SOIL RESOLUTIONS AND LIMITATIONS

SOIL TYPE:

CaB – CALVERT SILT LOAM
DEEP POORLY-DRAINED SILT LOAM AND SILTY CLAY LOAM, 3 TO 5 FEET THICK; UNDERLAIN BY WEATHERED SERPENTINE, PYROXENITE, AND HORNBLENDE.
TEXTURE; SILTY CLAY LOAM

LIMITATIONS:

3 TO 8% SLOPES

DEPTH TO SEASONAL HIGH WATER TABLE	– 0-1+
DEPTH TO BEDROCK	– 5'+
ROAD SUBGRADE	– POOR
ROAD FILL	– POOR
TOPSOIL	– FAIR
HAZARD OF EROSION	– MODERATE

GROUP 12 FOR BUILDING SITES

GdB – GLADSTONE GRAVELLY LOAM
VERY DEEP WELL-DRAINED GRAVELLY LOAM, UNDERLAIN BY GNEISS AND GRANITE OF UPLANDS
TEXTURE; LOAM, GRAVELLY LOAM, SANDY LOAM

LIMITATIONS:

3 TO 8% SLOPES

DEPTH TO SEASONAL HIGH WATER TABLE	– 5'+
DEPTH TO BEDROCK	– 5'+
ROAD SUBGRADE	– GOOD
RESISTANCE TO FROST ACTION	– GOOD
ROAD FILL	– GOOD
TOPSOIL	– FAIR
HAZARD OF EROSION	– SLIGHT

GdC – GLADSTONE GRAVELLY LOAM
VERY DEEP WELL-DRAINED GRAVELLY LOAM, UNDERLAIN BY GNEISS AND GRANITE OF UPLANDS
TEXTURE; LOAM, GRAVELLY LOAM, SANDY LOAM

LIMITATIONS:

8 TO 15% SLOPES

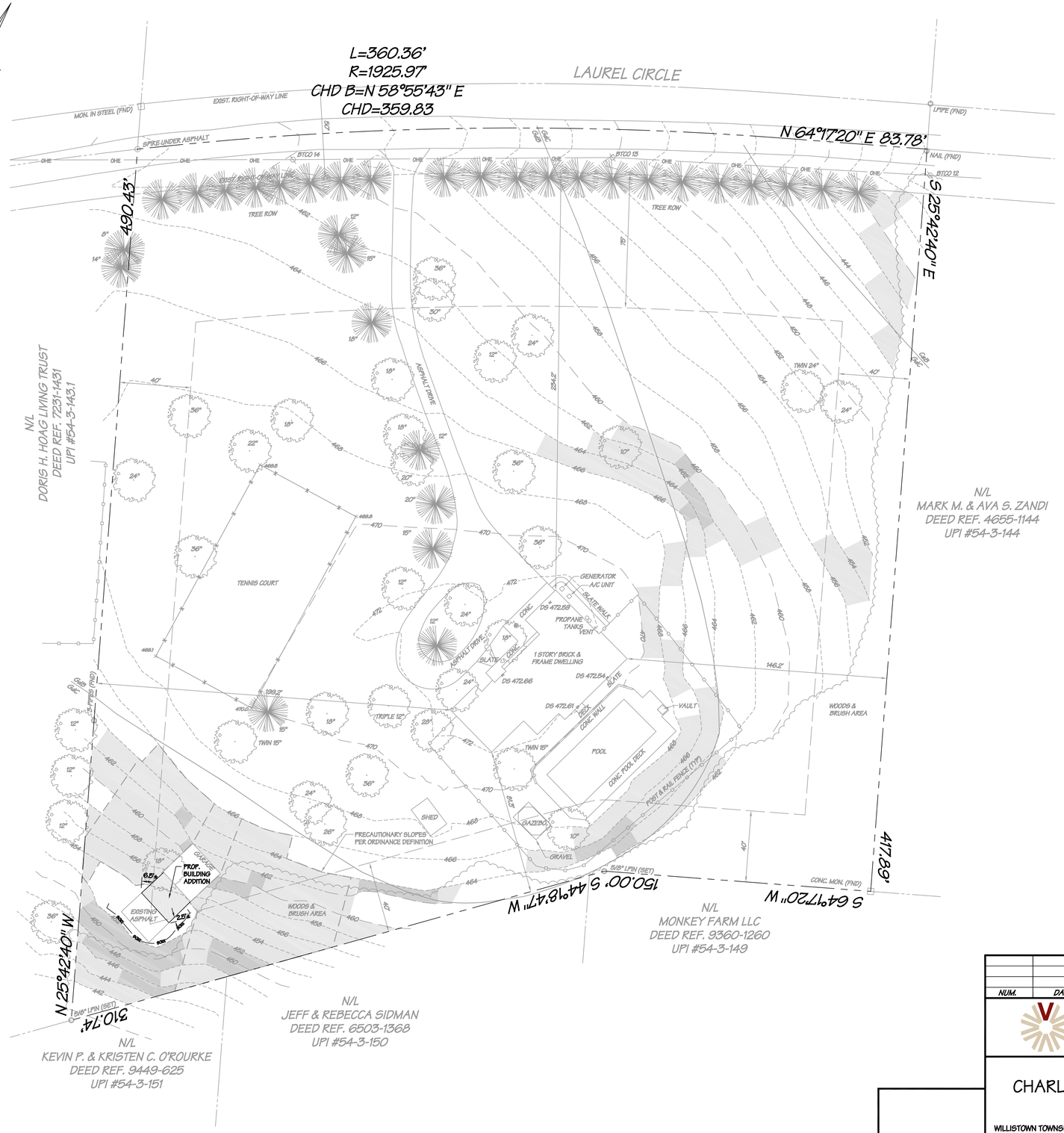
DEPTH TO SEASONAL HIGH WATER TABLE	– 5'+
DEPTH TO BEDROCK	– 5'+
ROAD SUBGRADE	– GOOD
RESISTANCE TO FROST ACTION	– GOOD
ROAD FILL	– GOOD
TOPSOIL	– FAIR
HAZARD OF EROSION	– SLIGHT

RESOLUTIONS:

ANY ONSITE MATERIAL THAT WILL NOT BE SUITABLE FOR STRUCTURAL FILL SHALL BE REMOVED AND PROPERLY DISPOSED OF IN AN APPROVED MANNER AT AN APPROVED OFFSITE LOCATION IF NOT USED ELSEWHERE ONSITE.
THE ONSITE SOILS SHALL BE CHECKED FOR PERMEABILITY WHEN USED AS SEDIMENT TRAP EMBANKMENT MATERIAL. IF PERMEABILITY WILL ALLOW SEEPAGE TO OCCUR, IMPORTED MATERIAL WITH SUFFICIENT CLAY CONTENT SHALL BE USED TO CONSTRUCT THE EMBANKMENTS.

LEGEND

460	EXIST. 10' CONTOURS
462	EXIST. 2' CONTOURS
	EXIST. BOUNDARY LINE
	EXIST. RIGHT-OF-WAY
	EXIST. BUILDING SETBACK LINE
OHE	EXIST. OVERHEAD ELECTRIC LINE
X 522.1	EXIST. SPOT ELEVATION
X DS 472.66	EXIST. DOOR SILL ELEVATION
	EXIST. IRON PIN/PIPE
	EXIST. MONUMENT
	EXIST. WELL
	EXIST. UTILITY POLE
	CONIFEROUS TREE
	DECIDUOUS TREE
X 471.0	PROP. SPOT ELEVATION
SOIL	PROP. FILTER SOIX
X	PROP. TREE PROTECTION FENCE
LOD	PROP. LOD LINE
X	TREE TO BE REMOVED



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON OCTOBER 3, 2017.
2. HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD88
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAT IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC).
5. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THEN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
6. CONTRACTOR SHALL MAKE SURE ANY MUD, DIRT, OR DEBRIS THAT REACHES THE ROAD OR ANY OTHER ADJOINING ROADWAY AS A RESULT OF THIS PROJECT WILL BE REMOVED IMMEDIATELY. SHOULD THIS BE INEFFECTIVE, A STABILIZED CONSTRUCTION ENTRANCE WILL BE NECESSARY.
7. THE BENCHMARK FOR THIS PROJECT IS THE DOOR SILL AT THE FRONT OF THE HOUSE AT ELEVATION 472.66.

ZONING REQUIREMENT
R-A RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRE	4.505 ACRES	4.505 ACRES
MIN. LOT WIDTH @ BLDG LINE	200 FT.	444 FT.	444 FT.
MIN. FRONT YARD SETBACK	75 FT.	234 FT.	234 FT.
MIN. SIDE YARD SETBACK	40 FT.	146 FT.	146 FT.
MIN. REAR YARD SETBACK	40 FT.	81 FT.	81 FT.
MAX. BUILDING AREA	12%	2.47%	2.66%
MAX. IMPERVIOUS SURFACES	15%	11.21%	11.52%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

* THE TENNIS COURT IS AN EXISTING NON-CONFORMING STRUCTURE WITH REGARD TO THE SIDE YARD SETBACK AND THE SWIMMING POOL IS CONSIDERED AN EXISTING NON-CONFORMING STRUCTURE WITH REGARD TO THE REAR SETBACK LINE

PROPERTY OWNER

CHARLES EDWARD HARRISON III
& KAREN LYNN HARRISON
48 LAUREL CIRCLE
MALVERN, PA 19355

PROPERTY INFORMATION

DEED REF. 9794-1423
UPI #54-3-143

LOT AREA: GROSS: 4.505 ACRE/NET: 4.260 ACRES

IMPERVIOUS COVERAGE

	EXISTING	PROPOSED
DWELLING	3,952 S.F.	3,952 S.F.
DRIVE	6,057 S.F.	6,057 S.F.
TENNIS COURT	7,491 S.F.	7,491 S.F.
POOL DECK	1,594 S.F.	1,594 S.F.
POOL	1,565 S.F.	1,565 S.F.
OUT BUILDINGS	990 S.F.	1,404 S.F.
MISC. CONC./WALKS	650 S.F.	650 S.F.
TOTAL	22,189 S.F.	22,603 S.F.

PROPOSED ADDITION OF 414 S.F. OF IMPERVIOUS COVER.

"ZONING RELIEF REQUESTED"

THE APPLICANT RESPECTFULLY REQUESTS RELIEF FROM SECTION 158-94.B OF THE ZONING ORDINANCE IN ORDER TO ADD AN ADDITION ONTO AN EXISTING ACCESSORY STRUCTURE AND ENCROACH INTO THE SIDE AND REAR YARD SETBACKS.

THE APPLICANT ALSO REQUESTS RELIEF FROM ANY OTHER SECTION OF THE ORDINANCE THAT MAY BE FOUND TO BE NECESSARY DURING THE PROCESS.

PENNSYLVANIA ONE CALL SERVICE, INC.
STOP-SHOVEL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA. ACT 172 (1986) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

OSHA 1926.651 SPECIAL EXCAVATION REQUIREMENTS

(a) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS ARE PRESENT. SUCH INSTALLATIONS INCLUDE ELECTRIC LINES, BTCO, GAS, OIL, STEAM, WATER, SEWER, ETC. WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED, WHERE THE EXCAVATION IS TO BE MADE BY MECHANICAL EQUIPMENT, THE OWNERS OF THE FACILITY OR LOCATION SHALL BE CONTACTED AND SHALL IF REQUESTED, TO ENSURE SUPPORTS SHALL BE PROVIDED FOR THE EMPTY INSTALLATION. THEY CONFIRM SHALL BE CONTACTED AND ADVISED OF PROPOSED WORK PRIOR TO THE START OF ACTUAL EXCAVATION.

OUTSIDE PEMNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-323-7100

PA ONE CALL
SERIAL NO. 20181173756
TAX PARCEL UPI #54-3-143

NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
29 Harvey Lane I Malvern, PA 19355 Ph:610.644.9663 I Fx: 610.644.3789 Email : vcellc@ verizon.net

PLAN PREPARED FOR:

CHARLES E, III & KAREN LYNN HARRISON
48 LAUREL CIRCLE
WILLISTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

DRAWN BY	SDI
CHECKED BY	NV
DATE	01-21-19
SCALE	1"=30'

NICHOLAS L. VASTARDIS, P.E.

ZONING HEARING EXHIBIT

SHEET 1 OF 1