

**ON-SITE SOILS**

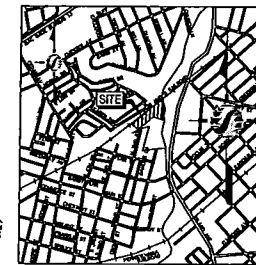
<b>M6</b>	MADE LAND, SOFT AND CHESS MATERIALS DEPTH TO BEDROCK = 4'± DEPTH TO SEASONALLY HIGH WATER TABLE = 3'± SUITABILITY FOR: WATER GRADING VARIABLE ROAD SUBSURFACE VARIABLE ROAD FILL VARIABLE TOPSOIL VARIABLE	CHARACTERISTICS THAT AFFECT FARM POND EMBANKMENTS VARIABLE
<b>GeC3</b>	GENERIC CHANNELRY SILT LOAM, 8 TO 15% SLOPES, SEVERELY ERODED DEPTH TO BEDROCK = 3' TO 5' DEPTH TO SEASONALLY HIGH WATER TABLE = 5' PLUS SUITABILITY FOR: WATER GRADING FAIR ROAD SUBSURFACE FAIR ROAD FILL FAIR TO GOOD TOPSOIL GOOD	CHARACTERISTICS THAT AFFECT FARM POND EMBANKMENTS PERMEABILITY
<b>M6</b>	MECHANIZED SILT LOAM DEPTH TO BEDROCK = 5' TO 8' DEPTH TO SEASONALLY HIGH WATER TABLE = 0 TO 1' SUITABILITY FOR: WATER GRADING POOR ROAD SUBSURFACE POOR TO FAIR ROAD FILL POOR TO FAIR TOPSOIL FAIR	CHARACTERISTICS THAT AFFECT FARM POND EMBANKMENTS VARIABLE

**LANDOWNER**

COBBS CREEK DEVELOPERS LLC  
19 FISH CHARTER DRIVE  
MEDIA, PA 19063

**ZONING DATA**

C-HIGH DENSITY RESIDENCE TAX MAP PARCEL 40-00-00772-03 DEED REFERENCE 3883-1835	USE: PLANNED TOWNHOUSES	
<b>REQUIRED</b>	<b>EXISTING</b>	
MINIMUM LOT AREA	2 ACRES	5.72 ACRES
MINIMUM FRONT YARD SETBACK	25 FEET	N/A
MINIMUM SIDE YARD SETBACK	15 FEET	N/A
MINIMUM REAR YARD SETBACK	20 FEET	N/A
MAXIMUM BUILDING COVERAGE	25%	N/A
MAXIMUM DENSITY FORMULA	8 UNITS PER ACRE	N/A
MAXIMUM BUILDING HEIGHT	3 STORES OR 35'	N/A
PARKING	3 PER 3 BEDROOM UNIT (32 UNITS X 3 = 96 REQUIRED)	N/A



**LOCATION MAP**

1"=1000'



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**Stantec**

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**Legend**

CONCRETE CURB	---
CONTOURS	---0.5'---
RIGHT OF WAY	---
PROPERTY LINE	---
SEW	---
SAFETY	---
SOILS LIMITS	---

**Notes**

- UTILITY INFORMATION, BOUNDARY AND EXISTING FEATURES FROM A PLAN TOPOGRAPHY OF PROPERTY FOR COBBS CREEK DEVELOPMENT BY R. GERRY DAWSON ASSOCIATES DATED 3/24/72. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- FLOODPLAIN INFORMATION TAKEN FROM FEMA MAP #205000070 EFFECTIVE SEPTEMBER 30, 1993.
- CHAPTER 93 CLASSIFICATION WVE-MF.

Revision	By	Appr.	YYMMDD

Issued	By	Appr.	YYMMDD

File Name:	174810337-excond.dwg			

Scale				

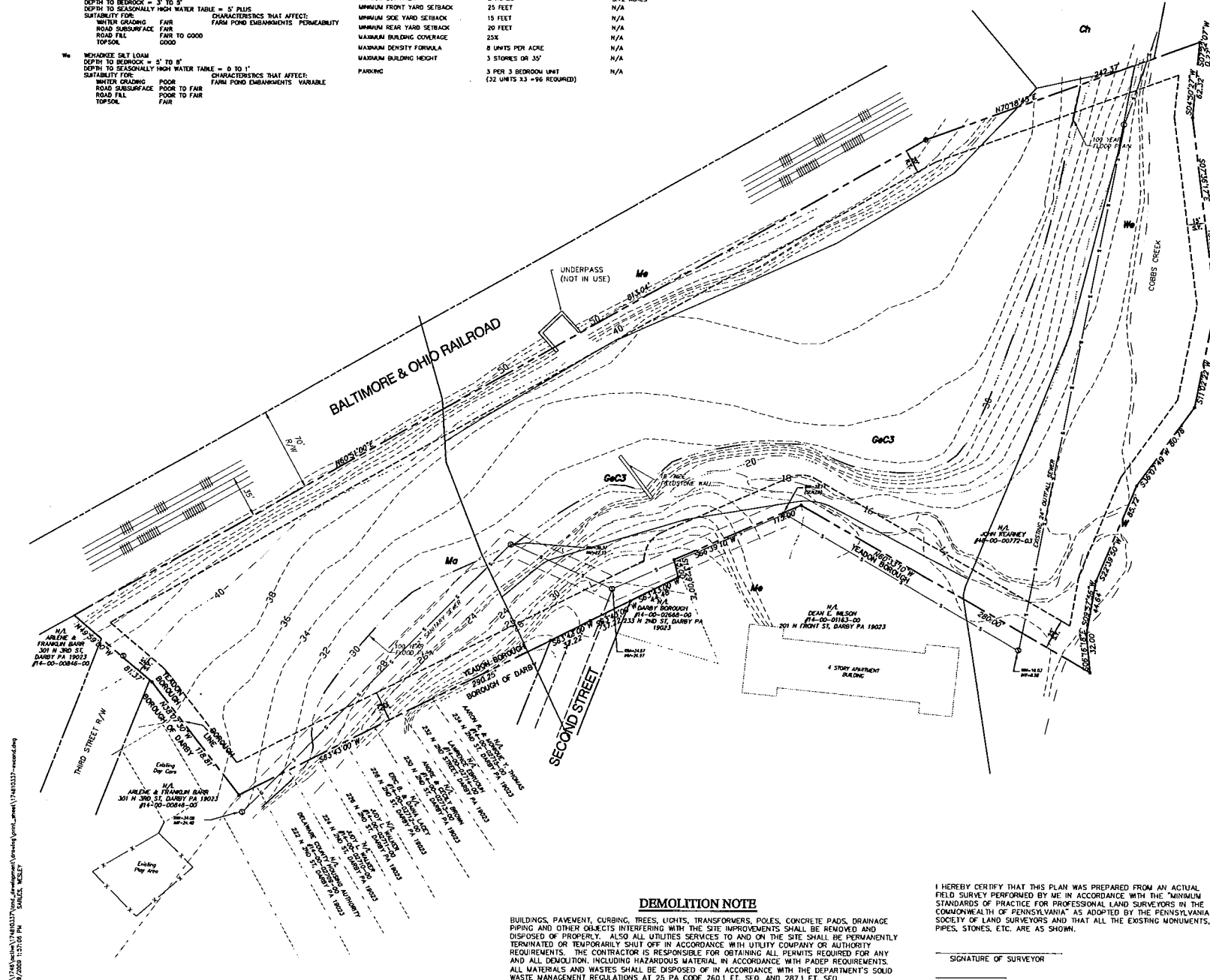
Client/Project  
**COBBS CREEK DEVELOPMENT LLC**

YEADON BOROUGH, DELAWARE COUNTY, PA

Title  
**EXISTING CONDITIONS PLAN**

Project No.	Scale
174810337	

Drawing No.	Sheet	Revision
C-1	2 of 14	0



**DEMOLITION NOTE**

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL, IN ACCORDANCE WITH PA DEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA," AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS AND THAT ALL THE EXISTING MONUMENTS, PIPES, STONES, ETC. ARE AS SHOWN.

SIGNATURE OF SURVEYOR

(PA LIC. NUMBER)

**CALL BEFORE YOU DIG!**

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THIS RECORDING. INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-477-7878. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE. WEBSITE: WWW.PA1CALL.PA

SENIAL: 317631 & 317632 ONE-CALL DATE: 11/13/07

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