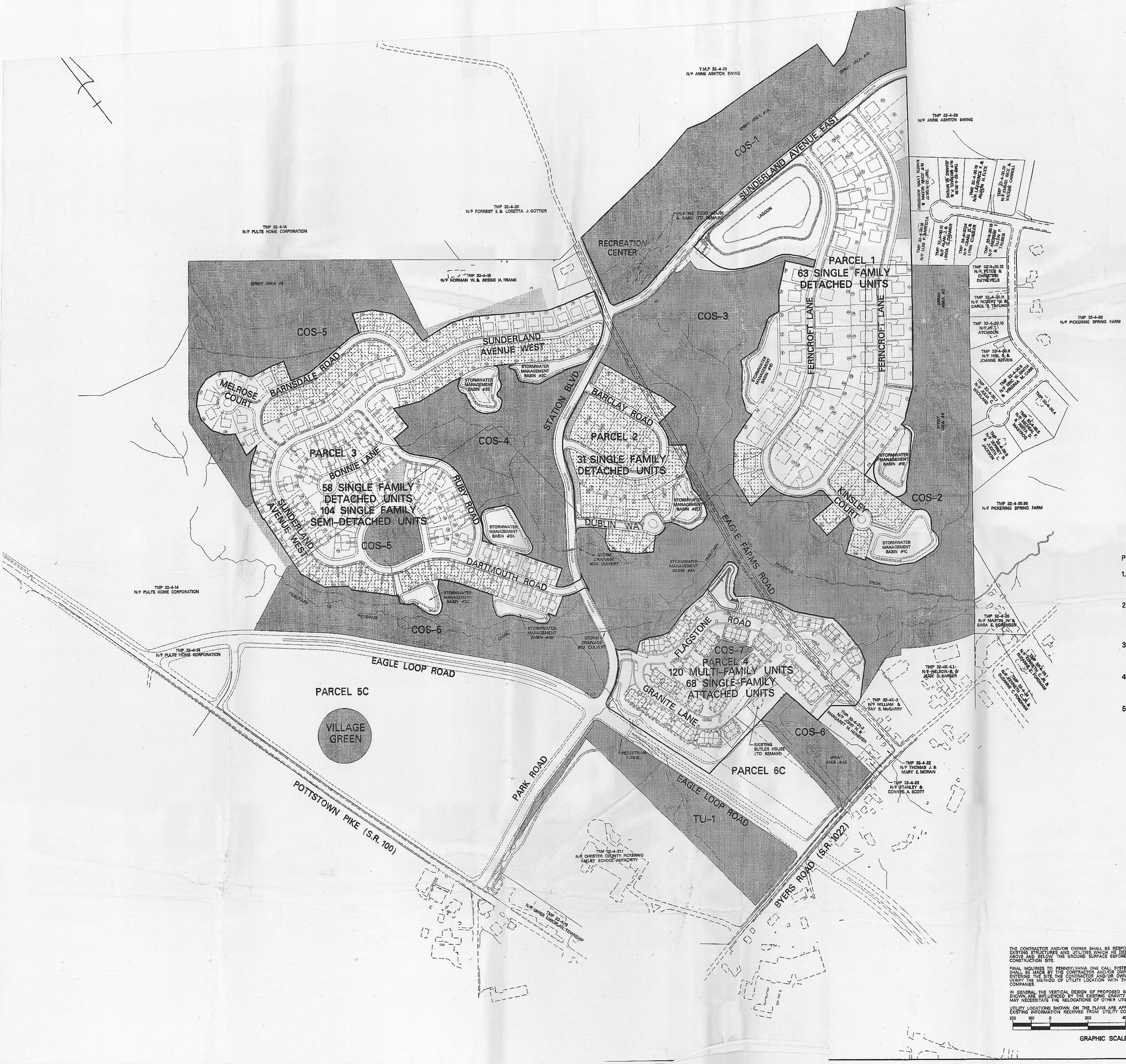

CONSTRUCTION SCHEDULE

PARCEL NO.	PROJECTED START DATE	PROJECTED COMPLETION DATE	RESERVED LOTS/BUILDINGS
1	APRIL 2004	APRIL 2008	210–217
2	APRIL 2004	APRIL 2008	163–196
3	APRIL 2004	APRIL 2009	7–24, 46–58, 68–72, 81–94
4	APRIL 2004	APRIL 2009	BLDGS 16–17
5C	TO BE DETERMINED	TO BE DETERMINED	
6C	TO BE DETERMINED	TO BE DETERMINED	

PHASING NOTES

1. A PRE-CONSTRUCTION MEETING WITH TOWNSHIP OFFICIALS AND THE TOWNSHIP TRAFFIC ENGINEER SHALL BE HELD TO COORDINATE THIS PROJECT WITH THE NUMEROUS ROADWAY PROJECTS IN THE TOWNSHIP.
2. AS PRACTICAL, CONSTRUCTION ON IMPROVEMENTS TO EXISTING INTERSECTIONS, THE PARK ROAD EXTENSION, AND THE EAGLE LOOP ROAD SHOULD PROCEED ALONG WITH CONSTRUCTION OF BYERS STATION, IN ORDER TO PROVIDE ADDITIONAL ACCESS TO BYERS STATION
3. CONSTRUCTION ACCESS SHOULD ALSO BE PROVIDED VIA EAGLE FARMS ROAD. BY COMPLETION OF THIS DEVELOPMENT, THE PORTIONS OF EAGLE FARMS ROAD TO REMAIN SHALL BE RESTORED IN ACCORDANCE WITH TOWNSHIP STANDARDS.
4. STATION BOULEVARD AND SUNDERLAND AVENUE EAST SHALL BE INSTALLED COMPLETE TO PAVEMENT BINDER COURSE, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
5. RESERVED LOTS/BUILDINGS ARE LOTS OR BUILDINGS TO BE RESERVED UNTIL THE APPROVAL BY PADEP OF SPRAY FIELDS IN THE EWING TRACT

LOTS & BUILDINGS TO BE RESERVED UNTIL PLANNING APPROVAL FOR THE SPRAY DISPOSAL AREAS IN THE EWING TRACT IS RECEIVED

THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES WHICH HE DEEMS NECESSARY, BOTH ABOVE AND BELOW THE GROUND SURFACE BEFORE HEAVY EQUIPMENT ENTERS THE CONSTRUCTION SITE.

FINAL INQUIRIES TO PENNSYLVANIA ONE CALL SYSTEM, INC. (PHONE #: 1-800-242-1776) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY COMPANIES.

IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES AS SHOWN ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATIONS OF OTHER UTILITIES.

UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.

200 100 0 200 400 600 800

GRAPHIC SCALE

REVISION No.11: REVISED PARCEL 4 UNIT COUNT AND LAYOUT. (1/21/08).
REVISION No.10: REVISED IN ACCORDANCE WITH 1/13/04 & 1/22/04 REVIEW COMMENTS FROM CCCD.
REVISION No.9: REVISED IN ACCORDANCE WITH WETLAND CONSERVATION MEASURES
REVISION No.8: PARCEL 3 REVISIONS PER CLIENT AND SPRAY IRRIGATION REVISIONS PER YERKES
REVISION No.7: REVISED IN ACCORDANCE WITH REVIEW COMMENTS FROM TRAFFIC CONSULTANT, CHESTER COUNTY SCD & URS.
REVISION No.6: REVISED BYERS STATION BLVD. LAYOUT & IN ACCORDANCE FROM CHESTER COUNTY SCD & TOWNSHIP TRAFFIC CONS
REVISION No.5: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS.
REVISION No.4: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS AND CHESTER COUNTY SCD.
REVISION NO.3: REVISED FOR E&SPC/NPDES PERMIT RESUBMISSION.
REVISION No.2: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS.
REVISION No.1: REVISED IN ACCORDANCE WITH THE REVIEW LETTERS FROM TOWNSHIP CONSULTANTS.

DESIGNED: RTM
DRAWN: WAF
APPROVED:
CHECKED: RTM

REVISIONS	
NO	DATE
1	07/15/02
2	8/19/02
3	10/8/02
4	11/26/02
5	1/31/03
6	3/21/03
7	4/30/03
8	10/3/03
9	12/4/03
10	1/28/04
CONTINUED	

NEAL J. CAMENS
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
PA. PROFESSIONAL ENGINEER NO. 051861-E

PHASING PLAN

BYERS STATION

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

TAYLOR • WISEMAN & TAYL
CONSULTING ENGINEERS • SURVEY
PLANNERS • LANDSCAPE ARCHITE
802 BRANDYWINE PARKWAY, WEST CHESTER, PA.
TELEPHONE NO. (610)918-9200 FAX NO. (610)91

SCALE:	DATE:	DRAWING NO.	SHEET:
1"=200'	JANUARY 19, 2002	WC3-76398-B	3 OF

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