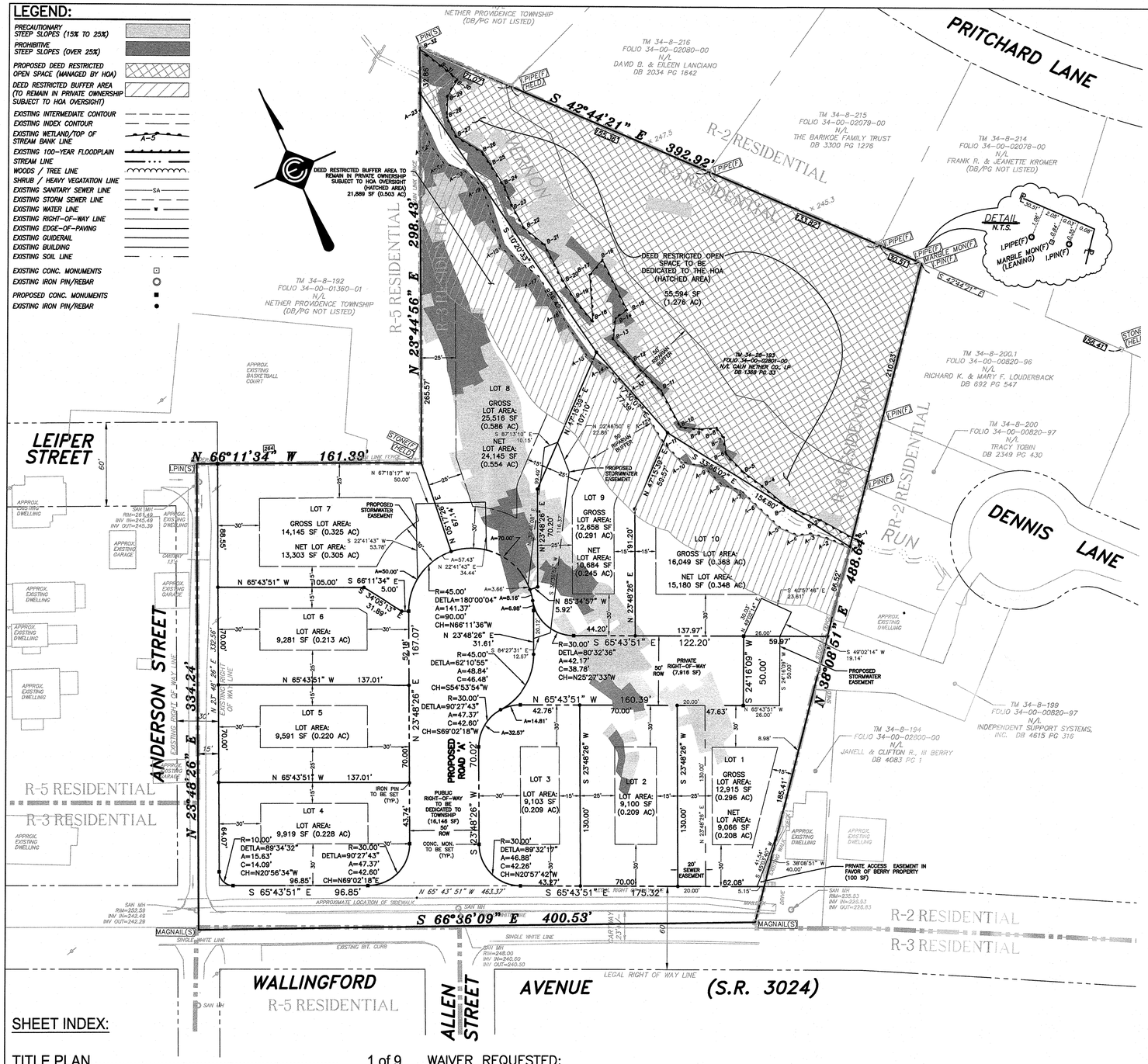
LEGEND:

- PRECAUTIONARY STEEP SLOPES (15% TO 25%)
- PROHIBITIVE STEEP SLOPES (OVER 25%)
- PROPOSED DEED RESTRICTED OPEN SPACE (MANAGED BY HOA)
- DEED RESTRICTED BUFFER AREA (TO REMAIN IN PRIVATE OWNERSHIP SUBJECT TO HOA OVERSIGHT)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WETLAND/TOP OF STREAM BANK LINE
- EXISTING 100-YEAR FLOODPLAIN
- STREAM LINE
- WOODS / TREE LINE
- SHRUB / HEAVY VEGATATION LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EDGE-OF-PAVING
- EXISTING GUIDERAIL
- EXISTING BUILDING
- EXISTING SOIL LINE
- EXISTING CONC. MONUMENTS
- EXISTING IRON PIN/REBAR
- PROPOSED CONC. MONUMENTS
- EXISTING IRON PIN/REBAR



SHEET INDEX:

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WAIVER REQUESTED:

	REQUIREMENT:	REQUEST:
SALDO CHAPTER 289 SECTION 289-7C.(1)	RIGHT-OF-WAY AND PAVED WIDTH OF ROADWAY.	RELIEF TO ALLOW THE PAVED WIDTH OF ANDERSON STREET TO REMAIN.
SALDO CHAPTER 289 SECTION 289-20(D)(1).	LANDSCAPING – IMPERVIOUS SURFACE COVERAGE, VEGETATION DISTURBANCE AND REPLACEMENT.	PARTIAL RELIEF TO ALLOW THE NUMBER OF REPLACEMENT TREES CALCULATED BY THE SHADE TREE COMMISSION TO ENCOMPASS REPLACEMENT TREES OTHERWISE REQUIRED FOR IMPERVIOUS COVERAGE.
SALDO CHAPTER 289 SECTION 289-20(C)(4)(a).	LANDSCAPING – STREET TREES	PARTIAL RELIEF TO PERMIT 2" CALIPER TREE TO BE PLANTED, PER SHADE TREE COMMISSION.
SALDO CHAPTER 289 SECTION 289-20(D)(5)(a)(2)[a].	LANDSCAPING – IMPERVIOUS SURFACE COVERAGE, VEGETATION DISTURBANCE AND REPLACEMENT	PARTIAL RELIEF TO ALLOW THE SUBSTITUTION OF SHUBS FOR A CERTAIN NUMBER OF REPLACEMENT TREES, PER SHADE TREE COMMISSION

IMPERVIOUS AREA CALCULATION:

LOT 1 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	711 SF.
PROPOSED WALK	=	160 SF.
LOT 1 IMPERVIOUS AREA	=	2,717 SF.
LOT 2 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	621 SF.
PROPOSED WALK	=	160 SF.
LOT 2 IMPERVIOUS AREA	=	2,627 SF.
LOT 3 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	741 SF.
PROPOSED WALK	=	48 SF.
LOT 3 IMPERVIOUS AREA	=	2,635 SF.
LOT 4 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*2,024 SF.
PROPOSED DRIVEWAY	=	641 SF.
PROPOSED WALK	=	36 SF.
LOT 4 IMPERVIOUS AREA	=	2,701 SF.
LOT 5 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	643 SF.
PROPOSED WALK	=	160 SF.
LOT 5 IMPERVIOUS AREA	=	2,649 SF.
LOT 6 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	840 SF.
PROPOSED WALK	=	160 SF.
LOT 6 IMPERVIOUS AREA	=	2,846 SF.
LOT 7 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	827 SF.
PROPOSED WALK	=	160 SF.
LOT 7 IMPERVIOUS AREA	=	2,833 SF.
LOT 8 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	668 SF.
PROPOSED WALK	=	160 SF.
LOT 8 IMPERVIOUS AREA	=	2,674 SF.
LOT 9 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,846 SF.
PROPOSED DRIVEWAY	=	622 SF.
PROPOSED WALK	=	160 SF.
LOT 9 IMPERVIOUS AREA	=	2,628 SF.
LOT 10 PROPOSED IMPERVIOUS AREA		
PROPOSED BUILDING	=	*1,703 SF.
PROPOSED DRIVEWAY	=	611 SF.
PROPOSED WALK	=	36 SF.
LOT 10 IMPERVIOUS AREA	=	2,350 SF.

* AN ADDITIONAL 300 SF HAS BEEN ADDED FOR FUTURE BUILDING ADDITIONS/IMPERVIOUS AREAS.

ZONING – R-3 RESIDENTIAL DISTRICT

DESCRIPTION	REQUIRED	EXISTING TM# 34-28-193	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	9,000 SF (0.207 AC)	207,954 SF (4.774 AC)	9,066 SF (0.208 AC)	9,100 SF (0.209 SF)
MINIMUM LOT WIDTH AT ROW LINE	70 FT (MIN)	392 FT (MIN)	97.63 FT (47.63 + 50.00)	70 FT
MINIMUM FRONT YARD	30 FT (MIN)	50 FT (MIN)	31 FT	31 FT
MINIMUM SIDE YARD	15 FT (MIN)	40 FT (MIN)	16 FT	16 FT
MINIMUM SIDE YARD (AGGREGATE)	40 FT (MIN)	40 FT (MIN)	42 FT	42 FT
MINIMUM REAR YARD	25 FT (MIN)	40 FT (MIN)	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	40% (MAX)	1.84% (3,823 SF)	29.97% (2,717 SF)	28.87% (2,627 SF)
MAXIMUM BUILDING COVERAGE	30% (MAX)	0%	17.05% (1,546 SF)	16.99% (1,546 SF)

DESCRIPTION	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6
MINIMUM LOT AREA	9,103 SF (0.209 AC)	9,919 SF (0.228 AC)	9,591 SF (0.220 AC)	9,281 SF (0.213 AC)
MINIMUM LOT WIDTH AT ROW LINE	73 FT	74 FT	70 FT	70 FT
MINIMUM FRONT YARD	30 FT	30.5 FT	33 FT	33 FT
MINIMUM SIDE YARD	15 FT	15.5 FT	16 FT	16 FT
MINIMUM SIDE YARD (AGGREGATE)	N/A	N/A	42 FT	42 FT
MINIMUM REAR YARD	N/A	N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	28.94% (2,635 SF)	27.23% (2,701 SF)	27.62% (2,649 SF)	28.49% (2,646 SF)
MAXIMUM BUILDING COVERAGE	16.98% (1,546 SF)	17.38% (1,724 SF)	16.12% (1,546 SF)	16.65% (1,546 SF)

DESCRIPTION	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9	PROPOSED LOT 10
MINIMUM LOT AREA	13,303 SF (0.305 AC)	24,145 SF (0.554 AC)	10,684 SF (0.245 AC)	15,180 SF (0.348 AC)
MINIMUM LOT WIDTH AT ROW LINE	88.6 FT	70 FT	94.52 FT	138 FT
MINIMUM FRONT YARD	43.9 FT	32.8 FT	31 FT	30 FT
MINIMUM SIDE YARD	16 FT	17.5 FT	16 FT	15 FT
MINIMUM SIDE YARD (AGGREGATE)	60.9 FT	45 FT	42 FT	101 FT
MINIMUM REAR YARD	N/A	82 FT	71 FT	62 FT
MAXIMUM IMPERVIOUS COVERAGE	21.30% (2,833 SF)	11.07% (2,674 SF)	24.60% (2,628 SF)	15.48% (2,350 SF)
MAXIMUM BUILDING COVERAGE	11.62% (1,546 SF)	6.40% (1,546 SF)	14.47% (1,546 SF)	9.24 (1,403 SF)

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 (LOT AREA)
   NUMBER OF PROPOSED LOTS.....10
   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.

RIPARIAN BUFFER NOTE:

THERE SHALL BE A FIFTY (50) FOOT RIPARIAN BUFFER ON EITHER SIDE OF VERNON RUN. PERMITTED USES WITHIN THE RIPARIAN BUFFER ARE RECREATIONAL TRAILS, UTILITY RIGHT-OF-WAY, BRIDGES AND OTHER USES SUBJECT TO MUNICIPAL APPROVAL. THE DEVELOPER SHALL EVALUATE THE CONDITION OF THE RIPARIAN BUFFER AND REMOVE ANY NON-DESIRABLE DEBRIS OR DELETERIOUS MATERIALS.

PRIVATE RIGHT-OF-WAY NOTE:

THE PRIVATE RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

STATEMENT OF COMPLIANCE (APPLICANT):

I ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED STORMWATER MANAGEMENT SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR TOWNSHIP (AS APPLICABLE) FOR DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

(APPLICANT) (DATE)

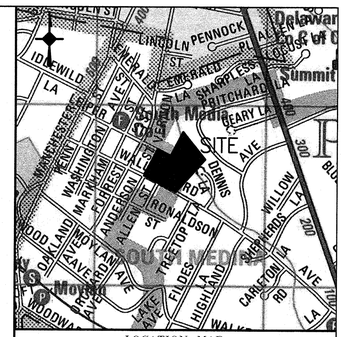
ORDINANCE CONFORMITY CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLANS SHOWN AND DESCRIBED HEREON ARE IN CONFORMITY WITH ENGINEERING, ZONING, SUBDIVISION, BUILDING, SANITATION, AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS AND, IF THEY ARE NOT SO CONFORMING, THE REASONS FOR REQUESTING AN EXCEPTION. PROPOSED ZONING CHANGES SHALL NOTE THE SUGGESTED LOCATIONS OF BUILDINGS IN CONNECTION THEREWITH.

(VICTOR KELLY, JR., PE) (DATE)

REQUIRED PERMITS/APPROVALS:

AGENCY:	PERMIT/APPROVAL	STATUS:
NETHER PROVIDENCE PLANNING COMMISSION	PRELIMINARY PLAN APPROVAL	PENDING
SHADE TREE COMMISSION	RECOMMENDATIONS	RECEIVED
FIRE MARSHALL	APPROVAL	PENDING
PENNDOT	HOP PERMIT	PENDING
DELAWARE COUNTY CONSERVATION DISTRICT	NPDES PERMIT	PENDING
PADEP	SEWAGE FACILITY PLANNING MODULE OR EXEMPTION	PENDING
DELAWARE COUNTY PLANNING COMMISSION	RECOMMENDATIONS	RECEIVED
NETHER PROVIDENCE TOWNSHIP SOLICITOR	REVIEW OF HOA DOCUMENTS	PENDING



LOCATION MAP
(SCALE: 1" = 800')

COMMONWEALTH OF PENNSYLVANIA COUNTY OF DELAWARE

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SARAH PECK, RESPONSIBLE OFFICIAL FROM PROGRESSIVE NEW HOMES, LLC, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREON WAS MADE AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED.

(SARAH PECK)

SWORN TO AND SUBSCRIBED BEFORE ME THIS_____ DAY OF_____ 20____.

(NOTARY PUBLIC)

APPROVED BY THE BOARD OF COMMISSIONERS THE TOWNSHIP OF NETHER PROVIDENCE, DELAWARE COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

(PRESIDENT)

(VICE PRESIDENT)

(COMMISSIONER)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF NETHER PROVIDENCE, DELAWARE COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

(CHAIRMAN)

REVIEWED BY THE TOWNSHIP ENGINEER OF NETHER PROVIDENCE TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

(TOWNSHIP ENGINEER)

THIS PLAN WAS REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION ON THIS_____ DAY OF_____, 20____.

CCPC FILE NUMBER:_____

(EXECUTIVE DIRECTOR) (DATE)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA, IN PLAN BOOK_____, PAGE_____, ON THIS_____ DAY OF_____, 20____.

(DEPUTY RECORDER OF DEEDS)

PENNSYLVANIA ONE CALL

(PURSUANT TO ACT 287, 173, 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 LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

UPI No. 3400-0280-0100
TAX PARCEL No. 34-28-193

UNDERGROUND UTILITY USERS

CHESTER WATER AUTHORITY, 415 WELSH STREET, CHESTER, PA 19013, PHONE: 1-800-783-3323
COMCAST CABLE COMMUNICATIONS, 1004 CONCHESTONE BLVD, CONNSHOHOCKEN, PA 19335, CONTACT: LEE MCGARRITY, EMAIL: lee_mcgarrity@cable.comcast.com
PECO ENERGY, 1034 W 9TH AVE, KING OF PRUSSIA, PA, 19406, CONTACT: WAYNE VINCENT, EMAIL:wvincent@exaus.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, 2100 SPRINGFIELD ROAD, CLIFTON HEIGHTS, PA 19018, PHONE: 610-449-2214, EMAIL: cdca@rcnettech.com
NETHER PROVIDENCE TOWNSHIP, 214 EVANS LANE, WALLINGFORD, PA 19086, PHILADELPHIA, PA 19107, 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

GRAPHIC SCALE 1" = 40'
0 40 80 120

REV No.	DATE	DESCRIPTION
2	2/19/19	REV. PER TWP. ENG. COMMENTS DATED 1/25/19
1	1/11/19	REV. PER TWP. ENG. COMMENTS DATED 12/3/18

Notice
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL VICTOR A. KELLY, JR. ENGINEER No. 041908

TITLE PLAN

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLANS FOR

PROGRESSIVE NEW HOMES, LLC

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
COMENG@CEI-1.COM

DATE:	NOVEMBER 8, 2018
SCALE:	AS SHOWN
SURVEY:	CEI
DRAWN:	MJC
CHECKED:	VK
DRAWING NO.	201880-1(C)

SHEET: 1 OF: 9