

SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- - - Adjoining Property Line
- - - Building Setback Line
- - - Easement Line
- - - Zoning Boundary
- Property Corner Found
- Property Corner To Be Set
- △# PennTerra Control Point
- ◆ Project Benchmark

EXISTING FEATURES LEGEND

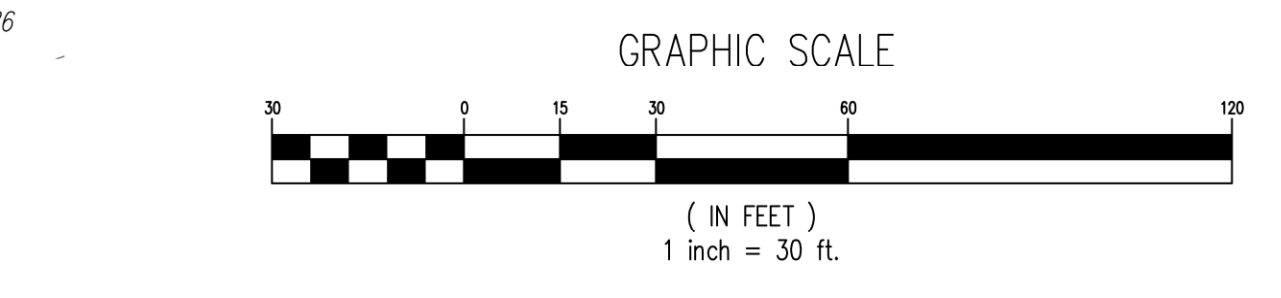
- Existing Curbing & Edge of Pavement
- Existing Bituminous Areas
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Guy Wire
- Existing Sign
- Existing Soil Limit Line / Boundary
- Existing Soil Type

PROPOSED FEATURES LEGEND

- ▭ PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE AREAS
- PROPOSED BITUMINOUS PAVEMENT AREAS
- ▭ PROPOSED STORMWATER BASIN / BEST MANAGEMENT PRACTICE (BMP) FACILITIES
- PROPOSED PAINTED SITE CROSSWALK (ACCESSIBLE ROUTE)
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOLS
- PROPOSED TRAFFIC FLOW ARROWS (NOT PAINTED)
- PROPOSED PARKING STALL COUNT
- PROPOSED SIGN W/ LABEL
- PROPOSED DEPRESSED CURB W/ CURB TRANSITION
- PROPOSED HANDICAPPED RAMP

EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	104.85'	200.00'	53.66'	N 37° 11' 36" E	103.65'	30° 02' 10"

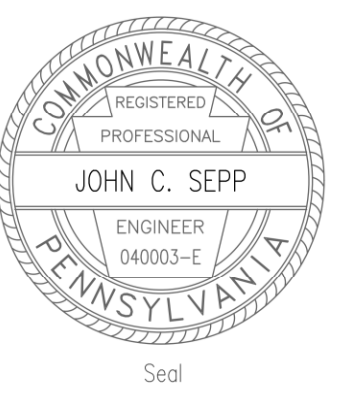


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Date	Description	REVISIONS
11/17/21	CM	REVIEW FOR TWP COMMENTS
9/28/21	CM	REVIEW FOR TWP COMMENTS
9/20/21	CM	REVIEW FOR TWP COMMENTS

ORCHARD SQUARE
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

RECORD PLAN

PROJECT NO.	17125.10
DATE	AUGUST 11, 2021
SCALE	1" = 30'
SHEET NO.	4

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