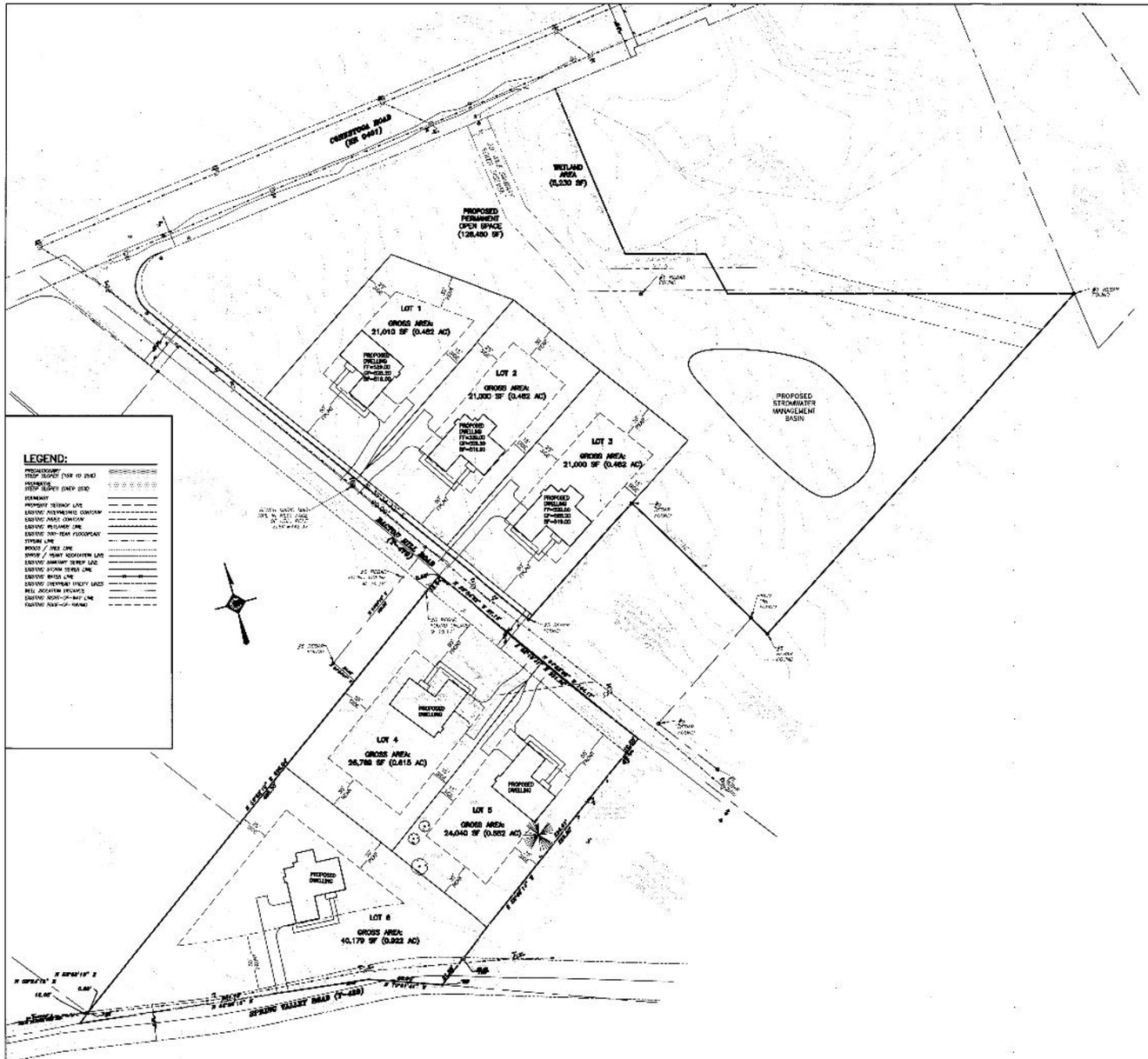


LEGEND:

PROPOSED/EXISTING STEEP SLOPES (OVER 15%)
PROPOSED/EXISTING STEEP SLOPES (OVER 25%)
EASEMENT
PROPERTY SETBACK LINE
EXISTING CONTOURS
EXISTING INDEX CONTOUR
EXISTING STREAM LINE
EXISTING 100-YEAR FLOODPLAIN
TAXLINE
WOODS / TREE LINE
SHRUB / PLANT VEGETATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER LINE
EXISTING OVERHEAD UTILITY LINES
WELL LOCATION (PLANNED)
EXISTING ROAD CENTER LINE
EXISTING ROAD (NAME)

GENERAL NOTES:

1. RECORD OWNERS:
   DOUGLAS BOLLEYER
   23 CLEAR CR.
   MELVERN PA 19355
   TAX ID#37-00Q0001
   DB 9855, PG 317

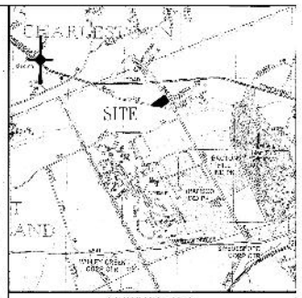
   EQUITABLE OWNER/APPLICANT:
   HP FLANAGAN INC.
   734 CHESTER COURT
   WAYNE, PA 19087
   (484)231-8072

   ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT:
   THE COMMONWEALTH ENGINEERS, INC.
   114 EAST LANCASTER AVENUE
   DOWNINGTOWN, PA 19335
   (610) 518-9004

   LPID: 4203N6W0400, DB 7456, PG 1156
   LPID: 4203N6W0700, DB 7456, PG 1156
   LPID: 4203N6W0100, DB 7456, PG 1156
   LPID: 4203N6W0700, DB 7456, PG 1156

   SITE ADDRESS:
   1081 N. BIRDING VALLEY ROAD
   FRAZER, PA 19355

2. TOTAL TRACT AREA: 6.615 AC / 288,154 SF
   TRACT OF PROPERTY: 1
   PROPOSED USE: 3 RESIDENTIAL
3. ZONING:
4. PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
5. SOILS CLASSIFICATIONS FROM "SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES, PENNSYLVANIA" BY THE CHESTER COUNTY CONSERVATION DISTRICT AND SOIL SURVEY.
6. CONNECTED WETLANDS OR AREAS OF THE 100 YEAR FLOOD PLAIN AS SHOWN THEREON SHALL BE CONSIDERED AS WETLANDS AND/OR FLOOD PLAIN AREAS.
7. [illegible] SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WHITELAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL EXTEND FROM THE BOTTOM OF THE FOOTER TO A POINT NOT LESS THAN 6 INCHES BELOW FINISHED GRADE. BACKFILLING SHALL BE DONE IMMEDIATELY AFTER FOUNDATION WALLS HAVE BEEN CURED, EARTH PLACED ON BOTH SIDES OF WALL AT THE SAME TIME TO AVOID UNBALANCED LOADING. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, LARGE CLODS, ROOTS, VEGETATION, AND OTHER DELETERIOUS MATERIAL.
8. [illegible] SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WHITELAND TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL EXTEND FROM THE BOTTOM OF THE FOOTER TO A POINT NOT LESS THAN 6 INCHES BELOW FINISHED GRADE. BACKFILLING SHALL BE DONE IMMEDIATELY AFTER FOUNDATION WALLS HAVE BEEN CURED, EARTH PLACED ON BOTH SIDES OF WALL AT THE SAME TIME TO AVOID UNBALANCED LOADING. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, LARGE CLODS, ROOTS, VEGETATION, AND OTHER DELETERIOUS MATERIAL.
9. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PA ACT 167 OF 1978, AS AMENDED BY ACT 167 OF 1992, AS ALL STORM STRUCTURES AND CONDITIONS, AS ARE CURRENTLY IN EFFECT AT THE TIME OF CONSTRUCTION. ALL STORMWATER FACILITIES SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF EACH AGENCY HAVING JURISDICTION OVER SAID FACILITIES SHALL BE DESIGNED TO PROVIDE SHADE AND PROTECTION FROM SURFACE DISTURBANCE BEFORE IT IS PLACED INTO SERVICE.
10. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED WITH PERMANENT, ACCESSIBLE MAINTENANCE EASEMENTS AND ACCESS AREAS SUFFICIENT TO PERMIT MAINTENANCE ACTIVITIES. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED WITH PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE BUSINESS LOT OWNER.
11. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS BECOME A UNIFORM, 70% PERENNIAL VEGETATIVE COVER AREA OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO PREVENT ACCELERATED EROSION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AFTER FINAL STABILIZATION HAS BEEN ACHIEVED.
12. THIS PROJECT IS NOT LOCATED WITHIN THE WATERSHED OF ANY DESIGNATED EXCEPTIONAL VALUE (EV) OR HIGH QUALITY (HQ) WATERSHED.



LOCATION MAP
(SCALE: 1" = 2,000')

ZONING: R-1
LOW DENSITY RESIDENTIAL DISTRICT CLUSTER OVERLAY

AREA AND BULK REGULATIONS PER EAST WHITELAND TOWNSHIP ZONING ORDINANCE SECTION 200-21

	REQUIRED	PROPOSED
MINIMUM TRACT AREA	5.0 AC (MIN)	6.615 AC
MINIMUM LOT AREA	21,000 SF (MIN)	21,000 SF (MIN)
MINIMUM LOT WIDTH AT RIGHT-OF-WAY LINE	70 FT (MIN)	70 FT (MIN)
MINIMUM LOT WIDTH AT BUILDING LINE	100 FT (MIN)	100 FT (MIN)
MINIMUM SIDE YARD	15 FT (MIN)	15 FT (MIN)
MINIMUM SIDE YARD (AGGREGATE)	40 FT (MIN)	40 FT (MIN)
MINIMUM REAR YARD	30 FT (MIN)	30 FT (MIN)
MAXIMUM BUILDING HEIGHT	35 FT (MIN)	MIN FT (MIN)
MAXIMUM BUILDING COVERAGE	10% (MAX)	10% (MAX)
MAXIMUM IMPERVIOUS COVERAGE	30% (MAX)	30% (MAX)
MAXIMUM BUILDING HEIGHT	35 FT (MAX)	35 FT (MAX)

*VARIANCE REQUESTED

DEVELOPABLE TRACT AREA

TRACT AREA	288,154 SF (6.615 AC)
RIGHT-OF-WAY	-4,665 SF (0.093 AC)
WETLANDS	-5,035 SF (0.116 AC)
TOTAL DEVELOPABLE TRACT AREA	272,256 SF (6.273 AC)

REQUIRED OPEN SPACE

MINIMUM TOTAL RES PERMANENT OPEN SPACE (50% OF DEVELOPABLE TRACT AREA)	81,677 SF (1.882 AC)
PROPOSED RESIDENTIAL OPEN SPACE	109,445 SF (2.512 AC)

VARIANCES REQUESTED

A VARIANCE IS BEING REQUESTED FROM THE EAST WHITELAND TOWNSHIP ZONING ORDINANCE SECTION 200-25 A.(4)A. + B.(4)A.(1) SETBACK FOR ANY BUILDING THAT IS EXISTING WITHIN THE FUTURE ULTIMATE RIGHT-OF-WAY OF 50 FT. MEASURED FROM THE CENTERLINE OF THE ROADWAY.

STATEMENT OF COMPLIANCE (OWNER):

I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION OF THE REVISIONS, AND THAT ALL PERSONS ENGAGED IN THE CONSTRUCTION OF ANY STORMWATER FACILITY OR OPEN SPACE AREA SHALL BE INFORMED OF THE APPROVED PLAN PRIOR TO CONSTRUCTION. I UNDERSTAND THAT A VIOLATION OF THE APPROVED PLAN MAY RESULT IN ENFORCEMENT ACTIONS BY THE MUNICIPALITY AND/OR THE COMMONWEALTH OF PENNSYLVANIA.

(REPRESENTATIVE) (DATE)

STATEMENT OF COMPLIANCE (STORMWATER):

I, VICTOR KELLY, JR., PE, DO THIS DATE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF ECOPERMIN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE NO. 700 WITH REMARKS AS NOTED.

(VICTOR KELLY, JR., PE) (DATE)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AFORESAID, PERSONALLY APPEARED _____, REPRESENTATIVE OF HP FLANAGAN, INC., AND BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE RECORD OWNER OF THE PROPERTY SPECIFICALLY SET FORTH IN THE PLOT PLAN HEREOF AND, A. THEIR VOLUNTARY ACT AND DEED, HAVE ADOPTED THE SAME TO BE RECORDED.

(REPRESENTATIVE)

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____

(NOTARY PUBLIC)

APPROVED BY THE BOARD OF SUPERVISORS OF EAST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA THIS ____ DAY OF _____, 20____

(CHAIRMAN)

(VICE CHAIRMAN)

(SUPERVISOR)

REVIEWED BY THE PLANNING COMMISSION OF EAST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA THIS ____ DAY OF _____, 20____

(CHAIRMAN)

REVIEWED BY THE TOWNSHIP ENGINEER OF EAST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA THIS ____ DAY OF _____, 20____

(TOWNSHIP ENGINEER)

THIS PLAN WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____

DCPC FILE NUMBER: _____

(EXECUTIVE DIRECTOR) (DATE)

RECORDED IN THE OFFICE OF THE REGISTER OF WILLS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____ ON THIS ____ DAY OF _____, 20____

(DEPUTY RECORDER OF DEEDS)

PENNSYLVANIA ONE CALL

PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS' NOTIFICATION BEFORE YOU EXCAVATE, DRILL OR BLAST. CALL 1-800-242-1776 OR 811 FOR PENNSYLVANIA ONE CALL SYSTEM, INC. (PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996).

THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITY LINES, STRUCTURES ETC. BEFORE IT'S START OF WORK. (NEED MORE ROOM FOR NOTES)

UPI No. ____-____-____

UNDERGROUND UTILITY USERS

ADELPHIA BUSINESS SOLUTIONS (PA), LLC	AMERICAN WATER	AT&T - BROADBAND, PA, LP COMPANY	AT&T - DISTRIBUTION	COMCAST CABLE COMMUNICATIONS, INC.	CONECTIV ELECTRIC DISTRIBUTION
CONECTIV POWER DELIVERY	CONSOLIDATED COMMUNICATIONS	COMMONWEALTH EDISON	CONSTELLATION NEWENERGY, INC.	CROWN CASTLE	DELMARVA POWER
DIRECTV	ELECTRIC POWER	ELECTRIC POWER	ENERGY TRANSFER CORPORATION	EXELON	FIRST ENERGY
FIRST ENERGY	FIRST ENERGY	FIRST ENERGY	FIRST ENERGY	FIRST ENERGY