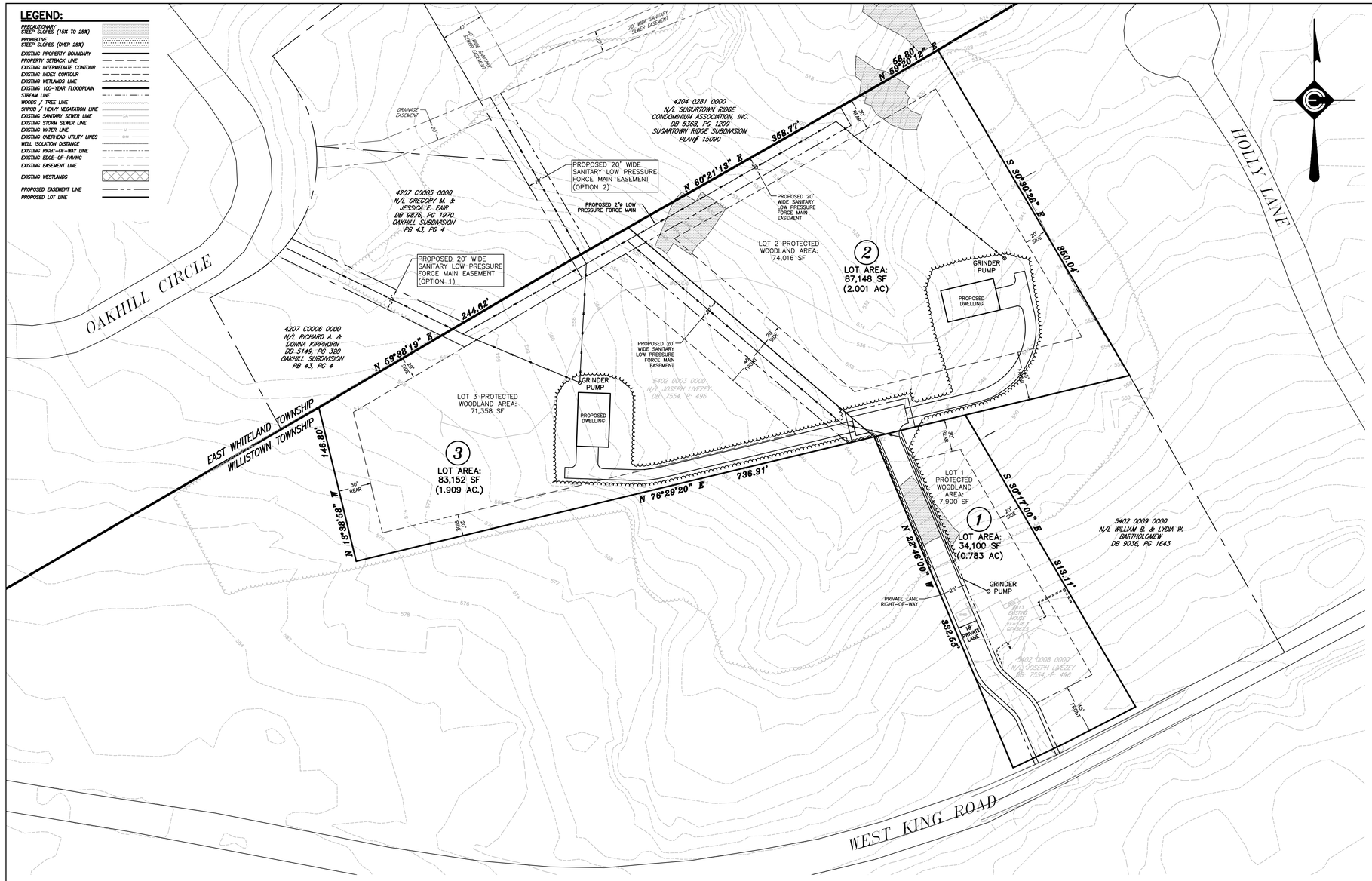
LEGEND:

PRECAUTIONARY STEEP SLOPES (15% TO 25%)
PROHIBITIVE STEEP SLOPES (OVER 25%)
EXISTING PROPERTY BOUNDARY
PROPERTY SETBACK LINE
EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
EXISTING WETLANDS LINE
EXISTING 100-YEAR FLOODPLAIN
STREAM LINE
WOODS / TREE LINE
SHRUB / HEAVY VEGATATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER LINE
EXISTING OVERHEAD UTILITY LINES
WELL SOIL EROSION DISTANCE
EXISTING RIGHT-OF-WAY LINE
EXISTING EDGE-OF-PAVING
EXISTING EASEMENT LINE
EXISTING WETLANDS
PROPOSED EASEMENT LINE
PROPOSED LOT LINE



GENERAL NOTES:

1. *RECORD OWNERS:*
JOSEPH LIVEZEY
107 DAISY ROAD
PAOLI, PA 19301

EQUITABLE OWNER/APPLICANT:
RENEHAN BUILDING GROUP
318 E. KINGS ROAD
MALVERN, PA 19355
(610)251-9395

SITE ADDRESS:
813 W. KING ROAD
MALVERN, PA 19355
UPI# 54020030000
UPI# 54020080000
DEED BOOK 7554, PAGE 496

2. *TOTAL TRACT AREA: 6.615 AC / 288,154 SF*
NUMBER OF PROPOSED LOTS.....6
PROPOSED USE.....RESIDENTIAL

3. BOUNDARY FROM FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., IN AUGUST, 2020.
TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., IN AUGUST, 2020 AS SHOWN ON PLAN.
DATUM: NAVD 88, NAD 83
SITE BENCHMARK: MAG NAIL IN WEST FACE OF UTILITY POLE (BTCO #35)
ELEVATION: XXXXX

4. PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
5. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY.
6. CONCRETE MONUMENTS SHOWN AS THUS "■" SHALL BE PLACED WHERE INDICATED. IRON - PINS SHOWN AS THUS "•" SHALL BE PLACED WHERE INDICATED.
7. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE WILLISTOWN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
8. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS WITH OSHA TRENCHING & SHORING REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
9. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
10. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.
11. THIS PROJECT IS WHOLLY LOCATED WITHIN THE WATERSHED OF LITTLE CREEK. THIS WATERSHED IS DESIGNATED AS EXCEPTIONAL VALUE (EV) BY THE COMMONWEALTH OF PENNSYLVANIA.
12. THE SITE IS WHOLLY LOCATED WITHIN FEMA FLOOD PLAIN ZONE X PER FEMA FLOOD PLAIN MAP 42029C0160G EFFECTIVE SEPTEMBER 29, 2017.

DEVELOPABLE TRACT AREA

TRACT AREA	204,402 SF (4.692 AC)
WOODLANDS	182,024 SF (4.179 AC)
75% OF WOODLANDS	136,518 SF (3.134 AC)

TOTAL DEVELOPABLE TRACT AREA = TRACT AREA – 75% OF WOODLANDS
TOTAL DEVELOPABLE TRACT AREA = 204,402 SF – 136,518 SF = 67,884 SF (1.558 AC.)

TOTAL DEVELOPABLE TRACT AREA 67,884 SF (1.558 AC)

TRACT DENSITY CALCULATION

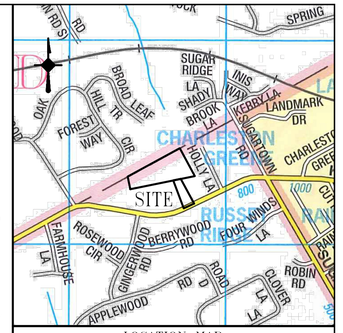
DEVELOPABLE TRACT AREA	67,884 SF (1.558 AC)
MINIMUM LOT SIZE (0.5 AC.)	21,780 SF (0.500 AC)

TRACT DENSITY = DEVELOPABLE AREA/MINIMUM LOT SIZE

TRACT DENSITY: 3.117 LOTS

WOODLAND PRESERVATION CALCULATION

LOT	EXITING WOODLANDS	WOODLANDS PRESERVED	PERCENT WOODLANDS PRESERVED
LOT 1	11,724 SF	7,900 SF	67.4%
LOT 2	87,148 SF	72,629 SF	83.3%
LOT 3	83,152 SF	71,358 SF	85.8%
TOTAL	182,024 SF	151,887 SF	83.4%



LOCATION MAP
(SCALE: 1" = 800')

PENNSYLVANIA ONE CALL

(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL NOTIFY COMMONWEALTH ENGINEERS, INC. TO GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. [TELEPHONE: (800) 242-1776]

TAX PARCEL No.: 54-02-3, 54-02-8
UPI No.: 5402800030000, 5402800080000

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: *20202304044*

ATTENTION!

THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION

GRAPHIC SCALE 1" = 50'
0 50 100 150

REV No.	DATE	DESCRIPTION

Notice:
The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited except by written permission of Commonwealth Engineers, Inc. It is the Contractors responsible to verify all dimensions shown on the drawings. These drawings are NOT to be scaled. Any errors or omissions found on the drawings shall be reported immediately to Commonwealth Engineers, Inc.

SKETCH PLAN
FOR
RENEHAN BUILDING GROUP

WILLISTOWN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM

DATE:	SEPTEMBER 24, 2018
SCALE:	AS SHOWN
SURVEY:	CEI
DRAWN:	MDC
CHECKED:	VK
DRAWING NO.	202050-1(C)

SHEET: 1 OF: 1