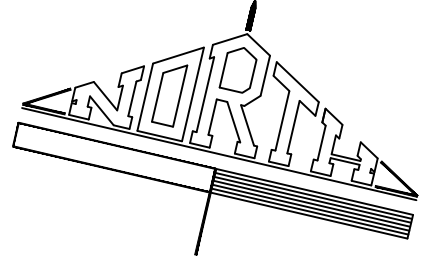
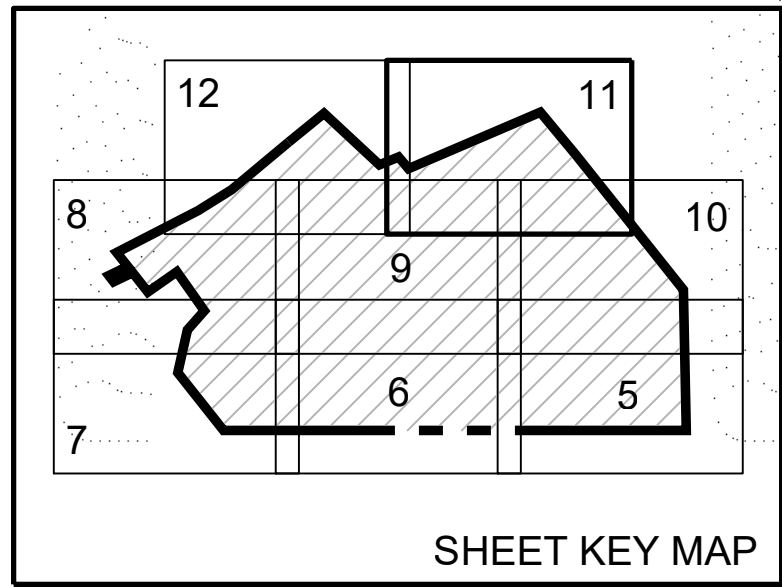


EASEMENT HATCH LEGEND

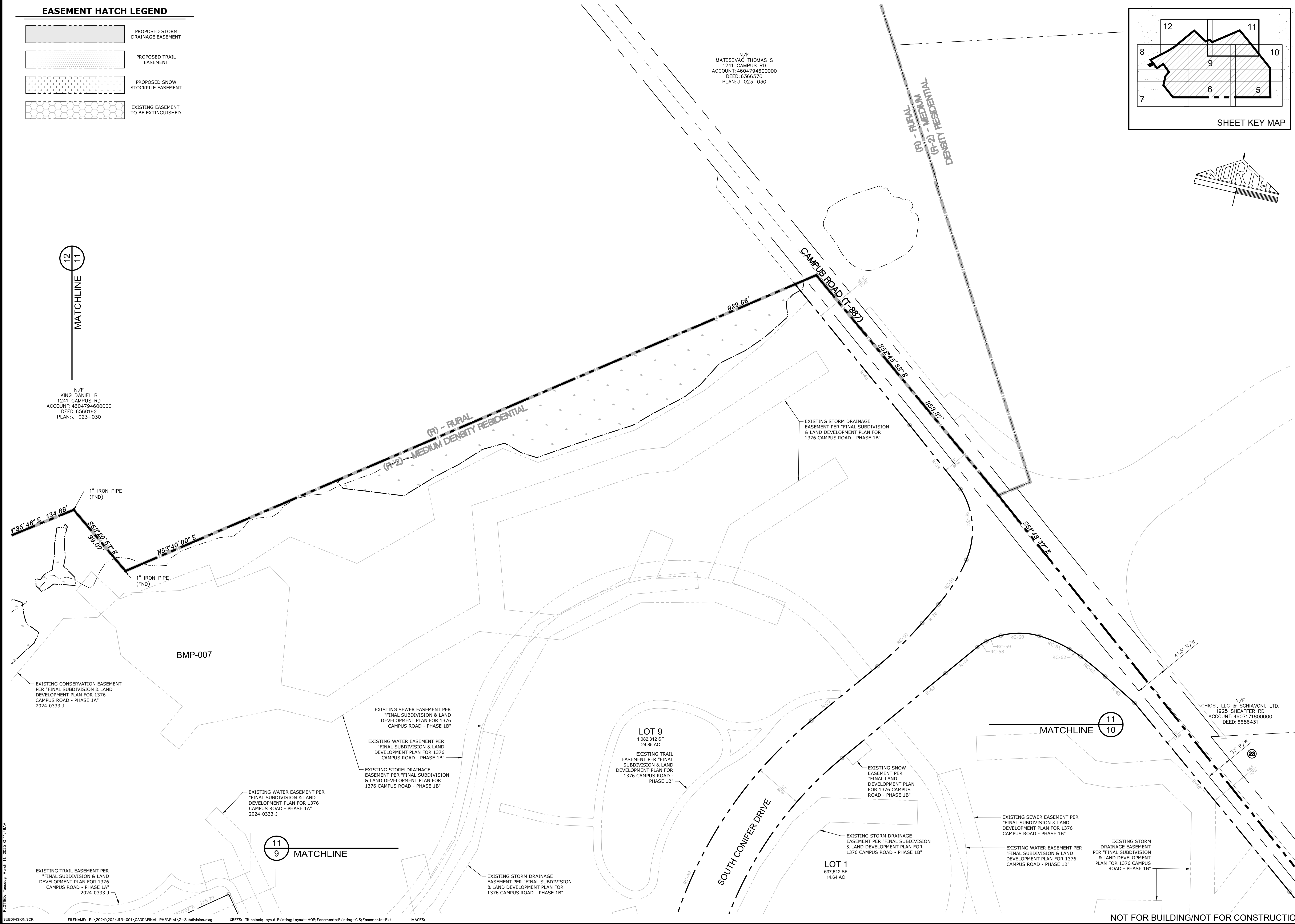
	PROPOSED STORM DRAINAGE EASEMENT
	PROPOSED TRAIL EASEMENT
	PROPOSED SNOW STOCKPILE EASEMENT
	EXISTING EASEMENT TO BE EXTINGUISHED

N/F
MATESEVAC THOMAS S
1241 CAMPUS RD
ACCOUNT: 4604794600000
DEED: 6366570
PLAN: J-023-030



12
MATCHLINE
11

N/F
KING DANIEL B
1241 CAMPUS RD
ACCOUNT: 4604794600000
DEED: 6560192
PLAN: J-023-030



SEAL		SEAL		NO BY		DATE		REVISION	
MANAGER:		CLIENT		PROJECT TITLE		SHEET TITLE		SUBDIVISION & EASEMENT PLAN	
CHRIS VEMARCHICK		1376 CAMPUS ROAD ASSOCIATES, LLC		1376 CAMPUS ROAD - PHASE 3		FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		LAND PLANNING	
DESIGN BY:		ONE TOWER BRIDGE		FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		Civil Engineering	
CV		100 FRONT STREET SUITE 560		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		53 West Java Street	
NGG		WEST CONSHOHOCKEN, PA 19428		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		(771) 715-1388 FAX (771) 715-4977	
NGG		(571) 276-3184		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		221 W. Philadelphia Street	
NGG		SCALE		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		(771) 844-0101	
NGG		1" = 50'		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		(771) 882-1515	
NGG		0 50' 100' 150'		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		www.schassociates.com	
NGG		DATE: MARCH 7, 2025		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		PROJECT NO.: 2024/13-001	
NGG		PROJECT NO.: 2024/13-001		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		LOPC NO.:	
NGG		LOPC NO.:		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		SHEET NO.: 11 OF 42	
NGG		SHEET NO.: 11 OF 42		LAND DEVELOPMENT PLAN		LAND DEVELOPMENT PLAN		NOT FOR BUILDING/NOT FOR CONSTRUCTION	

PLOTTED: Tuesday, March 11, 2025 @ 11:42AM

SUBDIVISION.SCR

FILENAME: P:\2024\2404\J13-001\CADD\FINAL PH3\Plot\Z-Subdivision.dwg

XREFS: Titleblock/Layout;Existing/Layout-HOP;Easements;Existing-QIS;Easements-Ext

IMAGES:

ROW CURVE DATA - PHASE 1A						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-1	24.00	37.79'	24.10'	90°13'36"	S88°44'31"W	34.01'
RC-2	14.00	21.99'	14.00'	90°00'00"	S1°22'18"E	19.80'
RC-3	14.00	21.99'	14.00'	90°00'00"	S88°37'42"W	19.80'
RC-4	2525.00	452.09'	226.65'	10°15'31"	N48°45'28"E	451.49'
RC-5	24.00	34.59'	21.07'	82°34'18"	S12°36'04"W	31.67'
RC-6	355.00	18.29'	9.15'	2°57'08"	N27°12'30"W	18.29'
RC-7	295.00	171.77'	88.40'	33°21'46"	N42°24'49"W	169.36'
RC-8	1530.00	99.28'	49.66'	3°43'04"	S57°14'10"E	99.26'
RC-9	24.00	36.94'	23.25'	88°11'35"	S80°31'35"W	33.40'
RC-10	325.00	237.42'	124.29'	41°51'24"	N57°21'29"E	232.18'
RC-11	1475.00	488.15'	246.33'	18°57'43"	S68°48'19"W	485.93'
RC-12	400.00	397.92'	217.17'	56°59'54"	N87°49'25"E	381.72'
RC-13	125.00	167.10'	98.71'	76°35'36"	S78°01'34"W	154.93'
RC-14	175.00	64.68'	32.72'	21°10'40"	N50°19'06"E	64.32'
RC-15	14.00	19.70'	11.87'	80°36'31"	S20°36'11"W	18.11'
RC-16	225.00	5.63'	2.81'	1°25'57"	N18°59'06"W	5.63'
RC-17	175.00	81.06'	41.27'	26°32'22"	N31°32'18"W	80.34'
RC-18	475.00	353.43'	185.34'	42°37'53"	S23°29'33"E	345.33'
RC-19	14.00	20.87'	12.92'	85°25'32"	N44°53'22"W	18.99'
RC-20	14.00	20.87'	12.92'	85°25'32"	N49°41'06"E	18.99'
RC-21	475.00	255.21'	130.77'	30°47'02"	S22°21'51"W	252.15'
RC-22	125.00	196.35'	125.00'	90°00'00"	N7°14'38"W	176.78'
RC-23	14.00	21.99'	14.00'	90°00'00"	S82°45'22"W	19.80'
RC-24	14.00	21.99'	14.00'	90°00'00"	N7°14'38"W	19.80'
RC-25	175.00	274.89'	175.00'	90°00'00"	N7°14'38"W	247.49'
RC-26	425.00	612.43'	373.14'	82°33'51"	S3°31'33"E	560.80'
RC-27	225.00	24.83'	12.43'	6°19'26"	N41°38'46"W	24.82'
RC-28	14.00	19.70'	11.87'	80°36'31"	S78°47'18"E	18.11'
RC-29	125.00	46.20'	23.37'	21°10'40"	N50°19'06"E	45.94'
RC-30	175.00	233.94'	138.19'	76°35'36"	S78°01'34"W	216.91'
RC-31	14.00	21.99'	14.00'	90°00'00"	N71°19'22"E	19.80'
RC-32	14.00	23.62'	15.70'	96°39'56"	S22°00'36"E	20.92'
RC-33	350.00	307.47'	164.45'	50°19'58"	N84°29'27"E	297.67'
RC-34	1525.00	504.70'	254.68'	18°57'43"	S68°48'19"W	502.40'
RC-35	275.00	200.90'	105.17'	41°51'24"	N57°21'29"E	196.46'
RC-36	24.00	36.94'	23.25'	88°11'35"	N7°40'00"W	33.40'
RC-37	1530.00	41.38'	20.69'	1°32'58"	S50°59'19"E	41.37'
RC-38	530.00	151.60'	76.32'	16°23'21"	S42°01'09"E	151.09'
RC-39	24.00	34.86'	21.32'	83°13'19"	N75°26'08"W	31.88'
RC-40	400.00	261.76'	135.76'	37°29'41"	N81°42'03"E	257.12'
RC-41	14.00	19.62'	11.81'	80°17'18"	S60°18'15"W	18.05'
RC-42	225.00	21.41'	10.72'	5°27'11"	N22°53'11"E	21.41'
RC-43	175.00	10.29'	5.15'	3°22'14"	N23°55'40"E	10.29'
RC-44	14.00	22.22'	14.23'	90°56'17"	N23°13'36"W	19.96'
RC-45	400.00	200.18'	102.23'	28°40'24"	S54°21'32"E	198.10'
RC-46	14.00	21.42'	13.44'	87°38'33"	N83°50'37"W	19.39'
RC-47	350.00	481.79'	287.85'	78°52'13"	S77°06'00"E	444.64'
RC-48	24.00	36.50'	22.83'	87°08'06"	N19°53'51"E	33.08'
RC-49	530.00	565.70'	313.16'	61°09'18"	S6°54'27"W	539.23'
RC-50	464.00	77.03'	38.61'	9°30'44"	N32°43'44"E	76.94'
RC-51	209.00	65.70'	33.12'	18°00'43"	N18°58'00"E	65.43'
RC-52	94.00	91.43'	49.70'	55°43'56"	N17°54'19"W	87.87'
RC-53	2475.00	443.14'	222.16'	10°15'31"	N48°45'28"E	442.55'
RC-54	24.00	34.59'	21.07'	82°34'18"	S84°49'38"E	31.67'
RC-55	355.00	96.37'	48.48'	15°33'13"	N51°19'05"W	96.07'
RC-56	1470.00	227.86'	114.16'	8°52'52"	S54°39'16"E	227.63'
RC-57	470.00	719.40'	451.49'	87°41'55"	S6°21'52"E	651.20'
RC-58	64.00	13.22'	6.63'	11°50'13"	S43°24'12"W	13.20'
RC-59	89.00	19.21'	9.64'	12°21'58"	S55°30'18"W	19.17'
RC-60	89.00	48.46'	24.85'	31°11'52"	S77°17'13"W	47.86'
RC-61	159.00	40.51'	20.37'	14°35'56"	N79°48'54"W	40.40'
RC-62	159.00	16.83'	8.42'	6°03'47"	N69°29'02"W	16.82'
RC-63	433.99	39.40'	19.75'	5°12'43"	N63°51'06"W	39.38'
RC-64	24.00	38.15'	24.45'	91°04'25"	N1°54'30"W	34.26'

PROPOSED ROW LINE DATA - PHASE 1A		
LINE	BEARING	LENGTH
R-1	N44°42'09"W	36.88
R-2	N46°08'41"W	16.07
R-3	S43°37'42"W	105.77
R-4	S46°22'18"E	5.00
R-5	S43°37'42"W	50.00
R-6	N46°22'18"W	11.00
R-7	N43°37'42"E	112.03
R-8	N53°53'13"E	5.81
R-9	N64°16'04"E	60.00
R-10	S36°25'48"W	48.01
R-11	N63°40'38"W	262.07
R-12	N60°54'26"E	12.05
R-13	N71°43'53"E	50.00
R-14	N87°36'08"W	10.00
R-15	S02°23'45"W	50.00
R-16	S87°36'08"E	10.00
R-17	N37°45'22"E	196.99
R-18	S52°14'38"E	108.53
R-19	S37°45'22"W	10.00
R-20	S52°14'38"E	50.00
R-21	S37°45'22"W	10.00
R-22	S52°14'38"E	113.45
R-23	S52°14'38"E	299.98
R-24	S37°45'22"W	196.99
R-25	S60°54'26"W	12.05
R-26	S63°40'38"E	223.07
R-27	N26°19'22"E	6.15
R-28	S63°40'38"E	50.00
R-29	S26°19'22"W	3.88
R-30	S36°25'48"W	48.01
R-31	N64°23'13"W	50.00
R-32	S52°20'07"W	7.85
R-33	N37°39'53"W	50.00
R-34	S52°20'07"W	15.50
R-35	S52°20'07"W	56.00
R-36	N37°39'53"W	46.97
R-37	S37°29'06"W	106.01
R-38	N27°58'22"E	30.30
R-39	S51°43'17"E	101.01
R-40	N52°17'26"W	224.56
R-41	N43°37'42"E	295.06
R-42	N53°53'13"E	5.81
R-43	S37°29'06"W	165.76
R-44	S37°29'06"W	50.58
R-45	N61°15'04"W	48.74
R-46	S52°31'26"E	302.02
R-47	S51°23'26"E	246.01
R-48	S51°08'53"E	161.14
R-49	S47°26'43"E	13.68

PROPOSED ROW LINE DATA - PHASE 3		
LINE	BEARING	LENGTH
R-60	N46°22'18"W	6.00
R-61	N13°08'59"W	587.92
R-62	N76°51'01"E	570.00
R-63	N76°51'01"E	322.08
R-64	S76°51'01"W	151.63
R-65	S13°08'59"E	195.79
R-66	S13°08'59"E	195.79
R-67	N76°51'01"E	284.00
R-68	N13°08'59"W	136.00
R-69	N76°51'01"E	208.00
R-70	N13°08'59"W	373.92
R-71	N46°22'18"W	11.00
R-72	N13°08'59"W	72.00
R-73	N76°51'01"E	144.00
R-74	N13°08'59"W	72.00
R-75	N76°51'01"E	144.00

ROW CURVE DATA - PHASE 2						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-65	475.00	162.55'	82.08'	19°36'27"	N62°08'20"E	161.76'
RC-66	225.00	490.48'	431.31'	124°54'03"	S9°29'32"W	398.97'
RC-67	14.00	19.37'	11.60'	79°16'51"	N13°19'04"W	17.86'
RC-68	525.00	179.66'	90.72'	19°36'27"	N62°08'20"E	178.79'
RC-69	175.00	372.86'	316.21'	122°04'38"	S10°54'14"W	306.23'
RC-70	14.00	22.27'	14.28'	91°08'03"	N84°17'54"E	19.99'
RC-71	275.00	150.12'	76.98'	31°16'39"	S54°22'12"W	148.26'
RC-72	1475.00	258.00'	129.33'	10°01'19"	N64°59'52"E	257.67'
RC-73	175.00	104.99'	54.13'	34°22'26"	N42°48'00"E	103.42'

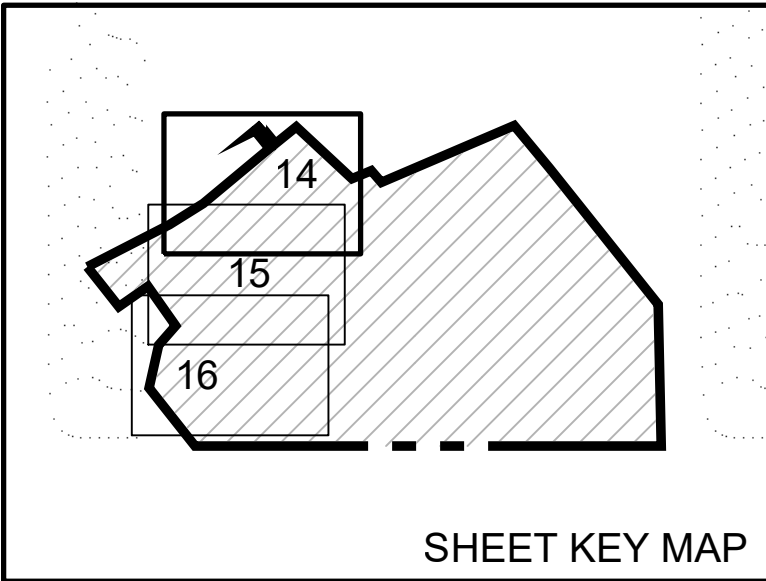
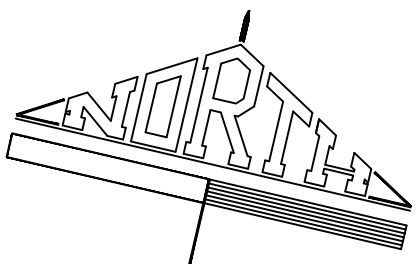
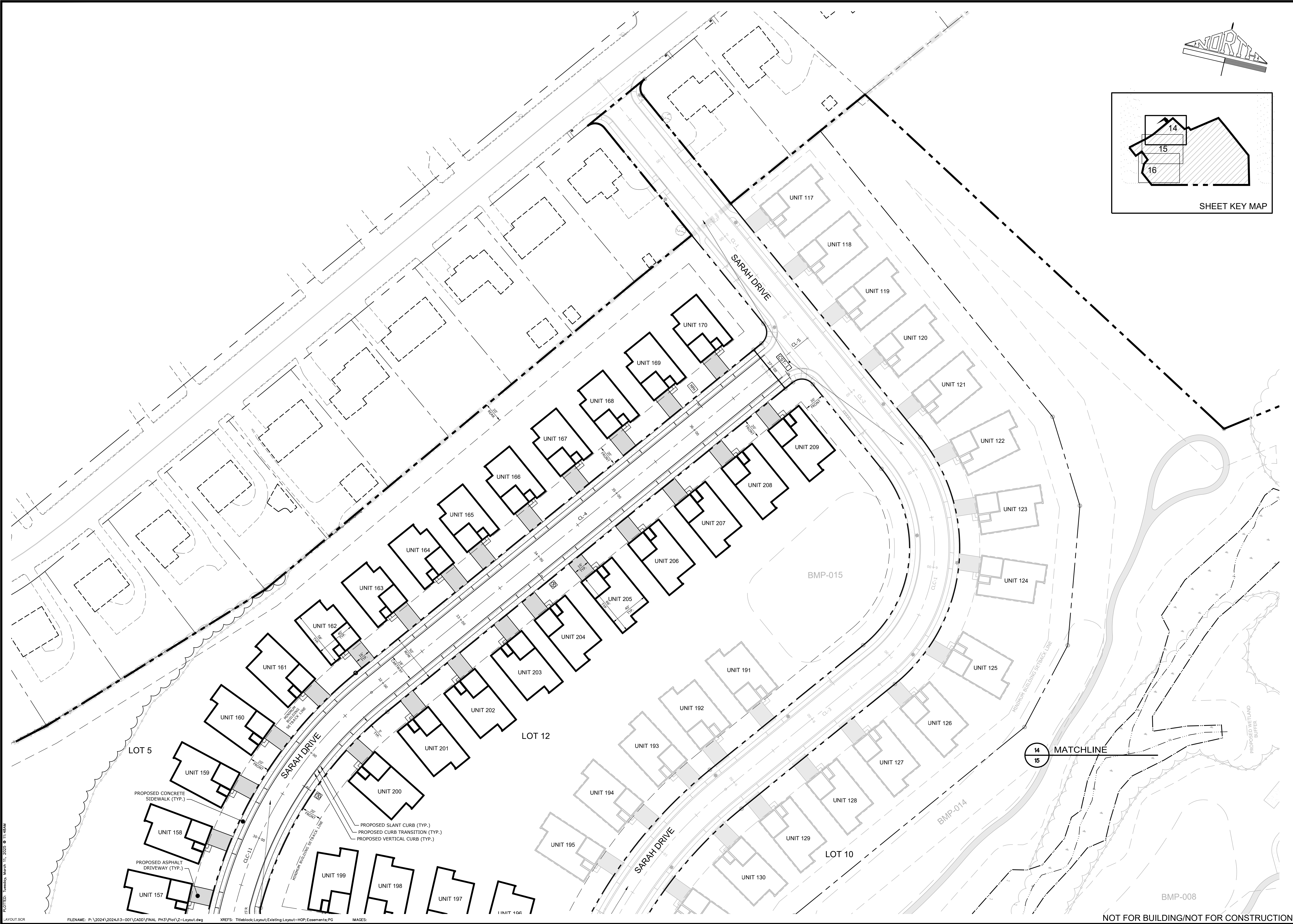
PROPOSED ROW LINE DATA - PHASE 2		
LINE	BEARING	LENGTH
R-50	N52°20'07"E	48.05
R-51	N26°19'22"E	71.31
R-52	N52°20'07"E	48.05

PROPOSED ROW LINE DATA - PHASE 4		
LINE	BEARING	LENGTH
R-53	S37°45'22"W	511.13
R-54	N37°45'22"E	511.13
R-55	N85°25'39"E	12.22
R-57	S87°36'08"E	10.72
R-58	S87°36'08"E	10.73
R-59	S85°25'39"W	12.22

ROW CURVE DATA - PHASE 4						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-74	225.00	232.29'	127.69'	59°09'06"	N11°18'26"E	222.11'
RC-75	325.00	160.11'	81.72'	28°13'37"	N54°59'47"E	158.50'
RC-76	200.00	388.65'	292.86'	111°20'25"	S55°13'12"E	330.32'
RC-77	725.00	364.67'	186.28'	28°49'09"	N13°57'34"W	360.84'
RC-78	425.00	490.49'	276.66'	66°07'31"	S4°41'36"W	463.72'
RC-79	375.00	236.45'	122.30'	36°07'36"	S19°41'34"W	232.55'
RC-80	14.00	23.51'	15.60'	96°12'07"	S46°28'18"E	20.84'
RC-81	2025.00	246.35'	123.33'	6°58'13"	S88°54'45"W	246.20'
RC-82	1975.00	240.27'	120.28'	6°58'13"	S88°54'45"W	240.12'
RC-83	14.00	23.51'	15.60'	96°12'07"	S37°19'35"W	20.84'
RC-84	375.00	115.16'	58.04'	17°35'41"	S19°34'19"E	114.71'
RC-85	775.00	389.82'	199.13'	28°49'09"	N13°57'34"W	385.72'
RC-86	150.00	291.49'	219.65'	111°20'25"	S55°13'12"E	247.74'
RC-87	275.00	135.48'	69.14'	28°13'37"	N54°59'47"E	134.11'
RC-88	175.00	180.67'	99.32'	59°09'06"	N11°18'26"E	172.75'

ROW CURVE DATA - PHASE 3						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-89	175.00	101.47'	52.21'	33°13'18"	N29°45'38"W	100.05'
RC-90	50.00	224.59'	-62.45'	257°21'52"	S25°31'56"W	78.06'
RC-91	14.00	18.90'	11.21'	77°21'52"	S64°28'03"E	17.50'
RC-92	24.00	37.70'	24.00'	90°00'00"	N31°51'01"E	33.94'
RC-93	295.00	64.78'	32.52'	12°34'57"	N19°26'28"W	64.65'
RC-94	355.00	77.96'	39.14'	12°34'57"	N19°26'28"W	77.80'
RC-95	24.00	37.70'	24.00'	90°00'00"	S58°08'59"E	33.94'
RC-96	14.00	21.99'	14.00'	90°00'00"	N31°51'01"E	19.80'
RC-97	14.00	21.99'	14.00'	90°00'00"	N31°51'01"E	19.80'
RC-98	125.00	72.48'	37.29'	33°13'18"	N29°45'38"W	71.47'
RC-99	14.00	21.99'	14.00'	90°00'00"	N58°08'59"W	19.80'
RC-100	14.00	21.99'	14.00'	90°00'00"	N31°51'01"E	19.80'
RC-101	14.00	21.99'	14.00'	90°00'00"	S58°08'59"E	19.80'
RC-102	14.00	21.99'	14.00'	90°00'00"	S31°51'01"W	19.80'

STORM DRAINAGE EASEMENT LINE DATA		
LINE	BEARING	LENGTH
SDE-200	S52°14'38"E	30.07
SDE-201	S41°44'48"W	73.61
SDE-202	S37°45'21"W	429.08
SDE-203	S37°01'44"W	197.74
SDE-204	S15°01'59"W	82.82
SDE-205	S07°17'59"W	72.77
SDE-206	S00°26'00"E	72.77
SDE-207	S08°10'00"E	72.77
SDE-208	S15°53'59"E	72.77
SDE-209	S24°06'58"E	188.67
SDE-210	S12°46'55"E	116.81
SDE-211	S02°10'36"E	130.93
SDE-212	S16°08'02"E	70.50
SDE-213	S09°39'00"W	78.93
SDE-214	S52°46'13"E	188.37
SDE-215	S81°29'42"E	168.39
SDE-216	N71°08'06"E	143.35
SDE-217	N29°30'42"W	120.01
SDE-218	S29°30'42"E	108.25
SDE-219	N58°27'27"E	47.68
SDE-220	N49°27'37"E	75.37
SDE-221	N38°42'38"E	77.31
SDE-222	N25°16'18"E	81.44
SDE-223	N11°16'24"E	81.73
SDE-224	N00°02'44"W	47.91
SDE-225	N22°58'09"W	44.03
SDE-226	N6°06'51"E	30.00
SDE-227	S23°58'09"E	50.38
SDE-228	S00°02'44"E	57.24
SDE-229	S11°16'24"W	88.38
SDE-230	S25°16'18"W	88.66
SDE-231	S38°42'38"W	83.67
SDE-232	S49°27'37"W	80.55
SDE-233	S58°27'27"W	51.11
SDE-234	S29°30'42"E	76.54
SDE-235	S60°35'40"W	196.32
SDE-236	N77°28'03"E	46.89
SDE-237	S18°18'06"W	81.79
SDE-238	S84°32'14"W	43.71
SDE-239	N18°06'55"E	55.79
SDE-240	S88°22'50"W	146.93
SDE-241	N51°31'15"W	201.02
SDE-242	N00°41'31"E	96.35
SDE-243	N42°41'22"E	70.72
SDE-244	N09°39'00"E	38.49
SDE-245	N16°08'02"W	67.30
SDE-246	N02°10'36"W	131.81
SDE-247	N12°46'55"W	111.05
SDE-248	N24°06'58"W	187.85
SDE-249	N15°55'59"W	76.93
SDE-250	N08°10'00"W	76.82
SDE-251	N00°26'00"W	76.83
SDE-252	N07°17'59"E	76.82

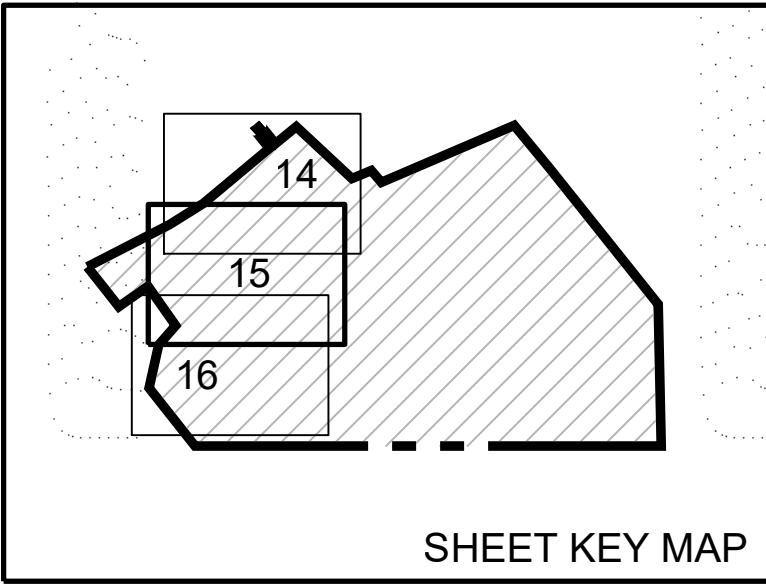


PROJECT TITLE		CLIENT		MANAGER		SEAL	
1376 CAMPUS ROAD - PHASE 3		1376 CAMPUS ROAD ASSOCIATES, LLC		CHRIS VEMARCHICK			
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		ONE TOWER BRIDGE		DESIGN BY:		CHECKED BY:	
MOUNT JOY TOWNSHIP		100 FRONT STREET, SUITE 560		NGG		CV	
LANCASTER COUNTY, PA		WEST CONSHOCKEN, PA 19428		DRAWN BY:		CHECKED BY:	
		(571) 276-3184		NGG		CV	
SHEET TITLE		SCALE		NO. BY		DATE	
LAYOUT PLAN		1" = 40'					
		0' 40' 120'					
Land Planning Landscape Architecture Civil Engineering		53 West Java Street (717) 715-3388 FAX (717) 335-6377		221 W. Philadelphia Street (717) 844-0315		328 N. Market Street (717) 892-7515	
DATE: MARCH 7, 2025		PROJECT NO.: 2024/13-001		LOPC NO.:			
SHEET NO.: 14 OF 42							

PLOTTED: Tuesday, March 11, 2025 @ 11:43AM

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NOT FOR BUILDING/NOT FOR CONSTRUCTION



PROJECT TITLE		CLIENT		MANAGER		SEAL		NO BY DATE REVISION	
1376 CAMPUS ROAD - PHASE 3		1376 CAMPUS ROAD ASSOCIATES, LLC		CHRIS VEMARCHICK					
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		ONE TOWER BRIDGE		DESIGN BY:					
		100 FRONT STREET SUITE 560		NGG		CV			
		WEST CONSHOCKEN, PA 19428		DRAWN BY:					
		(571) 276-3184		NGG		CV			
SHEET TITLE		SCALE							
LAYOUT PLAN		1"= 40'							
Land Planning		93 West Java Street		53 West Java Street					
Landscape Architecture		(717) 715-1338		(717) 715-1338					
Civil Engineering		(717) 715-1338		(717) 715-1338					
		221 W. Philadelphia Street		221 W. Philadelphia Street					
		(717) 854-2015		(717) 854-2015					
		328 N. Market Street		328 N. Market Street					
		(717) 897-1515		(717) 897-1515					
		www.asssociates.com		www.asssociates.com					
DATE: MARCH 7, 2025									
PROJECT NO.: 2024/13-001									
LOPC NO.:									
SHEET NO.: 15 OF 42									

PLotted: Tuesday, March 11, 2025 @ 11:49AM

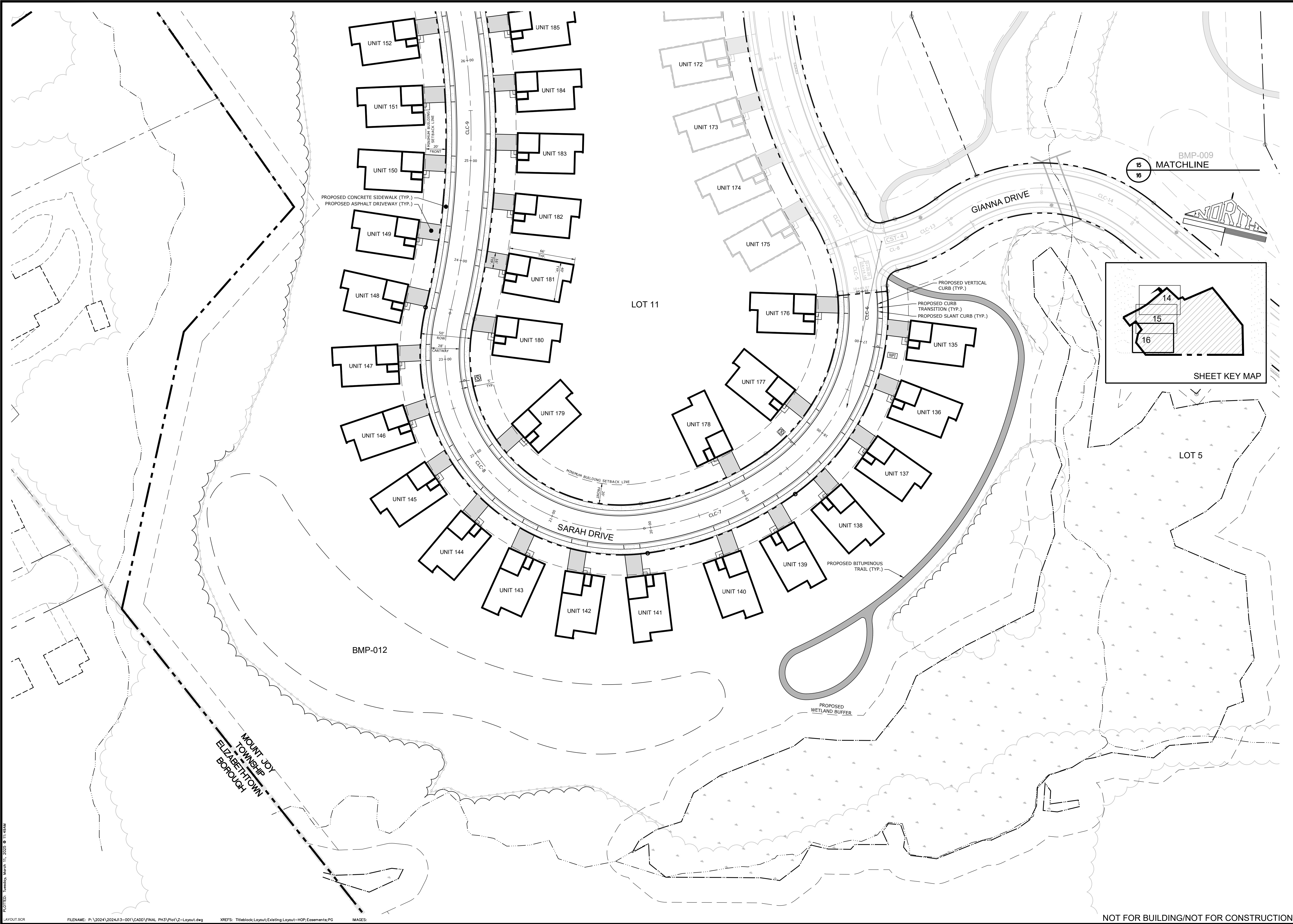
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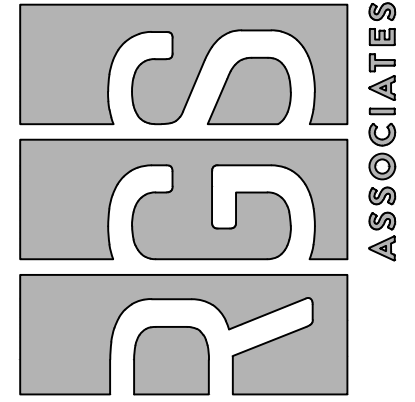
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NOT FOR BUILDING/NOT FOR CONSTRUCTION

		Land Planning Landscape Architecture Civil Engineering 53 West Java Street (717) 715-1338 FAX (717) 335-6277 221 W. Philadelphia Street (717) 854-2015 328 N. Market Street (717) 582-7515 E-mail: info@rgsassociates.com www.rgsassociates.com		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.		CLIENT 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER: CHRIS VEINARCHICK DESIGN BY: NGG DRAWN BY: NGG CHECKED BY: CV CHECKED BY: CV		SCALE 1" = 40' 0' 40' 120'		SHEET TITLE LAYOUT PLAN		NO. BY DATE REVISION	
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PLOTTED: Tuesday, March 11, 2025 @ 11:49AM

LAYOUT.SCR

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XREFS: Titleblock;Layout;Existing;Layout--HOP;Easements;PG

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DRIVEWAY CLEAR SIGHT TRIANGLE AND SAFE SIGHT STOPPING DISTANCE						
UNIT	STREET	INTERSECTING STREET	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET)	
					REQUIRED:	ACTUAL:
135	SARAH DRIVE	UNIT 135 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.15	144	>144
			TO THE RIGHT	-9.00	164	>164
136	SARAH DRIVE	UNIT 136 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.15	144	>144
			TO THE RIGHT	-9.00	164	>164
137	SARAH DRIVE	UNIT 137 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.15	144	>144
			TO THE RIGHT	-2.15	151	>151
138	SARAH DRIVE	UNIT 138 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.15	144	>144
			TO THE RIGHT	-2.15	151	>151
139	SARAH DRIVE	UNIT 139 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.15	144	>144
			TO THE RIGHT	-2.15	151	>151
140	SARAH DRIVE	UNIT 140 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.15	144	>144
			TO THE RIGHT	-2.15	151	>151
141	SARAH DRIVE	UNIT 141 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	-2.15	151	>151
142	SARAH DRIVE	UNIT 142 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	0.00	147	>147
143	SARAH DRIVE	UNIT 143 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
144	SARAH DRIVE	UNIT 144 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
145	SARAH DRIVE	UNIT 145 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
146	SARAH DRIVE	UNIT 146 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
147	SARAH DRIVE	UNIT 147 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
148	SARAH DRIVE	UNIT 148 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
149	SARAH DRIVE	UNIT 149 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
150	SARAH DRIVE	UNIT 150 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
151	SARAH DRIVE	UNIT 151 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-7.00	159	>159
			TO THE RIGHT	+7.00	138	>138
152	SARAH DRIVE	UNIT 152 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
153	SARAH DRIVE	UNIT 153 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
154	SARAH DRIVE	UNIT 154 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
155	SARAH DRIVE	UNIT 155 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
156	SARAH DRIVE	UNIT 156 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
157	SARAH DRIVE	UNIT 157 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
158	SARAH DRIVE	UNIT 158 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
159	SARAH DRIVE	UNIT 159 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
160	SARAH DRIVE	UNIT 160 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
161	SARAH DRIVE	UNIT 161 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
162	SARAH DRIVE	UNIT 162 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
163	SARAH DRIVE	UNIT 163 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.50	151	>151
			TO THE RIGHT	+2.50	144	>144
164	SARAH DRIVE	UNIT 164 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+1.80	145	>145
			TO THE RIGHT	+2.50	144	>144
165	SARAH DRIVE	UNIT 165 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+1.80	145	>145
			TO THE RIGHT	-1.80	150	>150
166	SARAH DRIVE	UNIT 166 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+1.80	145	>145
			TO THE RIGHT	-1.80	150	>150
167	SARAH DRIVE	UNIT 167 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+1.80	145	>145
			TO THE RIGHT	-1.80	150	>150

DRIVEWAY CLEAR SIGHT TRIANGLE AND SAFE SIGHT STOPPING DISTANCE						
UNIT	STREET	INTERSECTING STREET	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET)	
					REQUIRED:	ACTUAL:
168	SARAH DRIVE	UNIT 168 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+1.80	145	>145
			TO THE RIGHT	-1.80	150	>150
169	SARAH DRIVE	UNIT 169 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+1.80	145	>145
			TO THE RIGHT	-1.80	150	>150
170	SARAH DRIVE	UNIT 170 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+1.80	N/A	N/A
			TO THE RIGHT	-1.80	150	>150
176	SARAH DRIVE	UNIT 176 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-9.00	164	>164
			TO THE RIGHT	+2.15	144	>144
177	SARAH DRIVE	UNIT 177 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.15	151	>151
			TO THE RIGHT	+2.15	144	>144
178	SARAH DRIVE	UNIT 178 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-2.15	151	>151
			TO THE RIGHT	+2.15	144	>144
179	SARAH DRIVE	UNIT 179 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+7.00	138	>138
			TO THE RIGHT	-7.00	159	>159
180	SARAH DRIVE	UNIT 180 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+7.00	138	>138
			TO THE RIGHT	-7.00	159	>159
181	SARAH DRIVE	UNIT 181 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+7.00	138	>138
			TO THE RIGHT	-7.00	159	>159
182	SARAH DRIVE	UNIT 182 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+7.00	138	>138
			TO THE RIGHT	-7.00	159	>159
183	SARAH DRIVE	UNIT 183 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+7.00	138	>138
			TO THE RIGHT	-7.00	159	>159
184	SARAH DRIVE	UNIT 184 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+7.00	138	>138
			TO THE RIGHT	-7.00	159	>159
185	SARAH DRIVE	UNIT 185 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.50	144	>144
			TO THE RIGHT	-2.50	151	>151
186	SARAH DRIVE	UNIT 186 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.50	144	>144
			TO THE RIGHT	-2.50	151	>151
187	DIANE COURT	UNIT 187 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	+2.50	N/A	N/A
			TO THE RIGHT	+5.00	140	>140
188	DIANE COURT	UNIT 188 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	-5.00	N/A	N/A
			TO THE RIGHT	+5.00	140	>140
189	DIANE COURT	UNIT 189 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	-5.00	155	>155
			TO THE RIGHT	+5.00	140	>140
190	DIANE COURT	UNIT 190 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	-5.00	155	>155
			TO THE RIGHT	+5.00	N/A	N/A
196	DIANE COURT	UNIT 196 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	+5.00	N/A	N/A
			TO THE RIGHT	-5.00	155	>155
197	DIANE COURT	UNIT 197 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	+5.00	140	>140
			TO THE RIGHT	-5.00	155	>155
198	DIANE COURT	UNIT 198 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	+5.00	140	>140
			TO THE RIGHT	-5.00	155	>155
199	DIANE COURT	UNIT 199 DRIVEWAY AND STREET DIANE COURT	TO THE LEFT	+5.00	140	>140
			TO THE RIGHT	+2.50	N/A	N/A
200	SARAH DRIVE	UNIT 200 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.50	144	>144
			TO THE RIGHT	-2.50	151	>151
201	SARAH DRIVE	UNIT 201 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.50	144	>144
			TO THE RIGHT	-2.50	151	>151
202	SARAH DRIVE	UNIT 202 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.50	144	>144
			TO THE RIGHT	-2.50	151	>151
203	SARAH DRIVE	UNIT 203 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.50	144	>144
			TO THE RIGHT	+1.80	145	>145
204	SARAH DRIVE	UNIT 204 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	+2.50	144	>144
			TO THE RIGHT	+1.80	145	>145
205	SARAH DRIVE	UNIT 205 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-1.80	150	>150
			TO THE RIGHT	+1.80	145	>145
206	SARAH DRIVE	UNIT 206 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-1.80	150	>150
			TO THE RIGHT	+1.80	145	>145
207	SARAH DRIVE	UNIT 207 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-1.80	150	>150
			TO THE RIGHT	+1.80	145	>145
208	SARAH DRIVE	UNIT 208 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-1.80	150	>150
			TO THE RIGHT	+1.80	N/A	N/A
209	SARAH DRIVE	UNIT 209 DRIVEWAY AND STREET SARAH DRIVE	TO THE LEFT	-1.80	150	>150
			TO THE RIGHT	+1.80	N/A	N/A

CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-4	511.13'	N37°45'22"E	SARAH DRIVE
CL-5	74.00'	N37°45'22"E	SARAH DRIVE
CL-6	42.44'	N87°36'08"W	DIANE COURT
CL-7	53.33'	S85°25'39"W	DIANE COURT

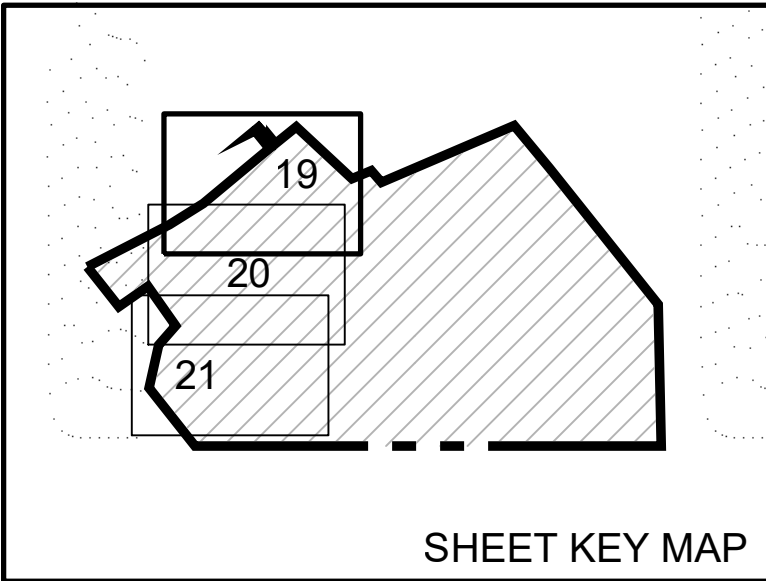
CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-6	200.00'	208.48'	114.83'	S11°01'14"W	199.17'	59°43'29"	SARAH DRIVE
CLC-7	300.00'	147.80'	75.43'	S54°59'47"W	146.31'	28°13'37"	SARAH DRIVE
CLC-8	175.00'	340.07'	256.25'	N55°13'12"W	289.03'	111°20'25"	SARAH DRIVE
CLC-9	750.00'	377.24'	192.70'	N13°57'34"W	373.28'	28°49'09"	SARAH DRIVE



SEE PLANS PREPARED BY TRAFFIC
PLANNING AND DESIGN, INC FOR THE
LAYOUT, GRADING AND STORMWATER
DESIGN ASSOCIATED WITH THE
CAMPUS ROAD ROUNDABOUT

PROJECT TITLE		CLIENT		MANAGER		SEAL	
1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19380 (571) 276-3184		CHRIS VEMARCHICK DESIGN BY: NGG DRAWN BY: NGG		CHECKED BY: CV CHECKED BY: CV	
SHEET TITLE		SCALE		NO. BY		DATE	
OVERALL GRADING PLAN		1" = 150' 0' 150' 300' 450'				REVISION	
Land Planning Landscape Architecture Civil Engineering 93 West Java Street (771) 715-1338 FAX (771) 335-6277 221 W. Philadelphia Street (771) 864-2015 328 N. Market Street (771) 882-7515 E-mail: info@grassassociates.com www.grassassociates.com		ASSOCIATES					
DATE: MARCH 7, 2025							
PROJECT NO.: 2024/113-001							
LOPC NO.:							
SHEET NO.: 18 OF 42							

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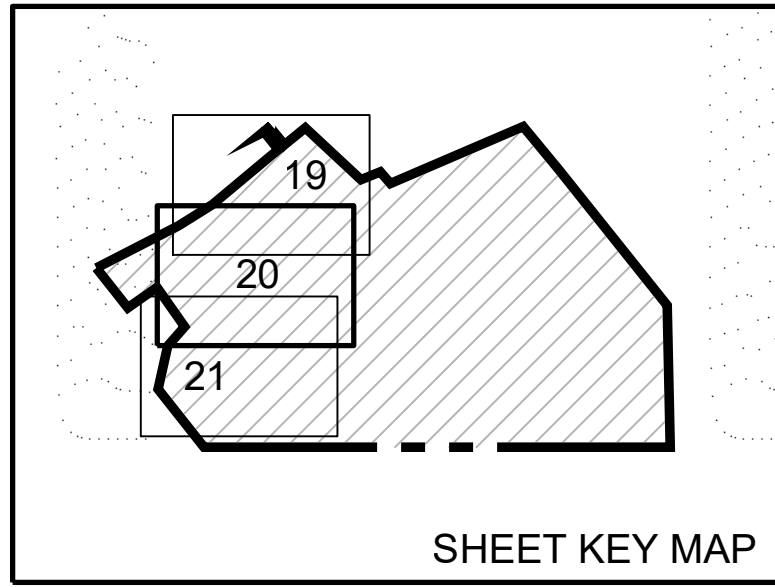
PROJECT TITLE		CLIENT		MANAGER		SEAL		NO BY DATE REVISION	
1376 CAMPUS ROAD - PHASE 3		1376 CAMPUS ROAD ASSOCIATES, LLC		CHRIS VEMARCHICK					
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		DESIGN BY: NGG		CHECKED BY: CV			
SHEET TITLE		SCALE		DRAWN BY: NGG		CHECKED BY: CV			
GRADING PLAN		1" = 40' 0' 40' 120'							
Land Planning Landscape Architecture Civil Engineering 93 West Java Street (717) 715-3388 FAX (717) 354-8977 224 W. Philadelphia Street (717) 864-5015 328 N. Market Street (717) 867-6115 www.asssociates.com		ASSOCIATES							
DATE: MARCH 7, 2025									
PROJECT NO.: 2024/13-001									
LPC NO.:									
SHEET NO.: 19 OF 42									

PLOTID: Tuesday, March 11, 2025 @ 11:50AM

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IMAGES:

NOT FOR BUILDING/NOT FOR CONSTRUCTION



	PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19380 (571) 276-3184		MANAGER CHRIS VEMARCHICK DESIGN BY NGG DRAWN BY NGG		CHECKED BY CV CHECKED BY CV	
	DATE: MARCH 7, 2025 PROJECT NO.: 2024/13-001 LOPC NO.:		SHEET TITLE GRADING PLAN		SCALE 1" = 40' 0' 40' 120'		NO BY DATE REVISION	

Land Planning
 Landscape Architecture
 Civil Engineering
 93 West Java Street
 11003
 221 W. Philadelphia Street
 11003
 328 N. Market Street
 11003
 E-mail: info@randsassociates.com
 www.randsassociates.com

PLOTID: Tuesday, March 11, 2025 @ 11:23 AM
 GRADING.SCR

FILENAME: P:\2024\2024\13-001\CADD\FINAL PH3\Plot\Z-Grading.dwg XREFS: Titleblock;Profiles-Utilities;Easements;Layout;Existing;EG;Existing-GIS;EG-Lider;Layout-HOP;Floodplain;PG-HOP;PG

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NOT FOR BUILDING/NOT FOR CONSTRUCTION

SHEET NO: 20 OF 42



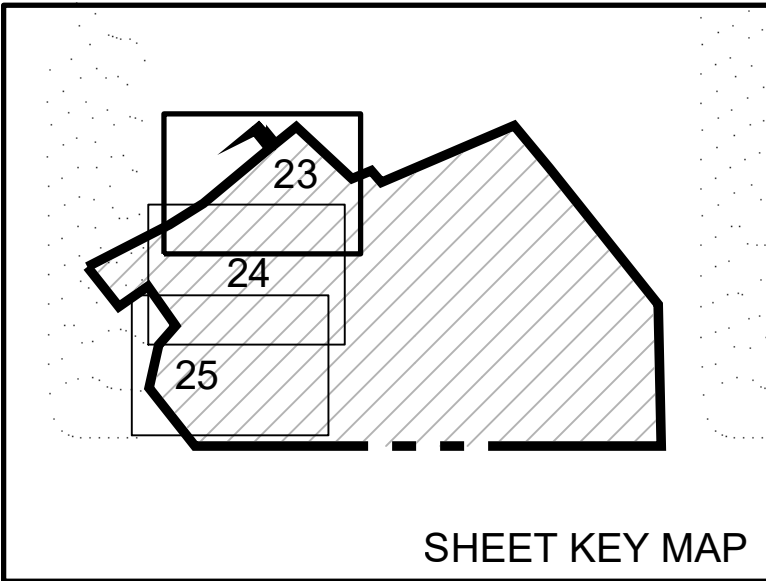
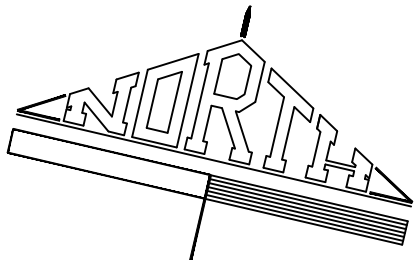
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IMAGES:

REFER TO GRADING NOTES ON COVER SHEET.
NOT FOR BUILDING/NOT FOR CONSTRUCTION

MANAGER: CHRIS VEMARCHICK		SEAL	
DESIGN BY: NGG		CV	
DRAWN BY: NGG		CV	
CHECKED BY: NGG		CV	
CLIENT: 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		SCALE: 1" = 40' 0' 40' 120'	
PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA		SHEET TITLE: GRADING PLAN	
Land Planning Landscape Architecture Civil Engineering 53 West Java Street • 11003 (717) 715-1388 FAX (717) 715-6277 221 W. Philadelphia Street (717) 864-2015 328 N. Market Street (717) 862-1515 E-mail: info@grassassociates.com www.grassassociates.com			
DATE: MARCH 7, 2025			
PROJECT NO.: 2024/J13-001			
LOPC NO.:			
SHEET NO.: 21 OF 42			



SEAL		SEAL		MANAGER: CHRIS VEMARCHICK		CLIENT		PROJECT TITLE		Land Planning Landscape Architecture Civil Engineering 53 West Java Street • 11003 (717) 715-3385 FAX: (717) 335-6977 221 W. Philadelphia Street (717) 854-3015 328 N. Market Street (717) 389-7515 www.ressassociates.com	
NO BY		DATE		REVISION		DESIGN BY: CV		CHECKED BY: CV		1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOCKEN, PA 19428 (571) 276-3184	
NO BY		DATE		REVISION		DRAWN BY: NGG		CHECKED BY: CV		1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA	
NO BY		DATE		REVISION		SCALE		1" = 40'		SHEET TITLE UTILITY PLAN	
NO BY		DATE		REVISION		SCALE		1" = 40'		DATE: MARCH 7, 2025 PROJECT NO.: 2024/13-001 LOPC NO.: SHEET NO.: 23 OF 42	

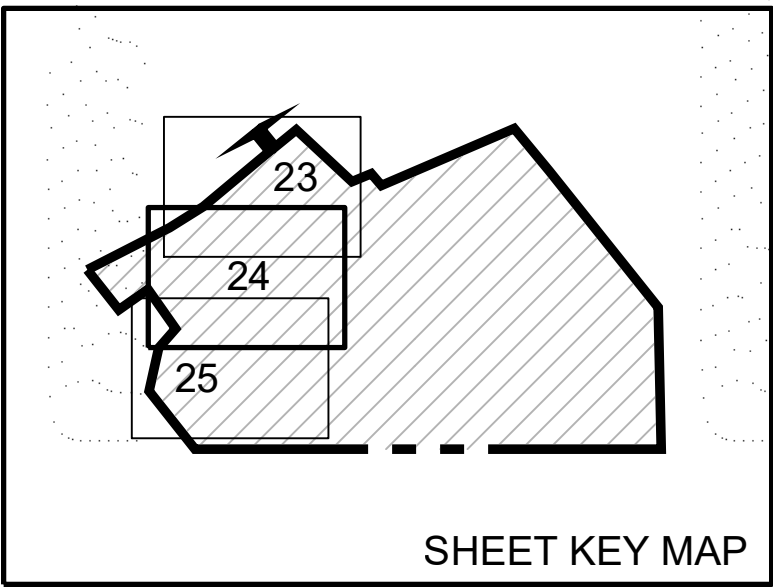
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FILENAME: P:\2024\2024\13-001\CADD\FINAL PH3\Plot\Z-Utility.dwg

XREFS: Titleblock;Profiles-Utilities;Easements;Layout;PG;Existing;EG;Existing-QIS;EG-Lidar;Layout-HQP;Floorplan

IMAGES:

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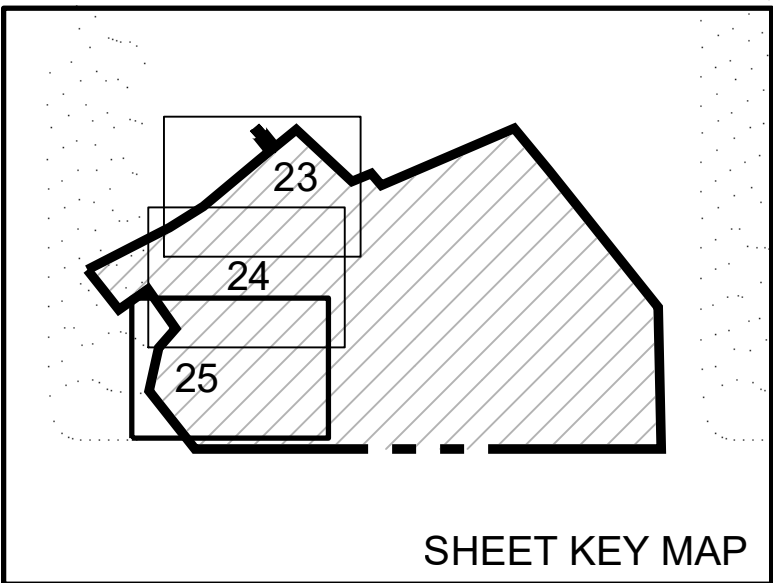
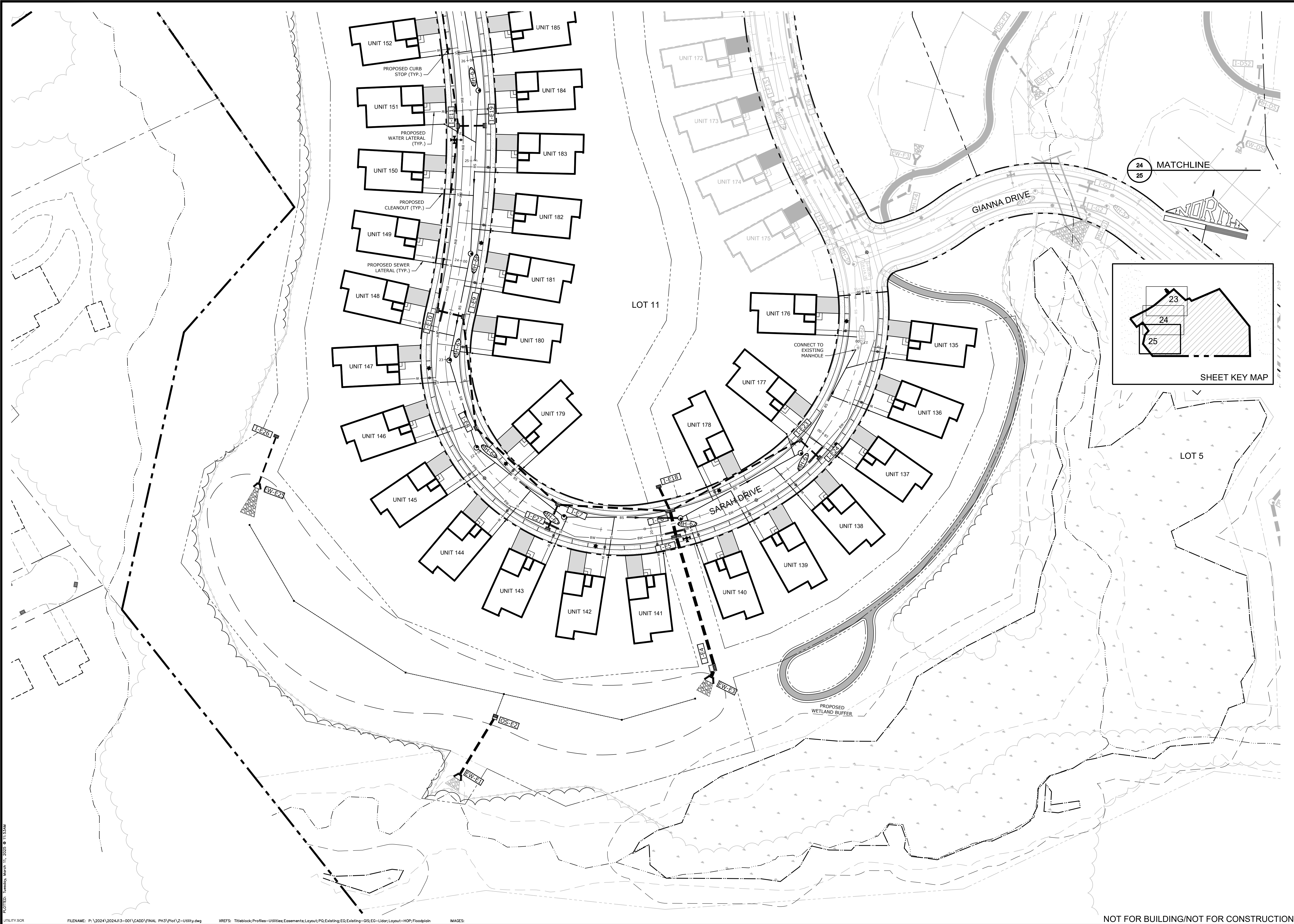


REVISION	
NO	BY
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MANAGER: CHRIS VEMARCHICK	
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CLIENT: 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184	
PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN	
SHEET TITLE: UTILITY PLAN	
SHEET NO.: 24 OF 42	
DATE: MARCH 7, 2025	
PROJECT NO.: 202413-001	
LOPC NO.:	
SHEET NO.: 24 OF 42	
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Land Planning
Landscape Architecture
Civil Engineering

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PA 19003
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221 W. Philadelphia Street
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(717) 864-0315
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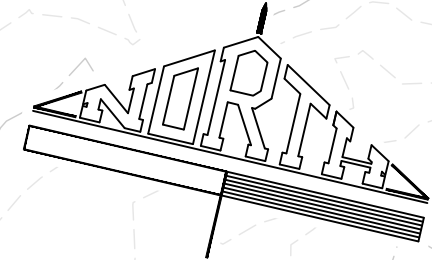
ASSOCIATES



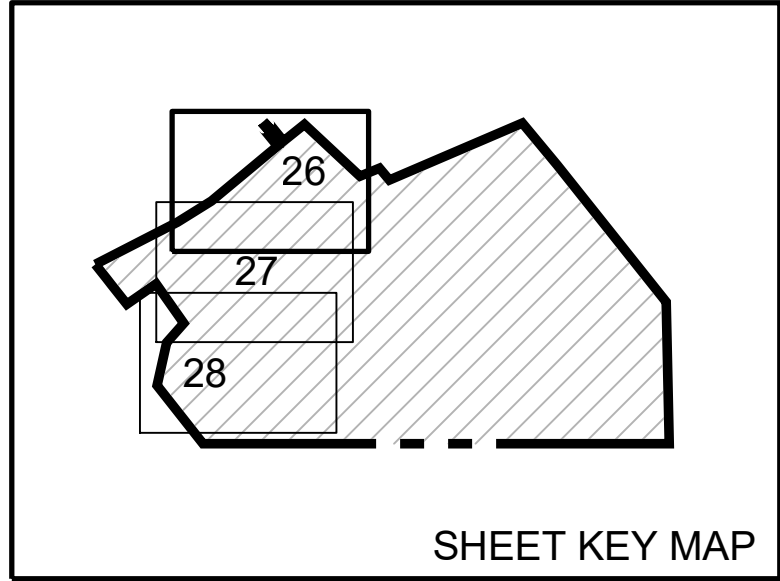
	DATE: MARCH 7, 2025																
	PROJECT NO.: 2024/13-001																
	LOPC NO.:																
	SHEET NO.: 25 OF 42																
Land Planning Landscape Architecture Civil Engineering 53 West Java Street • 11003 (717) 715-1398 FAX (717) 335-6977 221 W. Philadelphia Street (717) 864-9315 328 N. Market Street (717) 589-7515 E-mail: info@rgsassociates.com www.rgsassociates.com			PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.			SHEET TITLE UTILITY PLAN			CLIENT 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184			MANAGER: CHRIS VEMARCHICK DESIGN BY: NGG DRAWN BY: NGG CHECKED BY: CV CHECKED BY: CV			SEAL NO BY DATE REVISION		

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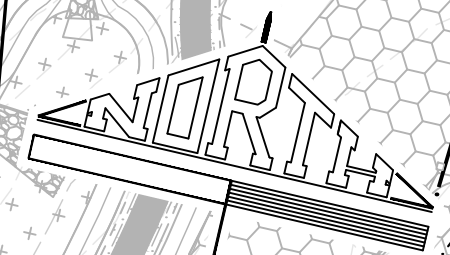
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	PROPOSED STORM DRAINAGE EASEMENT
	PROPOSED TRAIL EASEMENT
	PROPOSED CONSERVATION EASEMENT
	PROPOSED SNOW STOCKPILE EASEMENT
	LIMITS OF SOIL MEDIA AND PLUG PLANTING



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LANDSCAPE SCR
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XREFS: Titleblock;Profiles-Utilities;Easements;Landscape;Layout;PG;Existing;EG;Existing-QS;EG-Lidar;Layout-HOP
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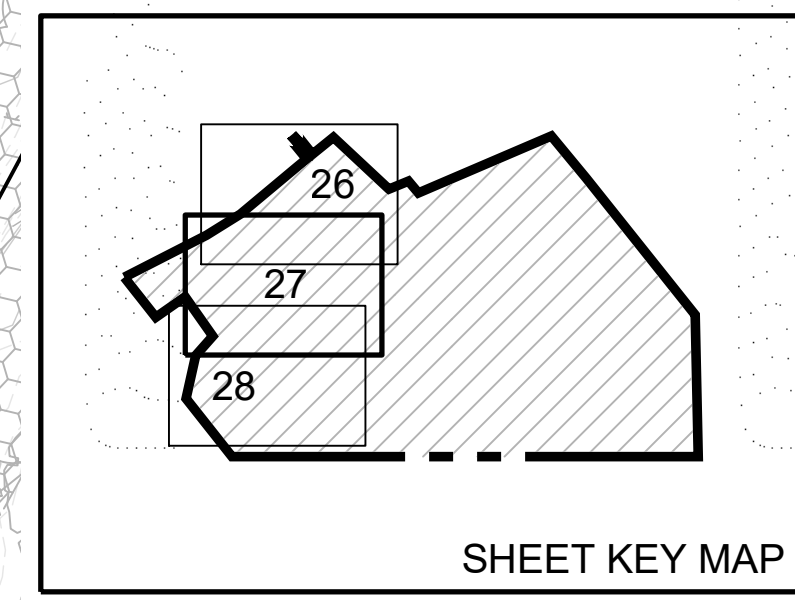
MANAGER: CHRIS VEMARCHICK		DESIGN BY: NGG		CHECKED BY: CV					
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SCALE 1"= 40' 0' 40' 80' 120'									
PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN									
CLIENT 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184									
SHEET TITLE LANDSCAPE PLAN									
LAND Planning Landscape Architecture Civil Engineering 53 West Java Street • 17103 (717) 715-1388 FAX (717) 715-5977 224 W. Philadelphia Street (717) 854-3105 (717) 854-3105 328 N. Market Street (717) 854-3105 E-mail: info@grassassociates.com www.grassassociates.com									
DATE: MARCH 7, 2025									
PROJECT NO.: 2024\13-001									
LOPC NO.:									
SHEET NO: 26 OF 42									



26
27
MATCHLINE

HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED TRAIL EASEMENT
- PROPOSED CONSERVATION EASEMENT
- PROPOSED SNOW STOCKPILE EASEMENT
- LIMITS OF SOIL MEDIA AND PLUG PLANTING



SHEET KEY MAP

27
28
MATCHLINE

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SEAL		SEAL		CLIENT: 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOCKEN, PA 19428		CHECKED BY: CV			
SEAL		SEAL		PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		DRAWN BY: NGS			
SEAL		SEAL		SHEET TITLE: LANDSCAPE PLAN		SCALE: 1"= 40' 0' 40' 120'			
SEAL		SEAL		LAND Planning Landscape Architecture Civil Engineering 53 West Java Street (717) 715-5388 FAX (717) 715-5377 221 W. Philadelphia Street (717) 864-5101 328 N. Market Street (717) 862-1515 www.rgsassociates.com		ASSOCIATES			
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SEAL		SEAL		LOPC NO.:		SHEET NO.: 27 OF 42			



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XREFS: Titleblock;Profiles--Utilities;Easements;Landscape;Layout;PG;Existing;EQ;Existing-QS;EQ-Lidar;Layout-HOP

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SHEET NO: 28		OF 42													