

**WAIVERS REQUESTED:**

- SECTION 199-311.1.A.c.1 TO PROVIDE 3:1 EXTERIOR SLOPES FOR THE BIO-RETENTION BASIN.
- SECTION 199-311.1.A.c.2 TO PROVIDE 3:1 INTERIOR SLOPES FOR THE BIO-RETENTION BASIN.
- SECTION 199-311.1.A.d.1 TO PROVIDE AN 8' WIDE BERM FOR THE BIO-RETENTION BASIN.
- SECTION 199-311.1.A.e.5 TO NOT PROVIDE A TRADITIONAL EMERGENCY BASIN SPILLWAY.
- SECTION 206.518.B.6 TO ALLOW 17 PARKING SPACES IN A ROW ALONG THE REAR PARKING.
- SECTION 206-519.C.5 TO ALLOW MORE THAN 25% OF THE REQUIRED STREET TREES TO BE ONE SPECIES, 10 STREET TREES ARE REQUIRED AND 3 SPECIES PROPOSED.

**LEGEND:**

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BLACKTOP PAVING

**SHEET INDEX:**

- COVER SHEET
- ENGINEERING SITE ANALYSIS / NATURAL & CULTURAL RESOURCE / VISUAL RESOURCE PLAN
- SITE PLAN
- LINE AND GRADES PLAN
- STORMWATER MANAGEMENT PLAN
- UTILITY PLAN
- SANITARY SEWER/UTILITY DETAILS, SECTION AND DETAILS
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- STORMWATER MANAGEMENT DETAILS & NOTES
- STORMWATER MANAGEMENT DETAILS & NOTES
- PRE-BULK EROSION & SEDIMENT CONTROL PLAN
- EROSION AND SEDIMENT CONTROL PLAN
- EROSION AND SEDIMENT CONTROL NOTES & DETAILS
- EROSION AND SEDIMENT CONTROL DETAILS
- LANDSCAPE PLAN
- LIGHTING PLAN

**REVIEWED:** BY THE PLANNING COMMISSION OF KENNETT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF \_\_\_\_\_, 2016.

**APPROVED:** BY THE BOARD OF SUPERVISORS OF KENNETT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF \_\_\_\_\_, 2016.

**REVIEWED:** BY THE CHESTER COUNTY PLANNING COMMISSION THIS DAY OF \_\_\_\_\_, 2016.  
CCPC FILE #:

**REVIEWED:** BY THE KENNETT TOWNSHIP ENGINEER, CHESTER COUNTY PENNSYLVANIA, THIS DAY OF \_\_\_\_\_, 2016.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

(DEPUTY) RECORDER OF DEEDS

**OWNER CERTIFICATION:**

I, ILIAS STAMATIADIS, HEREBY ACKNOWLEDGE THAT TO THE BEST OF MY KNOWLEDGE, THE PLANS CONFORM WITH ENGINEER, ZONING (WITH VARIANCES GRANTED), BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER CERTIFICATION:**

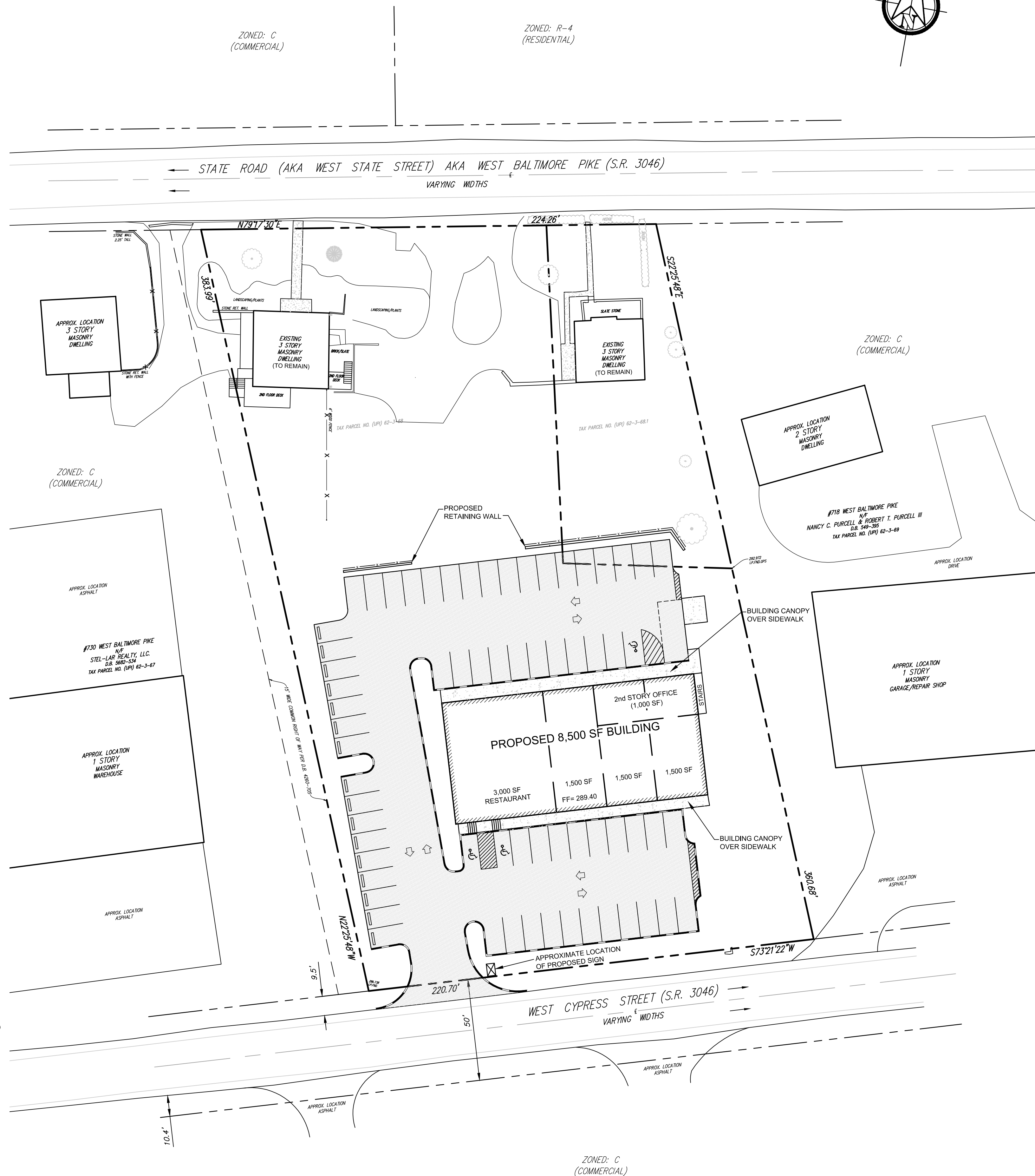
I, D.DWIGHT WALTERS, ON THIS DATE \_\_\_\_\_ HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF KENNETT TOWNSHIP ORDINANCE NO. 223, ALSO KNOWN AS THE "KENNETT TOWNSHIP STORMWATER MANAGEMENT ORDINANCE".

D. DWIGHT WALTERS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

**STORMWATER CERTIFICATION:**

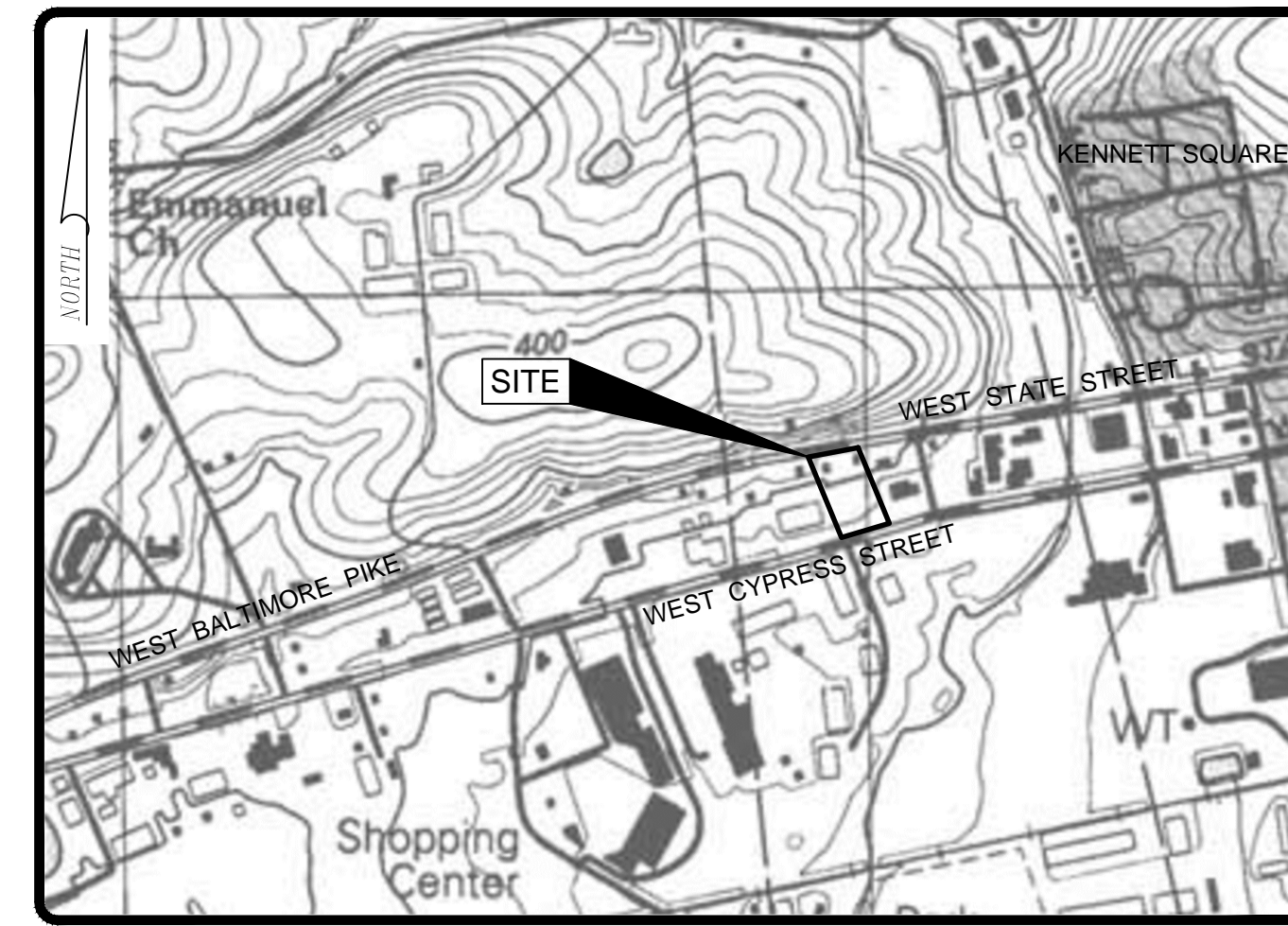
I, ILIAS STAMATIADIS, HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY KENNETT TOWNSHIP AND CHESTER COUNTY CONSERVATION DISTRICT.

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_



**NOTE:**

A HIGHWAY OCCUPANCY PERMIT SHALL BE REQUIRED FOR ALL IMPROVEMENTS SHOWN WITHIN PADOT RIGHT-OF-WAYS.



KENNETT SQUARE, PA-DEL, USGS MAP, 1993 **LOCATION MAP** SCALE: 1" = 800'

**SITE DATA:**

- TAX PARCEL NOS.: UPI 62-3-68 AND UPI 62-3-68.1
- SITE ADDRESS: 722 & 724 WEST BALTIMORE PIKE KENNETT SQUARE, PA 19348
- SITE AREA: UPI 62-3-68 1.6126 ACRES  
UPI 62-3-68.1 0.2643 ACRES  
1.8769 ACRES
- ZONING: C (COMMERCIAL)
- EQUITABLE OWNER: (DEVELOPER) ILIAS STAMATIADIS 15 REESE DRIVE NEWARK, DE 19711 (302) 252-5881
- WETLANDS: NO WETLANDS WERE PRESENT PER FIELD INVESTIGATION BY DUFFIELD ASSOCIATES ON APRIL 21, 2015.
- SANITARY SEWER: PUBLIC
- WATER SERVICE: PUBLIC (CHESTER WATER AUTHORITY)
- SITE SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY BY TRANSITION ENGINEERING SURVEYING, DATED APRIL 28, 2015.

**ZONING DATA:**

ITEM:	REQUIRED:	PROVIDED:
MIN. LOT SIZE:	20,000 SF	81,758± SF
MIN. LOT WIDTH:	100'	220.7'
MIN. FRONT YARD:	20'	76.7'
MIN. SIDE YARD:	15'	29.6'
MIN. REAR YARD:	N/A	N/A
MAX. BUILDING COVERAGE:	35%	12.2% (9,935 SF)
MAX. LOT COVERAGE:	50%	48.9% (39,960 SF) - SEE VARIANCE NOTE
MAX. BUILDING HEIGHT:	40'	30' ±

**PARKING DATA:**

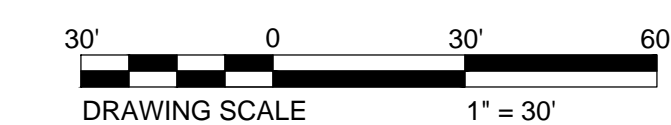
USE	REQUIRED	PROVIDED
RESTAURANT:	3,000 SF @ 15 SPACES / 1,000 GFA = 45 SPACES	45 SPACES
RETAIL:	4,500 SF W/ 60% SALES AREA = 2,700 SF @ 1 SPACE / 200 SF = 13 SPACES	13 SPACES
EMPLOYEES:	RESTAURANT = 6 RETAIL = 6 12 EMPLOYEES @ 1 SPACE PER 1.5 EMPLOYEES = 8 SPACES	8 SPACES
OFFICE:	1,000 SF @ 4 SPACES / 1,000 GFA = 4 SPACES	0 SPACES
TOTAL:	70	66 - SEE VARIANCE NOTE

**STEEP SLOPE DISTURBANCE:**

	TOTAL AREA	AREA OF DISTURBANCE	%
15-25% STEEP SLOPE:	2,506 SF	328 SF	13%
>25% STEEP SLOPE:	9,005 SF	1,350 SF	15%

**VARIANCES:**

- VARIANCE FROM SECTION 240-2003 WAS GRANTED ON 8-6-2015 TO ALLOW LESS THAN THE REQUIRED 70 PARKING SPACES.
- VARIANCE FROM SECTION 240-1002.G WAS GRANTED ON 8-6-2015 TO EXCEED THE 50% MAXIMUM LOT COVERAGE BY 2% FOR A TOTAL OF 52% TO ALLOW FUTURE CONSTRUCTION OF ACCESS DRIVE TO WEST STATE STREET.



**DUFFIELD ASSOCIATES**  
Soil, Water & the Environment  
5400 LIMESTONE ROAD  
WILMINGTON, DE 19808-1232  
TEL. 302.239.6634  
FAX 302.239.8485  
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY  
WEB: HTTP://DUFFIELD.COM  
E-MAIL: DUFFIELD@DUFFIELD.COM

CHESTER COUNTY PLANNING COMMISSION  
D. DWIGHT WALTERS, P.E.  
DESIGNED BY: JGF  
DRAWN BY: GAZ  
FILE NAME: D10666CA-Come-RS  
DESIGNED BY: JGF  
DRAWN BY: GAZ  
FILE NAME: D10666CA-Come-RS

No.	REVISION
1	REVISED PER TOWNSHIP CONSULTANT & CHESTER COUNTY COMMENTS
2	REVISED DESIGN FOR R-FANK SD
3	REVISED PER TOWNSHIP CONSULTANT COMMENTS
4	REVISED PER TOWNSHIP COMMENTS
5	FINAL CONSTRUCTION PLAN

**OWNER:**  
ILIAS STAMATIADIS  
15 REESE DRIVE  
NEWARK, DE 19711  
(302) 252-5881

**FINAL CONSTRUCTION PLANS  
COVER SHEET  
724 WEST BALTIMORE PIKE  
KENNETT TOWNSHIP ~ CHESTER COUNTY ~ PENNSYLVANIA**

DATE: 21 AUGUST 2015  
SCALE: 1" = 30'  
PROJECT NO. 10666.CA  
SHEET: 1 OF 18