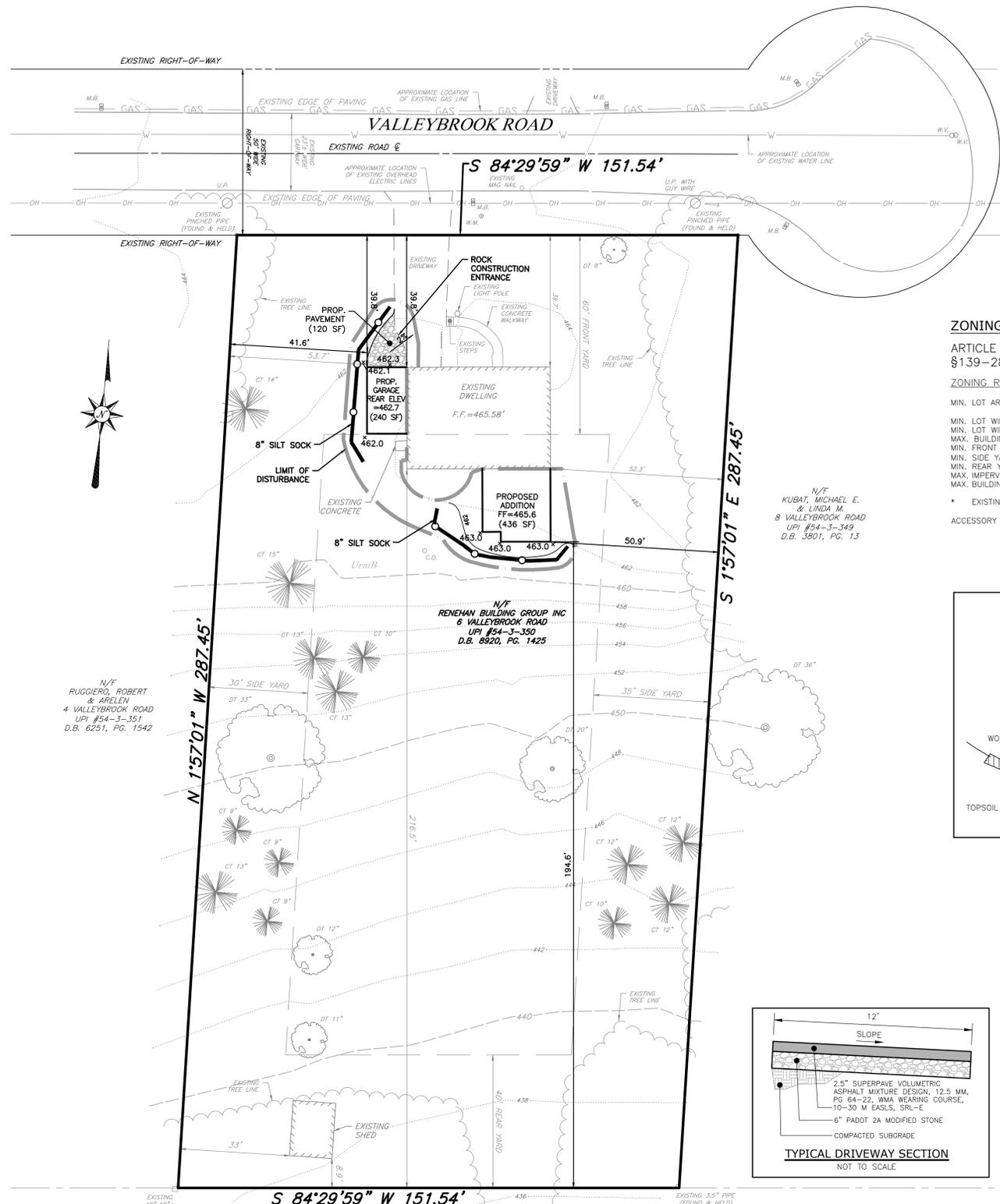


SEQUENCE OF CONSTRUCTION

1. DELINEATE LIMITS OF DISTURBANCE. INSTALL ROCK CONSTRUCTION ENTRANCE AT THE DRIVEWAY ENTRANCE AS SHOWN ON THESE PLANS.
2. INSTALL SILT SOCK AS SHOWN INDICATED ON PLAN. INSTALL ROCK FILTER OUTLETS IF SILT SOCK BECOMES UNDERMINED.
3. DEMOLISH EXISTING BUILDINGS/DRIVEWAY AREAS AS SHOWN ON THE DEMOLITION PLAN.
4. THE TOWNSHIP ENGINEER'S OFFICE MUST BE NOTIFIED PRIOR TO COMMENCEMENT OF EARTH DISTURBANCE ACTIVITIES.
5. STRIP TOPSOIL AND STOCKPILE AS INDICATED ON THE PLAN.
6. EXCAVATE BUILDING FOUNDATIONS AND BACKFILL AS SOON AS PRACTICAL.
7. MAINTAIN ALL EROSION CONTROL DEVICES INCLUDING STABILIZATION WITH TEMPORARY SEED MIXTURE DURING HOUSE CONSTRUCTION.
8. FINISH GRADE DISTURBED AREAS AS SOON AS BUILDING CONSTRUCTION PERMITS. REDISTRIBUTE TOPSOIL, GRADE, FERTILIZE, SEED WITH PERMANENT SEED MIXTURE AND MULCH.
9. WHEN ALL LAWN AREAS HAVE BEEN STABILIZED, REMOVE SILT SOCK. FERTILIZE, SEED AND MULCH ALL AREAS DISTURBED DURING THE REMOVAL OF THE EROSION CONTROL FACILITIES.

LEGEND

- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- - - LEGAL RIGHT-OF-WAY LINE
- EXISTING BUILDING LINE
- EXISTING CURB
- EXISTING EDGE OF PAVING
- EXISTING STORM SEWER
- S --- EXISTING SANITARY SEWER
- W --- EXISTING WATER LINE
- G --- EXISTING GAS LINE
- OH --- EXISTING OVERHEAD ELECTRIC LINE
- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- X --- EXISTING FENCE LINE
- ES --- EXISTING WETLANDS
- EXISTING STREAM
- EXISTING FEMA FLOODPLAIN
- EXISTING RIPARIAN BUFFER LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- Md --- EXISTING SOILS LINE
- NoB2 --- EXISTING IRON PIN
- o --- EXISTING CONCRETE MONUMENT
- o --- EXISTING SIGN
- o --- EXISTING STORMWATER INLET
- o --- EXISTING STORMWATER MANHOLE
- o --- EXISTING SANITARY MANHOLE
- o --- EXISTING WATER VALVE
- o --- EXISTING WATER METER
- o --- EXISTING FIRE HYDRANT
- o --- EXISTING GAS VALVE
- o --- EXISTING UTILITY POLE
- o --- EXISTING SPOT ELEVATIONS
- o --- TEST PIT LOCATION
- o --- SEPTIC PERCOLATION TEST LOCATION
- o --- EXISTING DECIDUOUS TREE
- o --- EXISTING CONIFEROUS TREE
- o --- EXISTING DECIDUOUS TREE TO BE REMOVED
- o --- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING SLOPES 15-25%
- EXISTING SLOPES 25%+



VARIANCE REQUEST:
§ 139-90.B
 TO EXPAND THE EXISTING NON-CONFORMING FRONT YARD BY INSTALLING AN ATTACHED GARAGE THAT IS CONSISTENT WITH THE CURRENT FRONT YARD PROVIDED.
§ 139-90.B
 REQUIRED FRONT YARD TO BE A MINIMUM OF 60 FEET IN DEPTH.

IMPERVIOUS COVERAGE CALCULATION

ITEM	EXISTING	PROPOSED
BUILDING	1,544 SQ.FT.	2,220 SQ.FT.
DRIVEWAY	588 SQ.FT.	684 SQ.FT.
WALK	81 SQ.FT.	81 SQ.FT.
NET INCREASE OF IMPERVIOUS COVERAGE	2,213 SQ.FT.	2,985 SQ.FT.
	2,985 - 2,220 SQ. FT. = 765+800 SQ.FT.	

(STORMWATER MANAGEMENT IS NOT REQUIRED)

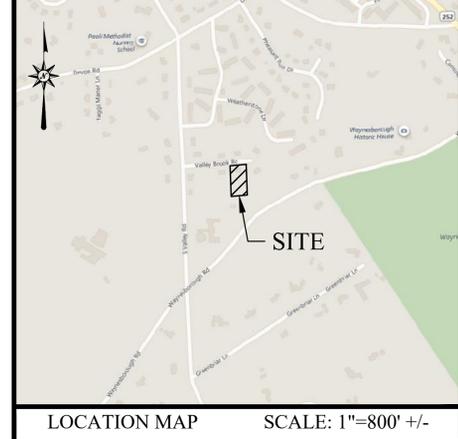
ZONING INFORMATION

ARTICLE VII: R-1 - RESIDENCE DISTRICT
 §139-28 AREA REGULATIONS

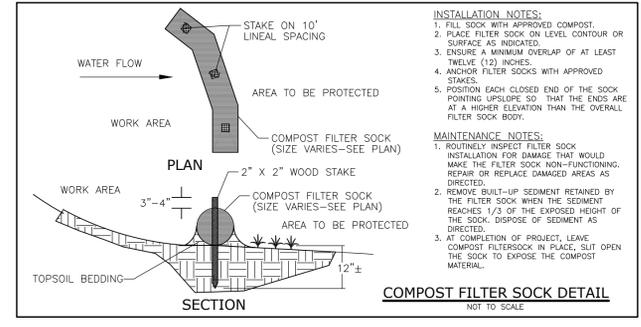
ZONING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (NET)	43,560 S.F. (1.00 ACS.)	43,477 S.F.* (0.998 ACS.)	43,477 S.F.* (0.998 ACS.)
MIN. LOT WIDTH @ BUILDING LINE	150 FT.	151.54 FT.	151.54 FT.
MIN. LOT WIDTH @ STREET LINE	100 FT.	151.54 FT.	151.54 FT.
MAX. BUILDING AREA	15%	5.1%	5.1%
MIN. FRONT YARD SETBACK	60 FT.	39.7 FT.	39.7 FT.
MIN. SIDE YARD SETBACK	30 FT./65 FT. (AGG.)	33 FT./85.3 FT. (AGG.)	41.6 FT./92.5 FT. (AGG.)
MIN. REAR YARD	40 FT.	8.9 FT.*	194.6 FT.
MAX. IMPERVIOUS COVERAGE	20%	5.1%	5.1%
MAX. BUILDING HEIGHT	<35 FT.	<35 FT.	<35 FT.

* EXISTING NON-CONFORMITY

ACCESSORY STRUCTURE - ANY STRUCTURE/BUILDING WITH A FOOTPRINT OF MORE THAN 150 SQUARE FEET SHALL NOT BE PERMITTED IN THE REQUIRED YARDS.



- PROJECT GENERAL NOTES:**
1. PROJECT INFORMATION:
 - PARCEL ID: #54030350000
 - UPI: #54-3-350
 - 6 VALLEYBROOK ROAD
 - PAOLI, PA. 19301
 - DEED BOOK 8920, PAGE 1425
 - GROSS/NET TRACT AREA: 43,476 S.F. (0.998 ACS.)
 2. FIELD SURVEY CONDUCTED BY DIENER SURVEYING SERVICES, INC. OF ROBESONIA, PENNSYLVANIA ON JULY, 2018. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD83, THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (OPUS).
 3. FEMTA FLOOD MAP NUMBER 42029C0165G, EFFECTIVE ON 09/29/2017 INDICATES THAT THE PROPERTY IS LOCATED WITHIN ZONE X AND IS OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 4. FEHA FLOOD MAP NUMBER 42029C0165G, EFFECTIVE ON 09/29/2017 INDICATES THAT THE PROPERTY IS LOCATED WITHIN ZONE X AND IS OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 5. SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION DISTRICT (NRCS) WEB SOIL SURVEY, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA).
 6. AS PER THE NATIONAL WETLANDS INVENTORY THERE ARE NO WETLANDS ON THE SITE OR WITHIN 300 FEET OF THE SITE BOUNDARY.
 7. THE PROPERTY IS CURRENTLY SERVICED BY PUBLIC WATER SUPPLY AND AN ON-SITE SEWAGE DISPOSAL SYSTEM.



SEED MIX SPECIFICATIONS

A MINIMUM OF 4\"/>

Grass Seed: All seed shall be fresh, and new crop seed shall be labeled in accordance with the U.S. Department of Agriculture's Rules and Regulations under the Federal Seed Act. In effect on the date of invitation for bids. All seed shall be furnished in sealed containers, bearing the warranty of the supplier and certifying as to the kind, percent by weight, purity and germination. The grass seed shall contain the percentages of varieties and shall be of the quality indicated by the percentages of purity and germination indicated on the list furnished with the applicable plan. Seed mix shall be as specified. Spread at the rate of 4 lbs. per 1000 sq. ft. minimum for slopes 3:1 if greater, use 2 lbs. per 1000 sq. feet.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AUGUST 1 TO OCTOBER 1

NAME	GRASS SEED	PARTS BY WEIGHT	PURITY	GERMINATION
Kentucky Blue Grass		35%	95%	85%
Perennial Ryegrass		35%	95%	90%
Perennial Fescue		15%	95%	85%
Annual Ryegrass		15%	90%	80%

Mulch: Shall be hay which is free of weeds and seeds, not moldy or rotten, and shall be applied at all disturbed areas at a rate of 3 tons per acre.

Kentucky Bluegrass Sod (if called for)
 Sod shall be grown under supervision of the Bureau of Plant Industry Pennsylvania Department of Agriculture or shall be composed of only Blue Top Certified Seed.

Temporary Seeding Dates: Anytime

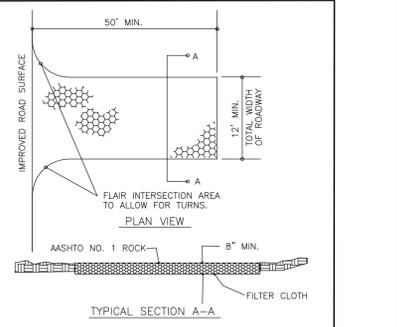
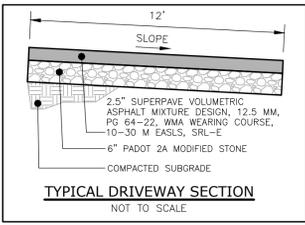
Temporary Seeding: Shall be annual ryegrass at 40 lbs. per acre. Site preparation - apply 1 ton of agricultural grade limestone per acre plus fertilizer at the rate of 50-50-50 per acre and work in where possible. After seeding, mulch with hay or straw at a rate of 3 tons per acre.

Hydroseeding: Shall be lime, fertilizer, grass seeds, legume seeds and inoculant mixed with water and applied as slurry, at a rate of 1,000 gallons per acre. Fertilizer: at rate of 50-100-100 per acre. Inoculant: use 5 times rate recommended on the package when seeding with a hydroseeder.

PERMANENT SEEDING: For permanent seeding, soil supplements shall be applied to areas to be seeded as follows: 10-20-20 fertilizer shall be applied to 25 LBS/1000 Sq. Ft. pulverized dolomite limestone at 50 LBS/1000 Sq. Ft.

SEEDING AND MULCH NOTES

1. Any undisturbed area in which activity has ceased must be immediately stabilized in one of the following methods. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be restituted within 1 year may be seeded and mulched with a permanent seed mixture and mulch. Disturbed areas which are either at finished grade or will not be restituted within 1 year must be seeded and mulched with a permanent seed mixture and mulch.
2. Diversions, channels, sedimentation basins, sediment traps, and stockpiles must be seeded and mulched immediately.
3. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.
4. Graded areas are to be temporarily seeded and mulched immediately following earth moving procedures. Seed shall be annual ryegrass applied at the rate of 3 lbs. per 1000 sq. ft.
5. Establish permanent seeding immediately after final grading is complete per seeding specifications above.



DESIGN CONTACT INFORMATION:

AQUA PENNSYLVANIA INC.
 762 W LANCASTER AVE.
 BRYN MAWR, PA. 19010
 STEVE PIZZI
 spizz@aquaamerica.com

PECO ENERGY C/O USIC
 450 S HENDERSON RD SUITE B
 KING OF PRUSSIA, PA. 19406
 NIKKIA SIMPKINS
 NIKKIASIMP@USIC.LLC.COM

COMCAST CABLEVISION
 APSS CENTER
 1701 JOHN F KENNEDY BOULEVARD
 PHILADELPHIA, PA. 19103
 DAVE YEDNOCK
 david_yednock@cable.comcast.com

WILLISTOWN TOWNSHIP
 658 SUGARTOWN ROAD
 MALVERN, PA. 19355
 JIM STAIRS
 jstairs@willistown.pa.us

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	HYDROLOGIC GROUP	SUITABILITY FOR:			CHARACTERISTICS THAT AFFECT:
					LOCAL ROADS & STREETS	ROAD FILL	TOPSOIL	
UrmB	URBAN LAND-GLENELG COMPLEX 0 TO 8 PERCENT SLOPES	80\"/>						

A COPY OF THESE EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE AT ALL TIMES IN ACCORDANCE WITH STATE LAW.

NOTE:
 THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

DISTURBED AREA = 0.04 AC.

EQUITABLE OWNER:

RENEHAN BUILDING GROUP
 318 EAST KING STREET
 MALVERN, PA. 19355
 PHONE: (610) 251-9333
 CONTACT: JIM RENEHAN

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE
 ACT 287 SERIAL NUMBER: 20181923138

J.M.R. ENGINEERING, L.L.C. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NOR DOES JMR ENGINEERING, LLC GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED:
 AQUA PENNSYLVANIA INC.
 COMCAST CABLE
 PECO ENERGY C/O USIC
 VERIZON PENNSYLVANIA LLC
 WILLISTOWN TOWNSHIP



PARCEL ID #540303500000, UPI #54-3-350

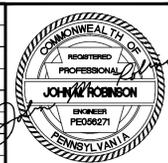
ZONING HEARING EXHIBIT

PLAN OF PROPERTY FOR 6 VALLEYBROOK ROAD

WILLISTOWN TOWNSHIP CHESTER COUNTY, PA

J.M.R. ENGINEERING, LLC
 55 COUNTRY CLUB DRIVE, SUITE 201
 DOWNTOWNTOWN, PA 19335
 PHONE: (484) 880-7342
 EMAIL: jack@jmrengineering.com

PROJECT #1313
 DATE: 2/7/2019
 SCALE: 1\"/>



NO.	DATE	REVISION

PLOTTED: 2/7/2019 FILE: 1313-B - ZONING.DWG