LEGEND:

- PRECAUTIONARY STEEP SLOPES (15% TO 25%)
- PROHIBITIVE STEEP SLOPES (OVER 25%)
- PROPOSED PRIVATE OPEN SPACE (MANAGED BY HOA)
- DEED RESTRICTED BUFFER AREA (TO REMAIN IN PRIVATE OWNERSHIP SUBJECT TO HOA OVERSIGHT)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- STREAM LINE
- EXISTING WETLAND/TOP OF STREAM BANK LINE (A-5)
- WOODS / TREE LINE
- SHRUB / HEAVY VEGATATION LINE
- EXISTING SANITARY SEWER LINE (SA)
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE (W)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EDGE-OF-PAVING
- EXISTING CURB
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED BUILDING
- PROPOSED GRADING
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED FEATURES
- PROPOSED PAVING
- PROPOSED WALK
- PROPOSED SANITARY (SA)
- PROPOSED SANITARY LATERAL (S-LAT)
- PROPOSED WATER MAIN (W)
- PROPOSED WATER LATERAL (W-LAT)

DEED RESTRICTED BUFFER AREA SUBJECT TO HOA OVERSIGHT (HATCHED AREA) 21,889 SF (0.503 AC)

DEED RESTRICTED OPEN SPACE TO BE DEDICATED TO THE HOA (HATCHED AREA) 55,594 SF (1.276 AC)

DETAIL N.T.S.

LIMIT OF DISTURBANCE AREA 126,629 SF (2.907 AC)

PROPOSED EMERGENCY ACCESS ONLY

R-5 RESIDENTIAL

C - COMMERCIAL

R-2 RESIDENTIAL

R-3 RESIDENTIAL

VERNON ROAD

LEIPER STREET

ANDERSON STREET

ALLEN STREET

WALLINGFORD AVENUE (S.R. 3024)

PRITCHARD LANE

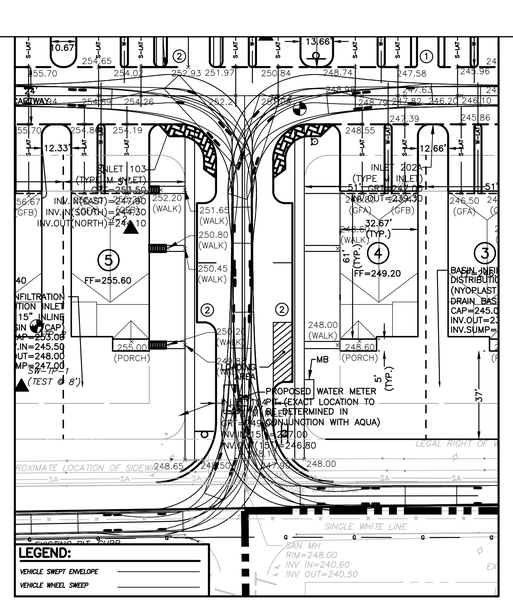
RR-2 RESIDENTIAL RUN

DENNIS LANE

S 61° 36' 09" E 400.53'

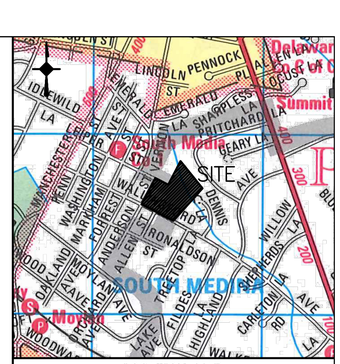
N 23° 41' 56" E 298.14'

N 61° 34' 04" W 161.39'



EMERGENCY VEHICLE ACCESS PLAN

SCALE: 1"=30'



LOCATION MAP

(SCALE: 1" = 800')

GENERAL NOTES:

1. OWNER:

   CALN NETHER CO., LP
   310 WALLINGFORD AVENUE
   MEDIA, PA 19063

   EQUITABLE OWNER/APPLICANT:

   C/O SARAH PECK
   PROGRESSIVE NEW HOMES, LLC
   FIVE GREAT VALLEY PARKWAY, SUITE 210
   MALVERN, PA 19355
   PHONE: 610-935-1100

   UPI: 3400 0280 100
   TAX PARCEL #: 34-28-193
   DEED REFERENCE: BOOK R26, PAGE 690

2. TOTAL TRACT AREA: 5.145 AC (GROSS AREA), 4.774 AC (NET AREA)
   NUMBER OF PROPOSED UNITS.....25
   PROPOSED USE.....RESIDENTIAL

3. BOUNDARY INFORMATION FROM FIELD SURVEY PERFORMED BY CHESTER VALLEY ENGINEERS, INC. IN ACCORDANCE WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY RECORD OWNER AND LIEN CERTIFICATE, FILE # 2930419, EFFECTIVE DATE: 6/18 2009, DEEDS OF RECORD AND THE FOLLOWING PLANS:

   A) GIRARD CONSTRUCTION CO., DATED MAY 20, 1952, REVISED MARCH 16, 1955, BY DAMON AND FOSTER. (DAMON AND FOSTER PLAN No. 2249)

   B) PLAN OF PROPERTY FOR EDWIN C. PRICHARD DATED NOVEMBER 25, 1952, LAST REVISED OCTOBER 27, 1954. BY DAMON AND FOSTER. (DAMON AND FOSTER PLAN No. 1866)

   C) PLAN OF LOTS MARY A. WEST, DATED JUNE 13, 1978, LAST REVISED JULY 20, 1983, BY H. GILROY DAMON ASSOCIATES, INC. (DAMON ASSOCIATES PLAN No. 3523)

4. ELEVATIONS BASED ON APPROXIMATE NGVD 1929 AS INTERPOLATED FROM USGS MEDIA QUADRANGLE SHEET.

5. STEEP SLOPES CALCULATED BY CHESTER VALLEY ENGINEERS, INC. BASED ON 2-FOOT CONTOUR INTERVALS DEVELOPED FROM FIELD SURVEY ELEVATIONS.

6. WETLAND FLAGS DELINEATED ON THE GROUND BY CLEMYS ENVIRONMENTAL, CHADD FORD, PA, AND FIELD LOCATED BY CHESTER VALLEY ENGINEERS, INC.

7. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR DELAWARE COUNTY, PA. MAP No.42045C0092F, PANEL 92 OF 250, DATED NOVEMBER 18, 2009.

8. SOILS CLASSIFICATION FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY IN NOVEMBER, 2018.

9. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND OF THE TOWNSHIP OF NETHER PROVIDENCE ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.

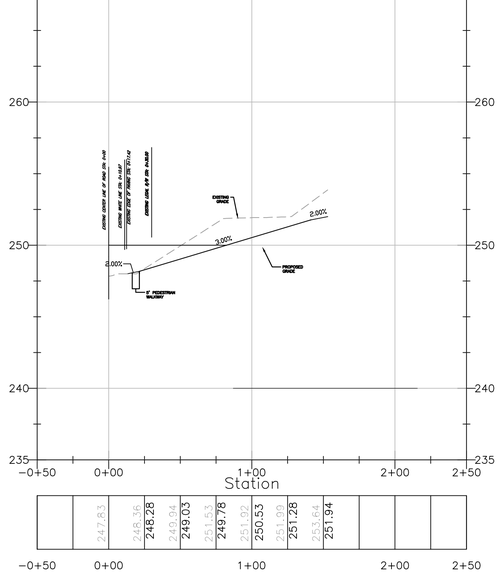
10. THE CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH ACTS 287, 172 AND 38 (AND ALL OTHER APPLICABLE AMENDMENTS), AS WELL AS CONFORM TO ALL APPLICABLE REGULATIONS OF SAID ACTS.

11. THE ENTIRE SITE DRAINS TO VERNON RUN AND HAS THE DESIGNATED USE OF TROUT STOCK FISHERY (TSF) BY THE COMMONWEALTH OF PENNSYLVANIA.

12. PLAN BASED ON "SKETCH PLAN C- REVISION 3".

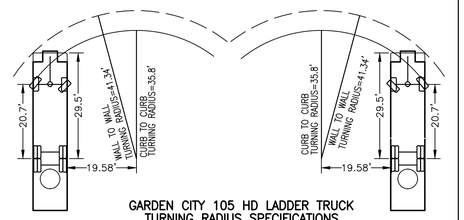
SOIL IDENTIFICATION:

SYMBOL	DESCRIPTION:	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	6"-36"	60"-99"
Me	MADE LAND SCHIST AND GNEISS MATERIALS	C	60"	40"-72"



PROFILE: PROPOSED ROADWAY "A"

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



GARDEN CITY 105 HD LADDER TRUCK
TURNING RADIUS SPECIFICATIONS

PENNSYLVANIA ONE CALL

(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., AND NOTIFY THE STAFF OF WORK, (TELEPHONE) (800) 242-1776)

TAX PARCEL No.'s 34-00-02801-00 & 34-00-02802-00

UNDERGROUND UTILITY USERS

COMCAST CABLE COMMUNICATIONS
1004 WINNERSTOWN BLVD
DOWNINGTOWN, PA 19335
CONTACT: LEE MCGARRITY
EMAIL: lee_mcgarrity@cable.comcast.com

PECO ENERGY
1520 W 6TH AVE
KING OF PRUSSIA, PA 19406
CONTACT: WAYNE VINCENT
EMAIL:wvincent@stoas.net

VERIZON PENNSYLVANIA INC
6TH FLOOR
900 RACE STREET
PHILADELPHIA, PA 19107
CONTACT: SUZETTE WALKER
EMAIL:
suzette.a.walker@verizon.com

CENTRAL DELAWARE COUNTY AUTHORITY
2129 UNITY TERRACE
RUTLEDGE, PA 19070
PHONE: 610-544-9344
EMAIL: cdca@crozfiber.com

NETHER PROVIDENCE TOWNSHIP
213 STATE LINE
WALLINGFORD, PA 19086
PHILADELPHIA, PA 19107
CONTACT: GARY CUMMINGS
PHONE: 610-566-4516

AQUA-PENNSYLVANIA WATER COMPANY
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
CONTACT: STEVE PIZZI

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20183162793

Notice:
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GRAPHIC SCALE 1" = 40'

0 40 80 120

REV No.	DATE	DESCRIPTION

PCSM GRADING PLAN

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLANS FOR VERNON WALK

TOWNSHIP OF NETHER PROVIDENCE — DELAWARE COUNTY, PA

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

DATE:	SEPTEMBER 23, 2018
SCALE:	AS SHOWN
SURVEY:	CEI
DRAWN:	MDC
CHECKED:	VK
DRAWING NO.	201880-1(C)

SHEET: 3 OF: 9