

ON-SITE SOILS

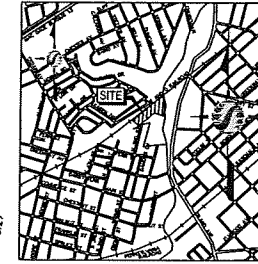
Mo	MADE LAND, SOFT AND GNESS MATERIALS DEPTH TO BEDROCK = 4'-6" DEPTH TO SEASONALLY HIGH WATER TABLE = 3'-3" SUITABILITY FOR: WINTER GRADING VARIABLE CHARACTERISTICS THAT AFFECT: ROAD SUBSURFACE VARIABLE FARM POND EMBANKMENTS VARIABLE ROAD FILL VARIABLE TOPSOIL VARIABLE
CoC3	OLENG CHANNERY SILT LOAM, 8 TO 15% SLOPES, SEVERELY ERODED DEPTH TO BEDROCK = 3' TO 5' DEPTH TO SEASONALLY HIGH WATER TABLE = 5' PLUS SUITABILITY FOR: WINTER GRADING FAIR CHARACTERISTICS THAT AFFECT: ROAD SUBSURFACE FAIR FARM POND EMBANKMENTS PERMEABILITY ROAD FILL FAIR TO GOOD TOPSOIL GOOD
Wo	WEHAKKEE SILT LOAM DEPTH TO BEDROCK = 5' TO 8' DEPTH TO SEASONALLY HIGH WATER TABLE = 0 TO 1' SUITABILITY FOR: WINTER GRADING POOR CHARACTERISTICS THAT AFFECT: ROAD SUBSURFACE POOR TO FAIR FARM POND EMBANKMENTS VARIABLE ROAD FILL POOR TO FAIR TOPSOIL FAIR

LANDOWNER

COBBS CREEK DEVELOPERS LLC
19 PENN QUARTER DRIVE
MEDA, PA 19063

ZONING DATA

C-HIGH DENSITY RESIDENCE TAU MAP PARCEL 40-00-00772-03 DEED REFERENCE 3683-1855	USE: PLANNED TOWNHOUSES	
REQUIRED	EXISTING	
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 X3 = 96 REQUIRED)	N/A



LOCATION MAP



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Legend

CONCRETE CURB	---
CONTOURS	--- 97 ---
RIGHT OF WAY	---
PROPERTY LINE	---
SEW	---
SANITARY	5 --- 5
SOILS LIMITS	Mo CoC3

Notes

- UTILITY INFORMATION, BOUNDARY AND EXISTING FEATURES FROM A PLAN TOPOGRAPHY OF PROPERTY FOR COBBS CREEK DEVELOPMENT BY H. GURRY DAVIS ASSOCIATES DATED 3/24/72. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- FLOODPLAIN INFORMATION TAKEN FROM FEMA MAP # 45048C00100 EFFECTIVE SEPTEMBER 30, 1995.
- CHAPTER 93 CLASSIFICATION WAF-WF.

Revision	By	Appr.	YYMMDD

Issued	By	Appr.	YYMMDD

File Name: 174810337-excond.dwg
Dwg: Cldg: Dgn: YYMMDD

Seal

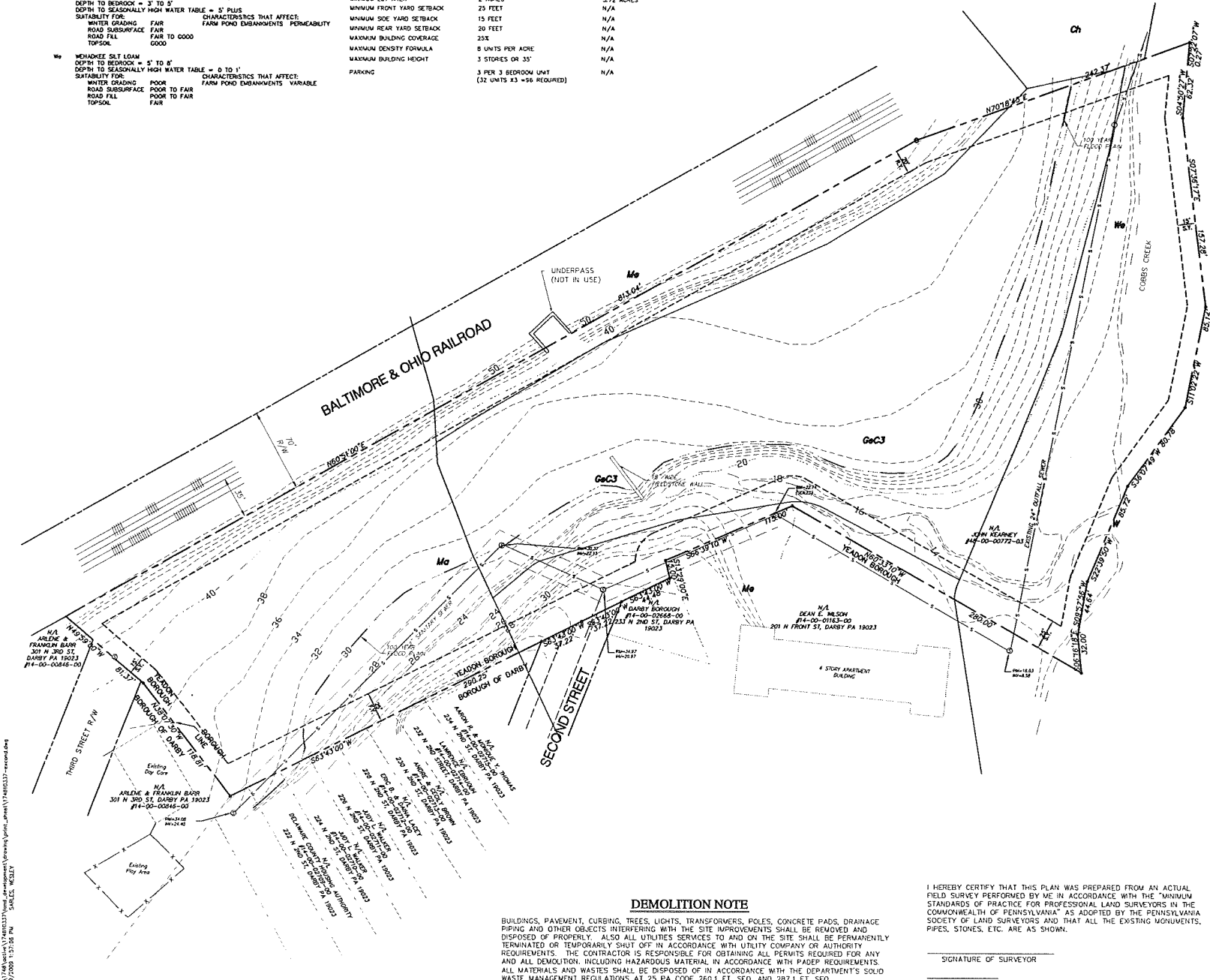
Client/Project
COBBS CREEK DEVELOPMENT LLC

YEADON BOROUGH, DELAWARE COUNTY, PA

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 PADEP 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 APPROPRIATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-4-A-UTILITY. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE. WEBSITE: WWW.PA1CALL.ORG

SERIAL: 3176314 5176322 ONE-CALL DATE: 11/15/07

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