

TREE REPLACEMENT PER

SECTION 1230.18(c)(5)A.1: For trees of 12 to 24" DBH, 1" of new tree caliper shall be provided for each 6" of existing tree diameter removed. (12"x3")+15"+18"+(20"x4)+21"+22"+24"=36" 36/6=6" required

SECTION 1230.18(c)(5)A.2: For trees of 24 to 48" DBH, 1" of new tree caliper shall be provided for each 3" of existing tree diameter removed. 30"+30"=60" 60/3=20" required

Total tree caliper required = 56"

56" required - 3" caliper proposed 56/3 = 19 replacement trees required.

Replacement trees required = 19

Replacement trees provided = 6 (R) +6(D) +7(Tp) = 19 trees

Applicant is proposing to change the use for the property located at 2978 Providence Road from residential to a group home. The home will house 8 residents with a maximum support staff of 3.

- GENERAL NOTES:
- Tax Folio No. 35-00-01493-00, Tax Map No. 35-03-091, Deed of Record Bk 894 Pg 671, Existing Lot Area 3.598 Ac. Zoned R-1
  - Minimum Lot Size - 1.0 Ac, Minimum Lot Width - 150 ft, Minimum Front Yard - 50 ft, Minimum Side Yard - 20 ft, Minimum Side Yard Aggr. - 50 ft, Minimum Rear Yard - 50 ft, Maximum Impervious Coverage - 20%, Maximum Height - 35 ft
  - Lot is serviced by public water & public sewage
  - Boundary and locations from field survey by G.D. Houtman & Son, Inc.
  - Topography shown per Lidar information obtained from the Pennsylvania Spatial Data Access (PASDA) available through the Pennsylvania Geospatial Data Clearinghouse. Elevations per USGS datum. Topography field verified by G.D. Houtman & Son, Inc.
  - Soils information from Soil Survey- Chester and Delaware Counties, Pennsylvania, Series 1959, No. 19, Issued May 1963. The Soil Types are as follows:  
GeB Glenelg channery silt loam, 3 to 8 percent slopes  
GeC2 Glenelg channery silt loam, 8 to 15 percent slopes, moderately eroded  
GeD2 Glenelg channery silt loam, 15 to 25 percent slopes, moderately eroded
  - Owner: Michael J. & Linda McCarthy, 2978 N. Providence Road, Media, PA 19063
  - Applicant: Clark's Manor, LLC, c/o Dennis McAndrews, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312
  - There is no 100-Year Flood Plain on this site as shown on the Flood Insurance rate Map (FIRM), Delaware County, Pa, Panel 83 of 250, Map Number 42045C0083F - Map revised November 18, 2009
  - Reference Plan: Plan of "Final subdivision Plan of Dr. Eugene Spitz", prepared by GD Houtman & Son, Inc., dated September 10, 1982, last revised April 9, 1985.
  - Existing Impervious Coverage = 21,200 sq ft ~13.5%
  - A PennDOT minimum use driveway permit will be required for the installation of the proposed driveway
  - Storm water management for the proposed driveway is being provided by a 20% reduction in impervious area per Ordinance 475, Crum Creek Watershed Stormwater Management Model Ordinance, Article III Section 308.I.2.

REQUESTED RELIEF:  
Section 1256.02, Table A - Group Home, a B9 use, is permitted by Conditional Use in the R-1 Zoning District

- LEGEND**
- EXISTING UTILITY POLE
  - EXISTING WATER VALVE
  - EXISTING DECIDUOUS TREE
  - EXISTING PINE TREE
  - EXISTING TREELINE
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - SOIL BOUNDARY LINE
  - EXISTING TYPE "C" INLET
  - EXISTING FENCES
  - STEEP SLOPES (15%-25%)
  - VERY STEEP SLOPES (25%-35%)
  - PROHIBITIVE SLOPES (>35%)
  - PROPOSED 2' CONTOUR
  - PROPOSED 10' CONTOUR
  - PROPOSED TREELINE
  - LIMIT OF DISTURBANCE (25,000 S.F.)

**PARKING ANALYSIS:**

REQUIRED PARKING PER SECTION 1262 TABLE D GROUP HOME USE (B9)

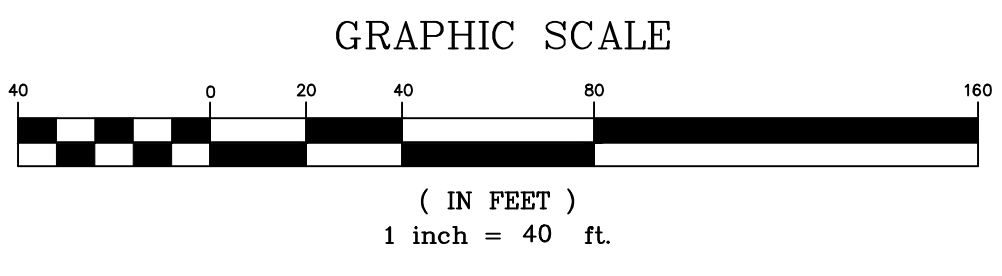
1 SPACE FOR EACH EMPLOYEE, PLUS 1 SPACE FOR EVERY THREE RESIDENTS:

MAXIMUM NUMBER OF EMPLOYEES - 3  
MAXIMUM NUMBER OF RESIDENTS - 8

REQUIRED PARKING:

3 EMPLOYEES + 8/3 RESIDENTS = 6 SPACES

NUMBER OF SPACES PROVIDED - 6 SPACES



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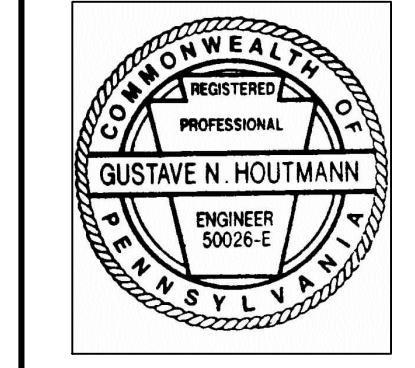
Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective Mar. 28, 2007.

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These plans were prepared to obtain Subdivision/Land Development approval from the governing Municipality and to obtain certain permits from state and federal agencies. If a surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building size, etc. for coordinating information shown on lay-out plans, grading plans, utility plans, profiles, and details, and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

DATE	REVISION
04/20/2020	Proposed Drive
05/06/2020	Add Existing Trees
05/12/2020	Note 13 for Proposed SWM

SCALE  
1" = 40'  
DATE  
December 16, 2019



ALTERNATE DRIVEWAY PLAN OF PROPERTY FOR <b>CLARK'S MANOR, LLC</b> UPPER PROVIDENCE TOWNSHIP DELAWARE COUNTY, PA	
G.D. HOUTMAN & SON, INC. CIVIL ENGINEERS-LAND SURVEYORS LAND PLANNERS 139 EAST BALTIMORE PIKE MEDIA, PA 19063 (610)565-6363	Sheet 1 of 2 PROJECT: SPITZ WORK ORDER: 38520 FILE: 14072