

LEGEND:

- GnB2
(SOLUTION)
- EXISTING SOILS
 - EXISTING BUILDING
 - EXISTING CURB
 - EXISTING PROPERTY LINE
 - EXISTING CONTOUR LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING METAL FENCE
 - EXISTING WOOD FENCE
 - EXISTING SHRUB LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING SEWER VENT
 - IRON PIN FOUND



EXISTING PAVEMENT TO REMAIN. USE THE EXISTING DRIVEWAY TO WASH TIRES BEFORE ANY MACHINE LEAVES THE SITE.

PROPOSED INFILTRATION PIT 8' WIDE, 6' LONG & 3.0' DEEP FILLED WITH No. 4 STONE (REFER TO DETAIL ON THIS SHEET)

PROPOSED LIMITS OF DISTURBANCE AREA IS 3,163 SQ.FT.

PROPOSED ROOF LEADER (TYPICAL)

NEW PORCH AREA= 21 SQ.FT.

BASINMENT AREA= 20 ADDITIONAL SQ.FT.

KITCHEN EXTENSION AREA= 214 SQ.FT.

RELOCATE THE GAS METER AS NEEDED

EXISTING HOUSE FF 103.1

EXISTING PATIO EL 102.7

PROPOSED TREE PROTECTION (TYP.)

PROPOSED BUT FENCE (TYP.)

EXISTING PLAY AREA

TOP OF BANK

TOP OF BANK

STAKE SET

MONUMENT FOUND & HELD

STAKE SET

STAKE SET

STAKE SET

STAKE SET

STAKE SET

STAKE SET

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STAKE SET

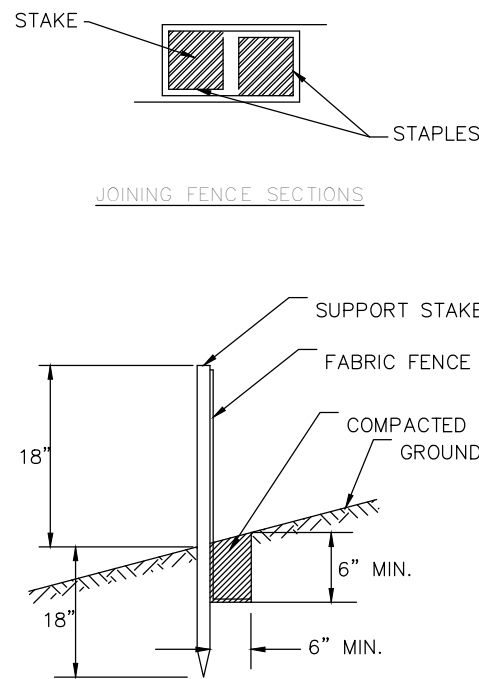
STAKE SET

STAKE SET

STAKE SET

STAKE SET

STANDARD CONSTRUCTION DETAIL #19
Standard Filter Fabric Fence (18" High)

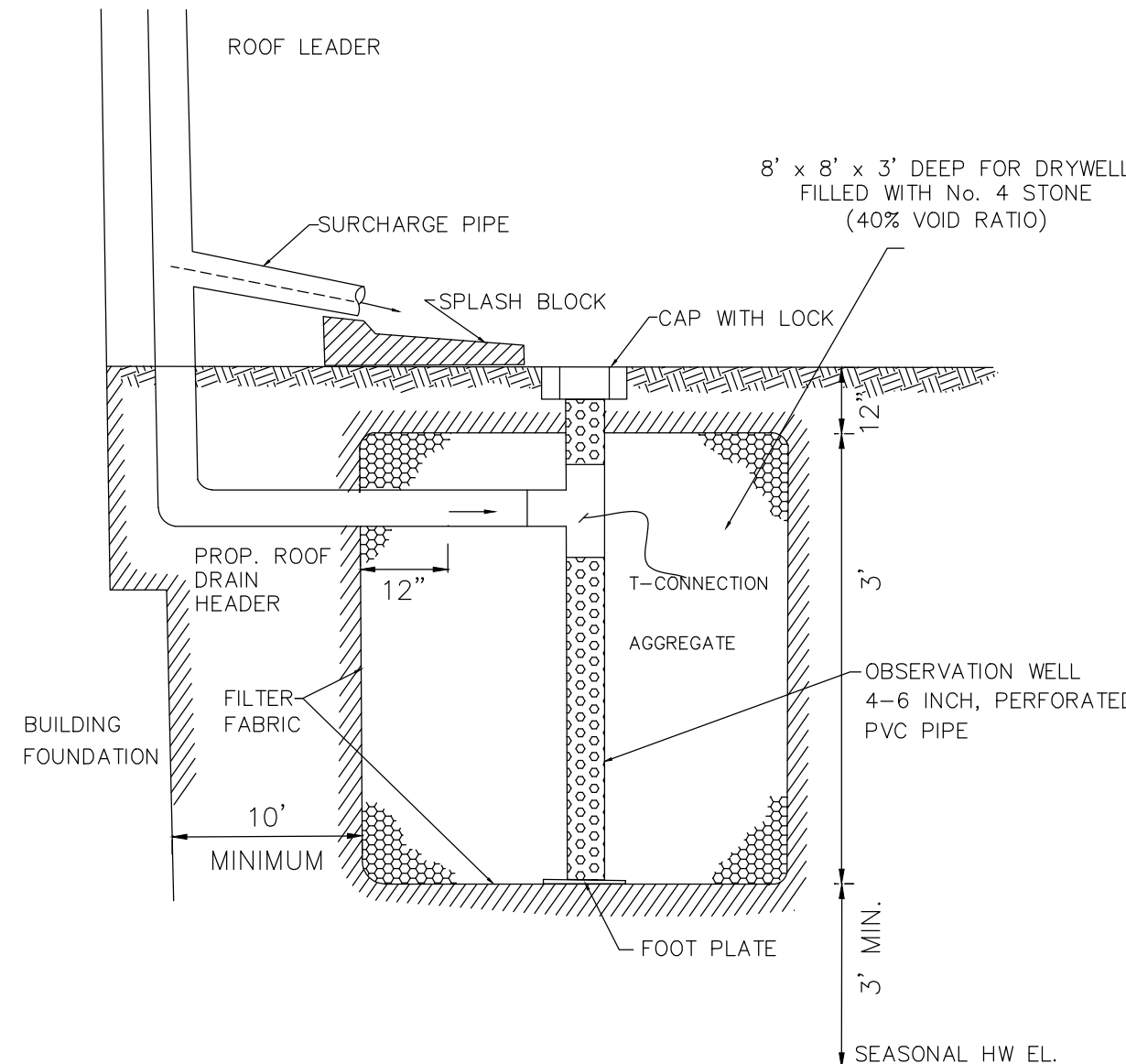


* Stakes spaced @ 8' maximum. Use 2" x 2" wood or equivalent steel stakes.
Filter Fabric Fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment.
Sediment must be removed when accumulations reach 1/2 the above ground height of the fence.
Any section of Filter Fabric Fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18.

STANDARD FILTER FABRIC FENCE
NOT TO SCALE

LOCATION MAP

1"=800'



DRYWELL DETAIL

NOT TO SCALE

ZONING REGULATIONS

R2 DISTRICT	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SQ.FT.	23,608 SQ.FT.	23,608 SQ.FT.
LOT WIDTH	100 FEET	148.6 FT	148.6 FT
FRONT YARD	40 FEET	29.1 FT	29.1 FT
MINIMUM SIDE YARD	20 FEET/45 FEET AGG.	25.0/56.0 FT	20.1/51.1 FT
REAR YARD	40 FEET	151.7 FT	118.4 FT
BUILDING COVERAGE	18 %	8.00%	9.95%
IMPREVIOUS COVERAGE	30 %	14.21%	16.17%

SITE DATA

SITE AREA. GROSS 43,602 SQ.FT.
FLOODPLAIN AREA= 21,043 SQ.FT.
ROW AREA= 4,212 SQ.FT.
NET= 23,608 SQ.FT. (43,602-ROW-0.75x FLOODPLAIN AREA)

EXISTING IMPERVIOUS DATA

IMPERVIOUS AREAS :	EXISTING	PROPOSED
HOUSE & GARAGE	3,490 SQ.FT. (8.00%)	4,340 SQ.FT. (9.95%)
PATIO, PORCH & BASEMENT STEPS	425 SQ.FT.	423 FT
DRIVEWAY	1,480 SQ.FT.	1,480 FT
WALK	799 SQ.FT.	809 SQ.FT.
TOTAL IMPERVIOUS AREA:	6,194 SQ.FT. 14.21 %	7,052 SQ.FT. 16.17%

SWM CALCULATIONS:

- PER TABLE 105.1 OF THE DRAINAGE CODE, ONLY SECTION 408 APPLIES TO THIS PROJECT BECAUSE THE NEW IMPERVIOUS COVER IS LESS THAN 1,500 SQ.FT. AND THE TOTAL DISTURBED AREA IS LESS THAN 5,000 SQ.FT.
- BASED ON SECTION 405-A-2b OF THE DRAINAGE CODE A RECHARGE VOLUME IS TO BE CALCULATED AS FOLLOWS:
THE REQUIRED RECHARGEABLE VOLUME IS EQUAL TO 1inch OF RAIN MULTIPLIED BY THE NEW IMPERVIOUS COVER. THAT IS [1inchx (858 SQ.FT.)]=12 ft= 72 cubic feet.
DESIGN OF INFILTRATION PIT (DRYWELL):
1- VOLUME REQUIRED= 72 cubic feet
THE PIT HAS 40% VOID, THE TOTAL PIT VOLUME REQUIRED= 72x0.4= 180 cubic feet
2- A PIT 8 feet WIDE, 8 feet LONG AND 3 feet DEEP IS PROPOSED.
PROVIDED VOLUME IS 192 cubic feet (>180 cubic feet).
- MINIMUM REQUIRED INFILTRATION RATE IS 0.5 IN/HR.
WITH A MINIMUM INFILTRATION RATE OF 0.5 IN/HR, THE DRYWELL WILL DRAIN IN 3 DAYS OR 72 HOURS < MAXIMUM ALLOWABLE TIME OF 96 HOURS.
- PIT LOCATION AND SIZE ARE TO BE BUILT PER THIS PLAN. ROOF DRAINS TO BE CONNECTED TO THE DRYWELL SHOULD BE COLLECTING 858 SQ.FT. OF THE EXISTING/PROPOSED ROOF.

ROOF LEADERS:
TOTAL 100-YEAR FLOW GOING INTO THE PIT IS (858 SQ.FT.X8.1 IN PER HR)/(12 INX 3600)= 0.16 CFS
USING A 4" PVC PIPE WITH A MINIMUM SLOPE OF 0.5%, THE MAXIMUM ALLOWABLE FLOW IS 0.16 CFS= 0.16 CFS.

GRADING PERMIT PLAN

FOR

RADNOR TOWNSHIP, DELAWARE COUNTY
PENNSYLVANIA
OWNER/DEVELOPER



PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT

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20 10 00 20
SCALE : 1" = 20'

CHECKED	REVISIONS	APPROVED BY: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER GEORGE S. MAALOUF	GME ENGINEERING CIVIL AND SITE DESIGN SPECIALISTS 1117 CAROLINA AVENUE • WEST CHESTER • PENNSYLVANIA PHONE - (610) 732-0707
		THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.	
		SCALE: 1"=20'	DRAWN BY: G.S.M.
		DESIGNED BY: G.S.M.	CHECKED BY: G.S.M. DRAWING NAME:
		DATE: 08-19-08	COMM. NO. 01116-(2007) FILE NO. SHEET 1 of 1