NEIGHBORHOOD COMMERCIAL DISTRICT (N - C)

HENRY C. & LAURA SUSAN WACHSMUTH
DB Y36 PG. 397
RD 1 BOX 268
CHESTER SPRINGS, PA 19425

CARL J. & EMMA SCHAUBER
DB A29 PG. 131
270 ALBORN LANE RD 1
CHESTER SPRINGS, PA 19425

30' COMMON ACCESS / UTILITY EASEMENT LOTS 2 & 3.

30' COMMON ACCESS / UTILITY EASEMENT LOTS 1 & 2.

BERM
ALONG PROPERTY LINE (4' HIGH)
(LOTS 1, 2, 3)

LOTS 1 & 2 — CARL & EMMA SCHAUBER

& SWALE 9' OFF PROPERTY LINE - CONT. — PROPERTY LINE — TOP BERM (VARIES) — 3:1 — 2:1 — 1' DEEP — 1.5 WIDE SWALE — GRADE (VARIES)

1 DETAIL OF SWALE
SCALE : 1"=10'

LOCATION MAP
SCALE : 1" = 2000'

REVISIONS
1 REV. 1-30
REV. FOR COMMENTS OF THE BOROUGH ENG.

NEIGHBORHOOD COMMERCIAL DISTRICT (N-C)

50' FIRE & EMERGENCY ACCESS & UTILITY EASEMENT

3.79 AC.
165,010 S.F.
VALLEY INVESTMENTS GROUP VII, PARTNERSHIP
750 SPRINGDALE DRIVE
EXTON, PA 19341

ROAD TO BE CONSTRUCTED WITH LOT 4 IMPROVEMENTS

60' DRAINAGE EASEMENT

1.16 AC.
50,531 S.F.

1.20 AC.
55,090 S.F.

1.854 AC.
80,764 S.F.

PROPOSED ONE STORY BUILDING
10,000 TOTAL S.F.
MODULE - 2 5,000 S.F.
MODULE - 1 5,000 S.F.

GENERAL WARREN BOULEVARD (LOCAL PRIMARY STREET)

R = 465.00'
A = 146.00'
Δ = 17 44' 36"
CHD. = N 33 21' 60" W
143.43'

4.17 AC.
181,767 S.F.
VALLEY INVESTMENTS GROUP VII, PARTNERSHIP
750 SPRINGDALE DRIVE EXTON, PA 19341

4.22 AC.
183,687 S.F.
VALLEY INVESTMENTS GROUP VII, PARTNERSHIP
750 SPRINGDALE DRIVE EXTON, PA 19341

6.28 AC.
298,946 S.F.
VALLEY INVESTMENTS GROUP VII, PARTNERSHIP
750 SPRINGDALE DRIVE EXTON, PA 19341

EXISTING BASIN #1

R = 525.00'
A = 366.13'
Δ = 39 57' 26"
CHD. = N 44 28' 24" W
358.75'

CHARLESTOWN TWP.
EAST WHITELAND TWP.
G-1 GENERAL INDUSTRIAL

COMMON LANDSCAPE AREA

PROJECT BENCHMARK
EXISTING TYPE "C" INLET # 23
GRATE EL. 324.52
INV IN EL. 319.60
INV. OUT EL. 319.80

EXISTING D-W ENDWALL E-3
INV. 322.80

EXISTING D-W ENDWALL E-2
INV. 317.00

EXISTING TYPE "C" INLET # 24
GRATE EL. 324.52
INV. IN EL. 318.20
INV. OUT EL. 318.00

EXISTING TYPE "C" INLET # 2
GRATE EL. 344.25
INV. IN EL. 336.21
INV. OUT EL. 336.01

EXISTING TYPE "C" INLET # 3
GRATE EL. 325.71
INV. IN EL. 321.57 (18")
330.57 (30")
INV. OUT EL. 330.37

EXISTING TYPE "C" INLET # 6
GRATE EL. 333.71
INV. OUT EL. 331.81

EXISTING TYPE "C" INLET # 4
GRATE EL. 329.27
INV. IN EL. 324.47
INV. OUT EL. 324.27

EXISTING TYPE "C" INLET # 3
GRATE EL. 328.07
INV. IN EL. 323.41
INV. OUT EL. 322.81

EXISTING TYPE "C" INLET # 2
GRATE EL. 332.42
INV. IN EL. 320.68
INV. OUT EL. 320.48

EXISTING D-W ENDWALL E-1
INV. EL. 317.20

EXISTING TYPE "C" INLET # 1
GRATE EL. 329.00
INV. IN EL. 319.40
INV. OUT EL. 319.20

P.C. STA. 13+60.31
P.T. STA. 16+64.11
P.C. STA. 8+90.59

CONSTRUCTION SEQUENCE:

1. Stake all limits of construction in the field prior to any earthmoving activities.
2. Install temporary rock construction entrance at the location shown on the plan. Equipment entering and exiting the site must use this entrance only.
3. Install silt fence downslope of all fill areas.
4. Construct inlet and pipe system and install other utilities required to service the site. Stormwater pipes approaching inlets #2 and #4 are to be stubbed as shown on the plan.
5. Immediately install inlet filter pads at inlets #1,2,3,5,6,7, and 8.
6. Construct sediment traps and interceptor channels where required, stabilize, seed and mulch.
7. Excavate and/or fill for driveway, parking lot, and building construction.
8. Construct all required curbing.
9. Construct crushed stone base course in driveways and parking areas as soon as possible after compacting the subgrade. Areas required for sediment trap #3 and interceptor channel #2 are to be removed.
10. Pour building foundation, construct building, spread topsoil, seed and mulch all disturbed area except for those areas with erosion and sedimentation control facilities.
11. Pave all driveway and parking areas.
12. A uniform perennial vegetative cover of at least 70% of the disturbed area is to be established before the site is to be considered permanently established with vegetation. Until such time that this standard is achieved, temporary stabilization measures and facilities that are used to treat project runoff may not be removed.
13. After permanent vegetation has been established, remove interceptor channels #1 and 2, sediment traps #1 and 2 including temporary riser pipes, and complete pipe runs that were previously stubbed.
14. Immediately stabilize, seed and mulch all remaining disturbed areas and plant permanent landscape plantings.
15. After all areas have been established with vegetation, all remaining erosion and sedimentation controls may be removed.

PROJECT NORTH

NEIGHBORHOOD COMMERCIAL DISTRICT (N-C)

SITE DEVELOPMENT PLAN

SCALE : 1" = 30'

1"=30' 30 0 30 60
scale feet
GRAPHIC SCALE 1" = 30'

LEGEND

460	CONTOUR
460	NEW CONTOUR
	EXISTING CURB
	NEW CURB
	EXISTING STORM PIPE
	NEW STORM PIPE
W	EXISTING WATER MAIN-8"
W	NEW 2" DOMESTIC WATER
W	NEW 6" FIRE WATER
S	EXISTING SANITARY SEWER
S	NEW SANITARY SEWER
G	EXISTING GAS LINE
G	NEW GAS LINE
E	EXISTING ELECTRIC
E	NEW ELECTRIC
T	EXISTING TELEPHONE
T	NEW TELEPHONE
	EXISTING INLET
	NEW INLET
	EXISTING MANHOLE
	NEW MANHOLE
	EXISTING FIRE HYDRANT
	NEW SITE LIGHT FIXTURE
4	NEW PARKING SPACES

ZONING INFORMATION
N-C NEIGHBORHOOD COMMERCIAL DISTRICT

	Required	Proposed
Minimum Lot Area	1 Acre (43,560 SF)	1.85± Acres (80,764 SF)
Minimum Lot Width @ Building Line	150 feet	430 feet
@ Street Line	100 feet	480 feet
Minimum Setbacks		
Front	60 feet	63 feet
Rear	60 feet	90 feet
Side	65 feet (aggregate)	262.5 feet
	25 feet (minimum)	35 feet
	50 feet (corner)	N.A.
Maximum Impervious Building Coverage	30%	8.08% (10,000 SF)
Total Impervious	50%	40.98% (33.110 SF)
Maximum Height	35 feet	25 feet

PARKING REQUIREMENTS

Module - 1 5,000 SF

Use	Required	Proposed
Business Office	5 spaces/1,000 SF 4,000 SF = 20	20
Storage	2 spaces/1,000 SF 1,000 SF = 2	2

Module - 2 5,000 SF

Use	Required	Proposed
Business Office	5 spaces/1,000 SF 3,000 SF = 15	15
Storage	2 spaces/1,000 SF 2,000 SF = 4	4
TOTAL	41	41

NOTE:
- Each Module requires 1 loading space 15' x 40' minimum. 2 loading spaces provided.
- Typical stall shall be 10' x 20', handicapped stall 12' x 20'.

10. ALL MANHOLES AND INLETS SHALL BE PRECAST CONCRETE.
11. EARTHWORK CRITERIA. ALL FILL SUBGRADES UNDER BUILDING AND PAVEMENT ARE TO BE STRIPPED OF TOPSOIL, VEGETATION, UNSTABLE SOILS AND DELETERIOUS MATERIAL. FILL SOILS APPROVED BY THE ENGINEER SHALL BE UNIFORMLY SPREAD IN 10-INCH LIFTS, EXCEPT 8-INCH LIFTS IN CONFINED AREAS AND UNIFORMLY COMPACTED TO 90% OF THE MAXIMUM MODIFIED DRY DENSITY PER ASTM D-1557 EXCEPT AS SPECIFIED FOR IMPROVED PAVEMENT SUBGRADE.
12. ALL SANITARY SEWERS AND STORM DRAINS ARE TO BE CONSTRUCTED USING A LASER BEAM DEVICE TO ASSURE PROPER LINE AND GRADE.

CERTIFICATION

This is to certify that this plan has been prepared in conformity with the zoning, building sanitation and other applicable ordinances and regulations of Charlestown Township .

GENERAL NOTES

1. Boundary and Topographic was taken from a Subdivision Plan of The Commons at Great Valley, prepared by Edward B. Walsh & Associates, dated 2-16-1987 and last revised 7-91. Project No. 1001
2. Topography is U.S.G.S. datum.
3. Public water shall be supplied by Philadelphia Suburban Water Company.
4. Public sanitary sewer shall be the Valley Forge Sewer Authority. All sanitary sewer construction must conform to the requirements set forth in the procedures and technical specifications covering sanitary sewage facilities for Valley Forge Sewer Authority, June 1989.
5. Soils information was taken from the Soils Survey for Chester and Delaware Counties, PA.
6. Ownership and maintenance of force mains shall be the responsibility of the individual lot owner.
7. Lots 1, 2 and 3 shall each, hereafter, have the benefit of, and be subject to, the free and common use, right, liberty and privilege of a certain Common Access Easement as and for right-of-way for vehicular access pedestrians, tenants and occupiers of each lot. Subject, however, to equal responsibility and expense of keeping Common Access Easement including the drive-way in good order, repair and condition at all times hereafter. The benefits and obligations of this Common Access Easement shall run with the land.
8. All curbs shall be constructed with Class A cement concrete.
9. Contractor shall verify locations and elevations of all utilities and structures prior to start of construction. PA One Call - Act 172 - 1-800-242-1776.

13. EXTENT OF CONSTRUCTION FOR LOTS 2 AND 3 SHALL BE LIMITED TO SEDIMENTATION & EROSION CONTROL, GRADING, STORM WATER MANAGEMENT, CURBING AND PAVING AS DEPICTED ON SHEETS SD-1, SD-2 AND SD-3.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
SS:

On this _____ day of _____, A.D. 19____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____, who acknowledge himself to be the _____ of _____, a partnership, and that as such _____, being authorized to do so, he executed the foregoing plan by signing that the said partnership is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that the said partnership desires that the foregoing plan may be duly recorded.

_____
NOTARY PUBLIC
My Commission Expires: _____

REVIEWED by the Planning Commission of Charlestown Township, Chester County, Pa., this _____ day of _____, 19____.

APPROVED by the Board of Supervisors of Charlestown Twp. Chester County, PA., this _____ day of _____, 19____.

REVIEWED by the Chester County Planning Commission this _____ day of _____, 19____.
Secretary

APPROVED by the Charlestown Township Engineer.
Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan Book _____, Page _____, on the _____ day of _____, 19____.
(Deputy) Recorder of Deeds

OWNER
Valley Investments Group VII, Partnership
750 Springdale Drive
Exton, PA 19341 (215) 363-6500
ATTN : JACK B. LOEW

RECORDED SUBDIVISION
TAX PARCEL 35 - 4 - 99
DEED BOOK 182 PAGE 436

DEVELOPER/APPLICANT
Hough/Loew Associates, Inc.
750 Springdale Drive
Exton, PA 19341
ATTN : CRAIG E. HOUGH

JUL 15 1992

DRAWING STATUS

DATE	BY
PRELIMINARY NOT FOR CONSTRUCTION	
BID DRAWING NOT FOR CONSTRUCTION	
APPROVED FOR CONSTRUCTION	
11/25/91	LH
CONTRACT SET	

REGISTERED ARCHITECT PENNSYLVANIA

Hough/Loew Associates, Inc.
750 Springdale Drive
(215) 363-6500
Exton, Pennsylvania 19341

SITE DEVELOPMENT PLAN
PROPOSED ONE STORY (2 MODULE) BUILDING FOR :
USA COIL & AIR COMPANY
LOT 1 - THE COMMONS AT GREAT VALLEY
CHARLESTOWN TOWNSHIP, CHESTER COUNTY, PA

PROJECT	9122
DATE	9-23-91
SCALE	1"=30'-0"
DRAWN	JSR
APPROVED	

SHEET NO.
SHEET 1 OF 9
SD-1