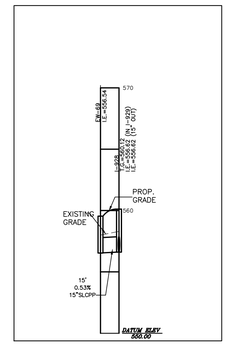
I-906 TO EW-67



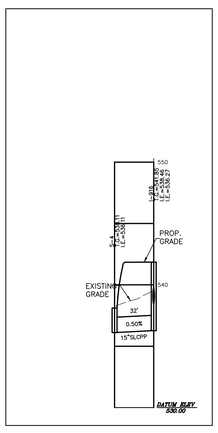
I-913 TO S-4



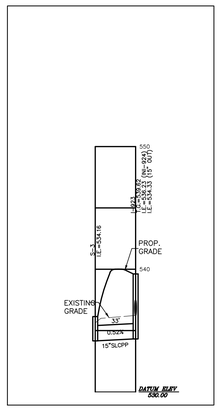
I-939 TO I-938



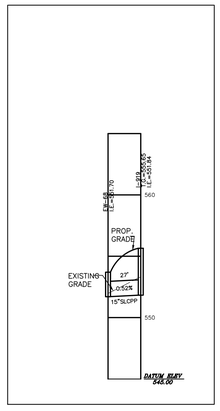
I-928 TO EW-69



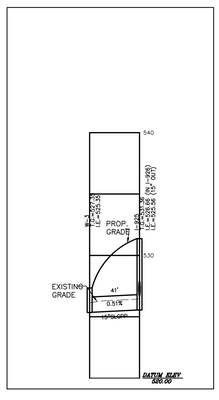
I-916 TO S-4



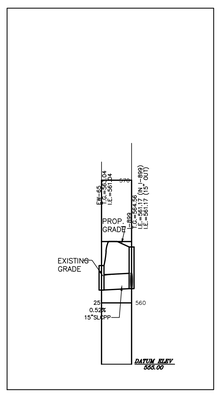
I-923 TO S-3



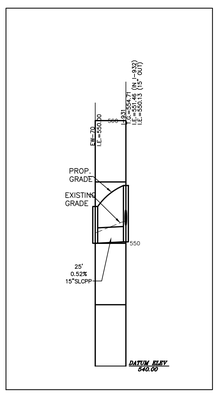
I-919 TO EW-68



I-925 TO W-3



I-899 TO EW-65



I-931 TO EW-70

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSTITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 ft.

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4	05/23/18	PER FINAL TWP REVIEW COMMENTS &
		ADD PARTS F THRU K

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

STORM PROFILES

GETTYSBURG COMMONS

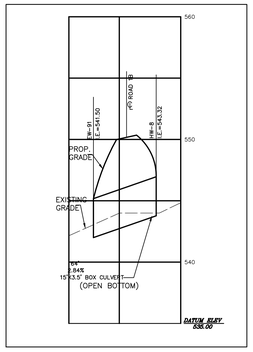
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

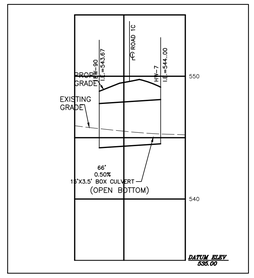
SCALE AS NOTED

SHEET NO. PRSD-55

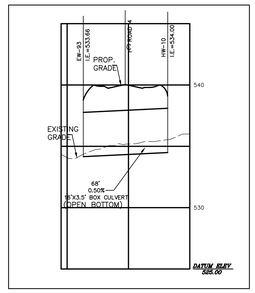
H:\2708 ROCK CREEK FARMS\PRELIMINARY-1708\PART CYPRD SD 1708.dwg
PW-ROAD-SD-1708-GA EN 1708 ROCK CREEK FARMS\PRELIMINARY-1708\PW-ROAD-SD-1708-GA.dwg



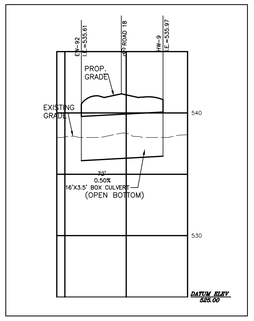
HW-8 TO EW-91



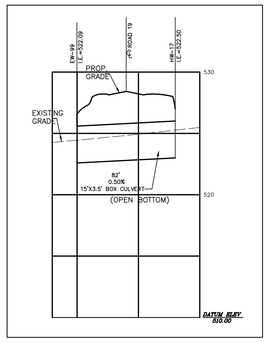
HW-7 TO EW-90



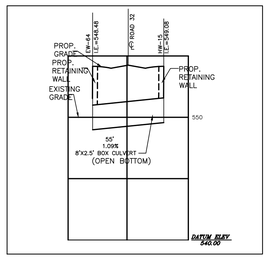
HW-10 TO EW-93



HW-9 TO EW-92



HW-17 TO EW-99



HW-15 TO EW-64

NOTES:

1. SPIRAL RIBBED PIPE (SRP) MAY BE SUBSITUTED FOR SMOOTH LINE CORRUGATED PIPE (SLCPP).

50' 0 25' 50' 100' 200'
HORIZ. – 1 inch = 50 ft.

5' 0 2.5' 5' 10' 20'
VERT. – 1 inch = 5 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:

STORM PROFILES

GETTYSBURG COMMONS

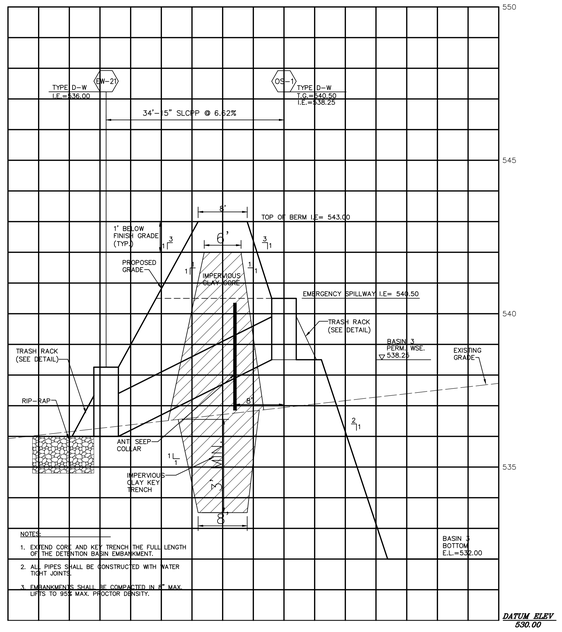
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

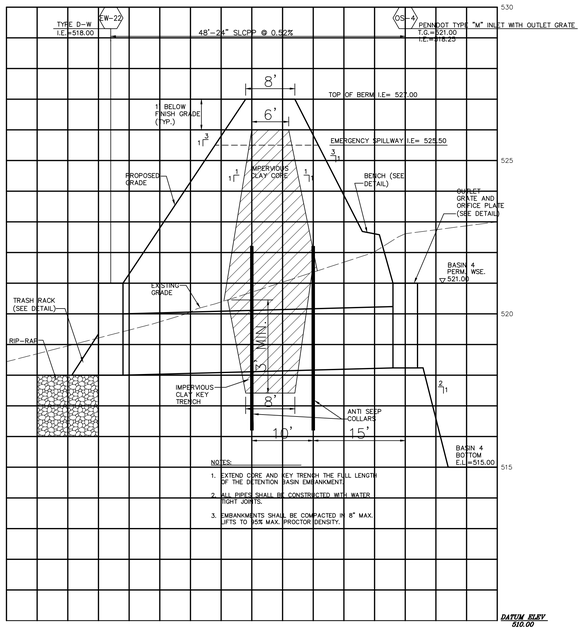
SCALE AS NOTED

SHEET NO. PRSD-56

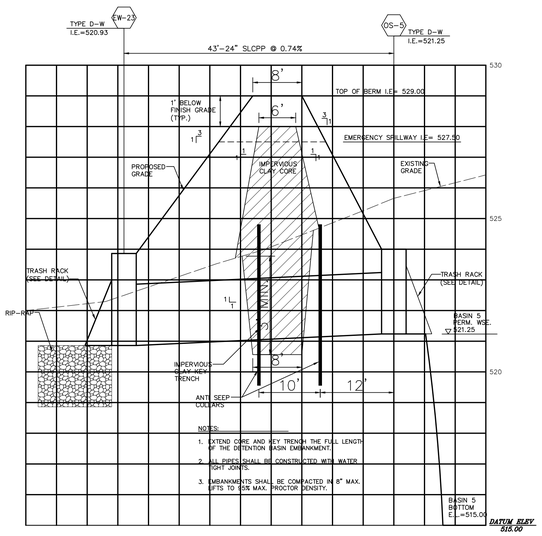
H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\PVAR C\PRSD SD 1708.dwg
PA-ROAD-SD-1708-GA 1/1 (1708 ROCK CREEK FARMS\PVAR-1708\PVAR-ROAD-SD-1708-GA.dwg)



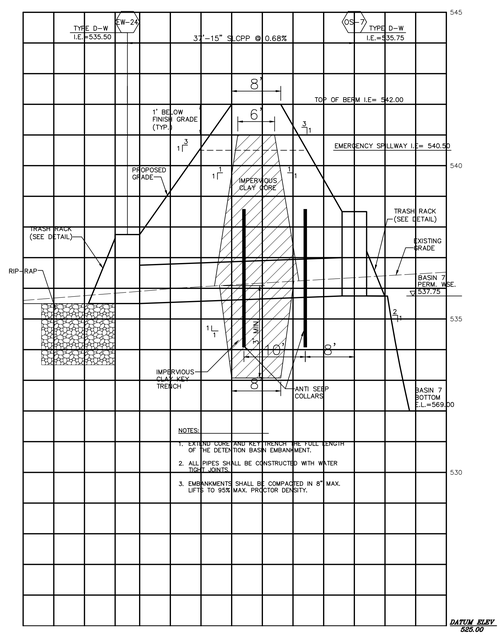
RETENTION BASIN 3 OUTLET & EMBANKMENT
OS-1 TO EW-21



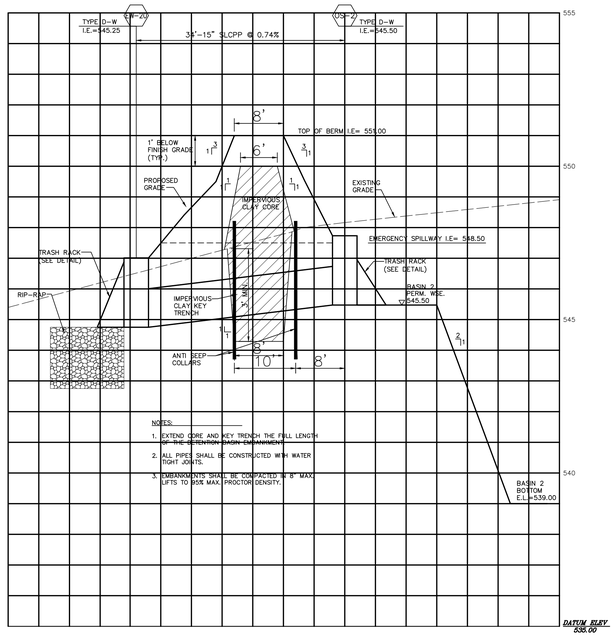
RETENTION BASIN 4 OUTLET & EMBANKMENT
OS-4 TO EW-22



RETENTION BASIN 5 OUTLET & EMBANKMENT
OS-5 TO EW-23



RETENTION BASIN 7 OUTLET & EMBANKMENT
OS-7 TO EW-24



RETENTION BASIN 2 OUTLET & EMBANKMENT
OS-2 TO EW-20

10' 0 5' 10' 20' 40'
HORIZ. – 1 inch = 10 ft.
2' 0 1 2' 4' 8'
VERT. – 1 inch = 2 ft.

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CHECKED BY: RAS/RETTEW	DRAWING:

RETENTION EMBANKMENT PROFILES

GETTYSBURG COMMONS

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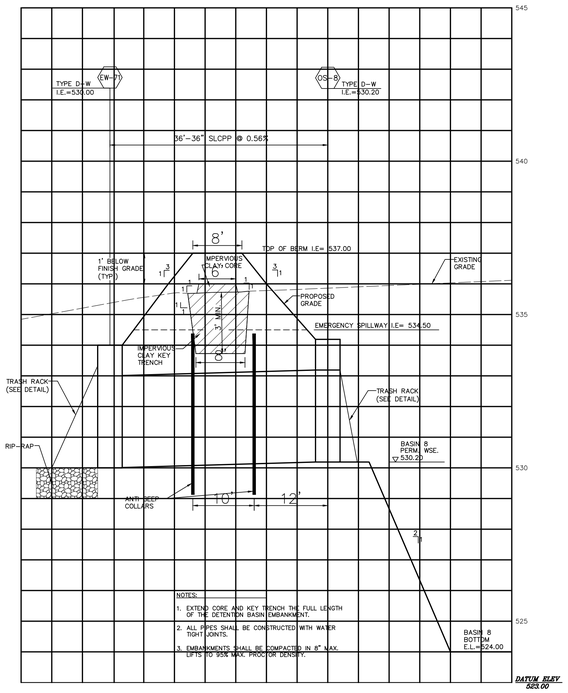
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE NOT SCALE

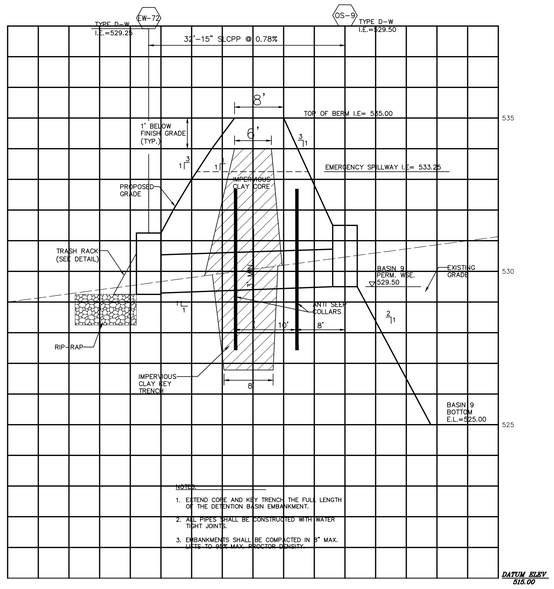
SHEET NO. PRSD-57

04-03930-005prsd-basin-outlet [H:\1708 ROCK CREEK FARMS\VERT-1708\04-03930-005prsd-basin-outlet.dwg]



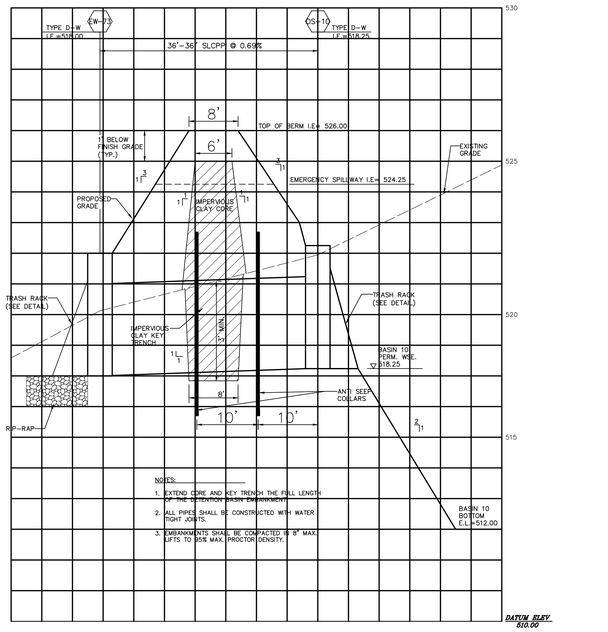
RETENTION BASIN 8 OUTLET & EMBANKMENT

OS-8 TO EW-71



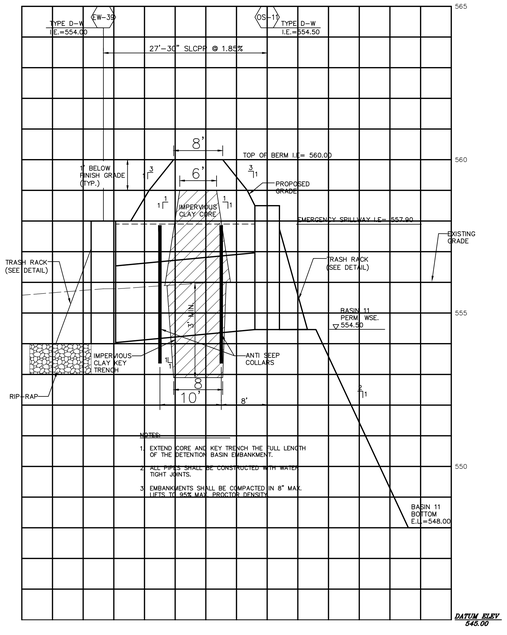
RETENTION BASIN 9 OUTLET & EMBANKMENT

OS-9 TO EW-72



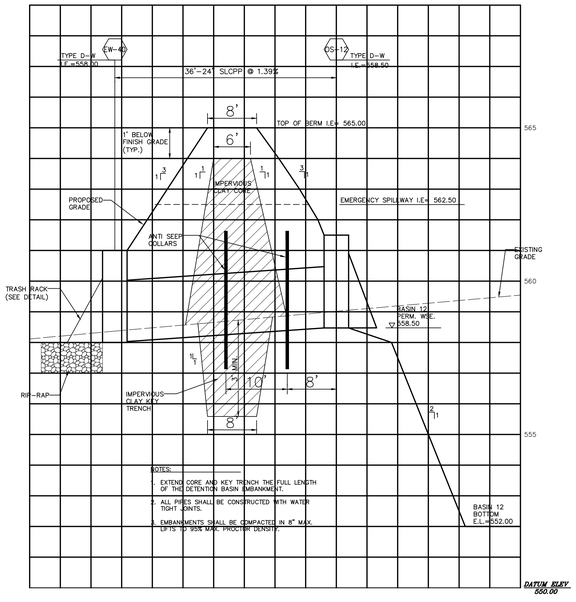
RETENTION BASIN 10 OUTLET & EMBANKMENT

OS-10 TO EW-73



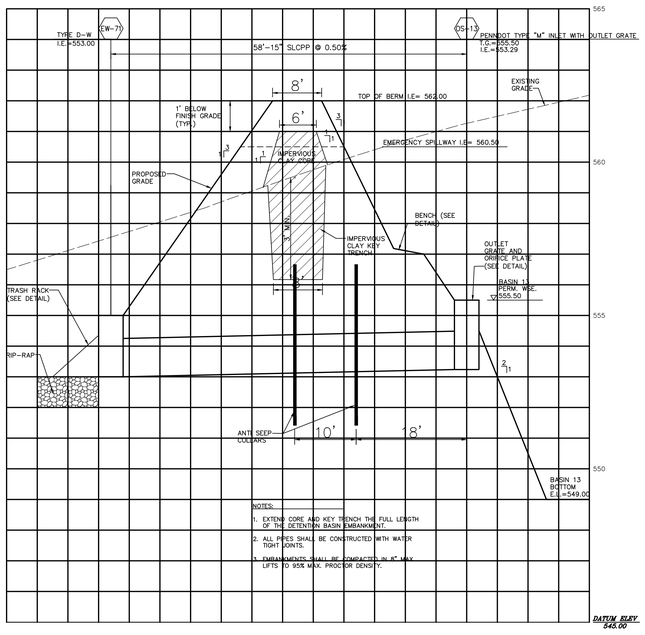
RETENTION BASIN 11 OUTLET & EMBANKMENT

OS-11 TO EW-39



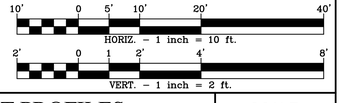
RETENTION BASIN 12 OUTLET & EMBANKMENT

OS-12 TO EW-40



RETENTION BASIN 13 OUTLET & EMBANKMENT

OS-13 TO EW-71



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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:

RETENTION EMBANKMENT PROFILES

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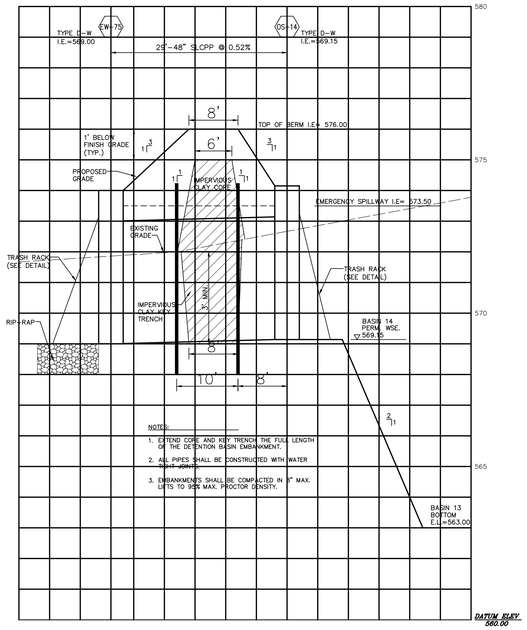
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

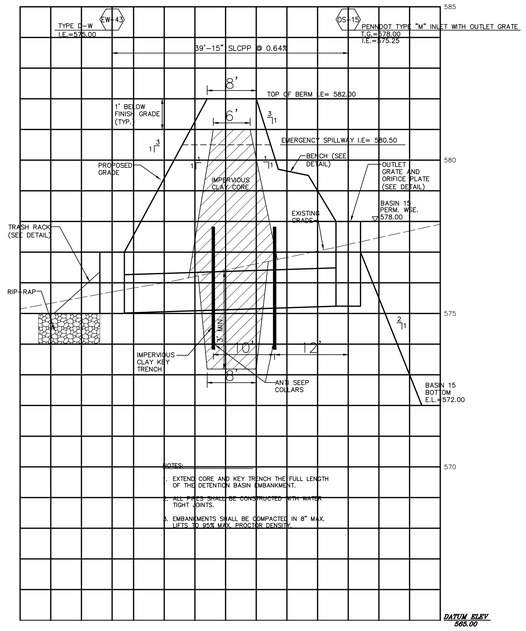
SCALE NOT SCALE

SHEET NO. PRSD-58

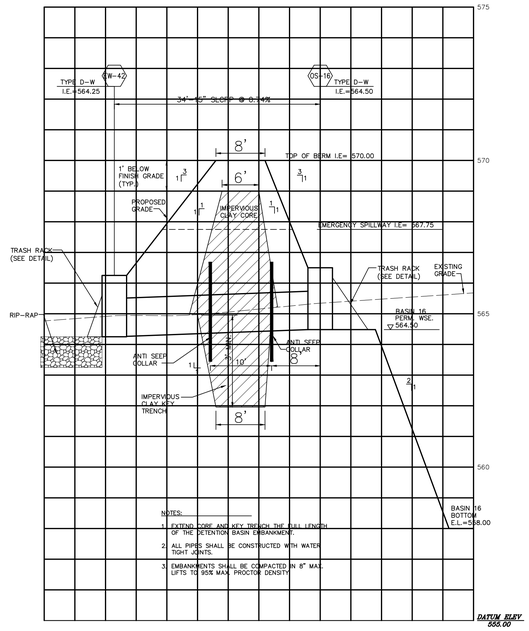
H:\1708 ROCK CREEK FARMS\PRELIMINARY-1708\04-03930-005profile basin outfall [4-1708 ROCK CREEK FARMS VERT-1708].dwg



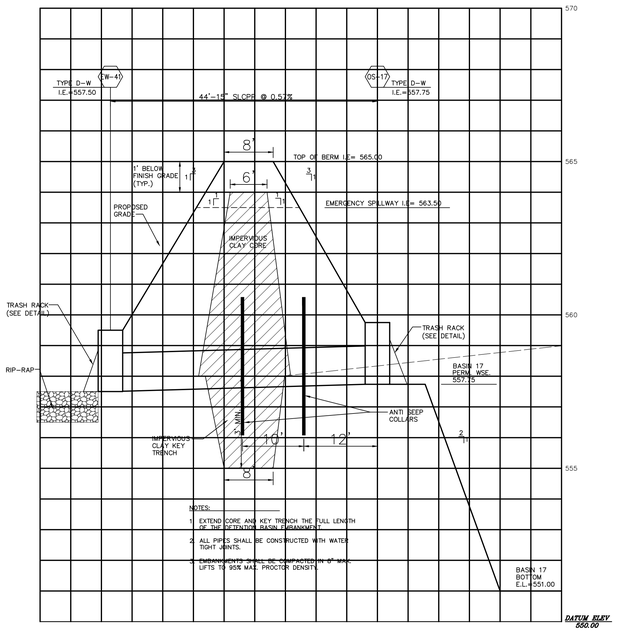
RETENTION BASIN 14 OUTLET & EMBANKMENT
OS-14 TO EW-75



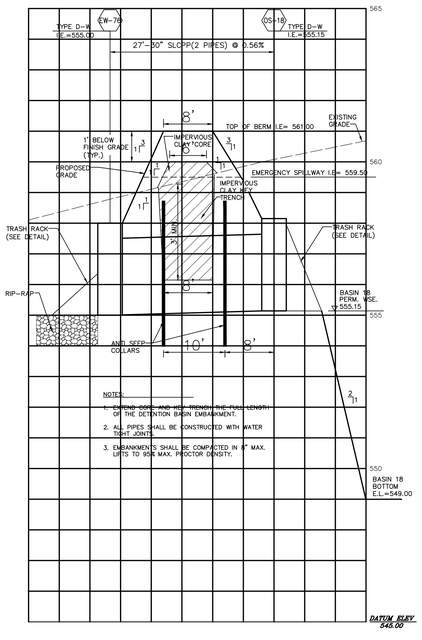
RETENTION BASIN 15 OUTLET & EMBANKMENT
OS-15 TO EW-43



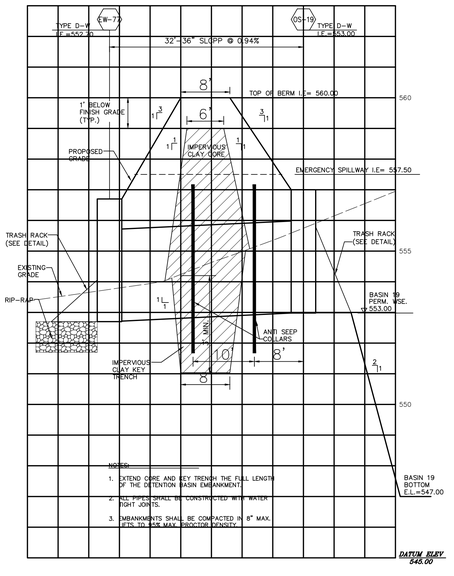
RETENTION BASIN 16 OUTLET & EMBANKMENT
OS-16 TO EW-42



RETENTION BASIN 17 OUTLET & EMBANKMENT
OS-17 TO EW-41



RETENTION BASIN 18 OUTLET & EMBANKMENT
OS-18 TO EW-76



RETENTION BASIN 19 OUTLET & EMBANKMENT
OS-19 TO EW-77

10' 0 5' 10' 20' 40'
HORIZ. – 1 inch = 10 ft.
2' 0 1 2' 4' 8'
VERT. – 1 inch = 2 ft.

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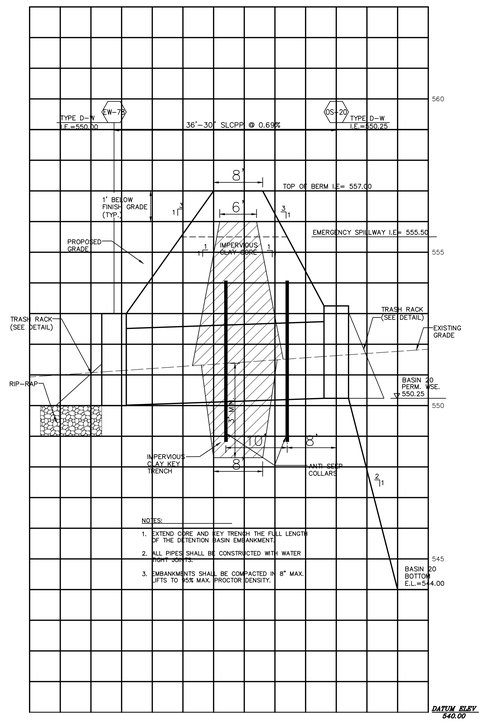
DESIGNED BY: RAS/RETTEW	FILE NO. 04-03930-005
CHECKED BY: RAS/RETTEW	DRAWING:

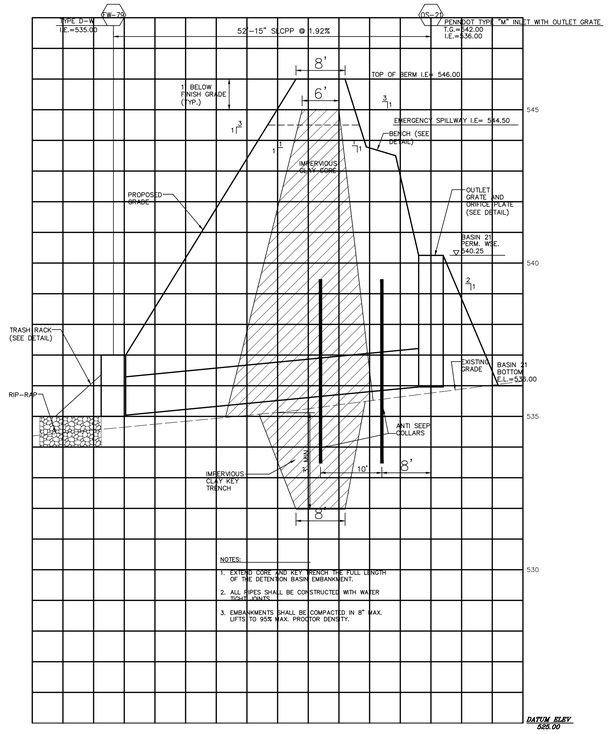
RETENTION EMBANKMENT PROFILES
GETTYSBURG COMMONS
A PLANNED COMMUNITY FOR ACTIVE ADULTS
STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SCALE NOT SCALE
SHEET NO. PRSD-59

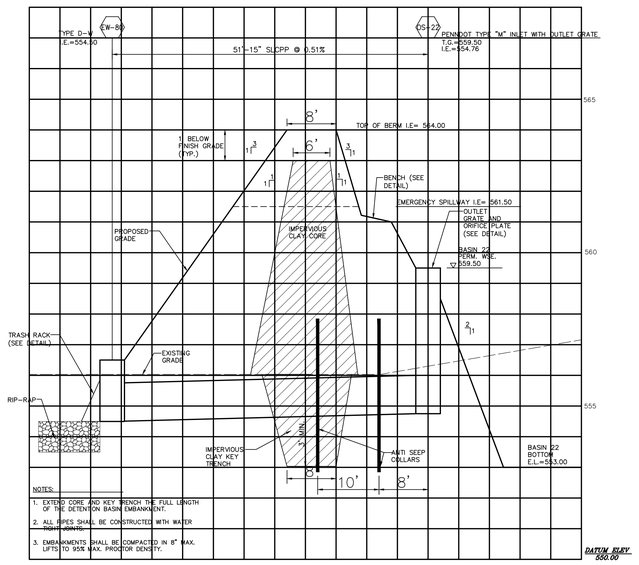
04-03930-005profile basin outfall [H-1758 ROCK CREEK FARMS]PRELIMINARY-1.DWG



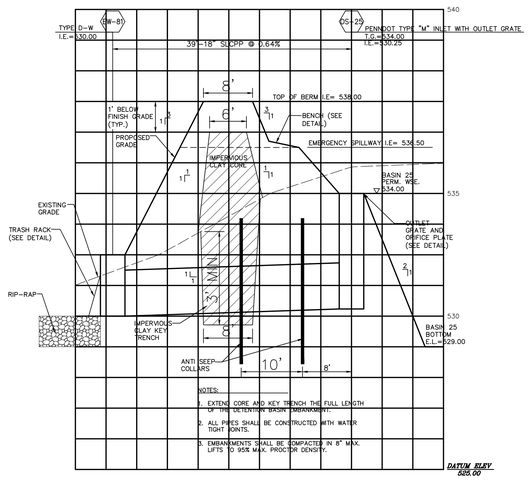
RETENTION BASIN 20 OUTLET & EMBANKMENT
OS-20 TO EW-78



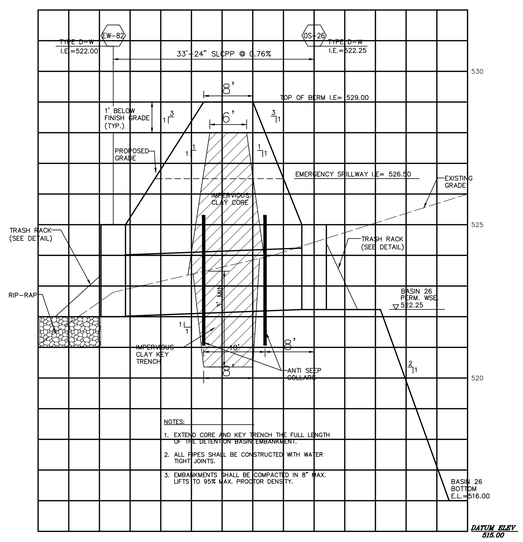
RETENTION BASIN 21 OUTLET & EMBANKMENT
OS-21 TO EW-79



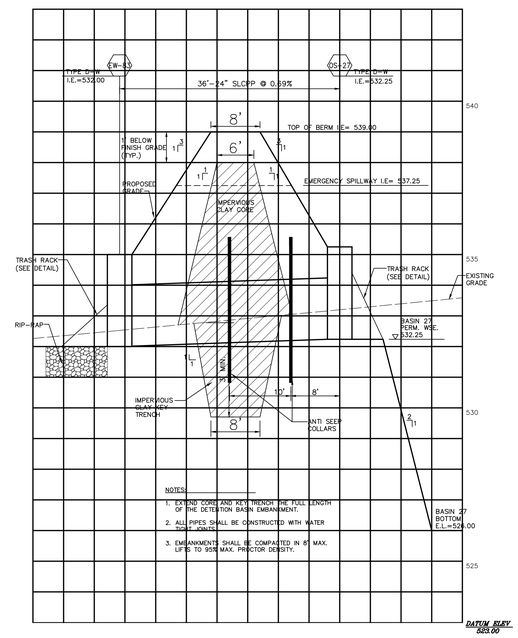
RETENTION BASIN 22 OUTLET & EMBANKMENT
OS-22 TO EW-80



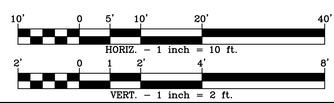
RETENTION BASIN 25 OUTLET & EMBANKMENT
OS-25 TO EW-81



RETENTION BASIN 26 OUTLET & EMBANKMENT
OS-26 TO EW-82



RETENTION BASIN 27 OUTLET & EMBANKMENT
OS-27 TO EW-83



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Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
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1	2/10/06	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:

RETENTION EMBANKMENT PROFILES

GETTYSBURG COMMONS

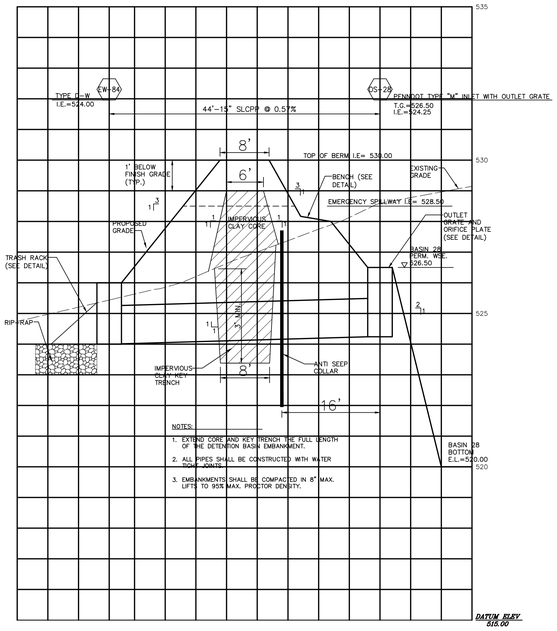
A PLANNED COMMUNITY FOR ACTIVE ADULTS

STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

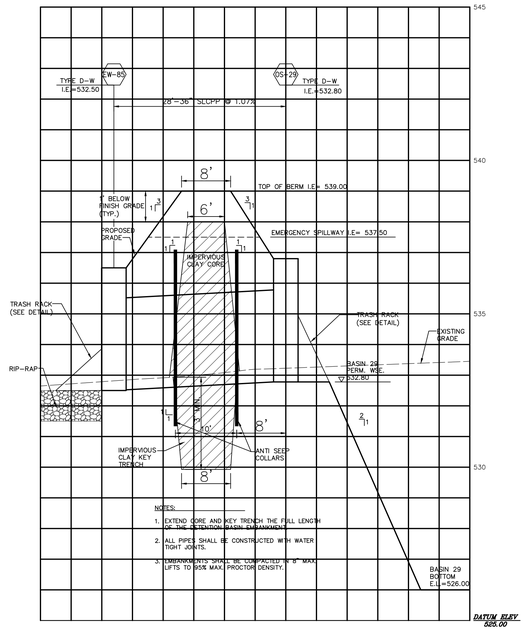
SCALE NOT SCALE

SHEET NO. PRSD-60

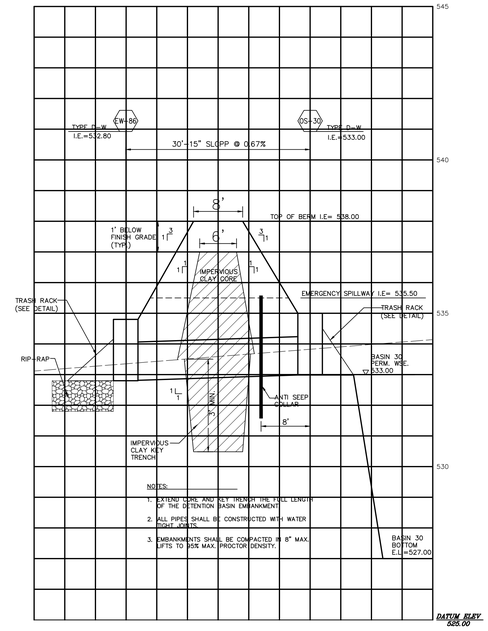
04-03930-005prsd-basin-outlet [H-11708 ROO...SRDS] 5/30/2018 8:53:36 AM EDT



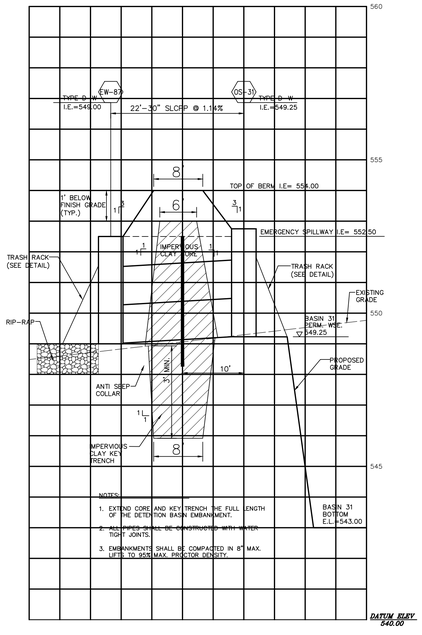
RETENTION BASIN 28 OUTLET & EMBANKMENT
OS-28 TO EW-84



RETENTION BASIN 29 OUTLET & EMBANKMENT
OS-29 TO EW-85



RETENTION BASIN 30 OUTLET & EMBANKMENT
OS-30 TO EW-86



RETENTION BASIN 31 OUTLET & EMBANKMENT
OS-31 TO EW-87

10' 0 5' 10' 20' 40'
HORIZ. – 1 inch = 10 ft.

2' 0 1 2' 4' 8'
VERT. – 1 inch = 2 ft.

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