

GENERAL NOTES:

NUMBER OF LOTS - 7
 TOTAL ACREAGE - 52.02 AC.
 LENGTH OF NEW ROAD - 1976 FEET
 AVERAGE LOT SIZE - 7.07 AC.
 ZONING DISTRICT INFORMATION:
 IC INTERCHANGE COMMERCIAL

MINIMUM LOT AREA - NO MINIMUM
 MINIMUM LOT WIDTH - NO MINIMUM
 MAXIMUM BUILDING COVERAGE 60%
 FRONT BUILDING SETBACK - 30' FROM RIGHT-OF-WAY
 SIDE BUILDING SETBACK - 10 FEET EACH SIDE
 REAR BUILDING SETBACK - 10 FEET FROM RIGHT-OF-WAY
 FRONT PARKING SETBACK - 10 FEET FROM RIGHT-OF-WAY
 SIDE PARKING SETBACK - 5 FEET EACH SIDE
 REAR PARKING SETBACK - 5 FEET

MAXIMUM HEIGHT
 PRINCIPAL STRUCTURE - 45 FEET OR 4 STOREYS
 SIGNS - BUSINESS IDENTIFICATION - 25 FEET
 ADVERTISING SIGN BOARDS - 35 FEET
 COMMUNICATIONS TOWERS - 180 FEET

VERTICAL DATUM - USGS

ALL LOT OWNERS WILL BE REQUIRED TO INSTALL UNDERGROUND ELECTRIC AND COMMUNICATION LINES FROM THE MAIN LINE LOCATED WITHIN THE ROADWAY RIGHT-OF-WAY TO ALL PROPOSED BUILDINGS

THE DEVELOPER OF LOT 7 SHALL AT A MINIMUM EXTEND THE SIDEWALK LOCATED IN THE ROADWAY RIGHT-OF-WAY TO THE DRIVEWAY ENTRANCE LOCATION TO LOT 7.

DEVELOPMENT OF EACH LOT SHALL BE A MAJOR MODIFICATION OF THE NPDES PERMIT FOR THE PROJECT. EACH LOT DEVELOPER WILL BE REQUIRED TO DESIGN AND CONSTRUCT RATE AND WATER QUALITY RECHARGE FACILITIES TO MEET NPDES PERMITTING REQUIREMENTS. PREDEVELOPMENT RATE AND VOLUME CALCULATIONS WILL BE BASED ON MEADOW CONDITION.

INFILTRATION VOLUME FOR DEVELOPMENT OF 30,000 SQUARE FEET OF IMPERVIOUS AREA ON LOT 7 IS INCLUDED IN THE BUSINESS PARK INFRASTRUCTURE (INFILTRATION BASIN). THE DEVELOPER OF LOT 7 WILL BE REQUIRED TO PROVIDE RATE AND WATER QUALITY CONTROL FOR ALL DEVELOPMENT AND INFILTRATION/ REUSE FOR ANY DEVELOPMENT IN EXCESS OF THE 30,000 SQUARE FEET. FOR ALL RATE CALCULATIONS AND VOLUME CALCULATIONS IN EXCESS OF THE 30,000 SQUARE FEET EXISTING RUNOFF SHALL BE BASED ON THE MEADOW CONDITION.

NUMBER	DIRECTION	DISTANCE
L1	S 04°48'21" E	57.54
L2	S 85°11'39" W	70.00
L3	S 06°14'29" W	36.42
L4	N 24°14'27" W	30.00
L5	N 16°19'18" W	20.00
L6	N 78°52'52" W	143.37
L7	S 36°26'52" E	130.70
L8	N 78°50'21" E	88.90
L9	S 44°01'13" W	126.40
L10	N 36°26'52" W	130.70

NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 43°19'37" E	164.52	164.92	686.80
C2	S 45°16'52" E	260.75	261.78	849.00
C3	N 40°04'33" W	99.86	99.92	789.00
C4	N 41°30'21" W	131.68	131.85	746.80
C5	S 69°43'05" W	88.27	88.34	639.02

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	208.13	536.63	22.22	N15° 06' 03"E	206.83
C7	358.52	527.26	38.96	N83° 38' 24"W	351.66
C8	403.83	1406.56	16.45	N61° 14' 49"W	402.45
C9	102.34	527.26	11.12	S71° 19' 11"W	102.18
C10	74.68	639.02	6.70	N69° 06' 21"E	74.64
C11	295.60	619.02	27.36	N87° 21' 30"E	292.80
C12	164.08	470.00	20.00	N79° 28' 24"W	163.25
C13	76.09	619.02	7.04	S75° 26' 24"E	76.04
C16	64.81	470.00	7.90	S86° 34' 30"W	64.76
C17	98.75	78.00	72.54	S22° 26' 32"W	92.28
C18	139.19	686.80	11.61	N44° 24' 02"W	138.95

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	227.76	530.00	24.62	N85° 03' 52"W	226.01
C20	17.91	17.00	60.35	N67° 12' 06"W	17.09
C21	114.71	78.00	84.26	N79° 09' 32"W	104.65
C22	25.74	603.35	2.44	N37° 31' 17"W	25.73
C23	228.83	866.18	15.14	S46° 22' 11"E	615.76
C24	22.67	177.00	7.84	N37° 18' 02"E	22.66
C25	44.40	30.00	84.80	N83° 31' 26"E	40.46
C26	384.14	1466.56	15.40	N61° 46' 22"W	392.96
C27	30.35	530.00	3.28	N71° 06' 46"W	30.35

Line #	Length	Direction
L11	8.35	N6° 14' 28.85"E
L12	30.00	S24° 14' 27.62"E
L13	13.65	S73° 03' 57.94"E
L14	20.00	N16° 19' 18.29"W
L15	43.37	N79° 52' 57.11"W
L16	62.05	N82° 37' 28.15"E
L17	62.05	N82° 37' 28.15"E
L18	44.61	S4° 48' 21.00"E

OWNER:
 COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 238 MARKET STREET
 BLOOMSBURG, PA 17815
 (570) 784-2522

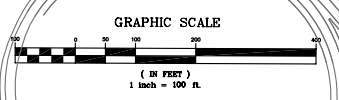
TAX MAP #31-01 PARCEL 02800
 INST. # 200607954

Stormwater Acknowledgement Statement

The Columbia County Industrial Development Authority acknowledges that the stormwater management system will be a permanent fixture that can be altered or removed only after approval of a revised plan by Scott Township.

 Signed

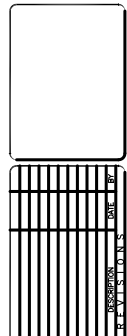
 Date



- INDICATES STORMWATER EASEMENT
- INDICATES PROTECTIVE EASEMENT

TP + INDICATES INFILTRATION TEST PIT LOCATION AND OBSERVED INFILTRATION RATES

PARCEL ONE BOUNDARY BASED ON RETRACEMENT SURVEY OF LANDS OF COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY BY MID PENN ENGINEERING CORPORATION DATED JANUARY 2007.



BURKAVAGE DESIGN ASSOCIATES LLC
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN

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COLUMBIA COUNTY ALLIANCE
 COLUMBIA COUNTY BUSINESS PARK
 SCOTT TOWNSHIP

DESIGNED BY: JLU
 DRAWN BY: JLU
 DATE: 8-6-09
 JOB NO.: 07131.00
 SCALE: AS NOTED
 DWG. NO.: C1.1

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
NOT FOR CONSTRUCTION