

**SITE LOCATION MAP**  
SCALE 1" = 2000'

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REV.	DATE	DESCRIPTION

**WILKINSON & ASSOCIATES, INC.**  
1220 VALLEY FORGE ROAD  
THE COMMONS AT VALLEY FORGE  
SUITE 22  
PHOENIXVILLE, PA 19460  
PHONE (610) 415-1220  
FAX (610) 415-1224

**SHIP ROAD PROPERTY**  
RUDOLPH A. FEDOR, JR.  
WEST VALLEY MANOR SHIP  
CHESTER COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**R-3 ZONING DISTRICT**  
**NET SITE AREA CALC.**  
73,549 SF TOTAL  
= 24,374 SF IN EASEMENT  
= 49,174 SF NET SITE AREA (1.13 ACRES)

**PARKING REQUIREMENTS**  
REQUIRED: 2.5 SPACES PER 4 BEDROOM SINGLE FAMILY UNIT  
2.5 X 2 = 5 = 5 REQUIRED SPACES  
PROVIDED:  
2 SPACES PER GARAGE = 4  
2 SPACES PER DRIVEWAY = 4  
TOTAL PARKING = 8 PROVIDED SPACES

	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	14,000 SF	20,096 SF (GROSS) 16,131 SF (NET)	53,453 SF (GROSS) 34,042 SF (NET)
MIN. LOT WIDTH AT STREET LINE	60'	168.5'	143.6'
MIN. LOT WIDTH AT BUILDING LINE	80'	160.7'	135.9'
MAX. BUILDING COVERAGE	15%	14.5% (2,200 SF)	5.6% (1,920 SF)
MAX. IMPERVIOUS COVERAGE	25%	23.4% (4,705 SF) GROSS 15.8% (2,397 SF) NET	6.6% (3,525 SF) GROSS 7.0% (2,388 SF) NET
FRONT YARD SETBACK	40'	46.7'	40.5'
SIDE YARD SETBACK	15'/40' AGG.	47.5'/48.5'	35.5'/36.1'
REAR YARD SETBACK	35'	42.1'	N/A
MAX. BUILDING HEIGHT	35'	<35'	<35'
TOTAL TRACT IMPERVIOUS		11.2% (8,230 SF) OF 73,549 SF GROSS TRACT AREA 9.7% (4,785 SF) OF 49,174 SF NET TRACT AREA	

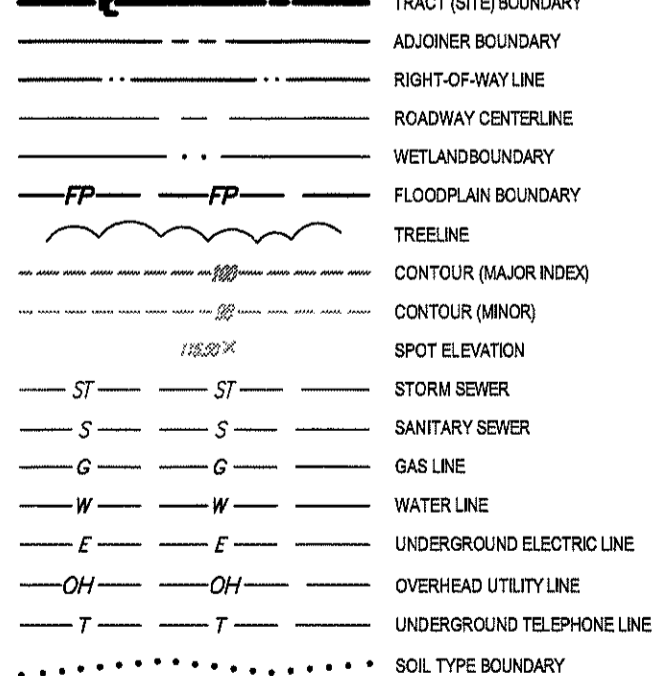
**GENERAL SKETCH PLAN NOTES:**

- THIS PLAN REPRESENTS A "DESK TOP" ANALYSIS ONLY AND DOES NOT REPRESENT A FIELD SURVEY PERFORMED BY WILKINSON & ASSOCIATES, INC.
- THE SKETCH PLAN REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCEDURE OF JURISDICTIONAL APPROVALS.
- THIS SKETCH PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A LAND DEVELOPMENT AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
- THIS SKETCH REFERENCES:
  - A) "SURVEY OF LAND ABOUT TO BE CONVEYED TO RUDOLPH A. FEDOR, JR." PREPARED BY BERGER & HAYES INC., DATED JULY 31, 1975
  - B) "PERMANENT EASEMENT & RIGHT OF WAY CROSSING PROPERTY OF RUDOLPH A. FEDOR, JR." PREPARED BY SUNOCO PIPELINE L.P., DATED 5/01/15
  - C) TOPOGRAPHIC CONTOUR AND BREAKLINE DATA OBTAINED FROM: PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY PUBLISHED 2010-10-22 "PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2 FT INTERVAL) OF PENNSYLVANIA" WWW.PASDA.PSU.EDU

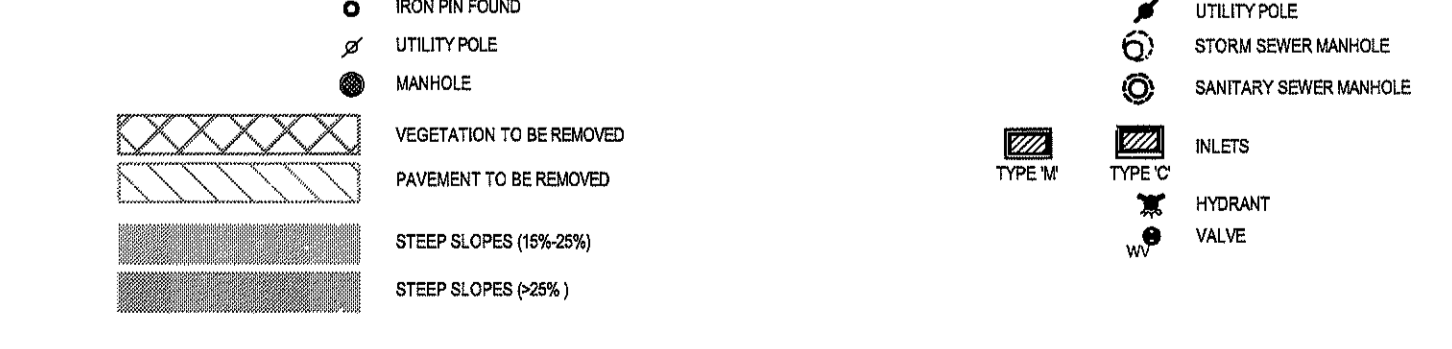
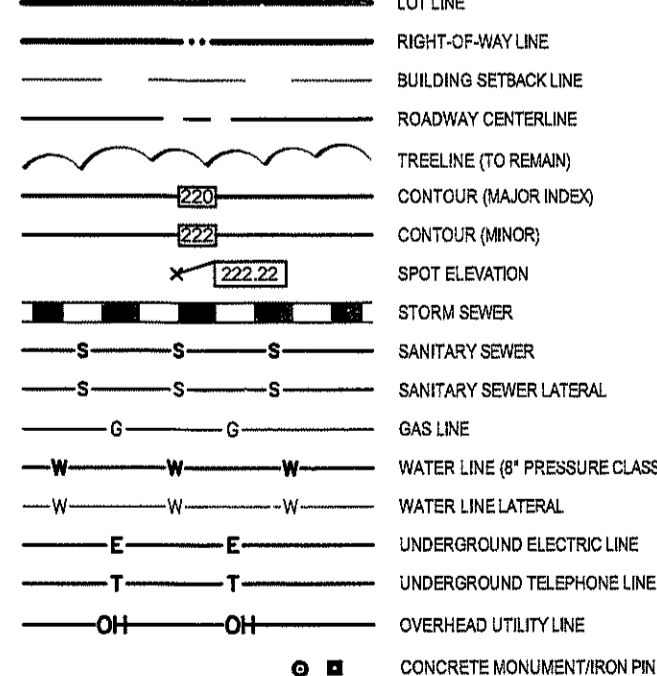
MAP SYMBOL	SOIL NAME	ERODIBLE	OUT BANKS CAVE	CORROSIVE TO CONCRETE OR STEEL	HIGH WATER TABLE	LOW STRENGTH	PIPING	POOR TOPSOIL	POTENTIALLY HYDRIC	HYDRIC RATINGS
GgB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	X	X	C		X	X	X	X	B
UqG	URBAN LAND-ADORNMENTS, SCHIST AND GNEISS COMPLEX, 8 TO 25 PERCENT SLOPES	X	X	DIS		X		X		N/A

- RESOLUTIONS FOR SOIL USE LIMITATIONS**
- ALL CONSTRUCTION WILL TAKE PLACE IN THE SOIL TYPES DELINEATED ON THE PLANS.
  - IN WHATEVER SEASON SITE CONSTRUCTION IS PERFORMED, THE CONTRACTOR SHALL UNDERTAKE PROPER TESTING AND/OR COMPACTION PROCEDURES TO PREVENT AGAINST UNWANTED SETTLEMENT.
  - SOILS SUBJECT TO SEASONAL HIGH WATER TABLE: SITE CONSTRUCTION/EARTHMOVING IS RECOMMENDED TO OCCUR IN SUMMER OR FALL. SPRING CONSTRUCTION SHOULD BE AVOIDED WHERE POSSIBLE. UNLESS ON-SITE DATA INDICATES OTHERWISE, IT SHOULD BE ASSUMED THAT EXCAVATIONS INTO THESE SOILS WILL ENCOUNTER WATER AND APPROPRIATE MEANS SHOULD BE PROVIDED TO HANDLE THAT WATER. CONTRACTOR MAY ALSO INSTALL PERFORATED UNDERDRAIN TO PROTECT BELOW-GRADE INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, PA DEP, OR COUNTY CONSERVATION DISTRICT.
  - SOILS SUBJECT TO SHALLOW BEDROCK: BLASTING MAY BE REQUIRED FOR STORM/SEDIMENTATION BASINS, ROADWAY OR BASEMENT EXCAVATION AS BEDROCK MAY BE ENCOUNTERED. THE CONTRACTOR TO FOLLOW MUNICIPAL GUIDELINES FOR PROPER BLASTING PROCEDURES.
  - SOILS SUBJECT TO POOR TOPSOIL: CONTRACTOR SHALL PERFORM SOIL TESTING ON ALL DISTURBED AREAS TO ENSURE SOIL IS PROPERLY AMENDED TO ESTABLISH A QUALITY AND REQUIRED GROWTH OF GROUND COVER. SOIL TEST KITS CAN BE OBTAINED FROM THE COUNTY COOPERATIVE EXTENSION SERVICE. TEST KITS SHOULD BE SUBMITTED TO THE PENN STATE UNIVERSITY TESTING LABORATORY FOR DETERMINING SOIL DEFICIENCIES. THE CONTRACTOR SHALL CONDITION THE SOIL AS RECOMMENDED BY THE TESTING LABORATORY PRIOR TO FINAL SEEDING. HIGHLY ERODIBLE SOILS: THESE SOIL TYPES SHALL BE STABILIZED WITH SEED OR STONE IMMEDIATELY AFTER EARTHMOVING ACTIVITIES CEASE. TURF REINFORCEMENT MATTING OR EROSION CONTROL BLANKETS MAY NEED TO BE APPLIED IMMEDIATELY UPON DIRECTION OF DESIGN ENGINEER, PA DEP, OR COUNTY CONSERVATION DISTRICT.
  - SOILS SUBJECT TO CUT BANKS & CAVE: APPROPRIATE PRECAUTIONS SHOULD BE TAKEN TO SAFEGUARD WORKERS DURING ALL TRENCHING AND EXCAVATION OPERATIONS. ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES. THE CONTRACTOR TO UTILIZE TRENCH BOXES FOR ALL UTILITY PIPING INSTALLATIONS.
  - SOILS CAUSING CORROSION TO CONCRETE & STEEL: SUITABLE PRECAUTIONS SHOULD BE TAKEN TO PROTECT ALL UNDERGROUND PIPES, CONDUITS, AND STORAGE TANKS. THE CONTRACTOR TO USE EPOXY COATED STEEL AND REBAR FOR ALL SUBSURFACE INSTALLATIONS. FOR BELOW GRADE CONCRETE INSTALLATIONS, THE CONTRACTOR TO, AT MINIMUM, APPLY BITUMINOUS COATING TO ALL SUBSURFACE CONCRETE OR APPLY ADHESIVE BARRIER (I.E. RUBBER MEMBRANE, ETC.) AS WARRANTED BY ACTUAL SOIL CONDITIONS.
  - SOILS SUBJECT TO PIPING: THE CONTRACTOR SHALL INSTALL ANTI-SLEEP COLLARS OR TRENCH PLUGS AS RECOMMENDED BY DESIGN ENGINEER, PA DEP, OR COUNTY CONSERVATION DISTRICT AND SEAL ALL PIPE JOINTS WATERTIGHT.
  - LOW STRENGTH SOILS: PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES. REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD COMPLY WITH THE STANDARDS IN CHAPTER 16 OF THE MARCH 2012 EROSION CONTROL MANUAL UNLESS IT CAN BE SHOWN THAT PROPOSED CUTS AND FILLS DO NOT POSE A HAZARD TO PUBLIC SAFETY OR TO SURFACE WATERS. ALSO, ROAD FILL MATERIAL WILL LIKELY NEED TO BE IMPORTED IN AREAS WHERE SOILS HAVE LOW STRENGTH.
  - SOILS UNDERLAIN BY KARST GEOLOGY: THESE SOILS CAN BE SUSCEPTIBLE TO SINK-HOLE FORMATION. PRE-DESIGN/CONSTRUCTION STUDIES SHOULD BE PERFORMED BY A QUALIFIED GEOLOGIST TO IDENTIFY THE PRESENCE OF ANY KARST FEATURES ON THE SITE. CONSTRUCTION SHOULD AVOID ANY SUCH FEATURES AND ADHERE TO APPROPRIATE SETBACKS AS RECOMMENDED BY THE GEOLOGIST. TO MINIMIZE THE POTENTIAL FOR SINKHOLES IN THESE AREAS, CONTRACTOR SHALL PREVENT ANY SURFACE WATER FROM ENTERING AN EXCAVATION AND HAVE SUITABLE EQUIPMENT ON-SITE TO DRAIN THESE EXCAVATIONS AT ALL TIMES. CONTRACTOR SHALL NOT LEAVE ANY EXCAVATIONS ON-SITE OPEN FOR ANY EXTENDED PERIOD OF TIME OR OVERNIGHT AT THE END OF THE WORK DAY. STORMWATER CONVEYANCE SYSTEMS SHOULD BE INSTALLED WITH WATERTIGHT JOINTS. POSITIVE DRAINAGE AWAY FROM STRUCTURES SHOULD ALWAYS BE MAINTAINED. SHOULD A SINK-HOLE DEVELOP, IT SHOULD BE REPAIRED IMMEDIATELY PER DETAILS FOUND IN THE MARCH 2012 EROSION CONTROL MANUAL.

**EXISTING FEATURES LEGEND**  
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN.



**PROPOSED FEATURES LEGEND**  
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN.



**SKETCH PLAN**  
DATE FILED: FEB 21 2019  
WEST VALLEY MANOR SHIP

**ZONING EXHIBIT**  
DATE FILED: FEB 21 2019  
WEST VALLEY MANOR SHIP

PROJECT MANAGER	DATE	PROJECT NO.	DRAWING NO.
DPM	02-01-2019	2016064	2016064R02

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