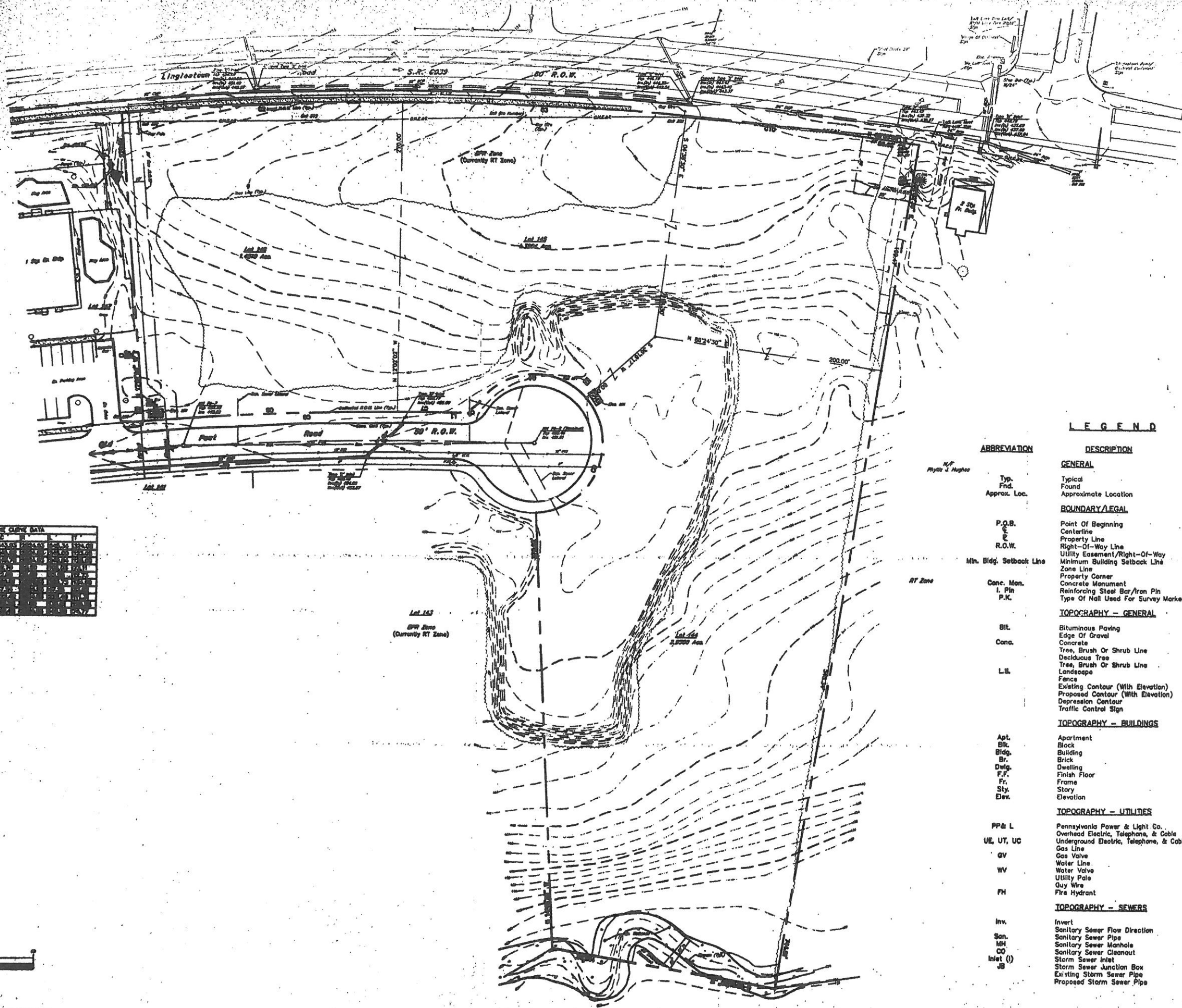


CENTURY DRIVE ASSOCIATES
(Owner & Developer)

42785.41
(447)

I hereby certify this boundary survey to be correct and accurate to the best of my knowledge.

[Signature]
 Surveyor L. Conner, P.L.S. (717) 838-3801



PROPERTY LINE DATA

Lot	Area	Perimeter	Volume
1	1.234	123.4	123.4
2	1.234	123.4	123.4
3	1.234	123.4	123.4
4	1.234	123.4	123.4
5	1.234	123.4	123.4
6	1.234	123.4	123.4
7	1.234	123.4	123.4
8	1.234	123.4	123.4
9	1.234	123.4	123.4
10	1.234	123.4	123.4
11	1.234	123.4	123.4
12	1.234	123.4	123.4
13	1.234	123.4	123.4
14	1.234	123.4	123.4
15	1.234	123.4	123.4
16	1.234	123.4	123.4
17	1.234	123.4	123.4
18	1.234	123.4	123.4
19	1.234	123.4	123.4
20	1.234	123.4	123.4
21	1.234	123.4	123.4
22	1.234	123.4	123.4
23	1.234	123.4	123.4
24	1.234	123.4	123.4
25	1.234	123.4	123.4
26	1.234	123.4	123.4
27	1.234	123.4	123.4
28	1.234	123.4	123.4
29	1.234	123.4	123.4
30	1.234	123.4	123.4
31	1.234	123.4	123.4
32	1.234	123.4	123.4
33	1.234	123.4	123.4
34	1.234	123.4	123.4
35	1.234	123.4	123.4
36	1.234	123.4	123.4
37	1.234	123.4	123.4
38	1.234	123.4	123.4
39	1.234	123.4	123.4
40	1.234	123.4	123.4
41	1.234	123.4	123.4
42	1.234	123.4	123.4
43	1.234	123.4	123.4
44	1.234	123.4	123.4
45	1.234	123.4	123.4
46	1.234	123.4	123.4
47	1.234	123.4	123.4
48	1.234	123.4	123.4
49	1.234	123.4	123.4
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62	1.234	123.4	123.4
63	1.234	123.4	123.4
64	1.234	123.4	123.4
65	1.234	123.4	123.4
66	1.234	123.4	123.4
67	1.234	123.4	123.4
68	1.234	123.4	123.4
69	1.234	123.4	123.4
70	1.234	123.4	123.4
71	1.234	123.4	123.4
72	1.234	123.4	123.4
73	1.234	123.4	123.4
74	1.234	123.4	123.4
75	1.234	123.4	123.4
76	1.234	123.4	123.4
77	1.234	123.4	123.4
78	1.234	123.4	123.4
79	1.234	123.4	123.4
80	1.234	123.4	123.4
81	1.234	123.4	123.4
82	1.234	123.4	123.4
83	1.234	123.4	123.4
84	1.234	123.4	123.4
85	1.234	123.4	123.4
86	1.234	123.4	123.4
87	1.234	123.4	123.4
88	1.234	123.4	123.4
89	1.234	123.4	123.4
90	1.234	123.4	123.4
91	1.234	123.4	123.4
92	1.234	123.4	123.4
93	1.234	123.4	123.4
94	1.234	123.4	123.4
95	1.234	123.4	123.4
96	1.234	123.4	123.4
97	1.234	123.4	123.4
98	1.234	123.4	123.4
99	1.234	123.4	123.4
100	1.234	123.4	123.4



NOTES:
 1. All existing structures shown as proposed conditions.
 2. All existing structures shown as proposed conditions.

ABBREVIATION	DESCRIPTION	SYMBOL
GENERAL		
Typ.	Typical	
Fnd.	Found	
Approx. Loc.	Approximate Location	
BOUNDARY/LEGAL		
P.O.B.	Point Of Beginning	
C	Centerline	
R.O.W.	Right-Of-Way Line	
Min. Bldg. Setback Line	Utility Easement/Right-Of-Way Minimum Building Setback Line	
Conc. Mon.	Property Corner Concrete Monument	
I. Pin	Reinforcing Steel Bar/Iron Pin	
P.K.	Type Of Nail Used For Survey Marker	
TOPOGRAPHY - GENERAL		
Bit.	Bituminous Paving	
Conc.	Edge Of Gravel Concrete	
L.S.	Tree, Brush Or Shrub Line	
	Deciduous Tree	
	Tree, Brush Or Shrub Line	
	Landscape	
	Fence	
	Existing Contour (With Elevation)	
	Proposed Contour (With Elevation)	
	Depression Contour	
	Traffic Control Sign	
TOPOGRAPHY - BUILDINGS		
Apt.	Apartment	
Blk.	Block	
Bldg.	Building	
Br.	Brick	
Dwg.	Dwelling	
F.F.	Finish Floor	
Fr.	Frame	
Sty.	Story	
Elev.	Elevation	
TOPOGRAPHY - UTILITIES		
PP&L	Pennsylvania Power & Light Co.	
UE, UT, UC	Overhead Electric, Telephone, & Cable	
GV	Gas Valve	
WV	Water Valve	
PH	Utility Pole	
Inv.	Fire Hydrant	
San.	Invert	
MI	Sanitary Sewer Flow Direction	
CO	Sanitary Sewer Pipe	
Inlet (I)	Sanitary Sewer Manhole	
JB	Sanitary Sewer Cleanout	
	Storm Sewer Inlet	
	Storm Sewer Junction Box	
	Existing Storm Sewer Pipe	
	Proposed Storm Sewer Pipe	

CENTURY DRIVE ASSOCIATES
 (Owner & Developer)
 656 CENTURY DRIVE MECHANICSBURG, PA 17055
 PHONE: (717) 897-3304

**PRELIMINARY/FINAL
 SUBDIVISION & LAND DEVELOPMENT PLAN**

SITE PLAN EXISTING CONDITION

CHECKED BY: J.W.S.

DRAWN BY: M.D.S.

SCALE: 1" = 40'

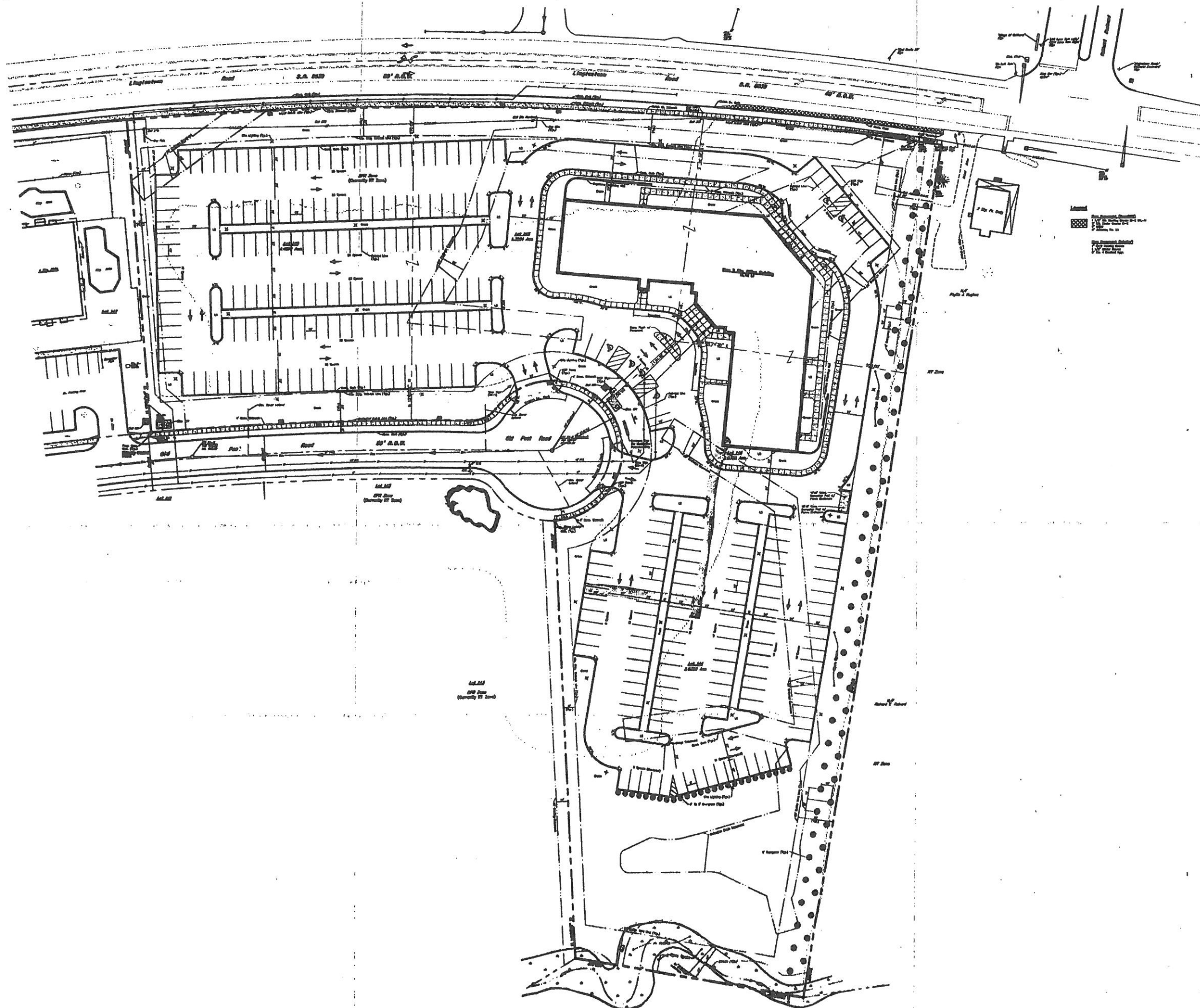
CONTOUR INT: 1' / 2'

DATE: 7/24/00

SHEET NO. 2 OF 10

DAUPHIN ENGINEERING COMPANY
 ENGINEERS - CONSULTANTS - PLANNERS
 44 Oak Park Road • Harrisburg, PA 17110
 PHONE: (717) 546-3342
 FAX: (717) 546-3342
 E-MAIL: DAUPHIN@DAUPHIN.COM

TOWNSHIP PLANNING COMMISSION (C) 2000
 DATE: 7/22/00
 REVISED:



PRELIMINARY/FINAL
SUBDIVISION & LAND DEVELOPMENT PLAN

PRELIMINARY/FINAL
DIVISION & LAND DEVELOPMENT
OVERALL SITE PLAN

CHECKED BY:

DRAWN BY:

SCALE:

CONTOUR INT:

	N/A
RATE	

7/14/01

3 of 19

CENTURY DRIVE ASSOCIATES

(Owner & Developer)
856 CENTURY DRIVE MECHANICSBURG, PA 17055
PHONE: (717) 697-3304

STURBRIDGE -- LOTS 144 - 146

USQUEHANNA TOWNSHIP

DAUPHIN COUNTY, PA



**Dauphin
Engineering
Company**

ENGINEERS • CONSULTANTS • PLANNERS
44 Oak Park Road • Harrisburg, PA 17109
PHONE: (717) 545-3742
FAX: (717) 545-1034
E-MAIL: DAUPHENG@aol.com

REVISIONS

DATE _____

REVISIONS	BY
-----------	----

PROPERTY LINE CURVE DATA					
NUMBER	CD	LC	R	L	T
C1	N 79°31'15" E	643.93	2824.93	645.34	324.08
C2	N 75°28'17" E	245.92	2824.93	246.00	123.08
C3	N 80°29'59" E	249.76	2824.93	248.84	125.00
C4	S 75°40'52" W	92.76	60.00	106.03	73.11
C5	S 52°02'30" W	22.69	25.00	23.95	12.73
C6	S 76°00'04" W	289.81	2554.93	289.73	134.99
C7	S 76°29'44" W	47.24	2554.93	47.26	23.62
C8	S 75°28'17" W	222.42	2554.93	222.49	111.31
C9	N 10°45'59" E	108.28	60.00	135.01	125.36
C10	N 84°32'55" E	149.48	2824.93	148.50	74.77

SITE DATA

Type of Development: Medical Office Building
Zoning of Tract: BPR - Business Professional Residential District (Currently RT - Residential Town District)
Total Tract Area: See Lot Area Tabulation
Total Number of Existing Lots: 4
Total Number of New Lots: 1
Existing Impervious Coverage: 0 sq. ft. - 0%
Proposed Impervious Coverage: 3.76 acres/6.63 acres = 56.71%
Proposed Building Coverage: 23,036 sq. ft., 7.98%
Proposed Open Space: 2.87 acres/6.63 acres = 43.29%
Total Area Proposed for Recreation: Not Applicable
Lineal Feet of Streets: N/A
Lineal Feet of Storm Sewer: 1,683 ft.
Minimum Lot Width at Building Setback Line: N/A
Maximum Building Height: 3-stories
Proposed Water Supply System: Existing Public
Proposed Sewage Disposal System: Existing Public
Building Setback Requirements:
Front Yard - 25 ft.
Side Yard - 10 ft. each
Rear Yard - 25 ft.
Buffer Yard Setback Requirement: 30 ft.

GENERAL NOTES

The owner shall comply with all applicable Susquehanna Township ordinances in effect at the time of the submission of the Plan.
Owner of Record: Century Drive Associates, 856 Century Drive, Mechanicsburg, PA 17065.
Recorder's Office Information: Dauphin County Record Book 533, Page 66; Dauphin County Record Book 2251, Page 332; Dauphin County Plan Book 0, Volume 6, Pages 16 & 17.
All known existing easements and right-of-ways and proposed easements and right-of-ways have been shown on the plan. The plan was prepared without the benefit of a title report and is subject to easements and documents (recorded and unrecorded).
The purpose of this plan is to permit the construction of a three-story medical office building on existing Lots 144, 145, 146 and the former Bell Atlantic-PA lot.
Original boundary survey information prepared by Blecon Land Surveying Co., Inc., 60 Maplewood Drive, Ebers, PA 17319, telephone (717) 938-3591.
All utilities within the Township have been contacted.
Benchmark for this project is the rim of Susquehanna Township Authority manhole No. 13-360-2 located on the north side of Linglestown Road at the intersection of Linglestown Road and a driveway to Oakhurst Plaza. BM Elev. = 481.77.
A PennDOT Highway Occupancy Permit is required for this project.
The developer is responsible for the placement of all street signs and traffic control devices. Such signs shall conform to PennDOT and Susquehanna Township specifications and shall be installed at the option of the Township.
Low impact lighting of the parking areas shall be provided.
All outdoor lighting shall be so arranged and shielded so that no objectionable illumination is cast upon adjoining properties.
There are wetlands and/or hydric soils present within the project area.
There are no 100 year floodplain areas delineated within the project area either by FEMA panels or by the Township Zoning Map.
Unless otherwise noted or existing, all property corners shall be set with 3/4" iron pins. Concrete monuments must be installed prior to public improvements being accepted.
The stormwater detention basins for this project are the sole responsibility of the owner. This responsibility shall include maintenance and generally keeping the detention facility in a safe, healthful, operational manner.
There are protective covenants running with the land (Declaration of Covenants, Conditions, Restrictions and Easements) recorded in Dauphin County Record Book 2677, Page 32 and Dauphin County Record Book 2940, Page 169.

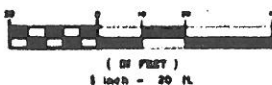
PARKING CALCULATIONS

Total Required Parking: Medical Building - 12 Physicians @ 5 spaces/physician = 60 spaces.
Total Parking Provided: 200 spaces (includes 8 handicap spaces and 16 compact spaces)

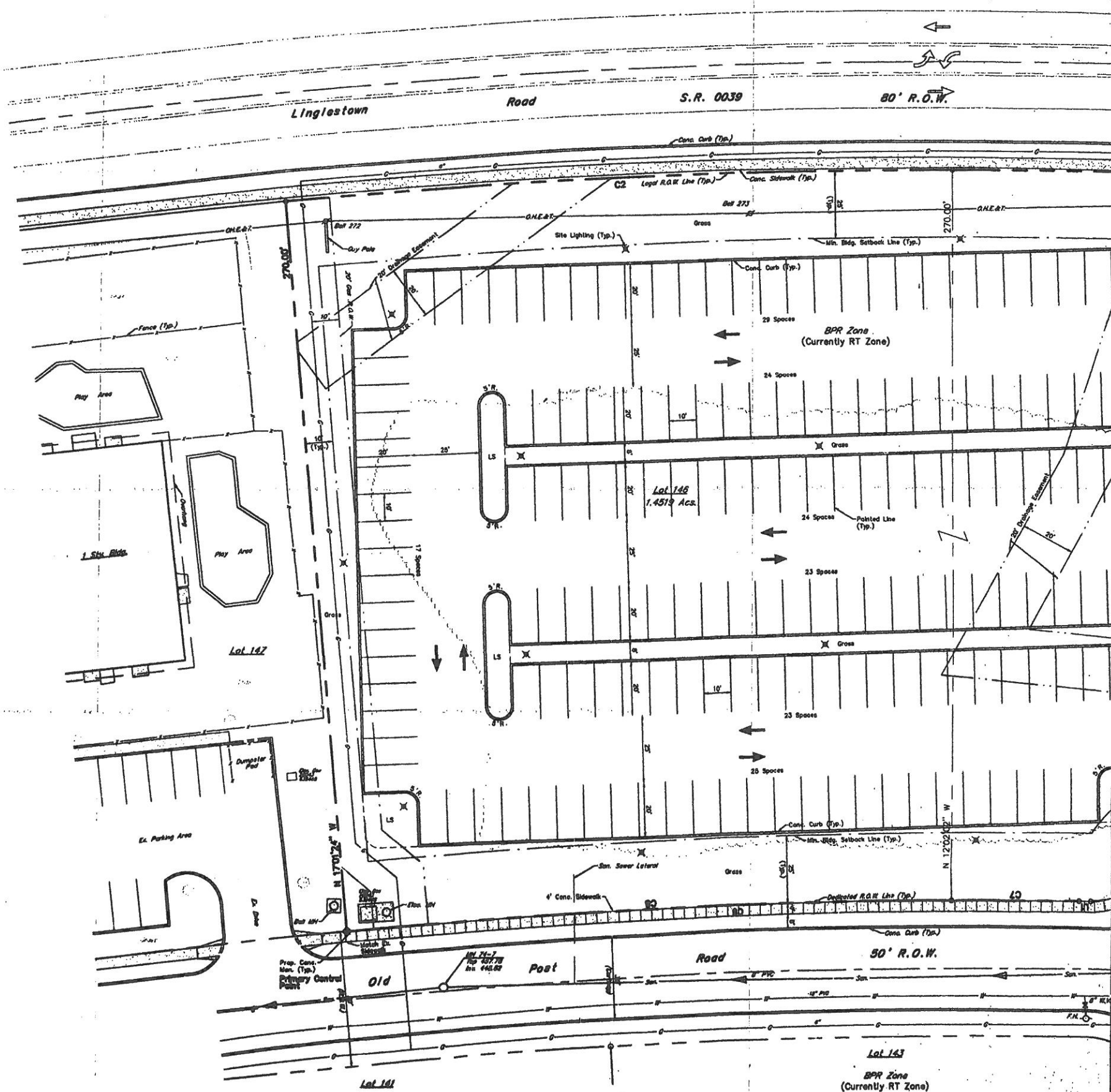
LOT AREA TABULATION

Lot 144	2.9300 acres.
Lot 145	1.3204 acres.
Lot 146	1.4519 acres.
Bell Atlantic-PA Lot	0.9224 acres.
Total Lot Area	6.6247 acres.

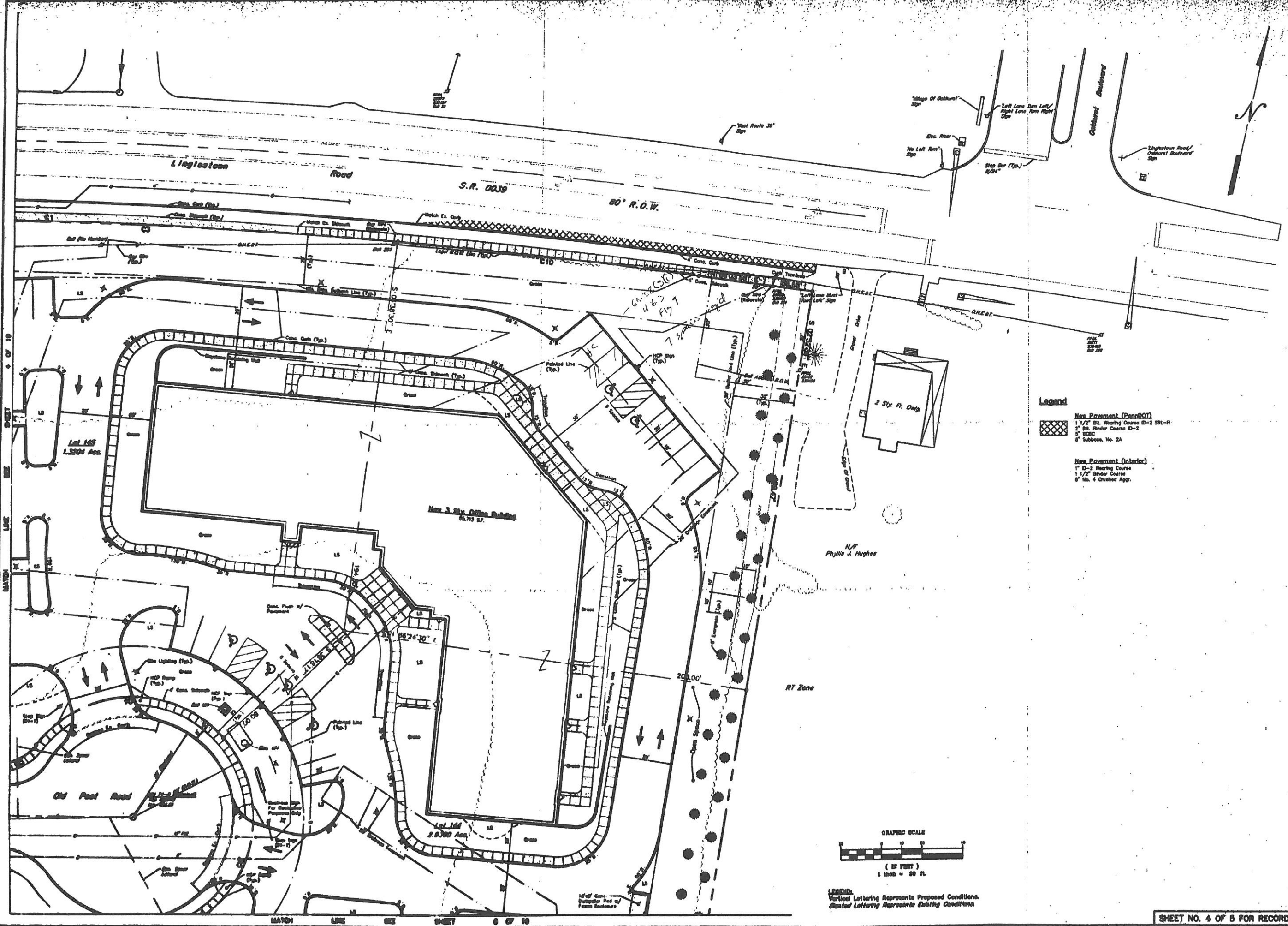
GRAPHIC SCALE



LEGEND:
Dashed Lettering Represents Proposed Conditions
Solid Lettering Represents Existing Conditions



Dauphin Engineering Company ENGINEERS - CONSULTANTS - PLANNERS 44 Oak Park Road • Mechanicsburg, PA 17065 PHONE: (717) 544-5742 E-MAIL: DENG@DENG.COM		TOWNSHIP PLANNING COMMISSION COMMENTS - 7/24/00 DATE BY
CENTURY DRIVE ASSOCIATES (Owner & Developer) 856 CENTURY DRIVE • MECHANICSBURG, PA 17065 PHONE: (717) 697-3304		STURBRIDGE - LOTS 144 - 146 DAUPHIN COUNTY, PA
PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		SHEET NO. 3 OF 5 FOR RECORDING
SITES PLAN PROPOSED CONDITION		CHECKED BY: J.W.S. DRAWN BY: M.D.S. SCALE: 1" = 20' CONTOUR INT: N/A DATE: 7/14/00 SHEET NO. 4 OF 19



Legend

New Pavement (PavedDOT)
1 1/2" Bit. Wearing Course ID-2 SRT-H
2" Bit. Binder Course ID-2
3" SCBC
6" Subbase, No. 2A

New Pavement (Interior)
1" ID-2 Wearing Course
1 1/2" Bit. Binder Course
6" No. 4 Crushed Aggr.



LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.

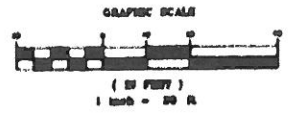
DAUPHIN ENGINEERING COMPANY 44 Oak Post Road • Harrisburg, PA 17108 PHONE: (717) 646-5742 FAX: (717) 646-0034 E-MAIL: INFO@DAUPHIN.CO		REVISIONS DATE 7/27/00	
CENTURY DRIVE ASSOCIATES (Owner & Developer) 855 CENTURY DRIVE MECHANICSBURG, PA 17055 PHONE: (717) 697-3304		DAUPHIN COUNTY, PA STURGEON - LOTS 144 - 146 SUSQUEHANNA TOWNSHIP	
PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		SITE PLAN PROPOSED CONDITION	
CHECKED BY: J.W.S.		DRAWN BY: M.D.S.	
SCALE: 1" = 20'		CONTOUR INT: N/A	
DATE: 7/14/00		SHEET NO. 5 OF 19	

Lot 143
BPR Zone
(Currently RT Zone)

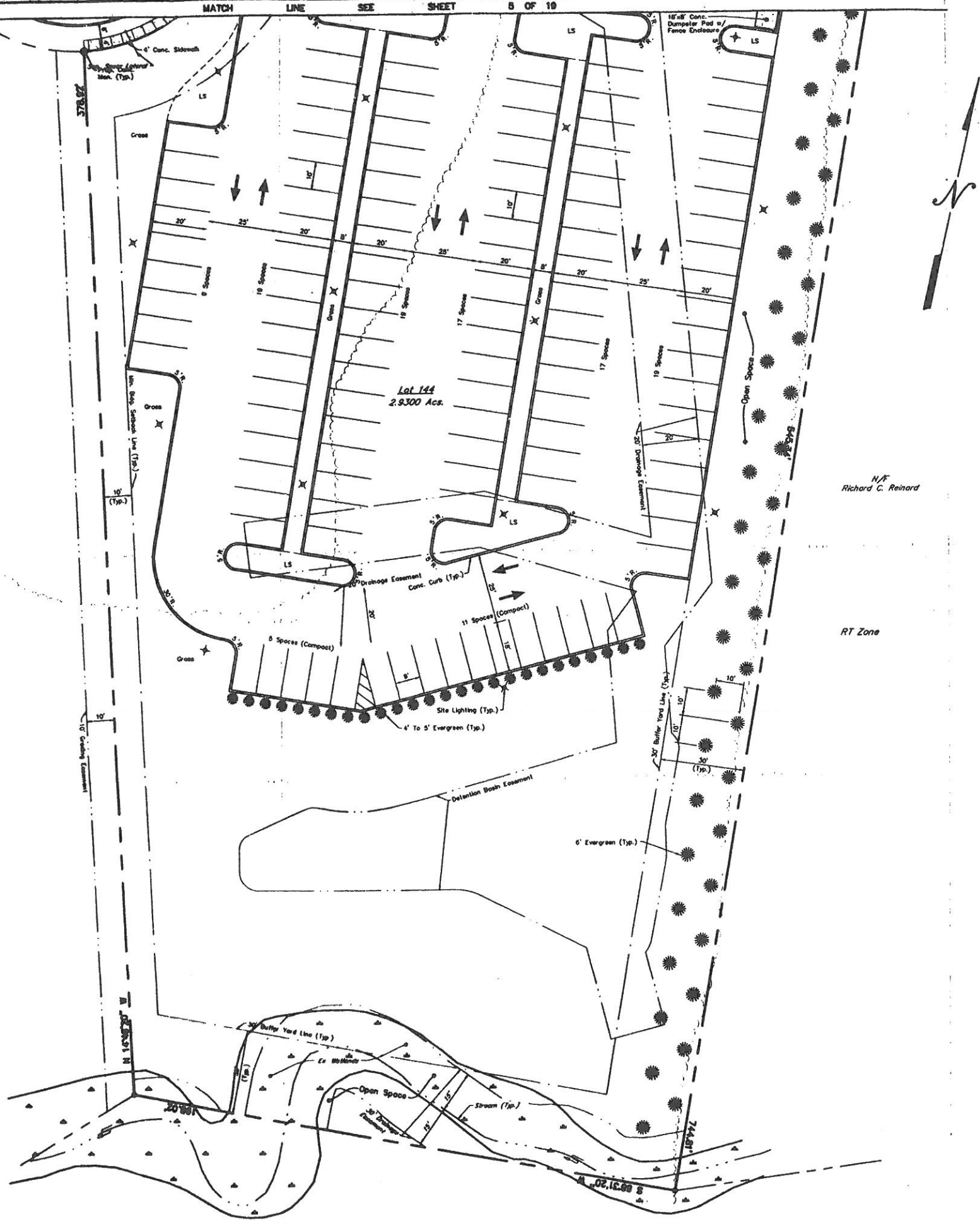
Lot 144
2.9300 Acs.

N/F
Richard C. Reinard

RT Zone



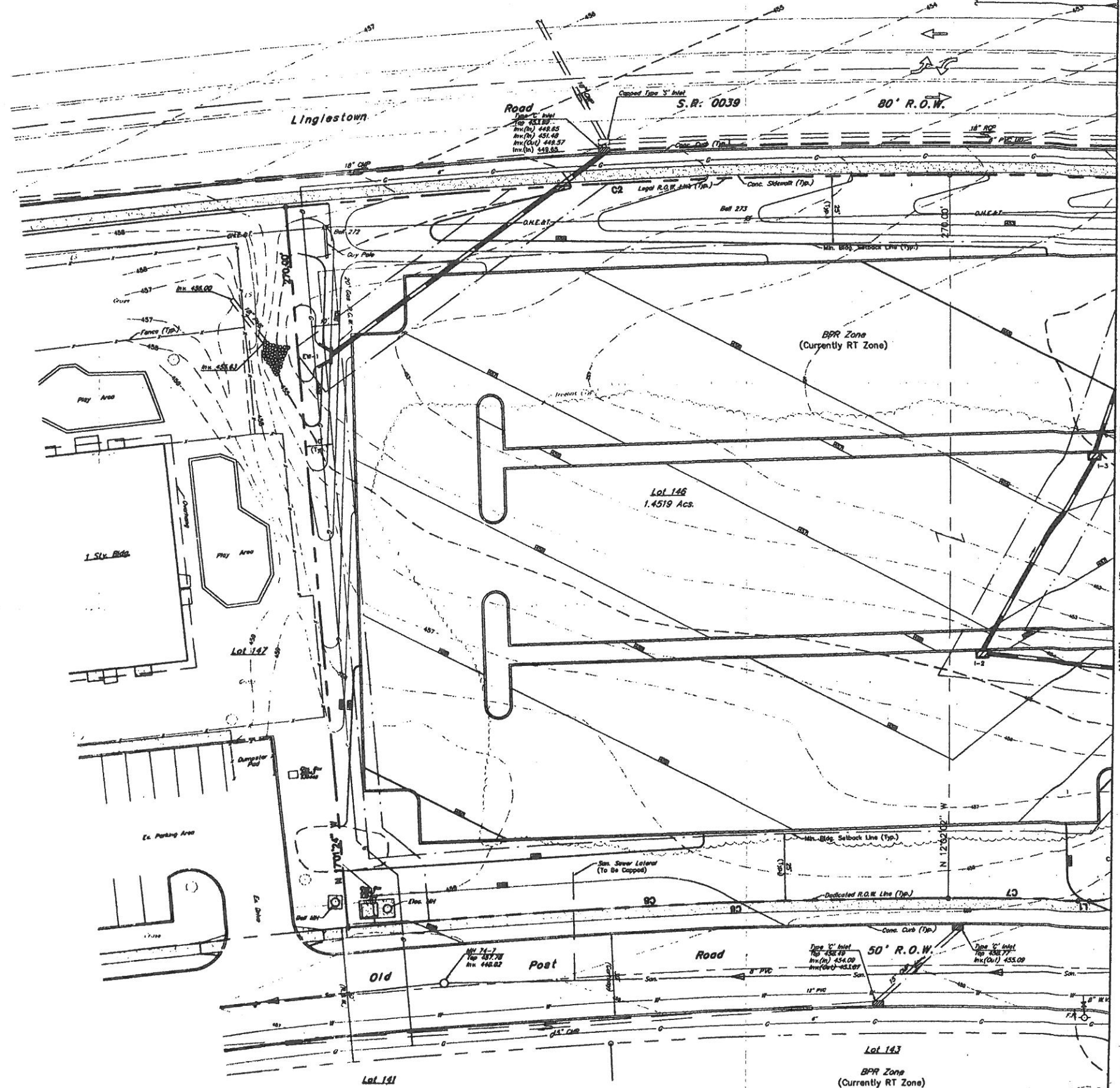
LEGEND:
Vertical Lettering Represents Proposed Conditions.
Horizontal Lettering Represents Existing Conditions.



PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		SITE PLAN PROPOSED CONDITION	
CENTURY DRIVE ASSOCIATES (Owner & Developer) 856 CENTURY DRIVE MECHANICSBURG, PA 17055 PHONE: (717) 697-3304		DAUPHIN ENGINEERING COMPANY CONSULTANTS - PLANNERS 44 Oak Park Road - Harrisburg, PA 17109 Phone: (717) 655-0042 Fax: (717) 655-0042 E-MAIL: DAUPHIN@GMAIL.COM	
STURBRIDGE - LOTS 144 - 146		DAUPHIN COUNTY, PA	
SUSQUEHANNA TOWNSHIP		DAUPHIN COUNTY, PA	
CHECKED BY: J.W.S.		DATE: 7/27/00	
DRAWN BY: M.D.S.		REVISIONS:	
SCALE: 1" = 20'		TOWNSHIP PLANNING COMMISSION COMMENTS - 7/24/00	
CONTOUR INT: N/A		BY:	
DATE: 7/14/00		SHEET NO. 5 OF 19	

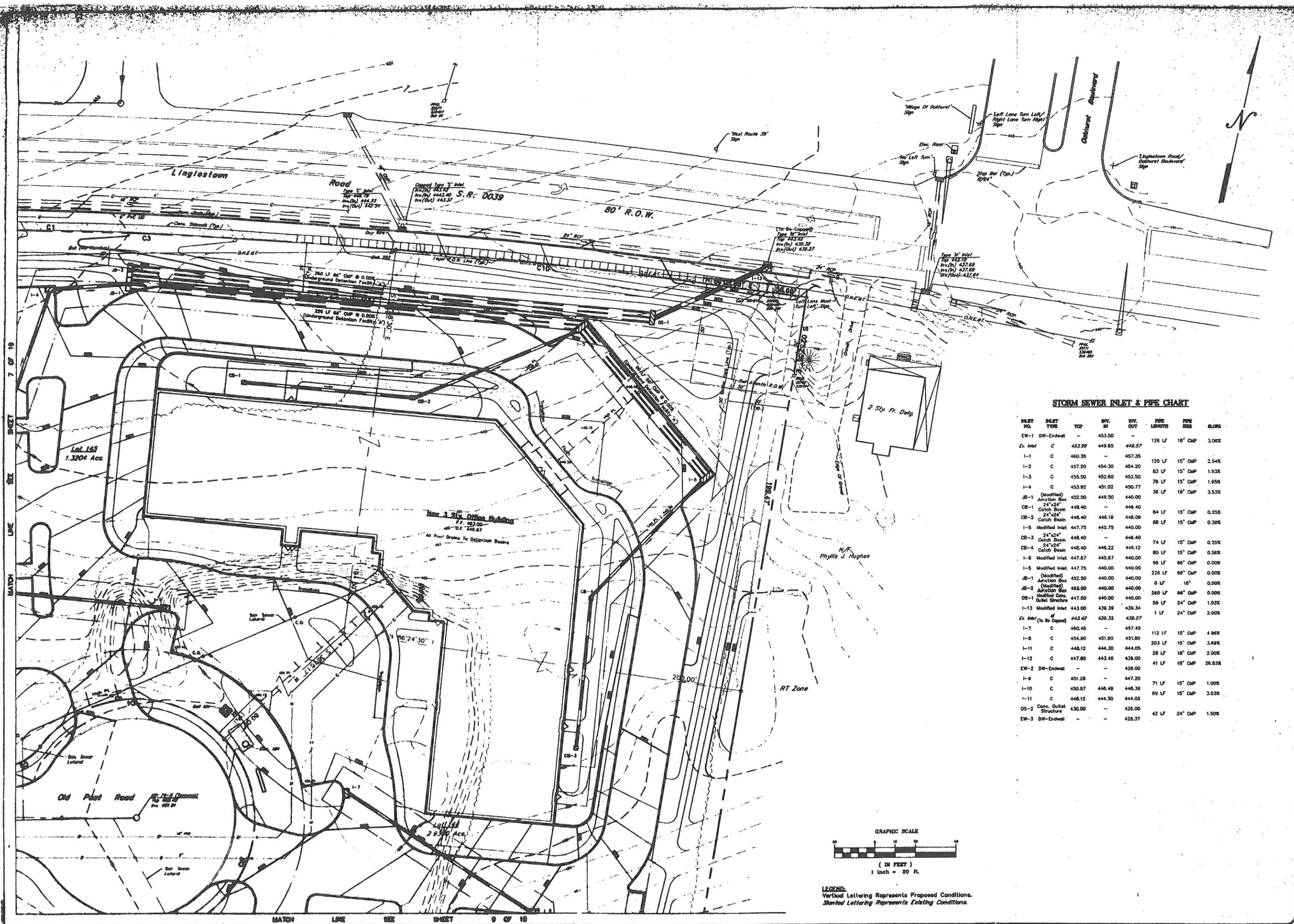
STORM SEWER INLET & PIPE CHART

INLET NO.	INLET TYPE	TO	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE
EW-1	Box-Endless		453.50	-	126 LF	18" CUP	3.03%
EW-2	C	453.89	448.05	448.57	126 LF	18" CUP	3.03%
I-1	C	450.35	-	457.55	120 LF	15" CUP	2.54%
I-2	C	457.20	454.30	454.20	83 LF	15" CUP	1.83%
I-3	C	455.50	452.60	452.50	76 LF	15" CUP	1.03%
I-4	C	453.82	451.02	450.77	38 LF	18" CUP	3.33%
JB-1	(Modified) Junction Box	452.50	448.50	440.00			
CB-1	24" x 24" Catch Basin	448.40	-	448.40	84 LF	15" CUP	0.25%
CB-2	24" x 24" Catch Basin	448.40	448.19	448.09	89 LF	15" CUP	0.30%
I-5	Modified Inlet	447.75	445.75	440.00			
CB-3	24" x 24" Catch Basin	448.40	-	448.40	74 LF	15" CUP	0.25%
CB-4	24" x 24" Catch Basin	448.40	446.22	446.12	80 LF	15" CUP	0.50%
I-6	Modified Inlet	447.87	445.87	440.00	96 LF	18" CUP	0.00%
I-7	Modified Inlet	447.75	440.00	440.00	220 LF	18" CUP	0.00%
JB-1	(Modified) Junction Box	452.50	440.00	440.00	0 LF	18"	0.00%
JB-2	(Modified) Junction Box	452.00	448.00	440.00	580 LF	18" CUP	0.00%
CB-1	Modified Box Culvert Structure	447.00	440.00	440.00	50 LF	24" CUP	1.03%
I-13	Modified Inlet	443.00	438.39	438.34	1 LF	24" CUP	2.00%
EW-1	Box (To Be Capped)	443.47	438.32	438.27			
I-7	C	450.45	-	457.45	112 LF	15" CUP	4.85%
I-8	C	454.00	451.00	451.00	203 LF	15" CUP	3.88%
I-11	C	448.12	444.30	444.00	28 LF	15" CUP	2.00%
I-12	C	447.85	443.48	438.00	41 LF	15" CUP	26.53%
EW-2	Box-Endless	-	-	438.00			
I-9	C	451.38	-	447.38	71 LF	15" CUP	1.00%
I-10	C	450.57	448.49	448.39	89 LF	15" CUP	3.03%
I-11	C	446.12	444.30	444.00			
CB-2	Conc. Outlet Structure	430.00	-	426.00	42 LF	24" CUP	1.50%
EW-3	Box-Endless	-	-	425.37			



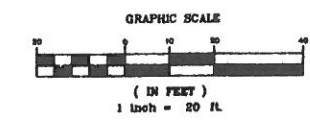
LEGEND:
Vertical Lettering Represents Proposed Conditions.
Shaded Lettering Represents Existing Conditions.

Dauphin Engineering Company ENGINEERS • CONSULTANTS • PLANNERS 44 Oak Park Road • Harrisburg, PA 17109 PHONE (717) 540-5942 FAX (717) 540-5942 E-MAIL: DAUPHIN@DAUPHIN.COM		DATE 7/27/00	BY J.D.S.
CENTURY DRIVE ASSOCIATES (Owner & Developer) 856 CENTURY DRIVE • MECHANICSBURG, PA 17055 PHONE (717) 697-3304		STURBRIDGE - LOTS 144 - 146 DAUPHIN COUNTY, PA	REVISIONS
PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		SITE GRADING, DRAINAGE & UTILITY PLAN	
CHECKED BY: J.W.S.		DRAWN BY: M.D.S.	
SCALE: 1" = 20'		CONTOUR INT: 1'	
DATE: 7/14/00		SHEET NO. 7 of 19	



STORM SEWER INLET & PIPE CHART

INLET NO.	INLET TYPE	TOP	BY. IN	BY. OUT	PIPE LENGTH	PIPE SIZE	SLOPE
EW-1	DW-Endwall	-	453.50	-	-	-	-
Ex. Inlet	C	453.09	448.85	448.57	126 LF	18" CMP	3.06%
I-1	C	460.35	-	457.35	120 LF	15" CMP	2.54%
I-2	C	457.20	454.30	454.20	83 LF	15" CMP	1.93%
I-3	C	455.50	452.60	452.50	76 LF	15" CMP	1.95%
I-4	C	453.92	451.02	450.77	36 LF	18" CMP	3.53%
JB-1	(Modified) Junction Box	452.50	449.50	440.00	-	-	-
CB-1	24"x24" Catch Basin	448.40	-	448.40	84 LF	15" CMP	0.25%
CB-2	24"x24" Catch Basin	448.40	446.10	446.09	88 LF	15" CMP	0.39%
I-5	Modified Inlet	447.75	445.75	440.00	-	-	-
CB-3	24"x24" Catch Basin	448.40	-	448.40	74 LF	15" CMP	0.25%
CB-4	24"x24" Catch Basin	448.40	446.22	446.12	80 LF	15" CMP	0.56%
I-6	Modified Inlet	447.67	445.67	440.00	98 LF	15" CMP	0.00%
I-5	Modified Inlet	447.75	440.00	440.00	228 LF	66" CMP	0.00%
JB-1	(Modified) Junction Box	452.50	440.00	440.00	0 LF	18"	0.00%
JB-2	(Modified) Junction Box	468.00	440.00	440.00	260 LF	66" CMP	0.00%
OS-1	Modified Conc. Outlet Structure	447.00	440.00	440.00	59 LF	24" CMP	1.03%
I-13	Modified Inlet	443.00	439.39	439.34	1 LF	24" CMP	2.00%
Ex. Inlet (To Be Capped)	at	443.42	439.32	439.27	-	-	-
I-7	C	460.45	-	457.45	112 LF	15" CMP	4.96%
I-8	C	454.90	451.90	451.80	203 LF	15" CMP	3.89%
I-11	C	448.12	444.30	444.05	28 LF	18" CMP	2.00%
I-12	C	447.85	443.48	439.00	41 LF	18" CMP	26.83%
EW-2	DW-Endwall	-	-	428.00	-	-	-
I-9	C	451.28	-	447.20	71 LF	15" CMP	1.00%
I-10	C	450.87	446.49	446.39	69 LF	15" CMP	3.03%
I-11	C	448.12	444.30	444.05	-	-	-
OS-2	Conc. Outlet Structure	430.00	-	428.00	42 LF	24" CMP	1.50%
EW-3	DW-Endwall	-	-	428.37	-	-	-



LEGEND:
Vertical Lettering Represents Proposed Conditions.
Slanted Lettering Represents Existing Conditions.

Century Drive Associates
(Owner & Developer)
858 CENTURY DRIVE MECHANICSBURG, PA 17055
PHONE: (717) 897-3304

DAUPHIN COUNTY, PA
STURBRIDGE - LOTS 144 - 146
SUSQUEHANNA TOWNSHIP

Dauphin Engineering Company
BUSINESS CONSULTANTS - PLANNERS
4400 MARKET STREET, SUITE 1110
DAUPHIN, PA 17804
PHONE: (717) 445-1000
FAX: (717) 445-1004
E-MAIL: DAUPHIN@DAUPHIN.COM

DAUPHIN ENGINEERING COMPANY
7/27/00
DATE
TOWNSHIP PLANNING COMMISSION COMMENTS - 7/24/00
REVISIONS

PRELIMINARY/FINAL
SUBDIVISION & LAND DEVELOPMENT PLAN

SITE GRADING, DRAINAGE &
UTILITY PLAN

CHECKED BY: J.W.S.

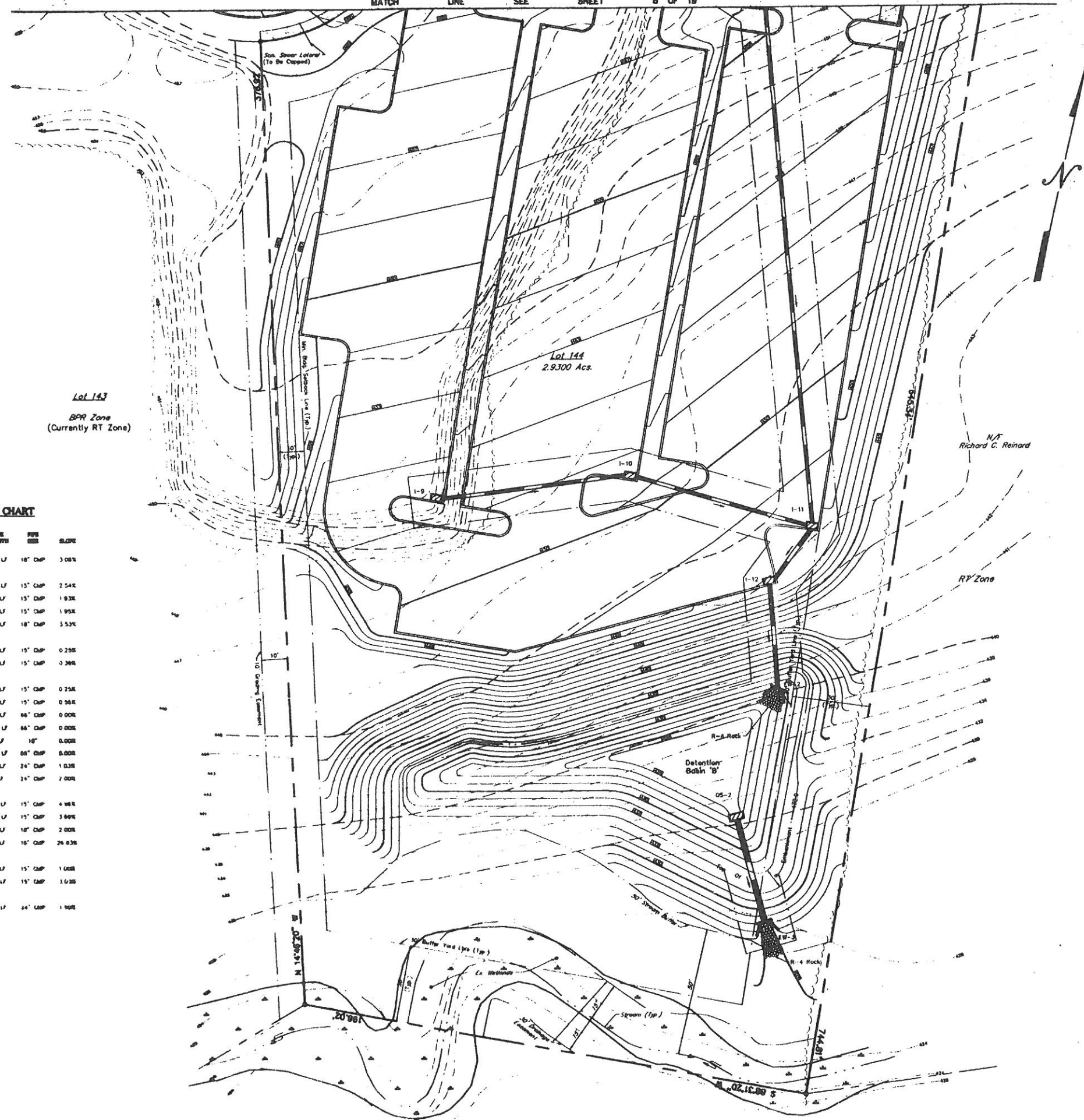
DRAWN BY: M.D.S.

SCALE: 1" = 20'

CONTOUR INT: 1'

DATE: 7/14/00

SHEET NO. 8 OF 19



STORM SEWER INLET & PIPE CHART

INLET NO.	INLET TYPE	TOP	INV. IN	INV. OUT	PIPE LENGTH	PIPE SIZE	SLOPE
EW-1	Dr-Endwall	-	453.50	-	120 LF	18" CIP	3.08%
EW-2	C	451.89	449.65	448.37	120 LF	15" CIP	2.54%
I-1	C	450.35	-	457.35	83 LF	15" CIP	1.93%
I-2	C	457.20	454.30	454.20	78 LF	15" CIP	1.95%
I-3	C	455.50	452.80	452.50	36 LF	18" CIP	5.53%
I-4	C	453.92	451.02	450.77	84 LF	15" CIP	0.29%
JB-1	(Modified) Junction Box	452.50	449.50	440.00	80 LF	15" CIP	0.36%
CB-1	24"x24" Catch Basin	448.40	-	448.40	74 LF	15" CIP	0.25%
CB-2	24"x24" Catch Basin	448.40	448.19	448.09	80 LF	15" CIP	0.26%
I-5	Modified Inlet	447.75	445.75	440.00	74 LF	15" CIP	0.25%
CB-3	24"x24" Catch Basin	448.40	-	448.40	80 LF	15" CIP	0.36%
CB-4	24"x24" Catch Basin	448.40	448.22	448.12	80 LF	15" CIP	0.26%
I-6	Modified Inlet	447.87	445.87	440.00	80 LF	15" CIP	0.36%
I-7	Modified Inlet	447.75	440.00	440.00	228 LF	66" CIP	0.00%
JB-1	(Modified) Junction Box	452.50	440.00	440.00	0 LF	18"	0.00%
JB-2	(Modified) Junction Box	448.89	448.89	448.89	800 LF	66" CIP	0.00%
OS-1	Outlet Structure	447.80	440.00	440.00	50 LF	24" CIP	1.03%
I-13	Modified Inlet	443.00	439.30	439.34	1 LF	24" CIP	2.00%
EW-1	Dr-Endwall	443.42	439.32	439.27	112 LF	15" CIP	4.48%
I-7	C	450.45	-	457.45	203 LF	15" CIP	3.90%
I-8	C	454.80	451.80	451.80	28 LF	18" CIP	2.00%
I-11	C	448.12	444.30	444.05	41 LF	18" CIP	26.93%
I-12	C	447.05	443.90	439.00	71 LF	15" CIP	1.00%
I-10	C	450.17	446.99	446.79	90 LF	15" CIP	1.03%
I-11	C	448.12	444.30	444.05	42 LF	24" CIP	1.50%
EW-2	Dr-Endwall	-	428.00	-	-	-	-
I-9	C	451.28	-	447.30	-	-	-
I-10	C	450.17	446.99	446.79	-	-	-
I-11	C	448.12	444.30	444.05	-	-	-
EW-3	Dr-Endwall	439.00	-	439.00	-	-	-
EW-4	Dr-Endwall	439.37	-	439.37	-	-	-



LEGEND:
Vertical Lettering Represents Proposed Conditions
Horizontal Lettering Represents Existing Conditions

Century Drive Associates
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**PRELIMINARY/FINAL
SUBDIVISION & LAND DEVELOPMENT PLAN**

**SITE GRADING, DRAINAGE &
UTILITY PLAN**

CHECKED BY: J.W.S.
DRAWN BY: M.D.S.
SCALE: 1" = 20'
CONTOUR INT: 1' / 2'
DATE: 7/14/00
SHEET NO. 9 OF 19

Dauphin Engineering Company
ENGINEERS - CONSULTANTS - PLANNERS
44 Oak Park Road - Harrisburg, PA 17110
PHONE: (717) 646-5749
FAX: (717) 646-5749
E-MAIL: DMC@DAUPHINENGINEERING.COM

DATE: 7/14/00
REVISIONS:

RECOMMENDED HYDROLOGICAL/EROSION CONTROL/CONSTRUCTION ACTIVITIES

NOTE: The contractor shall notify the Dauphin County Conservation District at least 72 hours prior to the commencement of on-site earthmoving operations.

1. Construct the temporary stabilized construction entrance.
2. Place filter fabric fence at all locations shown on the ESC Plan and construct both sediment traps.
3. Remove topsoil in the areas to be affected, stockpile topsoil in the designated areas and place filter fabric fence around the stockpiles topsoil.
4. Remove any available topsoil in the remaining areas to be affected by construction, stockpile topsoil in the designated areas and place filter fabric fence around the stockpiles topsoil. Seed topsoil stockpile with temporary seed mixture.
5. Apply temporary seeding to any erosion control facilities not previously seeded.
6. Commence excavation and grading for the proposed building pad, foundations, driveways and parking areas. Place temporary berms along the low side of the fill area. The temporary berms shall be maintained and adjusted continuously until 90 percent vegetative growth is established on all water slopes and the permanent storm drainage system is functioning. The earth berms will be used to divert stormwater to the slope drains. The slope drains will, in turn, discharge into filtering bags. (Refer to Miscellaneous Construction Details sheet)
7. Construct sumps at slope drain inlets.
8. Construct the building, install sanitary sewer lateral, storm sewers and inlets, underground detention facility, water service lines and other public utilities.
9. Place rock dam filters or in-line filters for inlet protection at designated inlets. See ESC Plan.
10. Fine grade driveways and parking areas. Construct concrete curb. Place coarse aggregate on driveways and parking areas. Fine grade coarse aggregate and place bituminous binder course pavement.
11. After the site has been final graded, replace topsoil and seed final graded areas with permanent seed mixture.
12. Remove all erosion and sedimentation control facilities only after the entire site has stabilized. Areas disturbed during the removal of the erosion and sedimentation control facilities must be restored and stabilized immediately.

GENERAL NOTES

The contractor shall adhere to the Erosion and Sedimentation Control Plan and the Erosion and Sedimentation Control Plan Narrative.

The contractor shall keep a copy of the Erosion and Sedimentation Control Plan and the Erosion and Sedimentation Control Plan Narrative on site at all times.

The contractor shall maintain a vegetative buffer along the low side of the disturbed area where possible.

The contractor shall conduct earthmoving activities in a manner that minimizes the amount of land disturbed at any given time.

The contractor shall keep the site well drained at all times.

Responsibility for the implementation of the Erosion and Sedimentation Control Plan shall be designated to at least one individual who will be present at the project site daily.

When the Municipal Official, Engineer, County Conservation District or its authorized representative, determines that additional erosion control measures are necessary that were not foreseen in the design stage, then the contractor shall immediately implement the selected control measures.

Permanent soil stabilization shall be completed as early as practical. Permanent seeding and mulching will be incorporated into the construction phases during the approved planting seasons.

Recommended Seeding Types and Rates

Temporary Seeding

Temporary seeding shall consist of annual ryegrass (100 percent by weight), or equivalent, and shall be placed at the minimum rate of 50 lbs./acre. Temporary seeding shall be applied to those areas that are a potential erosion problem during construction and to those areas exposed for longer than 30 consecutive calendar days. Disturbed areas which are not at finished grade and which will be redisturbed within one year may be stabilized in accordance with temporary seeding specifications. If conditions do not permit temporary seeding, stabilization by mulching shall be employed.

Temporary mulching shall consist of straw, reasonably free of viable seed, and shall be placed at a rate of 3 tons/acre, uniformly in a continuous blanket. The mulch shall be anchored with emulsified asphalt spread uniformly at a rate not less than 150 gallons/acre.

Permanent Seeding

Lawn type applications

- Seed @ 100 lbs./acre
- (a) Kentucky Bluegrass - 50% total weight
 - (b) Penna. Red Top - 30% total weight
 - (c) Perennial Ryegrass - 20% total weight

Soil amendments: 2 tons/acre of dolomitic limestone and 600 lbs./acre of 10-20-20 fertilizer prior to seeding.

Mulching: Straw @ 3 tons/acre, reasonably free of viable seed, well cured to less than 20% moisture content by weight, uniformly applied in a continuous blanket. The mulch shall be anchored with emulsified asphalt spread at a rate not less than 150 gallons/acre.

Slope slope applications (greater than 3:1 slope ratio)

- Seed @ 100 lbs./acre
- (a) KY-31 Tall Fescue - 60% total weight
 - (b) Bluegrass-Tall Fescue - 30% total weight
 - (c) Albino Clover - 10% total weight
 - (d) Perennial Ryegrass - 10% total weight

Soil amendments: 2 tons/acre of dolomitic limestone and 600 lbs./acre of 10-20-20 fertilizer prior to seeding.

Mulching: Straw @ 3 tons/acre, reasonably free of viable seed, well cured to less than 20% moisture content by weight, uniformly applied in a continuous blanket. The mulch shall be anchored with emulsified asphalt spread at a rate not less than 150 gallons/acre.

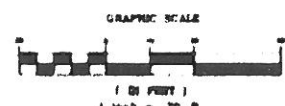
Disturbed areas that are either at finished grade or will not be redisturbed within one year shall be stabilized in accordance with permanent seeding specifications. Vegetative stabilization will be periodically inspected for proper growth. Any areas not stabilized will be promptly reseeded.

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SOIL SURVEY LINE & DESIGNATION
 - STABILIZED CONSTRUCTION ENTRANCE
 - FILTER FABRIC FENCE
 - ROCK DAM FILTER
 - ROCK BARBER FILTER
 - COLLECTION SWALE
 - DIVERSION SWALE
 - ROCK ENERGY DISSIPATOR
 - DRAINAGE DITCH
 - LIMIT OF CONSTRUCTION
 - ERT SITE DRAINAGE AREA
 - TEMPORARY TEMPORARY STORAGE AREA

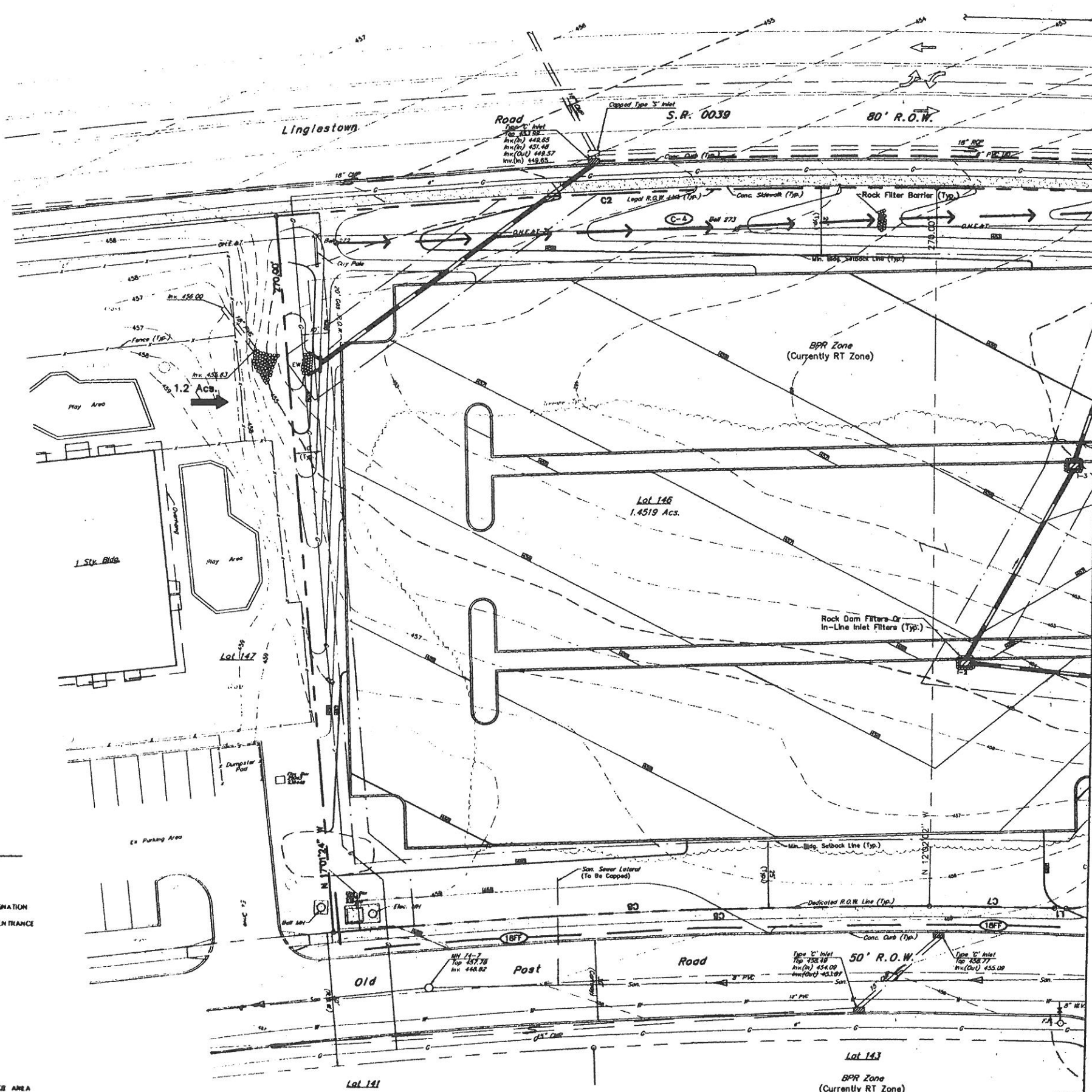
Max. Disturbed Area: 2.11 Acs.

Total Drainage Area Contributing To All Erosion And Sedimentation Control Facilities (On-Site & Disturbed): 2.11 Acs.

Total Drainage Area Diverted Through The Site: 2.11 Acs.



LEGEND:
Vertical Lettering Represents Proposed Conditions
Horizontal Lettering Represents Existing Conditions



DAUPHIN ENGINEERING COMPANY
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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

EROSION & SEDIMENTATION CONTROL PLAN

CHECKED BY: J.W.S.
DRAWN BY: M.D.S.
SCALE: 1" = 20'
CONTOUR INT: 1'
DATE: 7/14/00
SHEET NO. 10 OF 19

STURBOROUGH - LOTS 144 - 146
DAUPHIN COUNTY, PA
SUSQUEHANNA TOWNSHIP

REVISIONS

DATE

7/27/00

TOWNSHIP PLANNING COMMISSION COMMENTS - 7/24/00

BY