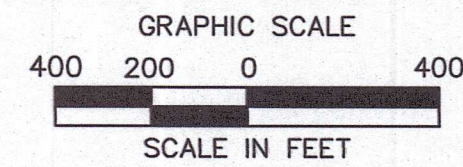


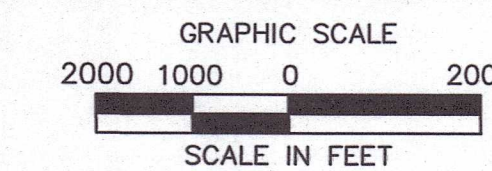
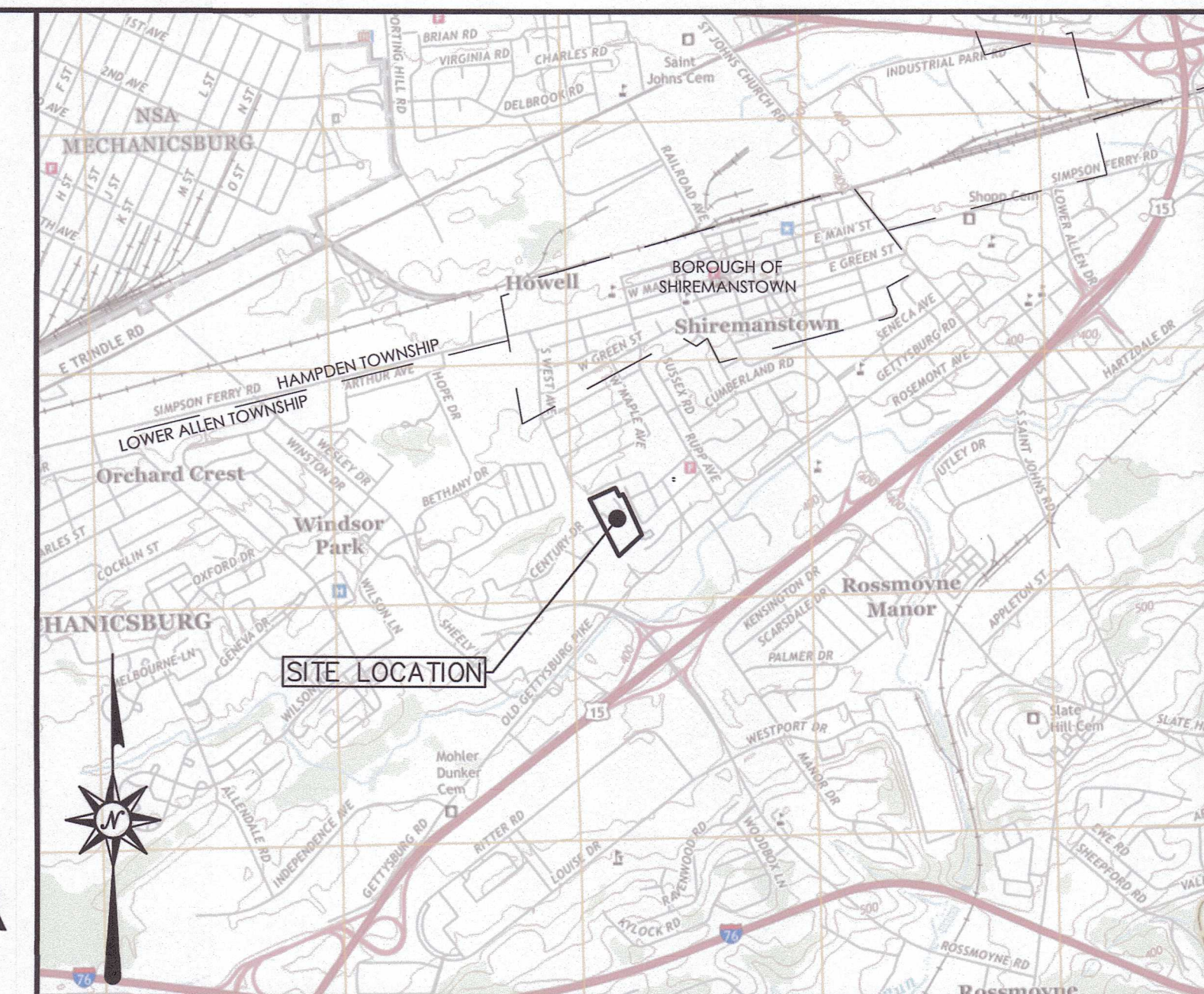
FINAL MINOR SUBDIVISION PLAN FOR 960 CENTURY DRIVE

960 CENTURY DRIVE
MECHANICSBURG, PA 17055

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1"=400'



VICINITY MAP
SCALE: 1"=2,000'

CONTENTS

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
1	COVER SHEET	CV-1
2	EXISTING CONDITIONS PLAN	EX-1
3	SUBDIVISION PLAN	SB-1

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

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

STATE OF Pennsylvania
COUNTY OF Cumberland

ON THIS, THE 21st DAY OF May, 2026 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Joseph Braun KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT Joseph Braun EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
Joseph Braun SIGNATURE
CEO - Select Capital Commercial Properties, Inc.
Diana Y. Thompson SIGNATURE
NOTARY
MY COMMISSION EXPIRES ON Oct 10, 2027

Commonwealth of Pennsylvania - Notary Seal
Diana Y. Thompson, Notary Public
Cumberland County
My commission expires October 10, 2027
Commission number 1193800
Member, Pennsylvania Association of Notaries

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%	169	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	7.676	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.

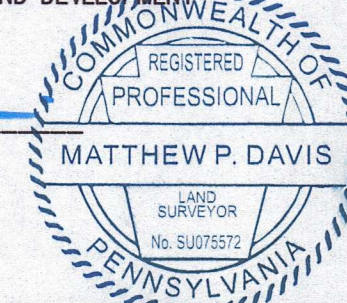
REQUESTED VARIANCE

AT A MEETING HELD ON FEBRUARY 19, 2026, THE LOWER ALLEN TOWNSHIP ZONING HEARING BOARD APPROVED A VARIANCE FOR SECTION 220-60.B MINIMUM LOT WIDTH.

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.

May 21, 2026
SURVEYOR - MATTHEW P. DAVIS, PLS
212 S FRONT STREET
WORMLEYSBURG, PA 17043



LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

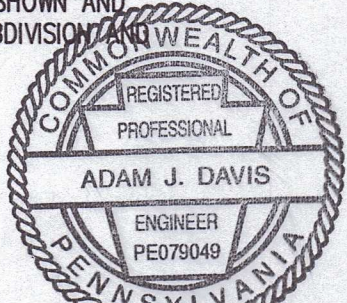
AT A MEETING ON _____, 20____, THE LOWER ALLEN TOWNSHIP PLANNING COMMISSION REVIEW THIS PLAN.

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.

May 21, 2026
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 13th DAY OF April, 2026
CONDITIONS OF APPROVAL COMPLETED THIS 28th DAY OF May, 2026

Joseph Braun PRESIDENT
Rebecca L. Davis SECRETARY

LOWER ALLEN TOWNSHIP ENGINEER REVIEW STATEMENT

REVIEWED ON _____, 20____, BY TOWNSHIP ENGINEER _____
TOWNSHIP ENGINEER _____

CUMBERLAND COUNTY PLANNING DEPARTMENT REVIEW STATEMENT

REVIEWED THIS 24th DAY OF October, 2026, BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.
Kirk Stone DIRECTOR OF PLANNING

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED ON THIS 16th DAY OF June, 2026
INSTRUMENT NO. 202619877

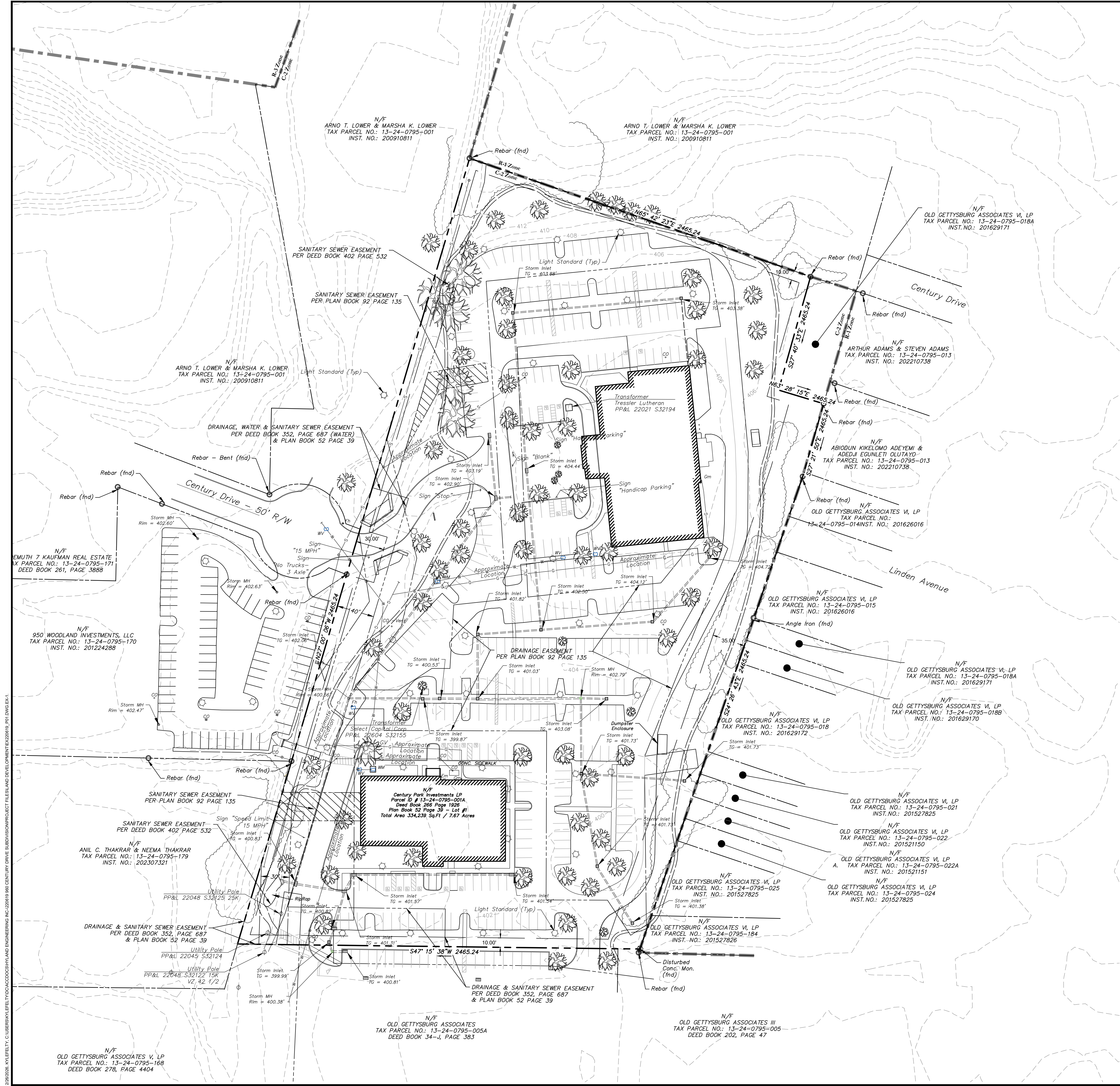
OWNER/APPLICANT/ DEVELOPER:
CENTURY PARK INVESTMENTS, LP
4732 GETTYSBURG ROAD, SUITE 302
MECHANICSBURG, PA 17055
(717) 972-1312
JBraun@selectccp.com

DATES

ISSUE DATE: OCTOBER 20, 2025
REVISION: FEBRUARY 27, 2026

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.

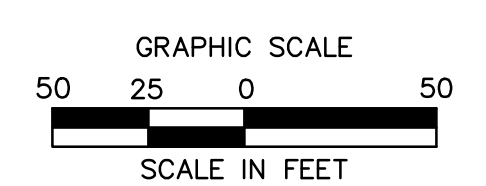
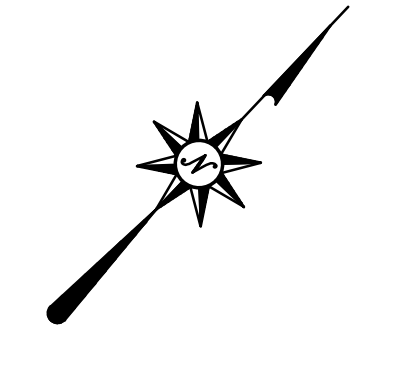


EXISTING CONDITIONS PLAN LEGEND

	EXISTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	ZONING BOUNDARY LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	EXISTING WATER HYDRANT
	EXISTING WATER VALVE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING EASEMENT
	EXISTING PROPERTY CORNER
	EXISTING INLET STRUCTURE
	EXISTING STORM MANHOLE
	EXISTING SIGN
	EXISTING EDGE OF MACADAM
	EXISTING EDGE OF CONCRETE
	EXISTING BOLLARD
	EXISTING STORM PIPE
	EXISTING CURB
	EXISTING LIGHT STANDARD

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND PLANIMETRIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL, COMPLETED IN SEPTEMBER, 2025.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND AND CURRENT DEEDS OF RECORD.
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 - NAD83 (2011).
5. CONTOURS DEPICTED ON THIS PLAN ARE PASDA LIDAR CONTOURS AT 2 FOOT INTERVALS.
6. UNDERGROUND UTILITIES ARE SHOWN BASED UPON SURFACE INDICATIONS, PRIOR PLAN PREPARED BY OTHERS, UTILITY INFORMATION AND RECORDED INFORMATION. AS SUCH, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY, AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY ON THIS SITE. INFORMATION GATHERED FOR THIS SITE WAS BASED ON PENNSYLVANIA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY, PA ONE-CALL SERIAL NO. 20252482865.
7. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF LOWER ALLEN, MAP NO. 42041C0279F.
8. THERE IS NO EVIDENCE OR RECORD OF WETLANDS ON-SITE ACCORDING TO USFWL WELAND MAPPING

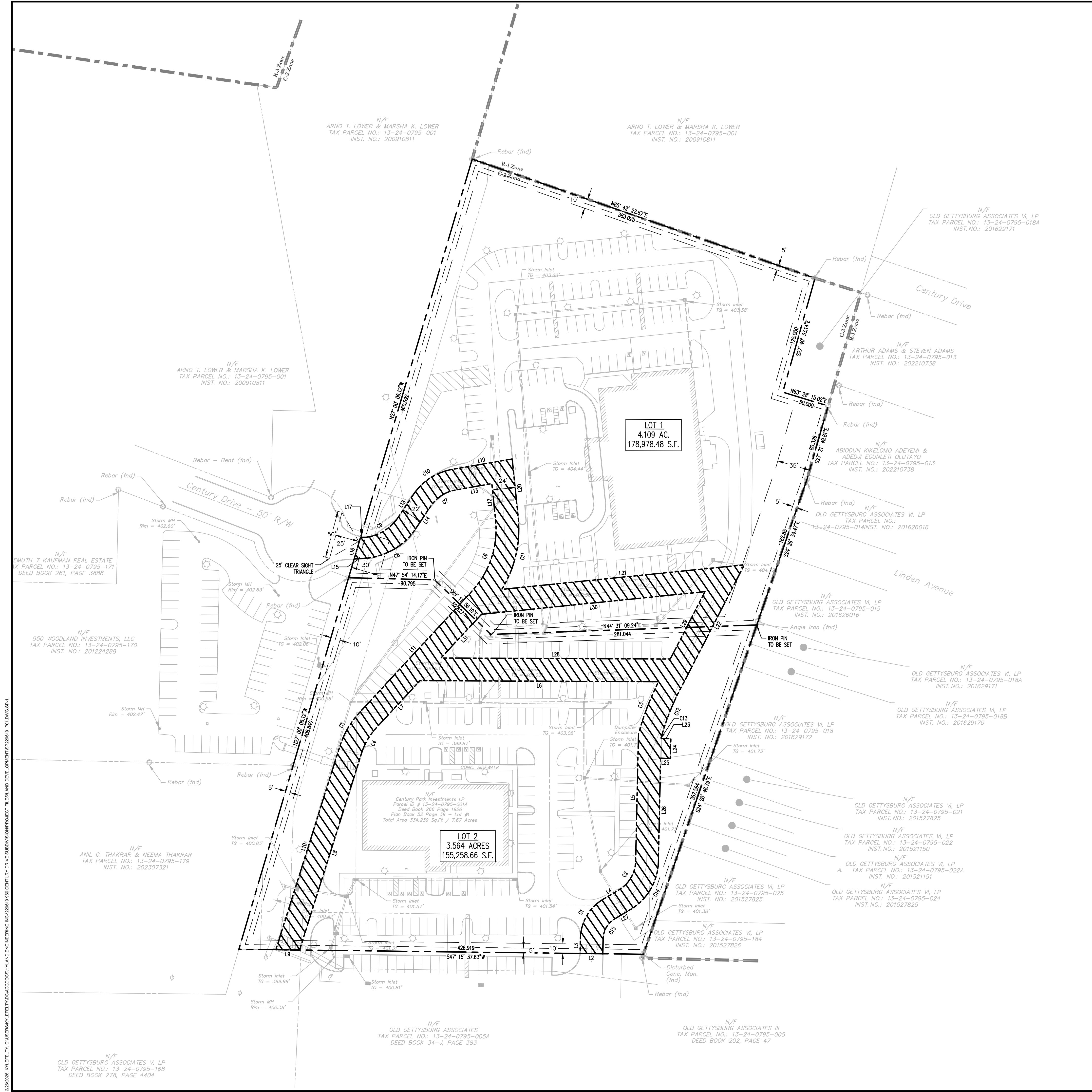


REVISIONS	Description / Reason
No. 1	REVISED PER TOWNSHIP COMMENTS

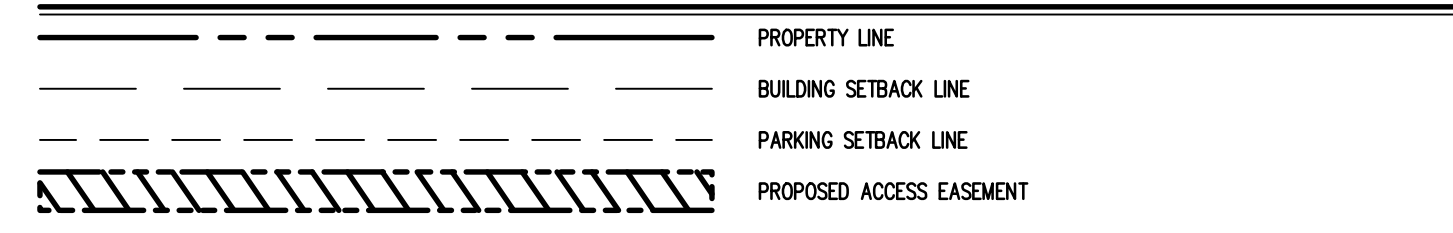
Designer	C.J.S.
Drafter	K.R.F.
Reviewer	A.J.D.
Scale	1"=50'
Project No.	220619
Date	10/20/2025
CAD File	EX220619_P01

Sheet Title
EXISTING CONDITIONS PLAN

Sheet Number



SUBDIVISION PLAN LEGEND



ZONING INFORMATION

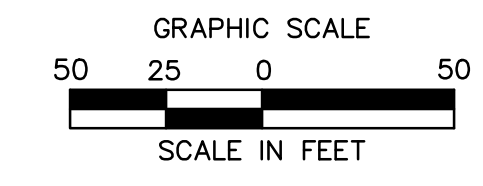
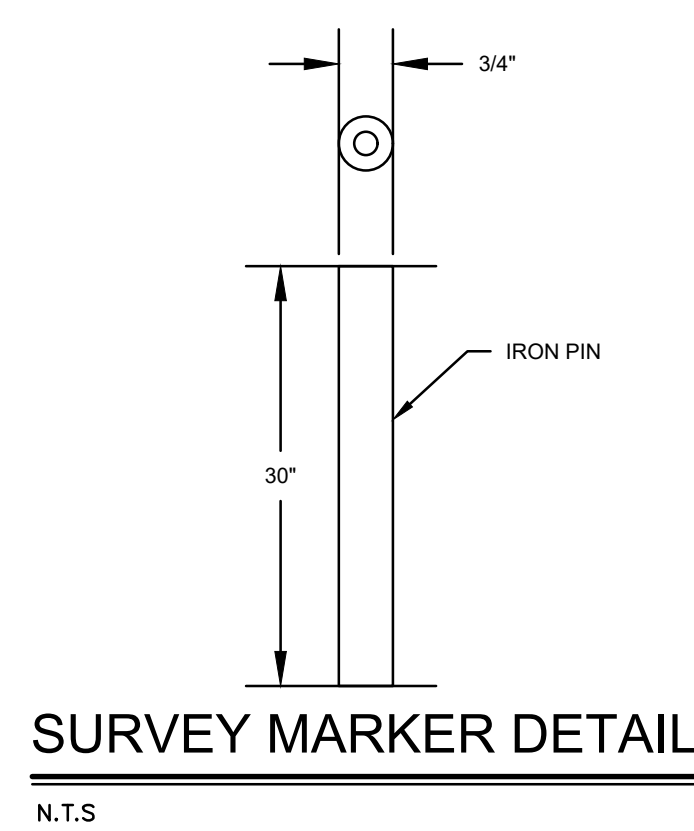
LOCATION: LOWER ALLEN TOWNSHIP, COUNTY
 ZONE: C-2 GENERAL COMMERCIAL DISTRICT
 USE: PROFESSIONAL SERVICES (PERMITTED USE) NAICS No. 54

ITEM #	ITEM	REQUIREMENTS	LOT 1	LOT 2
1	MINIMUM LOT AREA	N/A	4.109 AC	3.564 AC
2	MINIMUM LOT WIDTH	50 FEET	50 FEET	N/A*
3	MINIMUM FRONT SETBACK	30 FEET	30 FEET	30 FEET
4	MINIMUM SIDE SETBACK	10 FEET	10 FEET	10 FEET
5	MINIMUM REAR SETBACK	35 FEET	35 FEET	35 FEET
6	MAXIMUM IMPERVIOUS COVERAGE	70 PERCENT	53 PERCENT	57 PERCENT
7	MAXIMUM BUILDING HEIGHT	75 FEET	±35 FEET	±50 FEET
8	MINIMUM FRONT YARD LANDSCAPING	5 PERCENT	700 S.F./ 1,388 S.F. = 50.4%	N/A
9	MINIMUM INTERIOR LANDSCAPING	5 PERCENT	10,931 S.F./ 63,174 S.F. = 17.3%	22,760 S.F./ 83,388 S.F. = 27.3%

* A VARIANCE FOR THIS REQUIREMENT WAS GRANTED BY THE ZONING HEARING BOARD ON 2/19/2026

ACCESS EASEMENT DATA TABLE

LINE TABLE			LINE TABLE			CURVE TABLE				
LINE #	LENGTH (FT)	DIRECTION	LINE #	LENGTH (FT)	DIRECTION	CURVE #	LENGTH (FT)	RADIUS (FT)	CHORD DIRECTION	CHORD LENGTH (FT)
L1	16.01'	S42° 04' 06"E	L17	2.76'	N43° 07' 25"E	C1	49.62'	49.00'	N13° 03' 23"W	47.53'
L2	24.00'	S47° 15' 38"W	L18	28.80'	N9° 45' 39"W	C2	36.53'	36.00'	N13° 06' 43"W	34.98'
L3	16.29'	N42° 04' 06"W	L19	64.35'	N36° 41' 11"E	C3	59.38'	297.87'	N22° 34' 14"W	59.26'
L4	19.25'	N15° 57' 20"E	L20	62.44'	S49° 19' 08"E	C4	30.98'	70.00'	S13° 18' 35"E	30.73'
L5	134.22'	N42° 10' 45"W	L21	257.32'	N40° 46' 00"E	C5	41.60'	94.00'	N13° 18' 35"W	41.26'
L6	251.67'	S46° 48' 22"W	L22	138.85'	S16° 15' 11"E	C6	81.58'	96.00'	N24° 58' 29"W	79.14'
L7	68.11'	S0° 37' 52"E	L23	10.30'	N48° 43' 07"E	C7	32.43'	40.00'	S13° 27' 46"W	31.55'
L8	217.81'	S25° 59' 19"E	L24	20.88'	S42° 04' 35"E	C8	64.61'	70.00'	S16° 40' 53"W	62.34'
L9	25.06'	S47° 15' 38"W	L25	10.26'	S48° 43' 07"W	C9	44.30'	48.00'	N16° 40' 53"E	42.75'
L10	225.03'	N25° 59' 19"W	L26	109.46'	S42° 10' 45"E	C10	50.26'	62.00'	N13° 27' 46"E	48.90'
L11	174.47'	N0° 37' 52"W	L27	19.25'	S15° 57' 20"W	C11	78.91'	120.00'	S30° 28' 46"E	77.50'
L12	38.71'	N49° 19' 06"W	L28	242.03'	N46° 48' 22"E	C12	63.78'	265.20'	S20° 58' 24"E	63.63'
L13	38.76'	S36° 41' 11"W	L29	79.94'	N16° 15' 11"W	C13	0.88'	147.97'	S42° 10' 45"E	0.88'
L14	28.80'	S9° 45' 39"E	L30	237.02'	S40° 46' 00"W	C14	60.88'	60.00'	S13° 06' 43"E	58.30'
L15	10.72'	S43° 07' 25"W	L31	62.90'	S0° 37' 52"E	C15	25.32'	25.00'	S13° 03' 23"E	24.25'
L16	23.39'	N27° 00' 06"W								



212 South Front Street
 Wormleysburg, PA 17043
 (717) 723-3326

FINAL MINOR SUBDIVISION PLAN
CENTURY PARK INVESTMENTS, L.P.
 960 CENTURY DRIVE
 LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY

REVISIONS

No.	Date	Description / Reason
1	02/27/2026	REVISED PER TOWNSHIP COMMENTS

Designer: C.J.S.
 Drafter: K.R.F.
 Reviewer: A.J.D.
 Scale: 1"=50'
 Project No: 220619
 Date: 10/20/2025
 CAD File: SP220619_P01
 Sheet Title: SUBDIVISION PLAN
 Sheet Number: SB-1