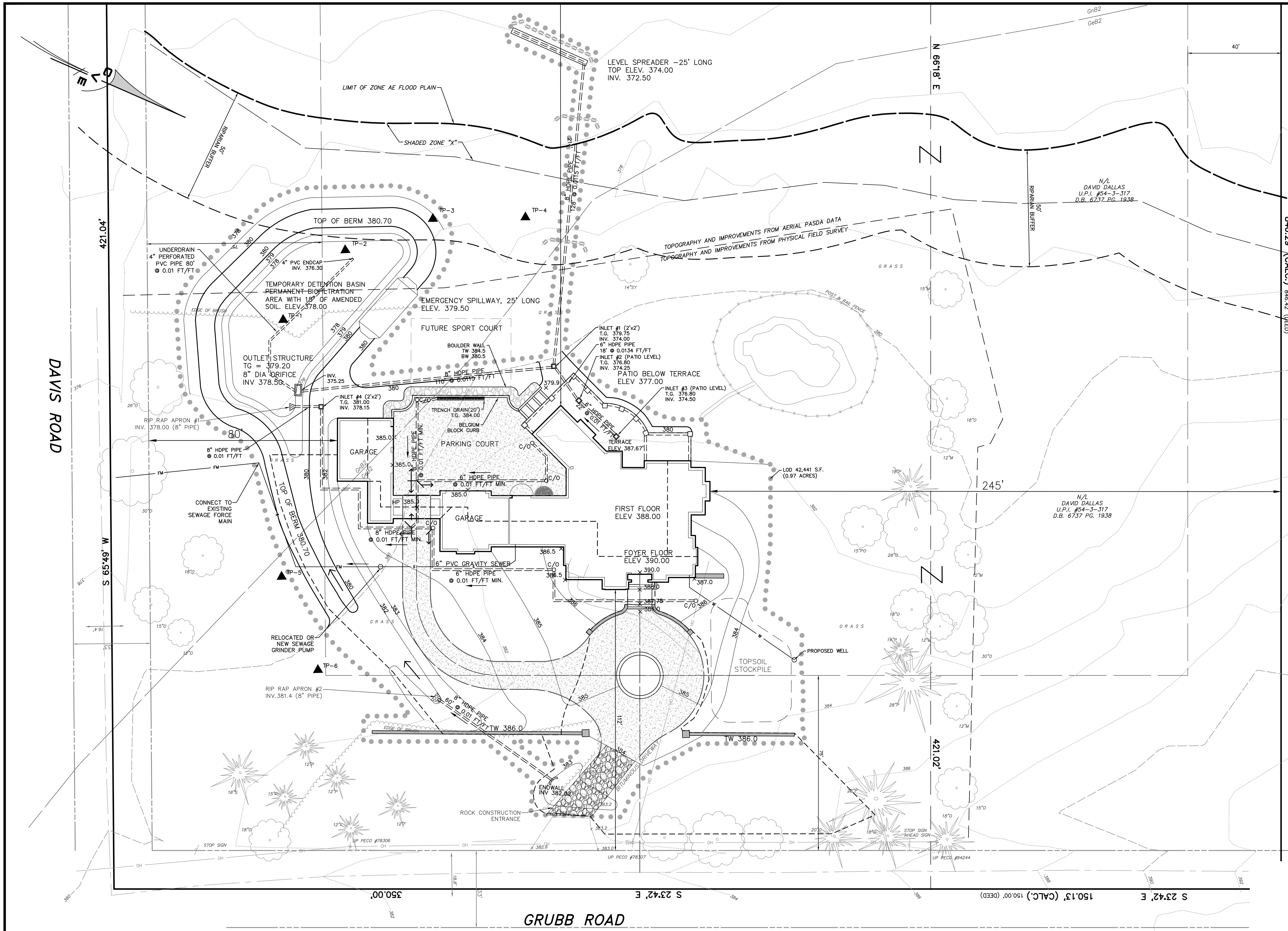

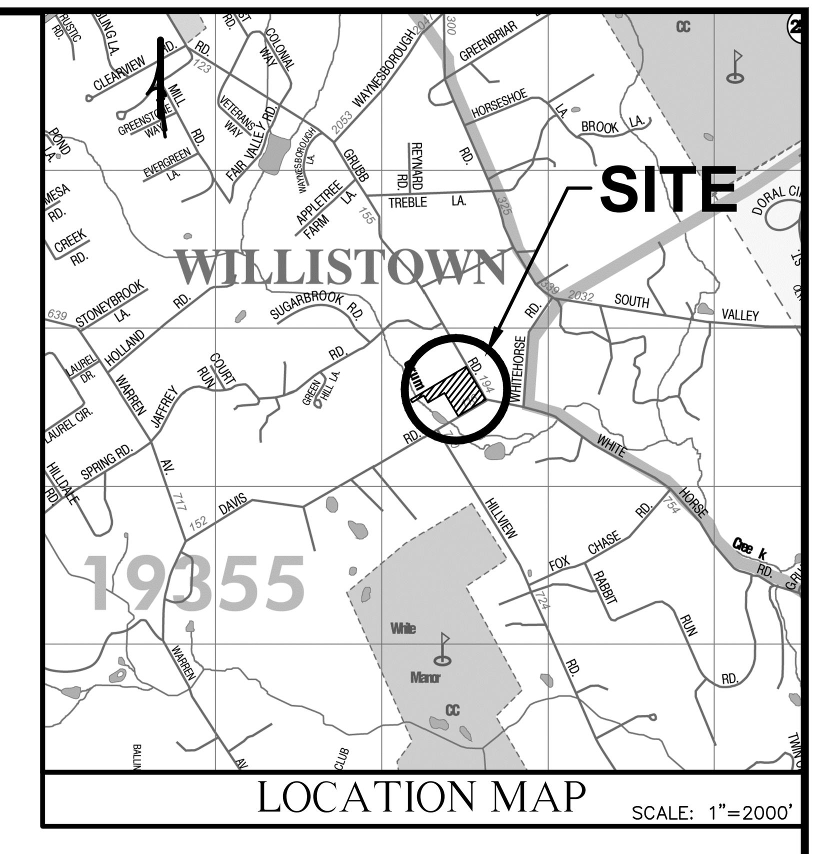

LOCATION MAP SCALE: 1"=2000'

NOTES:

1. BEING: CHESTER COUNTY UNIFORM PARCEL IDENTIFIER: 54-3-317. ADDRESS FOR PARCEL: 194 GRUBB ROAD, WILLISTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.
2. BOUNDARY INFORMATION SHOWN FROM CHESTER COUNTY RECORDED DEED IN DEED BOOK 6737 PAGE 1938.
3. TOPOGRAPHY AND IMPROVEMENTS SHOWN IN AREA FROM PHYSICAL FIELD SURVEY PERFORMED DECEMBER 8, 2014 BY CHESTER VALLEY ENGINEERS, INC.
4. ELEVATIONS BASED ON NAVD 1988 DATUM FROM P.A.S.D.A. LIDAR CONTOURS.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. TRACT AREA: 5.888 ACRES (GROSS), 5.546 ACRES NET OF ROAD RIGHT OF WAY.
7. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY LIES WITHIN AREAS IDENTIFIED AS "ZONE A", ZONE AE", AND "ZONE X" ON FLOOD INSURANCE RATE MAP 42029C0165F FOR CHESTER COUNTY, PENNSYLVANIA DATED SEPTEMBER 29, 2006 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. SOILS INFORMATION SHOWN TAKEN FROM SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES, PA ISSUED MAY, 1963 BY THE SOIL CONSERVATION SERVICE OF THE U.S. DEPARTMENT OF AGRICULTURE.

PROPOSED FEATURES LEGEND

- × 254.50 PROPOSED SPOT ELEVATION
- 252 PROPOSED 2' CONTOURS
- 250 PROPOSED 10' CONTOURS
- PROPOSED PIPE FLOW ARROW
- CO PROPOSED CLEANOUT
- W PROPOSED WATER MAIN
- PROPOSED BUILDING
- FM PROPOSED SANITARY FORCE MAIN
- S PROPOSED 6" PVC GRAVITY SEWER
- PROPOSED BOULDER WALL
- PROPOSED WALL
- PROPOSED CONCRETE

EXISTING FEATURES LEGEND

- 202 EXISTING 2' CONTOURS
- 210 EXISTING 10' CONTOURS
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- FLOOD PLAIN
- EcB2 / BdA SOILS LINE AND DESCRIPTION
- STREAM LINE
- EXISTING SIGN
- EXISTING UTILITY POLE
- OH EXISTING OVERHEAD WIRES
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE & SHRUB LINE
- STEEP SLOPES 15-25%
- STEEP SLOPES 25% AND GREATER

E&S LEGEND

- LIMIT OF DISTURBANCE
- SILT SOCK
- ROCK CONSTRUCTION ENTRANCE
- RIP RAP APRON
- TOPSOIL STOCKPILE AREA

APPLICANT

I, SHAWN BISHOP, ON THIS DATE ________ OF ,2014 ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, WILLISTOWN TOWNSHIP FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

SIGNATURE

DESIGN PROFESSIONAL

I, DONALD D. CASSEL PE , ON THIS DATE ________, 2014 HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF WILLISTOWN TOWNSHIP CODE, CHAPTER 73 ENVIRONMENTAL PROTECTION.

SIGNATURE

CONDITIONAL USE PLAN

IMPERVIOUS COVERAGE TABULATION

IMPERVIOUS BREAKDOWN	EXISTING	PROVIDED (TOTAL)
HOUSE & SHEDS	2,746 S.F.	6,186 S.F.
DRIVE	3,752 S.F.	7,865 S.F.
WALKS, PATIOS, STEPS & POOL COPING	1,962 S.F.	3,303 S.F.
	8,460 S.F./241,571 = 3.50%	17,354 S.F./241,571 = 7.18%

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR: WINTER GRADING	ROAD SUBGRADE	ROAD FILL	TOPSOIL	CHARACTERISTICS THAT AFFECT: FARM POND EMBANKMENTS
GLENELG CHANNERY SILT LOAM								
GeB2	3% TO 8% SLOPES MODERATELY ERODED	5' PLUS	3' TO 5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	PERMEABILITY
GeC2	8% TO 15% SLOPES MODERATELY ERODED	5' PLUS	3' TO 5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	PERMEABILITY
GLENVILLE SILT LOAM								
GnB2	3% TO 8% SLOPES MODERATELY ERODED	1' TO 1-1/2'	3' TO 6'	FAIR	POOR TO FAIR	POOR	GOOD	–
WEHADKEE SILT LOAM								
We	WEHADKEE SILT LOAM	0' TO 1'	5' TO 8'	POOR	POOR TO FAIR	POOR TO FAIR	FAIR	VARIABLE

RU RESIDENTIAL DISTRICT

ITEM	REQUIRED
LOT AREA (MIN.)	4.0 AC.
LOT WIDTH @ BSL. (MIN.)	300 FEET
BUILDING COVERAGE (MAX.)	10%
FRONT YARD (MIN.)	75 FEET
SIDE YARDS (2)	40 FEET (MIN.)
REAR YARD (MIN.)	40 FEET
ANY YARD ABUTTING STREET	75 FEET
BUILDING HEIGHT (MAX.) (OTHER THAN FARM BUILDING)	35 FEET (3-1/2 STORIES)
ACCESS TO STREET (MIN.)	25 FEET

EXISTING TREE ABBREVIATIONS

A	ASH	HO	HOLLY
AP	APPLE	L	LOCUST
B	BEECH	LA	LARCH
BI	BIRCH	M	MAPLE
BU	BUTTERNUT	MA	MAPLE
C	CHERRY	MU	MAGNOLIA
CA	CALTALPA	O	OAK
CH	CHESTNUT	PO	POPLAR
CE	CEDAR	P	PINE
D	DOGWOOD	SA	SASSAFRAS
E	ELM	SG	SWEETGUM
F	FIR	SP	SPRUCE
G	GUM	SY	SYCAMORE
HI	HICKORY	W	WALNUT
H	HEMLOCK		

APPLICANT AND EQUITABLE OWNER
SHAWN BISHOP
1352 SOUTH STREET, UNIT 301
PHILADELPHIA, PA 19147
PH: (610) 220-4803

OWNER
DAVID DALLAS
194 GRUBB ROAD
MALVERN, PA 19355
PH: (610) 647-7877

Scale in Feet
0 5 10 15 20 40 60 80
1" = 20'

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20143421001
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: ______

UNIFORM PARCEL IDENTIFIER: 54-4-317

NO.	DATE	REVISION

GRADING AND EROSION CONTROL PLAN
FOR
SHAWN BISHOP
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DONALD D. CASSEL ENGINEER PE #26303-E

Chester Valley Engineers
civil engineers & land surveyors
Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 447, Paoli, PA 19301
(610) 644-4623
(610) 889-3143 Fax
cve@chesterv.com

SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT NO.	F.B.	DRAWING
AS NOTED	05/12/2015	DDC	DDC	20147		

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