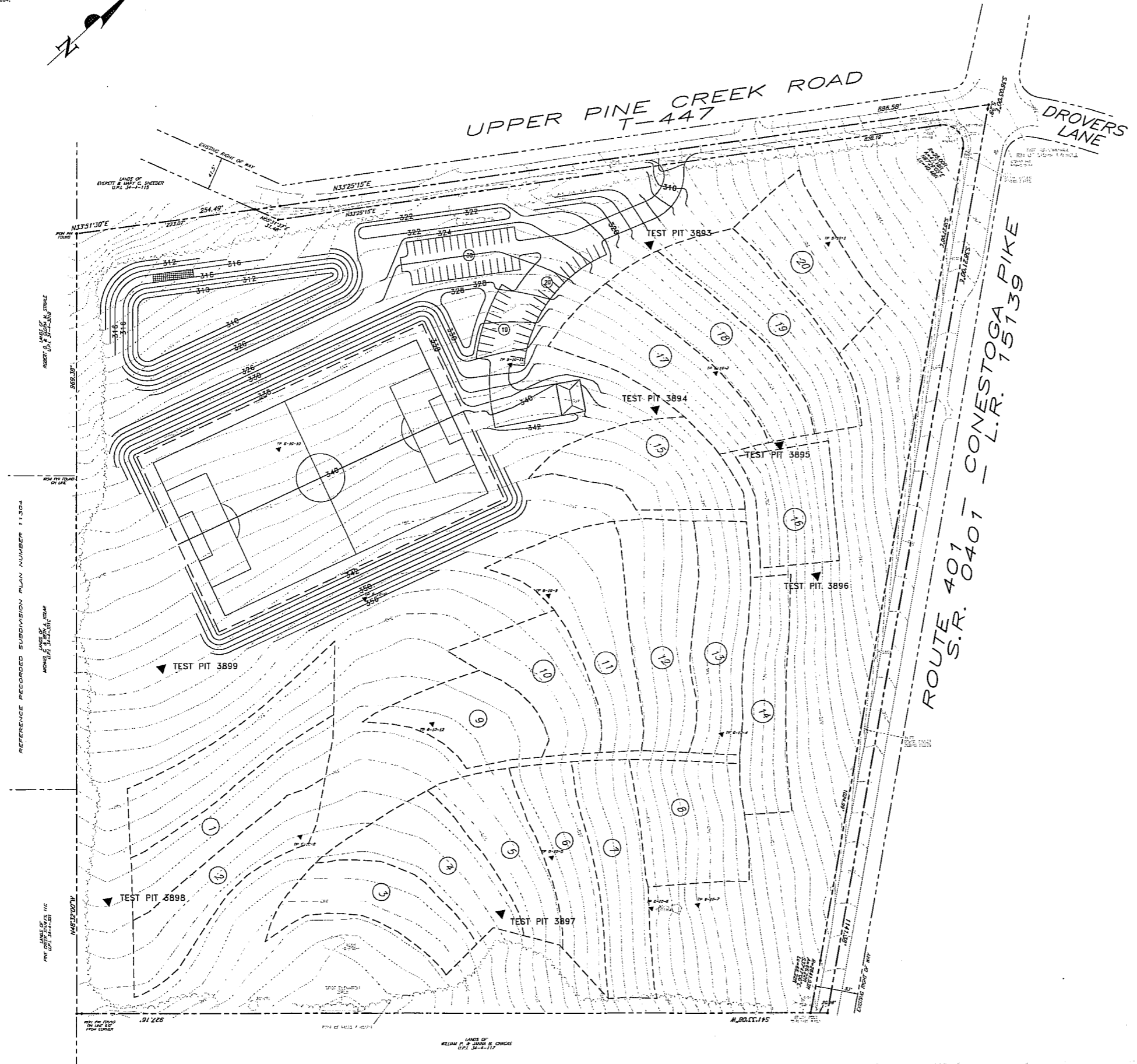
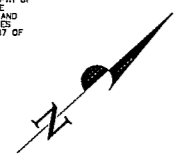


NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 207 OF 1974 AS AMENDED BY ACT 199 OF 2004.



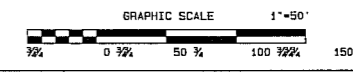
**LEGEND**

	EXISTING	PROPOSED
AERIAL UTILITY LINE	---	---
COMMUNICATIONS LINE	---	---
ELECTRIC LINE	---	---
FIBER OPTIC LINE	---	---
GAS LINE	---	---
SANITARY FORCE MAIN	---	---
SANITARY GRAVITY PIPE	---	---
STORMWATER PIPE	---	---
TV LINE	---	---
UTILITY TRENCH	---	---
WATER LINE	---	---
2 FT. CONTOUR INTERVAL	---	---
10 FT. CONTOUR INTERVAL	---	---
MANHOLE	○	○
WATER VALVE	○	○
GAS VALVE	○	○
ELECTRIC BOX/METER	○	○
GROUND LAMP	○	○
LIGHT	○	○
SIEN	○	○
MANHOLE	○	○
PILET	○	○
POST	○	○
POWER POLE	○	○
TRAFFIC SIGNAL POLE	○	○
SETBACK LINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	---
EASEMENT LINE	---	---
STEEP SLOPES - PROHIBITIVE - > 25%	---	---
STEEP SLOPES - PRECAUTIONARY - 15% - 25%	---	---

**NOTES:**

1. THIS IS THE REMAINING PREMISES DESCRIBED IN RECORD BOOK 6318 PAGE 1845 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
2. VERTICAL DATUM NAVD83 - SITE BENCHMARK - RM OF STORM MANHOLE 275.19
3. THIS PLAN IS BASED UPON A FIELD SURVEY BY YERKES ASSOCIATES, INC. IN MAY OF 2008.

TOTAL LOT AREA = 24.566 ACRES  
CLEAR LOT AREA = 23.678 ACRES



1.	12/01/08	REVISED SOIL, TEST PIT LOCATIONS ADDED
NO.	DATE	REVISION COMMENT
<b>IMPROVEMENTS SKETCH PLAN</b>		
WEST PIKELAND TOWNSHIP 537 PLANNING @ WYNDOLPH KNOLL PREPARED FOR <b>WEST PIKELAND TOWNSHIP</b>		
WEST PIKELAND TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA		
<b>Yerkes</b>		PROJECT - W-08-1282
YERKES ASSOCIATES, INC.		DATE - OCTOBER 9, 2008
CONSULTING ENGINEERS • LAND SURVEYORS • LAND PLANNERS		SCALE - 1" = 100'
1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380		DRAWN - EJS
TEL: (610) 844-4254 • FAX: (610) 840-0771		CHECKED - DLS/MC
SHEET 1 OF 1		CAD FILE - W4252
C-34-6-116		TAX PARCEL - 34-6-118
SHEET 1 OF 1		NOTEBOOK - 641

Figure 10