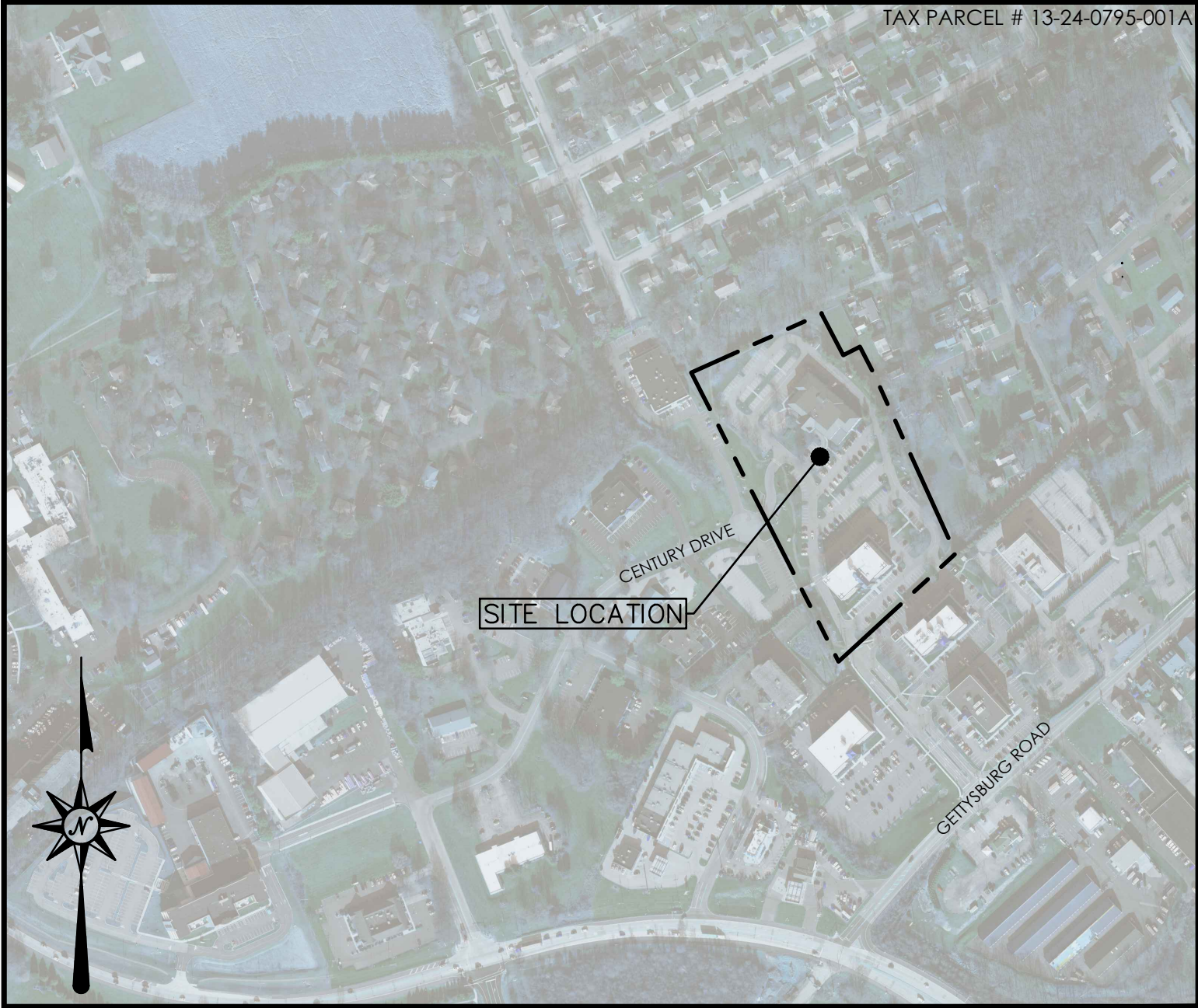
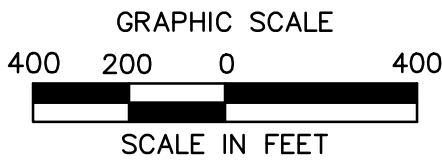




TAX PARCEL # 13-24-0795-001A



LOCATION MAP
SCALE: 1"=400'

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FINAL MINOR SUBDIVISION PLAN FOR 960 CENTURY DRIVE

960 CENTURY DRIVE
MECHANICSBURG, PA 17055

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PREPARED FOR:

CENTURY PARK INVESTMENTS, LP
4732 GETTYSBURG ROAD, SUITE 302
MECHANICSBURG, PA 17055

PREPARED BY:



212 South Front Street
Wormleysburg, PA 17043
717-723-3326
adavis@hylandeng.com

PARKING INFORMATION

SITE	EXISTING AREA S.F.	EXISTING AREA (Ac.)	EXISTING IMPERVIOUS AREA (S.F.)	EXISTING COVERAGE	PROPOSED AREA (S.F.)	PROPOSED AREA (Ac.)	PROPOSED IMPERVIOUS AREA (S.F.)	PROPOSED COVERAGE	(1) EXISTING PARKING SPACES	PROPOSED PARKING SPACES	REQUIRED PARKING SPACES
ALPHA SITE	95,829.53	2.200	58,623.36	61.17%	95,829.53	2.200	58,028.89	60.55%	0	102	0
EXECUTIVE PARK #1	125,858.85	2.889	78,357.23	62.26%	125,858.85	2.889	83,143.70	66.06%	159	138	185
EXECUTIVE PARK #2	72,263.93	1.659	63,793.99	88.28%	72,263.93	1.659	63,342.50	87.65%	133	102	206
EXECUTIVE PARK #3	119,179.89	2.736	82,192.56	68.97%	119,179.89	2.736	82,756.96	69.44%	203	199	208
EXECUTIVE PARK #4	44,721.02	1.027	4,433.49	9.91%	40,893.88	0.939	28,269.61	69.13%	0	71	0
TRESSLER SITE - LOT 1	334,452.09	7.678	183,122.62	54.79%	178,979.02	4.109	94,419.43	52.75%	320	152	180
NEW OFFICE BUILDING - LOT 2	0	0	0	0	155,259.91	3.564	88,703.19	57.13%	0	168	240
TOTAL	792,305.31	18.189	470,523.25	59.39%	788,264.01	18.096	498,664.28	63.26%	815	815	1019

* PARKING INFORMATION DATA TABLE FROM "FINAL LAND DEVELOPMENT PLAN FOR NEW OFFICE BUILDING AT TRESSLER LUTHERAN SITE" BY RETTEW ASSOCIATES INC. DATED 12-20-2004.
** THE DATA TABLE AS BEEN UPDATED TO REFLECT THE INFORMATION PROPOSED AS PART OF THIS SUBDIVISION PLAN.

STATEMENT OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN 10,000 FEET.

_____, 20____

SURVEYOR -- MATTHEW DAVIS, PLS
212 S FRONT STREET
WORMLEYSBURG, PA 17043

LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING ON _____, 20____, THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW THIS PLAN.

TOWNSHIP OF LOWER ALLEN
PLANNING COMMISSION

ATTEST
LOWER ALLEN TOWNSHIP SECRETARY

CHAIRMAN

STATEMENT OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLAN AND INFORMATION SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____

ENGINEER -- ADAM J. DAVIS
212 S FRONT STREET
WORMLEYSBURG, PA 17043

LOWER ALLEN TOWNSHIP BOARD OF COMMISSIONERS

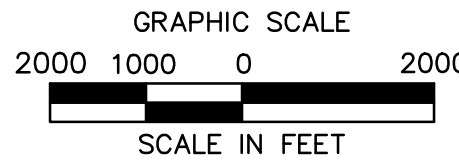
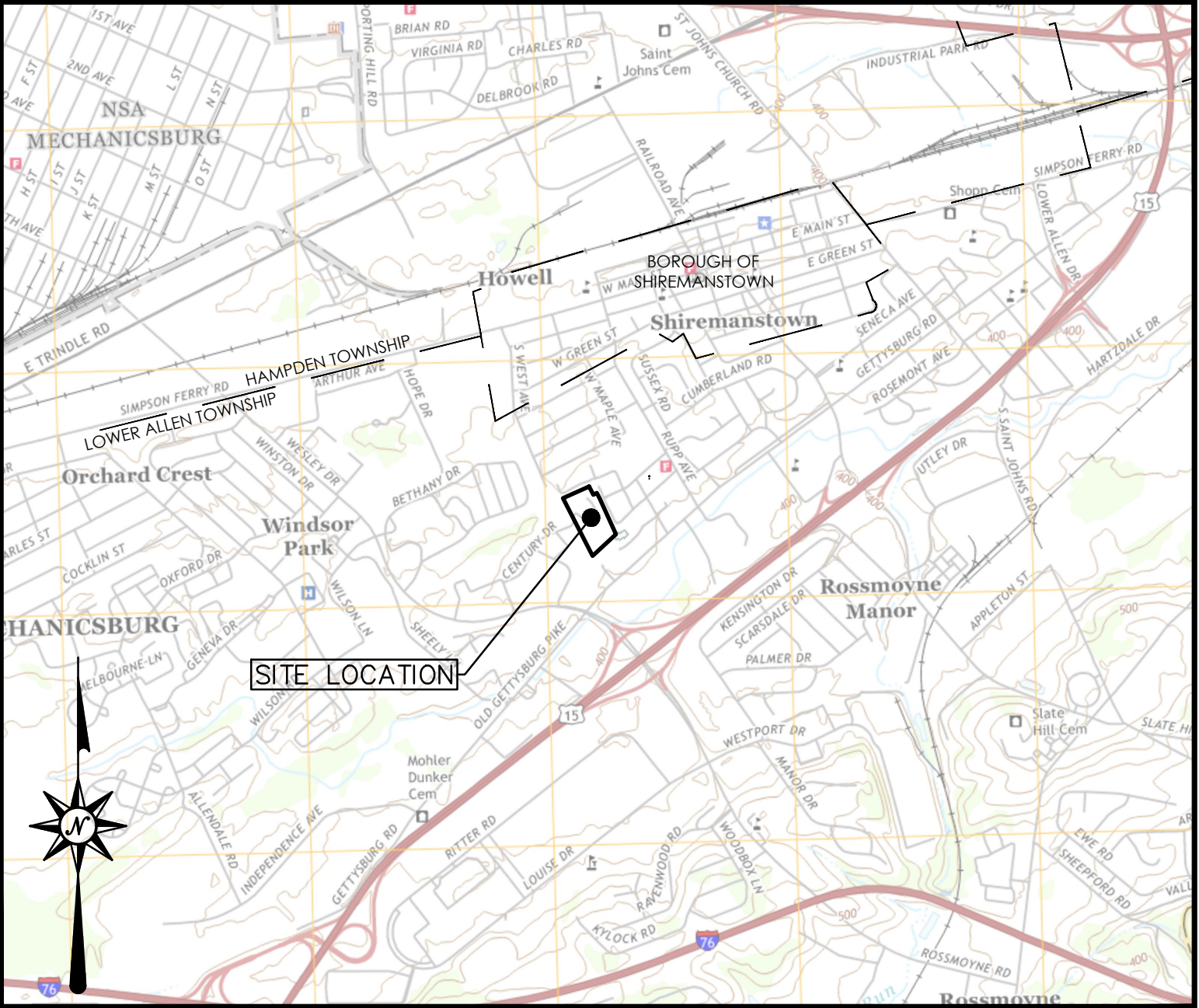
APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

APPROVED THIS _____ DAY OF _____, 20____.

CONDITIONS OF APPROVAL COMPLETED THIS _____ DAY OF _____, 20____.

PRESIDENT

SECRETARY



VICINITY MAP
SCALE: 1"=2,000'

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

STATE OF _____
COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

NOTARY _____

TITLE _____

MY COMMISSION EXPIRES ON _____, 20____.

LOWER ALLEN TOWNSHIP ENGINEER REVIEW STATEMENT

REVIEWED ON _____, 20____, BY TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

REVIEWED THIS _____ DAY OF _____, 20____, BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

DIRECTOR OF PLANNING

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE

RECORDED ON THIS _____ DAY OF _____, 20____.

INSTRUMENT NO. _____

OWNER/APPLICANT/ DEVELOPER:

CENTURY PARK INVESTMENTS, LP
4732 GETTYSBURG ROAD, SUITE 302
MECHANICSBURG, PA 17055
(717) 972-1312
JBraun@selectccp.com

DATES

ISSUE DATE: OCTOBER 20, 2025

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS SUBDIVIDE ONE EXISTING LOT ONTO TWO PROPOSED LOTS. BOTH LOTS WILL CONTINUE TO OPERATE AS OFFICE SPACE. NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION.



EXISTING CONDITIONS PLAN LEGEND

SURVEY NOTES

