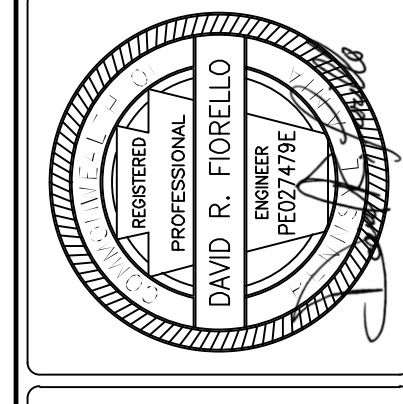


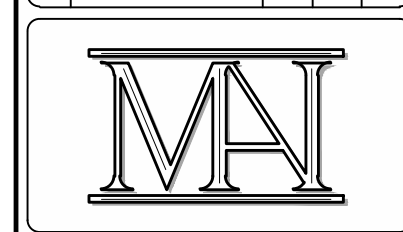
SPRING NUMBER: 2013-03-2208

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
DAYS IN WHICH SHIP STOP PAID
PENNSTATE ONE CALL SYSTEM, INC.
1-800-442-7776

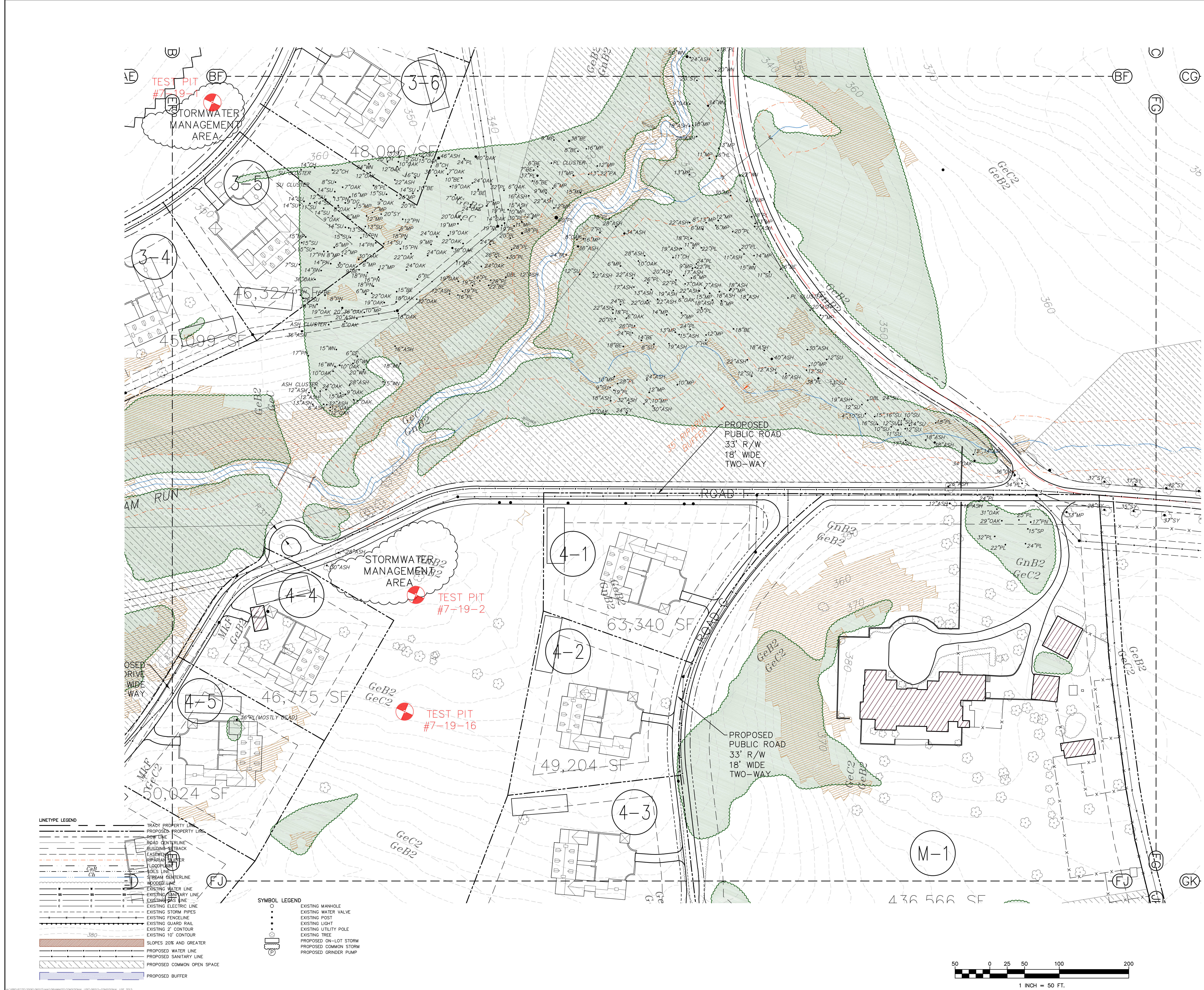


MOMENEY & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3030 FAX: (610) 527-8008
400 EYTON SQUARE PARKWAY, EYTON, PA 19341
PHONE: (610) 394-6884 FAX: (610) 394-6887

BASE PLAN - SHEET F
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 183-2206 APPLICANT
DRAWN BY: JRM EXHILL LP
CHECKED BY: DFB 107 THAMES LANE
WILMINGTON, DE 19807



DATE: JULY 31, 2013
SHEET NO.
21
OF 38
SCALE: 1" = 50'
FILE NO.: 06-012

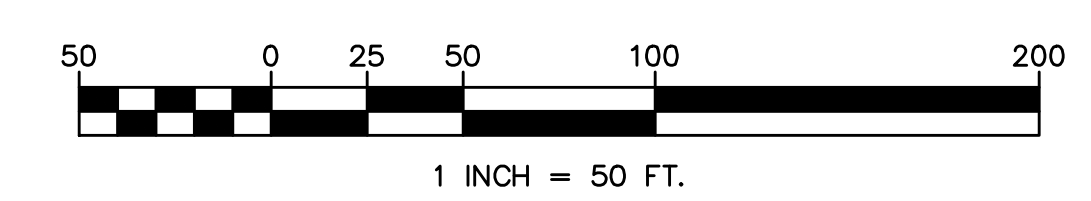


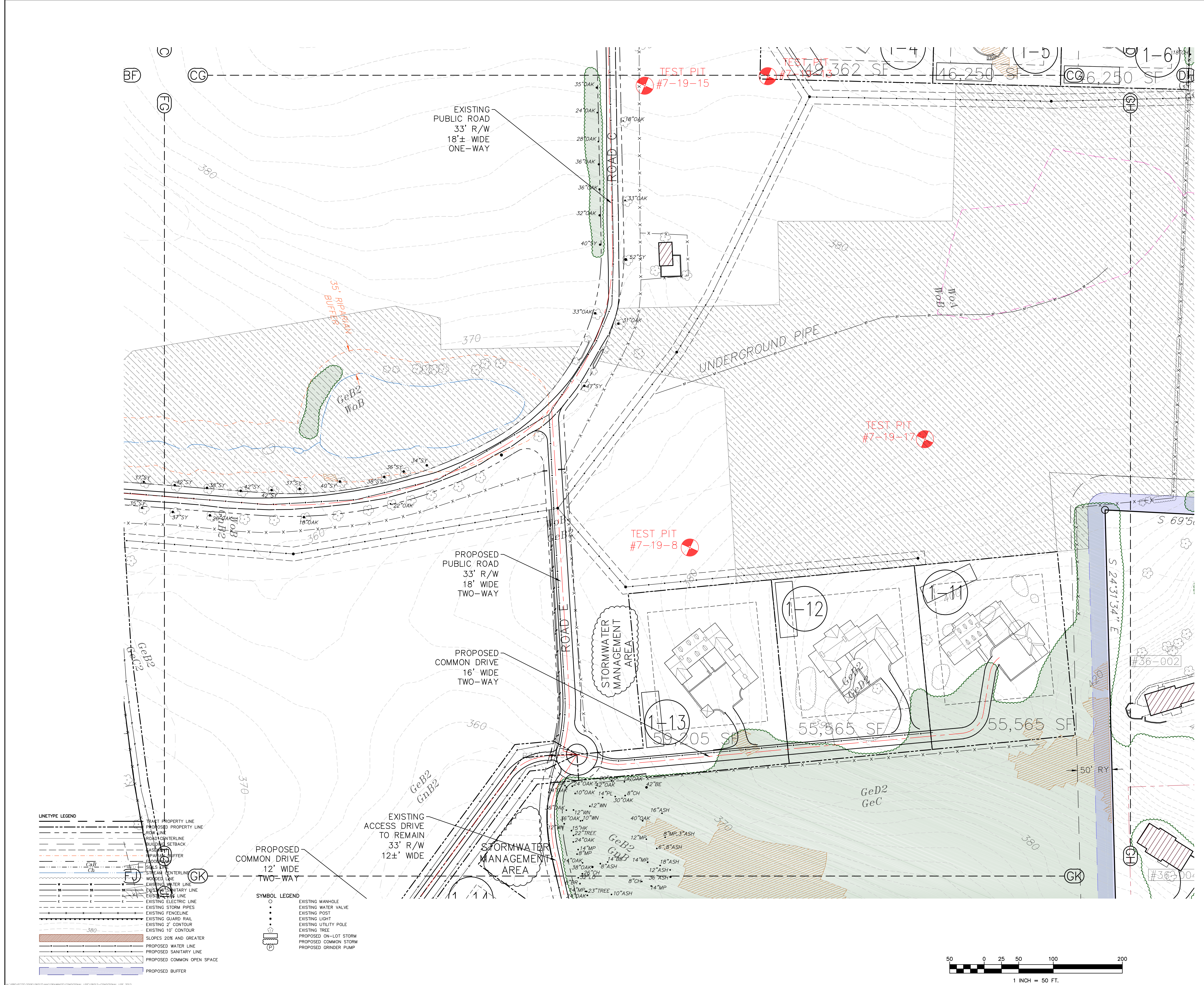
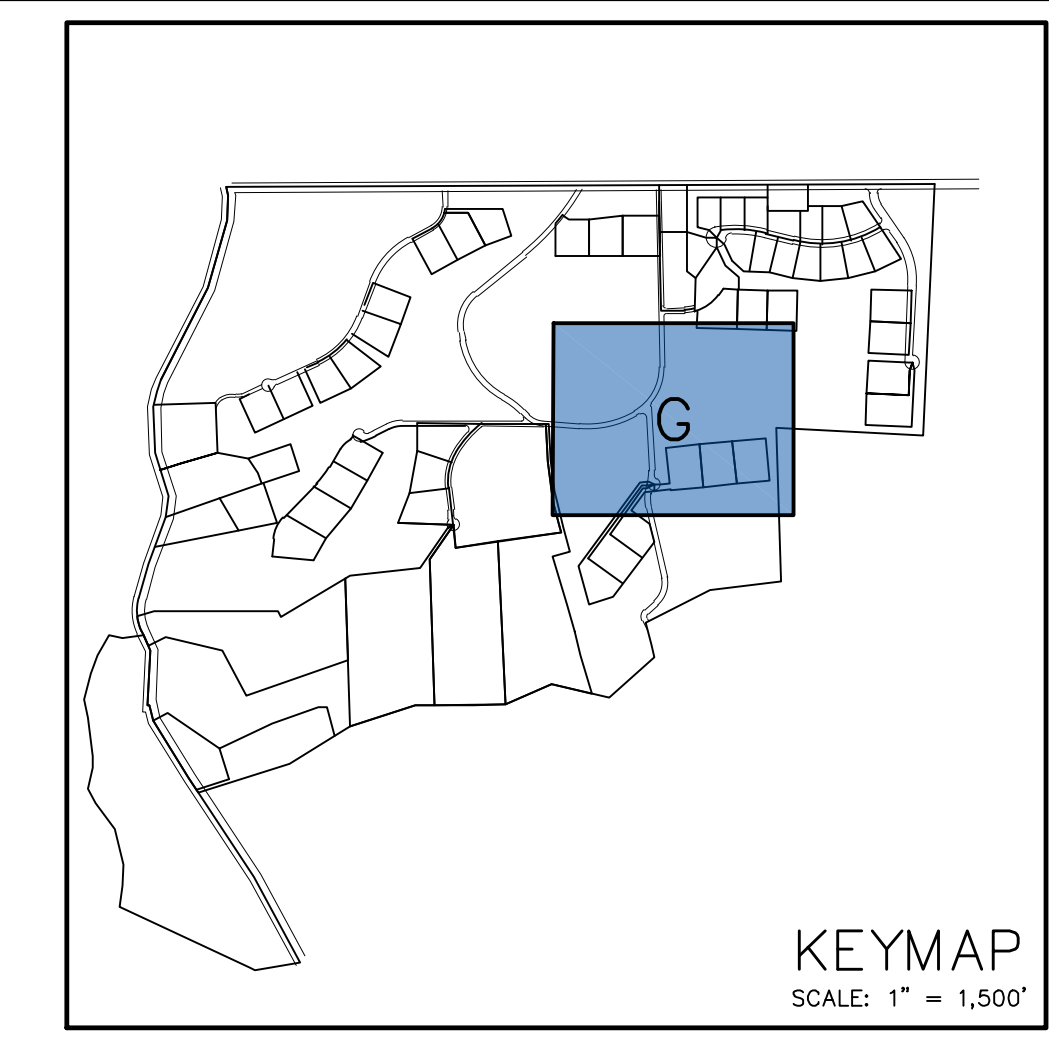
LINE TYPE LEGEND

---	TRACT PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	ROAD CENTERLINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPIARIAN BUFFER
---	FLUOROKANT
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODPILE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
---	EXISTING GUARD RAIL
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED COMMON OPEN SPACE
---	PROPOSED BUFFER

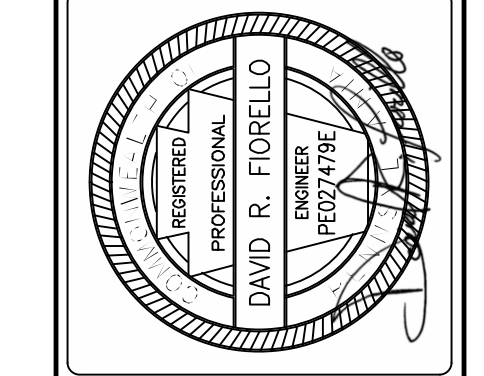
SYMBOL LEGEND

○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP



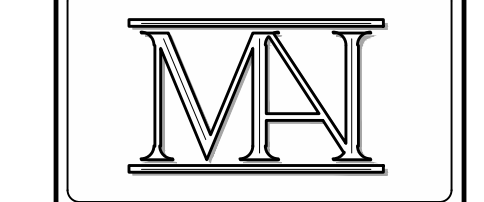


Spring Number: 2013-03-2208
CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
DAYS W/ 85% OR MORE RAIN
PennySmart One Call System, Inc.
1-800-242-1776



MOMENE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3036 FAX: (610) 527-8008
400 ETON SQUARE PARKWAY, ETON, PA 19341
PHONE: (610) 594-6667 FAX: (610) 594-6667

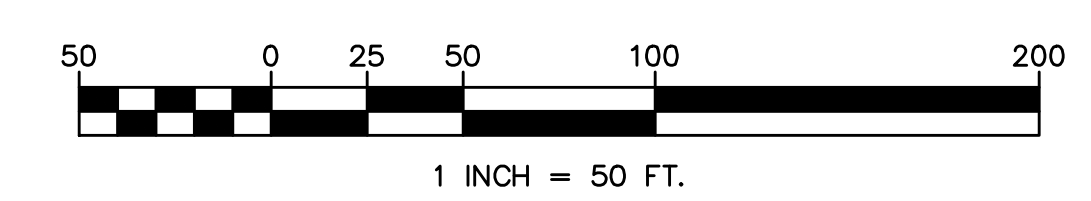
BASE PLAN - SHEET G
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 183-2206 APPLICANT: ESH LP
DRAWN BY: JRM CHECKED BY: DFB 107 THAMES HILL ROAD
WILMINGTON, DE 19807



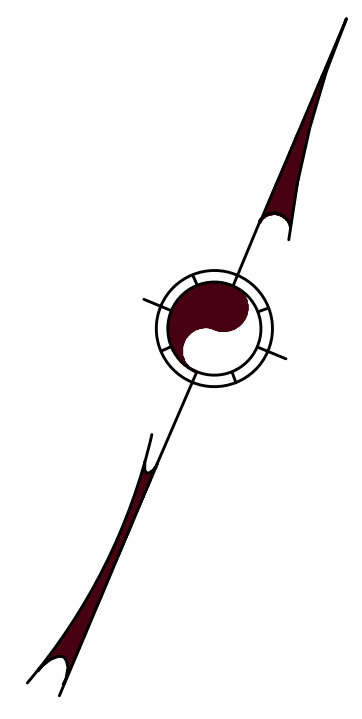
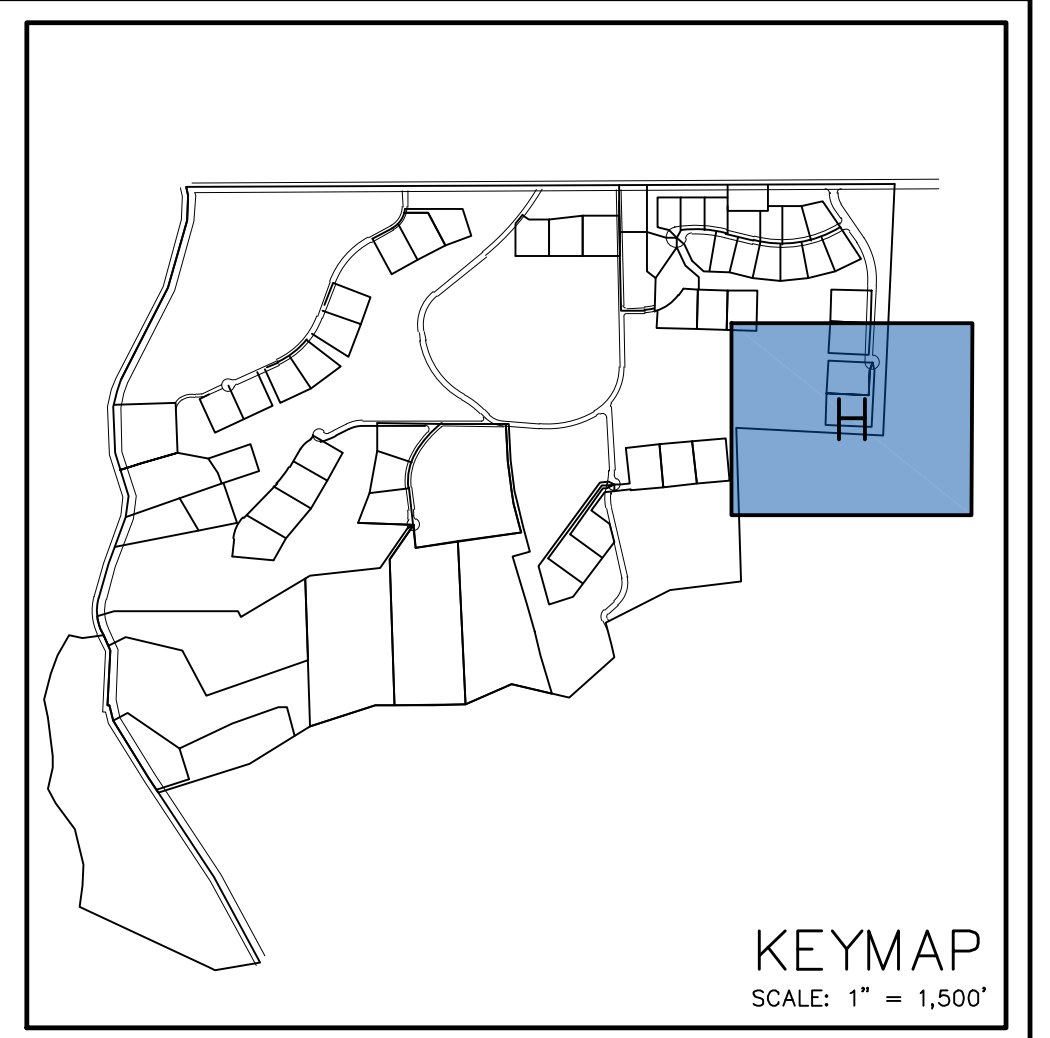
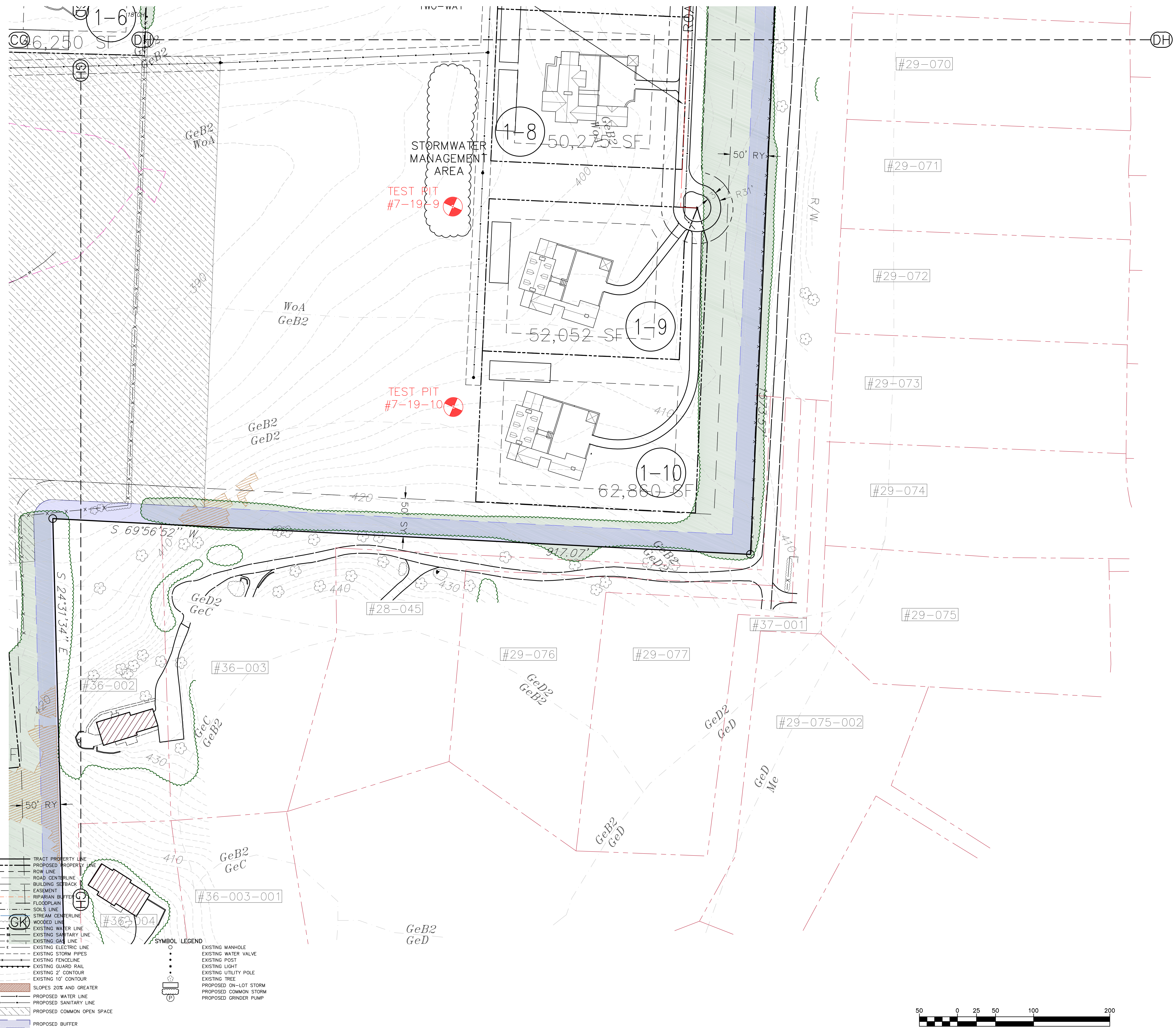
REV#	DATE	COMMENTS

(---)	TRACT PROPERTY LINE
(- - -)	PROPOSED PROPERTY LINE
(---)	ROAD CENTERLINE
(---)	BUILDING SETBACK
(---)	BASELINE
(---)	PARALLEL BUFFER
(---)	ISLANDS
(---)	STREAM CENTERLINE
(---)	WATER LINE
(---)	EXISTING WATER LINE
(---)	EXISTING SANITARY LINE
(---)	EXISTING GAS LINE
(---)	EXISTING ELECTRIC LINE
(---)	EXISTING STORM PIPES
(---)	EXISTING FENCELINE
(---)	EXISTING GUARD RAIL
(---)	EXISTING 2' CONTOUR
(---)	EXISTING 10' CONTOUR
(---)	SLOPES 20% AND GREATER
(---)	PROPOSED WATER LINE
(---)	PROPOSED SANITARY LINE
(---)	PROPOSED COMMON OPEN SPACE
(---)	PROPOSED BUFFER

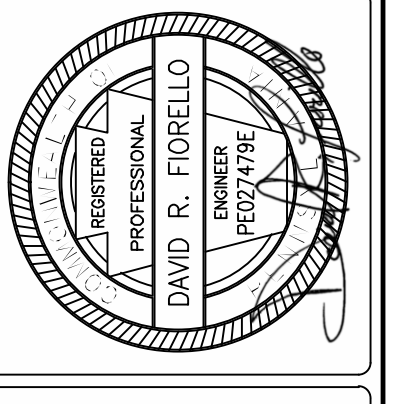
(o)	EXISTING MANHOLE
(o)	EXISTING WATER VALVE
(o)	EXISTING POST
(o)	EXISTING LIGHT
(o)	EXISTING UTILITY POLE
(o)	EXISTING TREE
(o)	PROPOSED ON-LOT STORM
(o)	PROPOSED COMMON STORM
(o)	PROPOSED GRINDER PUMP



DATE: JULY 31, 2013
SHEET NO. **22**
OF 38
SCALE: 1" = 50'
FILE NO.: 06-012

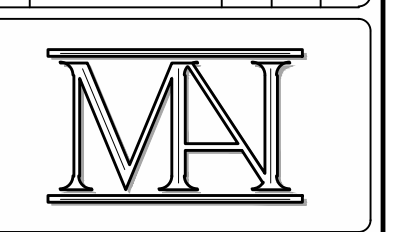


SPRING NUMBER: 2013-183-2208
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN THE
 PUBLIC UTILITY RIGHT-OF-WAY.
 Pennsylvania One Call System, Inc.
 1-800-242-1776



MOMENE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 394-6884 FAX: (610) 394-6887

BASE PLAN - SHEET H
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DRF



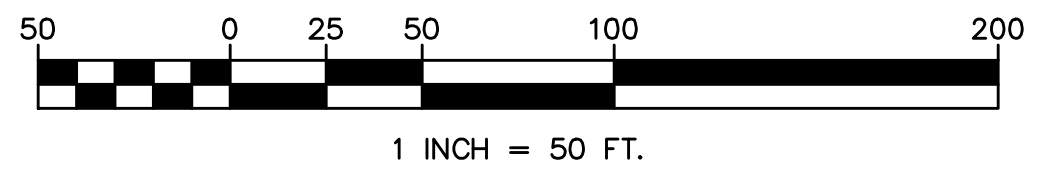
DATE: JULY 31, 2013
 SHEET NO.
 23
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012

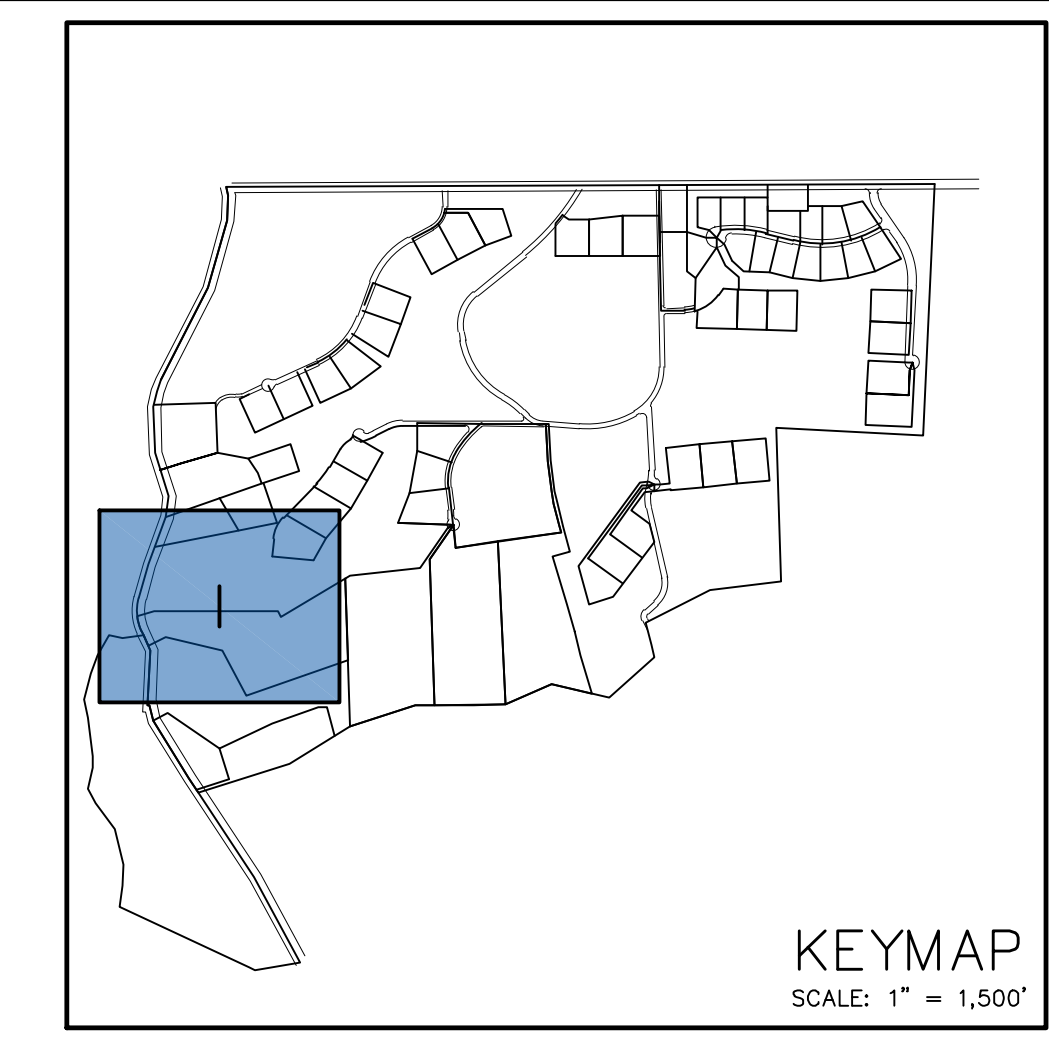
LINE TYPE LEGEND

---	TRACT PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOORPLAN
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODED LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
---	EXISTING GUARD RAIL
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED COMMON OPEN SPACE
---	PROPOSED BUFFER

SYMBOL LEGEND

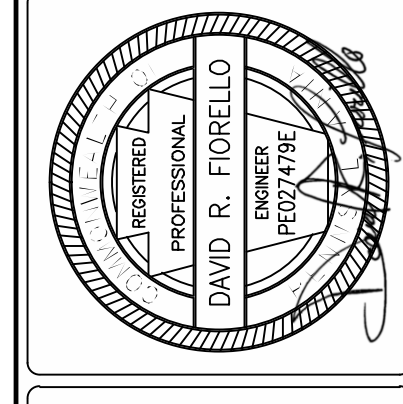
○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP





Spring Number: 2013-183-2208

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY UTILITY LOCATIONS.
 PENNSYLVANIA STATE DEPT. OF
 TRANSPORTATION
 Pennsylvania One Call System, Inc.
 1-800-242-7776

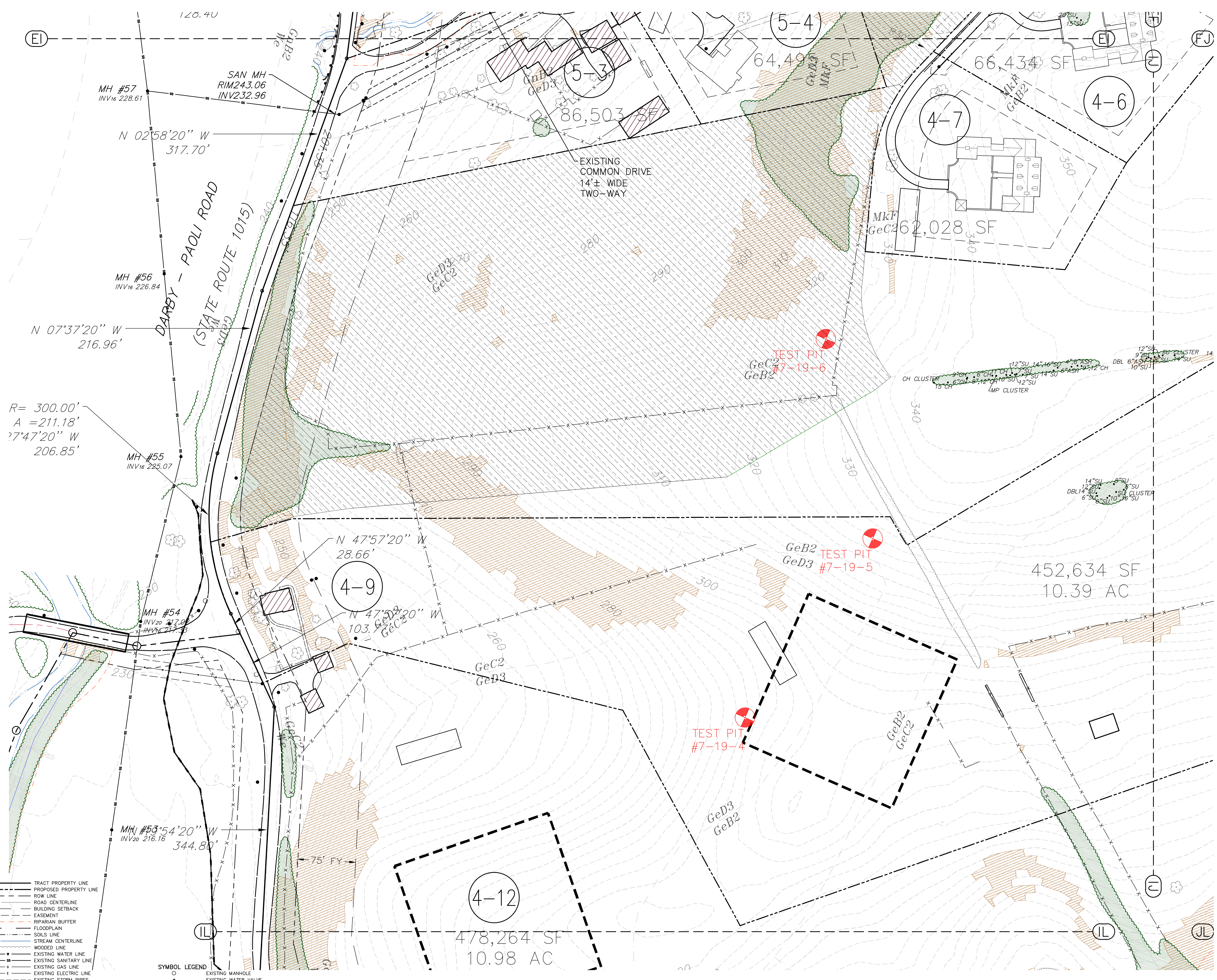


MOMENEY & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 327-3030 FAX: (610) 327-9008
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 394-6884 FAX: (610) 394-6887

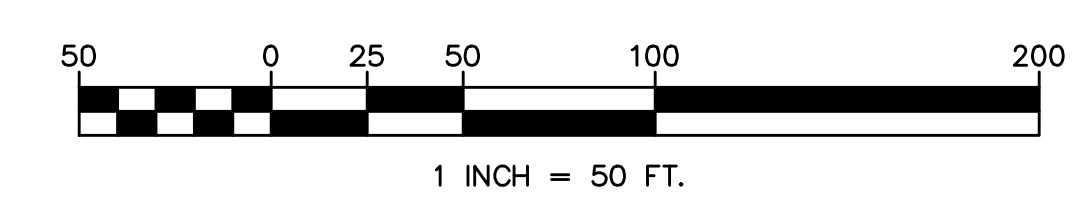
BASE PLAN - SHEET 1
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF

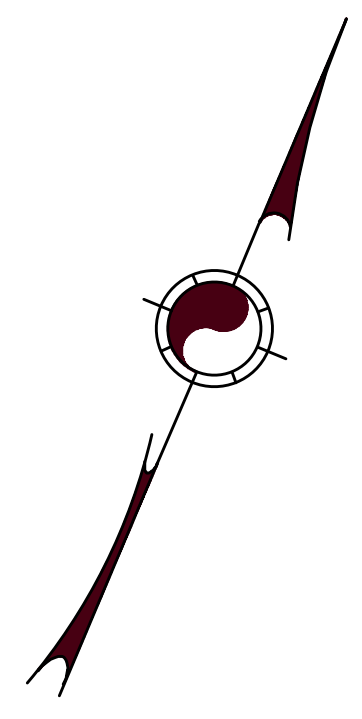
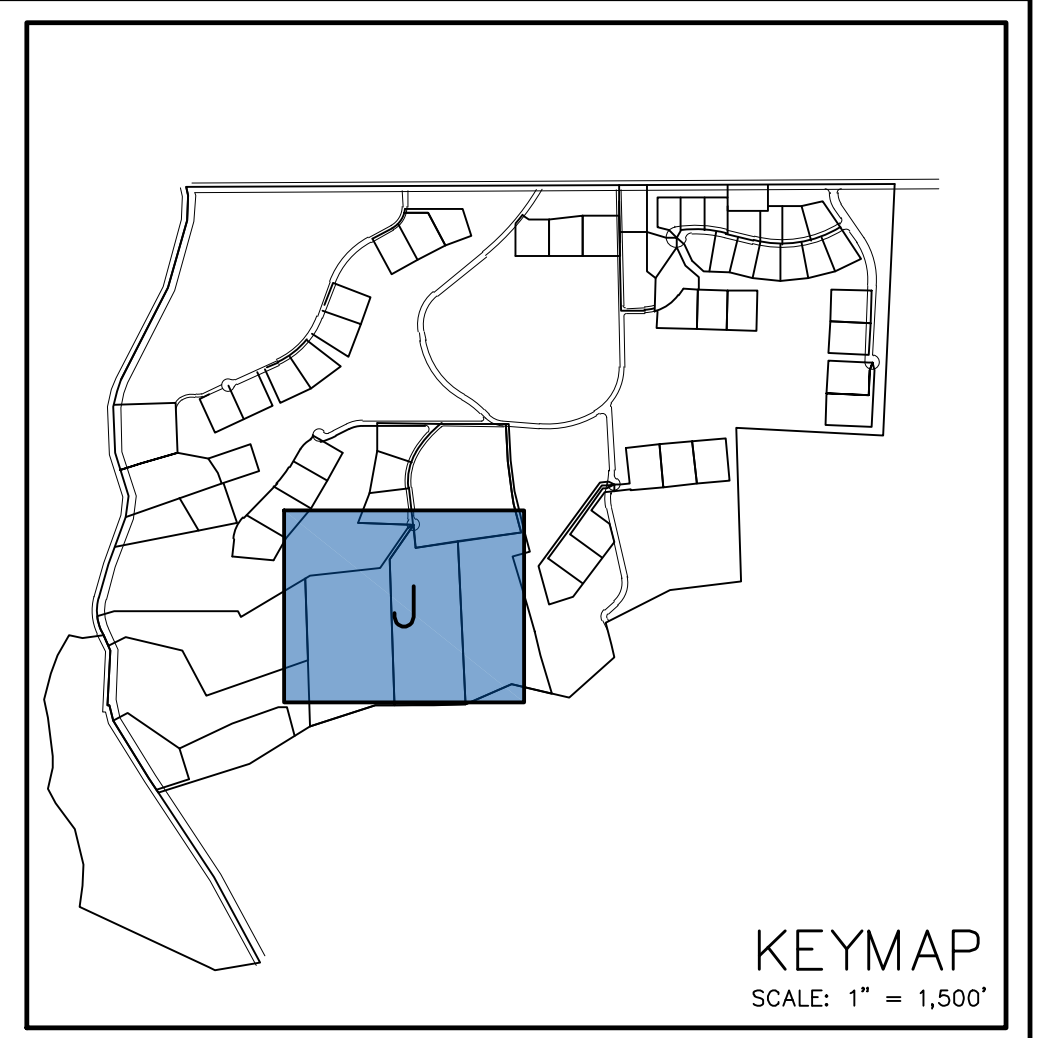
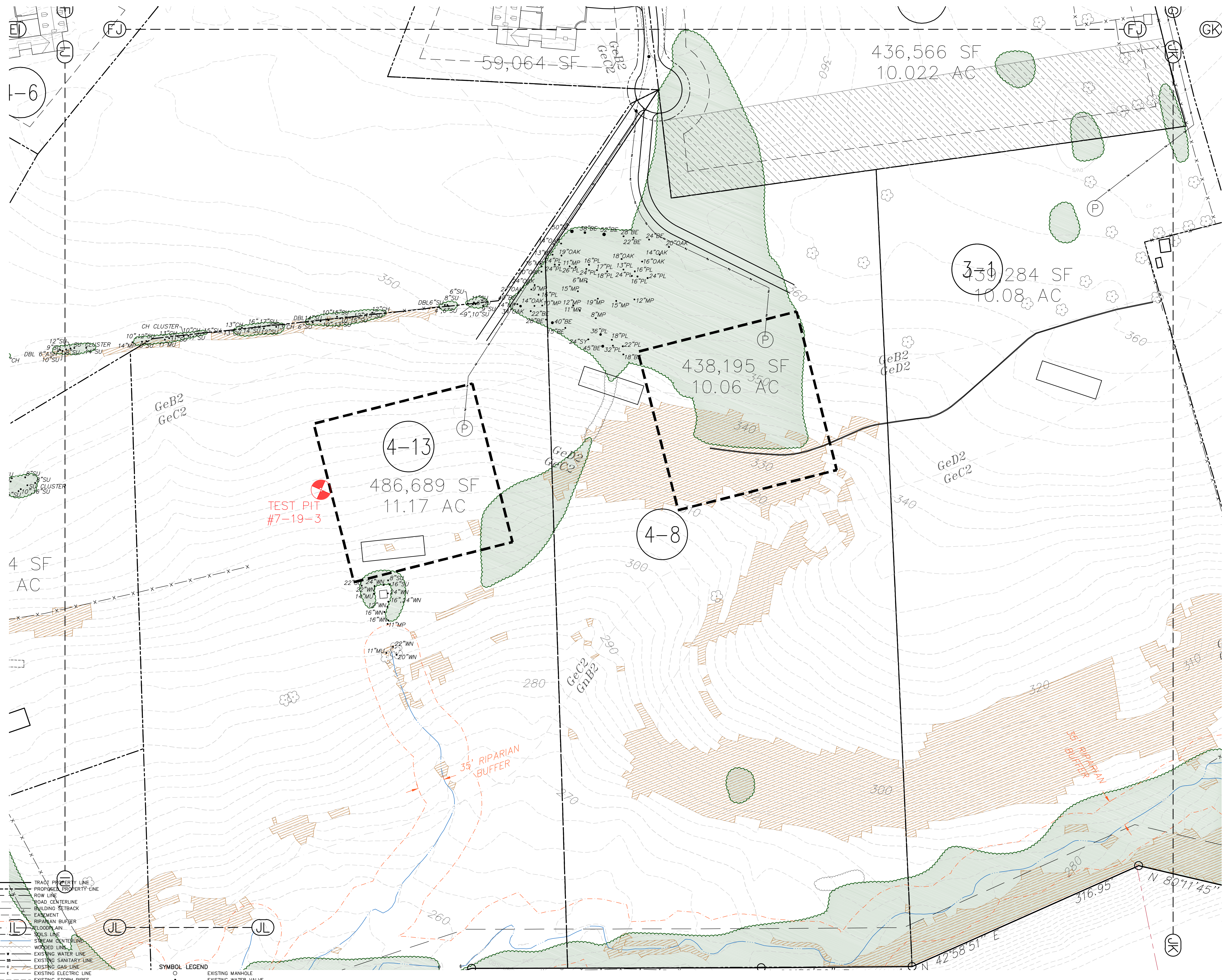


DATE: JULY 31, 2013
 SHEET NO.
24
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012



- LINE TYPE LEGEND**
- TRACT PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - ROW LINE
 - ROAD CENTERLINE
 - BUILDING SETBACK
 - EASEMENT
 - RIPARIAN BUFFER
 - FLOODPLAIN
 - SOILS LINE
 - STREAM CENTERLINE
 - WOODED LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING STORM PIPES
 - EXISTING FENCELINE
 - EXISTING GUARD RAIL
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - SLOPES 20% AND GREATER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY LINE
 - PROPOSED COMMON OPEN SPACE
 - PROPOSED BUFFER
- SYMBOL LEGEND**
- EXISTING MANHOLE
 - EXISTING WATER VALVE
 - EXISTING POST
 - EXISTING LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - PROPOSED ON-LOT STORM
 - PROPOSED COMMON STORM
 - PROPOSED GRINDER PUMP



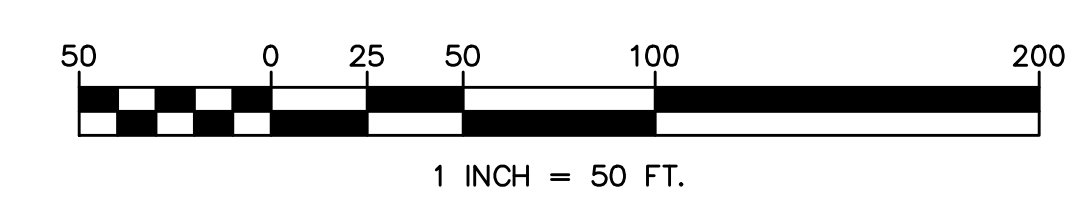


LINE TYPE LEGEND

	TRACT PROPERTY LINE
	PROPOSED PROPERTY LINE
	ROW LINE
	ROAD CENTERLINE
	BUILDING SETBACK
	EASEMENT
	RIPARIAN BUFFER
	DEVELOPER'S SOILS LINE
	STREAM CENTERLINE
	WOODED LINE
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING STORM PIPES
	EXISTING FENCELINE
	EXISTING GUARD RAIL
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	SLOPES 20% AND GREATER
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED COMMON OPEN SPACE
	PROPOSED BUFFER

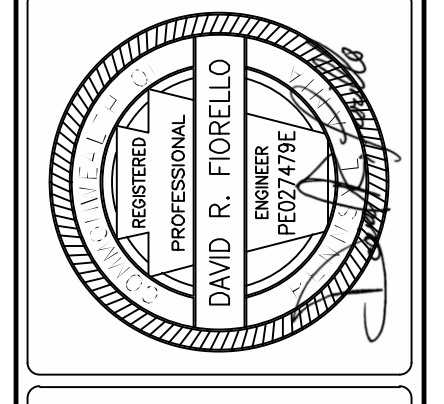
SYMBOL LEGEND

	EXISTING MANHOLE
	EXISTING WATER VALVE
	EXISTING POST
	EXISTING LIGHT
	EXISTING UTILITY POLE
	EXISTING TREE
	PROPOSED ON-LOT STORM
	PROPOSED COMMON STORM
	PROPOSED GRINDER PUMP



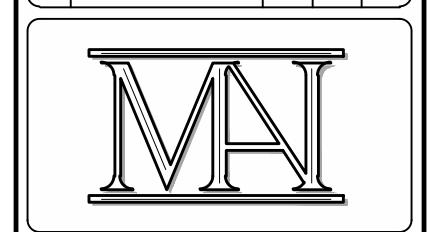
Spring Number: 2013-183-2208

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
ANY WORK TO BE DONE IN
ANY WORKING DAY. STOP WORK
IF YOU ENCOUNTER ANY
UNIDENTIFIED UTILITIES.
1-800-442-1776

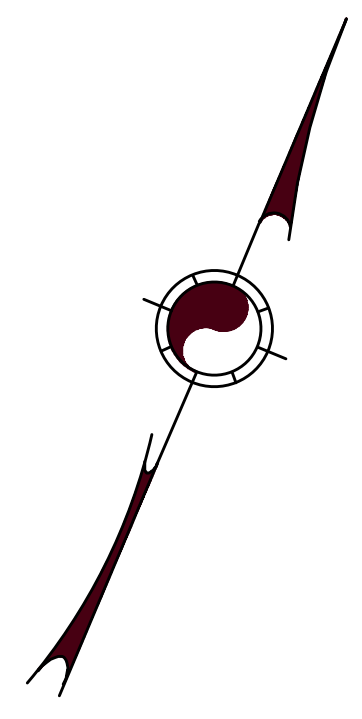
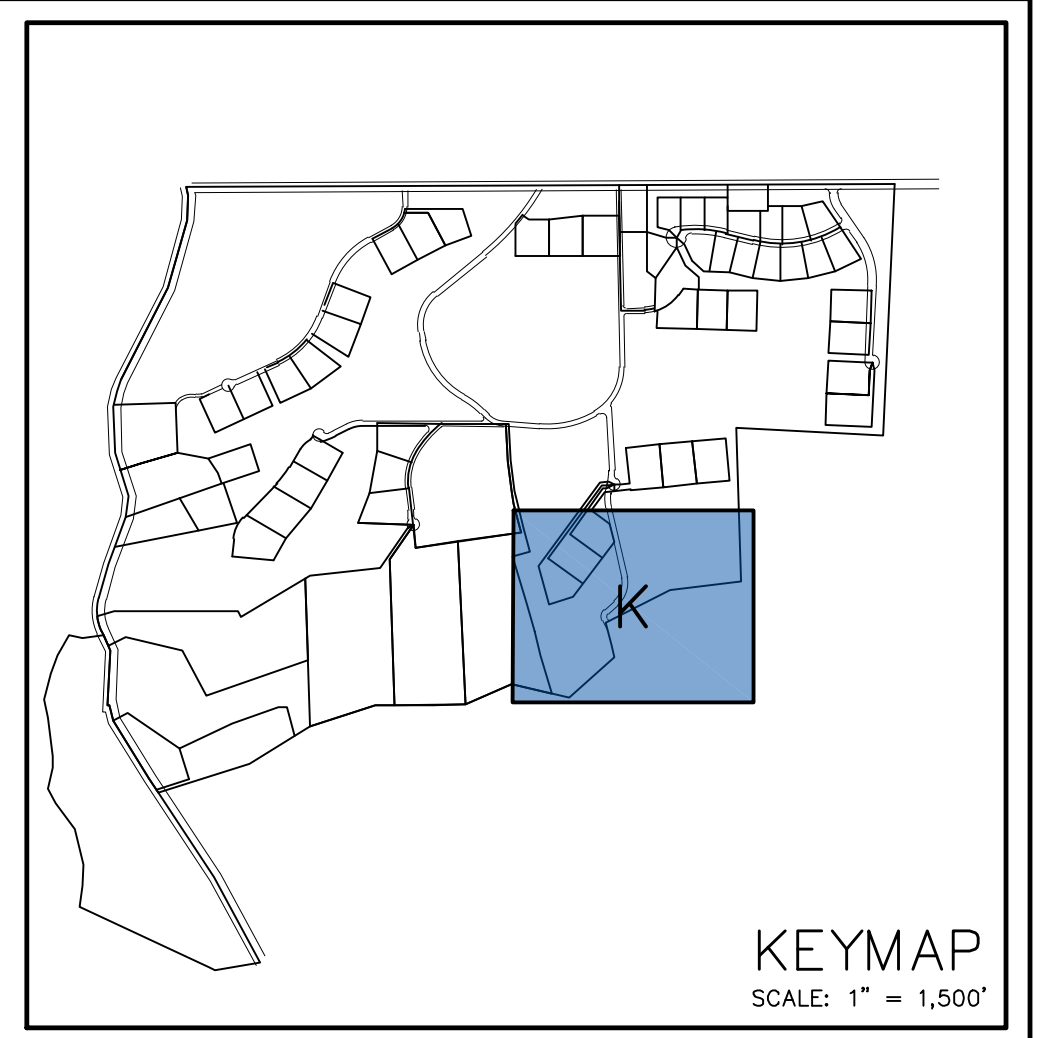
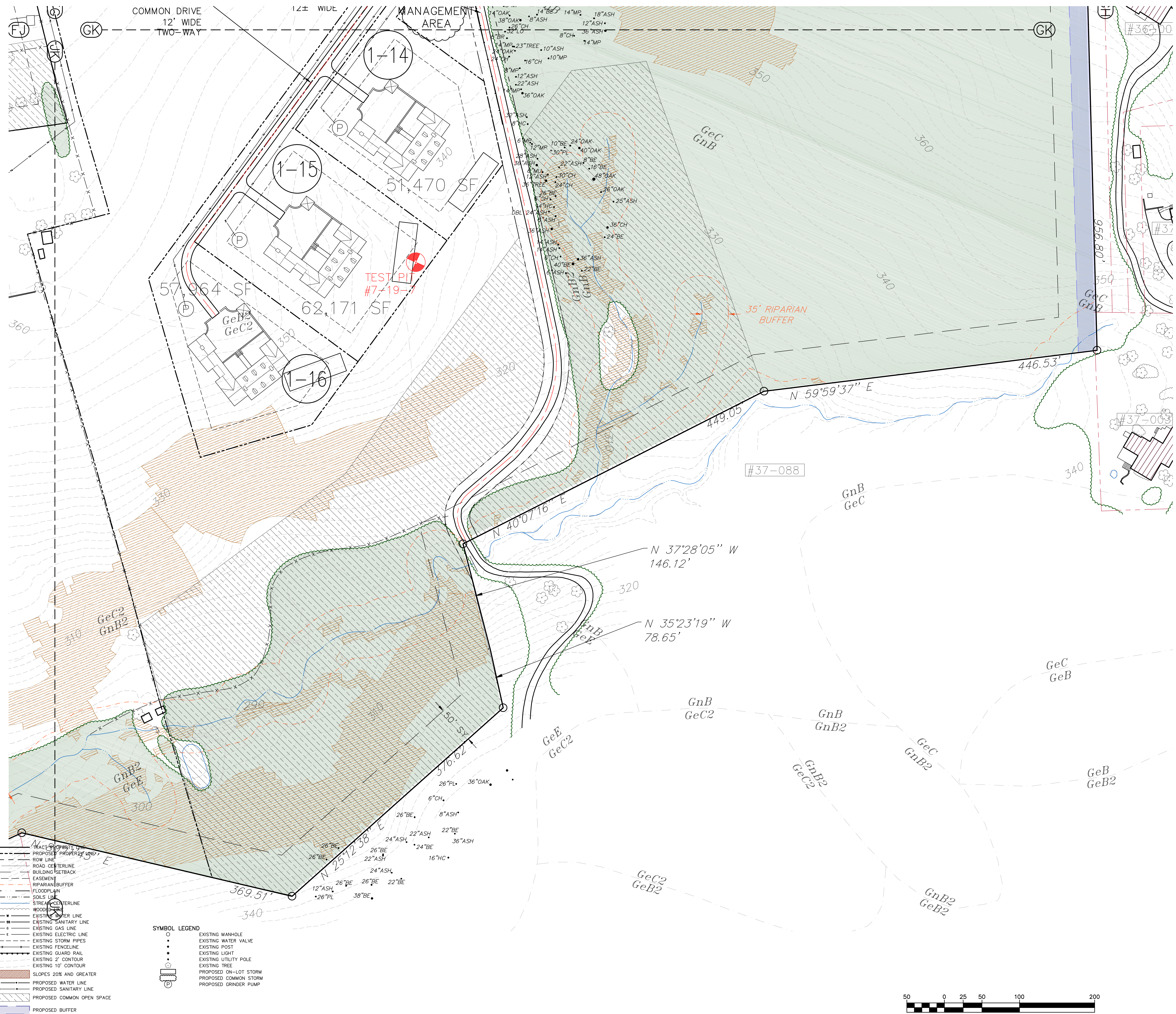


MOMENE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3030 FAX: (610) 527-9008
400 EXTON SQUARE PARKWAY, EXTON, PA 19341
PHONE: (610) 894-6884 FAX: (610) 354-6267

BASE PLAN - SHEET J
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 183-2206
DRAWN BY: JRM
CHECKED BY: DBF



DATE: JULY 31, 2013
SHEET NO.
25
OF 38
SCALE: 1" = 50'
FILE NO.: 06-012

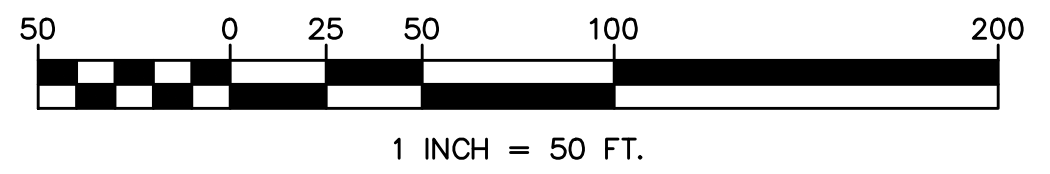


LINE TYPE LEGEND

- TRACK PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROAD CENTERLINE
- BUILDING SETBACK
- EASEMENT
- RIPARIAN BUFFER
- FLOODPLAIN
- SOILS LINE
- STREAM CENTERLINE
- WOOD CENTERLINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM PIPES
- EXISTING FENCELINE
- EXISTING GUARD RAIL
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SLOPES 20% AND GREATER
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED COMMON OPEN SPACE
- PROPOSED BUFFER

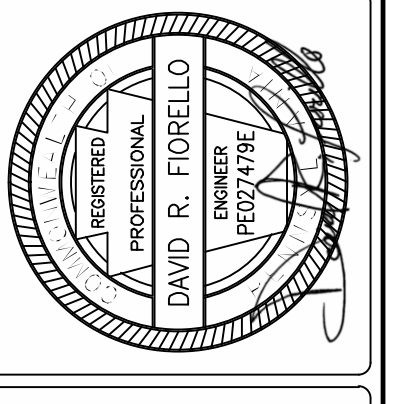
SYMBOL LEGEND

- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING POST
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED ON-LOT STORM
- PROPOSED COMMON STORM
- PROPOSED GRINDER PUMP



Spring Number: 2013-RS-2208

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN
 ANY UTILITIES RIGHT-OF-WAY.
 Pennsylvania One Call System, Inc.
 1-800-242-4277

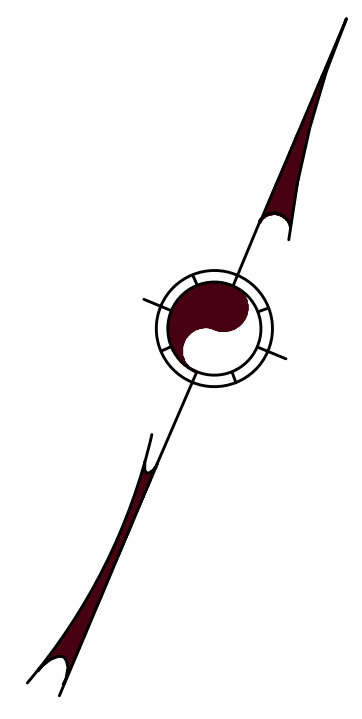
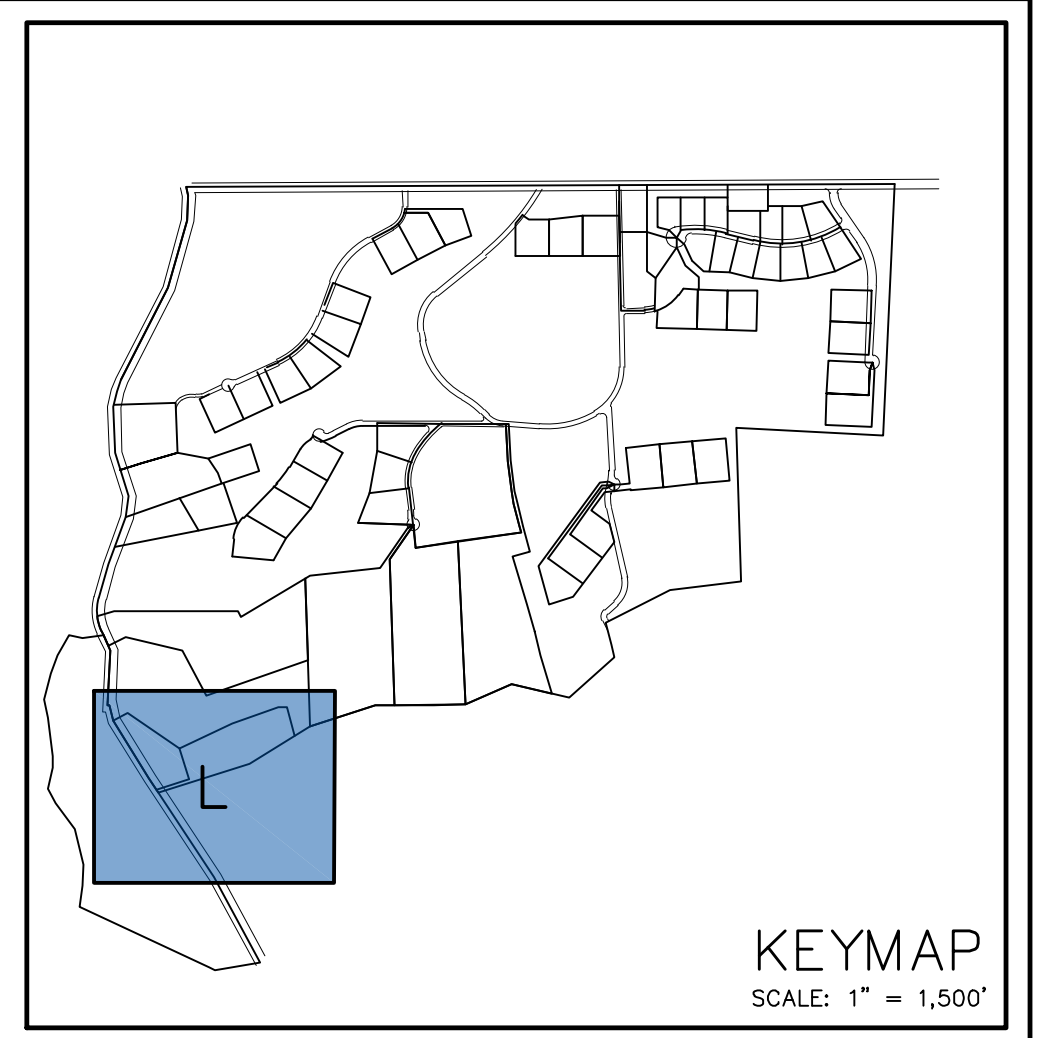
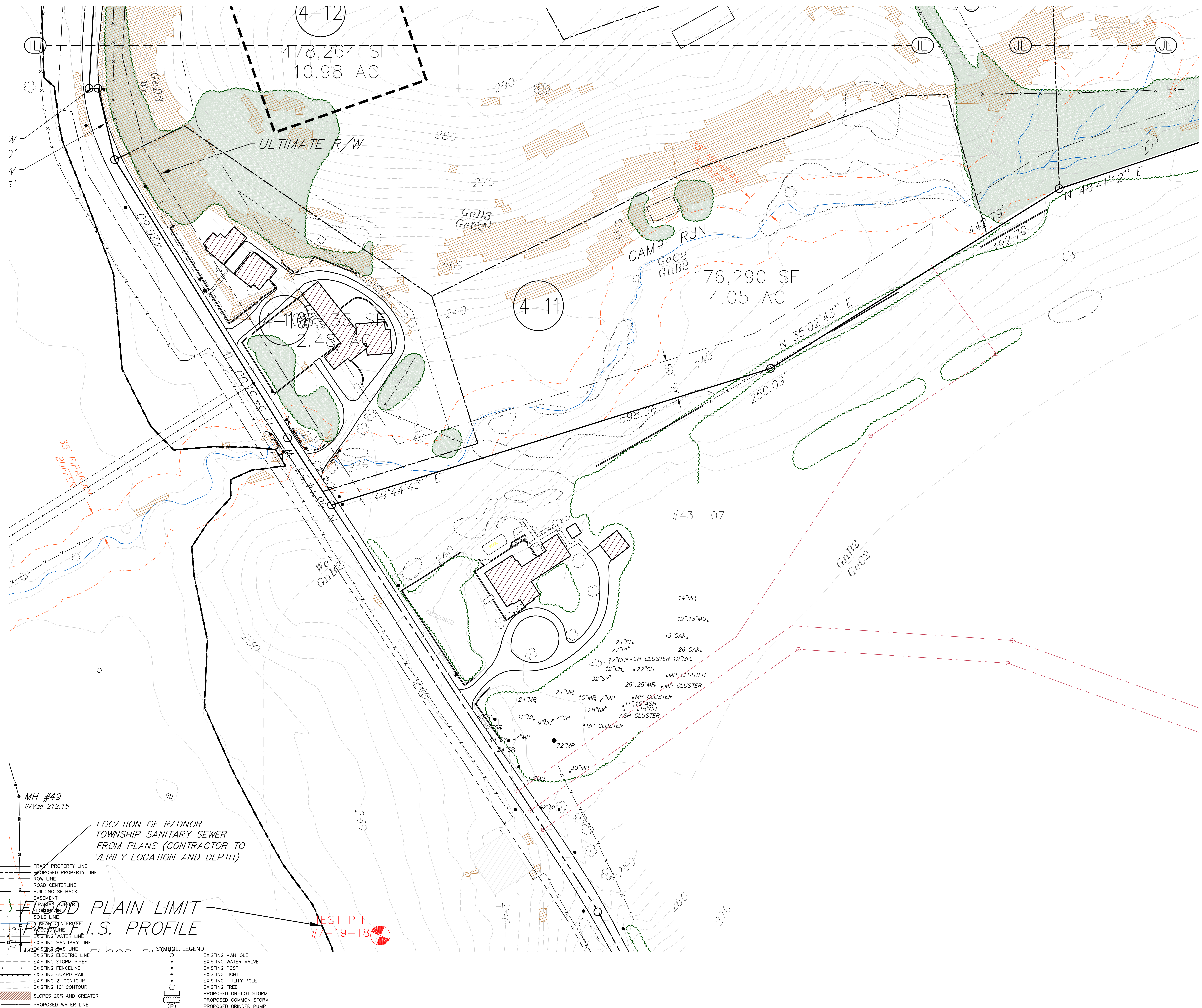


MOMENEY & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 394-6884 FAX: (610) 394-6887

BASE PLAN - SHEET K
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DDF

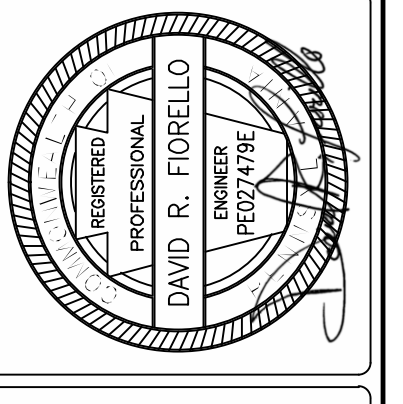


DATE: JULY 31, 2013
 SHEET NO.
 26
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012



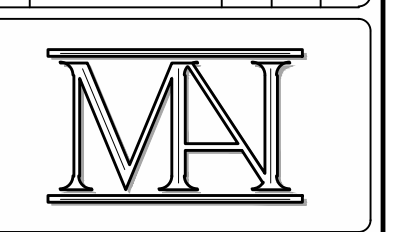
Spring Number: 2013-183-2208

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN
 ANY PUBLIC UTILITY RIGHT-OF-WAY.
 Pennsylvania One Call System, Inc.
 1-800-242-1776



MOMENE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 384-6884 FAX: (610) 384-6887

BASE PLAN - SHEET L
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF



DATE: JULY 31, 2013
 SHEET NO.
 27
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012

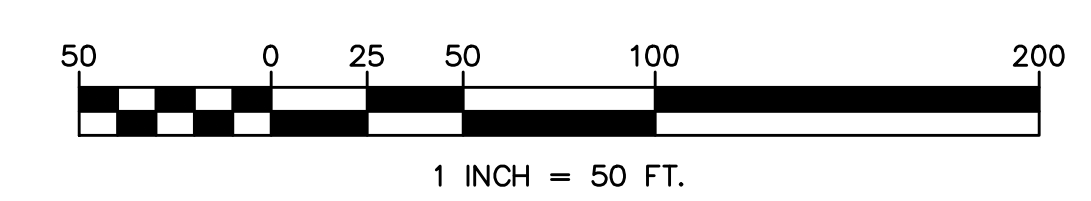
LINE TYPE LEGEND	
[Symbol]	TRAD. PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	ROW LINE
[Symbol]	ROAD CENTERLINE
[Symbol]	BUILDING SETBACK
[Symbol]	EASEMENT
[Symbol]	ENCLOSURE
[Symbol]	SOILS LINE
[Symbol]	PROPERTY CENTERLINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING STORM PIPES
[Symbol]	EXISTING FENCELINE
[Symbol]	EXISTING GUARD RAIL
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	EXISTING 10' CONTOUR
[Symbol]	SLOPES 20% AND GREATER
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED SANITARY LINE
[Symbol]	PROPOSED COMMON OPEN SPACE
[Symbol]	PROPOSED BUFFER

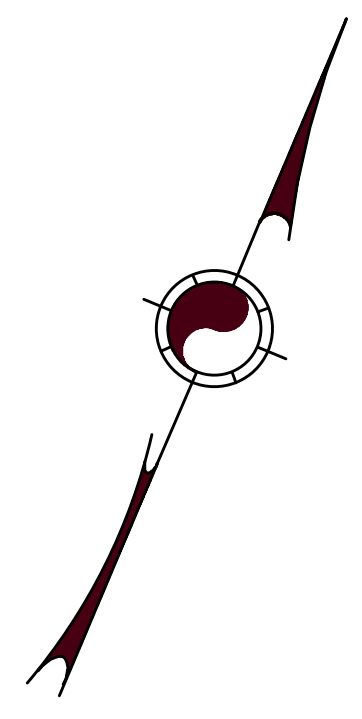
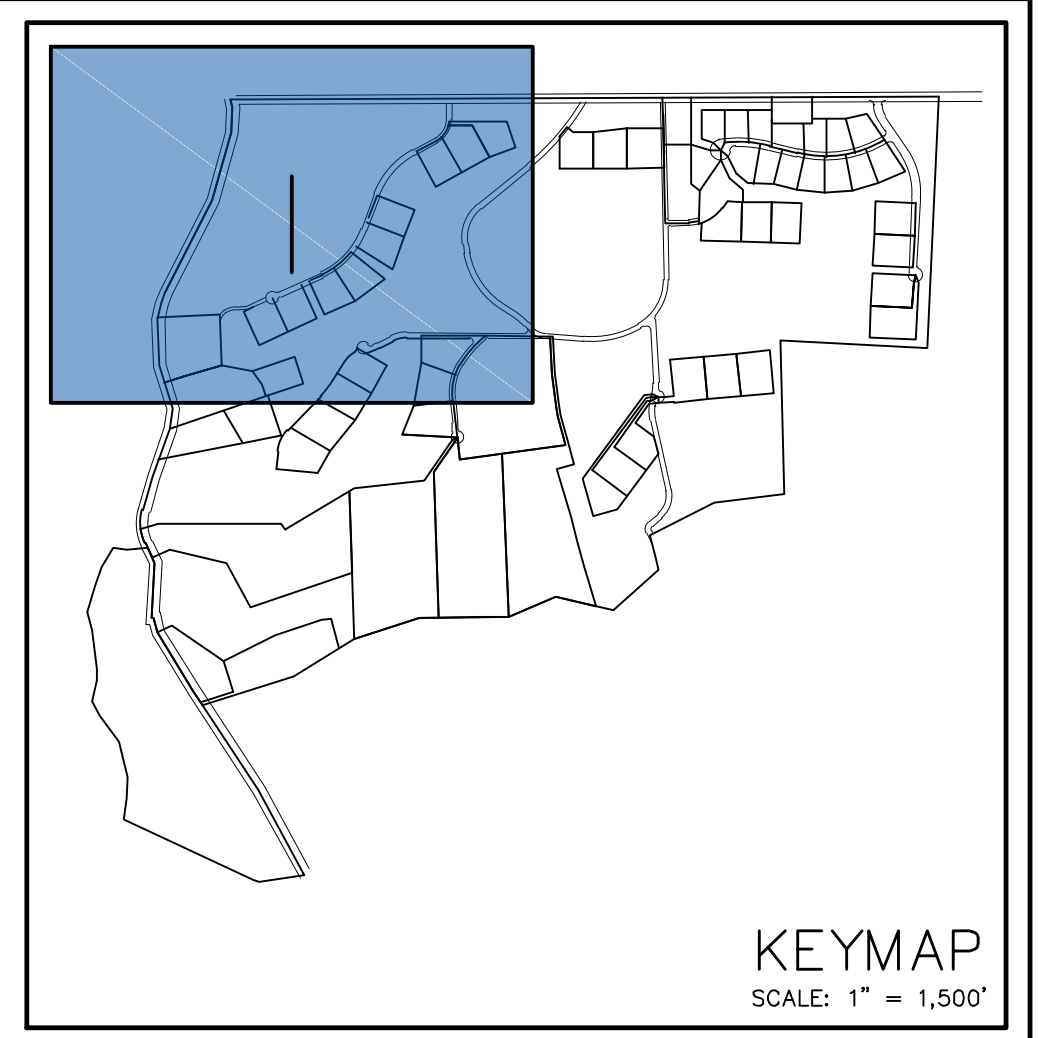
SYMBOL LEGEND	
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING POST
[Symbol]	EXISTING LIGHT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED ON-LOT STORM
[Symbol]	PROPOSED COMMON STORM
[Symbol]	PROPOSED GRINDER PUMP

LOCATION OF RADNOR TOWNSHIP SANITARY SEWER FROM PLANS (CONTRACTOR TO VERIFY LOCATION AND DEPTH)

GOOD PLAIN LIMIT
 P.M.F.I.S. PROFILE

TEST PIT #7-19-18





LINE TYPE LEGEND

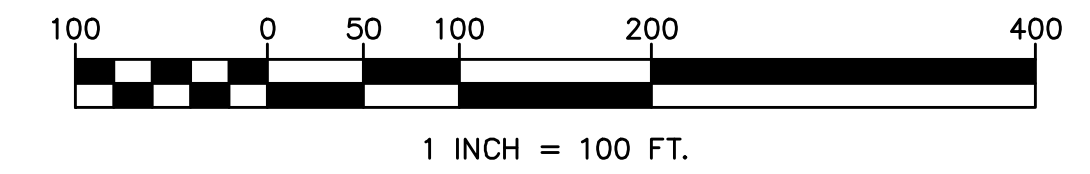
- TRACT PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROAD CENTERLINE
- ROAD CENTERLINE
- BUILDING SETBACK
- EASEMENT
- RIPARIAN BUFFER
- FLOODPLAIN
- Soils Line
- Stream Centerline
- WOODED LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM PIPES
- EXISTING FENCELINE
- EXISTING GUARD RAIL
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SLOPES 20% AND GREATER
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED COMMON OPEN SPACE
- PROPOSED BUFFER

SYMBOL LEGEND

- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING POST
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED ON-LOT STORM
- PROPOSED COMMON STORM
- PROPOSED GRINDER PUMP

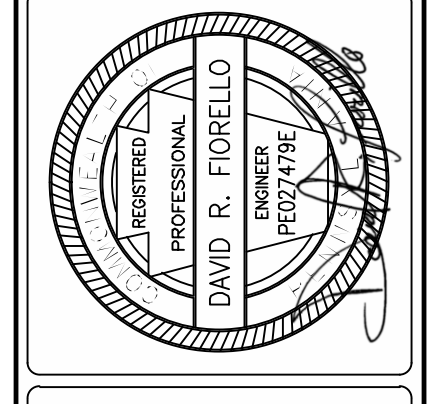
BASE LAYOUT ROADWAY CHART

ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
C	1-1:1-3 2-9:2-10	PUBLIC ROAD	33'	18'±	ONE-WAY	EXISTING
F	4-4:4-7	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
G	4-1:4-3 M-1	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
H	3-2:3-10	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED



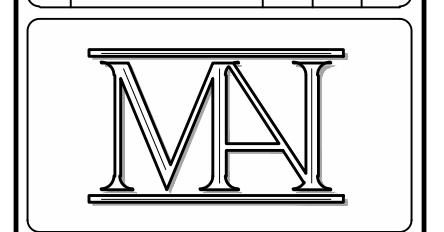
Spring Number: 2013-183-2208

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
ANY WORK TO BE DONE IN
ANY WORK IN PENNSYLVANIA
Pennsylvania One Call System, Inc.
1-800-242-1776

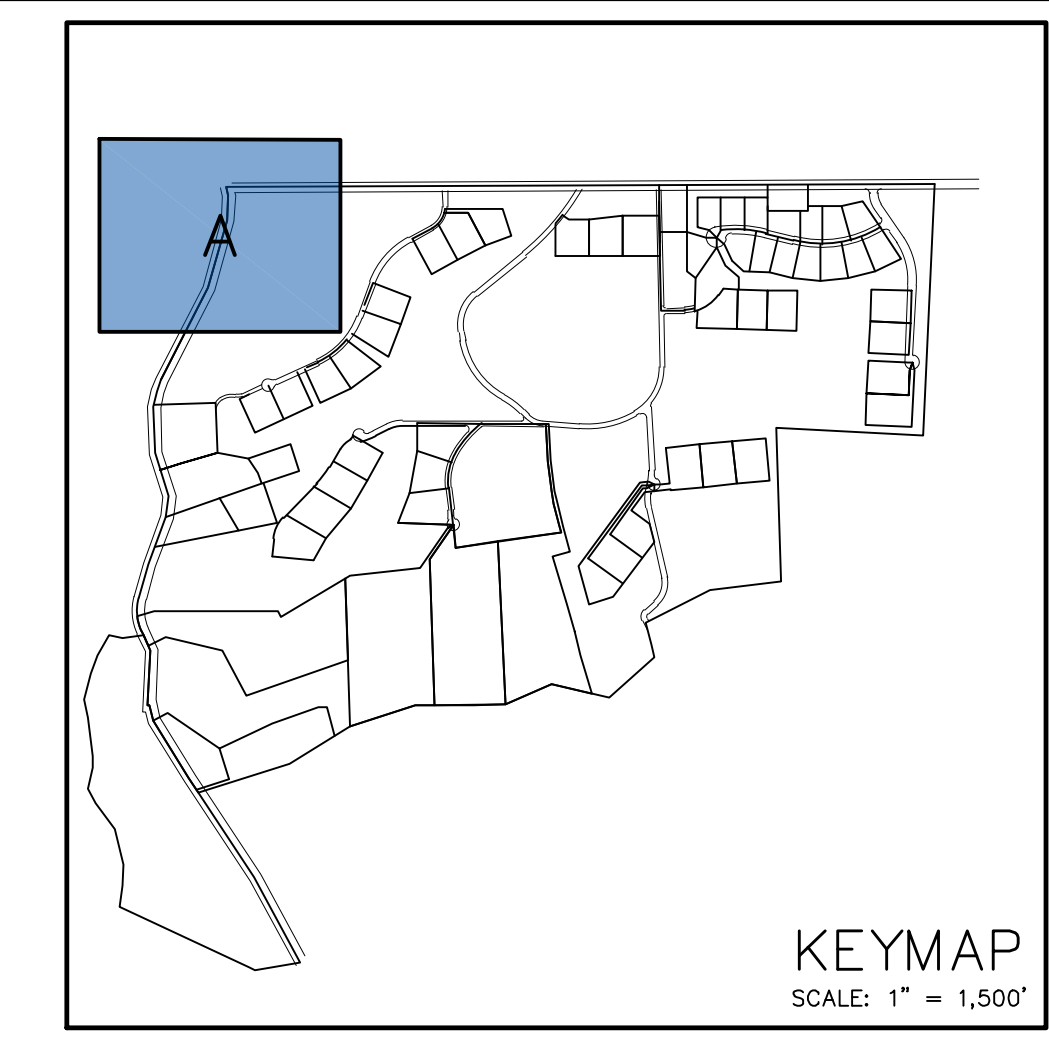


MOMENEY & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3030 FAX: (610) 527-9008
400 ETON SQUARE PARKWAY, ETON, PA 19341
PHONE: (610) 384-6884 FAX: (610) 384-6887

OPTIONAL PHASE 3 - SHEET 1
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 183-2206
DRAWN BY: JRM
CHECKED BY: DBF

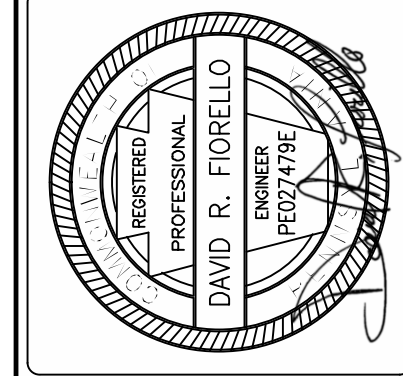


DATE: JULY 31, 2013
SHEET NO.
28
OF 38
SCALE: 1" = 100'
FILE NO.: 06-012



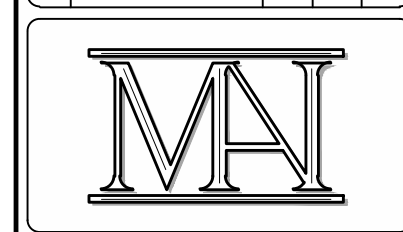
Spring Number: 2013-183-2208

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
UTILITY LOCATIONS
DATE: 07/31/13
PROJECT: NEWTOWN ROAD
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

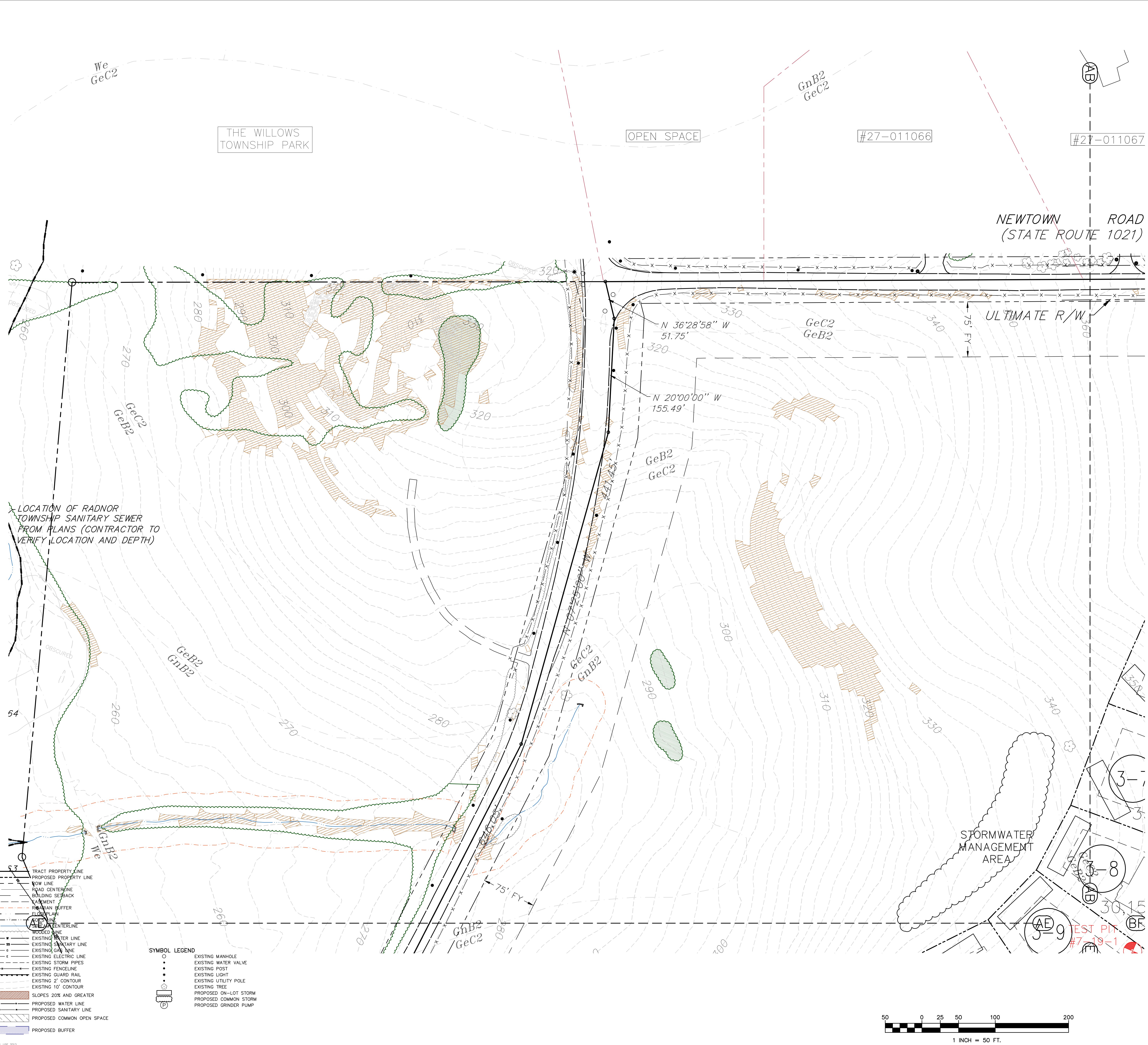


MOMENEY & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3030 FAX: (610) 527-9008
400 EXTON SQUARE PARKWAY, EXTON, PA 19341
PHONE: (610) 894-6884 FAX: (610) 894-6887

OPTIONAL PHASE 3 - SHEET A
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 183-2206 APPLICANT: JRM
DRAWN BY: JRM CHECKED BY: DBF
107 THAMES LANE, L.P.
WILMINGTON, DE 19807



DATE: JULY 31, 2013
SHEET NO.
29
OF 38
SCALE: 1" = 50'
FILE NO.: 06-012

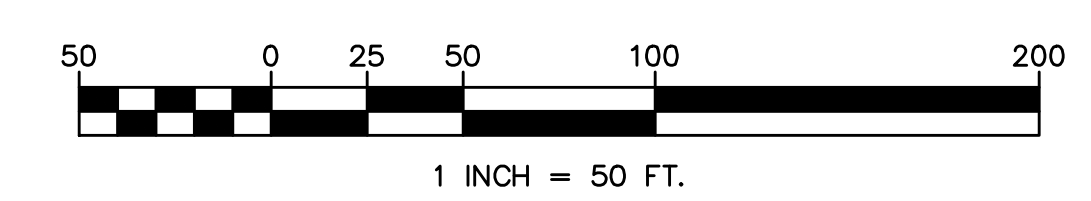


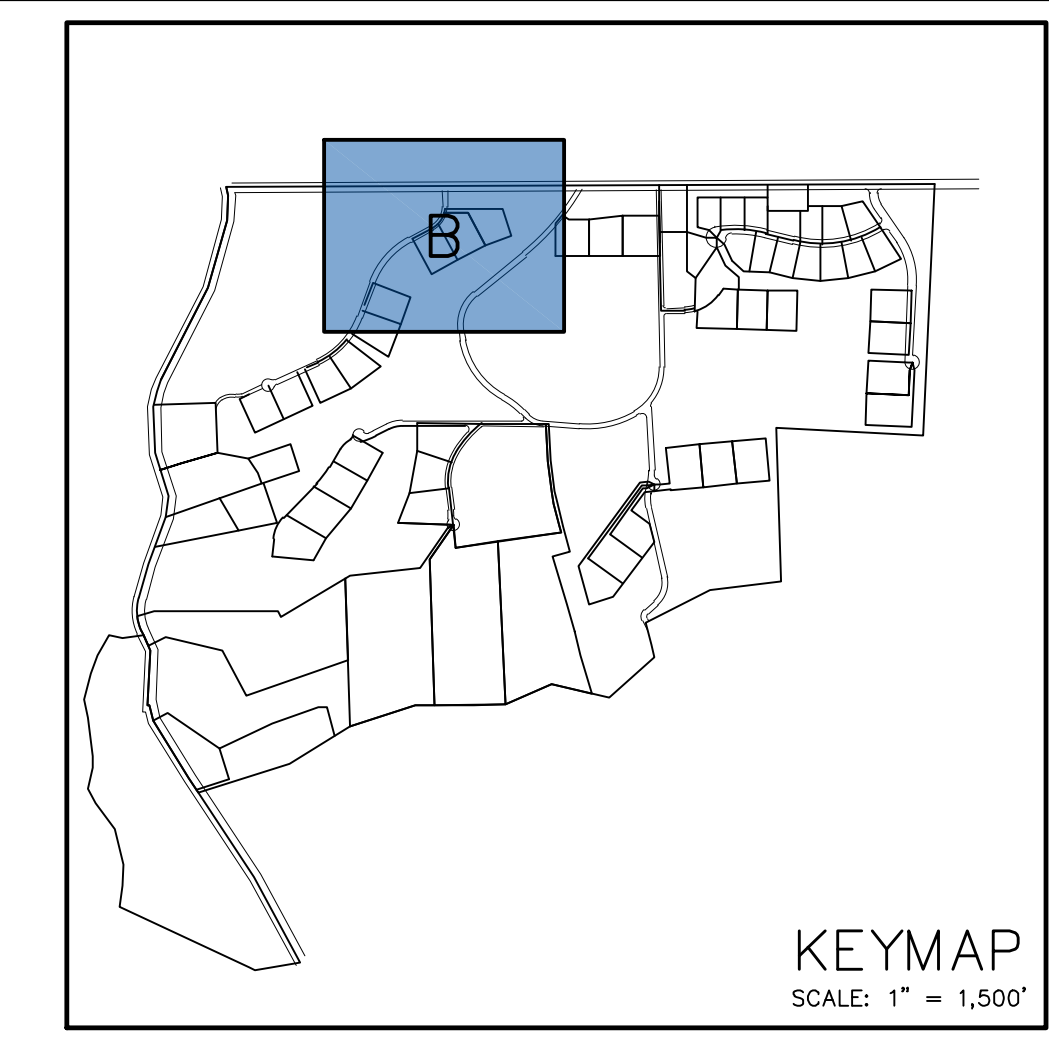
LINE TYPE LEGEND

---	TRACT PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	FENCEMENT
---	RIBBON BUFFER
---	FLORIAN
---	ACE CENTERLINE
---	WOODED LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
---	EXISTING GUARD RAIL
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED COMMON OPEN SPACE
---	PROPOSED BUFFER

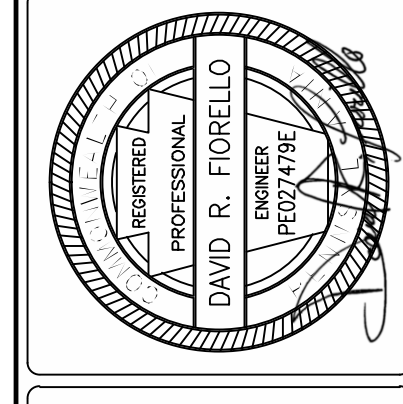
SYMBOL LEGEND

○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP



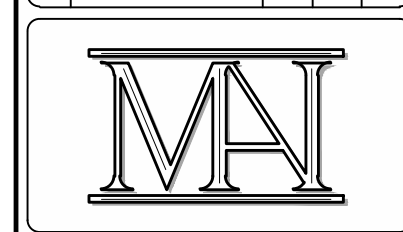


SPRING NUMBER: 2013-183-2206
CALL BEFORE YOU DIG
UNDEGROUND UTILITY LOCATIONS
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
ALL UTILITIES EXCEPT
DATE: 07/31/2013
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

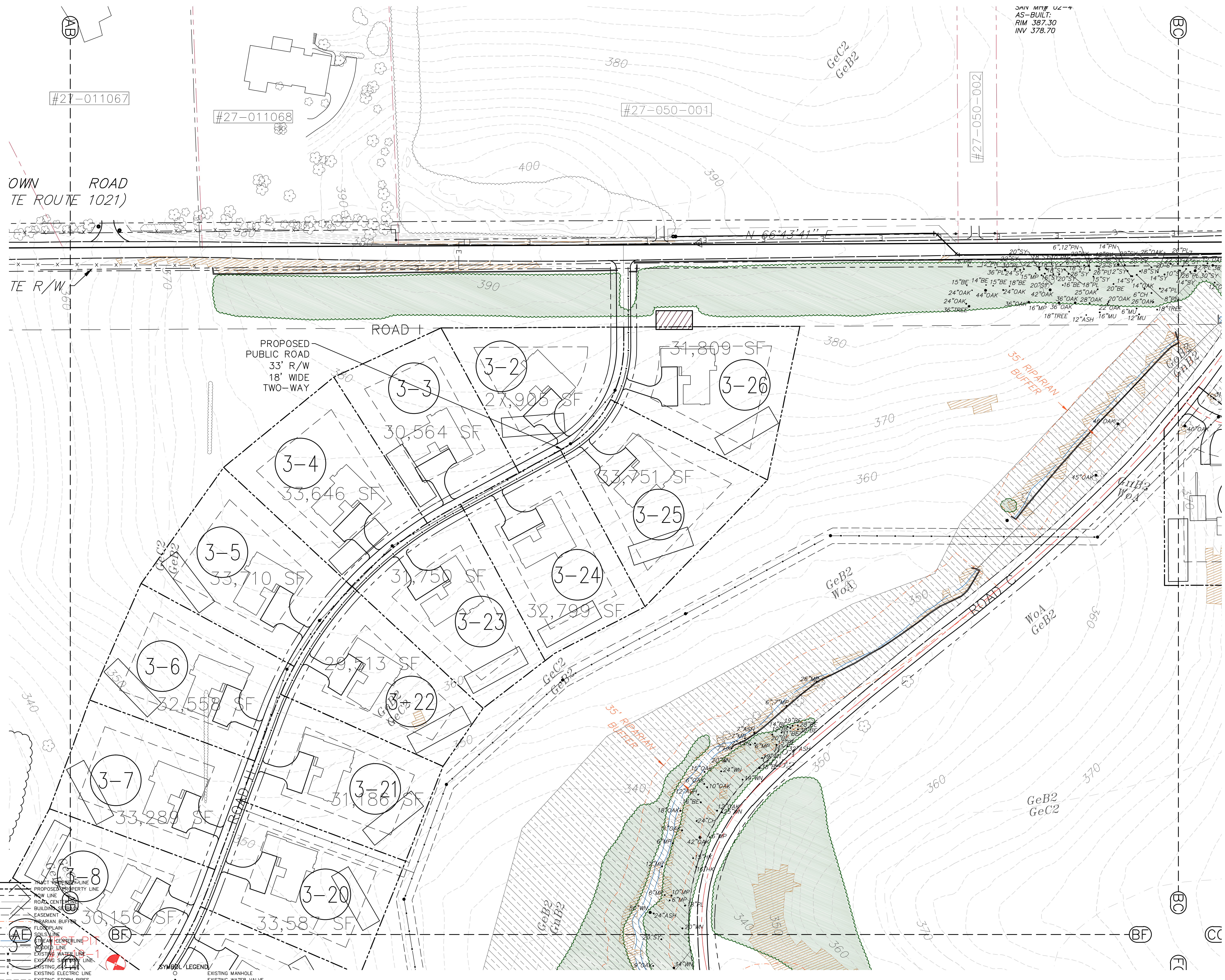


MOMENE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3030 FAX: (610) 527-9008
400 EXTON SQUARE PARKWAY, EXTON, PA 19341
PHONE: (610) 894-6884 FAX: (610) 894-6887

OPTIONAL PHASE 3 - SHEET B
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
APPLICANT: APRESIL LP
DRAWN BY: JRM
CHECKED BY: DRE



DATE: JULY 31, 2013
SHEET NO.
30
OF 38
SCALE: 1" = 50'
FILE NO.: 06-012

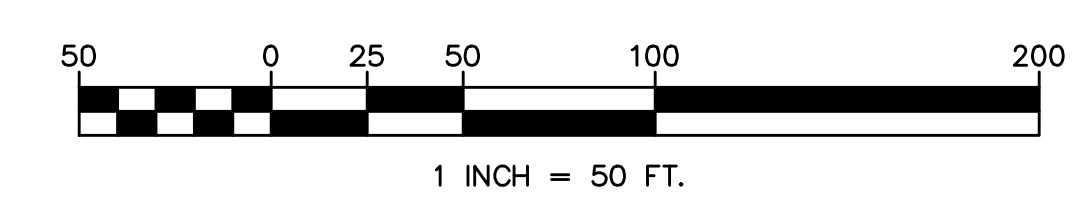


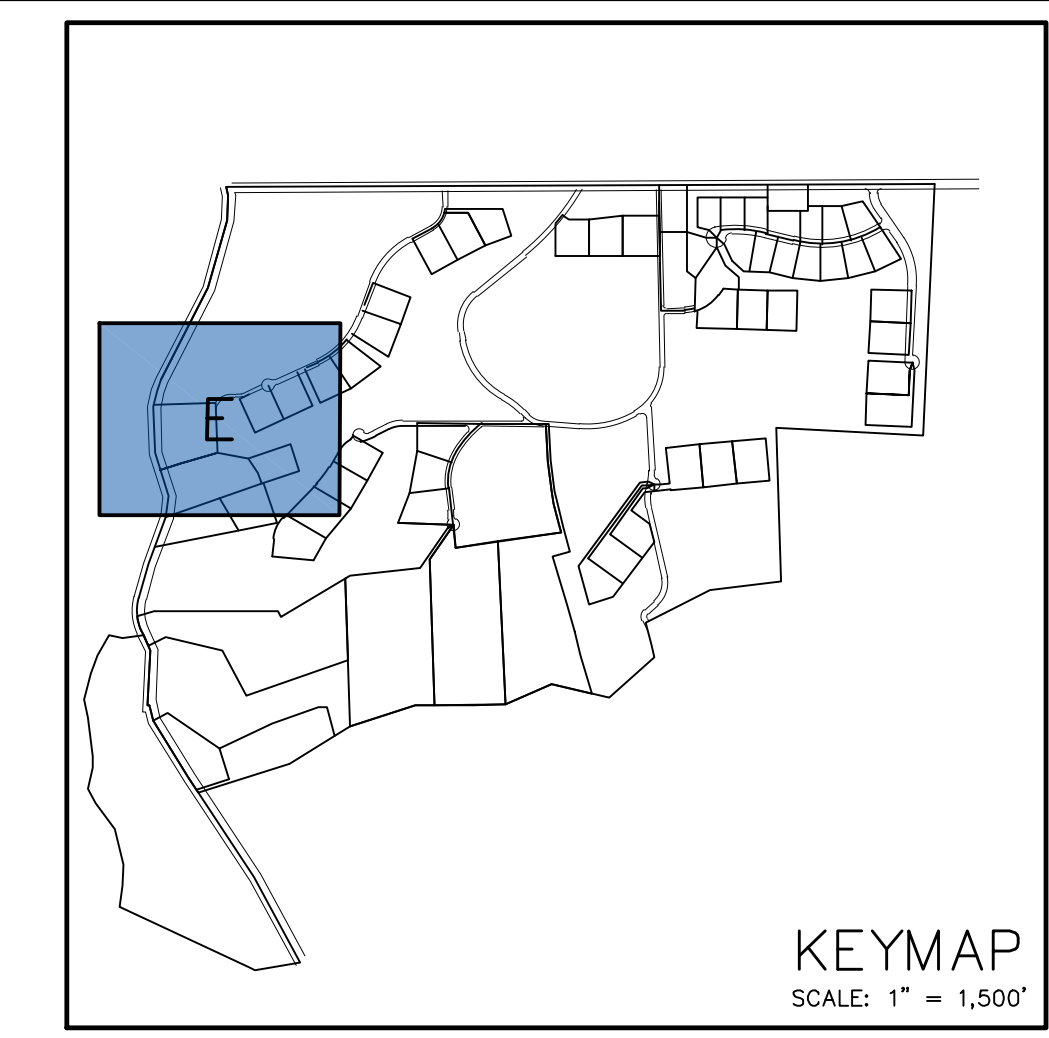
LINE TYPE LEGEND

- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- ROAD CENTERLINE
- BUILDING FOOTPRINT
- EASEMENT
- RIPIARIAN BUFFER
- SOILS LINE
- STREAM CENTERLINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM PIPES
- EXISTING FENCELINE
- EXISTING GUARD RAIL
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SLOPES 20% AND GREATER
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED COMMON OPEN SPACE
- PROPOSED BUFFER

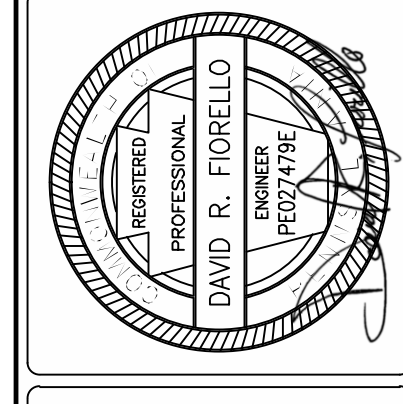
SYMBOL LEGEND

- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING POST
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED ON-LOT STORM
- PROPOSED COMMON STORM
- PROPOSED GRINDER PUMP



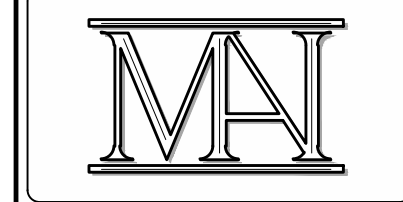


CALL BEFORE YOU DIG
 PENNSYLVANIA LAW ENFORCES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN THE
 STATE WIRELESS SERVICE AREA
 Pennsylvania One Call System, Inc.
 1-800-242-1776



MOMENEY & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008
 PROJECT: (610) 584-6884 FAX: (610) 584-6287

OPTIONAL PHASE 3 - SHEET E
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF



DATE: JULY 31, 2013
 SHEET NO.
31
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012

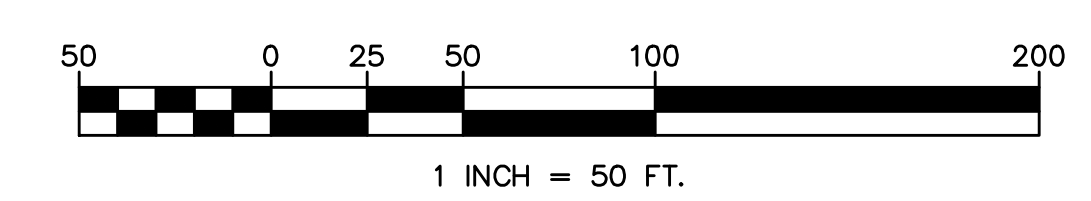


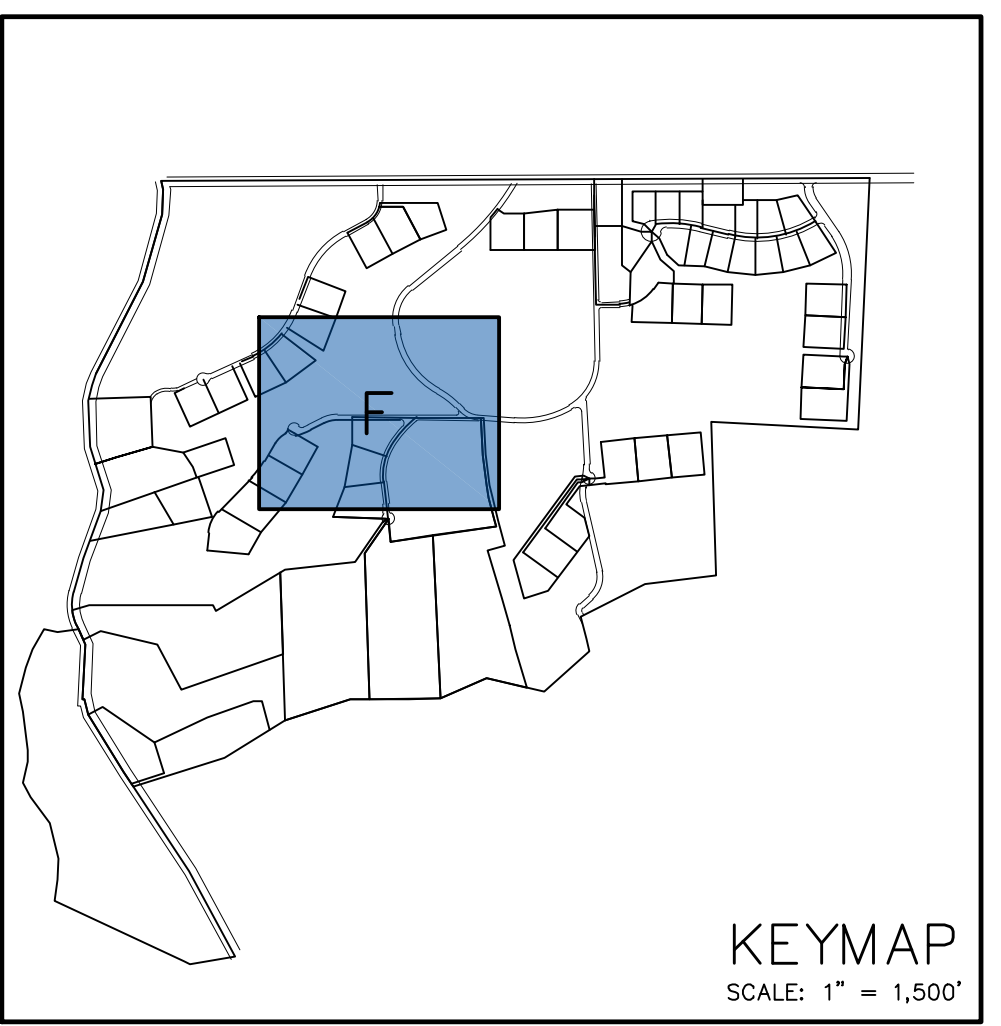
LINE TYPE LEGEND

---	TRACT PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOODPLAIN
---	SOILS LINE
---	PROPERTY CENTERLINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
---	EXISTING GUARD RAIL
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED COMMON OPEN SPACE
---	PROPOSED BUFFER

SYMBOL LEGEND

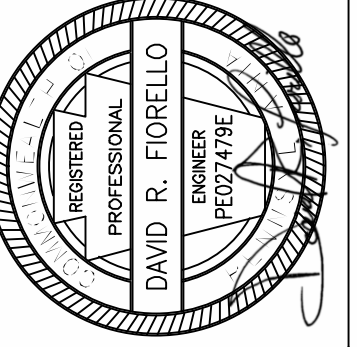
○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP





SPRING NUMBER: 2013-183-2208

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
ANY WORK IN EXISTING OR PROPOSED
UNDERGROUND UTILITIES.
Please contact the Utility Call System, Inc.
1-800-242-1776

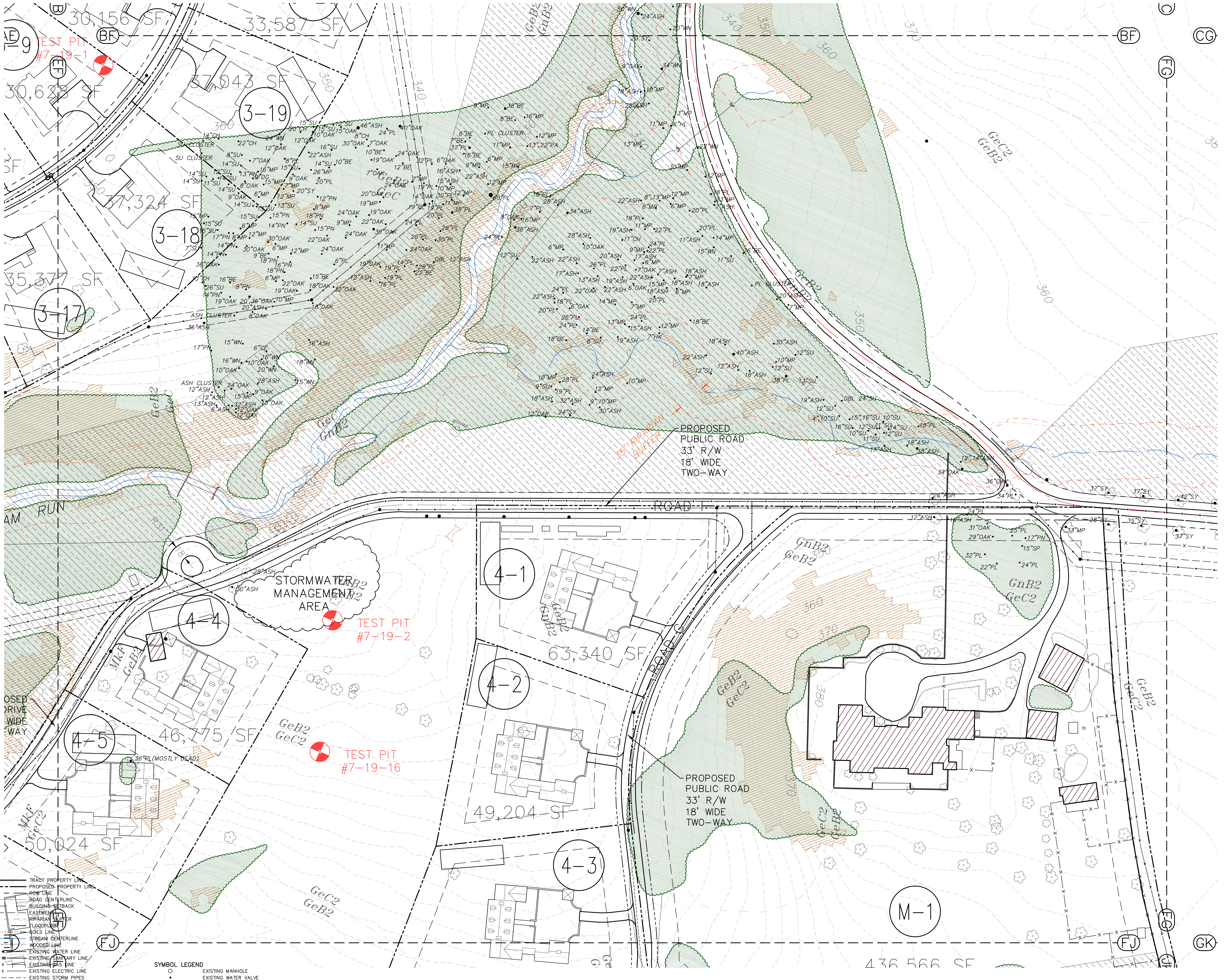
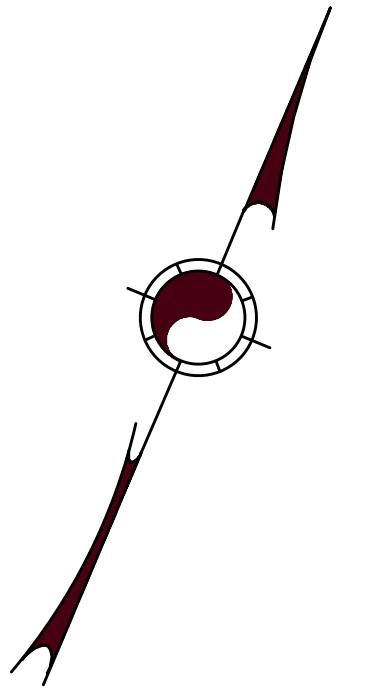


MOMENEY & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3030 FAX: (610) 527-8008
400 EYTON SQUARE PARKWAY, EYTON, PA 19341
PHONE: (610) 394-6884 FAX: (610) 394-6887

OPTIONAL PHASE 3 - SHEET F
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 183-2206
DRAWN BY: JRM
CHECKED BY: DFB



DATE: JULY 31, 2013
SHEET NO.
32
OF 38
SCALE: 1" = 50'
FILE NO.: 06-012

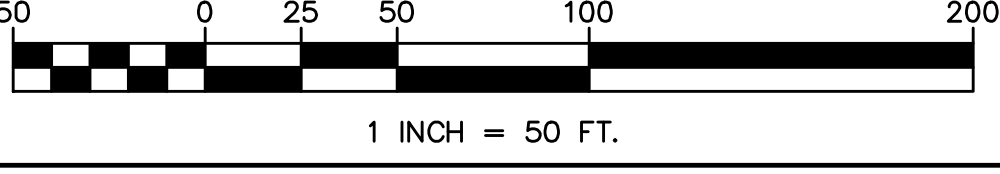


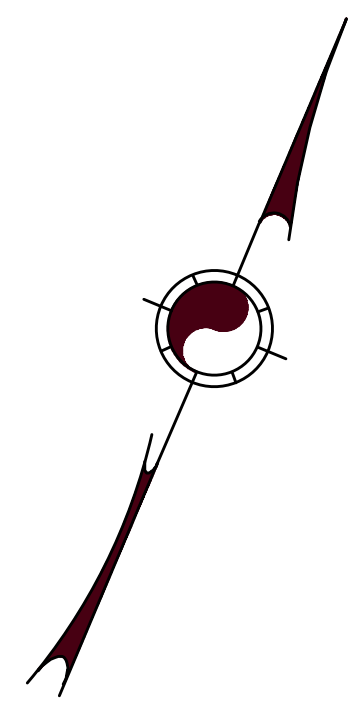
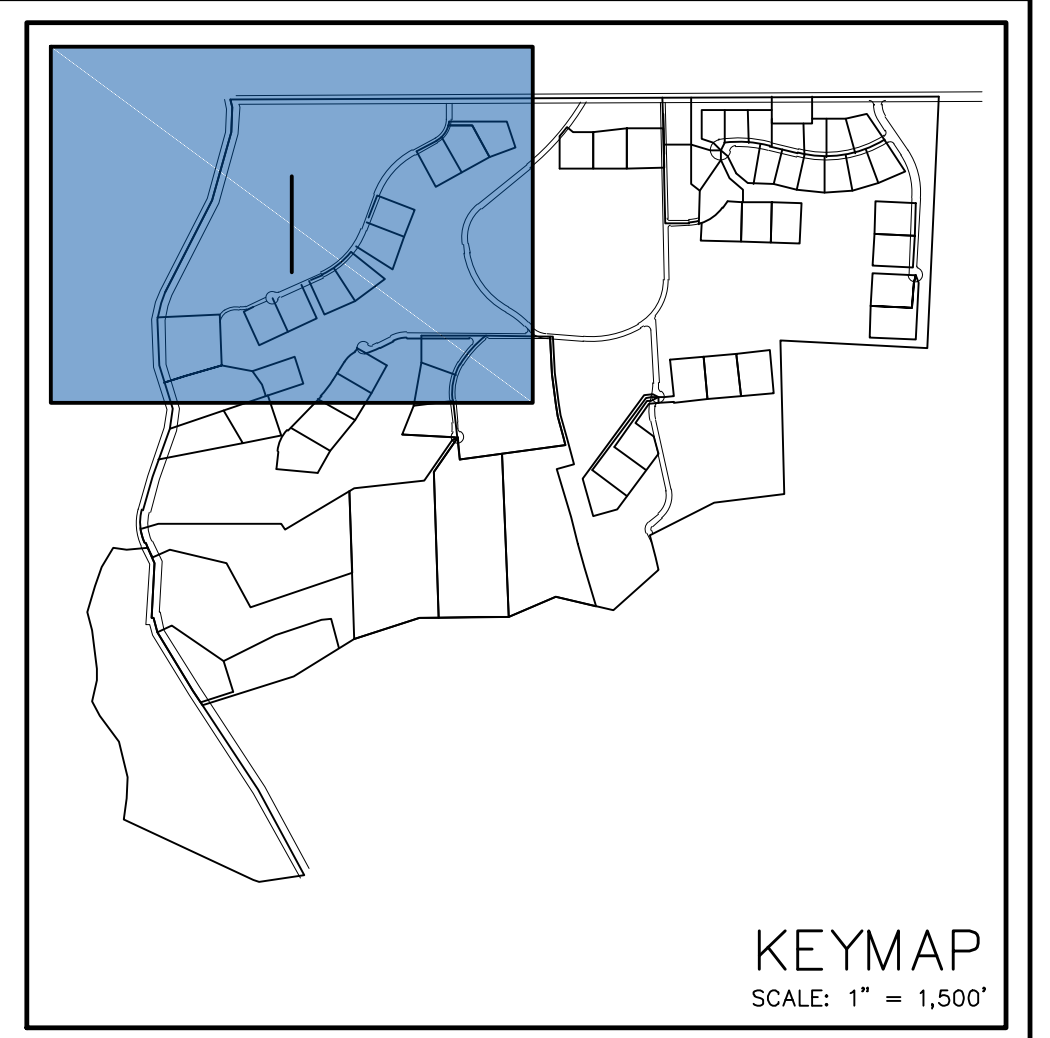
LINE TYPE LEGEND

---	TRACT PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ROAD CENTERLINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	FLUOROKARBON
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODPILE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
---	EXISTING GUARD RAIL
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED COMMON OPEN SPACE
---	PROPOSED BUFFER

SYMBOL LEGEND

○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP





LINE/TYPE LEGEND

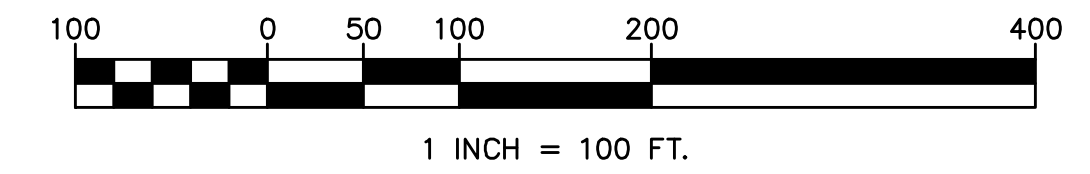
- TRACT PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROW LINE
- ROAD CENTERLINE
- BUILDING SETBACK
- EASEMENT
- RIPARIAN BUFFER
- FLOODPLAIN
- SOILS LINE
- STREAM CENTERLINE
- WOODED LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM PIPES
- EXISTING FENCELINE
- EXISTING GUARD RAIL
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SLOPES 20% AND GREATER
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED COMMON OPEN SPACE
- PROPOSED BUFFER

SYMBOL LEGEND

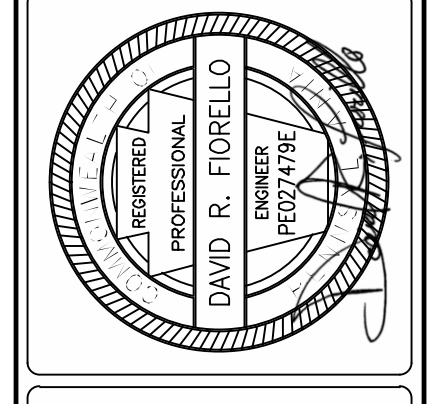
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING POST
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED ON-LOT STORM
- PROPOSED COMMON STORM
- PROPOSED GRINDER PUMP

OPTIONAL PHASE 3 & 4 ROADWAY CHART

ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
C	1-1:1-3 2-9:2-10	PUBLIC ROAD	33'	18'±	ONE-WAY	EXISTING
F	4-1:4-8 4-14:4-20 M-1	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
H	3-1:3-25	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED

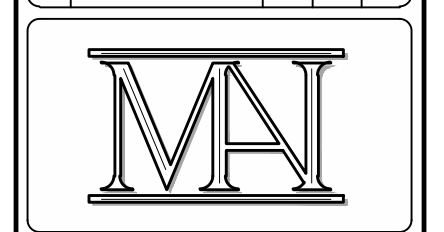


Spring Number: 2013-183-2206
 CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN
 PENNSYLVANIA
 Pennsylvania One Call System, Inc.
 1-800-242-1776

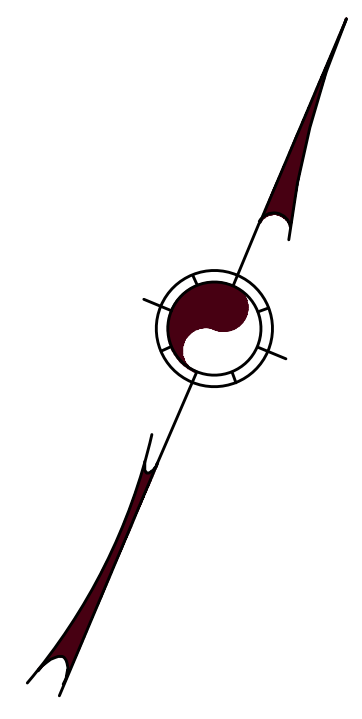
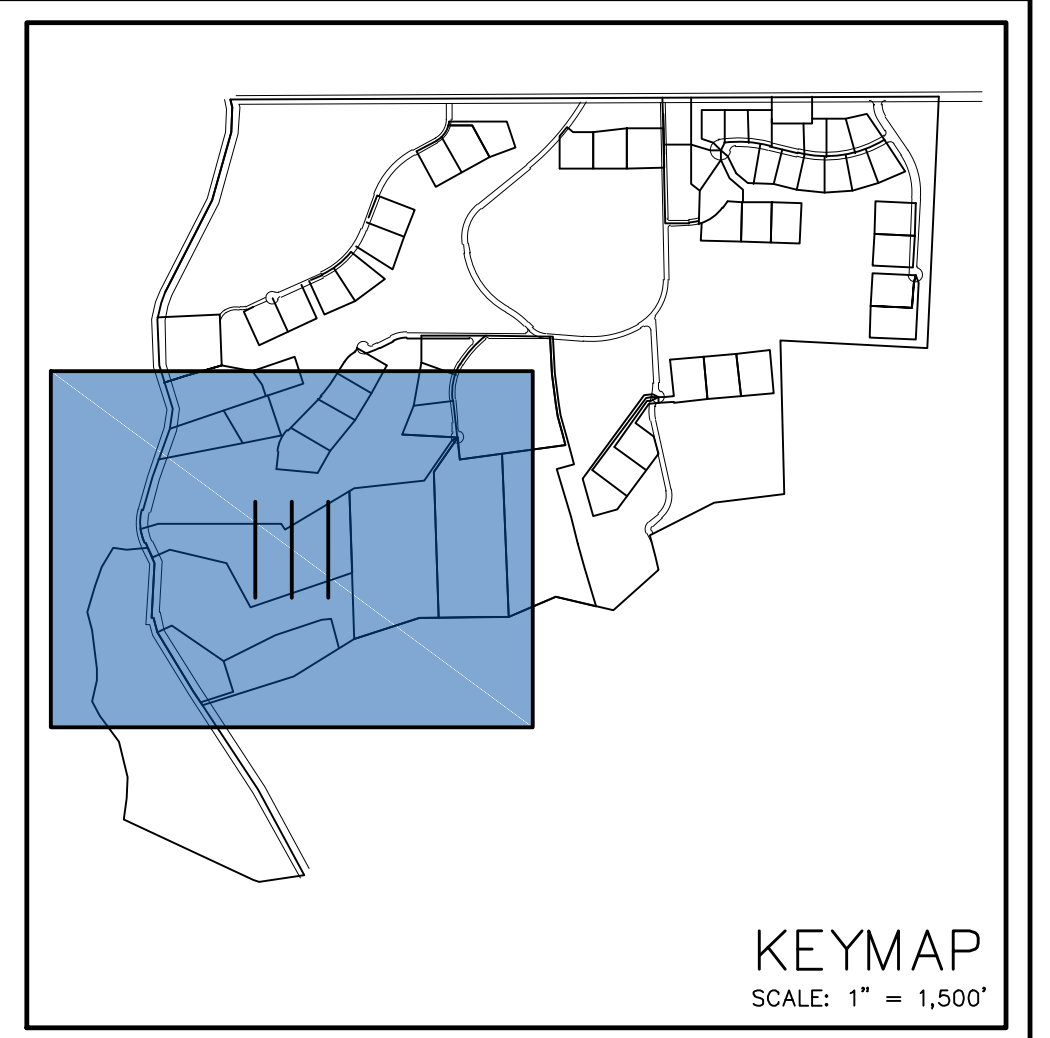
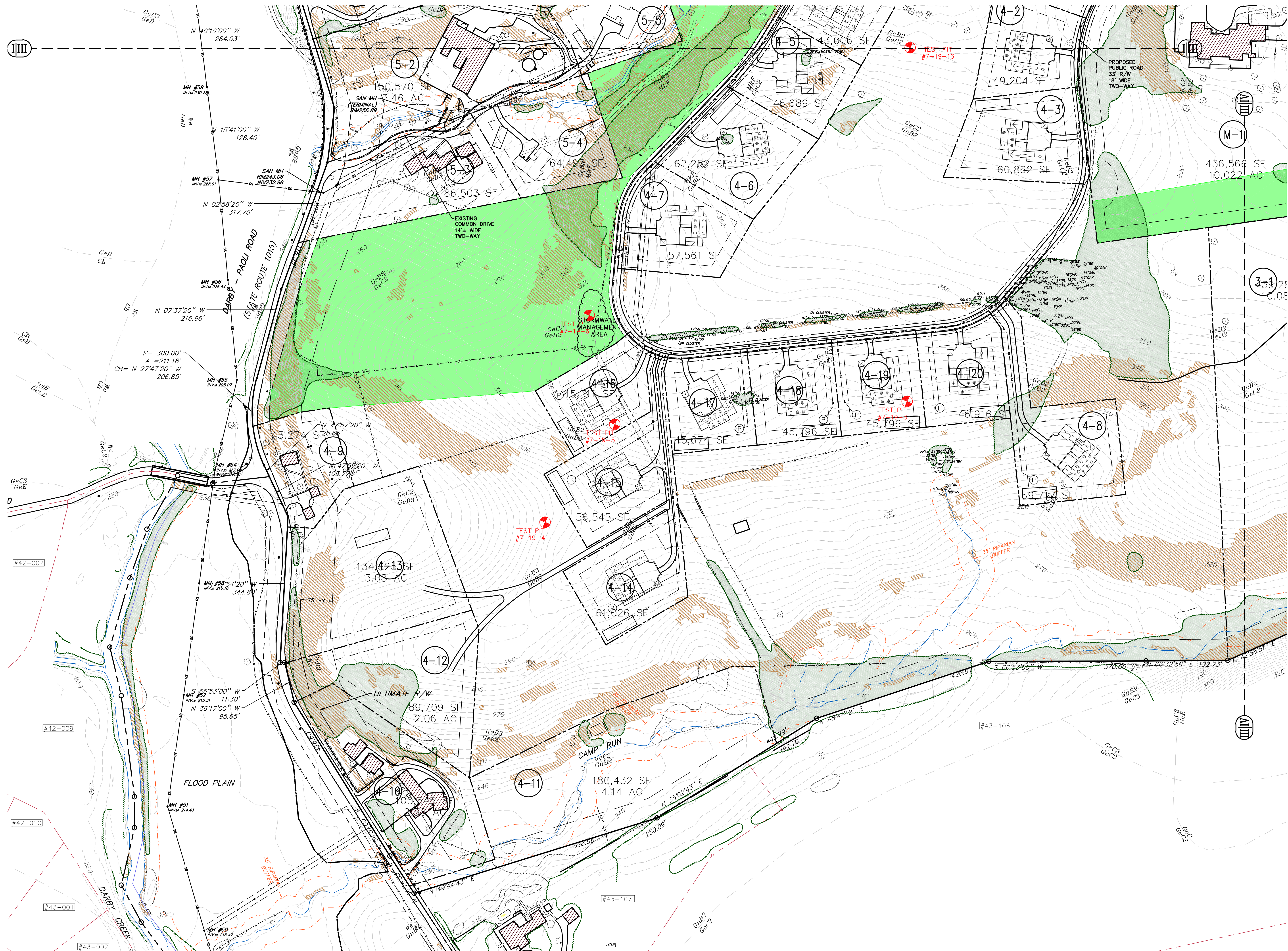


MOMENEY & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 327-3030 FAX: (610) 327-8008
 400 ETON SQUARE PARKWAY, ETON, PA 19341
 PHONE: (610) 394-6868 FAX: (610) 394-6267

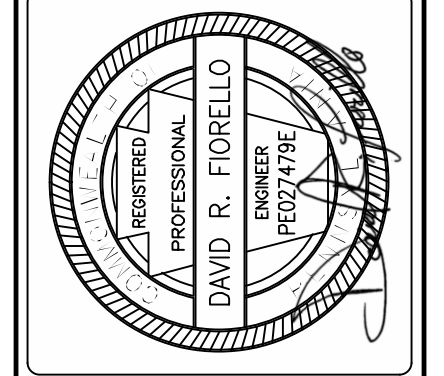
OPTIONAL PHASE 4 - SHEET 1
 CONDITIONAL USE PLANS
 THE ARROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF



DATE: JULY 31, 2013
 SHEET NO.
 33
 OF 38
 SCALE: 1" = 100'
 FILE NO.: 06-012

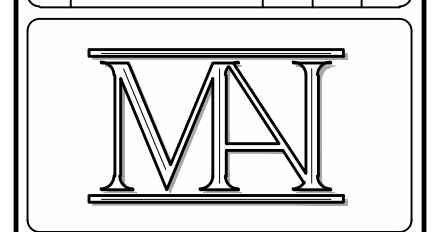


Spring Number: 2013-183-2208
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN AN
 AREA WITHIN 15 FEET OF A
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-7776



MOMENE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008
 400 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 384-6884 FAX: (610) 384-6887

OPTIONAL PHASE 4 - SHEET III
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2208
 DRAWN BY: JRM
 CHECKED BY: DRE



DATE: JULY 31, 2013
 SHEET NO.
 34
 OF 38
 SCALE: 1" = 100'
 FILE NO.: 06-012

LINE/TYPE LEGEND

---	TRACT PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOODPLAIN
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODED LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
---	EXISTING GUARD RAIL
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED COMMON OPEN SPACE
---	PROPOSED BUFFER

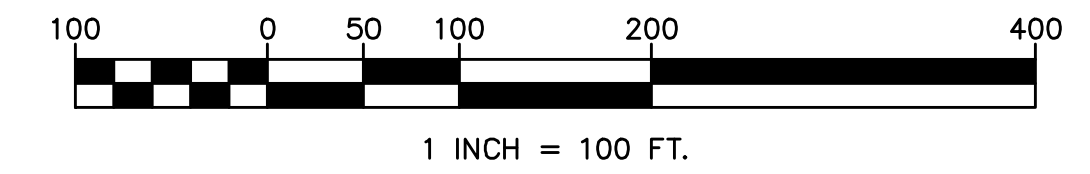
SYMBOL LEGEND

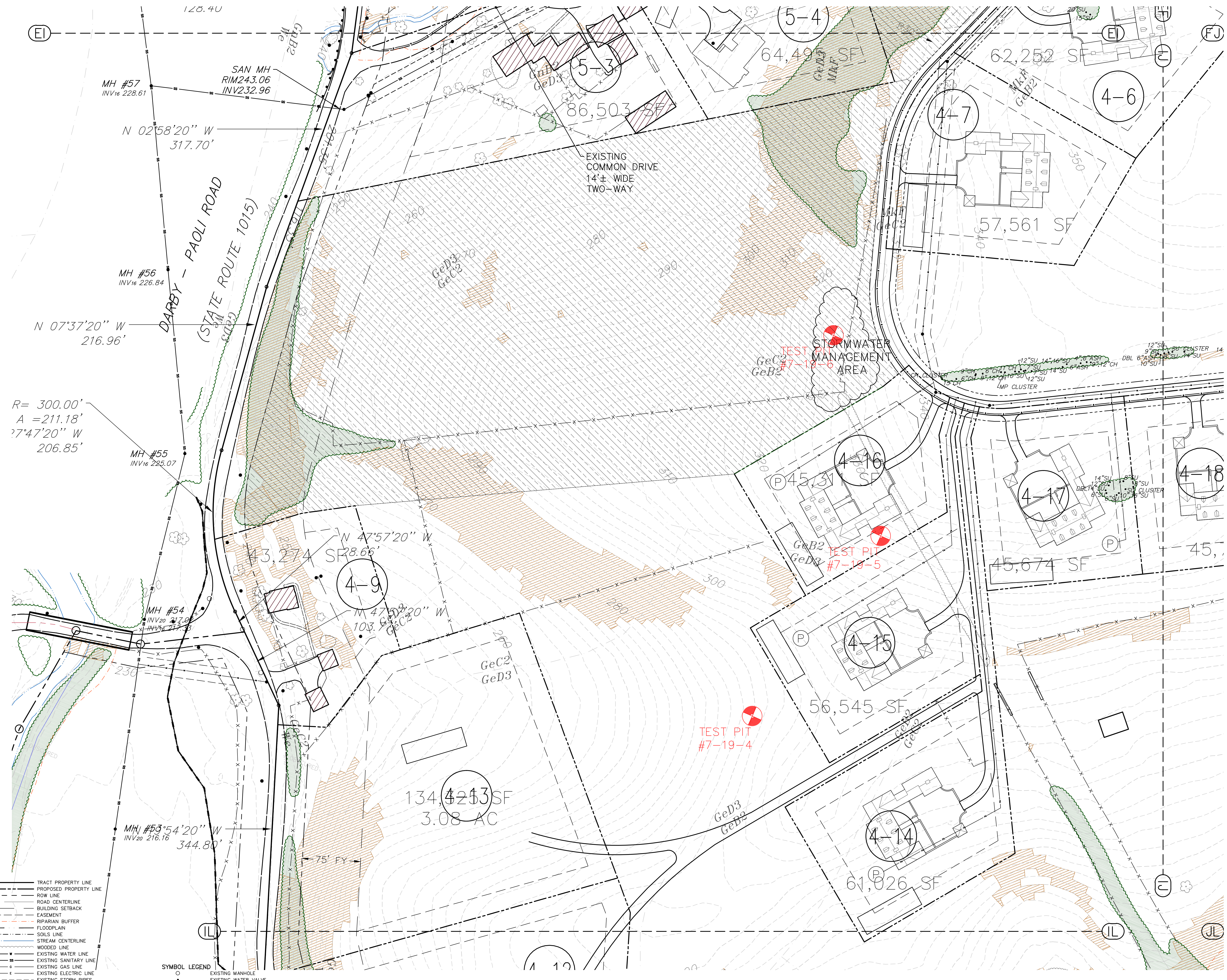
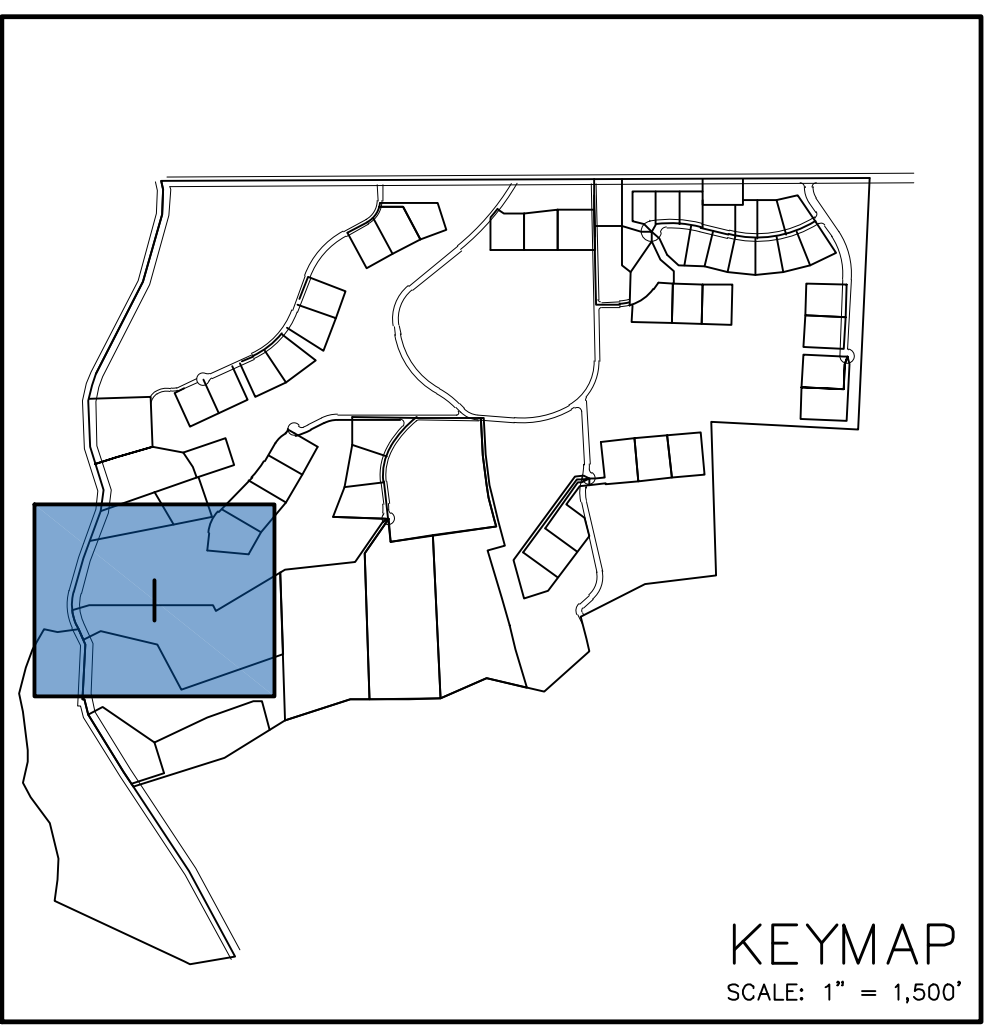
○	EXISTING MANHOLE
●	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP

OPTIONAL PHASE 3 & 4 ROADWAY CHART

ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
F	4-1:4-8	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
M-1	4-14:4-20	M-1				

* ROAD G BECOMES PART OF ROAD F WITH OPTIONAL PHASE 4

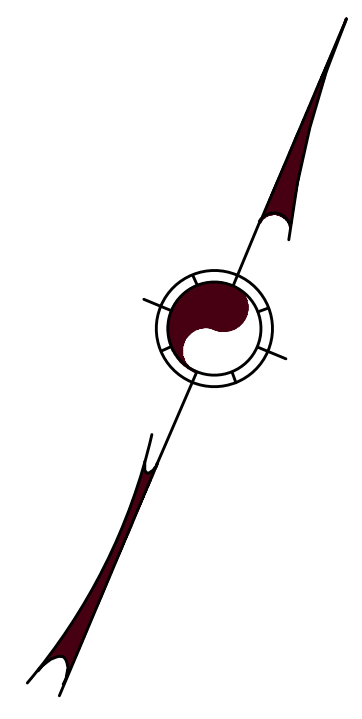
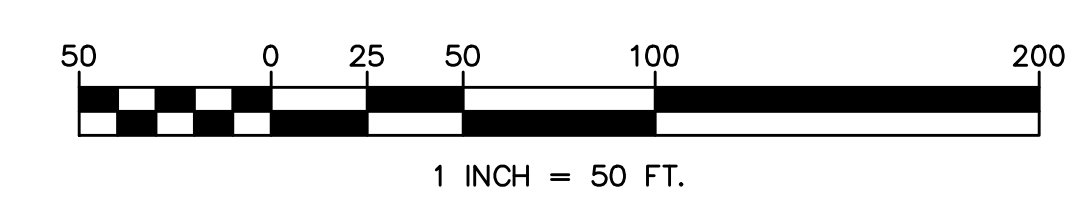




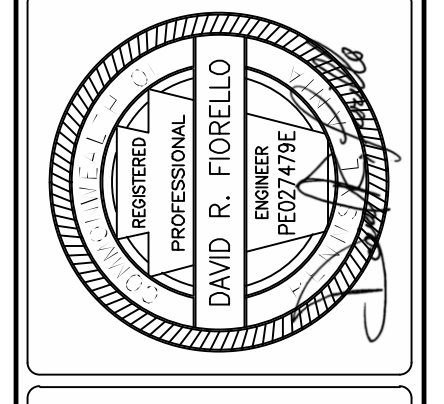
120.40
 (EI) ---
 MH #57
 INV₁₆ 228.61
 N 02°58'20" W
 317.70'
 SAN MH
 RIM243.06
 INV232.96
 MH #56
 INV₁₆ 226.84
 N 07°37'20" W
 216.96'
 DARBY - PAOLI ROAD
 (STATE ROUTE 1015)
 MH #55
 INV₁₆ 225.07
 R= 300.00'
 A = 211.18'
 77°47'20" W
 206.85'
 MH #54
 INV₂₀ 217.00
 INV₁₆ 213.85
 MH #53
 54°20" W
 INV₂₀ 216.16
 344.80'

- LINE TYPE LEGEND**
- TRACT PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - ROW LINE
 - ROAD CENTERLINE
 - BUILDING SETBACK
 - EASEMENT
 - RIPARIAN BUFFER
 - FLOODPLAIN
 - SOILS LINE
 - STREAM CENTERLINE
 - WOODED LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING STORM PIPES
 - EXISTING FENCELINE
 - EXISTING GUARD RAIL
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - SLOPES 20% AND GREATER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY LINE
 - PROPOSED COMMON OPEN SPACE
 - PROPOSED BUFFER

- SYMBOL LEGEND**
- EXISTING MANHOLE
 - EXISTING WATER VALVE
 - EXISTING POST
 - EXISTING LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - PROPOSED ON-LOT STORM
 - PROPOSED COMMON STORM
 - PROPOSED GRINDER PUMP



Spring Number: 2013-183-2208
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY UTILITY LOCATIONS TO BE
 MARKED IN EXISTING OR NEW
 PENNSYLVANIA
 Pennsylvania One Call System, Inc.
 1-800-442-7776

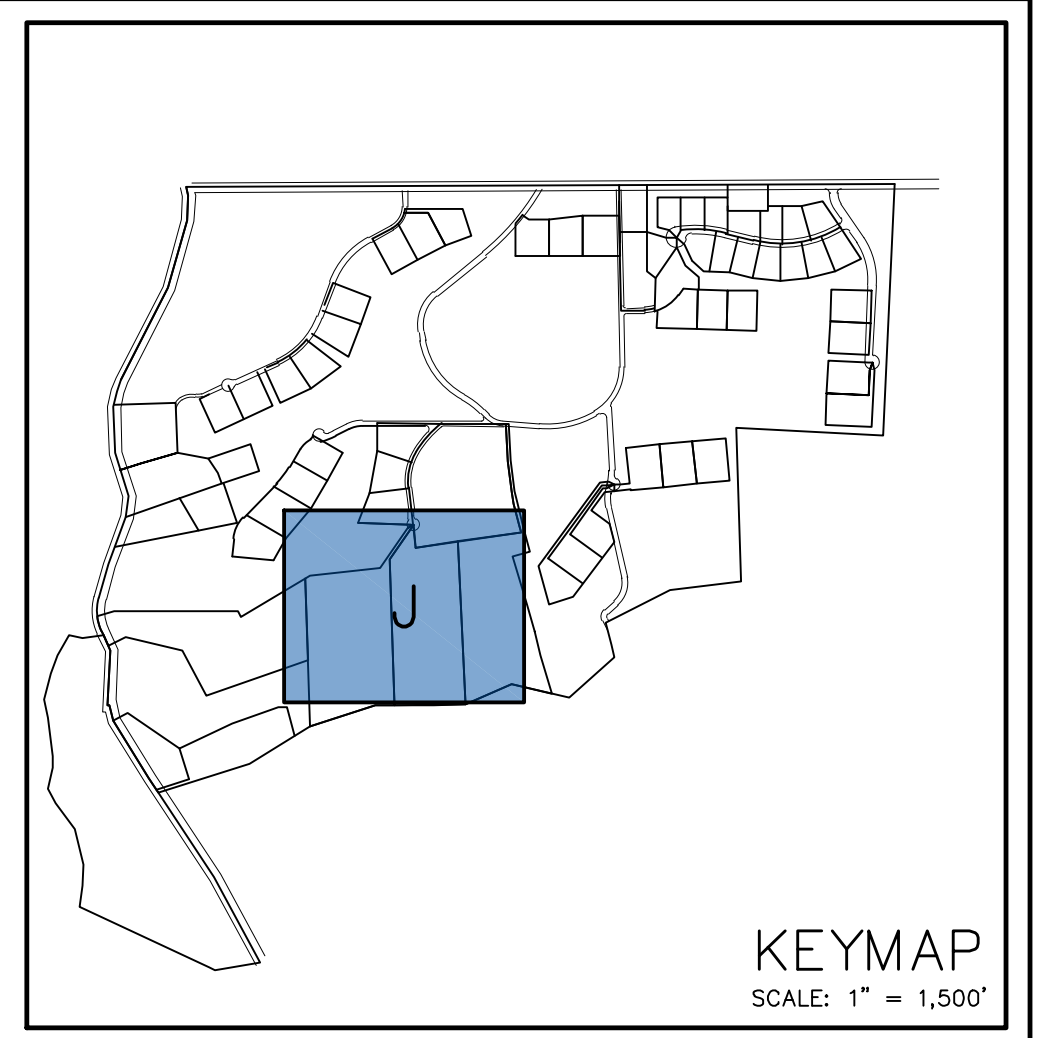
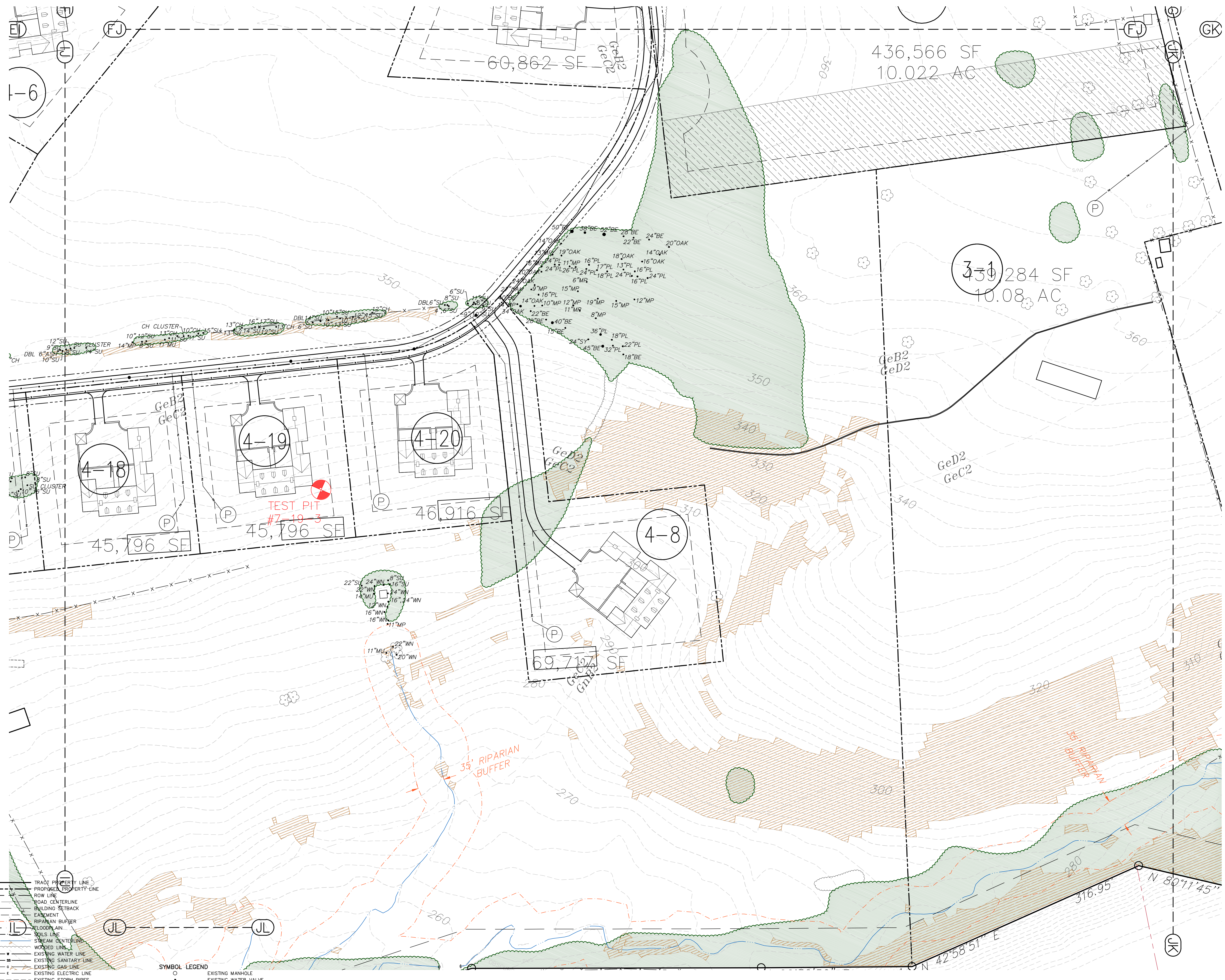


MOMENEY & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 327-3030 FAX: (610) 327-8008
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 394-6884 FAX: (610) 394-6887

OPTIONAL PHASE 4 - SHEET 1
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF



DATE: JULY 31, 2013
 SHEET NO.
 35
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012

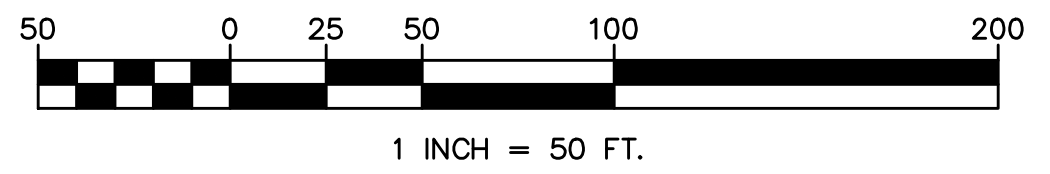


LINE TYPE LEGEND

---	TRACT PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	DEVELOPMENT
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODED LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
---	EXISTING GUARD RAIL
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED COMMON OPEN SPACE
---	PROPOSED BUFFER

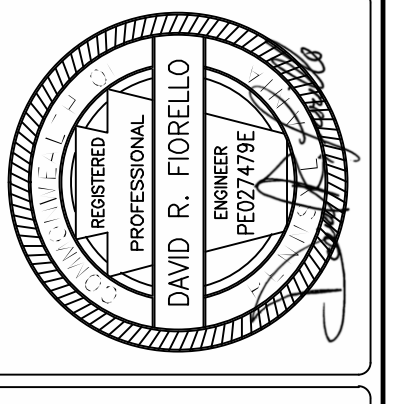
SYMBOL LEGEND

○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP



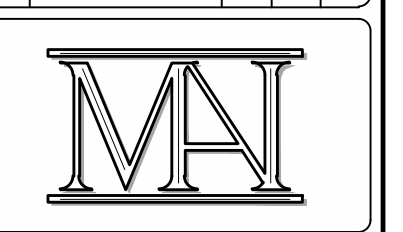
Spring Number: 2013-03-2208

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY WORK TO BE DONE IN
 ANY WORKING DAY STOP WORK
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-442-7776

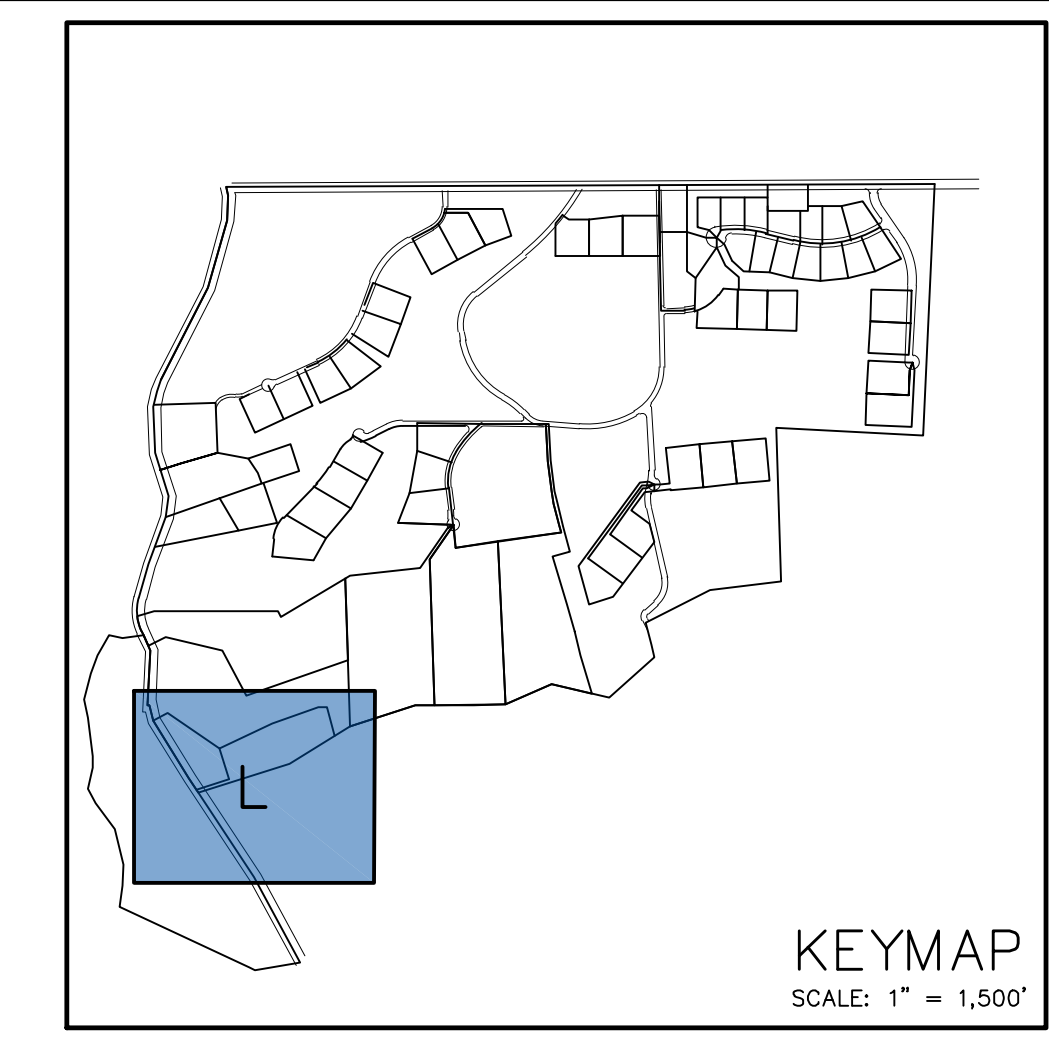


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 400 ETON SQUARE PARKWAY, ETON, PA 19341
 PHONE: (610) 394-6884 FAX: (610) 394-6887

OPTIONAL PHASE 4 - SHEET J
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF

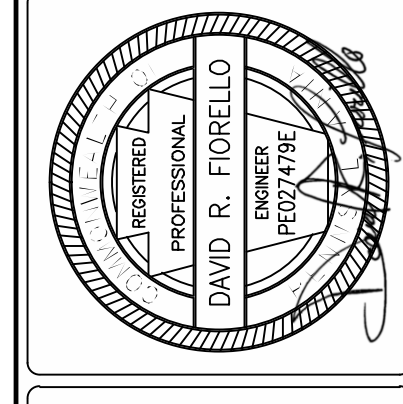


DATE: JULY 31, 2013
 SHEET NO.
 36
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012



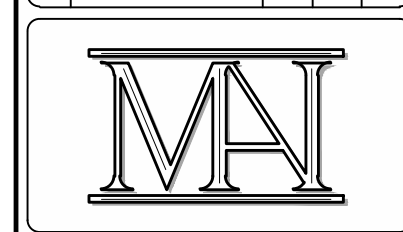
SPRING NUMBER: 2013-183-2208

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY EXCAVATION DEEPER THAN
 4 FEET IN RESURFACED DRIVE PAVEMENT.
 Pennsylvania One Call System, Inc.
 1-800-242-1776

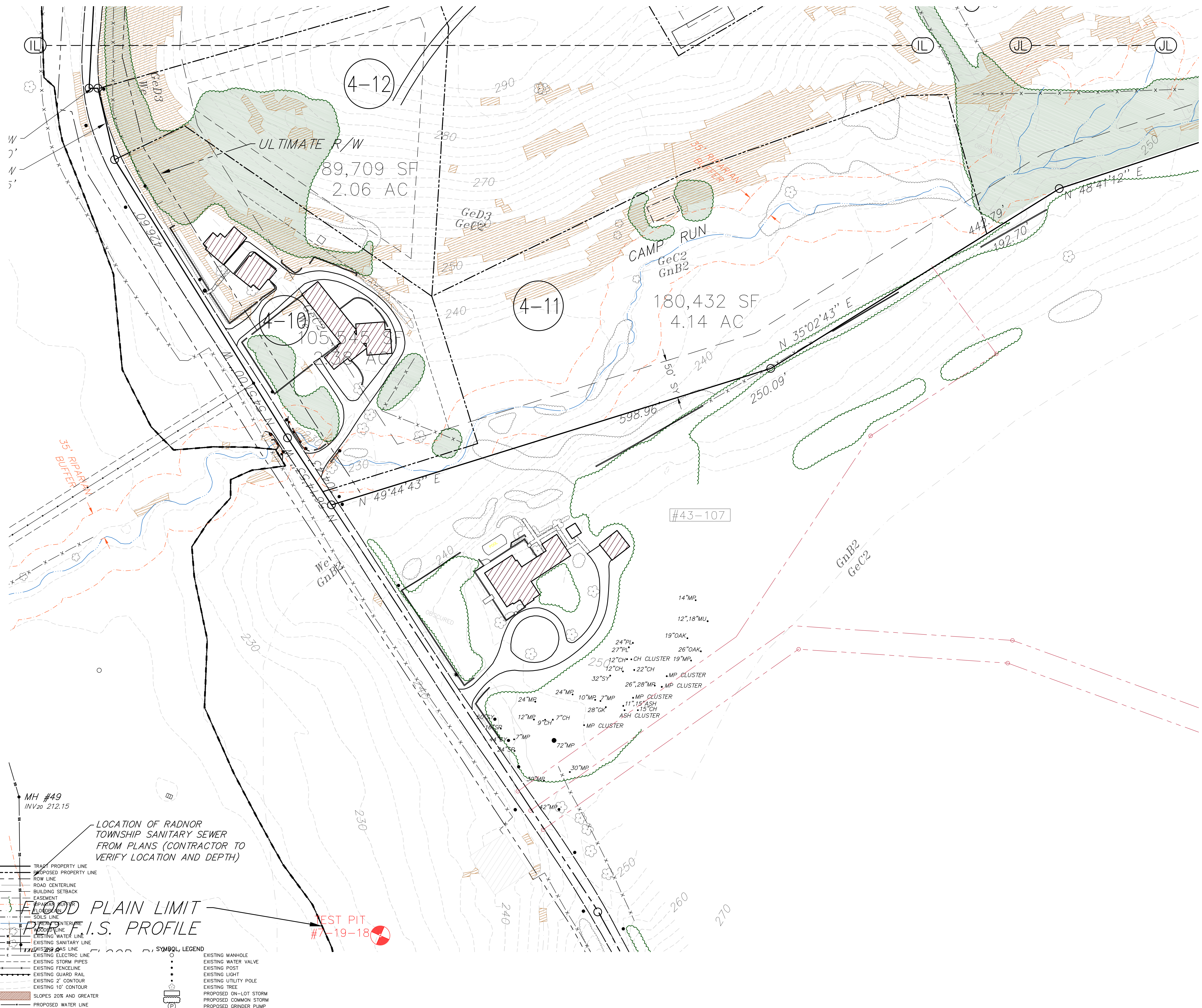


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OPTIONAL PHASE 4 - SHEET L
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2208
 DRAWN BY: JRM
 CHECKED BY: DBF

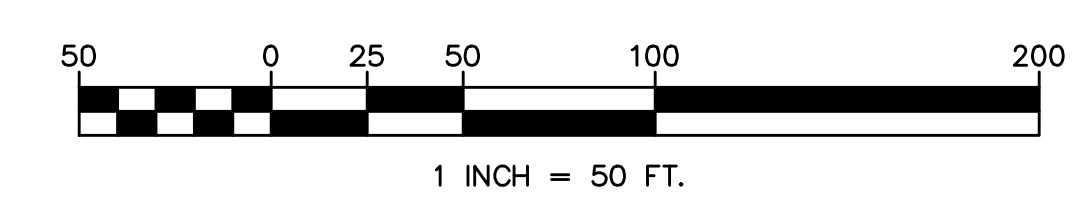


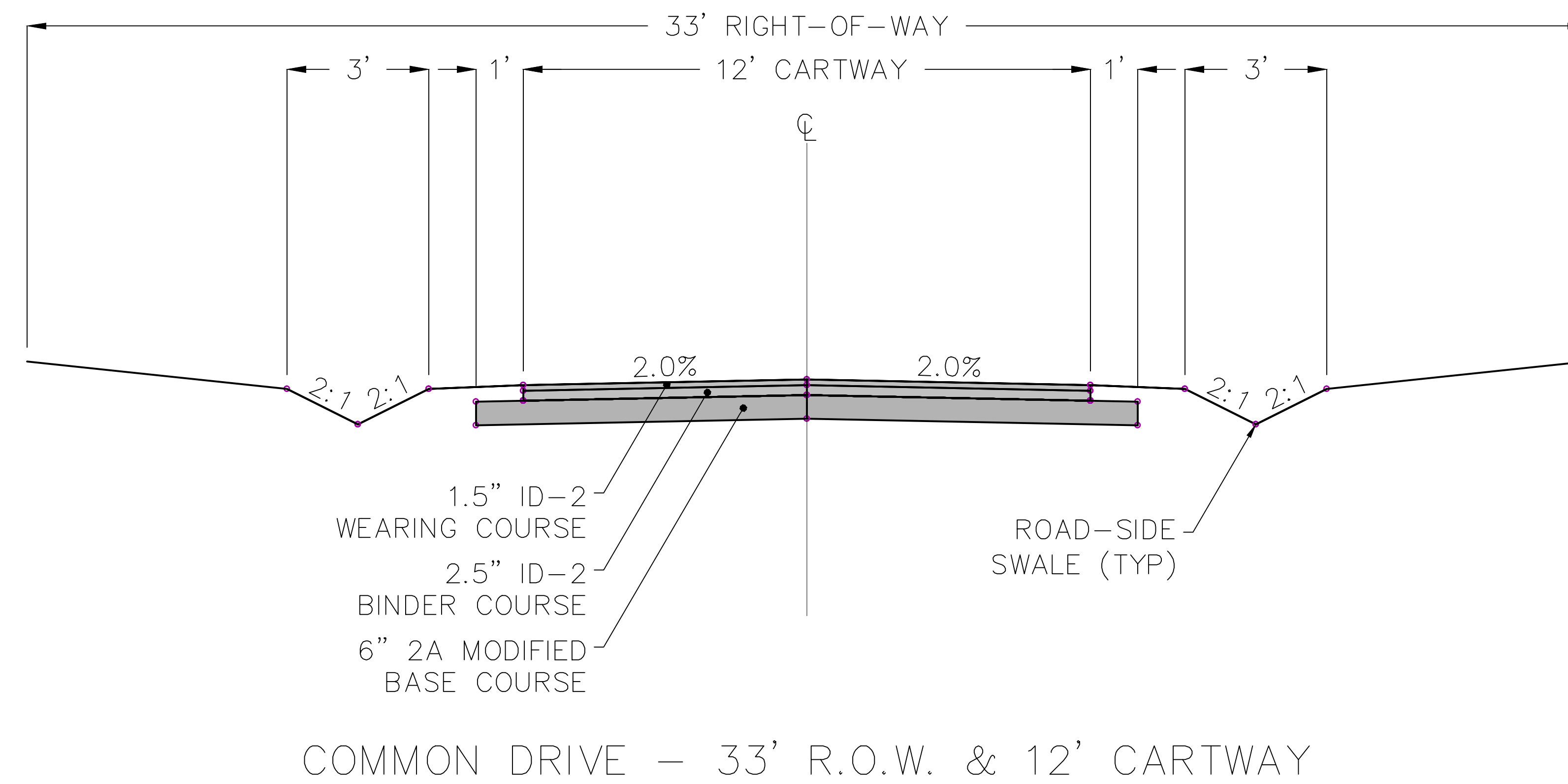
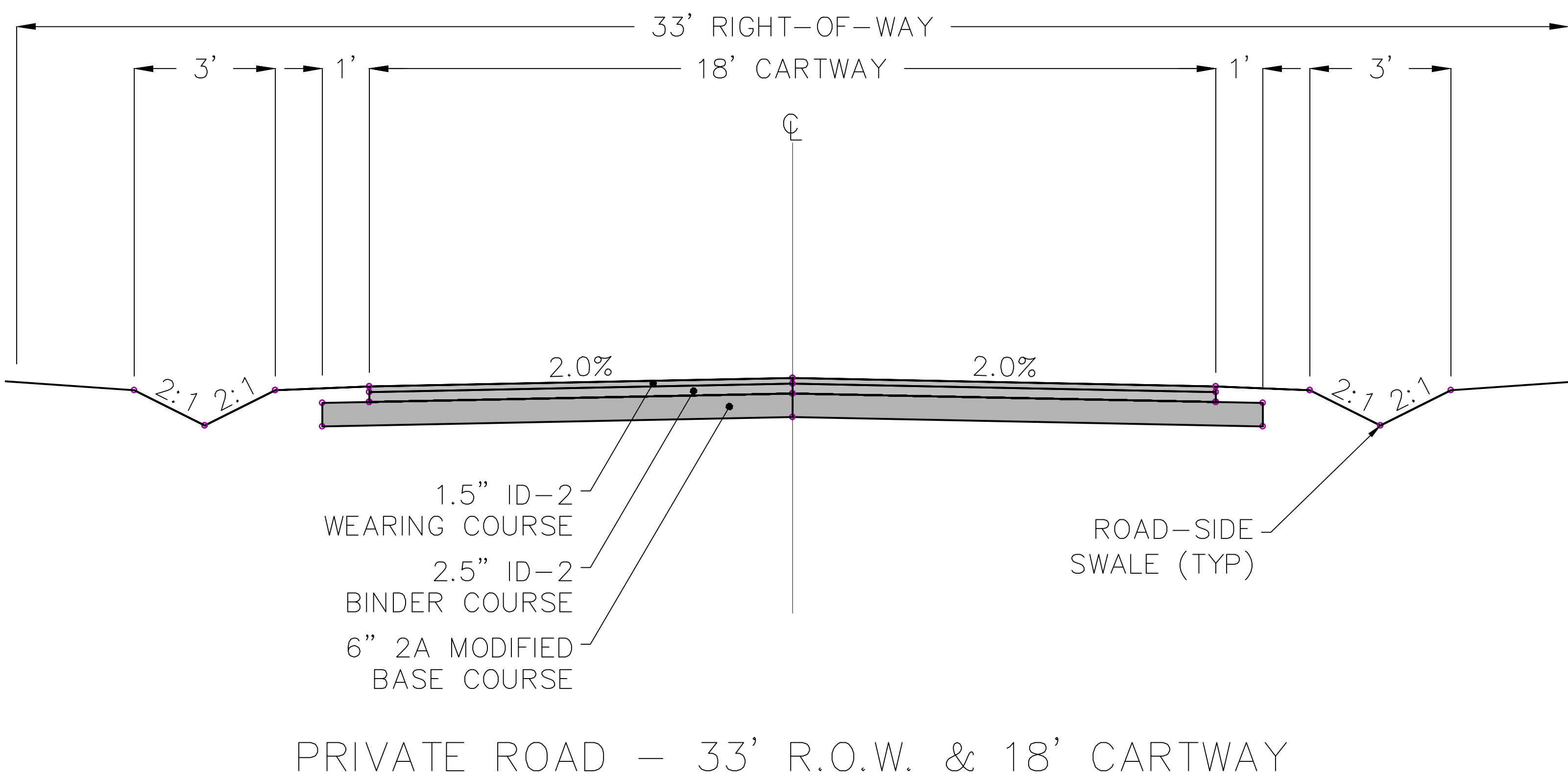
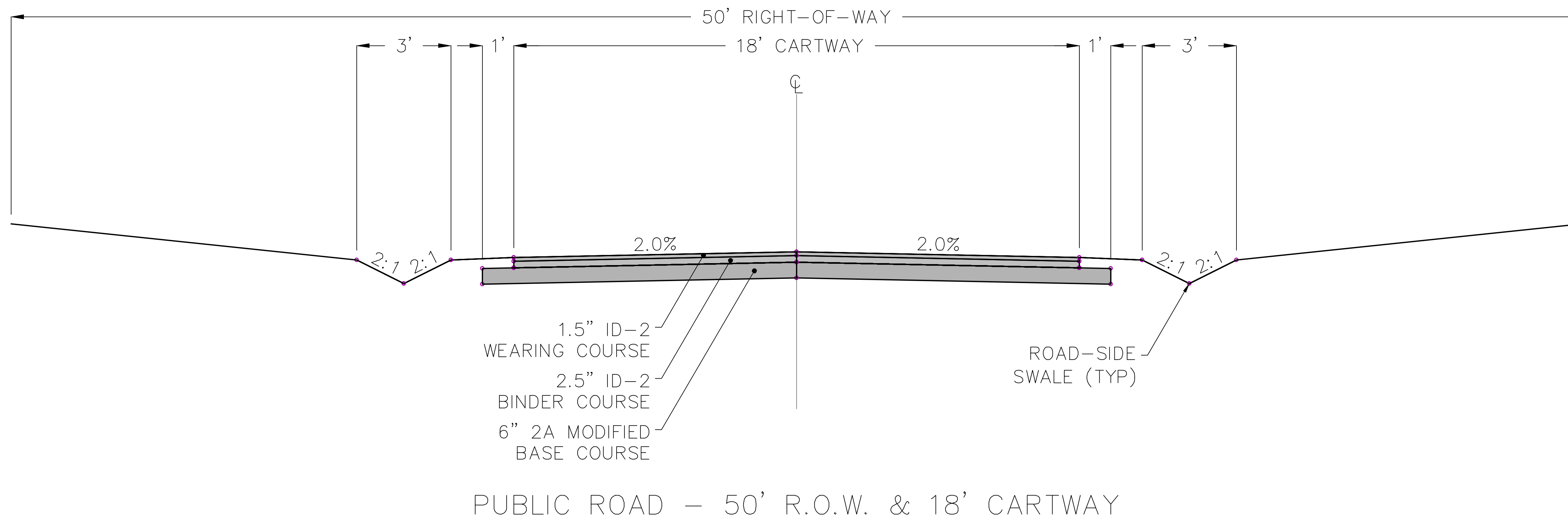
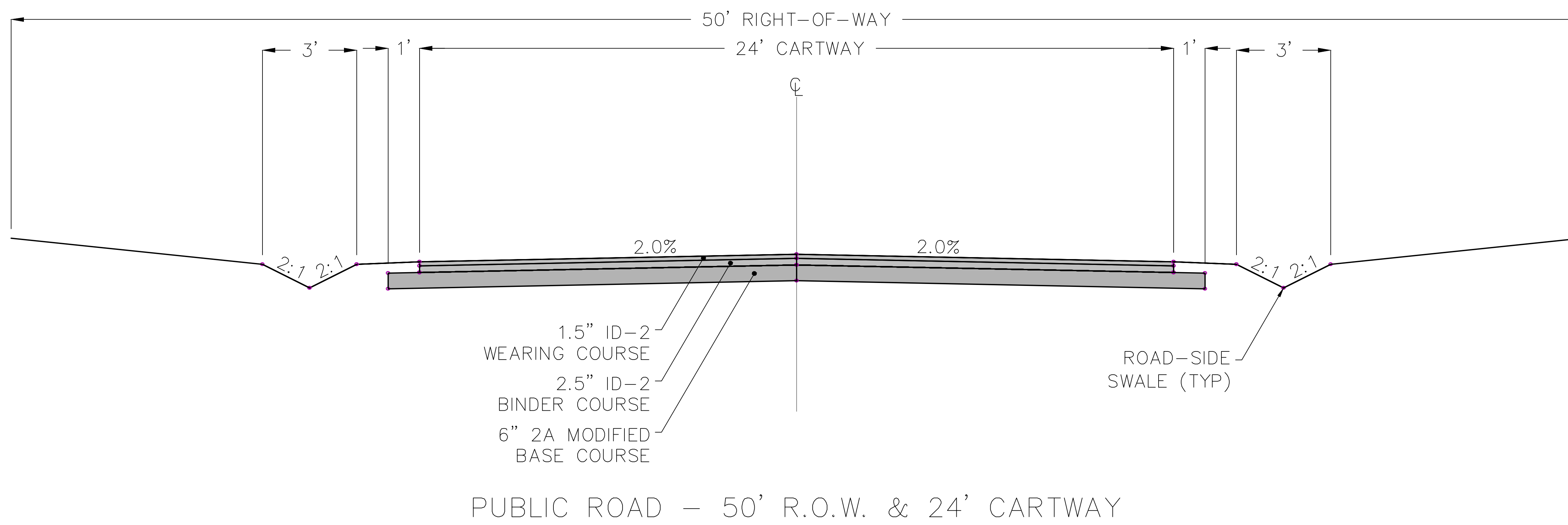
DATE: JULY 31, 2013
 SHEET NO.
37
 OF 38
 SCALE: 1" = 50'
 FILE NO.: 06-012



LINE TYPE LEGEND	
[Symbol]	TRAD. PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	ROW LINE
[Symbol]	ROAD CENTERLINE
[Symbol]	BUILDING SETBACK
[Symbol]	EASEMENT
[Symbol]	ENCLOSURE
[Symbol]	SOILS LINE
[Symbol]	PROPERTY CENTERLINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING STORM PIPES
[Symbol]	EXISTING FENCELINE
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SYMBOL LEGEND	
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[Symbol]	PROPOSED ON-LOT STORM
[Symbol]	PROPOSED COMMON STORM
[Symbol]	PROPOSED GRINDER PUMP





BASE LAYOUT ROADWAY CHART						
ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
A	2-1:2-8 2-13:2-19	PUBLIC ROAD	50'	24' CURBED w SIDEWALKS	TWO-WAY	PROPOSED
B	1-7:1-10	PUBLIC ROAD	50'	VARIES 18'-24'	TWO-WAY	PROPOSED
C	1-1:1-3 2-9:2-10	PUBLIC ROAD	33'	18'±	ONE-WAY	EXISTING
D	1-4:1-6 2-11:2-12	PUBLIC ROAD	33'	12'±	TWO-WAY	EXISTING
E	1-11:1-16	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
F	4-4:4-7	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
G	4-1:4-3 M-1	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
H	3-2:3-10	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED

OPTIONAL PHASE 3 & 4 ROADWAY CHART						
ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
F	4-1:4-8 4-14:4-20 M-1	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
H	3-1:3-25	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED

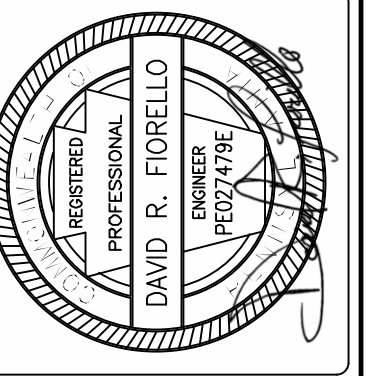
* ROAD G BECOMES PART OF ROAD F WITH OPTIONAL PHASE 4

CONSTRUCTION DETAILS
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 1833-2206
DRAWN BY: JRM
CHECKED BY: DBF

APPLICANT
107 THAMES LANE
WILMINGTON, DE 19807

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PHONE: (610) 527-3030 FAX: (610) 527-9008
420 EXTON SQUARE PARKWAY, EXTON, PA 19341
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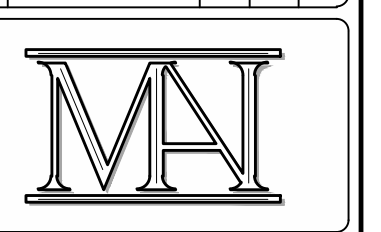
1-800-242-1776



MOMENE & ASSOCIATES, INC.
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COMMENTS

REVISION DATE