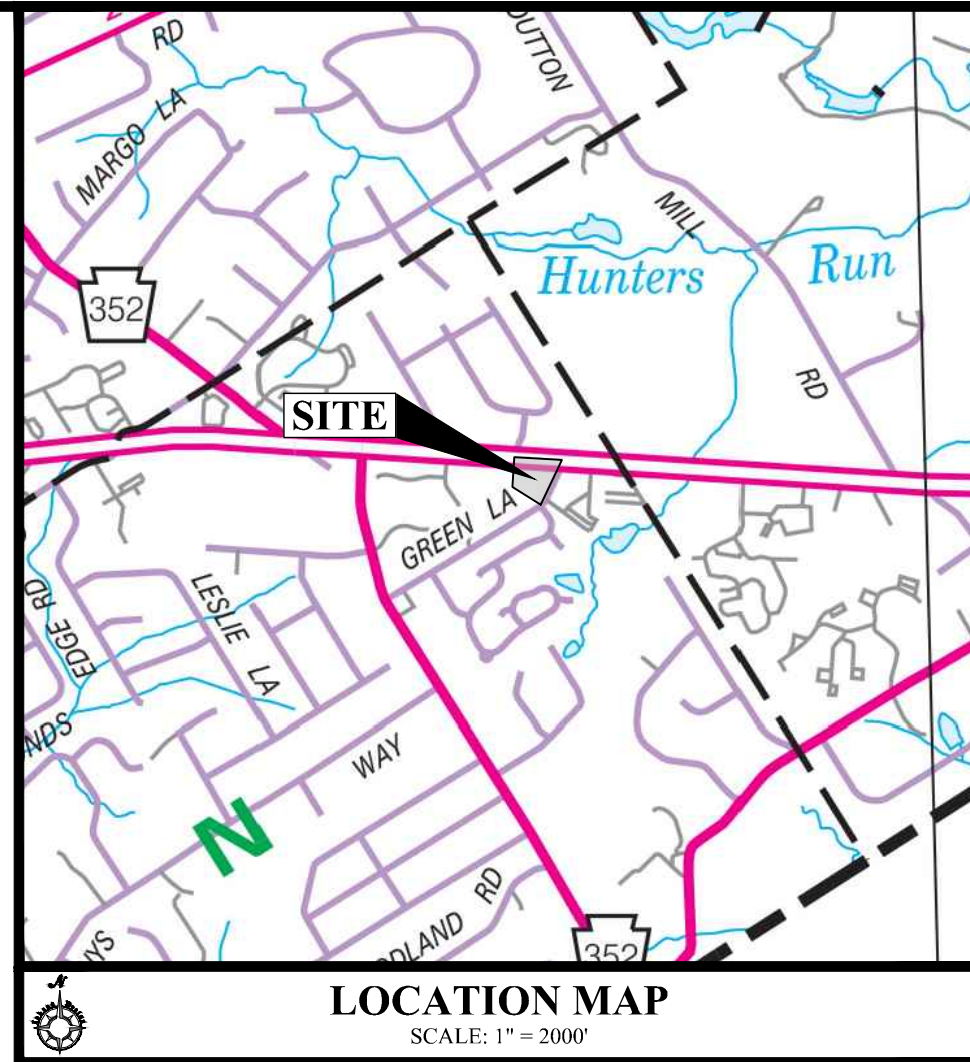


**LEGEND**

[Symbol]	PROPERTY BOUNDARY
[Symbol]	ADJOINING PROPERTY LINE
[Symbol]	FLOOD PLAIN LINE
[Symbol]	EXISTING RIGHT OF WAY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING 2' CONTOUR W/ ELEVATION
[Symbol]	EXISTING 10' CONTOUR W/ ELEVATION
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING TREE SYMBOLS
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING SIGN
[Symbol]	SOILS LINE AND DESCRIPTION
[Symbol]	EXISTING WATER COURSE
[Symbol]	WETLAND AREA
[Symbol]	EXISTING STONE/RIP RAP
[Symbol]	EXISTING STORM STRUCTURES & PIPE
[Symbol]	EXISTING SANITARY STRUCTURES & PIPE
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING ROAD / PAVING
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED RIGHT OF WAY LINE
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED TREELINE
[Symbol]	PROPOSED UTILITY POLE
[Symbol]	PROPOSED FENCE LINE
[Symbol]	PROPOSED STORM STRUCTURES & PIPE
[Symbol]	PROPOSED SANITARY STRUCTURES & PIPE
[Symbol]	PROPOSED CURB LINE
[Symbol]	PROPOSED ROAD / PAVING
[Symbol]	PROPOSED WALL
[Symbol]	LIMIT OF DISTURBANCE/PDPS PERMIT BOUNDARY
[Symbol]	DESIGNATED PROTECTION AREA
[Symbol]	EXISTING TREE TO BE REMOVED



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING FEATURES OF THE PROPERTY AS WELL AS PROPOSED IMPROVEMENTS INCLUDING A VISUAL ARTS CENTER, PARKING, WALKWAYS, GRADING AND STORMWATER MANAGEMENT FACILITIES.
  - GROSS TRACT AREA = 3.84 ACRES. TRACT AREA = 3.096 ACRES. REFER TO TRACT AREA CALCULATION TABLE SHOWN ON THIS SHEET.
  - UPI: 67-3-131 (DB: 6527) PG. 1905.
  - BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED ON DECEMBER 19TH, 2022 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
  - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - TOPOGRAPHIC INFORMATION, EXISTING IMPROVEMENTS, PROPOSED IMPROVEMENTS AND ENVIRONMENTAL FEATURES INCLUDING WETLANDS SHOWN PER DIGITAL FILE PROVIDED BY APEX DESIGN AND ENGINEERING GROUP OF CONSHOHOCKEN, PA IN JANUARY 2023. CONTOUR INTERVAL = 2 FOOT.
  - ELEVATION BENCHMARK IS EXISTING SANITARY MANHOLE LOCATED WITHIN GREEN LANE (TR 432) LOCATED AT SOUTHEAST CORNER OF THE PROPERTY. BENCHMARK ELEVATION = 328.26.
  - WETLAND BOUNDARY WAS DETERMINED BY DEL VAL SOILS CONSULTANTS OF DOYLESTOWN, PA.
  - THE PROPERTY IS LOCATED WITHIN THE R-3 RESIDENCE-OFFICE ZONING DISTRICT.
  - THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C0215G, EFFECTIVE SEPTEMBER 29, 2017.
  - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
  - SITE GEOLOGY IS CHARACTERIZED AS fgp; FLSLC GNFSS.
  - THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
  - THE SITE IS LOCATED IN THE RIDLEY CREEK WATERSHED.
  - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.

**NOTE:**  
STEPS 4 AND 5 ARE NOT APPLICABLE TO THIS DEVELOPMENT.

**STEP 3 §: 170-1617.C.(3).b**  
NARRATIVE

THE PROPOSED VISUAL ARTS CENTER WILL OFFER AN ATTRACTIVE PARK-LIKE SPACE FOR THE PUBLIC. THE BUILDING WITH SURROUNDING REFLECTING POOL WILL COMPLEMENT THE SURROUNDING LANDSCAPE. THE NEW CONSTRUCTION IS RESPECTING THE 75' PERENNIAL CREEK SETBACK ALONG THE STREAM. THE PROJECT WILL ALSO CONSERVE NEARLY 50% OF THE WOODLANDS ON SITE, PROTECTING AND PRESERVING THE NEIGHBORING PROPERTIES VIEW AND ACCESS TO THE WATERCOURSE.

**NATURAL RESOURCE INVENTORY**

NATURAL RESOURCES	AREA OF LAND IN RESOURCES (S.F.)	AREA OF LAND IN RESOURCES DISTURBED (S.F.)	PROPOSED PROTECTION LAND (S.F.)
FLOODPLAIN	0 S.F.	0 S.F.	0 S.F.
WETLANDS	8,080 S.F.	0 S.F.	8,080 S.F.
WATERCOURSES	1,329 S.F.	0 S.F.	1,329 S.F.
75' PERENNIAL CREEK SETBACK	43,467 S.F.	547 S.F.	42,920 S.F.
WOODLANDS*	116,257 S.F.	59,273 S.F.	56,983 S.F.
PRECAUTIONARY SLOPES (15-25%)	0 S.F.	0 S.F.	0 S.F.
PROHIBITIVE SLOPES (25+%)	0 S.F.	0 S.F.	0 S.F.
<b>TOTAL</b>	<b>116,257 S.F.</b>	<b>59,273 S.F.</b>	<b>56,983 S.F.</b>

\* - WOODLANDS AREA CALCULATED INCLUDING PERENNIAL CREEK SETBACK, WETLAND, AND WATER COURSES AREAS.

**IMPERVIOUS COVERAGE TABLE**

IMPERVIOUS CATEGORY	EXISTING	PROPOSED
BUILDING	0 S.F.	2,750 S.F.
PARKING AREA / DRIVEWAY	0 S.F.	13,136 S.F.
WALK	0 S.F.	1,757 S.F.
WALLS	0 S.F.	750 S.F.
<b>TOTAL</b>	<b>0 S.F.</b>	<b>18,393 S.F.</b>

**SOILS DESCRIPTION**

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
CaB	CALIFON LOAM	3% - 8%	LOW (ABOUT 4.4 INCHES)	MODERATELY WELL DRAINED	ABOUT 6 TO 36 INCHES	72 TO 99 INCHES	2c	D
GdB	GLADSTONE GRAVELLY LOAM	3% - 8%	MODERATE (ABOUT 8.4 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	60 TO 80 INCHES	2c	B
GdC	GLADSTONE GRAVELLY LOAM	8% - 15%	MODERATE (ABOUT 6.1 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	65 TO 67 INCHES	3c	B
UrB	URBAN LAND	0% - 8%	N/A	N/A	N/A	N/A	8s	N/A

**TOTAL OF LIMIT OF EARTH DISTURBANCE IS 1.74 ACRES**  
NDPS PERMIT IS THE SAME AS THE PROPERTY BOUNDARY

**OWNER OF RECORD:**  
1632 ASSOCIATES, LLC  
ATTN: JACK E. D. LARKIN, GENERAL COUNSEL  
3400 WEST CHESTER PIKE  
NEWTOWN SQUARE, PA 19073

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Pennsylvania One Call System  
PA. act 172 of 1986 requires  
three working days notice  
Serial Number:  
**20230112129**

PENNSYLVANIA ACT 187 REQUIREMENTS:  
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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UPI: 67-3-131 | D.B. 6527 | PG. 1905

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Info@InlandDesign.net

No.	Date:	Description:

**CONSERVATION DESIGN PLAN**

GRAPHIC SCALE  
0 15 30 60 120  
(IN FEET)  
1 inch = 30'

Date:  
**02/10/2023**  
Scale:  
**1" = 30'**  
Drawn by:  
**PCD**  
Checked by:  
**CAD**  
Project No.  
**12078**

**EXISTING RESOURCE & SITE ANALYSIS PLAN**  
FOR  
**1632 ASSOCIATES, LLC**  
**1632 WEST CHESTER PIKE**  
**WEST CHESTER, PA 19382**  
WESTTOWN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

**S H E E T**  
**1**  
**OF 1**