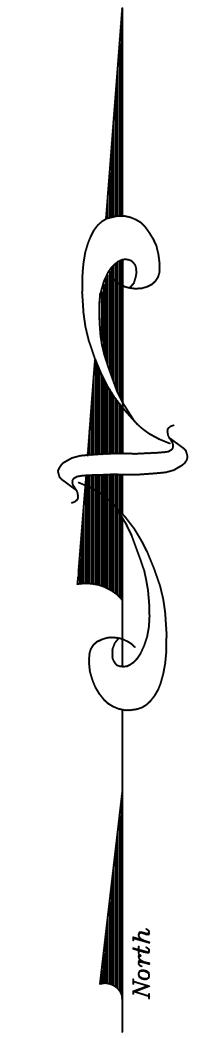
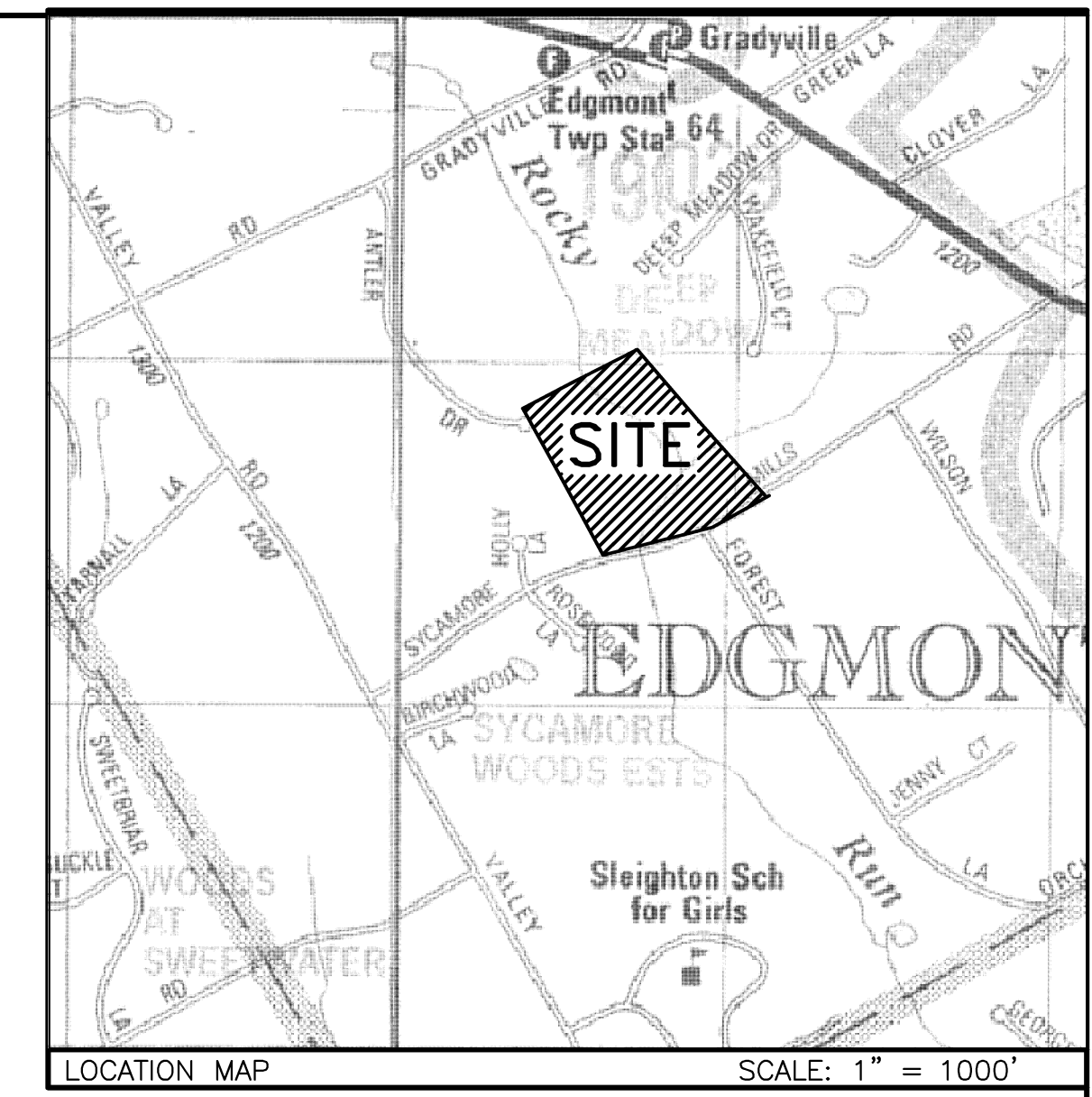


Total Open Space Provided = 11.6276 Ac.  
 Area within Flood Zone = 3.3111 Ac.  
 Wetlands Area outside Flood Zone = 0.0507 Ac.  
 Steep Slope Area outside Flood Zone = 0.4909  
 "Net" Open Space provided = 7.7749 Ac  
 Net Open Space Required = 0.5 (20.250/2) = 5.063

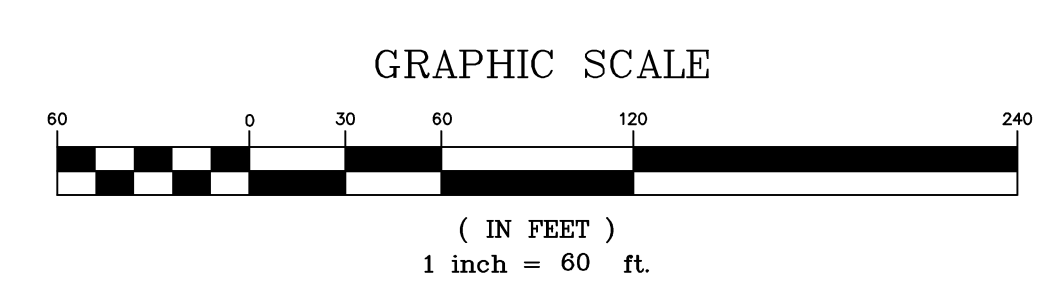


- GENERAL NOTES**
- Total Site Area = 20.952 Ac. Gross 20.250 Ac. Net (Excluding area within Sycamore Mills Road R.O.W.)
  - Total Number of Lots = 5: 1 existing and 4 proposed
  - Zoned; Site is Zoned R-1. Site is proposed to be developed as an Open Space Development
  - Minimum Lot Width 50 ft.  
Street Line 50 ft.  
Building Line 100 ft.
  - Setbacks  
Front Yard 35 ft.  
Side Yard 20 ft. Min. 50 ft. agr.  
Rear Yard 35 ft.
  - Impervious Coverage 35% Max.  
Building Coverage 15% Max.  
Building Height 35' Max.  
Open Space 50% Min.
  - Permitted Density = One (1) Lot per Two (2) Acres of Tract Area  
20.250/2 = 10 Lots Permitted, 5 Lots proposed
  - Required Open Space: 20.250 Ac. x 50% = 10.125 Ac.  
Total Open Space provided = 10.69 Ac.  
Basin and Easements = 0.31  
Adjusted Open Space = 10.38 Ac.
  - Single Family Residential Dwellings are proposed.
  - Owner: Michael & Karen McClellan  
1329 Sycamore Mills Road  
Glen Mills, PA 19342
  - There are Steep and Very Steep Slopes on this site.
  - Tax Parcel Number Tax Folio Number Deed Book and page  
19-33-049 19-00-00371-00 2785-0278  
19-33-050 19-00-00372-00 2785-0278
  - The Edgmont Township Comprehensive Plan indicates Primary and Secondary Conservation Areas on this site adjacent to the streams and very steep slopes.
  - The Edgmont Township Comprehensive Plan lists the Proposed Use for this Site as a Conservation Design Option. The site is proposed to be developed using the Open Space Development Option.
  - The Open Space including the Storm Water Management Area is to be owned and maintained by the Homeowners Association. Proposed use is passive Recreation.
  - Trees of eight (8) inches in Caliper or more shall be preserved to the maximum extent possible.
  - The proposed open space shall be deed restricted from further subdivision and shall always be used as open space.
  - The Comprehensive Recreation, Park and Open Space Plan as included in the Edgmont Township Comprehensive Plan indicates Conservation Areas on this site.
  - Elevations shown as per Aerial Methods. Topography performed by Axis Geospatial, ground control provided by G.D. Houtman & Son, Inc.
  - Improvements shown as plotted from aerial topography.
  - Soil Type shown as per the Soil Survey for Chester and Delaware Counties, Pennsylvania, Series 1959, No. 19, issued May 1963.  
Prepared by the United States Department of Agriculture  
GeC2 - Glenelg channery silt loam, 8 to 15% slopes; moderately eroded  
GeC3 - Glenelg channery silt loam, 8 to 15% slopes, severely eroded  
GNB2 - Glenville silt loam, 3 to 8% slopes, moderately eroded  
WoA - Worsham silt loam, 0 to 3% slopes
  - The Edgmont Township Comprehensive Plan list Sycamore Mills Road as a Minor Collector
  - The Edgmont Township Comprehensive Plan indicates this site contains Historic Resource #46. This building will be contained entirely on Lot #4 and is to remain.
  - Site address: 1329 Sycamore Mills Road
  - Development is to be serviced by on-site Sewage disposal systems. Systems to be installed at least 100 feet from Wells on or adjacent to the site. A 100% replacement area is to be provided.
  - Development is to be serviced with individual on-site Wells.
  - The widened portion of Sycamore Mills Road and the proposed road will be offered for dedication to the appropriate agencies.
  - A Highway Occupancy Permit (HOP) is required prior to access to Sycamore Mills Road - SR 4006.
  - All new utilities to be placed underground.
  - All Lots to have off-street parking.
  - Sewage Facilities Planning Modules or Exemption required.
  - Iron pins to be placed at all proposed Lot corners.
  - No more than one-half (1/2) of the required Open Space shall be comprised of Flood Hazard or Flood Prone area, wetlands and Very Steep Slopes.
  - The 100-Year Flood Plain is shown as per the Edgmont Township Comprehensive Plan and the following Flood Insurance Rate Maps (FIRM), prepared for Delaware County, Pennsylvania, Panels 78, 79, 86 and 87 of 250, Map Numbers 42045C0078 F, 42045C0079 F, 42045C0086 F and 42045C0087 F all with the identical Effective date of November 18, 2009.
  - This property was physically surveyed by G.D. Houtman & Son.
  - Lots 3, 4 & 5 will be equally responsible for maintenance of the common driveway. This will include, as a minimum, patching, top coating, snow removal and replacement when required.
  - Wetlands shown as per the wetlands inventory maps prepared by the US Department of the Interior.

**ZONING CHART**

Zoning: R-1 with On-site Sewer and Water to be developed as an Open Space Development

Lot area =	Required 1 Ac. Min.
Lot Width =	50' Min. at S.L. 100' Min. at B.L.
Front setback =	35' Min.
Side setback =	20' Min.
Aggregate Side yard =	50' Aggr.
Rear setback =	35' Min.
Building Coverage =	15% Max.
Imp. Coverage =	35% Max.
Building Height =	35' Max.
Open Space =	50% Min.



Note: All locations of existing utilities shown on this plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depths of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective Mar. 29, 2007

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These plans were prepared to obtain Subdivision/and Development approval from the governing municipality and to obtain a permit from state and federal agencies. If a surveyor or engineer other than G.D. Houtman & Son, Inc. is contacted to perform construction site-out services, said surveyor or engineer shall assume full responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building site area, for providing utility, profiles, and details and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

DATE	REVISION	SCALE	EXISTING CONDITIONS PLAN PROPERTY OF <b>MICHAEL McCLELLAN</b> EDGMONT TOWNSHIP DELAWARE COUNTY, PA	Sheet 1 of 1		
		1"=60'			G.D. HOUTMAN & SON, INC. CIVIL ENGINEERS-LAND SURVEYORS LAND PLANNERS 139 EAST BALTIMORE PIKE (610)995-6363 WELLS, PA 19385	MORRONI WORK SHEET 34724 153
		May 17, 2017				