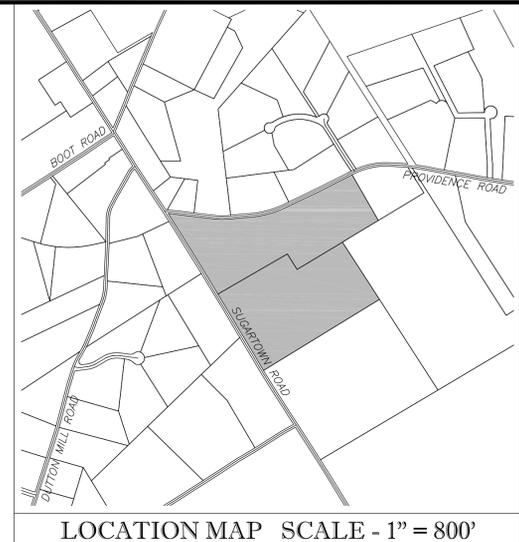


LEGEND

	EXISTING PROPERTY LINE		EXISTING MAJOR CONTOUR
	EXISTING RIGHT OF WAY LINE		EXISTING MINOR CONTOUR
	EXISTING EDGE OF STONE		EXISTING SIGN
	EXISTING EDGE OF PAVING		EXISTING LIGHT
	EXISTING CONCRETE		PROPOSED EDGE OF PAVING
	EXISTING BUILDING SETBACKS		PROPOSED WALK
	EXISTING SANITARY LINE		PROPOSED GRAVEL
	EXISTING ELECTRIC LINE		PROPOSED TREE (TYPICAL)
	EXISTING STORM SEWER		
	EXISTING WALL		
	EXISTING DRIVE/CONCRETE TO BE DEMOLISHED AND REMOVED		
	EXISTING TREE (TYPICAL)		



ZONING TABLE

TAX PARCEL NO. 54-6-48.1 (EXISTING)

REQUIRED	PROVIDED	
LOT AREA, MIN. NET OF R/W	4,000 ACRES	21,696 AC. (945,076 S.F.)
LOT WIDTH @ BLDG. LINE, MIN.	300 FEET	819.67 FEET
FRONT YARD, MIN.	75 FEET	556.65 FEET
OTHER YARD, MIN.	40 FEET	77.26 FEET
BUILDING COVERAGE, MAX.	10 %	3.7 % (34,717 S.F.)
IMPERVIOUS COVERAGE, MAX.	13 %	17.4 % (164,774 S.F.)
BUILDING HEIGHT, MAX.	35 FEET	</= 35 FEET

TAX PARCEL NO. 54-6-49.1 (EXISTING)

REQUIRED	PROVIDED	
LOT AREA, MIN. NET OF R/W	4,000 ACRES	21,749 AC. (947,366 S.F.)
LOT WIDTH @ BLDG. LINE, MIN.	300 FEET	723.40 FEET
FRONT YARD, MIN.	75 FEET	230.61 FEET
OTHER YARD, MIN.	40 FEET	53.37 FEET
BUILDING COVERAGE, MAX.	10 %	2.0 % (18,555 S.F.)
IMPERVIOUS COVERAGE, MAX.	13 %	13.8 % (130,632 S.F.)
BUILDING HEIGHT, MAX.	35 FEET	</= 35 FEET

TAX PARCEL NO. 54-6-48.1 (PROPOSED)

REQUIRED	PROVIDED	
LOT AREA, MIN. NET OF R/W	4,000 ACRES	21,696 AC. (945,076 S.F.)
LOT WIDTH @ BLDG. LINE, MIN.	300 FEET	819.67 FEET
FRONT YARD, MIN.	75 FEET	556.65 FEET
OTHER YARD, MIN.	40 FEET	140.99 FEET
BUILDING COVERAGE, MAX.	10 %	3.7 % (34,717 S.F.)
IMPERVIOUS COVERAGE, MAX.	13 %	18.8 % (177,678 S.F.)
BUILDING HEIGHT, MAX.	35 FEET	</= 35 FEET

TAX PARCEL NO. 54-6-49.1 (PROPOSED)

REQUIRED	PROVIDED	
LOT AREA, MIN. NET OF R/W	4,000 ACRES	21,749 AC. (947,366 S.F.)
LOT WIDTH @ BLDG. LINE, MIN.	300 FEET	723.40 FEET
FRONT YARD, MIN.	75 FEET	222.32 FEET
OTHER YARD, MIN.	40 FEET	87.32 FEET
BUILDING COVERAGE, MAX.	10 %	2.1 % (20,330 S.F.)
IMPERVIOUS COVERAGE, MAX.	13 %	15.0 % (142,047 S.F.)
BUILDING HEIGHT, MAX.	35 FEET	</= 35 FEET

TAX PARCEL NOS. 54-6-48.1 AND 54-6-49.1 (EXISTING)

REQUIRED	PROVIDED	
LOT AREA, MIN. NET OF R/W	4,000 ACRES	43,444 AC. (1,892,442 S.F.)
LOT WIDTH @ BLDG. LINE, MIN.	300 FEET	1,543.06 FEET
FRONT YARD, MIN.	75 FEET	230.61 FEET
OTHER YARD, MIN.	40 FEET	87.32 FEET
BUILDING COVERAGE, MAX.	10 %	2.8 % (53,272 S.F.)
IMPERVIOUS COVERAGE, MAX.	13 %	15.6 % (295,406 S.F.)
BUILDING HEIGHT, MAX.	35 FEET	</= 35 FEET

TAX PARCEL NOS. 54-6-48.1 AND 54-6-49.1 (PROPOSED)

REQUIRED	PROVIDED	
LOT AREA, MIN. NET OF R/W	4,000 ACRES	43,444 AC. (1,892,442 S.F.)
LOT WIDTH @ BLDG. LINE, MIN.	300 FEET	1,543.06 FEET
FRONT YARD, MIN.	75 FEET	222.32 FEET
OTHER YARD, MIN.	40 FEET	87.32 FEET
BUILDING COVERAGE, MAX.	10 %	2.9 % (55,047 S.F.)
IMPERVIOUS COVERAGE, MAX.	13 %	16.9 % (319,725 S.F.)
BUILDING HEIGHT, MAX.	35 FEET	</= 35 FEET

ZONING TABLE

TAX PARCEL NOS. 54-6-48.1 AND 54-6-49.1 (PROPOSED)

REQUIRED	PROVIDED	
LOT AREA, MIN. NET OF R/W	4,000 ACRES	43,444 AC. (1,892,442 S.F.)
LOT WIDTH @ BLDG. LINE, MIN.	300 FEET	1,543.06 FEET
FRONT YARD, MIN.	75 FEET	222.32 FEET
OTHER YARD, MIN.	40 FEET	87.32 FEET
BUILDING COVERAGE, MAX.	10 %	2.9 % (55,047 S.F.)
IMPERVIOUS COVERAGE, MAX.	13 %	16.9 % (319,725 S.F.)
BUILDING HEIGHT, MAX.	35 FEET	</= 35 FEET

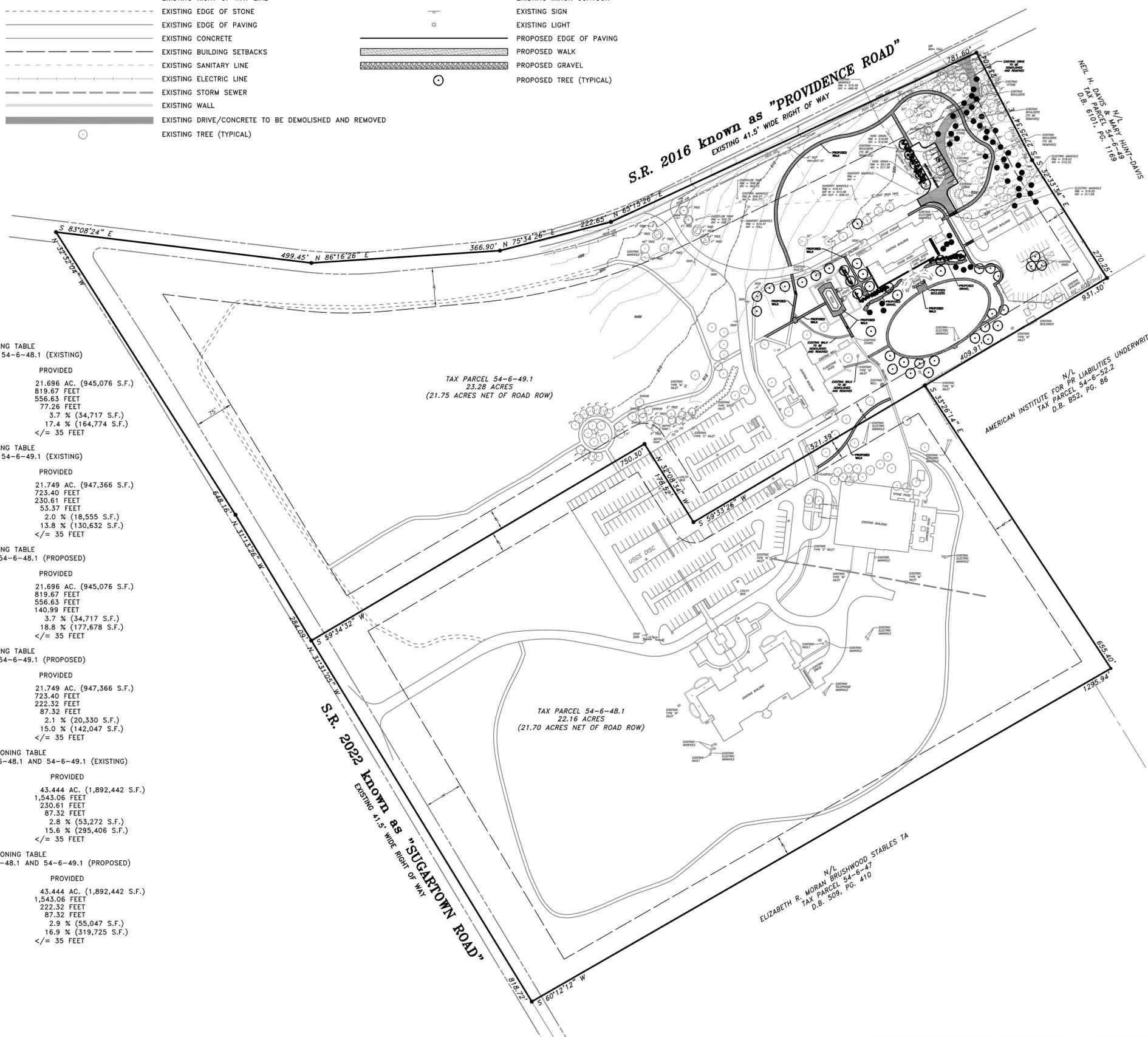
SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK
NoB2	NESHAMINY GRAVELLY SILT LOAM	3 - 8%	60+ INCHES	48 - 72 INCHES

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



S.R. 2022 known as "SUGARTOWN ROAD"
EXISTING 41.5' WIDE RIGHT OF WAY

S.R. 2016 known as "PROVIDENCE ROAD"
EXISTING 41.5' WIDE RIGHT OF WAY



NOTES:

- LANDOWNER: THE INSTITUTES
720 PROVIDENCE ROAD
MALVERN, PA 19335
- APPLICANT: MAFFEI LANDSCAPE DESIGN
202 NORTH GARFIELD STREET
KENNETT SQUARE, PA 19348
- TAX PARCEL#: 54-6-49.1
- SOURCE OF TITLE: DEED BOOK 040, PAGE 683
- TOTAL CONTENTS: 23.300 ACRES
- PERIMETER SHOWN PER FIELD SURVEY PERFORMED BY REGISTER ASSOCIATES, INC. DATED FEBRUARY 08, 2012. DATUM = NAD83
- TOPOGRAPHY SHOWN PER FIELD SURVEY PERFORMED BY REGISTER ASSOCIATES, INC. DATED SEPTEMBER 24, 2017. DATUM = NAVD83. CONTOUR INTERVAL = 2 FEET.
- SOILS INFORMATION SHOWN PER THE SOILS SURVEY MAPS FOR CHESTER AND DELAWARE COUNTIES. (IF SOILS ARE FROM WEB SOILS SURVEY - SOILS INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.)
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER 42029C0215F, EFFECTIVE SEPTEMBER 29, 2006, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- ACCORDING TO THE CHESTER COUNTY AREAL GEOLOGY MAPS, THE UNDERLYING GEOLOGIC FORMATIONS FOR THIS SITE INCLUDE GABBRO/GABBROIC GNEISS (g), GABBRO/GABBROIC GNEISS (g) IS HIGHLY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS A MEDIAN GROUNDWATER YIELD OF 15 GPM AT A MEDIAN WELL DEPTH OF 84 TO 94 FEET; MAY REQUIRE BLASTING FOR EXCAVATION; HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY. SETTERS QUARTZITE (sq) IS HIGHLY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS MINIMAL GROUNDWATER YIELDS AT A MAXIMUM WELL DEPTH OF 200 FEET; MAY REQUIRE BLASTING FOR EXCAVATION; HAS GOOD CUT-SLOPE STABILITY AND EXCELLENT QUALITY FOUNDATION STABILITY.



SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK
NoB2	NESHAMINY GRAVELLY SILT LOAM	3 - 8%	60+ INCHES	48 - 72 INCHES

REGISTER ASSOCIATES, INC. REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS P.O. Box 406 KENNETT SQUARE, PA. 19348 (610) 444-5554	Landscape Plan	Plan Prepared For Maffei Landscape Design, LLC	Drawn By: MRD Checked By: CRD III Scale: 1" = 100' Job Number: 171296 Date: 08-20-18	Sheet 1
		Situate In Willistown Township, Chester County, Pennsylvania	of 2	