

SOILS

- Ba** BAILE SILT LOAM
- BaB** BAILE SILT LOAM, 3 TO 8 PERCENT SLOPES
- CdA** CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
- EgA** GLENELG SILT LOAM, 0 TO 3 PERCENT SLOPES
- EgB** GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES
- GIA** GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
- GIB** GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
- MaB** MANOR LOAM, 3 TO 8 PERCENT SLOPES
- MaC** MANOR LOAM, 8 TO 15 PERCENT SLOPES
- MaD** MANOR LOAM, 15 TO 25 PERCENT SLOPES
- UqB** URBAN LAND-UDORTMENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
- W** WATER

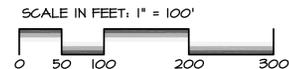
SIGHT DISTANCE SCHEDULE

#	INTERSECTION	MEASURED SIGHT DISTANCE	MEASURED SIGHT DISTANCE
A	SCHOOL DRIVE EXITING ONTO SUGARTOWN ROAD	428' TO RIGHT	784' TO LEFT
B	SOUTHBOUND ON SUGARTOWN ROAD-MAX. DISTANCE OF ROADWAY FOR APPROACHING CAR TO SEE CAR TURNING LEFT INTO SCHOOL DRIVE	500'	
C	SOUTHBOUND ON SUGARTOWN ROAD-MAX. SIGHT DISTANCE OF CAR TURNING LEFT INTO SCHOOL DRIVE TO SEE ON-COMING CAR ON SUGARTOWN ROAD	1,084'	

• SEE "DRIVING SIGHT DISTANCE MEASUREMENT FORM"

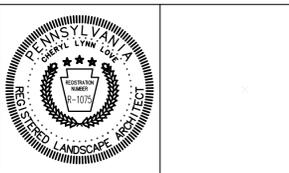
EXISTING LEGEND

- ADJOINER PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENTS
- CENTERLINE
- CURB LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- MIN. BLDG SETBACK LINE
- FENCE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAINAGE LINE
- EXISTING CONTOUR
- EXISTING STREAM
- ZONING LINE
- BENCHMARK
- CONCRETE MONUMENT
- IRON PIN, IRON PIPE
- WELL
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- WATER VALVE (WV)
- WATER MAIN (WM)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- LIGHT POLE (LP)
- GROUND LIGHT (GLT)
- CLEAN OUT (CO)
- DOWN SPOUT (DS)
- BOLLARD
- SIGN
- UTILITY POLE
- INLET
- MAILBOX
- STORMWATER HEADWALL/ENDWALL
- TREELINE
- DECIDUOUS TREES
- EVERGREEN TREE



REVISIONS PER:	DATE:	BY:
2. RE-SUBMISSION	01/12/16	TGS
3. REVISIONS PER TOWNSHIP	03/24/16	TGS
4. REVISIONS PER TOWNSHIP	06/13/16	TGS
5. REVISIONS PER TOWNSHIP	07/28/16	TGS
6. REVISIONS PER TOWNSHIP	08/17/16	TGS
7. MAINT. BLDG. SEWER METES / BOUNDS	09/7/16	TGS

EA group, inc.
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PRIM/FINAL LAND DEVELOPMENT PLAN
SUBJECT:
OVERALL EXISTING CONDITIONS PLAN
FOR
THE PROPOSED PHELPS CENTER
WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA
CLIENT:
PHELPS SCHOOL
583 SUGARTOWN RD.
MALVERN, PA 19355
610-644-1754

MANAGER: CLL DATE: MARCH 19, 2015
DESIGNER: CLL PROJECT NO. 924-001
DRAWN BY: TGS SCALE: 1"=100'

DRAWING NO.
3 of 32

NOTE:
DURING CONSTRUCTION, SURVEYOR IS TO FIELD VERIFY THE PROPERTY BOUNDARY AND SET ANY PINS THAT MAY BE MISSING ON THE PROPERTY BOUNDARY.

WE ARE UPDATING THE PLAN SET TO BE "FINAL LAND DEVELOPMENT PLAN"

DRAWING: N:\1324\1324-CO\1324-preliminary\EXISTING.dwg - PLOTTED: Sep 06, 2016 1:44 pm

