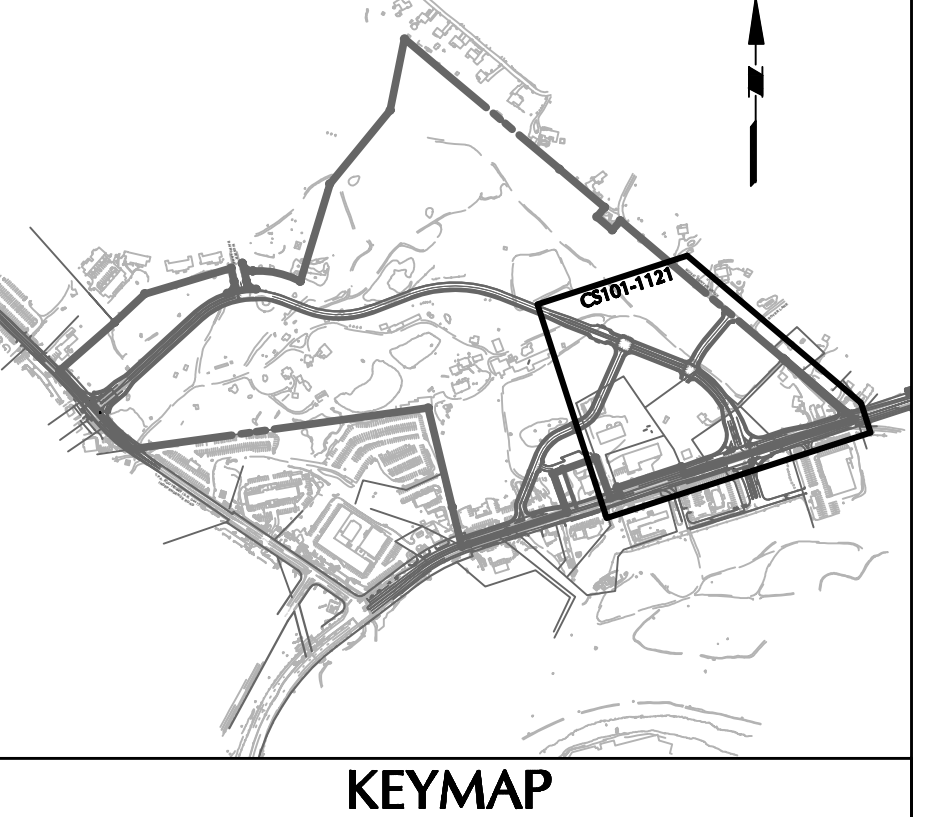


INSET A - WATER AND SANITARY EASEMENTS

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE/ROW	---
BUILDING LINE	---
SETBACK LINE	---
CURB LINE	---
DEPRESSED CURB	---
ADA ACCESSIBLE RAMP	---
HANDICAP SYMBOL	---
TRAFFIC SIGN	---
SIGN DESIGNATION	---
PARKING ROW COUNT	---
PARKING COUNT SUB-TOTAL	---
DIRECTION ARROW	---
STOP BAR	---
RETAINING WALL	---
FENCE	---
GUIDE RAIL	---
CROSSWALK (STRIPING)	---
SIDEWALK	---
MANHOLE	---
CATCH BASIN	---
FIRE HYDRANT	---
LIGHT POLE	---
TREE	---

SIGN LEGEND				
QTY.	SIGN TYPE	SIGN NO.	SIGN CODE	LEGEND
8	STOP SIGN	R1-1		STOP
5	PEDESTRIAN CROSSING	R1-5L R1-5R		PEDESTRIAN
5	ACCESSIBLE PARKING	R7-8 AND R7-9F 12"x18"		ACCESSIBLE
3	VAN ACCESSIBLE SPACE	R7-8P 12"x6"		VAN
1	ONE-WAY	R6-1L R6-1R		ONE WAY
3	DO NOT ENTER	R5-1 30"x30"		DO NOT ENTER
1	AIR PUMP PARKING ONLY	12"x18"		AIR PUMP
1	RIGHT TURN ONLY	R3-5R 12"x18"		RIGHT TURN ONLY



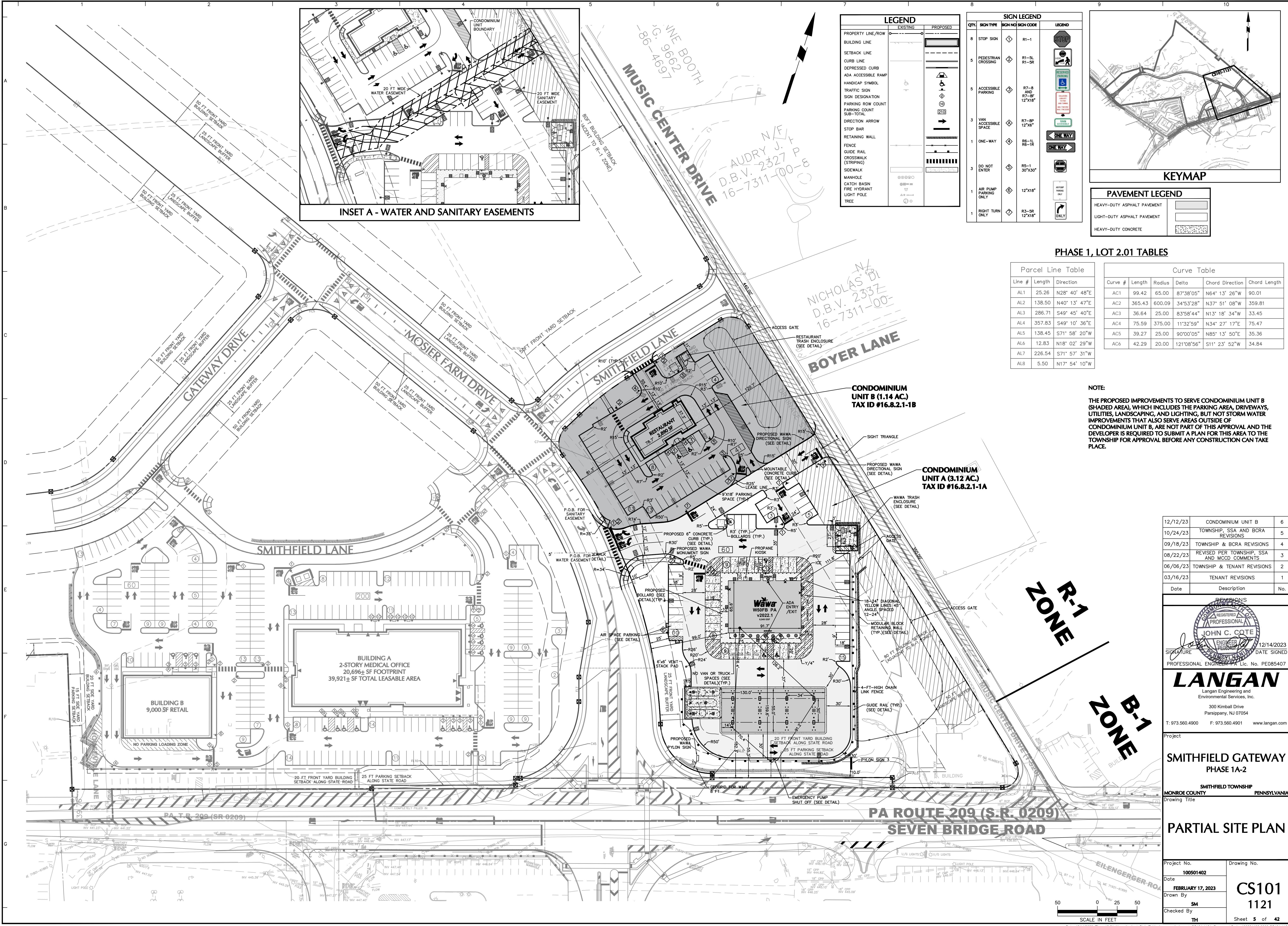
PAVEMENT LEGEND	
HEAVY-DUTY ASPHALT PAVEMENT	---
LIGHT-DUTY ASPHALT PAVEMENT	---
HEAVY-DUTY CONCRETE	---

PHASE 1, LOT 2.01 TABLES

Parcel Line Table		
Line #	Length	Direction
AL1	25.26	N28° 40' 48"E
AL2	138.50	N40° 13' 47"E
AL3	286.71	S49° 45' 40"E
AL4	357.83	S49° 10' 36"E
AL5	138.45	S71° 58' 20"W
AL6	12.83	N18° 02' 29"W
AL7	226.54	S71° 57' 31"W
AL8	5.50	N17° 54' 10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
AC1	99.42	65.00	87°38'05"	N64° 13' 26"W	90.01
AC2	365.43	600.09	34°53'28"	N37° 51' 08"W	359.81
AC3	36.64	25.00	83°58'44"	N13° 18' 34"W	33.45
AC4	75.59	375.00	11°32'59"	N34° 27' 17"E	75.47
AC5	39.27	25.00	90°00'05"	N85° 13' 50"E	35.36
AC6	42.29	20.00	121°08'56"	S11° 23' 52"W	34.84

NOTE:
THE PROPOSED IMPROVEMENTS TO SERVE CONDOMINIUM UNIT B (SHADED AREA), WHICH INCLUDES THE PARKING AREA, DRIVEWAYS, UTILITIES, LANDSCAPING, AND LIGHTING, BUT NOT STORM WATER IMPROVEMENTS THAT ALSO SERVE AREAS OUTSIDE OF CONDOMINIUM UNIT B, ARE NOT PART OF THIS APPROVAL AND THE DEVELOPER IS REQUIRED TO SUBMIT A PLAN FOR THIS AREA TO THE TOWNSHIP FOR APPROVAL BEFORE ANY CONSTRUCTION CAN TAKE PLACE.



Date	Description	No.
12/12/23	CONDOMINIUM UNIT B	6
10/24/23	TOWNSHIP, SSA AND BCRA REVISIONS	5
09/18/23	TOWNSHIP & BCRA REVISIONS	4
08/22/23	REVISED PER TOWNSHIP, SSA AND MCD COMMENTS	3
06/06/23	TOWNSHIP & TENANT REVISIONS	2
03/16/23	TENANT REVISIONS	1

REVISIONS
REGISTERED PROFESSIONAL ENGINEER
JOHN C. COTE
12/14/2023
DATE SIGNED
SIGNATURE
PROFESSIONAL ENGINEER P.A. Lic. No. PE085407

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Project
SMITHFIELD GATEWAY PHASE 1A-2

SMITHFIELD TOWNSHIP
MONROE COUNTY PENNSYLVANIA

Drawing Title
PARTIAL SITE PLAN

Project No. 100501402	Drawing No. CS101121
Date FEBRUARY 17, 2023	Sheet 5 of 42
Drawn By SM	
Checked By TH	

