

USGS TOPO MAP
SCALE: 1" = 3000'

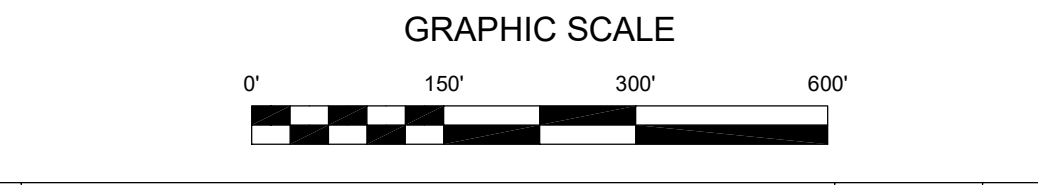
SITE DATA:
 LOCATION: 1422 ST. MATTHEWS ROAD
 PROPERTY IDENTIFICATION NUMBER - 2601 00616800 (UPI 25-4-174.4)
 OWNER/APPLICANT/GRANTEE:
 WEST VINCENT TOWNSHIP
 STREET ADDRESS:
 729 ST. MATTHEWS ROAD
 CHESTER SPRINGS, PA 19425
 SOURCE OF TITLE: DEED BOOK 9786 PAGE 456 BEING THE SAME PREMISES WHICH THE BRYN COED FARMS CO., DEDICATED UNTO WEST VINCENT TOWNSHIP IN A DEED RECORDED JULY 30, 2018 AT THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, WEST CHESTER PENNSYLVANIA.
 EXISTING ZONING
 R-2 RESIDENTIAL DISTRICT
 USE: OPEN SPACE / PARK / RECREATION
 EXISTING LOT SIZE 71.82 ACRES
 EXISTING USE - OPEN SPACE/ PARK/ RECREATION

- NOTES:**
1. AREA SHOWN IS WITHIN ZONE X FLOODPLAIN, SHOWN ON FIRM MAP NUMBER 42029C0050G & 42029C0095G.
 2. TOPOGRAPHIC DATA IS FROM 5 FT LIDAR CONTOURS. A BOUNDARY SURVEY WAS NOT PERFORMED.
 3. ALL WALKING TRAILS, GAZEBOS, FISHING PIERS, ETC. SHALL BE ACCESSIBLE IN ACCORDANCE WITH ADA STANDARDS. ALL PROPOSED LOCATIONS ARE APPROXIMATE AT THIS TIME.
 4. THIS PLAN ALSO SHOWS PROPOSED PHASE I PARK FEATURES FOR REFERENCE ONLY. PHASE I FEATURES ARE NOT PART OF THIS DCNR PRD GRANT APPLICATION.

SOILS:
 CdB - CALIFON LOAM, 3 TO 8% SLOPES
 CbB - COKEBURY SILT LOAM, 3 TO 8% SLOPES
 GcB - GLADSTONE GRAVELLY LOAM, 3 TO 8% SLOPES
 GcC - GLADSTONE GRAVELLY LOAM, 8 TO 15% SLOPES
 UB - URBAN LAND, 0 TO 8% SLOPES

LEGEND

- EXISTING NLT TRAIL
- EXISTING PEDESTRIAN/EQUESTRIAN TRAIL
- PHASE 1 PEDESTRIAN/EQUESTRIAN TRAILS
- PROPOSED ADA PEDESTRIAN TRAIL
- PROPERTY BOUNDARY
- PHASE 1 - BENCH
- PHASE 1 - INFORMATION/EDUCATION SIGN
- PROPOSED INFORMATION/EDUCATION SIGN WITH QR CODE AND BRAILLE
- 5 FT CONTOUR
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- BOLLARD
- BIKE RACK
- BENCH
- BIRD SIGNS
- INTERPRETIVE SIGNS



NO.	DESCRIPTION	DATE	BY
REVISIONS			
SHEET TITLE: SITE DEVELOPMENT PLAN			
PROJECT: OPALANIE PARK			
PROJECT LOCATION: WEST VINCENT TOWNSHIP, CHESTER COUNTY		PROJECT NO.: 0272-2205	
DRAWN BY: MJB	APPROVED BY:	SCALE: 1" = 150'	DATE: 04/15/24
			SHEET NO.: 2

4/15/2024
updated scope

NOT FOR CONSTRUCTION