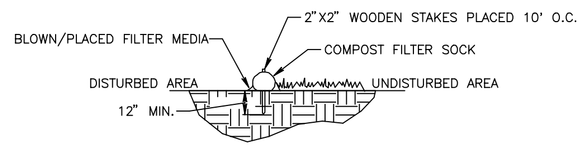
NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 of 2004.
SERIAL # 20200511761

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG



COMPOST SHALL MEET THE FOLLOWING STANDARDS

ORGANIC MATTER CONTENT	80% – 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5–8.0
MOISTURE CONTENT	35%–55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m MAXIMUM

COMPOST FILTER SOCK SHALL BE INSTALLED AT EXISTING LEVEL GRADE WITH LASER LEVEL. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (SEE FIGURE 4.1 OF THE PA DEP E&S MANUAL). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2 (OF THE PA DEP E&S MANUAL.)

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

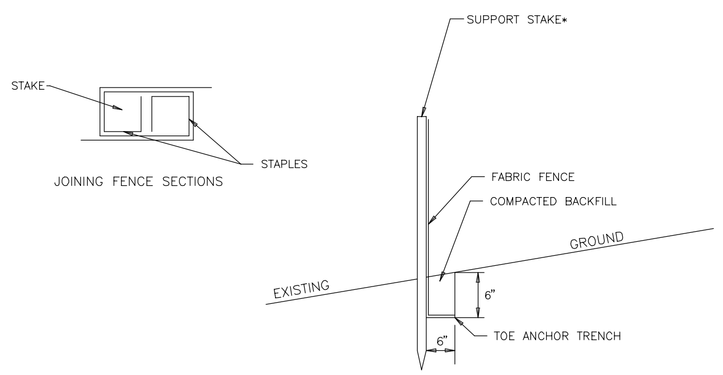
SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

1/1 *COMPOST FILTER SOCK*

NOT TO SCALE



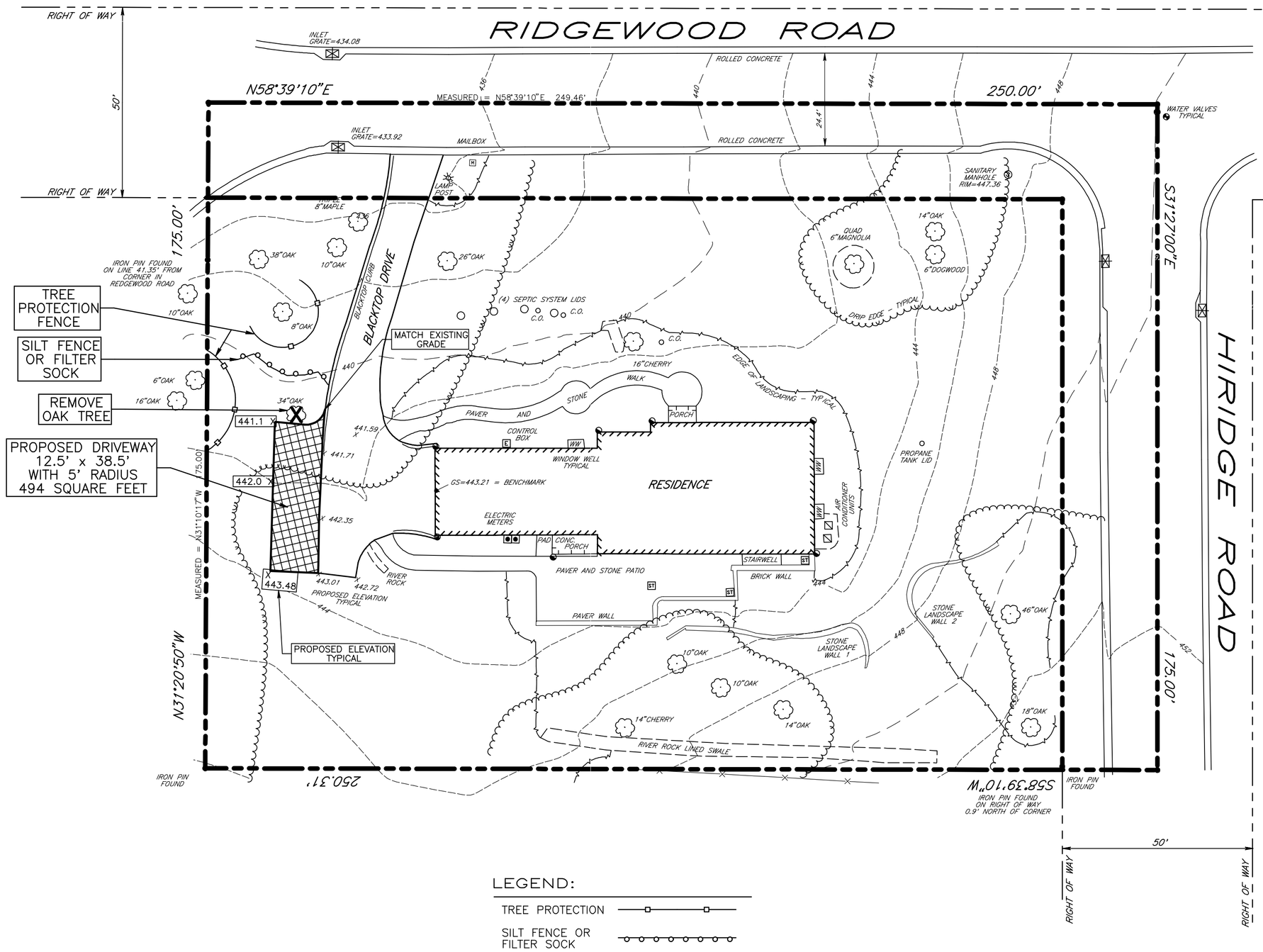
* STAKES SPACED @ 8' MAXIMUM. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES.

FILTER FABRIC FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

2/1 *SILT FENCE*

NOT TO SCALE



LEGEND:

TREE PROTECTION

SILT FENCE OR FILTER SOCK

TREE PROTECTION PLACEMENT AND CONSTRUCTION TO BE IN ACCORDANCE WITH RADNOR TOWNSHIP STANDARD DETAILS OR AS INSTRUCTED BY TOWNSHIP INSPECTOR

TREE PROTECTION FENCE

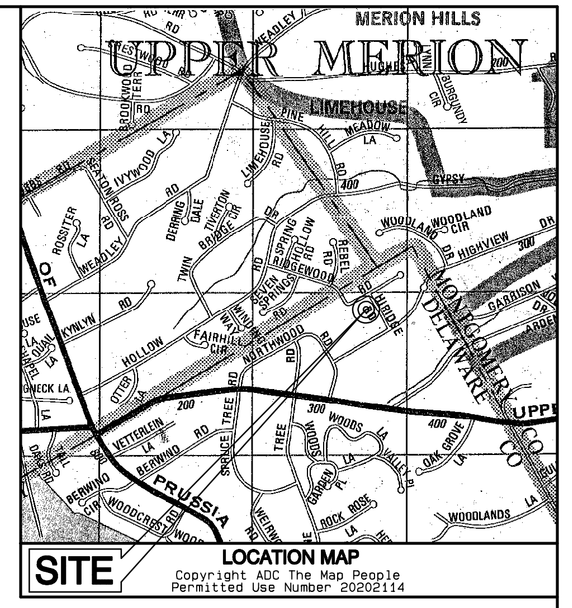
SILT FENCE OR FILTER SOCK

REMOVE OAK TREE

PROPOSED DRIVEWAY 12.5' x 38.5' WITH 5' RADIUS 494 SQUARE FEET

IMPERVIOUS COVERAGE: SQUARE FEET

EXISTING		PROPOSED	
RESIDENCE	2999	RESIDENCE	2999
LANDSCAPE WALL 2	40	LANDSCAPE WALL 2	40
REAR PATIO, WALK ,PAD & STAIRWELL	1028	REAR PATIO, WALK ,PAD & STAIRWELL	1028
LANDSCAPE WALL 1	70	LANDSCAPE WALL 1	70
PATIO WALL	108	PATIO WALL	108
DRIVEWAY	1670	DRIVEWAY	1670
FRONT WALK	388	FRONT WALK	388
		PROPOSE DRIVEWAY	494
TOTAL	6303 /43731 = 14.41 PERCENT	TOTAL	6,797 /43731 = 15.54 PERCENT



BULK ZONING:

MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	120 FEET AT THE BUILDING LINE
MIN. FRONT YARD	60 FEET
MIN. SIDE YARD	25 FEET AND 60 FEET AGGREGATE
MIN. REAR YARD	40 FEET
MAX. BUILDING COVERAGE	15 PERCENT
MAX. IMPERVIOUS COVERAGE	22 PERCENT
MIN. RIPARIAN BUFFER	35 FEET
MAX. BUILDING HEIGHT	3 STORIES OR 35 FEET

NOTES:

1. THIS IS THE SAME PREMISED DESCRIBED IN DEED BOOK 5651 PAGE 813 RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS AND SHOWN AS LOT 2 ON A MAP OF PROPERTY OF WARREN J. FLAIL AND SON BY YERKES ASSOCIATES ENGINEERING COMPANY DATED AUGUST 1, 1956 AND LAST REVISED SEPTEMBER 26, 1956. RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS.
2. THIS PLAN IS BASED UPON A FIELD SURVEY BY YERKES ASSOCIATES, INC., IN JANUARY 2020.
3. ELEVATION DATUM APPROXIMATE NAVD1988.
4. THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
5. THE INTENT OF THIS PLAN IS TO:
   a. REMOVE 34" OAK TREE
   b. ADD THE PROPOSED 494 SQUARE FEET OF DRIVEWAY TO THE EXISTING DRIVEWAY.
   c. THE FEE IN LEU OF PLANTING THE 6 REQUIRED REPLACEMENT TREES SHALL BE PAID.

GRAPHIC SCALE 1"=20'

0 20 40 60

TOTAL LOT AREA = 1.004 ACRES OR 43,731 SQUARE FEET

NO.	DATE	REVISION COMMENT

SITE PLAN

15 RIDGEWOOD ROAD

PREPARED FOR

ANDREW J. & ALISON M. BRAYFORD

RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

Yerkes Associates, Inc.
a chrilli company
CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES
1444 PHOENIXVILLE PIKE * P.O.BOX 1568 * WEST CHESTER, PA 19380
TEL: (610) 644-4254 * FAX: (610) 640-0771

PROJECT –	W-18-2828-2
DATE –	JANUARY 29, 2020
SCALE –	1" = 20'
DRAWN –	MWB
CHECKED –	JAG
CAD FILE	W2828 SITE
TAX PARCEL –	36020134500
PLAN NO.	D-36-3-9
	SHEET 1 OF 1

3/12/2020 W:\W-18 = 268"\W-18 = 2828 – BRAYFORD\W2828 SITE.pro