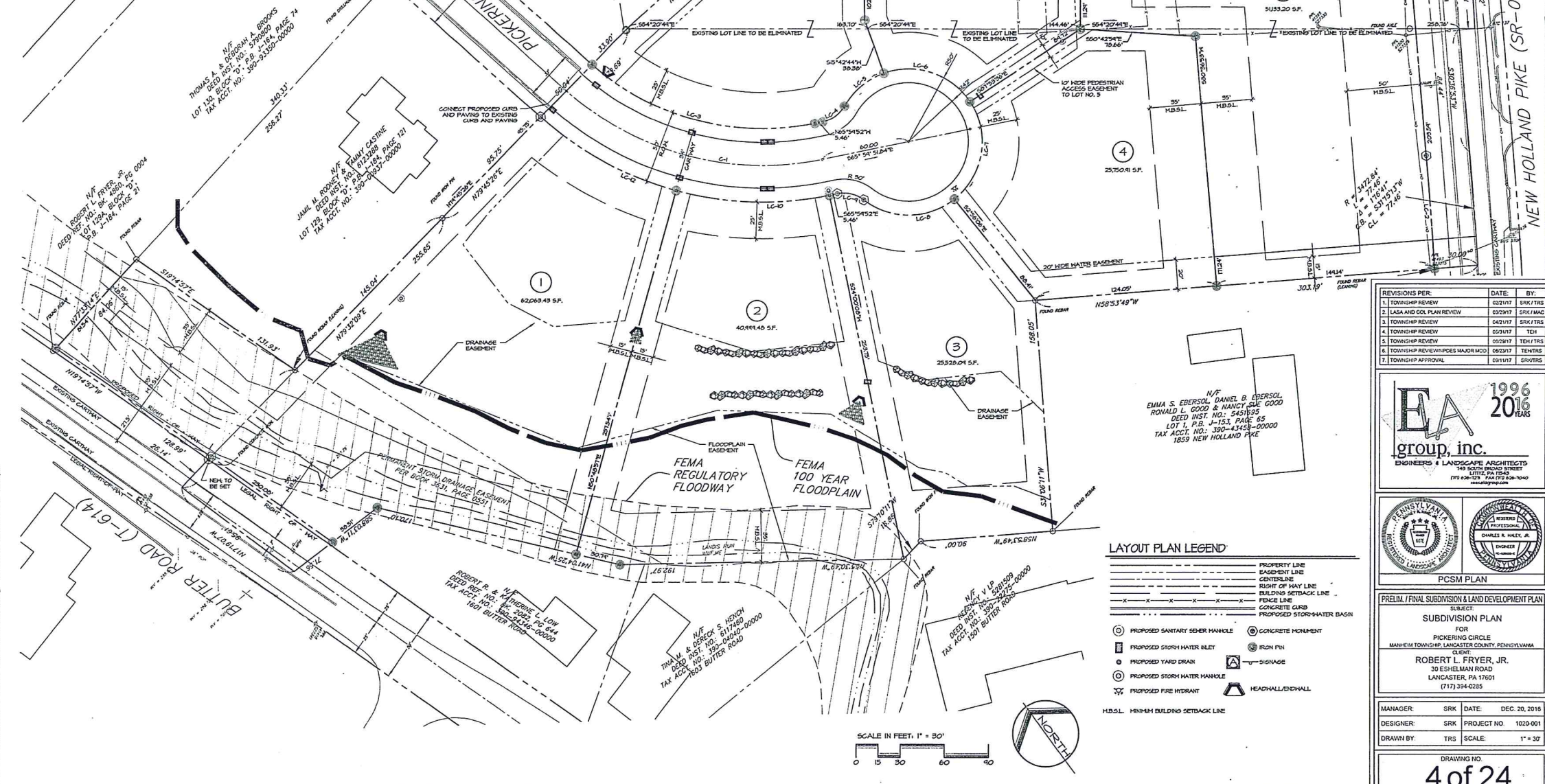


LOT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-2	8442.84	71.31	38.67	111.03°	S31°25'24"W	71.31
LC-3	175.00	162.60	81.70	53°14'12"	N34°22'46"W	166.82
LC-4	22.00	18.01	10.00	44°14'55"	S64°23'41"W	18.33
LC-5	50.00	35.34	16.67	40°57'31"	S55°13'56"W	34.94
LC-6	50.00	66.67	33.34	76°23'40"	N36°05'36"W	61.84
LC-7	50.00	74.14	45.78	84°57'30"	N44°29'04"E	67.53
LC-8	50.00	66.67	33.34	76°23'40"	S64°05'36"W	61.84
LC-9	22.00	18.01	10.00	44°14'55"	S41°22'24"E	18.33
LC-10	225.00	105.90	53.63	26°48'44"	S62°39'28"E	104.34
LC-12	225.00	105.90	53.63	26°58'54"	S25°41'34"E	104.44

CENTERLINE CURVE DATA						
SEGMENT	RADIUS	LENGTH	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C-1	200.00'	156.13'	100.42'	53°33'06"	S34°13'11"E	150.20'



LAYOUT PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- CONCRETE CURB
- PROPOSED STORM-WATER DASH
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM WATER INLET
- PROPOSED YARD DRAIN
- PROPOSED STORM WATER MANHOLE
- PROPOSED FIRE HYDRANT
- CONCRETE MONUMENT
- IRON PIN
- SIGNAGE
- HEADWALL/ENDWALL

MB.S.L. MINIMUM BUILDING SETBACK LINE

REVISIONS PER	DATE	BY
1. TOWNSHIP REVIEW	02/21/17	SRK/TRS
2. LISA AND COL PLAN REVIEW	02/21/17	SRK/MAC
3. TOWNSHIP REVIEW	04/21/17	SRK/TRS
4. TOWNSHIP REVIEW	05/31/17	TEH
5. TOWNSHIP REVIEW	06/29/17	TEH/TRS
6. TOWNSHIP REVIEW/REVISED MAJOR MOD	08/23/17	TEH/TRS
7. TOWNSHIP APPROVAL	09/11/17	SRK/TRS

EA group, inc.
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 ENGINEERS & LANDSCAPE ARCHITECTS
 740 SOUTH BRIDGES STREET
 LITITZ, PA 17543
 (717) 394-0235
 eadgroupinc.com

PCSM PLAN

SEAL OF THE PENNSYLVANIA BOARD OF PROFESSIONAL ENGINEERS
 CHARLES R. HALEY, JR.
 ENGINEER
 EXPIRATION DATE: 12/31/2018

PRELIM. / FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

SUBDIVISION PLAN
 FOR
 PICKERING CIRCLE
 MANHEIM TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
 CLIENT:
ROBERT L. FRYER, JR.
 30 ESHelman ROAD
 LANCASTER, PA 17601
 (717) 394-0235

MANAGER:	SRK	DATE:	DEC. 20, 2016
DESIGNER:	SRK	PROJECT NO.	1020-001
DRAWN BY:	TRS	SCALE:	1" = 30'

Drawings: M:\020\020-001\020-001\020-001.dwg - PLOTTED: Jan. 24, 2016 1:35 pm