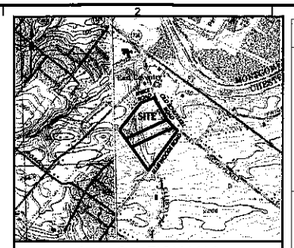
SITE PLAN NOTES

1. BOUNDARY AND PARTIAL TOPOGRAPHIC INFORMATION SHOWN BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DURING SEPTEMBER, 2014. FIELD SURVEY AREAS INCLUDED: NORTHERN PARCEL TMP 18-1-108.1 DEVELOPMENT AREA, ROADWAYS AND TOP OF BANK FLACS.
2. FULL SITE TOPOGRAPHY FROM AERIAL MAPPING PREPARED BY PROMAPS AERIAL PHOTOGRAPHY. AREAS DENOTED AS OBSCURED BY DENSE VEGETATION MAY NOT CONFORM TO NATIONAL MAP ACCURACY STANDARDS.
3. MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, ZONE SOUTH, NAD 83. VERTICAL DATUM IS BASED ON NAVD 88.
4. BASED ON FEMA FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY PANEL NO. 42029C0220F, EFFECTIVE DATE SEPTEMBER 29, 2006, FOR CHESTER COUNTY, PENNSYLVANIA, THE SUBJECT PROPERTY PARTIALLY LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO THE INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD.
5. SUBJECT PROPERTY CONSISTS OF TAX PARCEL NUMBERS, 18-1-108 & 18-1-108.1.
6. ALL UTILITIES SERVICING THE PROPOSED SITE ARE TO BE PLACED UNDERGROUND.
7. ALL TRAFFIC SIGNS SHALL MEET THE REQUIREMENTS OF TITLE 67 OF THE PA CODE, CHAPTER 201, "TRAFFIC AND ENGINEERING STUDIES."
8. PROPOSED DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY PENNSYLVANIA AMERICAN WATER, AND EAST COVENTRY TOWNSHIP, RESPECTIVELY. PECO WILL PROVIDE ELECTRIC FOR THE DEVELOPMENT.
9. BUILDINGS, DRIVEWAYS, GRADING, AND OTHER PROPOSED FEATURES ON PROPOSED STREET ARE SUBJECT TO CHANGE UPON BUILDING DEPARTMENT PERMIT APPLICATION. THE PLAN SHALL ILLUSTRATE DETAILED LOT LAYOUTS, ARCHITECTURAL PLANS, AND GRADING.
10. EAST COVENTRY TOWNSHIP SHALL HAVE THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
11. PRIOR TO THE END OF THE MAINTENANCE PERIOD THE DEVELOPER SHALL HAVE THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
12. PROPOSED PRIVATE ROAD A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. TRASH COLLECTION WILL OCCUR VIA CURBSIDE PICKUP.
15. DRIVEWAY ENTRANCES FOR RESIDENCES SHALL HAVE A DEPRESSED CURB.
16. NO STRUCTURES, LANDSCAPING, FENCING, ETC. SHALL BE PERMITTED IN ANY STORMWATER OR UTILITY EASEMENT.
17. TMP# 18-1-108 & 18-1-108.1 ARE NOT PROPOSED TO BE SUBDIVIDED AND THEREFORE HAVE NO ADDITIONAL LOTS. THE 160 RESIDENTIAL UNITS PROPOSED ON TMP# 18-1-108.1 ARE NOT PROPOSED AS FEE SIMPLE.
18. A SANITARY SEWER EASEMENT, ESTABLISHED BY AGREEMENT DATED JANUARY 28, 2004, RECORDED IN DEED BOOK 5069, PAGE 442, AND ASSIGNED TO EAST COVENTRY TOWNSHIP BY AGREEMENT DATED JULY 30, 2007, RECORDED IN DEED BOOK 7574, PAGE 1560, IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THE AFOREMENTIONED AGREEMENTS.
19. THIS PLAN WAS PREPARED TO BE CONSISTENT WITH THE EAST COVENTRY TOWNSHIP COMPREHENSIVE PLAN.



SITE LOCATION MAP
1"=2,000'
REFERENCE: USGS MAP POTTSTOWN (DATE:2001);
USGS MAP PHOENIXVILLE (DATE:1984)

EAST COVENTRY TOWNSHIP ZONING TABLE

ZONING DISTRICT: R-3 RESIDENTIAL DISTRICT - OPEN SPACE OPTION

	ITEM	PERMITTED/REQUIRED	PROPOSED
SITE	Land Use:	Single-Family Attached	Single-Family Attached
	Tract Area		
	Gross Tract Area:	30 AC.	35.429 AC.
	Net Tract Area:	N/A	28.489 AC.
	Min. Open Space per Gross Tract Area:	65%	75.0%
	Min. Park, Recreation, and Open Space Area:	0.07 AC. per Bldg Lot = 5.6 AC.	6.677 AC.
	Max. Density per Net Acre:	3.0	2.81
	Max. Lot or Site Impervious Coverage:	70%	13.4%
	Min. Lot Width Interior Unit:	20 FT	20 FT
	Min. Lot Width End Unit:	32.5 FT	32.5 FT
	Min. Net Lot Area Interior Unit:	2,000 SF.	2,193 SF.
	Min. Net Lot Area End Unit:	3,200 SF.	3,653 SF.
	Min./Max. Number of Attached Units:	3 / 6	4 / 6
BUILDING	Setbacks		
	Min. Boundary:	40 FT	40 FT
	Min. Front Yard:	38 FT	38 FT
	Min. Side Yard (End Unit):	12.5 FT	12.5 FT
	Min. Rear Yard:	25 FT	25 FT
	Max. Building Height:	35 FT	35 FT
	Max. Lot or Site Building Coverage:	45%	4.6%
PARKING	Parking:		
	On-Street Parking Spaces:	2 per Unit (160 Spaces)	160 Spaces
	Visitor Parking Spaces:	0.75 per Unit (60 Spaces)	60 Spaces

NET LOT AREA CALCULATION

Old Schuylkill Road ROW Area A (TMP# 18-01-108.1)	9,656 SF.	0.226 AC.
Old Schuylkill Road ROW Area B (TMP# 18-01-108)	1,976 SF.	0.045 AC.
Ellis Woods Road ROW (TMP# 18-01-108)	19,672 SF.	0.45 AC.
Right-Of-Way Dedication	31,454 SF.	0.722 AC.
Existing Utility Easements		
Proposed Easements		
Stormwater Management Areas		
Calculated 100-Year Floodplain Area		
Prohibitive Slopes		
Areas Listed Above(1)	270,860 SF.	6.218 AC.
Gross Tract Area	1,543,301 SF.	35.429 AC.
Total Areas Listed Above	302,314 SF.	6.94 AC.
Total Net Tract Area	1,240,987 SF.	28.489 AC.

LEGEND

SITE SYMBOLS: CURB LINE; BUILDING SETBACK; PROPOSED EASEMENT LINE; EXISTING EASEMENT LINE; PROPOSED BUILDING LINE; RIGHT-OF-WAY LINE; CONCRETE MONUMENT TO BE SET; POST AND RAIL FENCE; OPEN SPACE BOUNDARY; RETAINING WALL; OPEN SPACE AREA; CALCULATED 100-YR FLOODPLAIN; BASIN EMERGENCY SPILLWAY

GRADING SYMBOLS: EXISTING CONTOUR; EXISTING SPOT ELEVATION; STEEP SLOPES (15% TO 25%); PROHIBITIVE SLOPES (25%+); PROPOSED CONTOUR; PROPOSED SPOT ELEVATION

SOILS SYMBOLS: SOILS BOUNDARY; SOIL TYPE

UTILITY SYMBOLS: EXISTING WATER MAIN; EXISTING OVERHEAD ELECTRIC; EXISTING UNDERGROUND GAS PIPELINE; PROPOSED STORM SEWER; PROPOSED SANITARY SEWER; PROPOSED WATER MAIN; PROPOSED TELEPHONE, ELECTRIC, GAS AND COMMUNICATIONS; EXISTING ELECTRIC POLE; PROPOSED SANITARY SEWER MANHOLE; PROPOSED YARD INLET; PROPOSED CURB INLET; PROPOSED HEADWALL

PHYSICAL FEATURES NOTE:
THE FOLLOWING ITEMS DO NOT EXIST WITHIN THE PROJECT AREA AND WITHIN THE SPECIFIED DISTANCE FROM ALL PROPERTY BOUNDARIES:
304.3.A.(7) EXLON'S EXCLUSIONARY ZONE
304.3.A.(15) RAILROADS
304.3.A.(15) AQUEDUCTS
304.3.A.(28) ROCK OUTCROPS
304.3.A.(18) PERMIT FROM ARMY CORPS ENGINEER OR DEP
304.3.A.(19) TEST PITS/ON LOT SEWAGE DISPOSAL
304.3.A.(20) PROPOSED INDIVIDUAL OR COMMUNITY WELL
304.3.A.(21) NO ADOPTED LOCAL PLAN
304.3.A.(22) HISTORIC RESOURCES

LINE	BEARING	LENGTH
L1	S87°25'45"W	13.58'
L2	N28°53'21"W	28.37'
L3	N57°37'42"E	13.53'
L4	N28°53'21"W	131.33'
L5	N28°53'21"W	22.22'
L7	N53°38'23"W	58.03'
L8	S37°22'42"W	14.45'
L9	N53°38'23"W	41.36'
L10	S53°38'23"W	52.65'

LINE	BEARING	LENGTH
L11	N28°53'21"W	26.34'
L12	N53°35'23"W	36.19'
L14	N54°24'18"W	64.54'
L15	N35°35'42"E	13.50'
L16	N54°24'18"W	48.52'
L17	N54°24'18"W	18.64'
L19	N53°38'23"W	14.45'
L20	N35°44'57"W	14.09'

LINE	BEARING	LENGTH
L21	N37°37'37"E	170.67'
L23	N35°56'54"E	148.78'
L24	N34°14'41"E	688.84'
L26	N35°35'42"E	159.26'
L27	N35°35'42"E	184.28'
L30	N36°14'41"E	88.80'
L31	N35°56'54"E	148.73'
L33	N37°37'37"E	174.71'

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	517.02'	222.89'	24°42'02"	N41°14'22"W	221.17'
C2	530.02'	228.71'	24°42'02"	N41°14'22"W	226.94'
C3	3017.02'	42.93'	0°48'50"	N53°59'50"W	42.93'
C4	3030.02'	43.12'	0°48'50"	N53°59'50"W	43.12'
C5	4970.00'	141.82'	1°38'08"	N36°44'57"E	141.81'
C6	7970.00'	90.37'	0°38'59"	N35°55'12"E	90.37'
C7	35.00'	54.98'	90°00'00"	N89°24'18"W	49.50'
C8	7853.50'	90.52'	0°38'59"	N35°55'12"E	90.52'
C9	4983.50'	142.20'	1°38'08"	N36°44'57"E	142.20'

LINE AND CURVE TABLES FOR RIGHT-OF-WAY DEDICATION

OWNER'S CERTIFICATE

ON THIS, THE _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED:

(NAME OF OWNER)

WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND SAID HE ACKNOWLEDGED THE SAME TO BE HIS AND DESIRED THE SAME BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

_____ MY COMMISSION EXPIRES _____

(NOTARY PUBLIC OR OTHER OFFICER)

SURVEYOR'S CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAN; THE ALL AREAS OFFERED FOR DEDICATION TO EAST COVENTRY TOWNSHIP HEREIN ARE DEDICATED AS SHOWN ON THIS PLAN AND NOT RESERVED DESIGNATED, BY REPORT DEDICATED TO PUBLIC USE.

_____

_____

_____

APPROVAL CERTIFICATE BY THE BOARD OF SUPERVISORS
APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST COVENTRY TOWNSHIP THIS _____ DAY OF _____

_____ (CHAIRMAN)

_____ (VICE-CHAIRMAN)

_____ (MEMBER)

CHESTER COUNTY PLANNING COMMISSION
REVIEWED:
BY CHESTER COUNTY PLANNING COMMISSION.

_____
PLANNER DATE

RECORDING CERTIFICATE:

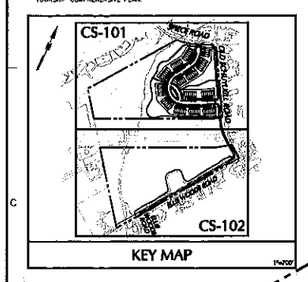
PROFESSIONAL ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS IS A TRUE AND ACCURATE PLAN COMPLETED BY ME ON _____

_____
JASON ENGELHARDT
PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

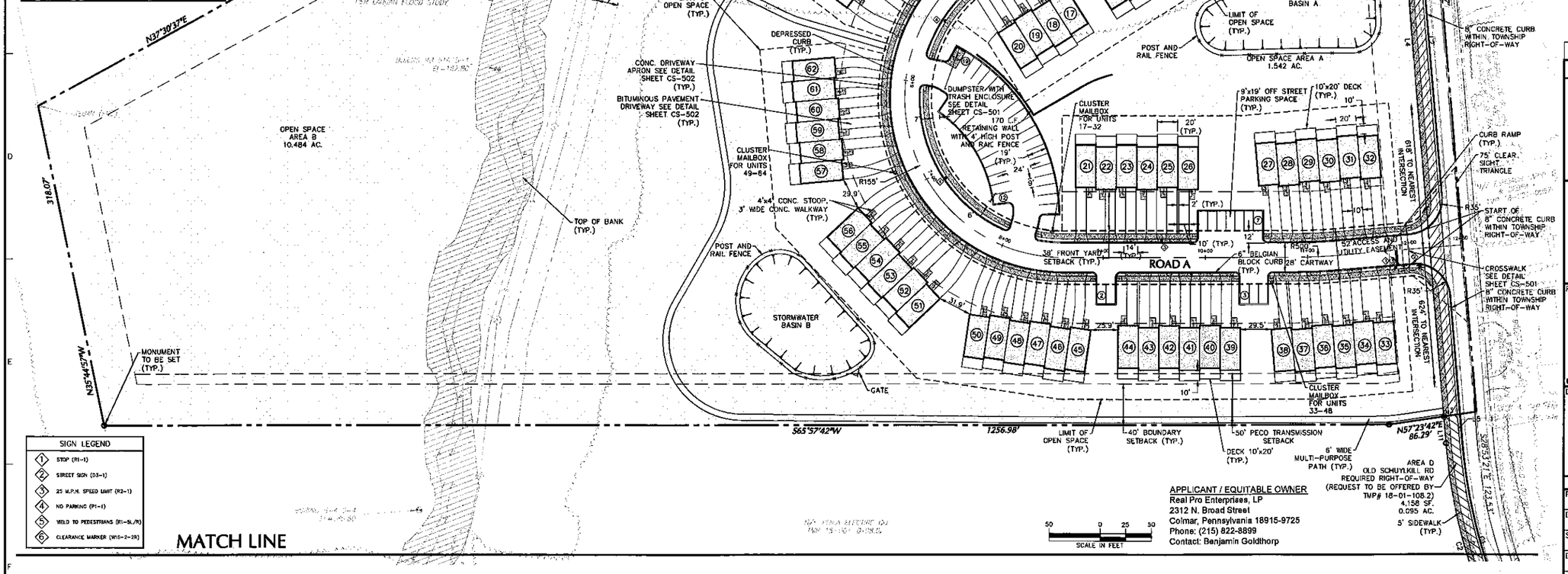
PROFESSIONAL LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO REAL PRO ENTERPRISES, PL, AND TO THE TOWNSHIP OF EAST COVENTRY, THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

THAT THE BOUNDARY INFORMATION SHOWN HEREON ACCURATELY REPRESENTS THE BOUNDARIES OF THE PROPERTY SHOWN, BASED ON A SURVEY SHOWN ON THIS PLAN PERFORMED IN FEBRUARY 2014 IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF THE PROFESSIONAL LAND SURVEYORS MANUAL OF PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA", AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT THE PERMANENT MONUMENTS ARE SEEN FOUND AS SHOWN, OR WILL BE SET IN SUCH PROPER LOCATION AS SHOWN ON THIS PLAN UPON COMPLETION OF SITE CONSTRUCTION, AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST AS SHOWN HEREIN.

_____
JASON ENGELHARDT
PROFESSIONAL LAND SURVEYOR PA Lic. No. PE-057145-E



KEY MAP
1"=700'



SIGN LEGEND

1. STOP (R1-1)
2. STREET SIGN (D3-1)
3. 25 M.P.H. SPEED LIMIT (R2-1)
4. NO PARKING (P1-1)
5. YIELD TO PEDESTRIANS (R1-5L/R)
6. CLEARANCE MARKER (W16-2-29)

APPLICANT / EQUITABLE OWNER
Real Pro Enterprises, LP
2312 N. Broad Street
Colmar, Pennsylvania 18915-9725
Phone: (215) 822-8899
Contact: Benjamin Goldthorp

Date	Description	No.

REVISIONS

REGISTERED PROFESSIONAL ENGINEER JASON SCOTT ENGELHARDT PENNSYLVANIA

JASON ENGELHARDT
PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

LANGAN
One West Broad Street, Suite 200, Bethlehem, PA 18018
T: 610.984.8500 F: 610.984.8501 www.langan.com
NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO VIRGINIA WASHINGTON DC FLORIDA NORTH DAKOTA CALIFORNIA
ABU DHABI ATHENS DOHA DUBAI ISTANBUL
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Eurotecnica Langan an Langan

Project
WHISPERING WOODS
TMP# 18-1-108 & TMP# 18-1-108.1
EAST COVENTRY TOWNSHIP
CHESTER COUNTY PENNSYLVANIA

Drawing Title
SITE PLAN

PRELIMINARY PLAN

Project No. 240034901	Drawing No.
Date 11-26-14	CS-101
Scale 1"=50'	
Drawn By JDM / Checked By JE	Sheet 6 of 33

PROJECT No. 240034901
SUBMISSION DATE: NOVEMBER 26, 2014
LANGAN

Filename: \\langan.com\data\HK\240034901\Cadd\Data - 240034901\Sheet Files\240034901-CS101-CS101.dwg Date: 11/25/2014 Time: 18:17 User: jhoenighoff Style Table: Langan.stb Layout: CS-101