SEE SHEET 18

SEE SHEET 17

SEE SHEET 20

EXISTING GOLF COURSE (TO REMAIN)

FEMA FLOODPLAIN BOUNDARY

N6°15'20"E 630.76'

N13°43'20"E 377.95'

S76°16'40"E 254.34'

S47°40'46"E 312.

N45°13'26"E 312.58'

POROUS PAVING AREA #3B

POROUS PAVING AREA #3A

F.F. 192.00

PROPOSED BANQUET, MEETING & SPECIAL EVENTS FACILITY 40,000 sqft/

WATER SERVICE

PROTECTIVE NETTING

SWM #3

TOP OF BERM 165.00

EMERGENCY SPILLWAY

ACCESS DRIVEWAY

TOT LOT #3

SWM #2

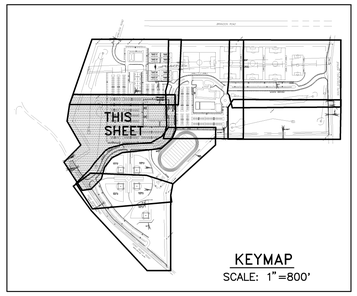
20± WIDE EXIST. CARTWAY

LEGAL RIGHT OF WAY LINE

ULTIMATE RIGHT OF WAY LINE

TOP OF BERM 162.10

EMERGENCY SPILLWAY



KEYMAP
SCALE: 1"=800'

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- PROPOSED CONTOUR
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED MONUMENT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- GAS PIPELINE
- SOILS LINE
- EXISTING CURB
- PROPOSED CURB
- LIGHT POLE & FIXTURE
- PROPOSED SPOT ELEVATION
- EXISTING SIGN
- PROPOSED SIGN
- WATER METER
- WATER VALVE
- EXISTING D-W ENDWALL
- PROPOSED D-W ENDWALL
- EDGE OF WOODLANDS
- STEEP SLOPES >15%
- RETAINING WALL
- PROPOSED POROUS PAVEMENT
- RIP RAP STABILIZATION
- TREE TO BE SAVED

SOILS CLASSFICATION

LeA – LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.
LeB – LAWRENCEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
PlB – PENN–LANDSDALE COMPLEX, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
PlC – PENN–LANDSDALE COMPLEX, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED.
ReA – READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
ReB – READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
UgB – URBAN LAND, 0 TO 8 PERCENT SLOPES
Urxb – URBAN LAND–PENN COMPLEX, 0 TO 8 PERCENT SLOPES
UusD – URBAN LAND–UDORTHENTS, SHALE AND SANDSTONE COMPLEX, 8 TO 25 PERCENT SLOPES

NOTE:

ALL AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING ON SLOPES OF LESS THAN 10% AND SHALL BE STABILIZED BY SODDING ON SLOPES 10% OR MORE AND PLANTED IN GROUND COVER ON SLOPES OF 20%, PROVIDED THAT RIP–RAP SHALL BE UTILIZED FOR BANKS EXCEEDING 25%.

50 0 50 100 150 FEET
GRAPHIC SCALE

PRELIMINARY PLAN
CONSTRUCTION IMPROVEMENT PLAN

1	9–28–15	REVISED PER TOWNSHIP CONSULTANT REVIEW COMMENTS

LAND DEVELOPMENT PLAN
FOR
WESTOVER SPORTING COMPLEX

WEST NORRITON TOWNSHIP — MONTGOMERY COUNTY, PA.

Edward B. Walsh & Associates, Inc.
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LIONVILLE PROFESSIONAL CENTER
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Exton, Pennsylvania 19341
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Project– 2769
Date– 12–23–14
Scale– 1"= 50'
Drawn– SLM
Checked– A.J.B.
Sheet– 19 OF 65
Plotted: 9/25/2015 File: F:\JB\2769\FPS\2769–SPORTS–4.pro
Ver.– 000