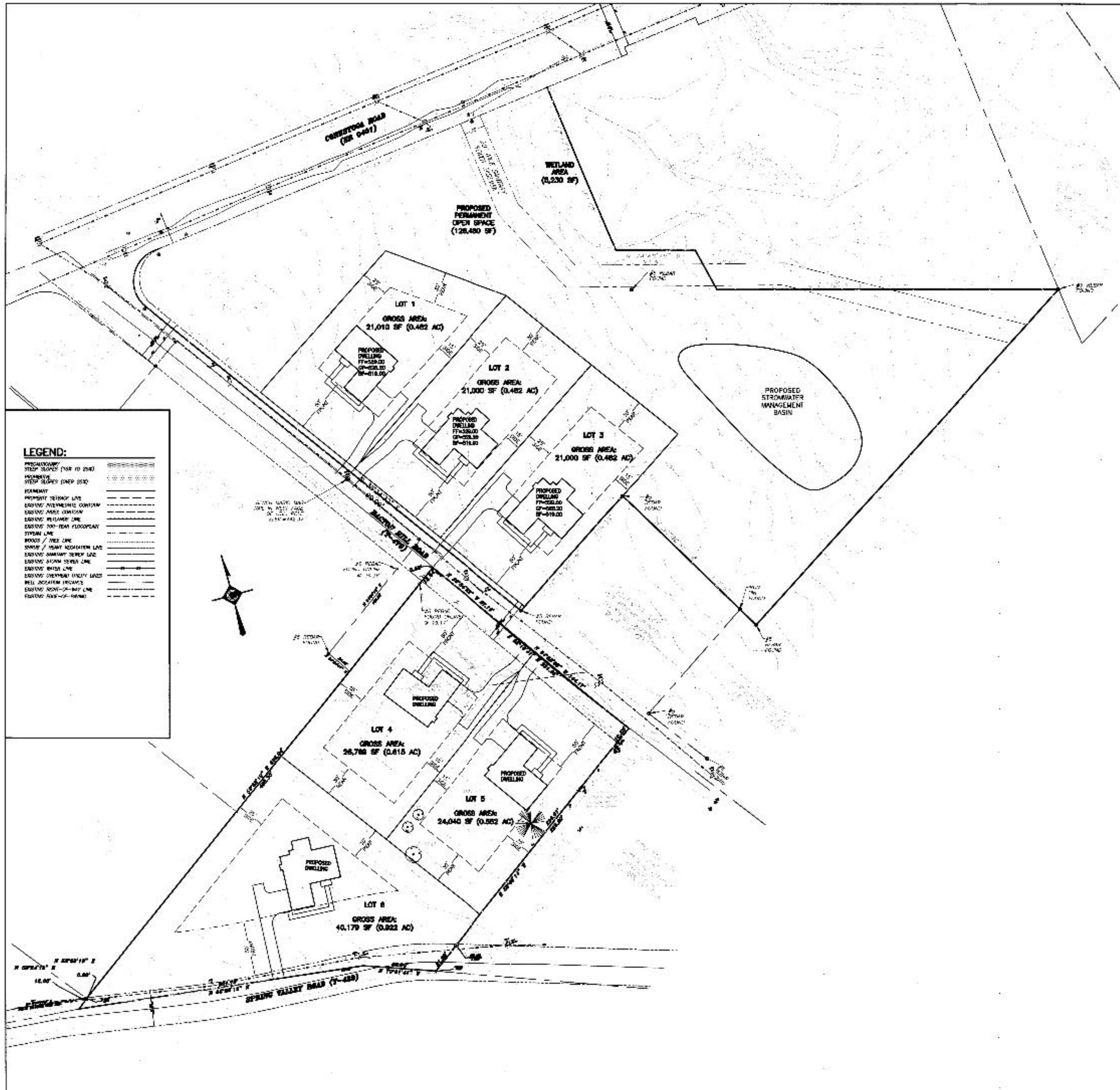


GENERAL NOTES:

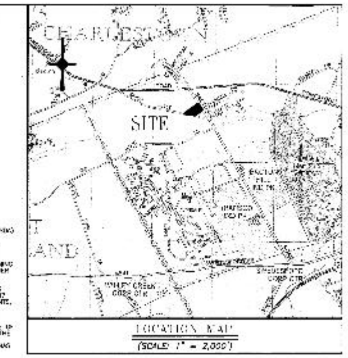
1. RECORD OWNERS:

   EQUITABLE OWNER/APPLICANT:
   HP FLANAGAN INC.
   MALVERN, PA 19355
   (484)321-8072

   SITE ADDRESS:
   FRAZER, PA 19355

2. TOTAL TRACT AREA: 6.615 AC / 288,154 SF
   PROPOSED USE .... RESIDENTIAL

3. SURVEY
4. PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
5. [illegible]
6. [illegible]
7. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST WHITELAND TOWNSHIP ZONING ORDINANCE [illegible]
8. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS [illegible] BY THE UTILITY COMPANIES.
9. [illegible]
10. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
11. THIS PROJECT IS WHOLLY LOCATED WITHIN THE WATERSHED OF VALLEY CREEK. THE WATERSHED DESIGNATED AS EXCEPTIONAL VALUE (EV) BY THE COMMONWEALTH OF PENNSYLVANIA.



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
[illegible]	[illegible]	[illegible]

*VARIANCE REQUESTED

DEVELOPABLE TRACT AREA

TRACT AREA	[illegible]
RIGHT-OF-WAY	[illegible]
WETLANDS	[illegible]
TOTAL DEVELOPABLE TRACT AREA	273,256 SF (6.273 AC)

REQUIRED OPEN SPACE

[illegible]	81,977 SF (1.882 AC)
PROPOSED PERMANENT OPEN SPACE	[illegible]

VARIANCES REQUESTED

A VARIANCE IS BEING REQUESTED FROM THE EAST WHITELAND TOWNSHIP ZONING ORDINANCE [illegible]

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS THE ____ DAY OF ______________ 20___ BEFORE ME [illegible]

(REPRESENTATIVE)

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____________ 20___

(NOTARY PUBLIC)

(CHAIRMAN)

(VICE CHAIRMAN)

(SUPERVISOR)

(CHAIRMAN)

(TOWNSHIP ENGINEER)

CCPC FILE NUMBER: ____________

(EXECUTIVE DIRECTOR) (DATE)

(DEPUTY RECORDER OF DEEDS)

STATEMENT OF COMPLIANCE (OWNER):

[illegible]

(REPRESENTATIVE) (DATE)

STATEMENT OF COMPLIANCE (STORMWATER):

[illegible]

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

PENNSYLVANIA ONE CALL

[illegible]

UPI No. _-_-_-_

UNDERGROUND UTILITY USERS

[illegible]

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER:

GRAPHIC SCALE 1" = 50'

0 50 100 150

SKETCH PLAN

VARIANCE REQUEST FOR HP FLANAGAN, INC.

EAST WHITELAND TOWNSHIP CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM

DATE:	[illegible]
SCALE:	AS SHOWN
SURVEY:	[illegible]
DRAWN:	VDC
CHECKED:	[illegible]
DRAWING NO.:	[illegible]

SHEET: 2 OF 2