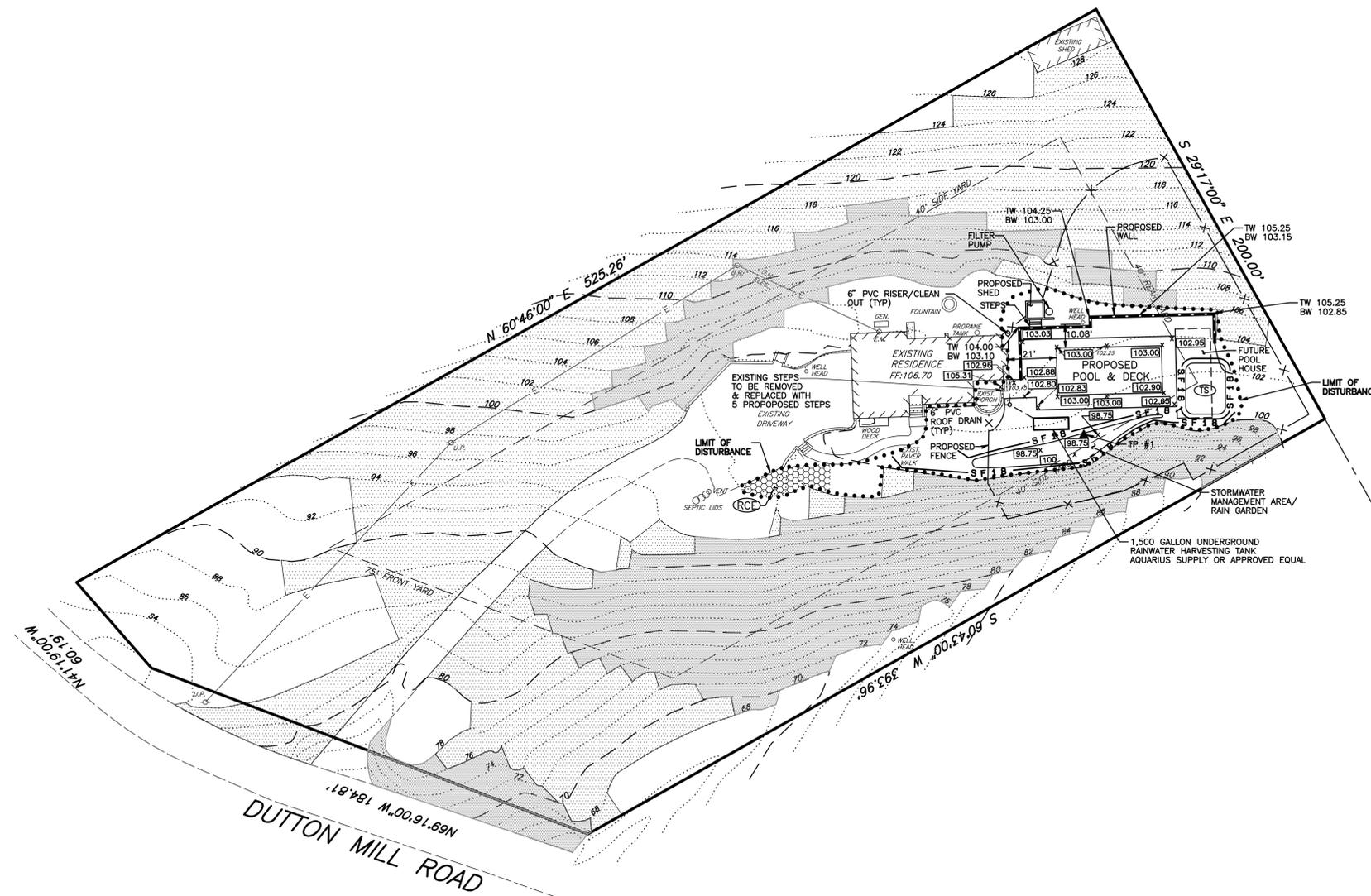




ZONING INFORMATION: RU RURAL DISTRICT	REQUIRED	PROVIDED
LOT AREA (MINIMUM)	4 ACRE	2.03 ACRE (88,454 SF)
LOT WIDTH (MINIMUM)		
● BUILDING LINE	300 FEET	258 FEET (EXISTING)
LOT COVERAGE (MAXIMUM)		
BUILDINGS	10%	EX. 1,893 S.F., TOTAL 2,527 S.F. (2.9%)
TOTAL IMPERVIOUS	13%	9,476 S.F. (10.7%)
BUILDING HEIGHT (MAXIMUM)	35 FEET	<35 FEET
FRONT YARD	75 FEET	75' FEET
SIDE YARD	40 FEET	40 FEET
REAR YARD	40 FEET	40 FEET

**IMPERVIOUS COVERAGE BREAKDOWN**

EXISTING DRIVE = 5,212 S.F.  
 EXISTING SIDEWALK/STEPS = 530 S.F.  
 EXISTING STRUCTURE = 1,893 S.F.  
 PROPOSED PATIO & STRUCTURES = 1,841 S.F.  
 TOTAL = 9,476 S.F.



**RAIN GARDEN & WATER STORAGE SYSTEM OWNERSHIP & MAINTENANCE**

INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE RAIN GARDEN & WATER STORAGE SYSTEM AS SHOWN ON THESE PLANS. THE OWNER HIS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS ("OWNER"), AT HIS OR THEIR SOLE COST AND EXPENSE, SHALL OPERATE, MAINTAIN AND REPAIR SAID STORMWATER MANAGEMENT FACILITIES ON THE LOT IN ACCORDANCE WITH SAID PLAN, SO THAT THE FACILITIES SHALL AT ALL TIMES CONTINUE TO OPERATE AND FUNCTION IN THE SAME MANNER AND CAPACITY AS THEY WERE DESIGNED. IN THE EVENT OF THE FAILURE OF THE OWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, WILLISTOWN TOWNSHIP SHALL HAVE SAID STORMWATER MANAGEMENT FACILITIES REPAIRED OR RESTORED AS REQUIRED, AND THE COST THEREOF SHALL BE ASSESSED TO THE OWNER. SAID ASSESSMENT SHALL BE A CHARGE AND A CONTINUING LIEN UPON THE PROPERTY HEREIN. THE TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE OWNER BY CERTIFIED MAIL OF ITS INTENTION TO TAKE THE AFORE NOTED ACTION. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS NEGLECTED THE OPERATION AND MAINTENANCE OF OR REPAIR TO THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT OR REPAIR THE ITEMS LISTED IN THE NOTICE FROM THE TOWNSHIP, THEN AND ONLY THEN MAY THE TOWNSHIP EXERCISE THIS RIGHT.

**NOTES:**

1. THE INDIVIDUAL HOMEOWNER IS TO INSPECT THE RAIN GARDEN AND WATER STORAGE TANK FOUR TIMES PER YEAR AND AFTER ALL RAINSTORMS EXCEEDING 2.0 INCHES PER 24 HOUR PERIOD. ANY SEDIMENT, DEBRIS, ETC. SHOULD BE REMOVED FROM THE BOTTOM OF THE SYSTEM. THE OWNER MUST PREPARE A REPORT OF THE FINDINGS OF THE INSPECTION AND ANY REPAIRS PERFORMED. THE REPORTS MUST BE SUBMITTED TO THE TOWNSHIP ENGINEER ON A YEARLY BASIS.

**CONSTRUCTION SEQUENCE**

1. INSTALL SILT FENCE AND ORANGE CONSTRUCTION FENCE AS SHOWN.
2. LIMIT OF DISTURBANCE IS TO BE FIELD DELINEATED PRIOR TO START OF ANY EARTH MOVING ACTIVITIES.
3. INSTALL STONE CONSTRUCTION ENTRANCE.
4. STRIP TOPSOIL AND STOCKPILE WHERE SHOWN.
5. EXCAVATE FOR POOL CONSTRUCTION & BEGIN INSTALLATION.
6. INSTALL RAIN STORAGE SYSTEM & CONSTRUCT RAIN GARDEN.
7. CONSTRUCT RETAINING WALL, SHED AND PATIO AREA.
8. FINE GRADE AND SEED AND MULCH.
9. REMOVE SILT FENCE WHEN GRADED AREAS HAVE STABILIZED TO 70% DENSITY.

**GENERAL NOTES**

1. BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PERFORMED BY MESKO ENGINEERING INC. & SUPPLEMENTED WITH ADDITIONAL FEATURE SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. IN OCTOBER 2015.
2. THE PLAN IS PROVIDED FOR THE CONSTRUCTION OF A POOL AND PATIO AREA.
3. LEAF STRAINERS / GUTTER GUARDS MUST BE INSTALLED ON ALL ROOF GUTTERS / DOWNSPOUTS THAT DRAIN TO THE RAINWATER STORAGE TANK.
4. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR MUST LOCATE ALL UTILITY SERVICES. ANY SERVICE THAT CONFLICTS WITH THE PROPOSED CONSTRUCTION MUST BE RELOCATED. ANY TO REMAIN MUST BE PROTECTED DURING CONSTRUCTION.
5. A ZONING PERMIT WILL BE REQUIRED FOR THE PROPOSED FUTURE POOL HOUSE.

**LEGEND**

--- 4.30 ---	EXISTING INDEX CONTOUR
.....	EXISTING INTERIOR CONTOUR
— E —	EXISTING ELECTRIC LINE
◇	EXISTING UTILITY POLE
[Pattern]	PRECAUTIONARY SLOPES 15% - 25%
[Pattern]	PROHIBITIVE SLOPES 25% >
---	EXISTING EDGE OF PAVING
[Pattern]	EXISTING BUILDING
— X —	PROPOSED FENCE
x 100.00	PROPOSED SPOT ELEVATION

**EROSION & SEDIMENTATION CONTROL LEGEND**

.....	LIMIT OF DISTURBANCE
— SF 18 —	18" SILT FENCE
(TS)	TOPSOIL STOCKPILE
(RCE) [Pattern]	ROCK CONSTR. ENTRANCE

RECORD OWNER/APPLICANT  
 ERIKA KATZ  
 229 DUTTON MILL ROAD  
 WEST CHESTER, PA 19380  
 (215) 990-7833

LIMIT OF DISTURBANCE = 0.18 ACRES



1. 4-6-16 REVISED PER TWP ENGR. LETTER DATED 3-15-16	
<b>POOL PERMIT PLAN FOR ERIKA KATZ</b>	
WILLISTOWN TOWNSHIP	CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.	Project- 4173
CIVIL ENGINEERS & SURVEYORS	Date- 10/7/2015
LIONVILLE PROFESSIONAL CENTER	Scale- 1" = 30'
125 Dowlin Forge Rd.	Drawn- SLM
Exton, Pennsylvania 19341	Checked- AJB
Phone: 610-903-0060	Sheet-1 OF 2
Fax: 610-903-0080	
Plotted: 4/18/2016	File: E:\JB\4173\4173-B.pro