



- NOTES:**
- 1- BEING CHESTER COUNTY UPI #43-9L-213, UPI #43-9L-214 AND UPI #43-9M-92.1
 - 2- BOUNDARY AND PHYSICAL FEATURES TAKEN FROM THE FOLLOWING PLANS:
 EXISTING CONDITIONS PLAN FOR TC NORTHEAST METRO DEVELOPMENT, INC. STATION SQUARE, DATED 9/29/2014, BY BOHLER ENGINEERING
 ALTA/ACSM LAND TITLE SURVEY HOME PROPERTIES, INC., DATED 1/3/2014, LAST REVISED 1/31/2014, BY CONTROL POINT ASSOCIATES, INC.
 - 3- BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA). THE PREMISES LIES WITHIN AN AREA DESIGNATED "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42029C0165 F, MAP REVISED: SEPTEMBER 29, 2006, ISSUED BY FEMA.
 - 4- STEEP SLOPES, NET LOT AND IMPERVIOUS AREAS CALCULATED BY CHESTER VALLEY ENGINEERS, INC.

EXISTING FEATURES LEGEND

--- 202 ---	EXISTING 2' CONTOURS
--- 210 ---	EXISTING 10' CONTOURS
---	EXISTING FENCE LINE
---	EXISTING EDGE OF PAVING
---	EXISTING CURB
EcB2	SOILS LINE AND DESCRIPTION
BdA	EXISTING STORM INLET AND PIPE
---	EXISTING STORM MANHOLE AND PIPE
---	EXISTING SIGN
---	EXISTING UTILITY POLE
---	EXISTING UNDERGROUND WATER MAIN
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING OVERHEAD WIRES
○	EXISTING DECIDUOUS TREE
★	EXISTING CONIFEROUS TREE
○	EXISTING MANHOLE (SAN, STORM, GAS, WATER, ELECTRIC, TELEPHONE, ETC.)
①	MAN-MADE STEEP SLOPES 15-25%
①	PARKING SPACE COUNT

LOT AREA CALCULATION
PER §208-B.6. DEFINITIONS

GROSS AREA =	325,696 SQ. FT. = 7.478 AC.
ALLEYS, LANES, STREETS, RAILROAD AND OTHER PERMANENT AREAS OR RIGHTS OF WAY =	41,098 SQ. FT.
STEEP AND VERY STEEP SLOPES =	973 SQ. FT.
FLOOD HAZARD DISTRICT AREAS =	0
WETLANDS =	0
PORTIONS OF LOT LESS THAN 50 FEET WIDE =	0
"LOT AREA" =	283,625 SQ. FT. = 6.511 AC.

EXISTING IMPERVIOUS COVERAGE SUMMARY

EXISTING SITE COVERAGE:	SQ. FT.	(AC.)	(%)
LAWN AREA	78,903 SF	(1.811 AC.)	(27.82%)
BLDG AREA	44,047 SF	(1.011 AC.)	(17.38%)
PWMT AREA	148,670 SF	(3.413 AC.)	(52.42%)
S/W & WALL AREA	12,005 SF	(0.276 AC.)	(4.23%)
TOTAL IMPERVIOUS AREA	204,722 SF	(4.70 AC.)	(72.18%)

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBURBAN UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBURBAN STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITS STATES GOVERNMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OF THE LATEST REVISIONS HERETO:
(1) CONSTRUCTION INDUSTRY CONSENSUS AND INTERPRETATIONS (CNSA 2007) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIER: 43-9M-92, 43-9M-92.1, 43-9L-213, 43-9L-214

SEE SHEET FOR FACILITY OFFICE DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

Scale in Feet
0 10 20 30 40 80 120 160
1" = 40'

CHESTER VALLEY ENGINEERS, INC.
REGISTERED PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
ROBERT J. KOZLOWSKI
LAND SURVEYOR
NO. 23827
PENNSYLVANIA

NO.	DATE	REVISION

EXISTING CONDITIONS PLAN
FOR
STATION SQUARE
TREDYFFRIN TWP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers civil engineers & land surveyors	Chester Valley Engineers, Inc. Main Office: 83 Chestnut Road P.O. Box 447, Paoli, PA 19301 (610) 644-4623 (610) 889-3143 Fax cve@cheesterv.com http://www.cheesterv.com	PROJECT NO. 20266 F.B.
SCALE 1" = 40'	DATE 1/18/16	DRAWN BY SVD
CHECKED BY RIP	DRAWING	