



CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 CONTRACTORS TO CALL BEFORE
 DIGGING TO LOCATE
 UTILITIES IN RESON STATE - STOP CALL
 1-800-242-1776
 SERIAL NO. 2015332098

FOR INFORMATION, THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) HAS A 24-HOUR TOLL-FREE SERVICE LINE FOR REPORTING ANY UNLAWFUL DISCHARGES OR VIOLATIONS OF THE FEDERAL CLEAN WATER ACT OR THE FEDERAL CLEAN AIR ACT. CALL 1-800-388-3272.

CONTRACTOR'S CERTIFICATION OF PENNSYLVANIA S.S.
 I, the undersigned, being duly sworn, depose and say that I am the duly licensed professional engineer responsible for the design of the above described project, and that I am duly licensed in the State of Pennsylvania. I certify that the design of the above described project complies with the applicable provisions of the Pennsylvania Code, and that I am not aware of any facts or circumstances which would render the design of the above described project in violation of the applicable provisions of the Pennsylvania Code. I further depose and say that I am not aware of any facts or circumstances which would render the design of the above described project in violation of the applicable provisions of the Pennsylvania Code. I further depose and say that I am not aware of any facts or circumstances which would render the design of the above described project in violation of the applicable provisions of the Pennsylvania Code.

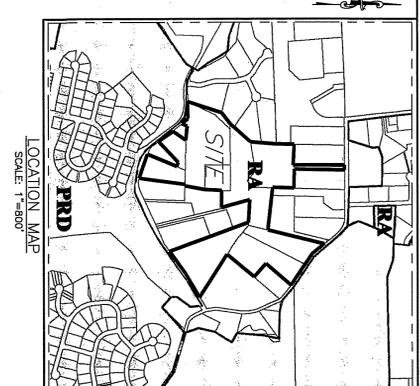
APPROVED BY THE TOWNSHIP PLANNING COMMISSION
 HERBERT E. MCCOMBE, JR., P.E.
 CONSULTING ENGINEERS AND SURVEYORS, INC.
 1000 W. MARKET STREET, SUITE 200
 BROOMALL, PA 19008

OWNER/APPLICANT
 L. STEPHEN & DOLORIS SUDHOP
 PALMERS MILL ROAD & PAXON HOLLOW ROAD
 MARPLE TOWNSHIP
 DELAWARE COUNTY, PA.
 JANUARY 21, 2016

NOTE:
 THIS PLAN SHALL BE A BLACKLINE PRINT WITH A RED OR GREEN
 REPRODUCTION SEAL TO BE CONSIDERED A VALID PLAN.
 REPRODUCTION OF THIS PLAN FOR ANY PURPOSE WITHOUT THE
 ENGINEERS AND SURVEYORS, INC. IS STRICTLY PROHIBITED.

| REVISION | DATE |
|--|------|
| OVERALL LAND DEVELOPMENT/PHASE PLAN "WOODLAND PRESERVE" | |
| 608 | |
| L. STEPHEN & DOLORIS SUDHOP PALMERS MILL ROAD & PAXON HOLLOW ROAD MARPLE TOWNSHIP DELAWARE COUNTY, PA. | |
| SCALE: 1"=100' | |
| JANUARY 21, 2016 | |
| HERBERT E. MCCOMBE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008 | |
| SHEET 1 OF 7 | |

SSSK FILE 7-"WOODLAND-120815.dwg" MARPLE FILE #630

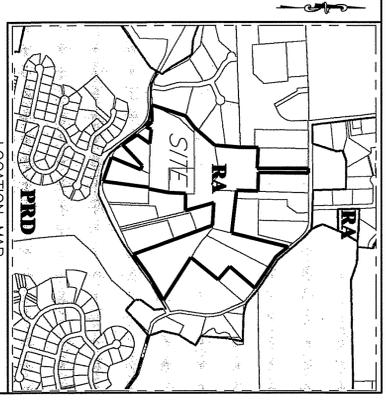
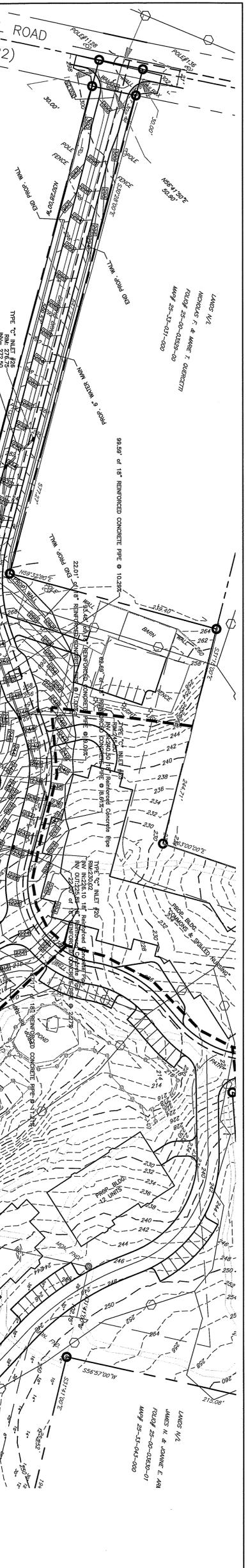


NOTES:
 1. GROSS SITE AREA: 2,006,494 S.F. = 46,082 AC.
 2. GROSS SITE AREA: 2,006,494 S.F. = 46,082 AC.
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 10. GROSS SITE AREA: 2,006,494 S.F. = 46,082 AC.

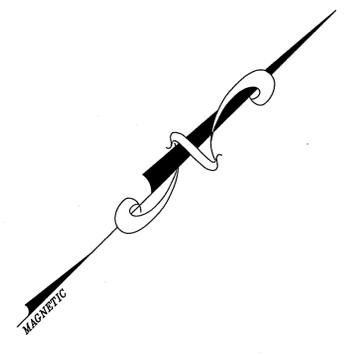
CONTINUING CARE RETIREMENT COMMUNITY

| REQUIREMENTS | PROPOSED |
|--|----------|
| MINIMUM LOT AREA (SQ. FT.) | 10,000 |
| MINIMUM LOT AREA (AC.) | 0.23 |
| MINIMUM FRONT YARD SETBACK (FT.) | 10 |
| MINIMUM SIDE YARD SETBACK (FT.) | 5 |
| MINIMUM REAR YARD SETBACK (FT.) | 5 |
| MINIMUM FRONT SETBACK FROM PROPERTY LINE (FT.) | 10 |
| MINIMUM SIDE SETBACK FROM PROPERTY LINE (FT.) | 5 |
| MINIMUM REAR SETBACK FROM PROPERTY LINE (FT.) | 5 |

1. EXISTING CONTROL
 2. EXISTING SPOT ELEVATION
 3. EXISTING SURFACE WATER RUNOFF
 4. EXISTING SURFACE WATER RUNOFF
 5. EXISTING SURFACE WATER RUNOFF
 6. EXISTING SURFACE WATER RUNOFF
 7. EXISTING SURFACE WATER RUNOFF
 8. EXISTING SURFACE WATER RUNOFF
 9. EXISTING SURFACE WATER RUNOFF
 10. EXISTING SURFACE WATER RUNOFF



- NOTES:
1. GROSS SITE AREA 2,000,444 S.F. = 46,028 AC.
 2. NET SITE AREA 1,428,999 S.F. = 32,667 AC.
 3. GROSS SITE AREA 2,000,444 S.F. = 46,028 AC.
 4. NET SITE AREA 1,428,999 S.F. = 32,667 AC.
 5. SITE IS ZONED R-4 RESIDENTIAL DISTRICT.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) REGULATIONS.
 7. INFILTRATION COVERAGE: 15% (MAX).
 8. INFILTRATION COVERAGE: 20% (MAX).
 9. INFILTRATION COVERAGE: 25% (MAX).
 10. INFILTRATION COVERAGE: 30% (MAX).
 11. INFILTRATION COVERAGE: 35% (MAX).
 12. INFILTRATION COVERAGE: 40% (MAX).
 13. INFILTRATION COVERAGE: 45% (MAX).
 14. INFILTRATION COVERAGE: 50% (MAX).
 15. INFILTRATION COVERAGE: 55% (MAX).
 16. INFILTRATION COVERAGE: 60% (MAX).
 17. INFILTRATION COVERAGE: 65% (MAX).
 18. INFILTRATION COVERAGE: 70% (MAX).
 19. INFILTRATION COVERAGE: 75% (MAX).
 20. INFILTRATION COVERAGE: 80% (MAX).
 21. INFILTRATION COVERAGE: 85% (MAX).
 22. INFILTRATION COVERAGE: 90% (MAX).
 23. INFILTRATION COVERAGE: 95% (MAX).
 24. INFILTRATION COVERAGE: 100% (MAX).



CALL BEFORE YOU DIG
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 CONSTRUCTION FIRMS AND TO WORKING
 FIRMS IN DESIGN PHASE - STOP-CALL
 1-800-331-1776
 SERIAL NO. 20133322089

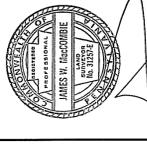
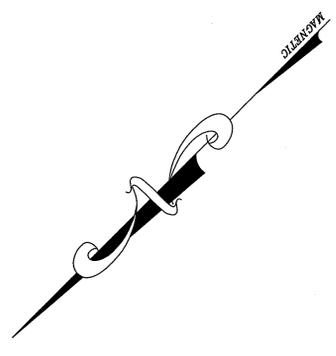
| REVISION | DATE |
|--|------|
| CONSTRUCTION PLAN - PHASE ONE | |
| "WOODLAND PRESERVE" | |
| EOR | |
| L. STEPHEN & DOLORES SUDHOP | |
| PALMERS MILL ROAD & PAXON HOLLOW ROAD | |
| MARPLE TOWNSHIP | |
| DELAWARE COUNTY, PA | |
| SCALE: 1"=50' | |
| HERBERT E. MCCOMBE, JR., P.E. | |
| CONSULTING ENGINEERS AND SURVEYORS, INC. | |
| P.O. BOX 118 | |
| BROOMALL, PA 19008 | |
| JANUARY 21, 2016 | |
| SHEET 4 OF 7 | |



LOCATION MAP
SCALE: 1"=800'

- NOTES:
1. AREA IN FRONT OF MAX. EAVES S.F. = 14,929 SQ. FT.
 2. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.
 3. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.
 4. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.
 5. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.
 6. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.
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 9. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.
 10. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.
 11. AREA IN FRONT OF MAX. EAVES S.F. = 1,487 SQ. FT.

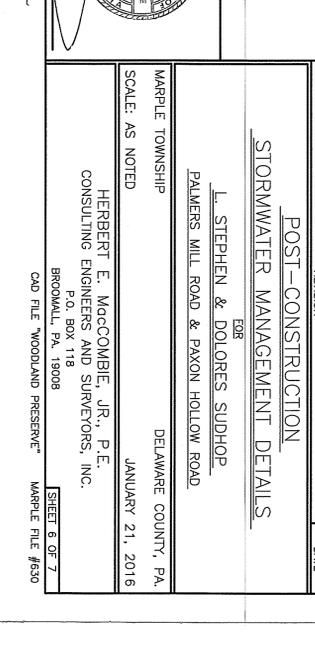
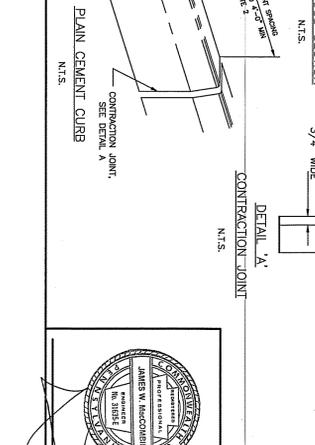
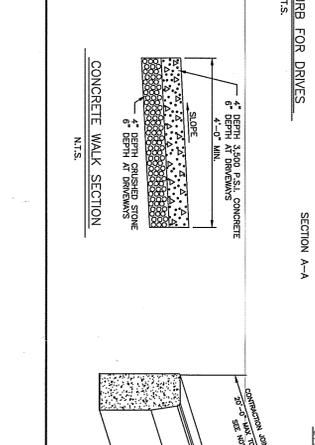
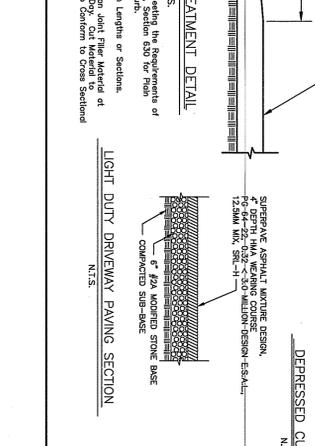
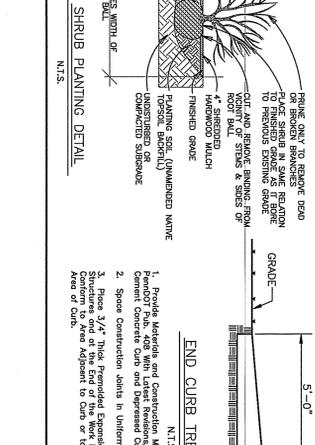
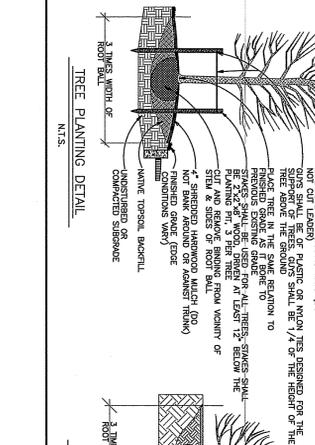
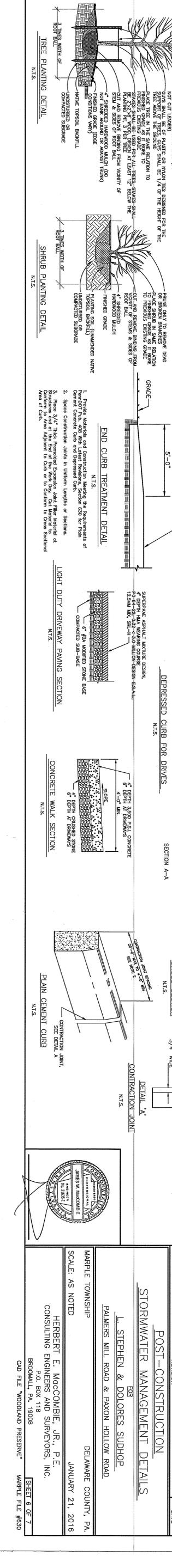
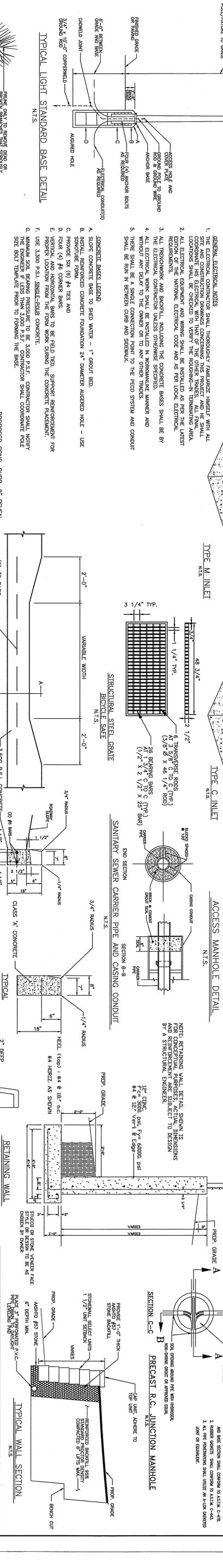
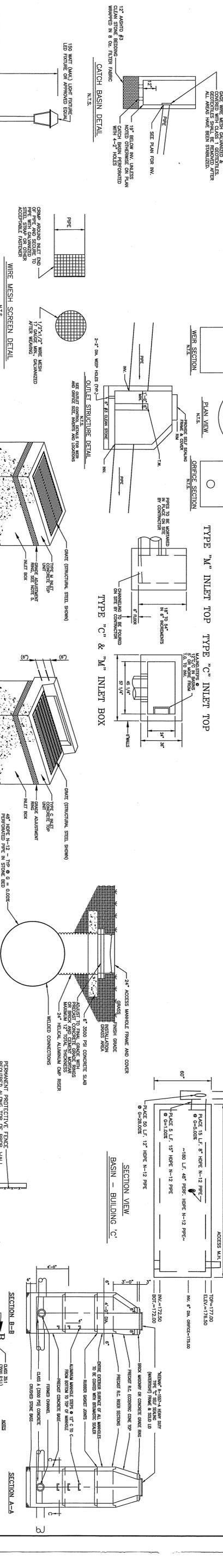
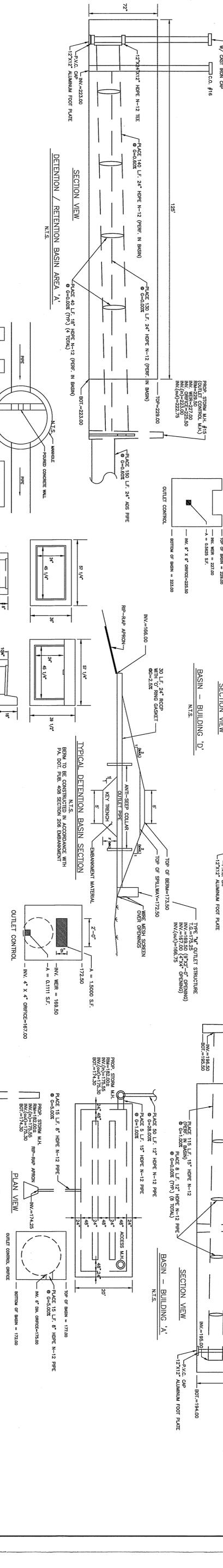
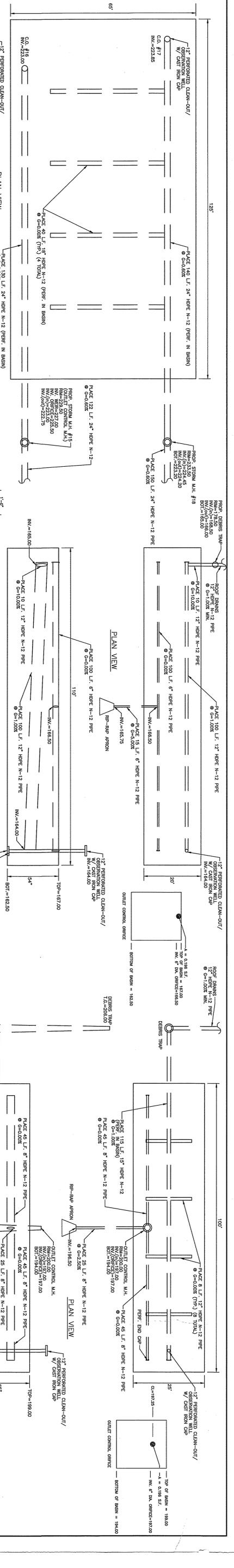
- LEGEND:
- 1. EXISTING CONTOUR
 - 2. PROPOSED CONTOUR
 - 3. PROPOSED SPOT ELEVATION
 - 4. PROPOSED SPOT ELEVATION
 - 5. PROPOSED SPOT ELEVATION
 - 6. PROPOSED SPOT ELEVATION
 - 7. PROPOSED SPOT ELEVATION
 - 8. PROPOSED SPOT ELEVATION
 - 9. PROPOSED SPOT ELEVATION
 - 10. PROPOSED SPOT ELEVATION
 - 11. PROPOSED SPOT ELEVATION



| | |
|---------------------------------------|--|
| TOPOGRAPHIC PLAN OF PHASE ONE | |
| "WOODLAND PRESERVE" | |
| EOR | |
| L. STEPHEN & DOLORES SUDHOP | |
| PALMERS MILL ROAD & PAXON HOLLOW ROAD | |
| DELAWARE COUNTY, PA. | |
| MARPLE TOWNSHIP | JANUARY 21, 2016 |
| SCALE: 1"=50' | HERBERT E. MCGOBBIE, JR., P.E. |
| | CONSULTING ENGINEERS AND SURVEYORS, INC. |
| | P.O. BOX 118 |
| | BROOMALL, PA. 19008 |
| | SHEET 5 OF 7 |

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CONSTRUCTION PHASE AND TO WORKING
DAYS IN DESIGN STAGE - STOP CALL

1-800-242-1776
SERIAL NO. 2015382089



GENERAL ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE AND CONSTRUCTION DRAWINGS CONCERNING THIS PROJECT AND HE SHALL VERIFY ALL CONDITIONS AND LOCATIONS SHALL BE CHECKED TO VERIFY THE ACCURACY OF THE INFORMATION.
2. ALL ELECTRICAL EQUIPMENT AND WIRING SHALL BE INSTALLED AS PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND AS PER LOCAL ELECTRICAL REGULATIONS.
3. ALL TRENCHWORK AND BACKFILL, INCLUDING THE CONCRETE BASES SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE SPECIFIED.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN WORKMANLIKE MANNER AND WITHOUT ANY DELAY TO THE OWNER OR TO ANY OTHER TRADES.
5. THERE SHALL BE A SINGLE CONNECTION POINT TO THE PECO SYSTEM AND CONDUIT SHALL BE RUN IN BETWEEN CANS AND SIDEWALK.

CONCRETE BASES LEGEND

- A. SLOPE CONCRETE BASE TO SHED WATER - 1" SLOPE PER FOOT.
- B. SLOPE CONCRETE BASE TO CONCRETE FOUNDATION 24" DIAMETER AUGERED HOLE - USE 1/2" SLOPE PER FOOT.
- C. PROVIDE SIX (6) #4 TIES AND
- D. FOUR (4) #8 CORNER BARS.
- E. VERTICAL AND HORIZONTAL BARS TO BE FIELD TIED, SUPPORT REINFORCEMENT FOR PROPER LOCATION FROM THE FORM WORK DURING THE CONCRETE FOUNDATION.
- F. USE 3,000 P.S.I. SINGLE-CURABLE CONCRETE.
- G. MINIMUM SOLE BEARING PRESSURE TO BE 3,000 P.S.F. CONTRACTOR SHALL VERIFY SOLE BEARING PRESSURE PRIOR TO FORMING THE BASES.

STRUCTURAL STEEL GRATE

TYPE M INLET

TYPE C INLET

TYPE "M" INLET TOP

TYPE "C" & "M" INLET BOX

ACCESS MANHOLE DETAIL

TYPE "M" INLET TOP

TYPE "C" INLET

ACCESS MANHOLE DETAIL

ACCESS MANHOLE DETAIL

ACCESS MANHOLE DETAIL

ACCESS MANHOLE DETAIL

POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

REVISION

DATE

STEPHEN & DOLORES SUDHOP

PAKERS MILL ROAD & PAXON HOLLOW ROAD

DELAWARE COUNTY, PA.

JANUARY 21, 2016

HERBERT E. MACCOMBIE, JR., P.E.

CONSULTING ENGINEERS AND SURVEYORS, INC.

P.O. BOX 118

BROOKMILL, PA. 19008

SHEET 6 OF 7

CAD FILE: WOODLAND PRESERVE

