

**ADJOINING PROPERTY OWNERS:**

MAP/PARCEL #: 36-002  
 RORER GERALD B & ELIZABETH K  
 765 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 88 PAGE: 2174

MAP/PARCEL #: 36-003  
 RORER GERALD B & ELIZ K  
 761 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 2613 PAGE: 0992

MAP/PARCEL #: 36-003001  
 RORER GERALD B & ELIZ K  
 761 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 2613 PAGE: 0992

MAP/PARCEL #: 36-004  
 GLANCY EDWARD P & SARA N  
 749 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 4285 PAGE: 1597

MAP/PARCEL #: 37-002  
 DONOHUE CORNELIUS M & ANN B  
 748 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 675 PAGE: 1549

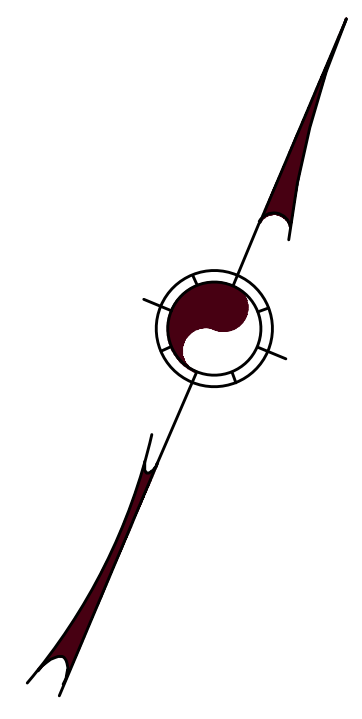
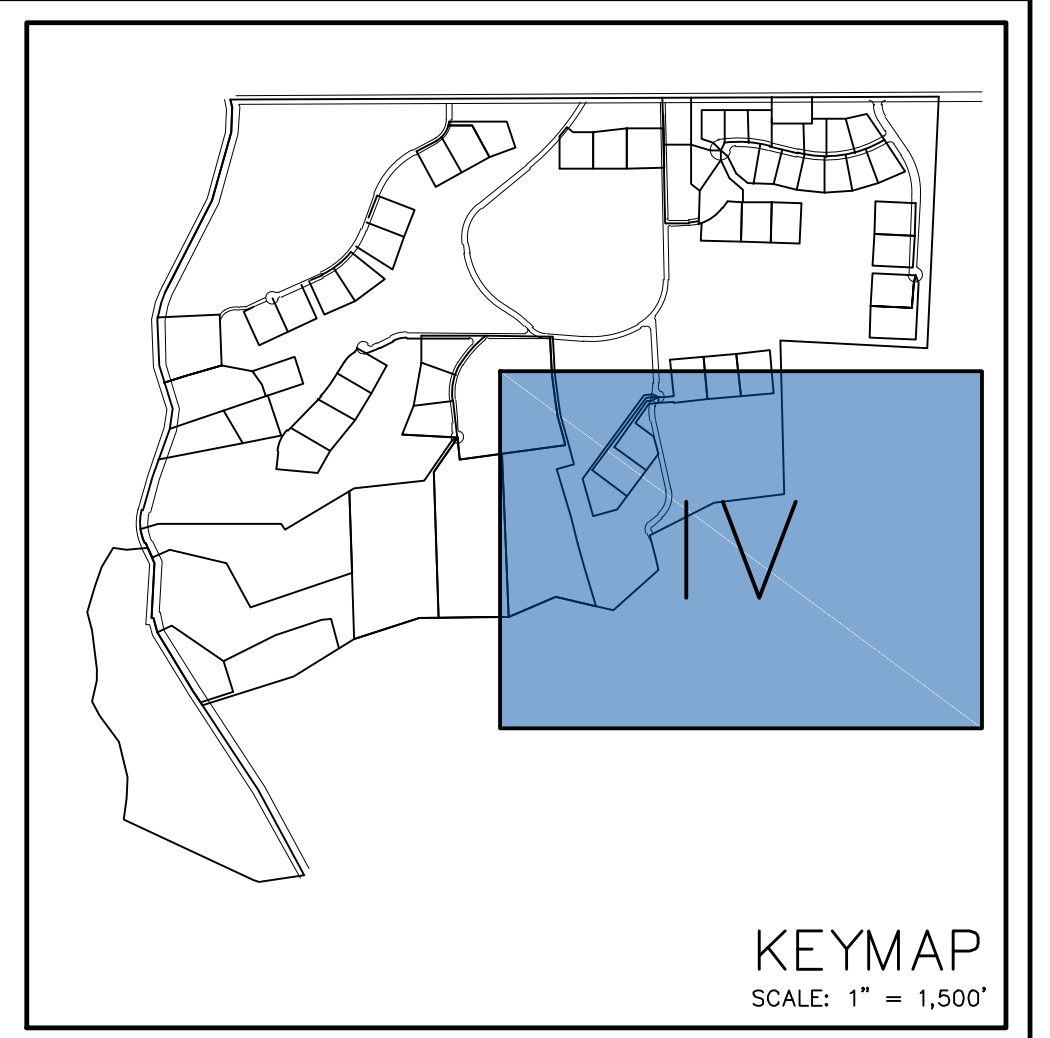
MAP/PARCEL #: 37-003  
 GLANCY EDWARD P & SARA N  
 749 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 1917 PAGE: 1433

MAP/PARCEL #: 37-004  
 BERKOWITZ HENRY D & JULIE S  
 745 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 4717 PAGE: 1449

MAP/PARCEL #: 37-007  
 KUMAR GUNDURAJ JAYASHREE  
 741 CAMP WOODS ROAD VILLANOVA, PA 19085  
 DB#: 3732 PAGE: 1412

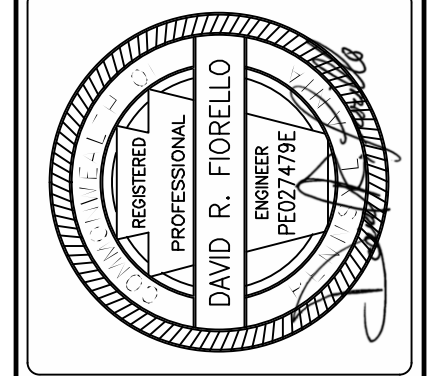
MAP/PARCEL #: 37-086001  
 ACADEMY OF NOTRE DAME DENAMUR INC  
 350 SPIROLE ROAD VILLANOVA, PA 19085  
 DB#: 4027 PAGE: 0810

MAP/PARCEL #: 13-031  
 DAVID B. RUBENSTEIN & MICHELE A KREISLER  
 140 GOLF HOUSE ROAD, HAVERFORD, PA 19041  
 DB#: 2112 PAGE: 2067



SPRING NUMBER: 2013-183-2208

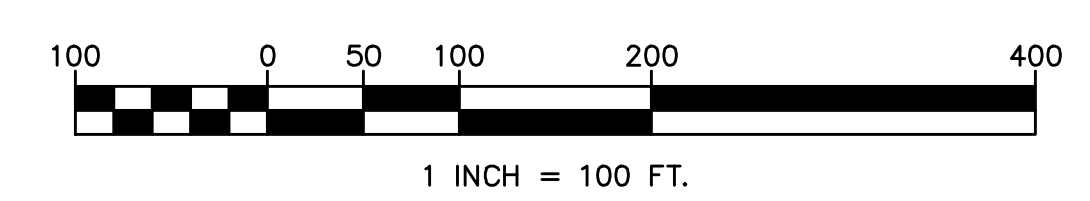
CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 ANY EXCAVATION OR  
 DIGGING OPERATIONS TO BE  
 PERFORMED WITHIN THE  
 STATE-OWNED UTILITY  
 LOCATIONS. CALL 800-488-7827  
 1-800-442-7776



**SOILS**

HYDRO SOIL NAME	DEPTH TO S. H. (%)	DEPTH TO WATER	DEPTH TO BEDROCK	EROD. GROUP
BrE Brandywine Loam	25-40	10	3-6	Severely Eroded C
Ch Chewacla Silt Loam	----	5+	5+	Moderate C Moderate
GaA Glenelg Chanery Silt Loam	0-3	5+	3-8	----- B Moderate
GeB Glenelg Chanery Silt Loam	3-8	5+	3-8	----- B Moderate
GeE Glenelg Chanery Silt Loam	3-8	5+	3-8	Moderate B Moderate
GeC Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GeD Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GeB2 Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GeD2 Glenelg Chanery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeB22 Glenelg Chanery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeD3 Glenelg Chanery Silt Loam	15-25	5+	3-8	Severely B Severe
GeE Glenelg Chanery Silt Loam	25-35	5+	3-8	Severely B Severe
GaB Glenville Silt Loam	3-8	1-1.5+	3-6	----- C Moderate to Severe
GaB2 Glenville Moderate	3-8	1.5+	3-8	Moderate C Severe to slight
Me Madelond schist and gneiss sloping	3+	4+	-----	B
MgB2 Manor Loam	3-8	5+	4-10	Severe B Moderate
MgD2 Manor Loam	15-25	5+	4-10	Severe B Moderate
MkF Manor Soil	35-60	5+	4-10	Severe B Severe
Wo Severe Silt Loam	0-1	5-8	-----	Moderate D
WoA Worsham Silt Loam	0-3	0-1	3-5	----- D Unsatisfactory
WoB Worsham Silt Loam	3-8	0-1	3-5	Moderate D Severe

- 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
- SYMBOL LEGEND**
- EXISTING MANHOLE
  - EXISTING WATER VALVE
  - EXISTING POST
  - EXISTING LIGHT
  - EXISTING UTILITY POLE
  - EXISTING TREE



**MOMENEY & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
 PHONE: (610) 327-3030 FAX: (610) 327-9008  
 400 ETON SQUARE PARKWAY, ETON, PA 19341  
 PHONE: (610) 384-6884 FAX: (610) 384-6887

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

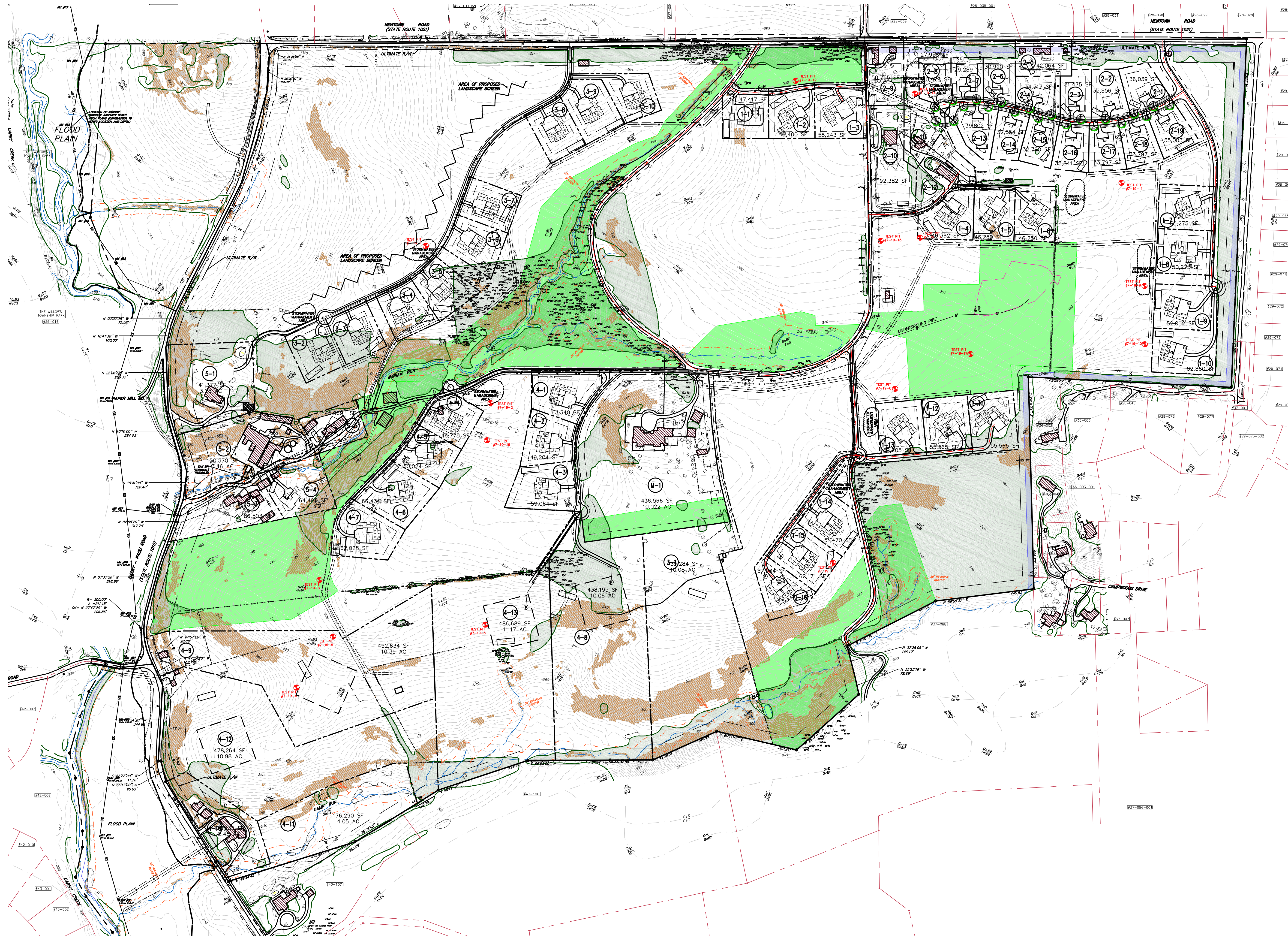


DATE: JULY 31, 2013  
 SHEET NO.  
 9  
 OF 38  
 SCALE: 1" = 100'  
 FILE NO.: 06-012









**COMMON OPEN SPACE AREA TABULATION:**

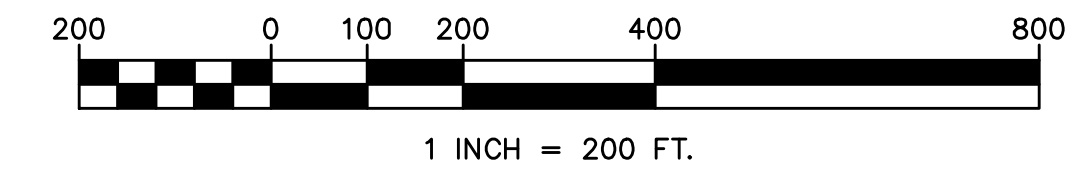
<b>PHASE 1</b>	NET AREA = 80.21 AC
	15% REQUIRED OPEN SPACE = 12.03 AC
	AS PART OF PHASE 1, COMMON OPEN SPACE FOR THE RYE FIELD AT THE CORNER OF DARBY--PAOLI AND NEWTOWN ROAD WILL BE PROVIDED.
	RYE FIELD NET AREA = 20.10 AC
	15% REQUIRED OPEN SPACE = 3.01 AC
	TOTAL OPEN SPACE NEEDED = 15.04 AC
	OPEN SPACE SHOWN = 15.14 AC = 15.09%
<b>PHASE 2</b>	NET AREA = 50.30 AC
	15% REQUIRED OPEN SPACE = 7.55 AC
	OPEN SPACE SHOWN IS 7.65 AC = 15.20%
<b>PHASE 3</b>	NET AREA (EXCLUDING RYE FIELD) = 48.31 AC
	15% REQUIRED OPEN SPACE = 7.25 AC
	OPEN SPACE SHOWN IS 7.08 AC = 14.65%
<b>PHASE 4</b>	NET AREA = 82.11 AC
	15% REQUIRED OPEN SPACE = 12.31 AC
	OPEN SPACE SHOWN IS 12.60 AC = 15.35%
<b>PHASE 5</b>	NET AREA = 15.71 AC
	15% REQUIRED OPEN SPACE = 2.36 AC
	OPEN SPACE SHOWN IS 2.85 AC = 18.14%
<b>MANOR HOUSE</b>	NET AREA = 10.02 AC
	15% REQUIRED OPEN SPACE = 1.50 AC
	OPEN SPACE SHOWN IS 1.61 AC = 16.06%
	<b>TOTAL OPEN SPACE SHOWN IS 46.93 AC = 15.40%</b>

**LINE TYPE LEGEND**

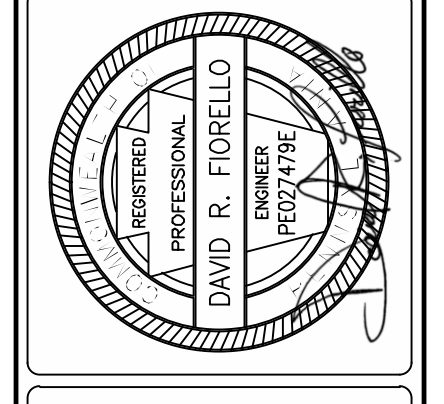
---	TRACT PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOODPLAIN
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODED LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC 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

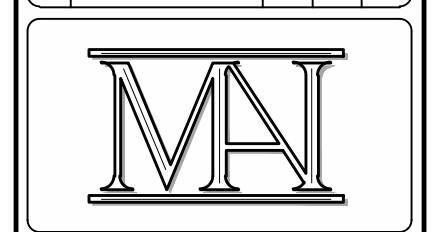


Spring Number: 2013-03-2208  
 CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 ANY EXCAVATION DEEPER THAN  
 4 FEET IN PENNSYLVANIA  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776



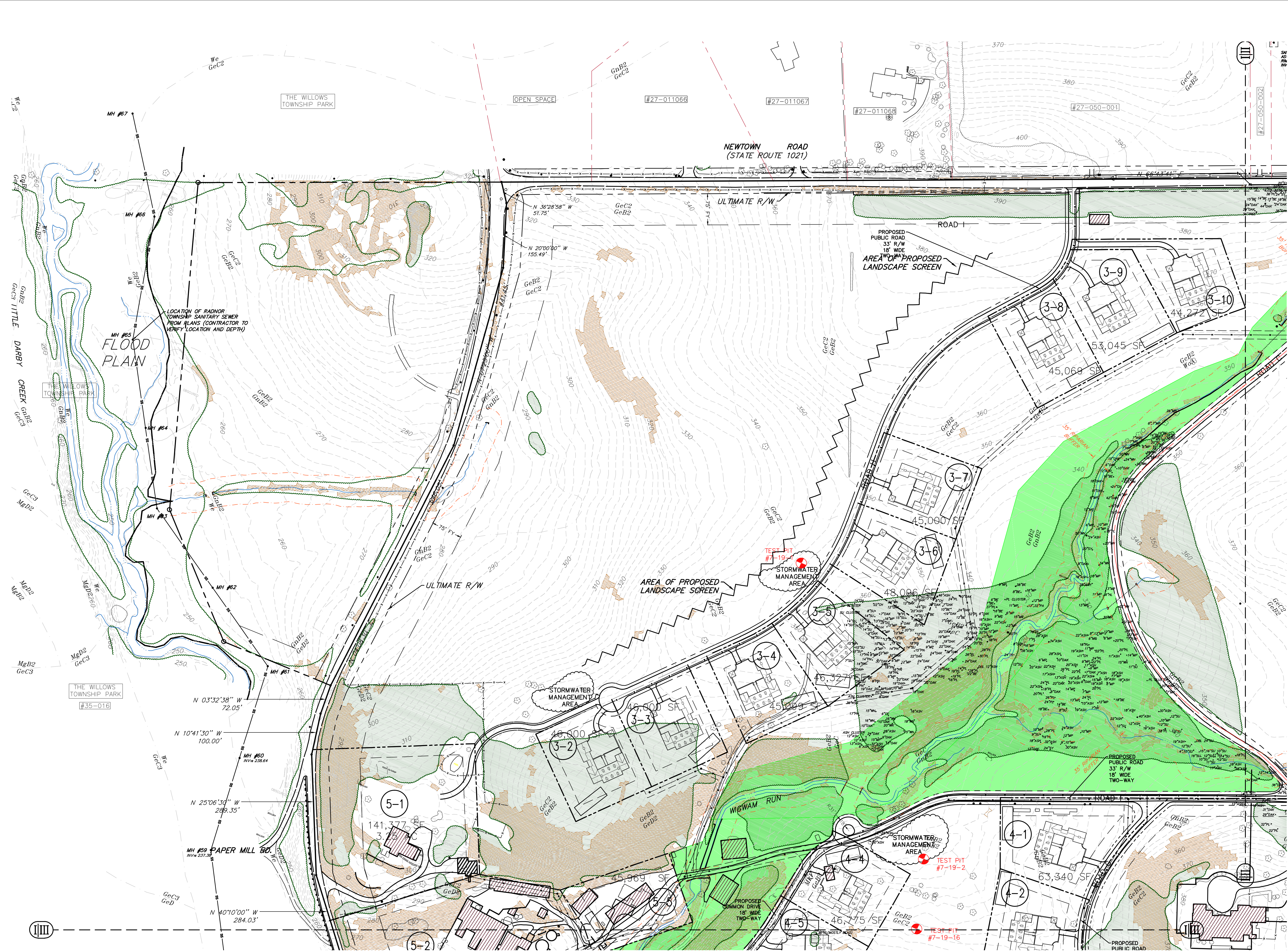
**MOMENE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
 PHONE: (610) 527-3030 FAX: (610) 527-8008  
 400 ETON SQUARE PARKWAY, ETON, PA 19341  
 PHONE: (610) 384-6884 FAX: (610) 384-6287

**BASE PLAN - 64 LOTS**  
 CONDITIONAL USE PLANS  
 THE ARDROSSAN FARM  
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
 ONE-CALL: 183-2206 APPLICANT: 107 THAMES LANE, WILMINGTON, DE 19807  
 DRAWN BY: JRM  
 CHECKED BY: DBF



DATE: JULY 31, 2013  
 SHEET NO.  
 11  
 OF 38  
 SCALE: 1" = 200'  
 FILE NO.: 06-012





**ADJOINING PROPERTY OWNERS:**

MAP/PARCEL#: 27-011066  
 MARIUCCI GEORGE E JR & SANDRA  
 904 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 4521 PAGE: 2384

MAP/PARCEL#: 27-011067  
 VEALE TIMOTHY III & LOIS  
 902 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 3431 PAGE: 2050

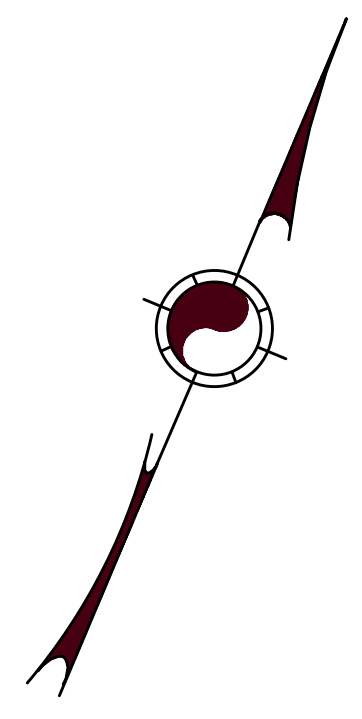
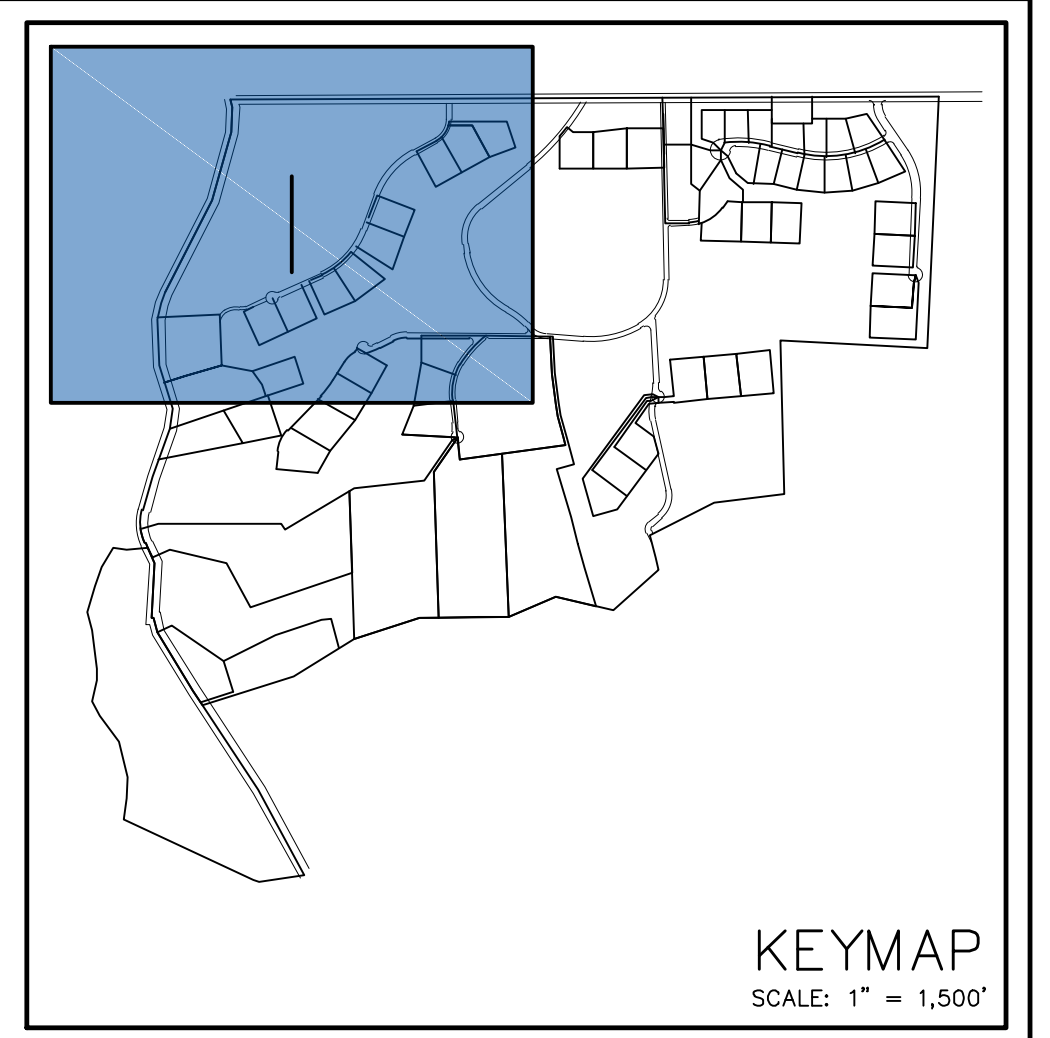
MAP/PARCEL#: 27-011068  
 VEALE TIMOTHY III & LOIS B  
 900 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 3807 PAGE: 0125

MAP/PARCEL#: 27-050001  
 PARADIS  
 820 NEWTOWN ROAD, VILLANOVA, PA 19085  
 DB#: 4770 PAGE: 1233

MAP/PARCEL#: 27-050002  
 RONALD & SUZANNE KESICKI  
 810 NEWTOWN ROAD, VILLANOVA, PA 19085  
 DB#: 1637 PAGE: 0689

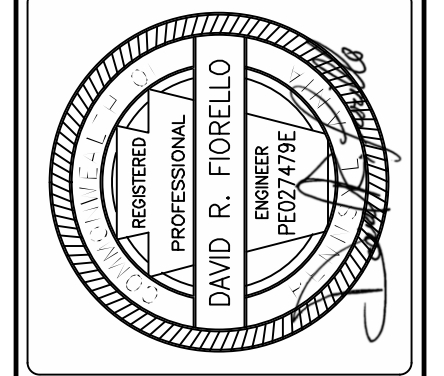
MAP/PARCEL#: 28-043001  
 AMIR L. & MARIA T. ECKER  
 800 NEWTOWN ROAD, VILLANOVA, PA 19085  
 DB#: 1637 PAGE: 0694

MAP/PARCEL#: 35-016  
 RADNOR TOWNSHIP DARBY PAOLI ROAD  
 301 MEN AVE RADNOR, PA 19087  
 DB#: 2344 PAGE: 1015



Spring Number: 2013-183-2208

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 ANY WORK TO BE DONE IN THE  
 STATE-OWNED UTILITY RIGHT-OF-WAY.  
 Pennsylvania One Call System, Inc.  
 1-800-242-7776



**SOILS**

HYDRO SOIL NAME LIMITATIONS	DEPTH TO S. H. % SLOPE	DEPTH TO WATER	DEPTH TO BEDROCK	EROD. GROUP	CLASSIFICATION
BrE Brandywine Loam	25-40	10	3-6	Severely Eroded	C
Ch Chesaca Silt Loam	---	5+	5+	Moderate	C Moderate
GaA Glenlogh Chanery Silt Loam	0-3	5+	3-8	---	B Moderate
GaB Glenlogh Chanery Silt Loam	3-8	5+	3-8	---	B Moderate
GaE2 Glenlogh Chanery Silt Loam	3-8	5+	3-8	Moderate	B Moderate
GaC Glenlogh Chanery Silt Loam	8-15	5+	3-8	Severe	B Severe
GaC2 Glenlogh Chanery Silt Loam	8-15	5+	3-8	Severe	B Severe
GaC3 Glenlogh Chanery Silt Loam	8-15	5+	3-8	Severe	B Severe
GaD Glenlogh Chanery Silt Loam	15-25	5+	3-8	Moderate	B Severe
GaD2 Glenlogh Chanery Silt Loam	15-25	5+	3-8	Moderate	B Severe
GaD3 Glenlogh Chanery Silt Loam	15-25	5+	3-8	Severely	B Severe
GaE Glenlogh Chanery Silt Loam	25-35	5+	3-8	Severely	B Severe
GaB Glenville Silt Loam	3-8	1-1.5+	3-6	---	C Moderate to Severe
GaB2 Glenville Moderate Silt Loam	3-8	1.5+	3-8	Moderate	C Severe to slight
GaB Glenville Moderate Silt Loam	0-8	1+	4-8	Moderate	C Severe to slight
Me Midland schist and gneiss sloping 3+	---	4+	---	---	B
MgB2 Manor Loam	3-8	5+	4-10	Severe	B Moderate
MgD2 Manor Loam	15-25	5+	4-10	Severe	B Moderate
M&F Manor Soil	35-60	5+	4-10	Severe	B Severe
Wo Weadcock Severe Silt Loam	---	0-1	5-8	Moderate	D
WoA Worsham Silt Loam	0-3	0-1	3-5	---	D Unsatisfactory
WoB Worsham Silt Loam	3-8	0-1	3-5	Moderate	D Severe

**LINE/TYPE LEGEND**

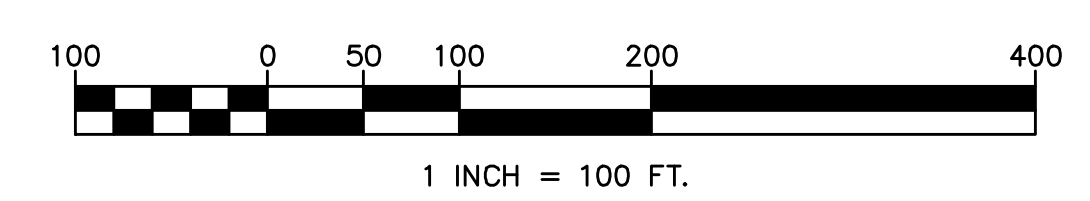
- TRACT PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROAD CENTERLINE
- ROAD CENTERLINE
- BUILDING SETBACK
- EASEMENT
- RIPARIAN BUFFER
- FLOODPLAIN
- SOILS LINE
- STREAM CENTERLINE
- WOODED LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM PIPES
- 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



BASE PLAN - SHEET 1

CONDITIONAL USE PLANS

THE ARDROSSAN FARM

RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

APPLICANT: 107 THAMES LANE, WILMINGTON, DE 19807

ONE-CALL: 183-2206

DRAWN BY: JRM

CHECKED BY: DBF

DATE: JULY 31, 2013

SHEET NO. 12 OF 38

SCALE: 1" = 100'

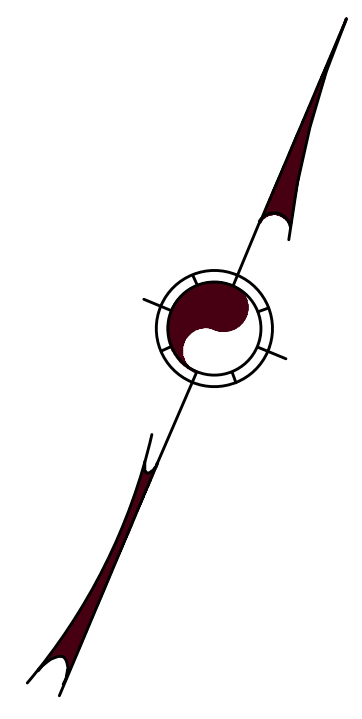
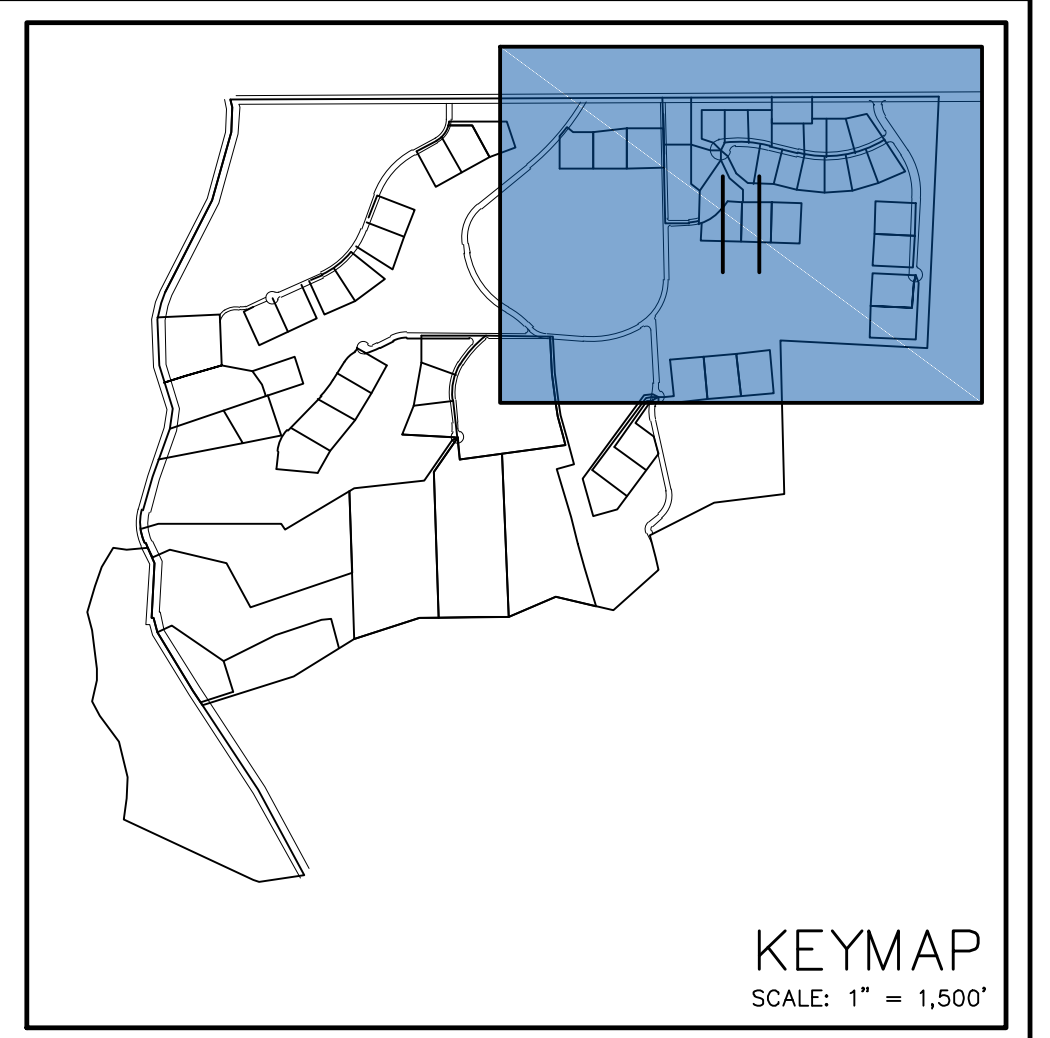
FILE NO.: 06-012





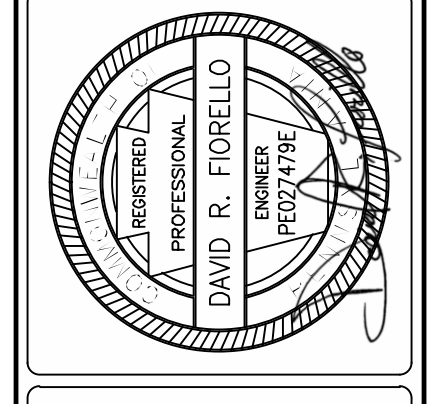
**ADJOINING PROPERTY OWNERS:**

- MAP/PARCEL#: 27-050001  
PARADIS  
820 NEWTOWN ROAD, VILLANOVA, PA 19085  
DB#: 4770 PAGE: 1233
- MAP/PARCEL#: 27-050002  
RONALD & SUZANNE KESICKI  
810 NEWTOWN ROAD, VILLANOVA, PA 19085  
DB#: 1637 PAGE: 0689
- MAP/PARCEL#: 28-025  
CIVITELLA  
784 NEWTOWN ROAD, VILLANOVA, PA 19085  
DB#: N/A
- MAP/PARCEL#: 28-043001  
AMIR L. & MARIA T. ECKER  
800 NEWTOWN ROAD, VILLANOVA, PA 19085  
DB#: 1637 PAGE: 0694
- MAP/PARCEL#: 28-026  
CORREY GERALD W & PATRICIA A  
500 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 4862 PAGE: 0986
- MAP/PARCEL#: 28-027  
LARSEN KRIG H & PATRICIA  
770 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 2183 PAGE: 1646
- MAP/PARCEL#: 28-028  
HAWANIRIAN MARK C & DOROTHY J  
768 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 1914 PAGE: 0699
- MAP/PARCEL#: 28-029  
BUCK WILLIAM C & LAURA T  
772 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 4054 PAGE: 1711
- MAP/PARCEL#: 28-030  
DEUBER WM M & BARBARA J  
776 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: N/A
- MAP/PARCEL#: 28-031  
BOLAN FRANCIS TIMOTHY  
278 NOTHORPE LANE VILLANOVA, PA 19085  
DB#: 3511 PAGE: 1218
- MAP/PARCEL#: 28-038  
FETTI DONALD K & COOKE SUZANNE A  
275 NOTHORPE LANE, VILLANOVA, PA 19085  
DB#: 4807 PAGE: 0926
- MAP/PARCEL#: 28-038001  
WALTER WILLIAM C & MARY ANN  
794 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 898 PAGE: 0276
- MAP/PARCEL#: 28-039  
MCCOY JOHN H  
280 ABRAHAMS LANE VILLANOVA, PA 19085  
DB#: 3049 PAGE: 0425
- MAP/PARCEL#: 28-045  
HARRINGTON C D JR ET UX  
757 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 2250 PAGE: 0827
- MAP/PARCEL#: 29-064  
STEWART ANN MUNGER  
504 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 1503 PAGE: 1785
- MAP/PARCEL#: 29-065  
MARGOLIS MICHAEL & PATRICIA  
508 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 1442 PAGE: 1107
- MAP/PARCEL#: 29-066  
AMBROSIO SALVATORE F & SUZANN  
512 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 893 PAGE: 1274
- MAP/PARCEL#: 29-067  
HERBERT SCOTT H & MICHELLE C  
516 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 995 PAGE: 0934
- MAP/PARCEL#: 29-068  
SPATACCO ANTHONY J & GLORIA A  
520 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 2769 PAGE: 1914
- MAP/PARCEL#: 29-070  
RILEY OWEN GUSTUS III & ROSE MARIE R  
524 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 2236 PAGE: 2252
- MAP/PARCEL#: 29-071  
LO WILLIAM & BONNIE  
529 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 4762 PAGE: 1065
- MAP/PARCEL#: 29-072  
CRINNION SEAN T & MARGARET R  
532 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 4105 PAGE: 2280
- MAP/PARCEL#: 29-073  
BACHMAN JOHN B & JUDITH L  
536 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 1193 PAGE: 0653
- MAP/PARCEL#: 29-074  
ETEMAD BABAK & MANDANA  
540 ATTERBURY ROAD VILLANOVA, PA 19085  
DB#: 4418 PAGE: 1959
- MAP/PARCEL#: 29-075  
MOSLEY EDWARD F III  
741 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 1156 PAGE: 2340
- MAP/PARCEL#: 29-077  
VAN RODEN JOHN CROSBY III & ANDREA  
749 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 5258 PAGE: 0684
- MAP/PARCEL#: 29-078  
SNYDER JOHN AVERY  
753 NEWTOWN ROAD, VILLANOVA, PA 19085  
DB#: 2631 PAGE: 0789
- MAP/PARCEL#: 36-002  
ROHER GERALD B & ELIZABETH K  
765 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 88 PAGE: 2174
- MAP/PARCEL#: 36-003  
ROHER GERALD B & ELIZ K  
761 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 2613 PAGE: 0992
- MAP/PARCEL#: 37-001  
SNYDER MARTIN AVERY & ANN C  
745 NEWTOWN ROAD VILLANOVA, PA 19085  
DB#: 74 PAGE: 0713



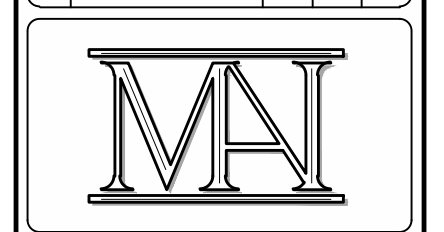
SP-09 Number: 2013-03-2208

CALL BEFORE YOU DIG  
PENNSYLVANIA LAW ENFORCES  
3 WORKING DAYS NOTICE FOR  
A 48 HOUR ADVANCE NOTICE FOR  
DAYS IN WHICH STATE STIP SHALL  
Be in Effect. 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) 527-3036 FAX: (610) 527-8008  
400 ETON SQUARE PARKWAY, ETON, PA 19341  
PHONE: (610) 394-6868 FAX: (610) 394-6867

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



DATE: JULY 31, 2013  
SHEET NO.  
**13**  
OF 38  
SCALE: 1" = 100'  
FILE NO.: 06-012

**LINE/TYPE LEGEND**

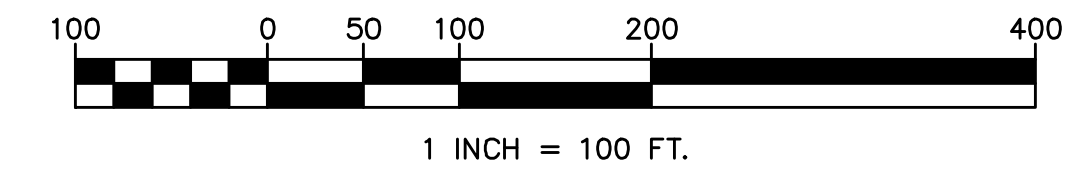
- TRACT PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROW LINE
- ROAD CENTERLINE
- BUILDING SETBACK
- EASEMENT
- RIPARIAN BUFFER
- FLOODPLAIN
- SOLS LINE
- STREAM CENTERLINE
- WOODED LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM PIPES
- EXISTING 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**

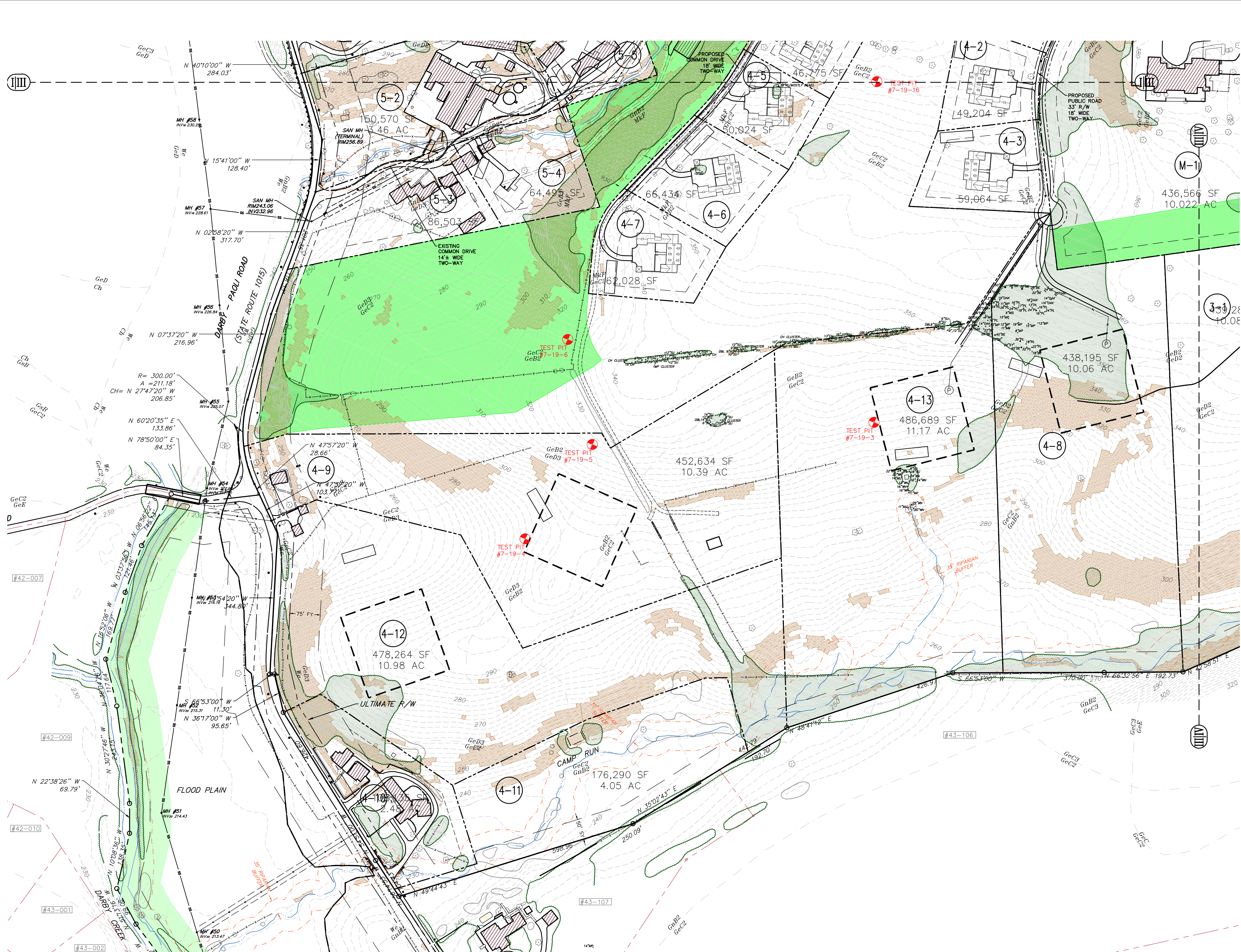
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED ON-LOT STORM
- PROPOSED COMMON STORM
- PROPOSED GRINDER PUMP

**BASE LAYOUT ROADWAY CHART**

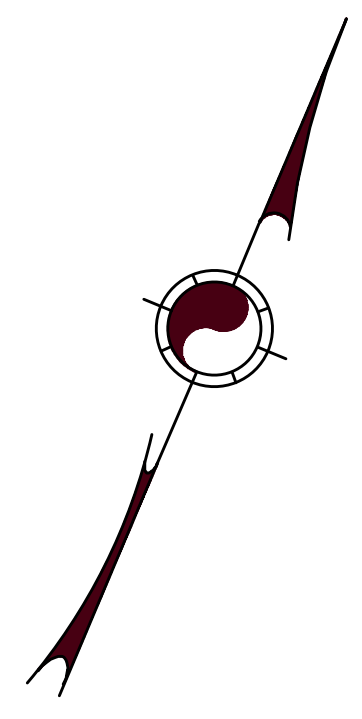
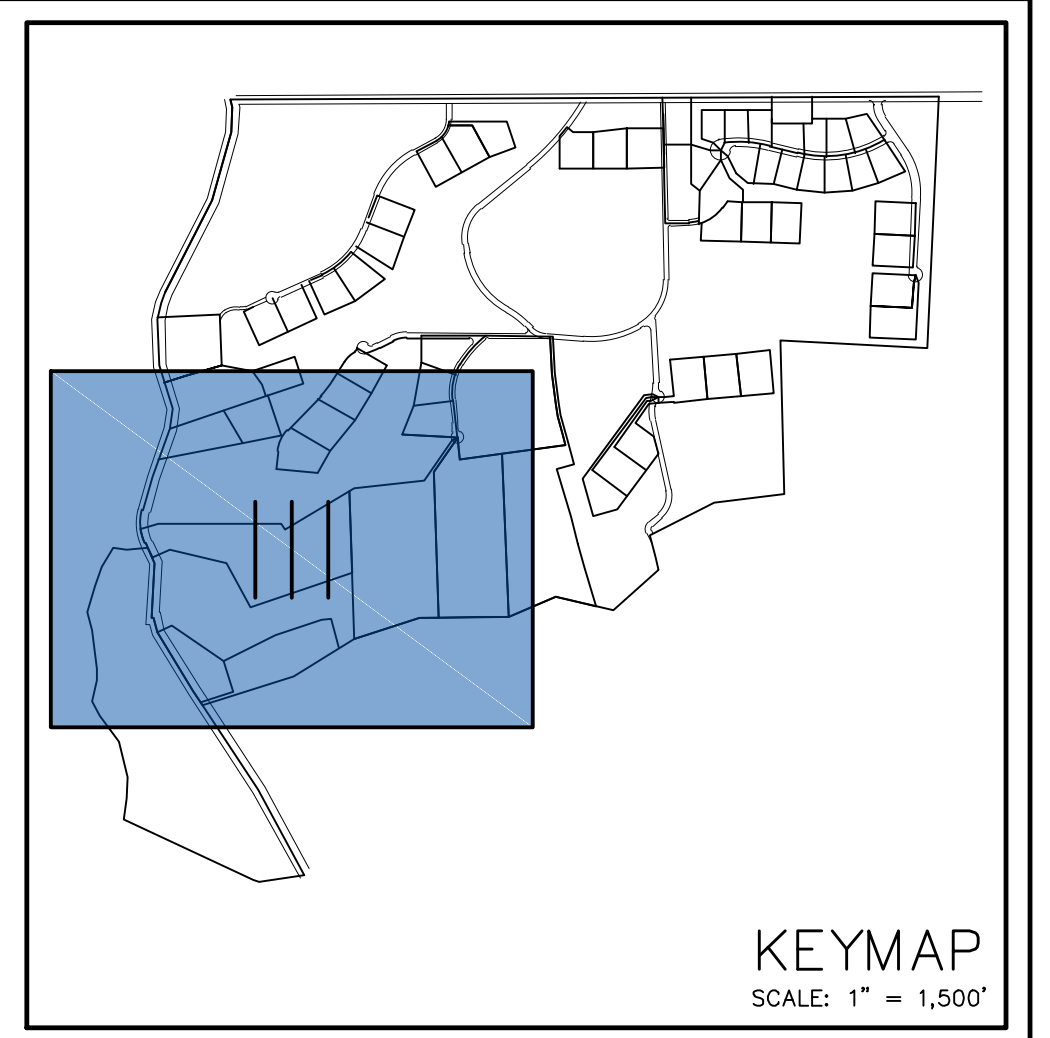
ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
A	2-1;2-8 2-13;2-19	PUBLIC ROAD	50'	24' CURBED W SIDEWALKS	TWO-WAY	PROPOSED
B	1-7;1-10	PUBLIC ROAD	50'	VARIES 18'-24'	TWO-WAY	PROPOSED
C	1-1;1-3 2-9;2-10	PUBLIC ROAD	33'	18'±	ONE-WAY	EXISTING
D	1-4;1-6 2-11;2-12	PUBLIC ROAD	33'	12'±	TWO-WAY	EXISTING



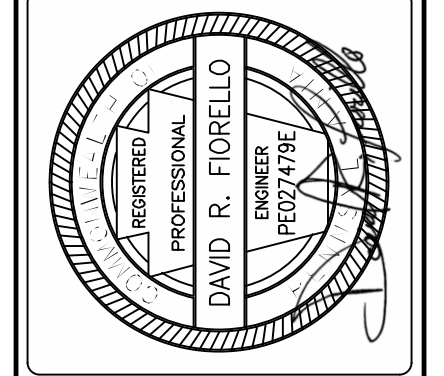




**ADJOINING PROPERTY OWNERS:**  
 MAP/PARCEL#: 35-016  
 RADNOR TOWNSHIP DARBY PAOLI ROAD  
 301 IVEN AVE RADNOR, PA 19087  
 DB#: 2344 PAGE: 1015  
 MAP/PARCEL#: 43-106  
 CONKEL  
 681 DARBY PAOLI ROAD, VILLANOVA, PA 19085  
 DB#: 1986 PAGE: 1144  
 MAP/PARCEL#: 43-107  
 JAMES J & MARY H. PURTILL  
 651 DARBY PAOLI ROAD, VILLANOVA, PA 19073  
 DB#: 3953 PAGE: 1461



SPRING NUMBER: 2013-03-2208  
 CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW ENFORCES  
 3 WORKING DAYS NOTICE FOR  
 ANY UNLAWFUL EXCAVATION  
 PENNSYLVANIA STATE POLICE  
 Pennsylvania One Call System, Inc.  
 1-800-442-7776



**MOMENEY & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRIM MARSH, PA 19010  
 PHONE: (610) 527-3000 FAX: (610) 527-8008  
 400 ETON SQUARE PARKWAY, ETON, PA 19341  
 PHONE: (610) 384-6884 FAX: (610) 384-6887

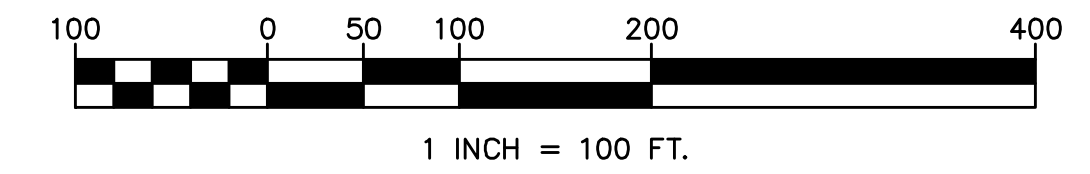
**SOILS**

HYDRO SOIL NAME	DEPTH TO S. H. % SLOPE	DEPTH TO WATER	DEPTH TO BEDROCK	EROD. GROUP	SEVERITY	LIMITATIONS
BrE Brandywine Loam	25-40	10	3-6	Severely Eroded	C	-----
Ch Chewacla Silt Loam	-----	5+	5+	Moderate	C	Moderate
GaA Glenelg Channery Silt Loam	0-3	5+	3-8	-----	B	Moderate
GaB Glenelg Channery Silt Loam	3-8	5+	3-8	-----	B	Moderate
GaB2 Glenelg Channery Silt Loam	3-8	5+	3-8	Moderate	B	Moderate
GeC Glenelg Channery Silt Loam	8-15	5+	3-8	Severe	B	Severe
GeC2 Glenelg Channery Silt Loam	8-15	5+	3-8	Severe	B	Severe
GeC3 Glenelg Channery Silt Loam	8-15	5+	3-8	Severe	B	Severe
GeD Glenelg Channery Silt Loam	15-25	5+	3-8	Moderate	B	Severe
GeD2 Glenelg Channery Silt Loam	15-25	5+	3-8	Moderate	B	Severe
GeD3 Glenelg Channery Silt Loam	15-25	5+	3-8	Severely	B	Severe
GeE Glenelg Channery Silt Loam	25-35	5+	3-8	Severely	B	Severe
GaB Glenville Silt Loam	3-8	1-1.5+	3-6	-----	C	Moderate to Severe
GaB2 Glenville Moderate Silt Loam	3-8	1.5+	3-6	Moderate	C	Severe to slight
Mc Madeland schist and gneiss sloping 3+	3+	4+	-----	-----	B	-----
MgB2 Manor Loam	3-8	5+	4-10	Severe	B	Moderate
MgD2 Manor Loam	15-25	5+	4-10	Severe	B	Moderate
MkF Manor Silt	35-60	5+	4-10	Severe	B	Severe
Wo Weadake Severe Silt Loam	-----	0-1	5-8	Moderate	D	-----
WoA Worsham Silt Loam	0-3	0-1	3-5	-----	D	Unsatisfactory
WoB Worsham Silt Loam	3-8	0-1	3-5	Moderate	D	Severe

- 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

**BASE LAYOUT ROADWAY CHART**

ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
G	4-1:4-3	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED
M-1	M-1	M-1				



BASE PLAN - SHEET III  
 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. 14 OF 38  
 SCALE: 1" = 100'  
 FILE NO.: 06-012





**ADJOINING PROPERTY OWNERS:**

MAP/PARCEL #: 36-002  
 RORER GERALD B & ELIZABETH K  
 765 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 88 PAGE: 2174

MAP/PARCEL #: 36-003  
 RORER GERALD B & ELIZ K  
 761 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 2613 PAGE: 0992

MAP/PARCEL #: 36-003001  
 RORER GERALD B & ELIZ K  
 761 NEWTOWN ROAD VILLANOVA, PA 19085  
 DB#: 2613 PAGE: 0992

MAP/PARCEL #: 36-004  
 DONOHUE CORNELIUS M & ANN B  
 748 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 4285 PAGE: 1597

MAP/PARCEL #: 37-002  
 DONOHUE CORNELIUS M & ANN B  
 748 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 675 PAGE: 1549

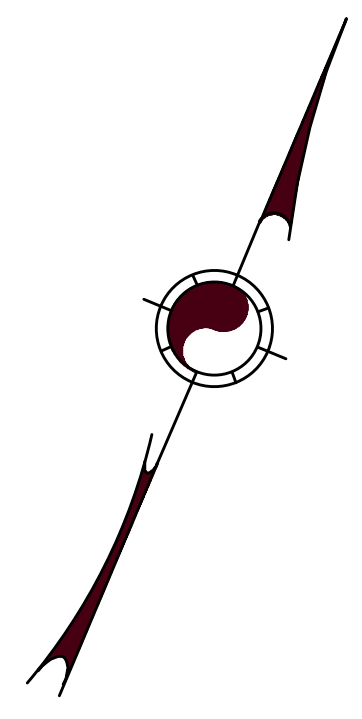
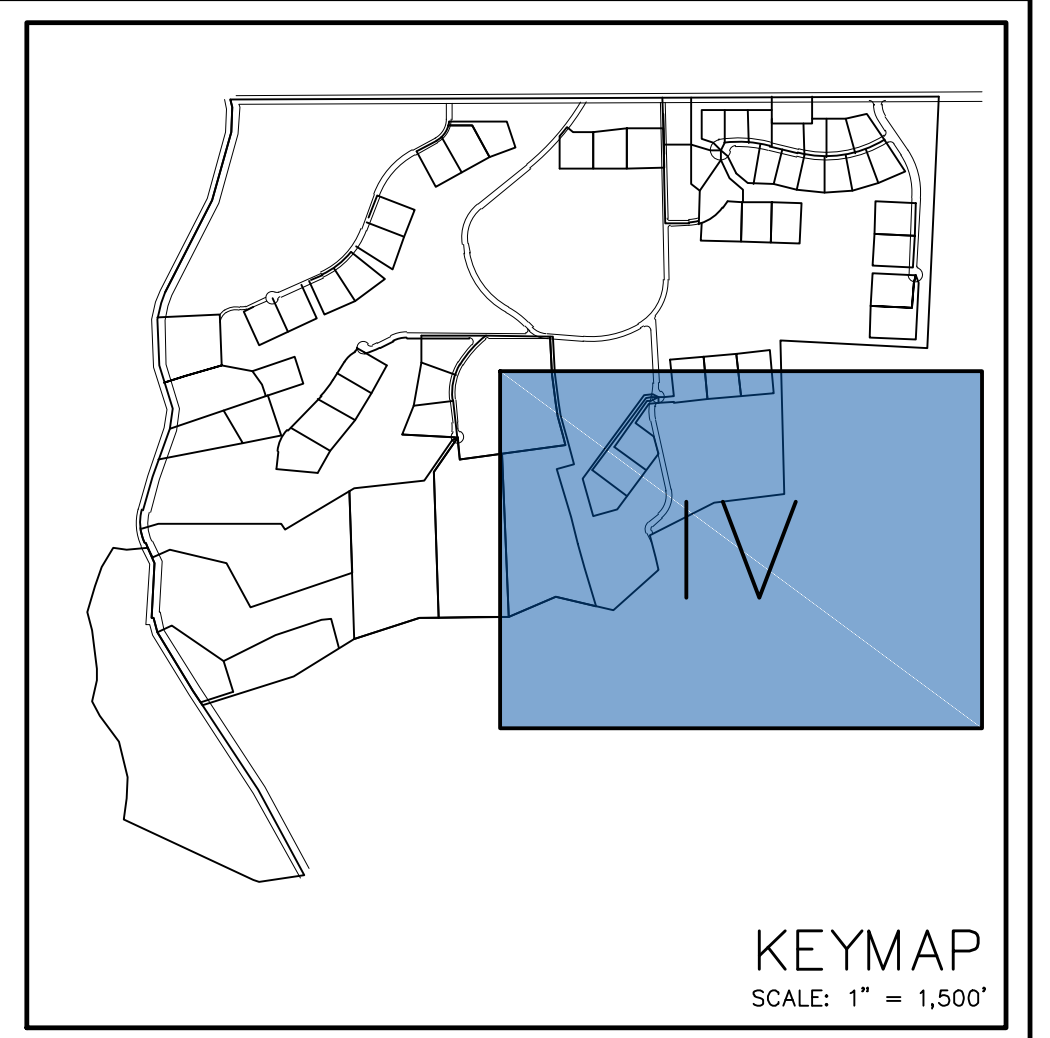
MAP/PARCEL #: 37-003  
 GLANCY EDWARD P & SARA N  
 749 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 1917 PAGE: 1433

MAP/PARCEL #: 37-004  
 BERKOWITZ HENRY D & JULIE S  
 745 CAMPWOODS ROAD VILLANOVA, PA 19085  
 DB#: 4717 PAGE: 1449

MAP/PARCEL #: 37-007  
 KUMAR GUNDURAJ JAYASHREE  
 741 CAMP WOODS ROAD VILLANOVA, PA 19085  
 DB#: 3732 PAGE: 1412

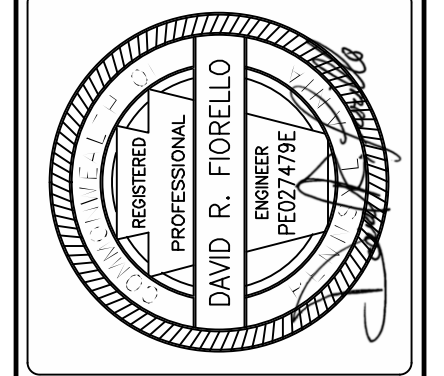
MAP/PARCEL #: 37-086001  
 ACADEMY OF NOTRE DAME DENAMUR INC  
 350 SPIROLE ROAD VILLANOVA, PA 19085  
 DB#: 4027 PAGE: 0810

MAP/PARCEL #: 13-031  
 DAVID B. RUBENSTEIN & MICHELE A. KREISLER  
 140 GOLF HOUSE ROAD, HAVERFORD, PA 19041  
 DB#: 2112 PAGE: 2067



SP-09 Number: 2013-083-2208

CALL BEFORE YOU DIG  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 ANY EXCAVATION OR  
 DRUG W/ EARTH SHALE STOP WALL  
 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  
 400 ETON SQUARE PARKWAY, ETON, PA 19341  
 PHONE: (610) 384-6868 FAX: (610) 384-6869

**SOILS**

HYDRO SOIL NAME	DEPTH TO S. H. (%)	DEPTH TO WATER	DEPTH TO BEDROCK	EROD. GROUP
BrE Brandywine Loam	25-40	10	3-6	Severely Eroded C
Ch Chewacla Silt Loam	----	5+	5+	Moderate C Moderate
GaA Glenelg Chanery Silt Loam	0-3	5+	3-8	----- B Moderate
GeB Glenelg Chanery Silt Loam	3-8	5+	3-8	----- B Moderate
GeE Glenelg Chanery Silt Loam	3-8	5+	3-8	Moderate B Moderate
GeC Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GeD Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GeF Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GeG Glenelg Chanery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeH Glenelg Chanery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeI Glenelg Chanery Silt Loam	15-25	5+	3-8	Severely B Severe
GeJ Glenelg Chanery Silt Loam	25-35	5+	3-8	Severely B Severe
GaB Glenville Silt Loam	3-8	1-1.5+	3-6	----- C Moderate to Severe
GaE Glenville Silt Loam	3-8	1.5+	3-8	Moderate C Severe to slight
GaF Glenville Silt Loam	0-8	1+	4-8	Moderate C Severe to slight
Me Madeland schist and gneiss sloping	3+	4+	-----	B
MgB2 Manor Loam	3-8	5+	4-10	Severe B Moderate
MgD2 Manor Loam	15-25	5+	4-10	Severe B Moderate
MkF Manor Silt	35-60	5+	4-10	Severe B Severe
Wo Wehadkee Severe Silt Loam	----	0-1	5-8	Moderate D
WoA Worsham Silt Loam	0-3	0-1	3-5	----- D Unsatisfactory
WoB Worsham Silt Loam	3-8	0-1	3-5	Moderate D Severe

**LINE TYPE LEGEND**

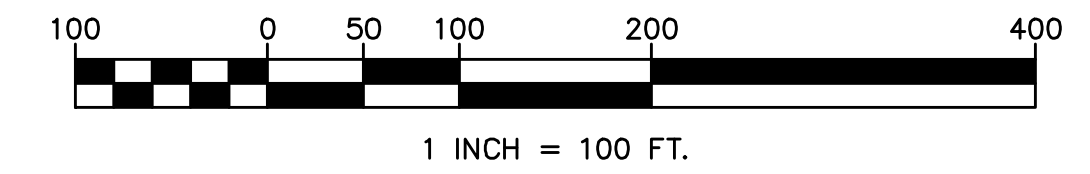
- TRACT PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROW LINE
- ROAD CENTERLINE
- BUILDING SETBACK
- EASEMENT
- RIPARIAN BUFFER
- FLOODPLAIN
- SOILS LINE
- STREAM CENTERLINE
- WOODED LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM PIPES
- 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

**BASE LAYOUT ROADWAY CHART**

ROAD	LOTS SERVED	TYPE OF ROAD	R.O.W WIDTH	CARTWAY WIDTH	FLOW TYPE	CONDITION
E	1-11:1-16	PUBLIC ROAD	33'	18'	TWO-WAY	PROPOSED

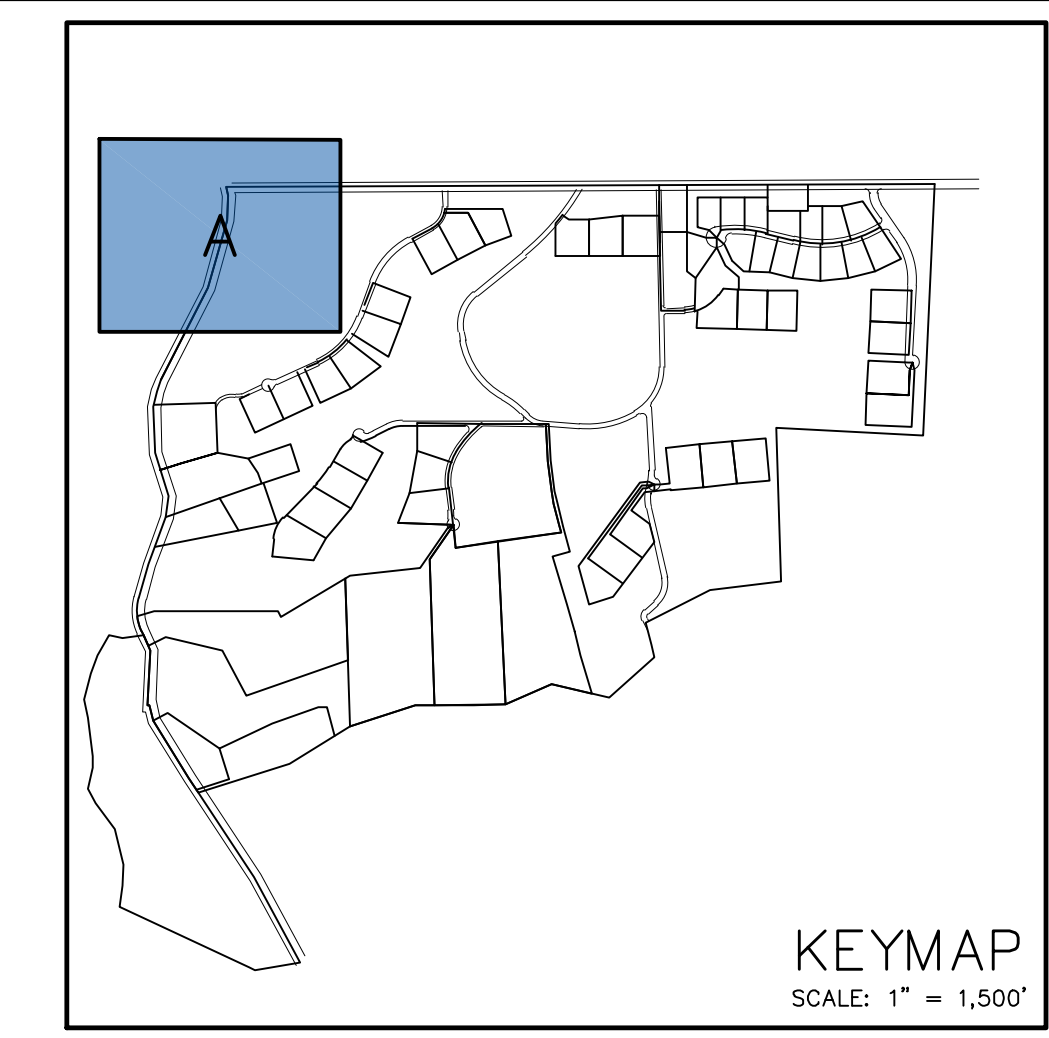


BASE PLAN - SHEET IV  
 CONDITIONAL USE PLANS  
 THE ARROSSAN FARM  
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
 ONE-CALL: 183-2206  
 DRAWN BY: JRM  
 CHECKED BY: DBF

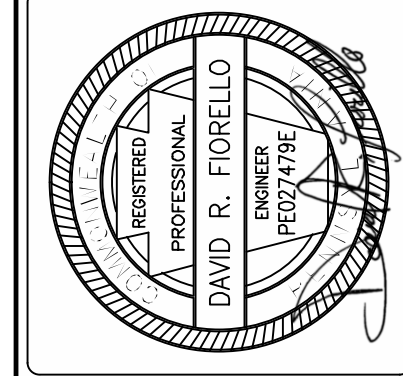


DATE: JULY 31, 2013  
 SHEET NO.  
 15  
 OF 38  
 SCALE: 1" = 100'  
 FILE NO.: 06-012



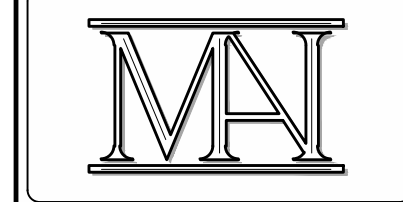


Spring Number: 2013-183-2208  
 CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 ANY WORK TO BE DONE IN  
 ANY WISCONSIN STATE STIP PAID  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776



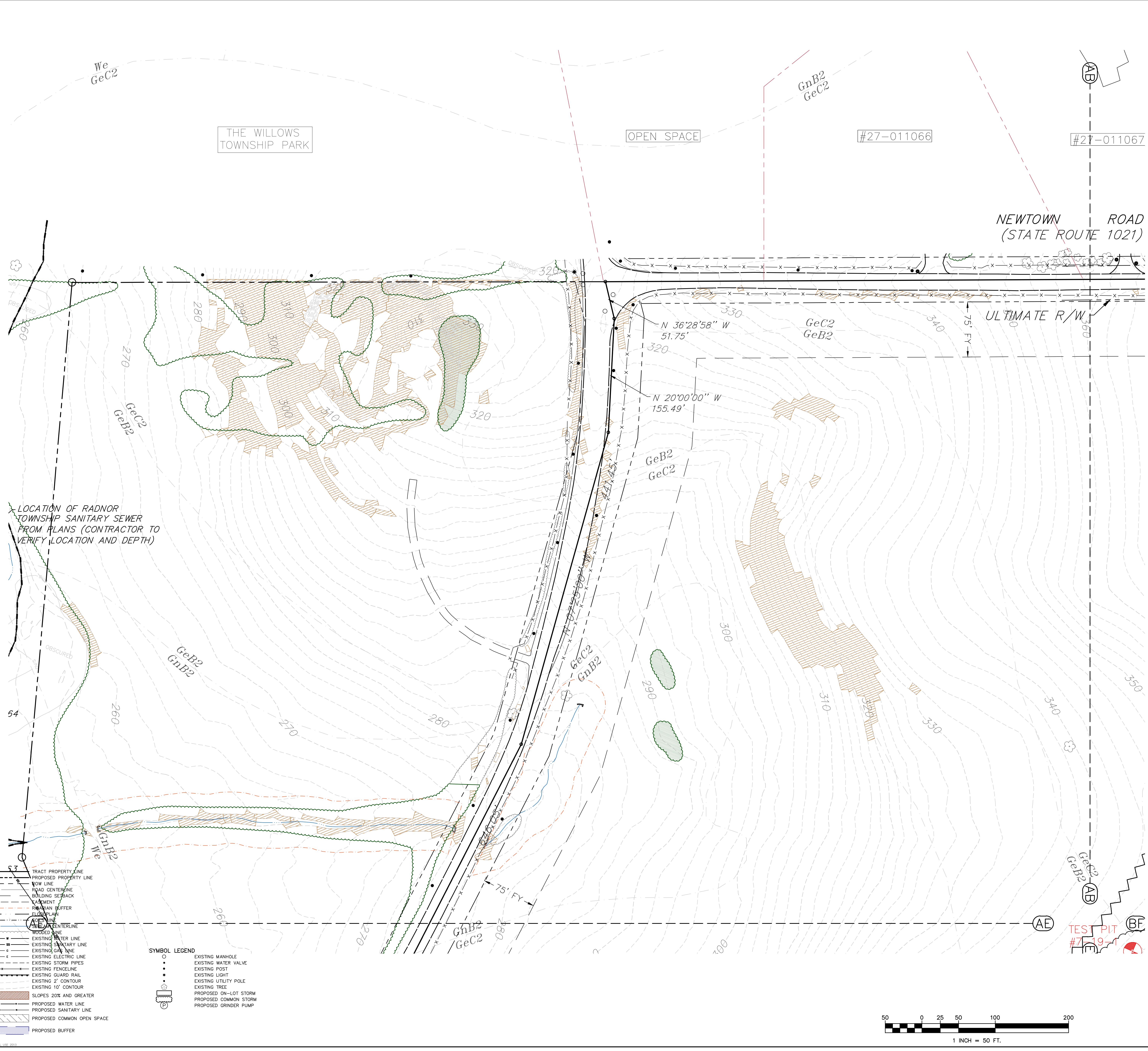
**MOMENE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
 PHONE: (610) 527-3030 FAX: (610) 527-9008  
 400 EXTON SQUARE PARKWAY, EXTON, PA 19341  
 PHONE: (610) 894-6884 FAX: (610) 394-6887

BASE PLAN - SHEET A  
 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.  
 16  
 OF 38  
 SCALE: 1" = 50'  
 FILE NO.: 06-012

COMMENTS  
 DATE



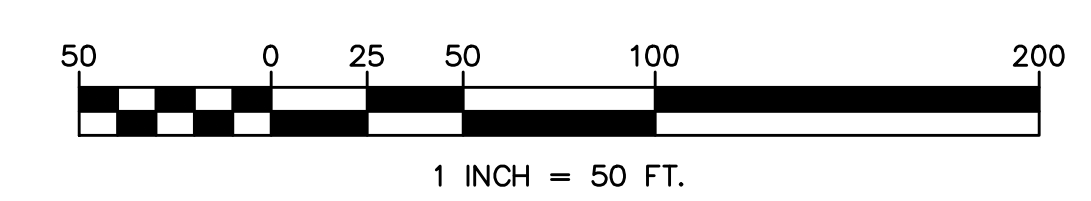
LOCATION OF RADNOR TOWNSHIP SANITARY SEWER FROM PLANS (CONTRACTOR TO VERIFY LOCATION AND DEPTH)

**LINE TYPE LEGEND**

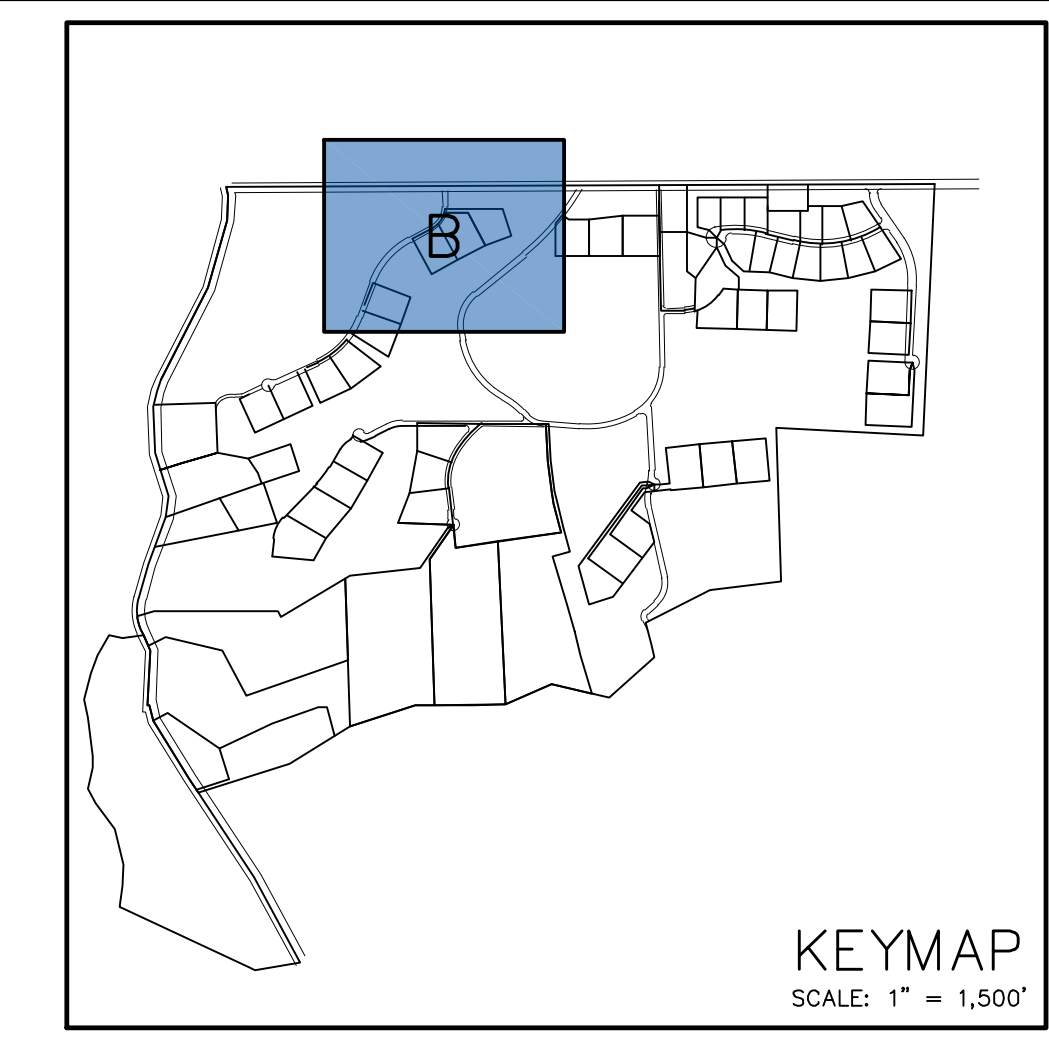
---	TRACT PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	FENCEMENT
---	RIBBON BUFFER
---	FLORIAN
---	AVE CENTERLINE
---	WOODED HOLE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM 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**

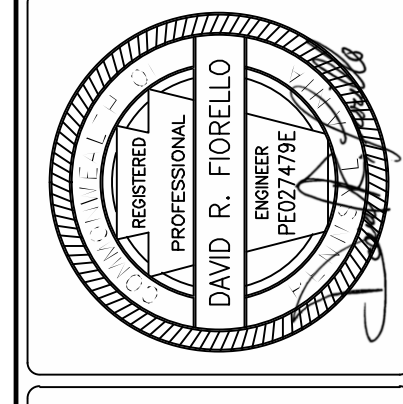
○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP





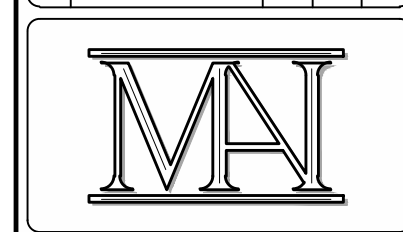


Spring Number: 2013-183-2206  
 CALL BEFORE YOU DIG  
 PENNSYLVANIA LAW ENFORCEMENT  
 3 WORKING DAYS NOTICE FOR  
 24 HOURS ADVANCE NOTICE FOR  
 48 HOURS ADVANCE NOTICE FOR  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1776

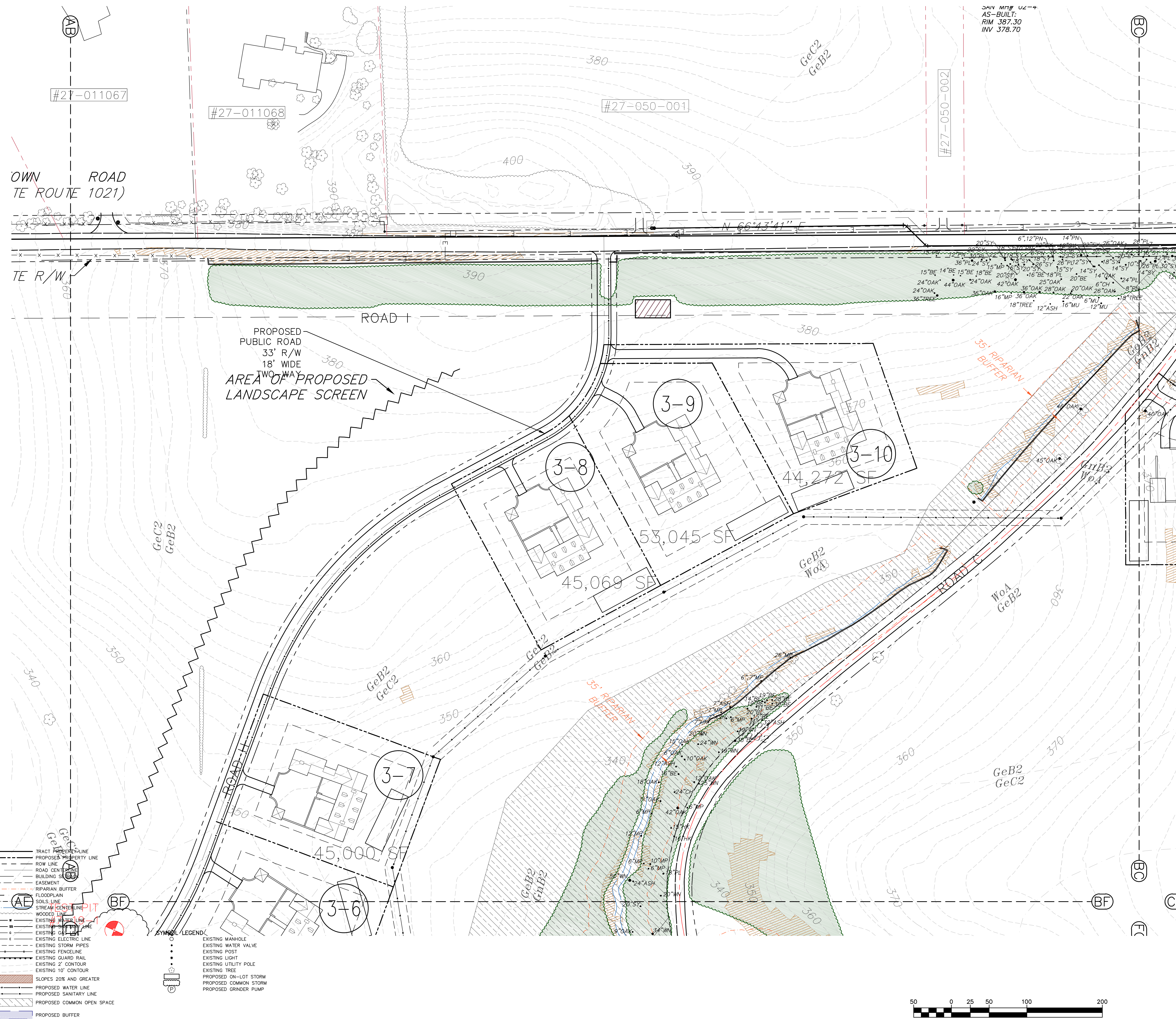


**MOMENE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
 PHONE: (610) 327-3030 FAX: (610) 327-9008  
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341  
 PHONE: (610) 394-6884 FAX: (610) 394-6887

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



DATE: JULY 31, 2013  
 SHEET NO.  
 17  
 OF 38  
 SCALE: 1" = 50'  
 FILE NO.: 06-012

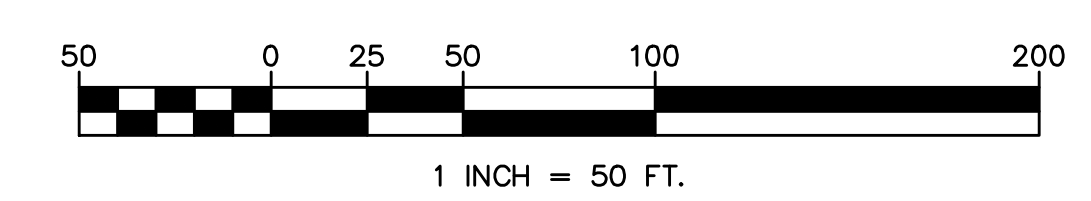


**LINE TYPE LEGEND**

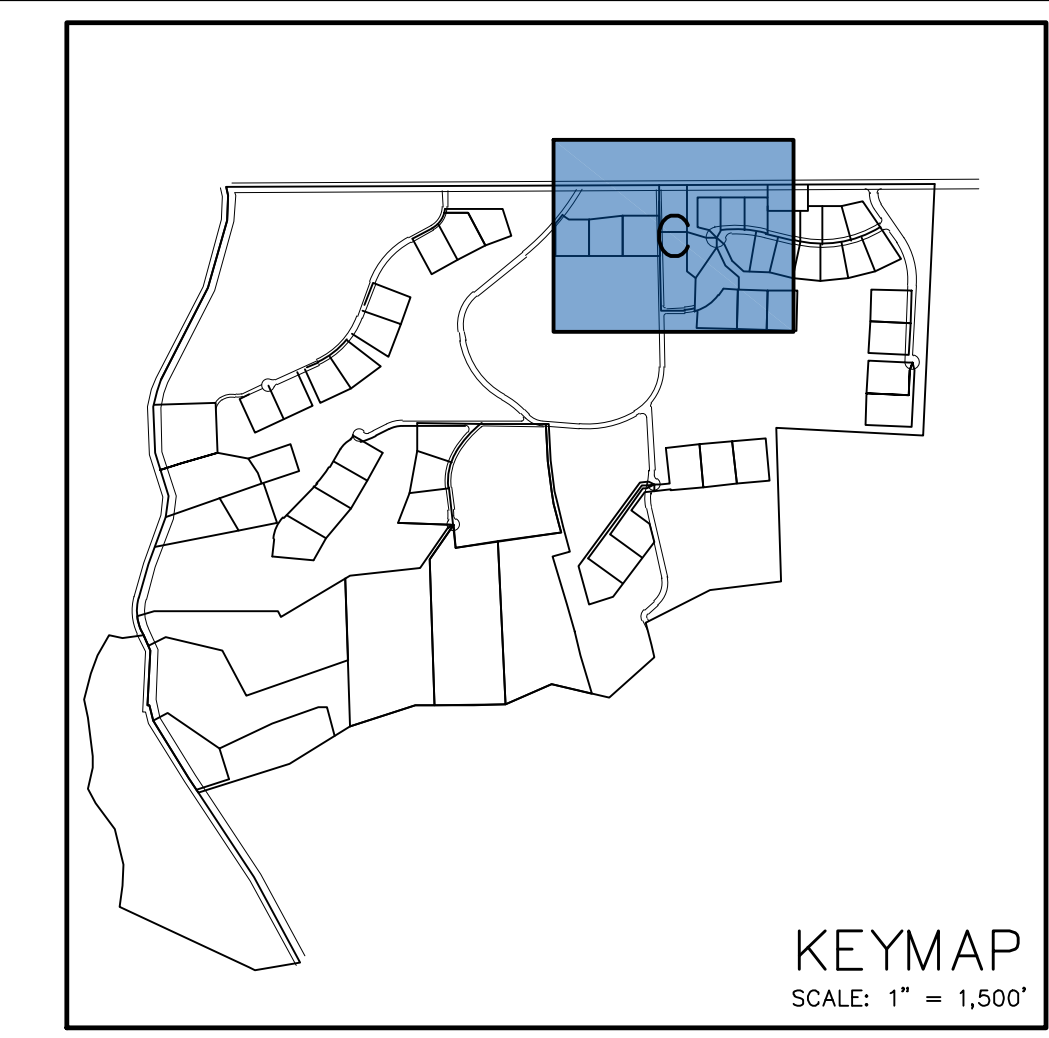
---	TRACT PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOODPLAIN
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODED AREA
---	EXISTING WATER LINE
---	EXISTING WATER MAIN
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM 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

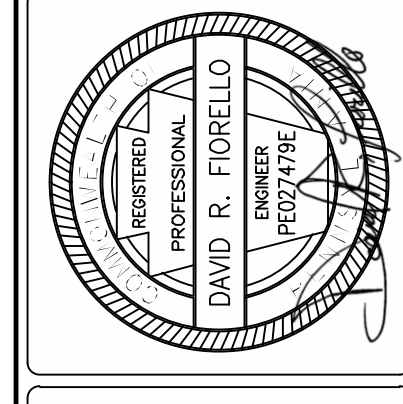






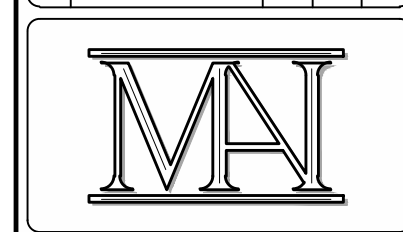
Spring Number: 2013-183-2208

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

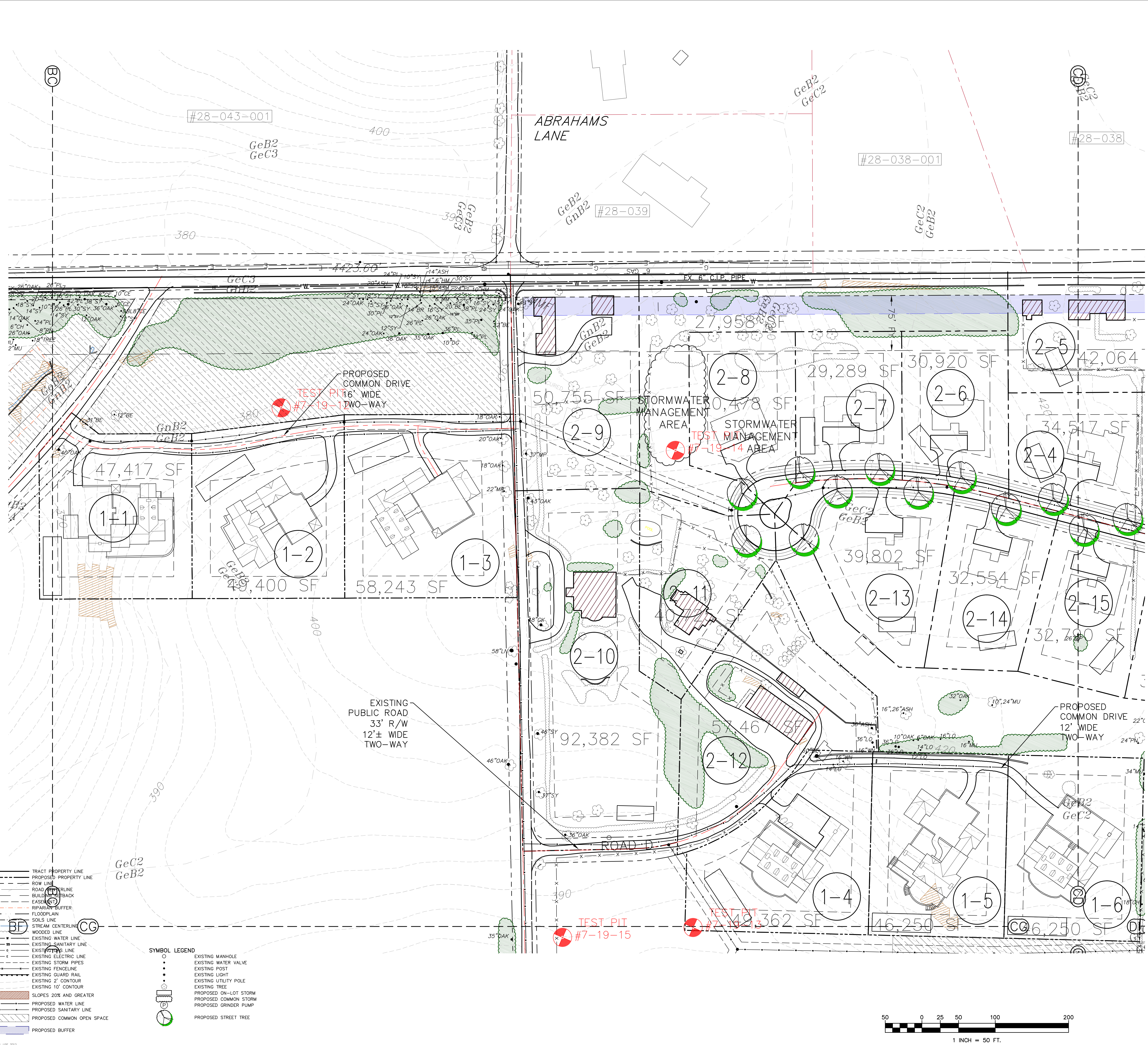


**MOMENEY & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-8008  
420 EXTON SQUARE PARKWAY, EXTON, PA 19341  
PHONE: (610) 894-6884 FAX: (610) 354-6267

BASE PLAN - SHEET C  
CONDITIONAL USE PLANS  
THE ARDROSSAN FARM  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
ONE-CALL: 183-2208 APPLICANT: ESSELI LP  
DRAWN BY: JRM CHECKED BY: DRE  
107 THAMES LANE, WILMINGTON, DE 19807



DATE: JULY 31, 2013  
SHEET NO.  
**18**  
OF 38  
SCALE: 1" = 50'  
FILE NO.: 06-012

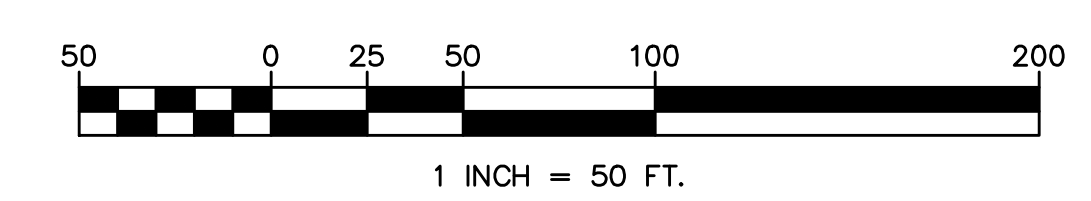


**LINE TYPE LEGEND**

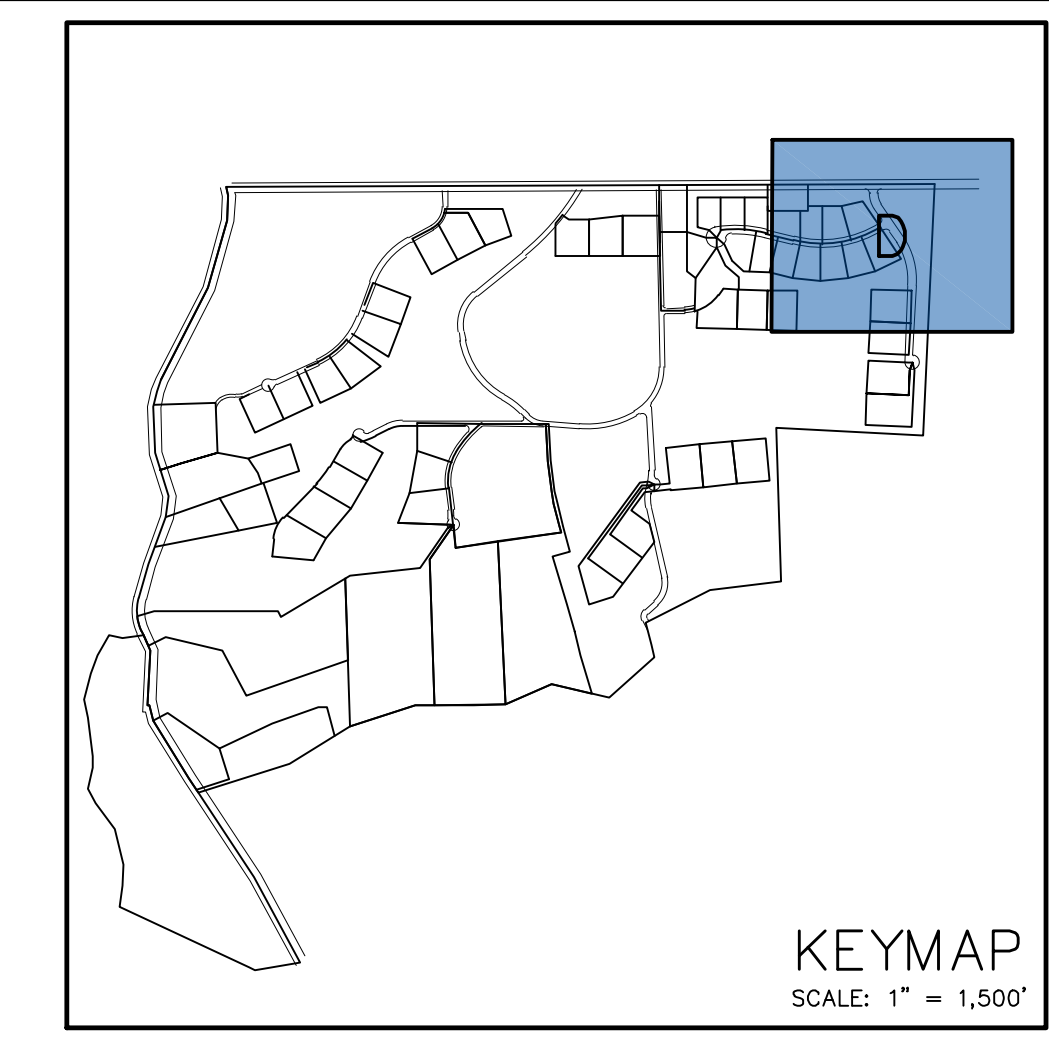
---	TRACT PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING FOOTPRINT
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOODPLAIN
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODED LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC 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**

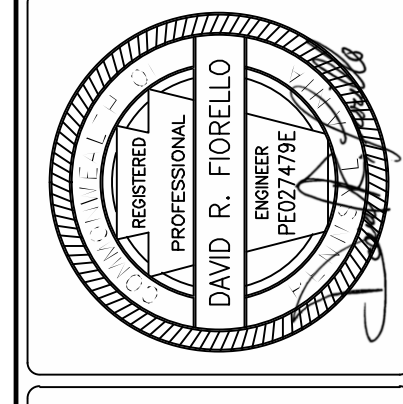
○	EXISTING MANHOLE
○	EXISTING WATER VALVE
○	EXISTING POST
○	EXISTING LIGHT
○	EXISTING UTILITY POLE
○	EXISTING TREE
○	PROPOSED ON-LOT STORM
○	PROPOSED COMMON STORM
○	PROPOSED GRINDER PUMP
○	PROPOSED STREET TREE





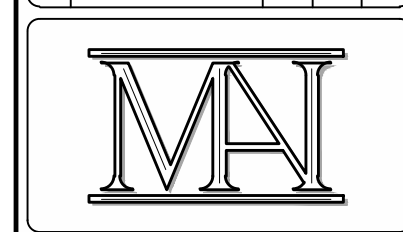


SPRING NUMBER: 2013-183-2206  
 CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW ENFORCES  
 3 WORKING DAYS NOTICE FOR  
 ANY UNDEGROUND UTILITY LOCATIONS  
 BEFORE ANY EXCAVATION OR  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-7776

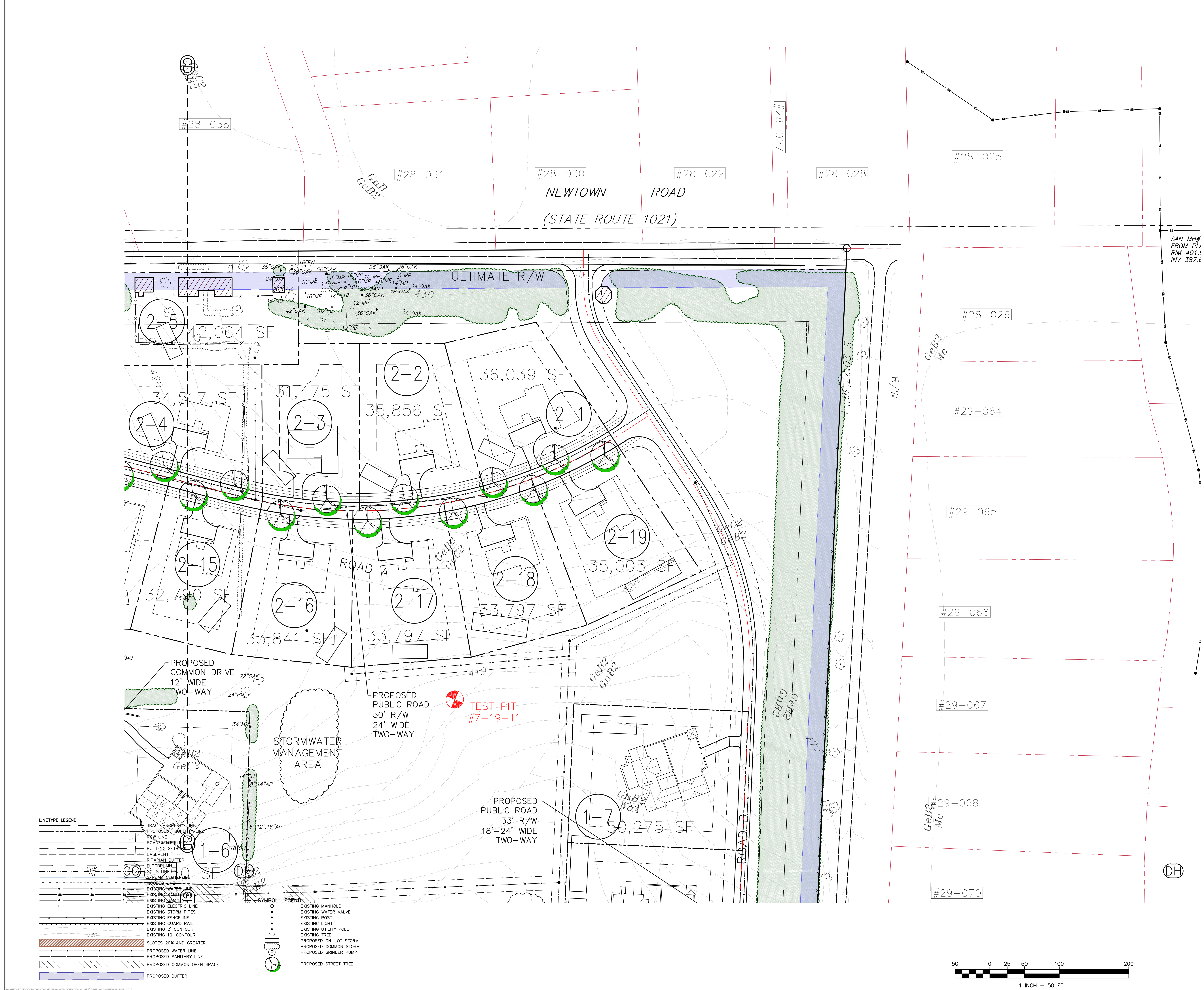


**MOMENE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
 PHONE: (610) 527-3030 FAX: (610) 527-9008  
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341  
 PHONE: (610) 394-6884 FAX: (610) 394-6267

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



DATE: JULY 31, 2013  
 SHEET NO.  
 19  
 OF 38  
 SCALE: 1" = 50'  
 FILE NO.: 06-012



**LINE TYPE LEGEND**

---	TRACT PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD RESURFACING LINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOODPLAIN
---	SOILS LINE
---	STREAM CENTERLINE
---	WATERWAY 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
○	PROPOSED STREET TREE

