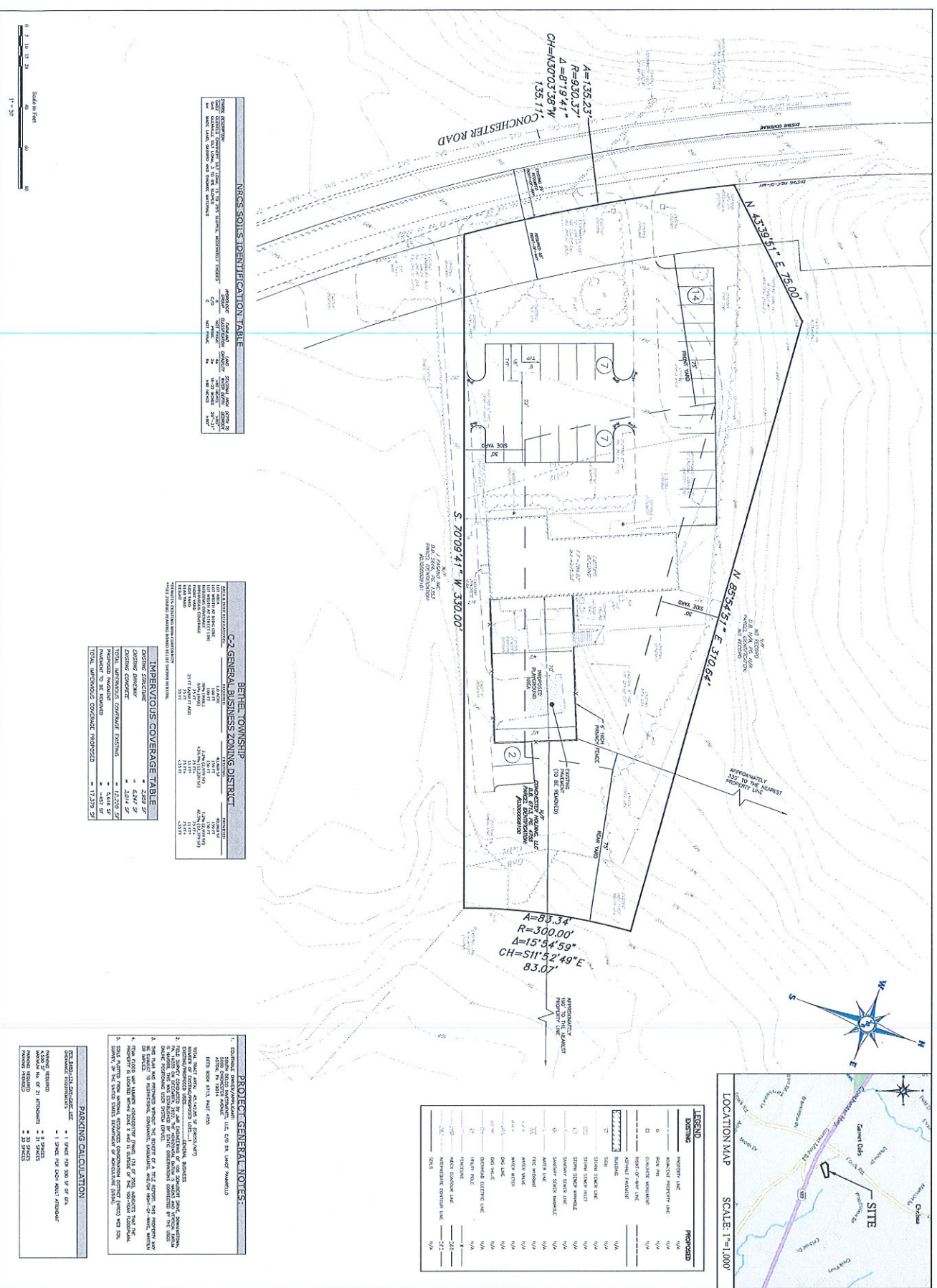






NRCS SOILS IDENTIFICATION TABLE

SOIL TYPE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
1	100	100	100	100	100	100	100	100	100

**BEHLE TOWNSHIP
C-2 GENERAL BUSINESS ZONING DISTRICT**

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
1	1	1	1	1	1	1	1

IMPERVIOUS COVERAGE TABLE

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
1	1	1	1	1	1	1	1



LEGEND

EXISTING	PROPOSED
1	1
2	2
3	3
4	4
5	5
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94	94
95	95
96	96
97	97
98	98
99	99
100	100

PROJECT GENERAL NOTES:

1. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
2. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDT DESIGN MANUAL.
3. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDT DESIGN MANUAL.
4. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDT DESIGN MANUAL.
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9. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDT DESIGN MANUAL.
10. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDT DESIGN MANUAL.

SKETCH PLAN

SHEET NUMBER: 1 OF 1

DATE: APR 22, 2023

UTILITY USERS LIST

1. [Utility Name]

2. [Utility Name]

3. [Utility Name]

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	APR 22, 2023	ISSUED FOR PERMIT

PROJECT INFORMATION

PROJECT NAME: 1420 CONCHESTER HWY

LOCATION: 1420 CONCHESTER HWY, CHESTER, PA 19380

OWNER: [Owner Name]

DESIGNER: [Design Firm Name]

DESIGNER INFORMATION

DESIGNER: [Design Firm Name]

DESIGNER ADDRESS: [Design Firm Address]

DESIGNER PHONE: [Design Firm Phone]

DESIGNER FAX: [Design Firm Fax]

DESIGNER EMAIL: [Design Firm Email]

PERMIT INFORMATION

PERMIT NUMBER: [Permit Number]

PERMIT DATE: [Permit Date]

PERMIT EXPIRY: [Permit Expiry]

PROJECT INFORMATION

PROJECT NAME: 1420 CONCHESTER HWY

LOCATION: 1420 CONCHESTER HWY, CHESTER, PA 19380

OWNER: [Owner Name]

DESIGNER: [Design Firm Name]

DESIGNER INFORMATION

DESIGNER: [Design Firm Name]

DESIGNER ADDRESS: [Design Firm Address]

DESIGNER PHONE: [Design Firm Phone]

DESIGNER FAX: [Design Firm Fax]

DESIGNER EMAIL: [Design Firm Email]

PERMIT INFORMATION

PERMIT NUMBER: [Permit Number]

PERMIT DATE: [Permit Date]

PERMIT EXPIRY: [Permit Expiry]

JMR ENGINEERING, LLC

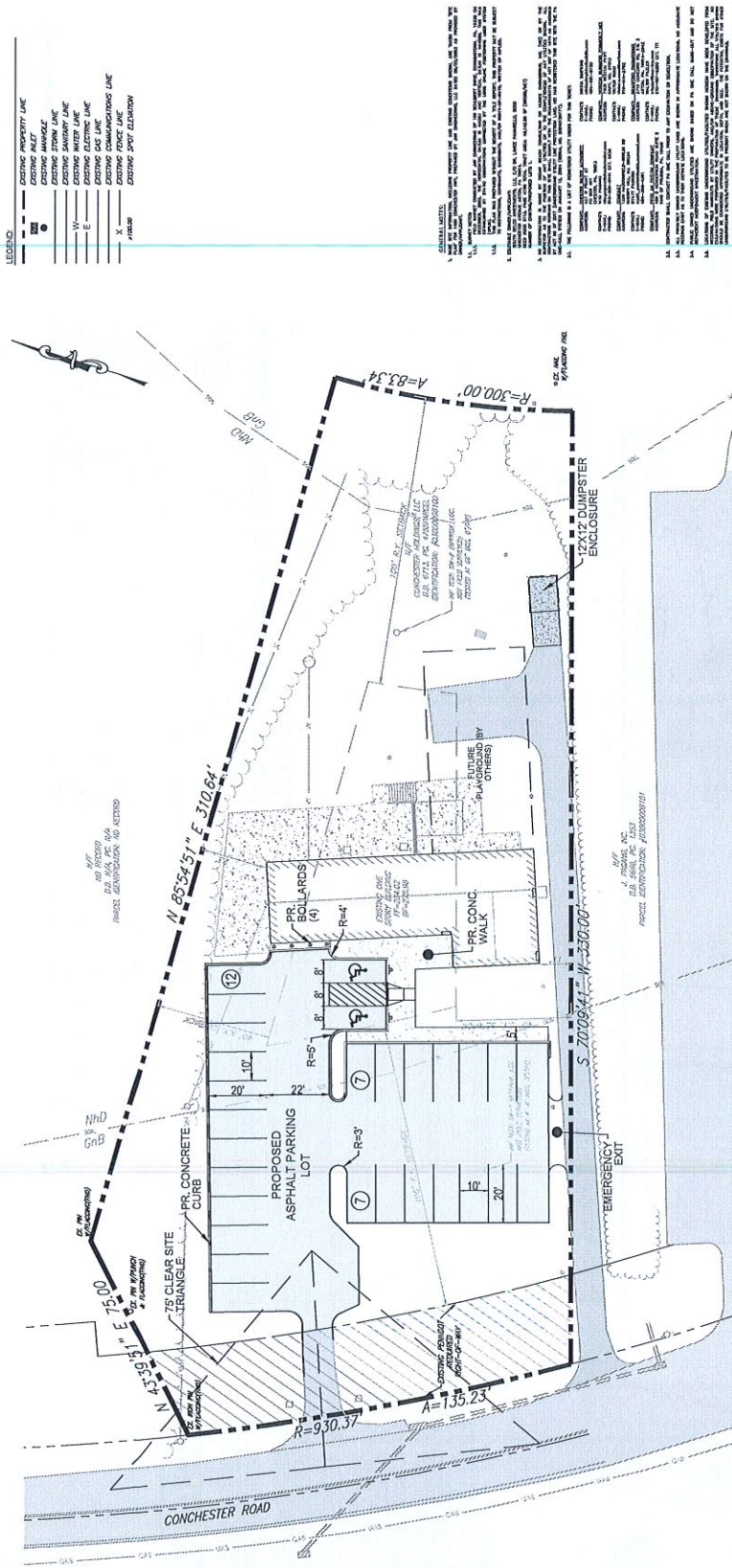
PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES

106 SCHUBERT DRIVE • DOWNTOWN, PA 19335

PHONE: 610.880.8888

EMAIL: ADVEN@JMRENGINEERING.COM

WEBSITE: WWW.JMRENGINEERING.COM

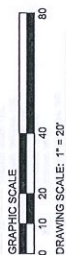
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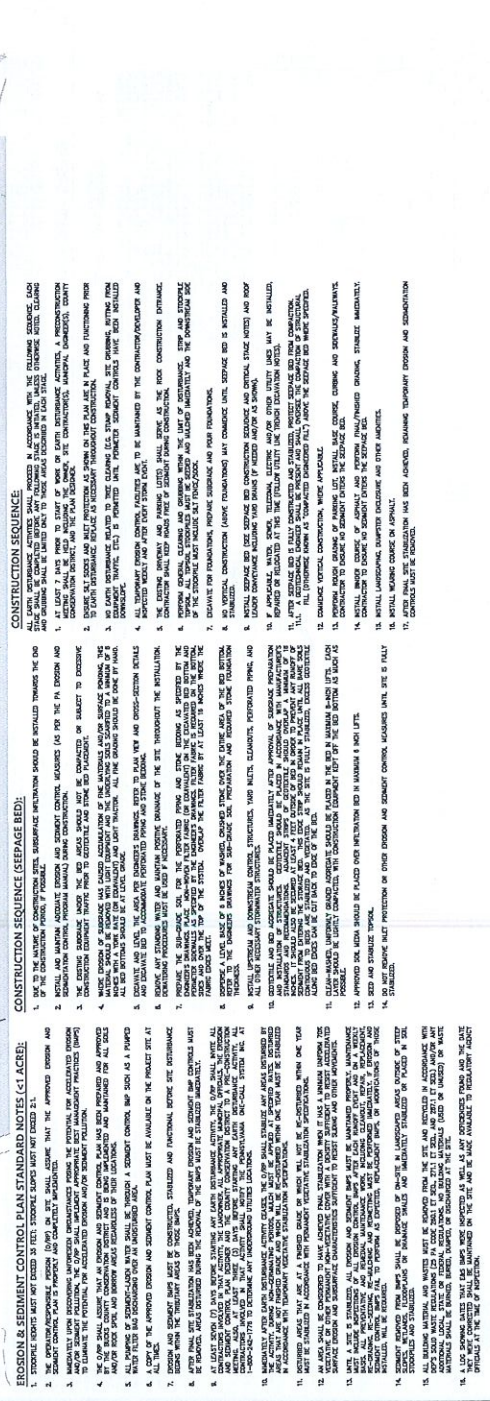
SPECIAL EXCEPTION (CONDITIONS):

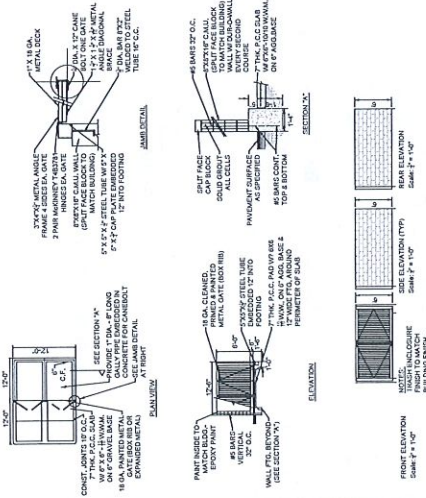
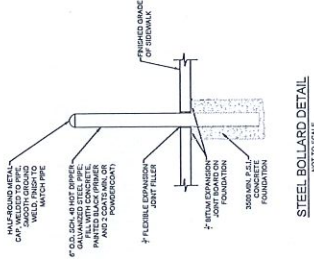
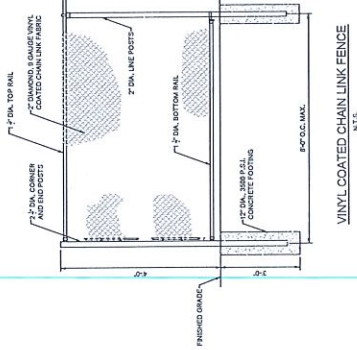
THE SPECIAL EXCEPTION SHALL BE GRANTED UPON THE FOLLOWING CONDITIONS:

1. COMPLY WITH ALL ZONING CODES AND ORDINANCES.
2. COMPLY WITH ALL STATE REGULATION AND REQUIREMENTS FOR A DAY-CARE FACILITY AND MET.
3. PROVIDE ADEQUATE PARKING FOR ALL VEHICLES.
4. FENCING EXCLUDING THE PERIMETER SHALL BE A FIRST-HIGH-PINK FINISH FENCE.
5. PUBLICITY WATER SHALL BE USED.

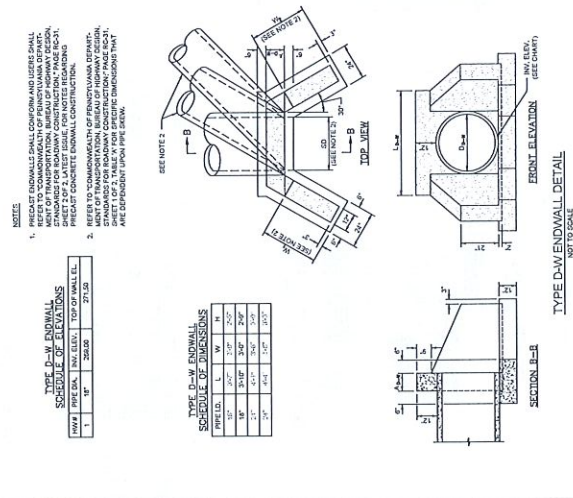




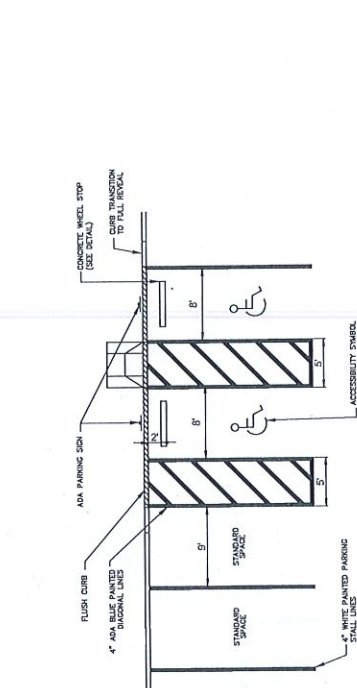




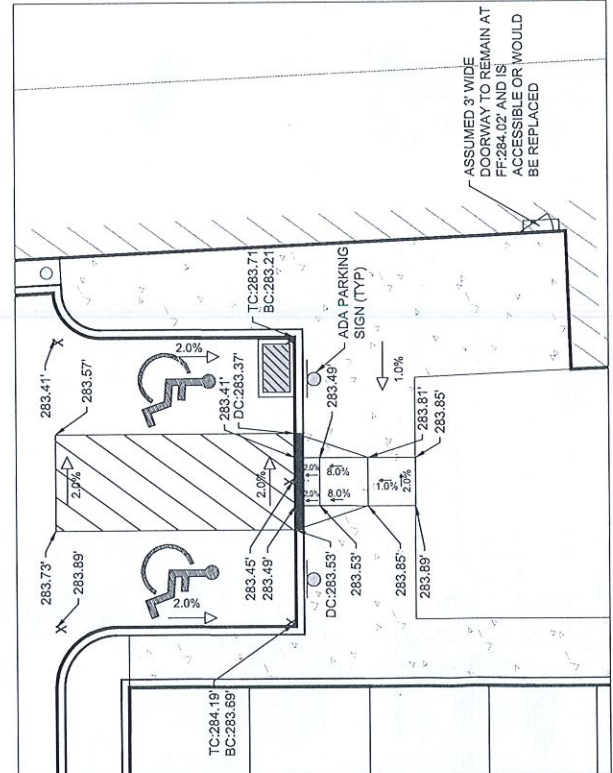
TRASH AREA ENCLOSURE DETAILS
N.T.S.



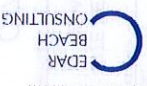
TYPE D-W ENDWALL DETAIL
NOT TO SCALE



TYPICAL PARKING STALL DETAIL
NOT TO SCALE



ADA ACCESSIBLE DETAIL
SCALE 1/8"



EDAR CONSULTING
1528 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.edarconsulting.com



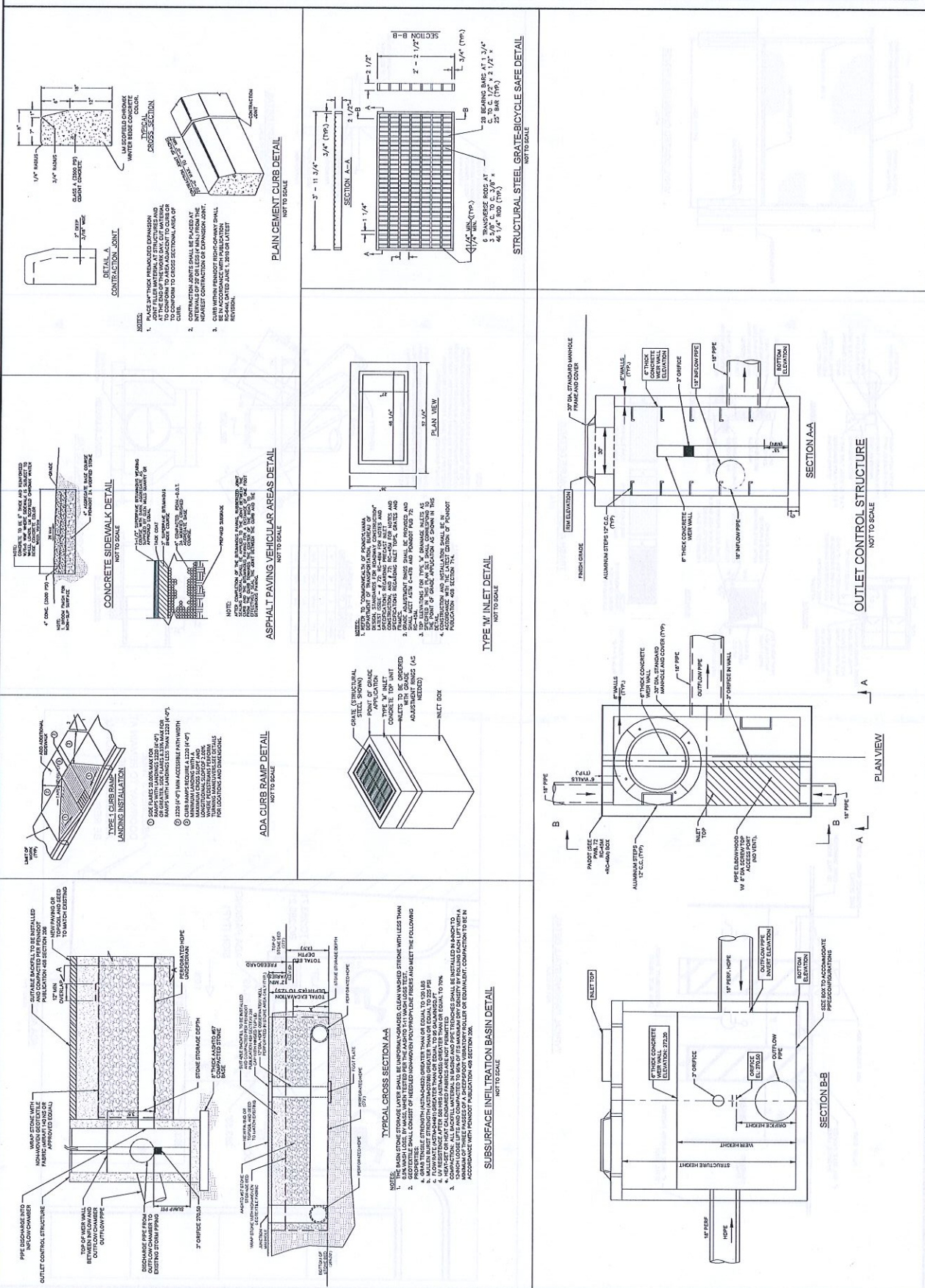
HUMES ENGINEERING CONSULTANTS

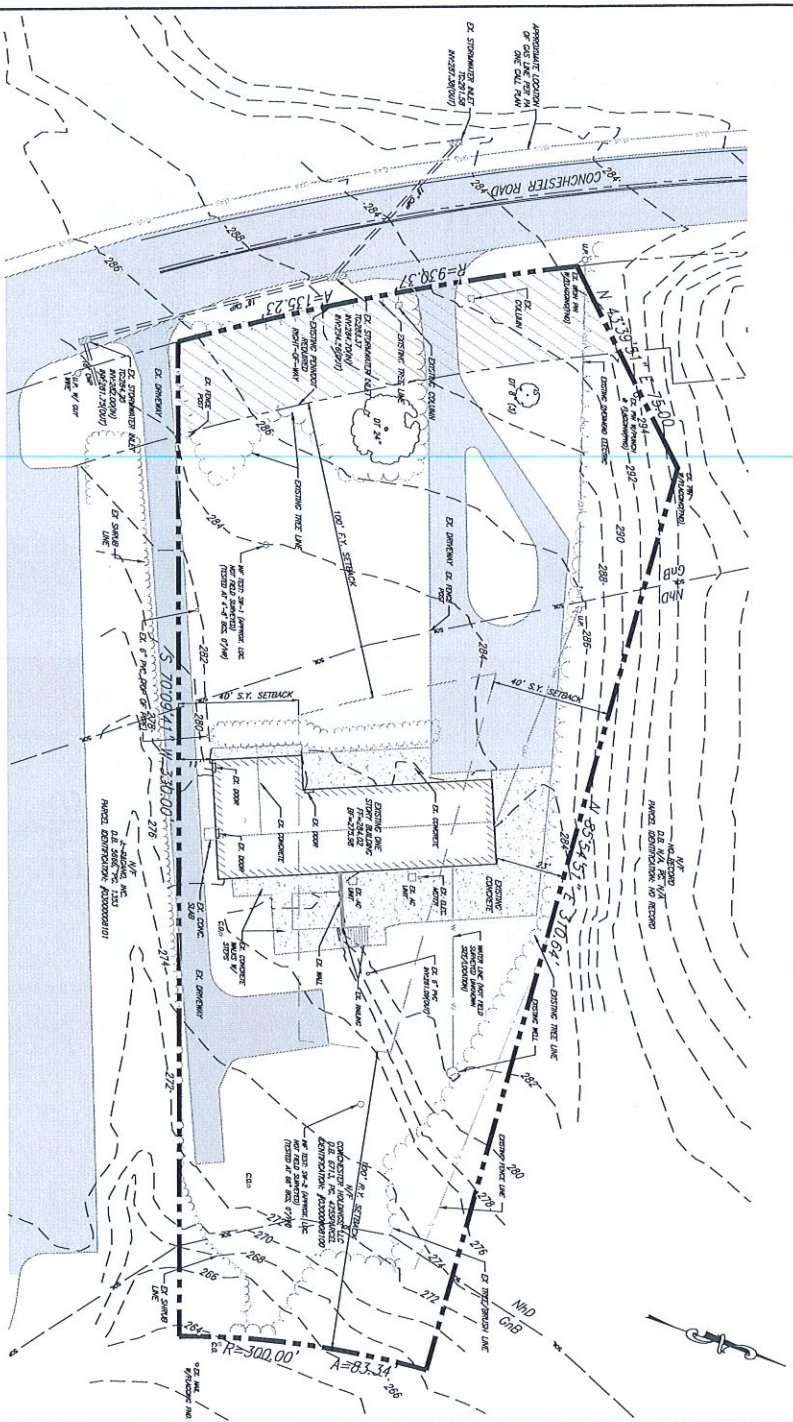
CONCHESTER HOLDING, LLC
PREPARED FOR:
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060
PROJECT:
DAY CARE PROJECT

DESIGNED BY: K.E.L.
CHECKED BY: K.E.L.
DATE: 04-05-2024
DRAWN BY: K.E.L.
SHEET TITLE: PLAN-1
SHEET NUMBER: C-6

DANIEL B. HUMES, INC.
P.A.L.I.C. NO. PD017470
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060
TEL: 610-618-0275
WWW.DANIELBHUMES.COM

SITE DETAILS
PLAN-1
SHEET NUMBER: C-6





1. NAME _____
2. DATE _____
3. TIME _____
4. LOCATION _____
5. WEATHER _____
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264. WAVE _____
265. SWELL _____
266. WIND _____
267. SEA _____

ENGINEERING CONSULTANT:

DESIGN CONSULTANT:

CEDAR
BEACH
CONSULTING

1526 SPRING AVENUE
JENKINTOWN, PA 19048
(610) 618-0275
www.cedarbeach-hc.com

PROJECT:
DAY CARE PROJECT
1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA 19060

PREPARED FOR:
CONCHESTER HOLDING, LLC

DRAWN BY :	K.B.
DESIGNED BY :	K.B.
CHECKED BY :	K.B.
DATE :	04-30-2024
SCALE :	1"=30'
SHEET TITLE:	
EXISTING CONDITIONS PLAN	

C-1

PRELIMINARY DEVELOPMENT PLANS 1420 CONCHESTER DAY CARE

1420 CONCHESTER HIGHWAY
GARNET VALLEY, PA

FOR:
CONCHESTER HOLDING, LLC
6 DICKINSON DRIVE SUITE 110
CHADDS FORD, PA 19317

INDEX OF DRAWINGS:

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS PLAN
- C-2 SITE PLAN
- C-3 GRADING & STORMWATER PLAN
- C-4 EROSION & SEDIMENT CONTROL PLAN
- C-5 EROSION & SEDIMENT CONTROL DETAILS & NOTES PLAN
- C-6 SITE DETAILS PLAN-1
- C-7 SITE DETAILS PLAN-2

SITE AREA:

TAX MAP NUMBER:
03-10-043-000
45,142.85 SF (GROSS/NET)
(PER SURVEY REFERENCED)
45,716.08 SF (GROSS PER CAD)
40,933.37 SF (NET PER CAD)



AREA MAP
N.T.S.

PREPARED BY:
CEDAR BEACH CONSULTING, LLC.