

PROPERTY INFORMATION

PARCEL I.D. #: 54-8-3.5
 DEED BOOK / PAGE: 7156 / 1494
 ADDRESS: 220 DUTTON MILL ROAD
 WEST CHESTER, PA 19380
 OWNER: BROOKS, MICHAEL J. & PAMELA R.

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF A NEW IN-GROUND POOL WITH A CONCRETE PATIO ON AN EXISTING RESIDENTIAL LOT.
- TOPOGRAPHY AND CONTOURS SHOWN ARE BASED ON A LIMITED FIELD SURVEY PERFORMED IN OCTOBER 2019. BOUNDARY, INCLUDING BEARINGS AND DISTANCES, ARE SHOWN BASED ON THE PROPERTY DEED DESCRIPTION. NO BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS PROJECT.
- SURVEY WAS PERFORMED WITHOUT ACCESS TO A TITLE REPORT, WHICH WOULD PROVIDE INFORMATION ON ANY LEGAL RIGHT, RESERVATION, OR EASEMENT ON THE SUBJECT PROPERTY.
- PIPELINE AND ROAD RIGHT-OF-WAY LINES ARE SHOWN BASED ON A PLAN FOR THE PROPERTY PREPARED BY CHRISTOPHER R. DELLA PENNA, P.E., FOR NEWORANGE ASSOCIATES, LLC, DATED 10/26/2005, LAST REVISED 01/04/2006.
- VERTICAL ELEVATIONS APPROXIMATELY MATCH THE DATUM USED ON REFERENCED PLAN BY CHRISTOPHER R. DELLA PENNA, P.E.
- NORTH ARROW IS ORIENTED PER DEED BEARINGS.
- PER FEMA 4202R0215G, EFFECTIVE DATE 09/29/2017, THE ENTIRE PROPERTY IS DESIGNATED AS "AREA OF MINIMAL FLOOD HAZARD - ZONE X".
- BASED ON THE OBSERVED EXISTING FEATURES, THE EXISTING DWELLING APPEARS TO BE SERVED BY A PRIVATE ON-SITE SANITARY DISPOSAL SYSTEM AND A PRIVATE ON-LOT WATER SUPPLY SYSTEM.
- LIMITS OF UNDERGROUND UTILITY SERVICE LINES ON THE LOT CANNOT BE DETERMINED.
- LIMITS OF UNDERGROUND UTILITY SERVICE LINES ON THE LOT CANNOT BE DETERMINED.
- EXISTING UTILITIES SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. REPAIR OF DAMAGED UTILITIES ON OR OFF THE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY 91-1-CALL SYSTEM AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
- ANY PROPOSED UTILITIES ARE REQUIRED TO BE PLACED UNDERGROUND.
- REFER TO POOL COMPANY PLANS FOR POOL CONSTRUCTION DETAILS.
- PROJECT BENCHMARK IS THE FINISHED FLOOR ELEVATION OF THE EXISTING DWELLING, AS MEASURED AT THE SILL OF THE REAR DOOR. LOCATION IS SHOWN ON PLAN.
- ALL DISTURBED AREAS NOT COVERED BY IMPERVIOUS SURFACES OR SPECIALLY LANDSCAPING SHALL BE VEGETATED WITH TURF GRASS.
- THE NEW POOL'S PROTECTIVE FENCING IS PROPOSED TO BE A 4-FOOT HIGH METAL PICKET FENCE. FENCE SHALL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSA).
- ANY PEDESTRIAN ACCESS GATE INSTALLED ON THE NEW POOL'S PROTECTIVE FENCE SHALL OPEN OUTWARD FROM THE POOL, BE SELF-CLOSING, AND HAVE A SELF-LATCHING DEVICE. NON-PEDESTRIAN GATES SHALL BE EQUIPPED WITH A SELF-LATCHING DEVICE. ALL GATES SHALL MEET THE REQUIREMENTS OF THE 2015 ISPSA.
- ANY DWELLING DOOR OR WINDOW LEADING TO THE POOL AREA SHALL BE EQUIPPED WITH AN AUDIBLE ALARM OR THE POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER. BOTH METHODS SHALL MEET THE REQUIREMENTS OF THE 2015 ISPSA.

LOT AREA SUMMARY:

GROSS LOT AREA = 98,592 SF (2.262 AC)
 (-) DUTTON MILL ROAD R.O.W. AREA = 5,002 SF
 (-) PIPELINE R.O.W. AREA = 4,040 SF
 NET LOT AREA = 89,510 SF (2.054 AC)

IMPERVIOUS SURFACES SUMMARY:

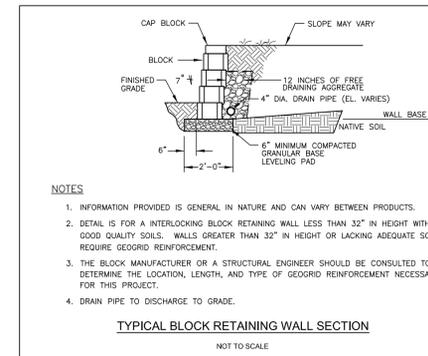
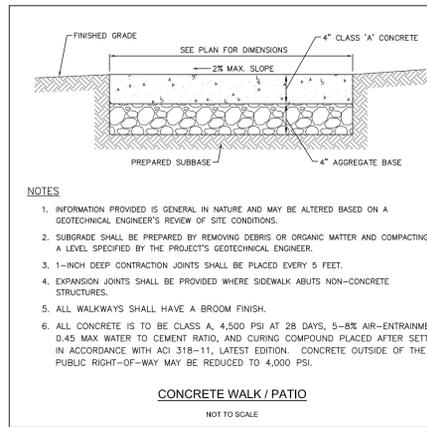
	EXISTING	ADDED	TOTAL
DWELLING (BUILDING AREA) =	2,926 SF	0 SF	2,926 SF
PORCH (BUILDING AREA) =	86 SF	0 SF	86 SF
DECK =	814 SF	0 SF	814 SF
CONC. / HARDSCAPE =	432 SF	+286 SF	718 SF
WALLS =	137 SF	+153 SF	290 SF
DRIVEWAY =	3,053 SF	0 SF	3,053 SF
POOL COPING =	0 SF	+112 SF	112 SF
TOTAL =	7,448 SF	+551 SF	7,999 SF

ZONING SUMMARY:

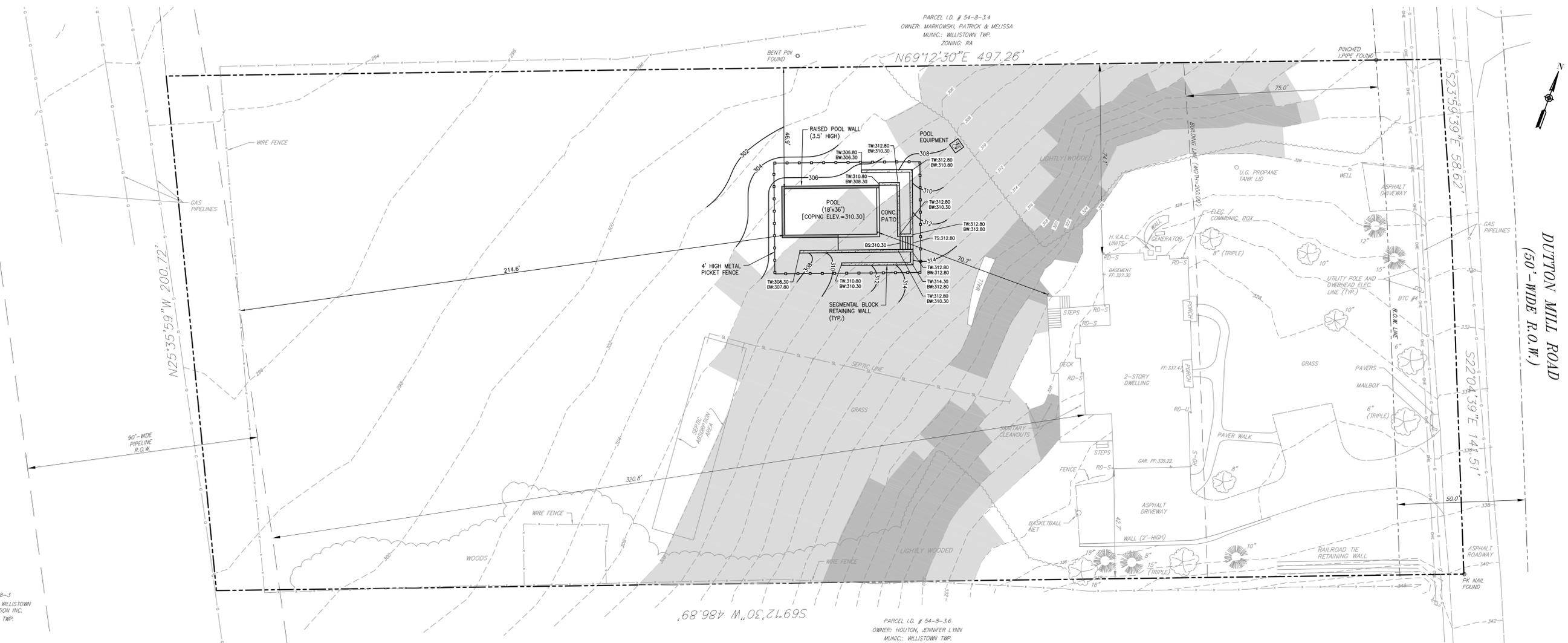
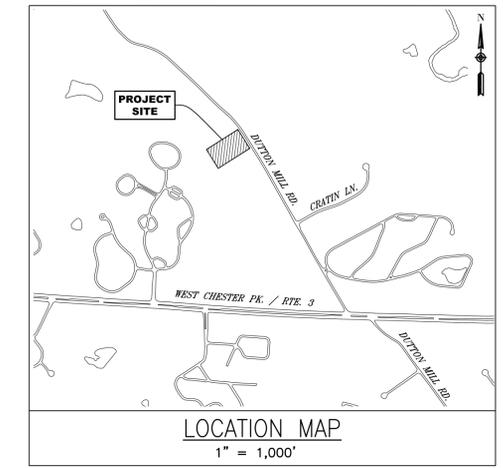
REQUIREMENT	EXISTING	PROPOSED
LOT AREA	2 ACRES MIN.	2,054 AC
LOT WIDTH	200 FT MIN. AT BLDG. LINE	200.0 FT
BUILDING AREA	12 % MAX. OF LOT AREA	3.4 %
FRONT YARD	75 FT MIN.	75 FT
SIDE YARD	40 FT MIN.	40 FT
REAR YARD	40 FT MIN.	40 FT
IMPERVIOUS COVERAGE	15 % MAX. OF LOT AREA	8.3 %
BUILDING HEIGHT	35 FT MAX.	< 35 FT
ACCESSORY STRUCTURE DIMENSIONAL DATA:		
REQUIREMENT	EXISTING	PROPOSED
SIDE YARD SETBACK	40 FT MIN.	N/A
REAR YARD SETBACK	40 FT MIN.	N/A

CONDITIONAL USE APPROVAL REQUESTED:

THE APPLICANT IS REQUESTING APPROVAL OF "CONDITIONAL USE" FROM THE BOARD OF SUPERVISORS FOR PLACEMENT OF AN ACCESSORY STRUCTURE WITHIN PRECAUTIONARY SLOPE AREAS.



- NOTES**
- INFORMATION PROVIDED IS GENERAL IN NATURE AND CAN VARY BETWEEN PRODUCTS.
 - DETAIL IS FOR AN INTERLOCKING BLOCK RETAINING WALL LESS THAN 32" IN HEIGHT WITH GOOD QUALITY SOILS. WALLS GREATER THAN 32" IN HEIGHT OR LACKING ADEQUATE SOILS REQUIRE GEOTECH REINFORCEMENT.
 - THE BLOCK MANUFACTURER OR A STRUCTURAL ENGINEER SHOULD BE CONSULTED TO DETERMINE THE LOCATION, LENGTH, AND TYPE OF GEOTECH REINFORCEMENT NECESSARY FOR THIS PROJECT.
 - DRAIN PIPE TO DISCHARGE TO GRADE.



LEGEND

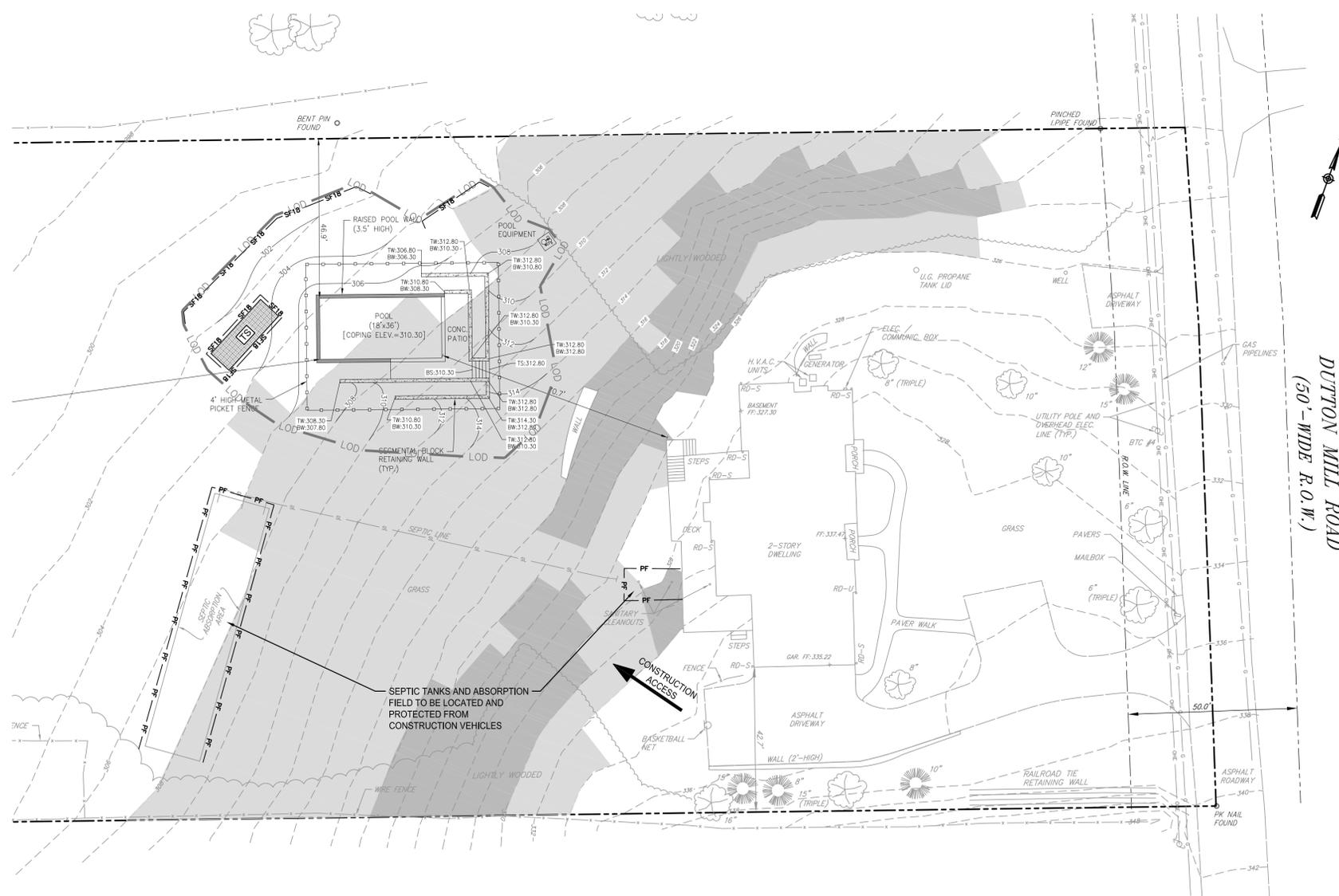
---	: SUBJECT PROPERTY BOUNDARY	---	: EXIST. EDGE OF DENSE VEGETATION	GAR.	: GARAGE
- - - -	: RIGHT-OF-WAY LINE	---	: EXISTING PRECAUTIONARY SLOPES (>15% AND <25%)	ROW	: RIGHT-OF-WAY
---	: ADJOINER PROPERTY LINE	---	: EXISTING PROHIBITIVE SLOPE (>25%)	TBR	: TO BE REMOVED
---	: EXISTING CONTOUR	---		IP.	: IRON PIPE
---	: PROPOSED CONTOUR	---		IPPE	: IRON PIPE
---	: EXISTING SPOT ELEVATION	---		MON.	: MONUMENT
---	: PROPOSED SPOT ELEVATION	---		FF	: FINISHED FLOOR
---		---		CONC.	: CONCRETE
---		---		DEP.	: DEPRESSED
---		---		COV.	: COVERED
---		---		ELEC.	: ELECTRIC
---		---		U.G.	: UNDERGROUND
---		---		TW	: TOP OF WALL
---		---		BW	: BOTTOM OF WALL
---		---		TS	: TOP OF STEP
---		---		BS	: BOTTOM OF STEP
---		---		RD-S	: ROOF DOWNSPOUT - SURFACE
---		---		RD-U	: ROOF DOWNSPOUT - UNDERGROUND

REGISTERED PROFESSIONAL ENGINEER
DAVID M. LISANTI
 No. PE000272
 PENNSYLVANIA

PREPARED BY:
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DATE:	REVISION:	SHEET:
		1 OF 2
SHEET TITLE:		
SITE IMPROVEMENTS		
SCALE:	PERMIT PLAN	
1" = 20'	FOR	
DATE:	BROOKS PROPERTY	
10/07/2019	220 DUTTON MILL ROAD, WEST CHESTER, PA 19380	
PROJECT:	WILLISTOWN TOWNSHIP	
19-50	CHESTER COUNTY, PA	





DUTTON MILL ROAD
(50'-WIDE R.O.W.)

- LEGEND**
- LOD : LIMIT OF DISTURBANCE
 - SF18 : STANDARD (18") SILT PROTECTION FENCE
 - PF : PROTECTION FENCE
 - TS : TEMPORARY STOCKPILE
 - : EROSION CONTROL MATTING

- GENERAL EROSION & SEDIMENT CONTROL NOTES**
1. EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY AT ALL TIMES. FREQUENT INSPECTION IS REQUIRED AND MAINTENANCE / REPAIR WORK MUST BE PERFORMED IMMEDIATELY TO ENSURE THE CONTROLS ARE CONTINUALLY FUNCTIONING.
 2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET SEQ., 2711 ET SEQ. AND 2811 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
 3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
 4. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY ISSUE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. IT SHOULD BE NOTED THAT HYDROSEED IS NOT CONSIDERED TO BE STABILIZATION UNTIL IT GERMINATES. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM PP-001 MUST BE OBTAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUANTIFYING AS CLEAN FILL DUE TO ANALYTIC TESTING.
 6. SEDIMENT TRACKED ONTO THE ROADWAY / DRIVEWAY SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER OR SURFACE WATER.
 7. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
 8. STOCKPILE HEIGHTS MUST NOT EXCEED 15 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
 9. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
 10. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DESIGN ENGINEER AND THE MUNICIPALITY.
 11. THE MINIMUM TIME OF EXPOSURE FOR BARE AREAS SHALL BE 20 DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.

- CONSTRUCTION NOTES**
1. NO EARTH DISTURBANCE IS ALLOWED OUTSIDE OF THE LIMIT OF DISTURBANCE SHOWN ON THIS PLAN.
 2. AREAS DISTURBED FOR UTILITIES INSTALLATION SHALL BE RESTORED TO ORIGINAL CONDITION.
 3. CONTRACTOR SHALL ENSURE THAT NO SEDIMENT IS TRANSPORTED TO THE ROADWAY FROM THE PROJECT AREA DUE TO ENTERING AND EXITING VEHICLES.
 4. AREA DISTURBED BY VEHICLE OR EQUIPMENT ACCESS TO THE CONSTRUCTION AREA SHALL BE RESTORED TO ORIGINAL CONDITION.

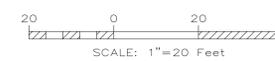
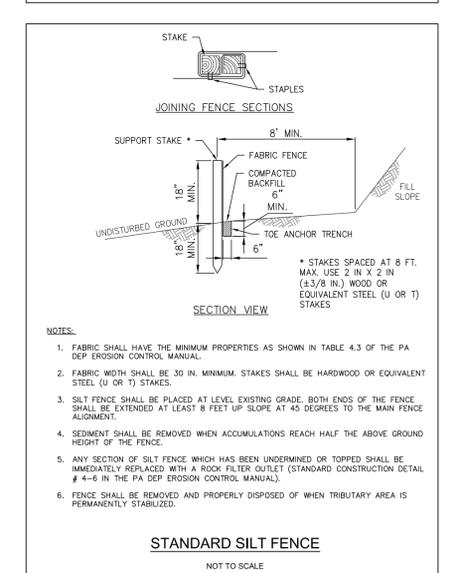
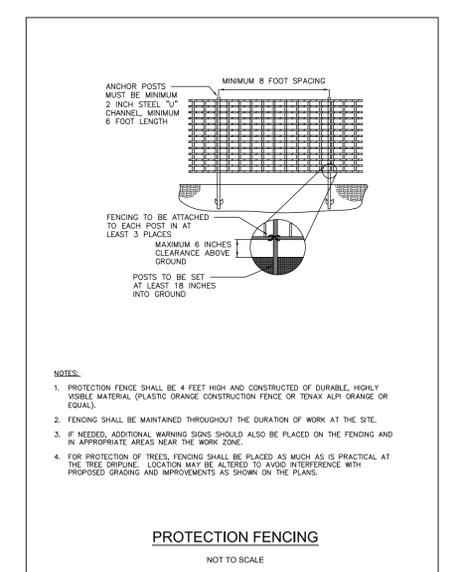
- CONSTRUCTION SEQUENCE**
1. INSTALL PERIMETER SEDIMENT CONTROL DEVICES AND PROTECTION FENCING AS SHOWN. CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM ENTERING PROTECTED AREAS DURING CONSTRUCTION.
 2. CLEAR AND GRUB PROJECT AREA.
 3. STRIP TOPSOIL AND STORE IN TEMPORARY STOCKPILE LOCATIONS SHOWN.
 4. EXCAVATE AREA FOR POOL AND PATIO INSTALLATION.
 5. ROUGH GRADE THE PROJECT AREA.
 6. CONSTRUCT POOL.
 7. FINISH GRADE THE PROJECT AREA INCLUDING RE-INSTALLATION OF TOPSOIL AT A MINIMUM 4 INCH DEPTH.
 8. INSTALL FENCING.
 9. SEED AND MULCH NEWLY GRADED AREAS OR INSTALL GRASS SOD.
 10. INSTALL EROSION CONTROL MATTING ON SLOPES 3:1 OR STEEPER AND SHALE AREAS.
 11. REMOVE PERIMETER SEDIMENT CONTROL DEVICES.

- SURFACE STABILIZATION CRITERIA**
1. TEMPORARY AND PERMANENT VEGETATIVE COVER (TURF GRASS) SHALL BE UTILIZED TO STABILIZE DISTURBED AREAS THROUGHOUT THE CONSTRUCTION PROCESS.
 2. TEMPORARY AND PERMANENT VEGETATIVE COVER (TURF GRASS) MAY BE A MIX, RECOMMENDED BY A LANDSCAPING PROFESSIONAL, APPROPRIATE FOR THE INTENDED USE.
 3. CONTRACTOR SHALL FOLLOW THE LANDSCAPING PROFESSIONAL'S INSTRUCTIONS FOR SEEDING.
 4. TEMPORARY VEGETATIVE COVER SHALL BE UTILIZED FOR DISTURBED AREAS THAT WILL BE RE-DISTURBED, OR DURING LESS APPROPRIATE SEEDING PERIODS (SUMMER AND WINTER).
 5. PERMANENT VEGETATIVE COVER SHALL ONLY BE ESTABLISHED DURING PRIME SEEDING PERIODS (SPRING AND FALL).
 6. IF TEMPORARY VEGETATIVE COVER IS LEFT AFTER CESSATION OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETURN DURING MORE APPROPRIATE SEEDING PERIODS (SPRING AND FALL) TO REMOVE TEMPORARY COVER AND REPLACE WITH PERMANENT VEGETATIVE COVER.

- SEEDING SPECIFICATIONS**
1. SITE PREPARATION: AS A GENERAL GUIDELINE, 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. A SOIL TEST IS THE PREFERRED METHOD FOR ESTABLISHING THE REQUIRED LIMESTONE AND FERTILIZER.
 2. TEMPORARY VEGETATIVE STABILIZATION
 - A. ALL SEASONS

SPECIES	SEEDING RATE
• ANNUAL RYE	40 LB/AC
 - B. PERMANENT VEGETATIVE STABILIZATION

I. NURSE CROP	
SPECIES	SEEDING RATE - PURE LIVE SEED
• SPRING OATS (SPRING), OR	64 LB/AC
• ANNUAL RYEGRASS (SPRING OR FALL), OR	10 LB/AC
• WINTER WHEAT (FALL), OR	80 LB/AC
• WINTER RYE (FALL)	56 LB/AC
II. SEED MIXTURE	
SPECIES	SEEDING RATE - PURE LIVE SEED
• TALL FESCUE, OR	60 LB/AC
• FINE FESCUE, OR	35 LB/AC
• KENTUCKY BLUEGRASS, PLUS	25 LB/AC
• REDTOP, OR	3 LB/AC
• PERENNIAL RYEGRASS	15 LB/AC
 3. MULCHING: AFTER SEEDING, HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.



	DATE: _____	REVISION: _____	SHEET: _____
	SHEET TITLE: EROSION & SEDIMENT CONTROL		SHEET: 2 OF 2
SCALE: 1" = 20'	PERMIT PLAN		
DATE: 10/07/2019	FOR BROOKS PROPERTY		
PROJECT: 19-50	220 DUTTON MILL ROAD, WEST CHESTER, PA 19380 WILLISTOWN TOWNSHIP CHESTER COUNTY, PA		
PREPARED BY: DAVID M. LISANTI, P.E., LLC 2768 OLD CEDAR GROVE ROAD BROOKHALL, PA 19008 (484) 574-4684 DLISANTI@OUTLOOK.COM			