LEGEND

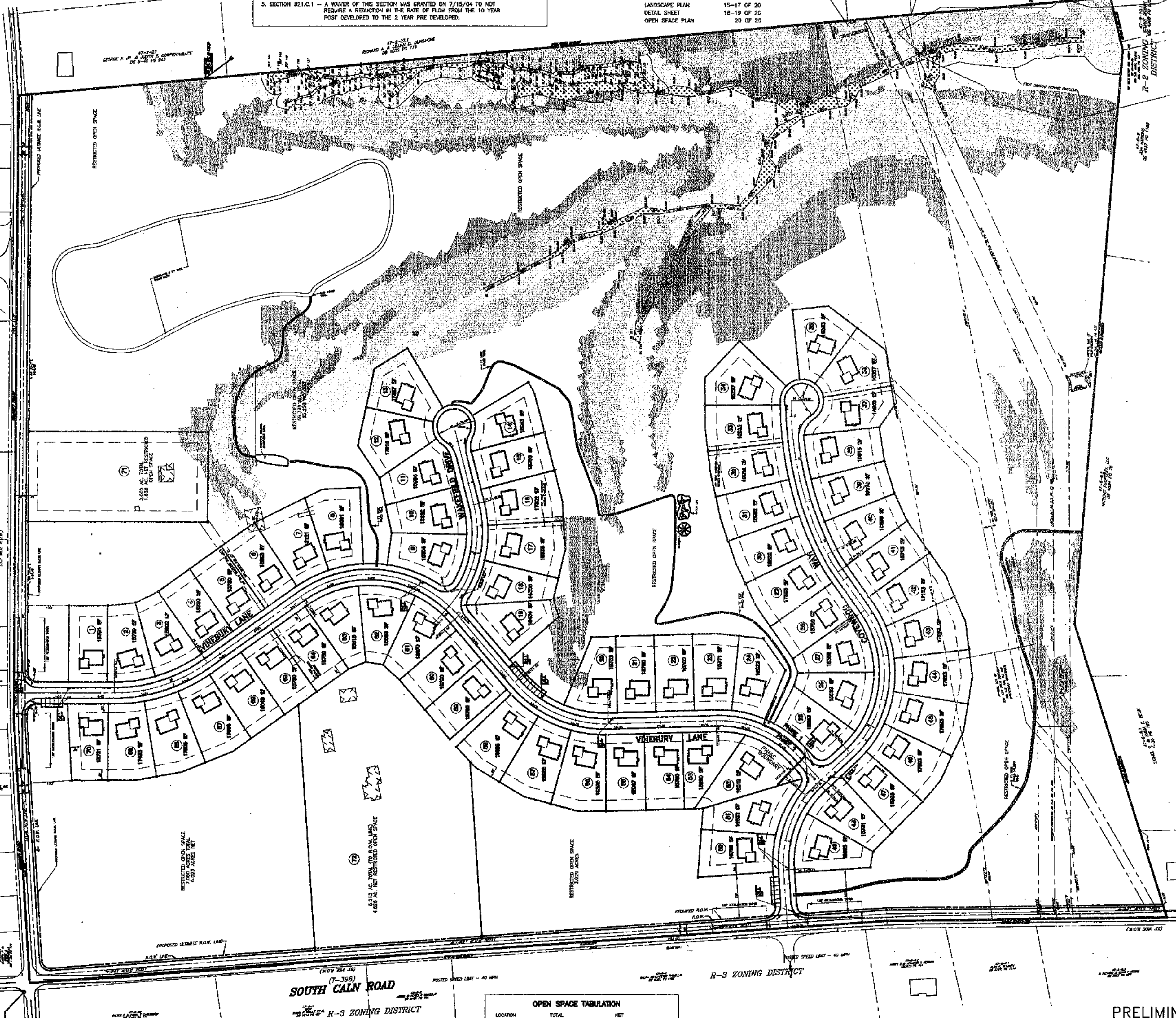
- SLOPE 15–25%
- SLOPE > 25%
- WETLANDS
- WETLANDS MARGIN
- RIPARIAN BUFFER ZONE 1
- RIPARIAN BUFFER ZONE 2

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS GRANTED

1. SECTION 501.B.I.(e) – A WAIVER OF THIS SECTION WAS GRANTED ON 3–25–04 TO ALLOW THE PLANS TO BE CONSIDERED AS PRELIMINARY/FINAL.
2. SECTION 608.D – A WAIVER OF THIS SECTION WAS GRANTED ON 7/15/04 TO ALLOW THE PROPOSED INTERSECTION OF VINEBURY LANE & WEST CHESTER ROAD TO BE LESS THAN 1000 FEET FROM EXISTING INTERSECTIONS.
3. SECTION 617.G – A WAIVER OF THIS SECTION WAS GRANTED ON 7/15/04 TO ALLOW FOR THE FRONTAGE OF 5 LOTSON THE CUL–DE–SAC FOR ROAD C WITH THE CONDITION THAT A MAXIMUM OF 4 DRIVEWAYS IS LOCATED IN THE CUL–DE–SAC.
4. APPENDIX SECTION 1, V.B.2 – A WAIVER OF THIS SECTION WAS GRANTED ON 7/15/04 TO ALLOW THE USE OF PLASTIC PIPE IN THE LEVEL SPREADER BERMS.
5. SECTION 821.C.1 – A WAIVER OF THIS SECTION WAS GRANTED ON 7/15/04 TO NOT REQUIRE A REDUCTION IN THE RATE OF FLOW FROM THE 10 YEAR POST DEVELOPED TO THE 2 YEAR PRE DEVELOPED.

SHEET INDEX

SHEET NAME	SHEET NUMBER
OVERALL TITLE PLAN	1 OF 20
TITLE PLANS	2–3 OF 20
EXISTING FEATURES PLAN	4 OF 20
GRADING & UTILITIES PLAN	5–6 OF 20
OFFSITE SANITARY SEWER EXTENSION PLAN	7 OF 20
EROSION & SEDIMENTATION CONTROL PLAN	8–9 OF 20
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	10 OF 20
PROFILE SHEETS	11–14 OF 20
LANDSCAPE PLAN	15–17 OF 20
DETAIL SHEET	18–19 OF 20
OPEN SPACE PLAN	20 OF 20



NATURAL RESOURCE AREAS/AREAS DISTURBED

PROTECTED RESOURCE	A AMOUNT OF LAND IN PROTECTED RESOURCE* (SQ.FT.)	B MAXIMUM DISTURBANCE ALLOWANCE** (PERCENT)	C MAXIMUM AMOUNT OF PERMITTED DISTURBANCE (SQ.FT.)	D PROPOSED DISTURBANCE OF RESOURCE (SQ.FT.)
FLOODPLAIN	0%	0%	0	0
STEEPSLOPES				
MODERATELY STEEP	264,037	30%	85,211	800
VERY STEEP	441,466	0%***	0	0
WETLANDS	19,602	0%	0	0
WETLAND MARGINS	80,150	20%		0
RIPARIAN BUFFERS				
ZONE 1 BUFFER	161,172	0%	0	0
ZONE 2 BUFFER	95,397	20%	18,079.00	975
WOODLANDS				
RESIDENTIAL USES	998,831	35%	349,591	12,240
NON–RESIDENTIAL USES	N/A	50%	N/A	N/A
PRIME AG. SOILS****				
CLASS I	N/A	10%	N/A	N/A
CLASS II	N/A	15%	N/A	N/A
CLASS III	N/A	25%	N/A	N/A
TOTAL				

*Where a resources overlap, the overlapping area should be included under the more restrictive resource category (i.e., where woodlands overlap with wetlands, include the area of overlap in the wetlands category.
**Disturbance allowances may be modified where federal or state permits have been obtained by the Applicant and provided to the Township.
***Up to 15% disturbance may be permitted by conditional use for access or utilities as specified in Section 1202.3.A.1.b.
****Applies only to soils located within the Agricultural Preserve Area as designated in the East Fallowfield Comprehensive Plan and within the RA Rural Agricultural District of this Ordinance.

ZONING INFORMATION

R–1 LOW DENSITY RESIDENTIAL ZONE OPEN SPACE OPTION WITH PUBLIC SEWER AND PUBLIC WATER

	REQUIRED	PROPOSED
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	20' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
PERIMETER BUILDING SETBACK	50'	50'
TRACT IMPERVIOUS COVERAGE (MAXIMUM)	15% (10.74 AC)	6.88 AC. (LOTS) TOTAL IMPERVIOUS ON TRACT = 8.87 ACRES

DENSITY CALCULATION

TOTAL TRACT AREA TO TITLE LINES	119.542 AC.
RIGHT OF WAY EXISTING ROADS	–1.764 AC.
WETLANDS	–1.09 AC.
SLOPE > 25%	–10.20 AC.
ALLUVIAL SOILS	–0.24 AC.
EASEMENTS*	–3.815 AC.
NET TRACT AREA	102.435 AC.

51.22 UNITS PERMITTED (BASE DENSITY = NET TRACT AREA X 0.5)

*EASEMENTS ONLY INCLUDE 75' WIDE PECO EASEMENT. THE 200' WIDE PECO EASEMENT HAS BEEN PREVIOUSLY EXTINGUISHED BY PECO AND IS THEREFORE INCLUDED IN THE TOTAL TRACT AREA.

82.536 AC. NET OPEN SPACE PROVIDED = 69.04% (SEE TABULATION)
59.771 AC. NET OPEN SPACE REQUIRED = 50.00%

EXCESS OPEN SPACE = 19.04%

DENSITY BONUS: 2% FOR EACH 1% EXCESS OPEN SPACE
.1904 X 2 X 51.00 = 19.421
= 20 BONUS LOTS
+ 51 BASE DENSITY
PERMITTED = 71 LOTS

TOTAL SITE DENSITY = 71 PROPOSED LOTS/RESIDENCES + 2 EXISTING HISTORIC DWELLINGS = 73

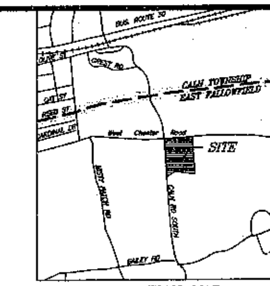
ACTIVE OPEN SPACE

REQUIRED AREA = 10% OF RESTRICTED OPEN SPACE AREA
= 0.10 · 83.414 AC
= 8.341 AC

AREAS PROVIDED FOR ACTIVE OPEN SPACE = PEDESTRIAN TRAILS AND LAWN AREA
= 1100 LF (TOWNSHIP COMMUNITY TRAIL) + RIDGECREST COMMUNITY TRAILS
(1,650 LF PAVED @ 4 FT WIDE & 2,100 LF GRASS @ 8 FT WIDE)
= 25,600 SF
= 0.59 ACRES
LAWN AREA = 8.40 ACRES
TOTAL AREA PROVIDED = 8.99 ACRES

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHY, UTILITY AND WETLAND INFORMATION SHOWN HEREON WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY FOR HERITAGE BUILDING GROUP, INC., NORTH WALES, PA. AND BEARING THE PROFESSIONAL SEAL OF JOSEPH J. WRIGHT, P.L.S. No. SU–037826–E.
2. A FIELD SURVEY WAS PERFORMED BY EDWARD B. WALSH AND ASSOCIATES, INC., FOR BOUNDARY ORIENTATION AND TO SUPPLEMENT TOPOGRAPHIC INFORMATION.
3. ELEVATIONS ARE BASED ON NGVD 1929, ACCORDING TO NOTES APPEARING ON CONTROL POINT SURVEY AS ABOVE.
4. PROJECT BENCH MARK IS A P.K. NAIL LOCATED AT THE NORTHWEST EDGE OF PAVING OF THE INTERSECTION OF WEST CHESTER ROAD AND SOUTH CALN ROAD, ELEVATION 552.83.
5. APPLICANT/OWNER:
   T.R. MOSER BUILDERS, INC.
   1171 LANCASTER AVE., STE 201
   BERWYN, PA. 19312
   610–725–0812
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47–6–10 AREA = 119.542 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH PUBLIC WATER AND SEWER WHICH IS CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
8. IT IS PROPOSED TO DEVELOP THE SITE IN ACCORDANCE WITH THE OPEN SPACE OPTION IN THE R–1 ZONING DISTRICT.
9. WETLANDS BOUNDARY TAKEN FROM CONTROL POINT SURVEY. EDWARD B. WALSH ASSOC. INC., PERFORMED A DELINEATION TO VERIFY THE EXTENT OF WETLANDS AND THE ACCURACY OF THE WETLANDS SHOWN.
10. CONCRETE MONUMENTS SHOWN ON THE PLAN AS "■" SHALL BE PLACED AT LOCATIONS SHOWN. IRON PINS SHOWN AS "●" SHALL BE PLACED AT LOCATIONS SHOWN. PINS MUST BE 30" IN LENGTH AND 3/4" IN DIAMETER.
11. SOILS PLOTTED FROM "SOIL SURVEY OF CHESTER & DELAWARE COUNTIES PA." DATED MAY 1963 BY SOIL CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE.
12. THE PROPOSED ROAD RIGHT OF WAY ALONG WEST CHESTER ROAD AND SOUTH CALN ROAD AND THE RIGHT OF WAY OF THE PROPOSED ROADS IN THE SUBDIVISION ARE HEREBY OFFERED FOR DEDICATION TO EAST FALLOWFIELD TOWNSHIP.
13. WITHIN THE CLEAR SIGHT TRIANGLES NO VISION – OBSTRUCTION OBJECTS ARE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 30 INCHES AND BELOW 10 FEET.
14. THE INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREET TREES LOCATED ON THEIR LOT.
15. INDIVIDUAL LOT OWNERS OF LOTS 71 AND 72 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA INSIDE THEIR RESPECTIVE OPEN SPACE. THE HOA WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF ALL OTHER OPEN SPACE. A BLANKET EASEMENT OVER THE OPEN SPACE SHALL BE GRANTED TO EAST FALLOWFIELD TOWNSHIP FOR ACCESS TO STORMWATER DETENTION AND CONVEYANCE SYSTEMS.THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SYSTEMS.
16. THE OPEN SPACE WILL BE DEED RESTRICTED FROM FURTHER SUBDIVISION. THE HOMEOWNERS ASSOCIATION DOCUMENTS AND LANDSCAPE PLANS WILL ADDRESS THE RESTRICTIONS AND MANAGEMENT OF OPEN SPACE. THE DEED RESTRICTION SHALL BE IN FAVOR OF EAST FALLOWFIELD TOWNSHIP.
17. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO DETAIN RUNOFF FOR AN AVERAGE IMPERVIOUS COVERAGE ON THE INDIVIDUAL PROPOSED LOTS EQUAL TO 4,000 SF.
18. THERE IS NO DOCUMENTED 100 YEAR FLOODPLAIN SHOWN ON FIRM PANEL 307 FOR THE SITE.
19. A DEED RESTRICTION WILL BE PLACED ON LOTS THAT CONTAIN NATURAL RESOURCES AS, IDENTIFIED ON THIS PLAN, TO PREVENT ANY DISTURBANCE OF THESE AREAS FOLLOWING THE COMPLETION OF THE INDIVIDUAL LOT DEVELOPMENT. THE HOMEOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THESE AREAS ON THE INDIVIDUAL LOTS TO ENSURE THEIR PRESERVATION.
20. THE HOMEOWNERS ASSOCIATION DOCUMENTS MUST INCLUDE WOODLAND MANAGEMENT MEASURES. THE LONG TERM MANAGEMENT OF AREAS NOT TO BE DISTURBED WILL BE ADDRESSED IN THE DOCUMENTS TO PREVENT ANY REMOVAL OF HEALTHY TREES.
21. THE FOLLOWING REQUIREMENT IS FOR ANY IMPROVEMENT SHOWN IN A PROTECTED NATURAL RESOURCE AREA. STRUCTURES, INFRASTRUCTURE, UTILITIES, SEWAGE DISPOSAL SYSTEMS OR OTHER PROPOSED LAND DISTURBANCE INDICATED ON THE APPROVED FINAL PLAN SHALL ONLY OCCUR AT THE LOCATIONS SHOWN ON THE PLAN. CHANGES TO SUCH LOCATIONS SHALL BE SUBJECT TO ADDITIONAL REVIEW AND RE–APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 1400 OF THE EAST FALLOWFIELD TOWNSHIP ORDINANCE. THIS NOTE SHALL ALSO BE INSERTED IN THE DEEDS OF ALL LOTS CONTAINING PROTECTED NATURAL RESOURCES.
22. THE TWO EXISTING RESIDENCES WILL REMAIN AND BE SITUATED ON LOTS SHOWN AS NUMBERS 71 AND 72. THE NET LOT AREAS OF 1.769 AND 4.502 ACRES SERVE AS PART OF THE THE RESTRICTED OPEN SPACE. THE DEEDS WILL INCORPORATE RESTRICTIONS TO ENSURE THE GROUND CONTINUES AS RESTRICTED OPEN SPACE. IN ADDITION THE DEEDS WILL INCLUDE RESTRICTIVE COVENANTS ADDRESSING THE EXTERIORS OF THE TWO HISTORIC DWELLINGS AND THEIR FUTURE POSSIBLE EXPANSION. EASEMENTS WILL BE PLACED ON THE LOTS.
23. THE 25' REAR YARD SETBACK ON THE INDIVIDUAL LOT IS THE MINIMUM SETBACK FROM THE OPEN SPACE FOR ANY STRUCTURE ON AN INDIVIDUAL LOT.
24. THE APPLICANT IS TO CONTRIBUTE $1,500.00 PER APPROVED DWELLING LOT TO THE PARK AND RECREATION FUND PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT. IN ADDITION, UPON FINAL PLAN APPROVAL THE APPLICANT SHALL DEPOSIT $500.00 PER APPROVED DWELLING LOT TO BE HELD IN ESCROW BY THE TOWNSHIP FOR THE DESIGN, PERMITTING, CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS PROPOSED AT THE INTERSECTION OF SOUTH CALN AND WEST CHESTER ROADS.
25. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED IN SECTION 613 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
26. THE SANITARY SEWER MAIN AND WATER MAIN THAT IS PROPOSED WITH THIS SUBDIVISION WILL BE DEDICATED TO PENNSYLVANIA AMERICAN WATER COMPANY.
27. THE LOCATION OF THE INTERIOR TRAIL LOCATION SHALL BE FIELD ADJUSTED TO AVOID TREES.
28. NO PARKING IS PERMITTED ON THE ROADS PROPOSED WITH RIDGECREST SUBDIVISION.
29. ADDITIONAL RIGHT OF WAY ALONG WEST CHESTER AND SOUTH CALN ROAD IS OFFERED TO EAST FALLOWFIELD TOWNSHIP. THE ADDITIONAL RIGHT–OF–WAY IS NOT TO BE DEDUCTED FROM THE OPEN SPACE AREA. ADDITIONAL RIGHT–OF–WAY AT THE INTERSECTION OF WEST CHESTER AND SOUTH CALN ROAD WILL BE PROVIDED IF REQUIRED FOR THE INTERSECTION IMPROVEMENTS.
30. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
31. THE SUBDIVISION IS TO BE BUILT IN TWO PHASES. PHASE ONE CONSTRUCTION WILL INCLUDE THE GAZEBO, TOT LOT AND PAVED TRAIL FROM THEM TO VINEBURY LANE. A TEMPORARY PAVED TRAIL WILL BE INSTALLED ALONG VINEBURY UP TO THE SIDEWALK ON COVEWOOD WAY. THE SANITARY SYSTEM WILL BE INSTALLED UP TO AND INCLUDING MANHOLE #24 AND THE SANITARY SEWER PIPE RUN FROM #15 TO #39.
32. THE 200 FOOT WIDE PECO EASEMENT NOTED ON THE PLAN HAS BEEN EXTINGUISHED BY PECO
33. LOTS 71 & 72 MUST CONNECT TO THE PUBLIC SANITARY SEWER SYSTEM.



LOCATION MAP
SCALE 1:2000'

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF CHESTER

On the ______ day of ______ A.D. 20 ____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ______ personally appeared ______ who acknowledges himself to be the ______ and that as such to do so, he executed the foregoing plan by signing his name by himself as ______ that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

Notary Public

My Commission Expires

REVIEWED by the Planning Commission of East Fallowfield Township, Chester County, Pa., this ______ day of ______ 20__.

APPROVED by the Board of Supervisors of East Fallowfield Township, Chester County, Pa., this ______ day of ______ 20__.

REVIEWED by the Chester County Planning Commission this ______ day of ______ 20__.

Secretary

APPROVED by the East Fallowfield Township Engineer:

Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book ______, Page ______, on the ______ day of ______ 20__.

(Deputy) Recorder of Deeds

RECEIVED MAY 13 2011 BY: BH

OPEN SPACE TABULATION

LOCATION	TOTAL	NET
OPEN SPACE WEST	10.990 AC.	10.990 AC.
OPEN SPACE EAST	67.399	65.801
LOT 71	2.005	1.838
LOT 72	5.212	4.626
	85.606 AC. = 71.61%	83.455 AC. = 69.80%

NOTE: REFER TO OPEN SPACE PLAN FOR DELINEATION OF AREAS THAT DO NOT QUALIFY AS RESTRICTED OPEN SPACE AND ARE THEREFORE DEDUCTED FROM THE TOTAL OPEN SPACE AREA CREATING A NET OPEN SPACE AREA.

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

ACT 187 SERIAL NUMBER 0771316, 0771311
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1–800–242–1776.

UTILITIES NOTIFIED

AT&T 800–555–8111
COLUMBIA GAS TRANSMISSION 610–380–7700
COMCAST CABLEVISION 215–673–6600
EAST FALLOWFIELD TWP 610–384–7144
PECO ENERGY 215–345–9300
PENNSYLVANIA AMERICAN WATER 215–279–6646
TRANS CONTINENTAL GAS PIPE CORP. 610–644–7373
VERIZON 215–963–6000
WILLIAMS COMMUNICATIONS 888–994–5835

100 0 100 200 300 400 FEET
GRAPHIC SCALE

STATEMENT OF ACCURACY (SURVEY)

I hereby state that, to the best of my knowledge, the individual lot descriptions shown and described hereon are true and correct to the accuracy required by the East Fallowfield Twp. Subdivision and Land Development Ordinance.

CERTIFICATE OF CONFORMANCE

I hereby certify that to the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

Adam J. Brower, P.E.

ASSESSMENT MAP 47–6, PARCEL 10 (UPI NO. 47–6–10)

PRELIMINARY/FINAL PLAN
OVERALL TITLE PLAN

2	5–10–2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
1	3–24–2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT

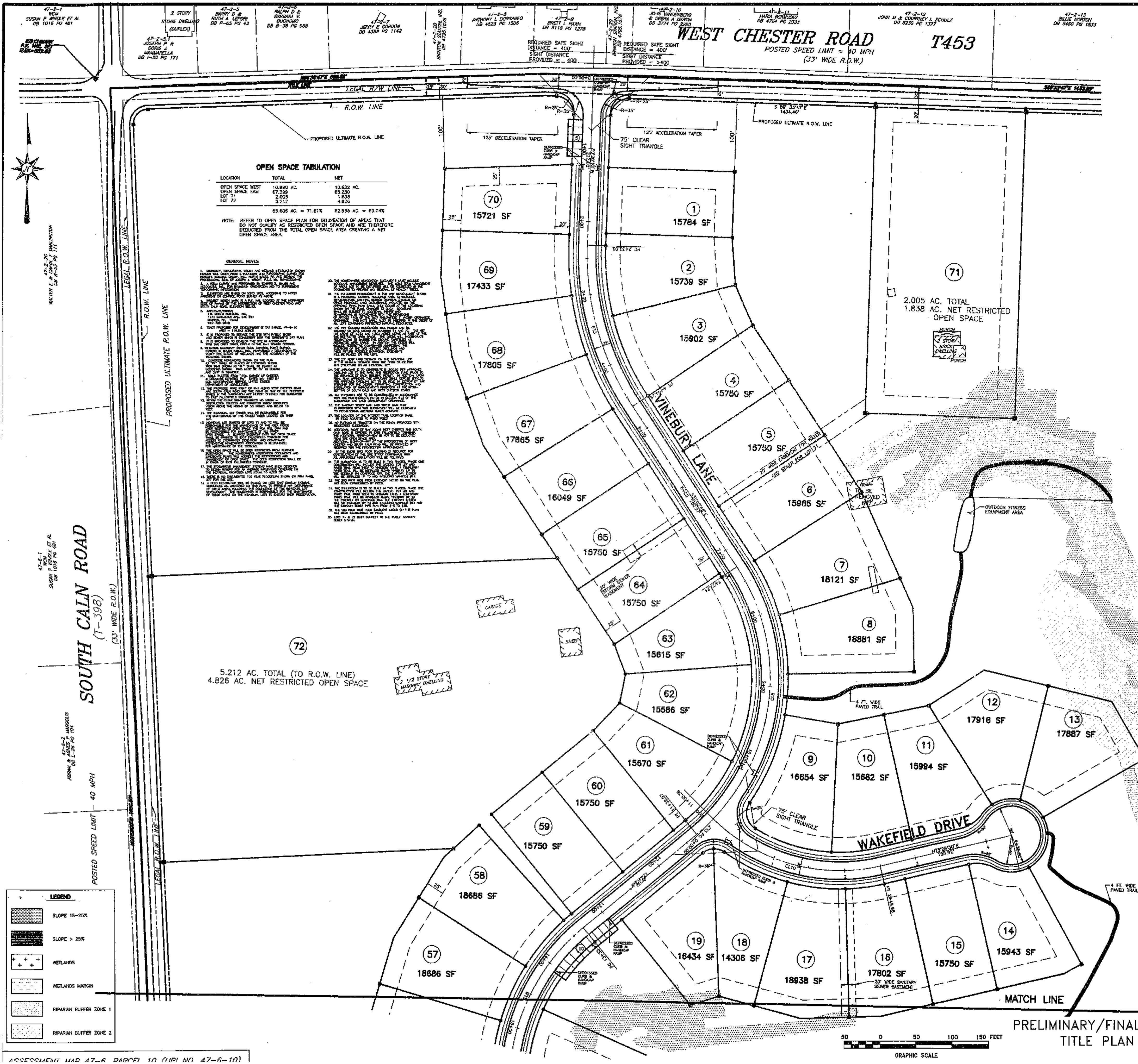
PLAN OF SUBDIVISION FOR

RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903–0060
Fax (610) 903–0080
www.ebwalshinc.com

Project– 2693
Date– 8–25–2010
Scale– 1"= 100'
Drawn– R.F.N./SM
Checked– A.J.B.
Sheet– 1 OF 20



ASSESSMENT MAP 47-6, PARCEL 10 (UPI NO. 47-6-10)

OPEN SPACE TABULATION

LOCATION	TOTAL	NET
OPEN SPACE WEST	10.990 AC.	10.622 AC.
OPEN SPACE EAST	67.399	65.250
LOT 71	2.005	1.838
LOT 72	5.212	4.826
	85.606 AC. = 71.61%	82.536 AC. = 69.04%

NOTE: REFER TO OPEN SPACE PLAN FOR DELINEATION OF AREAS THAT DO NOT QUALIFY AS RESTRICTED OPEN SPACE AND ARE THEREFORE DEDUCTED FROM THE TOTAL OPEN SPACE AREA CREATING A NET OPEN SPACE AREA.

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1. BOUNDARY, TOPOGRAPHY, UTILITY AND WETLAND INFORMATION SHOWN HEREON WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY FOR HERITAGE BUILDING GROUP, INC. NORTH WALES, PA. AND BEARING THE PROFESSIONAL SEAL OF JOSEPH J. WRIGHT, P.L.S. No. [illegible]
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3. ELEVATIONS ARE BASED ON NGVD 1929, ACCORDING TO NOTES APPEARING ON CONTROL POINT SURVEY AS ABOVE.
4. PROJECT BENCH MARK IS A P.K. NAIL LOCATED AT THE NORTHWEST EDGE OF PAVING OF THE INTERSECTION OF WEST CHESTER ROAD AND SOUTH CALN ROAD, ELEVATION 882.63.
5. APPLICANT/OWNER: [illegible] BUILDERS, INC. 1171 LANCASTER AVE. STE 201 BERWYN, PA 19312 610-725-[illegible]
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47-6-10 AREA = 119.542 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH PUBLIC WATER AND SEWER WHICH IS CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
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12. THE PROPOSED ROAD RIGHT OF WAY ALONG WEST CHESTER ROAD AND SOUTH CALN ROAD AND THE RIGHT OF WAY OF THE PROPOSED ROADS IN THE SUBDIVISION ARE HEREBY OFFERED FOR DEDICATION TO EAST FALLOWFIELD TOWNSHIP.
13. WITHIN THE CLEAR SIGHT TRIANGLES NO VISION-OBSTRUCTION OBJECTS ARE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 30 INCHES AND BELOW 10 FEET.
14. THE INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREET TREES LOCATED ON THEIR LOT.
15. INDIVIDUAL LOT OWNERS OF LOTS 71 AND 72 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA INSIDE THEIR RESTRICTED OPEN SPACE. THE HOA WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF ALL OTHER OPEN SPACE. A BLANKET EASEMENT OVER THE OPEN SPACE SHALL BE GRANTED TO EAST FALLOWFIELD TOWNSHIP FOR ACCESS TO STORMWATER OPERATION AND MAINTENANCE. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SYSTEMS.
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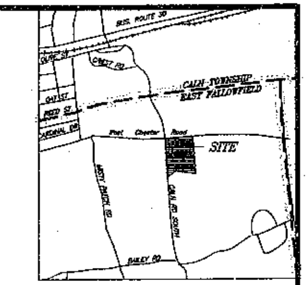
17. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO RETAIN RUNOFF FOR AN AVERAGE IMPERVIOUS COVERAGE ON THE INDIVIDUAL PROPOSED LOTS EQUAL TO 4,000 SF.
18. THERE IS NO DOCUMENTED 100 YEAR FLOODPLAIN SHOWN ON FIRM PANEL 377 FOR THE SITE.
19. A DEED RESTRICTION WILL BE PLACED ON LOTS THAT CONTAIN NATURAL RESOURCES AS DEPICTED ON THIS PLAN, TO PREVENT ANY DISTURBANCE OF THESE AREAS FOLLOWING THE COMPLETION OF THE INDIVIDUAL LOT DEVELOPMENT. THE HOMEOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THESE AREAS ON THE INDIVIDUAL LOTS TO ENSURE THEIR PRESERVATION.
20. THE HOMEOWNERS ASSOCIATION DOCUMENTS MUST INCLUDE WOODLAND MANAGEMENT GUIDELINES. THE LONG TERM MANAGEMENT OF AREAS NOT TO BE DISTURBED WILL BE ADDRESSED IN THE DOCUMENTS TO PREVENT ANY REMOVAL OF HEALTHY TREES.
21. THE FOLLOWING REQUIREMENT IS FOR ANY IMPROVEMENT SHOWN IN A PROTECTED NATURAL RESOURCE AREA. STRUCTURES, INFRASTRUCTURE, UTILITIES, GRADING, DISPOSAL SYSTEMS OR OTHER PROPOSED LAND DISTURBANCE INDICATED ON THE APPROVED FINAL PLAN SHALL ONLY OCCUR AT THE LOCATIONS SHOWN ON THE PLAN. CHANGES TO SUCH LOCATIONS SHALL BE SUBJECT TO ADDITIONAL REVIEW AND RE-APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 1400 OF THE EAST FALLOWFIELD TOWNSHIP ORDINANCE. THIS NOTE SHALL ALSO BE PRINTED IN THE DEEDS OF ALL LOTS CONTAINING PROTECTED NATURAL RESOURCES.
22. THE TWO EXISTING RESIDENCES WILL REMAIN AND BE SITUATED ON LOTS SHOWN AS NUMBERS 71 AND 72. THE NET LOT AREAS OF [illegible] AND [illegible] ACRES SERVE AS PART OF THE RESTRICTED OPEN SPACE. THE DEEDS WILL INCORPORATE RESTRICTIONS TO ENSURE THE GROUND CONTRIBUTES AS RESTRICTED OPEN SPACE. IN ADDITION THE DEEDS WILL INCLUDE RESTRICTIVE COVENANTS ADDRESSING THE EXTERIORS OF THE TWO HISTORIC DWELLINGS AND THEIR FUTURE POSSIBLE EXPANSION. EASEMENTS WILL BE PLACED ON THE LOTS.
23. THE 25' REAR YARD SETBACK ON THE INDIVIDUAL LOT IS THE MINIMUM SETBACK FROM THE OPEN SPACE FOR ANY STRUCTURE ON AN INDIVIDUAL LOT.
24. THE APPLICANT IS TO CONTRIBUTE $1,500.00 PER APPROVED DWELLING LOT TO THE PARK AND RECREATION FUND PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT. IN ADDITION, UPON FINAL PLAN APPROVAL THE APPLICANT SHALL DEPOSIT $500.00 PER APPROVED DWELLING LOT TO BE HELD IN ESCROW BY THE TOWNSHIP FOR THE DESIGN, PERMITTING, CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS PROPOSED AT THE INTERSECTION OF SOUTH CALN AND WEST CHESTER ROADS.
25. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED IN SECTION [illegible] OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
26. THE SANITARY SEWER MAIN AND WATER MAIN THAT IS PROPOSED WITH THIS SUBDIVISION WILL BE DEDICATED TO PENNSYLVANIA AMERICAN WATER COMPANY.
27. THE LOCATION OF THE INTERIOR TRAIL LOCATION SHALL BE FIELD ADJUSTED TO AVOID TREES.
28. NO PARKING IS PERMITTED ON THE ROADS PROPOSED WITH RIDGECREST SUBDIVISION.
29. ADDITIONAL RIGHT OF WAY ALONG WEST CHESTER AND SOUTH CALN ROAD IS OFFERED TO EAST FALLOWFIELD TOWNSHIP. THE ADDITIONAL RIGHT-OF-WAY IS NOT TO BE DEDUCTED FROM THE OPEN SPACE AREA. ADDITIONAL RIGHT-OF-WAY AT THE INTERSECTION OF WEST CHESTER AND SOUTH CALN ROAD WILL BE PROVIDED IF REQUIRED FOR THE INTERSECTION IMPROVEMENTS.
30. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE, STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
31. THE SUBDIVISION IS TO BE BUILT IN TWO PHASES. PHASE ONE CONSTRUCTION WILL INCLUDE THE GAZEBO, TOT LOT AND PAVED TRAIL FROM THEM TO VINEBURY LANE. A TEMPORARY PAVED TRAIL WILL BE INSTALLED ALONG VINEBURY UP TO THE SIDEWALK ON COVEWOOD WAY. THE SANITARY SYSTEM WILL BE INSTALLED UP TO AND INCLUDING MANHOLE #14.
32. THE 200 FOOT WIDE PECO EASEMENT NOTED ON THE PLAN HAS BEEN EXTINGUISHED BY PECO.
31. THE SUBDIVISION IS TO BE BUILT IN TWO PHASES. PHASE ONE CONSTRUCTION WILL INCLUDE THE GAZEBO, TOT LOT AND PAVED TRAIL FROM THEM TO VINEBURY LANE. A TEMPORARY PAVED TRAIL WILL BE INSTALLED ALONG VINEBURY UP TO THE SIDEWALK ON COVEWOOD WAY. THE SANITARY SYSTEM WILL BE INSTALLED UP TO AND INCLUDING MANHOLE #24 AND THE SANITARY SEWER PIPE RUN FROM #15 TO #20.
32. THE 200 FOOT WIDE PECO EASEMENT NOTED ON THE PLAN HAS BEEN EXTINGUISHED BY PECO.
33. LOTS 71 & 72 MUST CONNECT TO THE PUBLIC SANITARY SEWER SYSTEM.

CONDITIONS OF CONDITIONAL USE HEARING ORDER:

1. To the extent not inconsistent with this Order, the design of the Development and construction of the homes shall be substantially in accordance with the exhibits and testimony presented by the Applicant, and in particular in accordance with the Plan. However, the Board of Supervisors retains the authority to further modify the site design without the necessity of reopening this conditional use approval, in any manner upon which the Township and the Applicant shall mutually agree.
2. The actual number of units for which Applicant actually receives permission shall be dependent upon compliance with all applicable ordinances but shall not exceed seventy (70) new single-family detached dwellings, plus the two (2) existing single family historic dwellings, for a maximum of seventy-two (72) single-family dwellings.
3. The corners of all lots abutting all open space areas within the Development, including the corners of the proposed existing historic dwelling lots, shall be clearly identified by concrete monuments as specified by the Township Engineer.
4. The open space including without limitation all of the facilities located within the open space, with the sole exception of any utility lines, shall be owned and maintained in perpetuity by a homeowner's association to be created by the Applicant through a Declaration of Covenants and Restrictions approved by the Board of Supervisors and the Township Solicitor prior to final plan approval. In addition to normal and customary terms, the Declaration shall deed restrict the open space from further subdivision or development, and from uses inconsistent with open space purposes (including but not limited to commercial uses and an indoor riding ring), shall further deed restrict the removal of protected woodlands and replacement trees, and shall further deed restrict the erection of structures within 25 feet of the restricted open space on lots adjacent to or within restricted open space, with the exceptions that (1) a stable for a maximum of nine horses will be permitted on the proposed five-acre lot, and (2) a patio, deck, swimming pool, tennis court, pool cabana, garage or other similar accessory structures determined by the Board of Supervisors to be in keeping with the historic nature of the property and the preservation of restricted open space on the property will be permitted on the five-acre lot and the two and one-half acre lot. The deed restrictions shall be prominently noted on the recorded final plan of subdivision. The Declaration shall be recorded along with the final plans.
5. The Applicant shall contribute the amount of $1,500 per approved dwelling lot to the Parks and Recreation Fund in lieu of constructing active public recreation facilities and/or dedicating land for said facilities. The contribution shall be financially secured prior to the recording of the final plans and paid prior to the issuance of each building permit. Notwithstanding the in-lieu-of contribution, the Applicant shall construct the public walking trail and the internal walking trails, as generally depicted on the Plan. The Plan shall provide for the connection of the easternmost cul-de-sac to the internal walking trails. The exact location and construction type and materials of the walking trails shall be determined in consultation with the Township Parks and Recreation Board and the Township Engineer, with due consideration for the preservation of woodlands and other environmentally sensitive areas, prior to final approval.
6. The Applicant shall construct sidewalks and standing curbs on both sides of the internal streets except between lots 67 and 68 and from lot 58 to West Chester Road. The widths of the streets shall be as per Township requirements. No on street parking shall be permitted on the internal roads of the Development. Prior to the first occupancy on any internal road, the applicant will erect sufficient "no parking" signage so future occupants are apprised of this condition prior to dedication of the roads. Only low-level lighting acceptable to the Township shall be used at the entrance roads, as determined during the preliminary plan application review process. Internal street lights shall be of like kind, quality and height as those proposed for other area developments, and in no case shall the height of any light fixture exceed 12 feet. Reasonable efforts shall be made to the satisfaction of the Township Engineer and the Board of Supervisors to align the westernmost entrance from West Chester Road with the proposed future Township parkland on the north side of West Chester Road.
7. The Applicant shall modify the landscaping plan to address concerns for maintaining existing viewsheds along West Chester Road, during the preliminary plan review process. The plans shall consider the installation of buffer and screening plantings behind proposed lots rather than along roads. The plans shall also consider required landscaping for future construction on the two historic dwelling lots. Where deemed appropriate by the Planning Commission, the Applicant will provide elevations depicting viewsheds from roads into the property with proposed houses and landscaping, in order to assist the review by the Planning Commission.
8. The Development, in conjunction with other developments in the Township, necessitates the following improvements to the intersection of West Chester Road and South Caln Road: (1) an initial red/yellow flashing beacon at the intersection; (2) a full service traffic signal at the intersection; and (3) the correction of the "over-vertical" road condition on South Caln Road, north of West Chester Road (hereinafter the "Improvements"). The Applicant shall pay its pro rata share of the design, permitting, construction and installation of the Improvements. The amount of Applicant's pro rata share shall be initially estimated based upon an estimate of 450 total contributing units and an estimated amount of $500.00 per approved dwelling lot. Upon approval of the final subdivision plans, the Applicant shall deposit with the Township the amount of $500.00 per approved dwelling lot to be held in escrow by the Township for the design, permitting, construction and installation of the Improvements. The amount of Applicant's pro rata share shall be finally determined based upon the fraction where the numerator is the total number of approved lots within the Applicant's Development and the denominator is the total number of approved lots in all of the contributing developments, multiplied by the actual cost of the Improvements. When the total number of approved contributing lots and the final cost of the Improvements are determined (including credits due any developer), the Township shall adjust the Applicant's pro rata share accordingly. In addition, the Applicant shall provide without cost any required grading easements on the Property to allow for the construction of these Improvements.
9. All internal water and sewer lines and facilities including the proposed pump station shall be designed prior to preliminary plan approval, to the satisfaction of the Township Engineer and the Board, and in accordance with Township specifications. Any aboveground equipment associated with the proposed pump station shall be housed within a structure that will be constructed with a stone veneer so as to blend into the environment. All external water and sewer lines and facilities shall be designed, approved and permitted prior to final plan approval, consistent with the master sewer plan being developed by Pennsylvania American Water Company in conjunction with the Township, including the elimination of the sewage pump station on the Harkins Property if feasible and at a reasonable cost, to the satisfaction of the Township Engineer, and the Board, and Pennsylvania American Water Company. Where feasible, reasonable efforts shall be made by the Applicant to make water and sewer service available to existing residences, particularly residences on the north side of West Chester Road.
10. The Applicant agrees to consent to the regional sewer system to be constructed by various developers within the Township, and pay, at the time of final plan recording for the Property, its pro rata share of the cost of said regional sewer system, including without limitation, the regional sewage pump station, the force main from the pump station along [illegible] Road, [illegible] Road and West Chester Road, and improvements at East End Interceptor owned by PAWC, based upon the total number of units, to the developers who designed, permitted and constructed said sewer facilities.
11. If requested by the Township, the Applicant shall dedicate all sewer lines and related facilities, rights-of-way and easements to East Fallowfield Township.
12. The Applicant shall provide for the infiltration of the stormwater on-site for areas disturbed through Best Management Practices (BMP's) retaining the two-year storm on-site, to the satisfaction of the Township Engineer. The Applicant is also encouraged to include innovative on-lot BMP's for the project such as roof drain seepage beds and Bio-log type berms in the woodland areas. If it is determined to the satisfaction of the Township Engineer that the entire volume of runoff from the post development two-year storm cannot be infiltrated using BMP's, the Applicant shall meet the ten-year to two-year requirements and infiltrate only the increase in volume of runoff from the two-year storm. There shall be no direct discharge of controlled stormwater from the Property to any stream. The stormwater design shall reduce flows from the intersection of South Caln Road, and include a connection into the proposed drainage system at that intersection.
13. The two permanent stormwater retention ponds proposed for the open space shall be allowed only if the Applicant demonstrates to the satisfaction of the Township Engineer and the Board of Supervisors during the preliminary plan review process that adequate measures are in place to maintain an adequate level of water in the ponds and to avoid the maintenance of standing water. At a minimum, the Applicant shall undertake physical field testing or investigation such as test pits or monitoring wells, during the preliminary plan review process to provide demonstrative evidence of the groundwater depth and adequacy.
14. The Applicant agrees to record a restrictive covenant for the exterior of the two historic dwellings (farmhouse) listing the Township as the grantee. The facade easements may allow for reasonable expansions of the structures beyond their current footprints with appropriate review and approval by the Township, and conformance with all applicable ordinance requirements. The restrictive covenant shall be prominently noted on the recorded final subdivision plan as well as on a separate declaration of restrictive covenants to be prepared at the expense of the Applicant and recorded prior to the issuance of the first building permit within the Development.
15. Nothing contained in this Decision and Order shall be construed to abrogate or limit the obligation of the Applicant to seek and obtain sewage planning module approval under Act 537, building permits or any other necessary permits or approvals for construction on the Property.
16. The Applicant, or the homeowners' association, as applicable, shall indemnify the Township in perpetuity by suitable instrument approved by the Township Solicitor for all liability, claims, and demands of whatever nature, including the cost of defense thereof, related to damage by erosion or improvements or other injury caused to persons or properties resulting from the proposed construction on the Property, including but not limited to construction of the proposed roadways, stormwater management facilities, sewage facilities and other facilities.
17. The Applicant shall execute and provide to the Township a recordable, notarized copy of a memorandum containing a metes and bounds description of the property in question and stipulating the terms and conditions of this approval and shall consent to the recording by the Township in the office of the Recorder of Deeds of Chester County following expiration of the appeal period, within thirty (30) days after the Applicant becomes the record owner of the property.
18. The approval shall be deemed null and void twelve (12) months from the date hereof unless construction has heretofore been commenced or unless, prior to the expiration of the twelve-month period, the Board of Supervisors shall grant an extension for cause shown by the Applicant.
19. The Applicant shall express to the Board in writing within fourteen (14) days of the date of this Decision and Order, its agreement to the above conditions or the Application is denied; the Board expressly finding and concluding that the Application in the absence of compliance with the said conditions is inconsistent with the objective criteria set forth in the applicable provisions of the Zoning Ordinance.



LOCATION MAP
SCALE 1:2000'

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF CHESTER

On the ________ day of ____________ A.D. 20 ___, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ____________________, personally appeared ____________________ who acknowledges himself to be the ____________________ and that as such to do so, he executed the foregoing plan by signing his name by himself as ____________________ that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

____
Notary Public

____
My Commission Expires

REVIEWED by the Planning Commission of East Fallowfield Township, Chester County, Pa., this ________ day of ____________, 20___.

APPROVED by the Board of Supervisors of East Fallowfield Township, Chester County, Pa., this ________ day of ____________, 20___.

REVIEWED by the Chester County Planning Commission this ________ day of ____________, 20___.

____
Secretary

APPROVED by the East Fallowfield Township Engineer.

____________________ ____________________
Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book ________, Page ________, on the ________ day of ____________, 20___.

____
(Deputy) Recorder of Deeds

ACTIVE OPEN SPACE

REQUIRED AREA = 10% OF RESTRICTED OPEN SPACE AREA
= 0.10 x 83.414 AC
= 8.341 AC

AREAS PROVIDED FOR ACTIVE OPEN SPACE = PEDESTRIAN TRAILS AND LAWN AREA
= 1100 LF (TOWNSHIP COMMUNITY TRAIL) + RIDGECREST COMMUNITY TRAILS
(1,650 LF PAVED @ 4 FT WIDE & 2,100 LF GRASS @ 6 FT WIDE)
= 25,800 SF
= 0.59 ACRES
LAWN AREA = 8.40 ACRES
TOTAL AREA PROVIDED = 8.99 ACRES

ZONING INFORMATION

R-1 LOW DENSITY RESIDENTIAL ZONE
OPEN SPACE OPTION
WITH PUBLIC SEWER AND PUBLIC WATER

	REQUIRED	PROPOSED
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	20' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
PERIMETER BUILDING SETBACK	50'	50'
TRACT IMPERVIOUS COVERAGE (MAXIMUM)	15% (10.74 AC)	9.87 AC.

DENSITY CALCULATION

TOTAL TRACT AREA TO TITLE LINES	119.542 AC.
RIGHT OF WAY EXISTING ROADS	−1.764 AC.
WETLANDS	−1.09 AC.
SLOPE > 25%	−10.20 AC.
ALLUVIAL SOILS	−0.24 AC.
EASEMENTS*	−3.813 AC.
NET TRACT AREA	102.435 AC.

51.22 UNITS PERMITTED (BASE DENSITY = NET TRACT AREA X 0.5)

*EASEMENTS ONLY INCLUDE 75' WIDE PECO EASEMENT. THE 200' WIDE PECO EASEMENT HAS BEEN PREVIOUSLY EXTINGUISHED BY PECO AND IS THEREFORE INCLUDED IN THE TOTAL TRACT AREA.

82.536 AC. NET OPEN SPACE PROVIDED = 69.04% (SEE TABULATION ABOVE)
59.771 AC. NET OPEN SPACE REQUIRED = 50.00%

EXCESS OPEN SPACE = 19.04%

DENSITY BONUS: 2% FOR EACH 1% EXCESS OPEN SPACE
.1904 X 2 X 51.00 = 19.421
= 20 BONUS LOTS
+ 51 BASE DENSITY

PERMITTED = 71 LOTS

TOTAL SITE DENSITY = 71 PROPOSED LOTS/RESIDENCES + 2 EXISTING HISTORIC DWELLINGS = 73

No.	Date	Revision
10	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
8	6-13-05	REVISED PER CONDITIONS OF APPROVAL
7	12-21-04	REVISED PER CCCD REVIEW LETTER DATED 10-27-04
6	6-14-04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 5-27-04
5	4-28-04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 4-14-04
4	3-11-04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 2-27-04
3	1-29-04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10-9-03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9-12-03
1	8-26-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

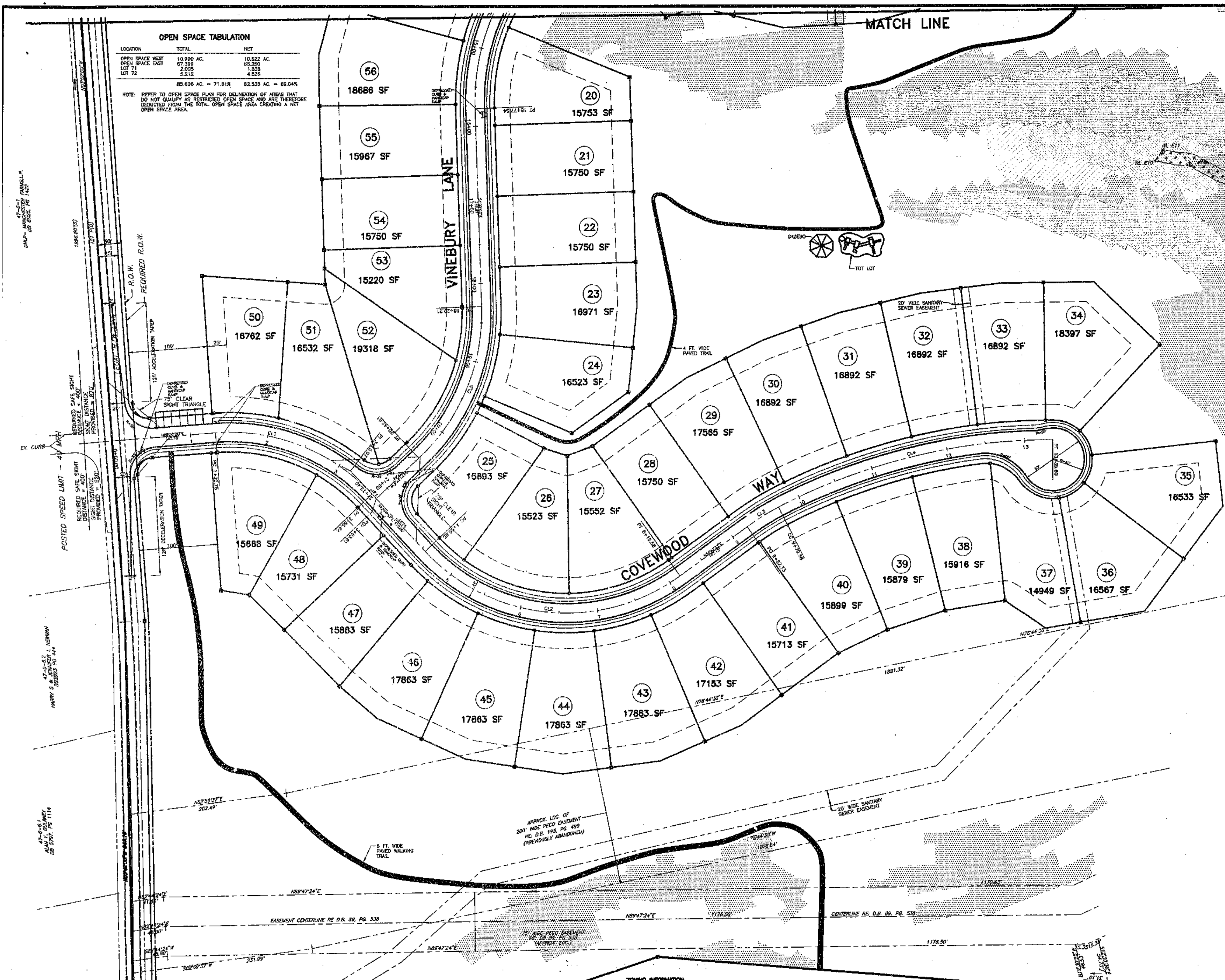
PRELIMINARY/FINAL PLAN
TITLE PLAN

PLAN OF SUBDIVISION
FOR
RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080
www.ebwalshinc.com

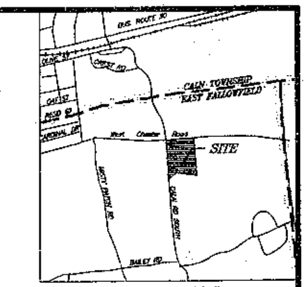
Project–	2893
Date–	1-29-03
Scale–	1"= 50'
Drawn–	R.F.N./I.R.
Checked–	A.J.B.
Sheet–	2 OF 20



OPEN SPACE TABULATION

LOCATION	TOTAL	NET
OPEN SPACE WEST	10.990 AC.	10.522 AC.
OPEN SPACE EAST	67.399	65.250
LOT 71	2.005	1.838
LOT 72	5.212	4.826
	85.606 AC. = 71.61%	82.538 AC. = 69.04%

NOTE: REFER TO OPEN SPACE PLAN FOR DELINEATION OF AREAS THAT DO NOT QUALIFY AS RESTRICTED OPEN SPACE AND ARE THEREFORE DEDUCTED FROM THE TOTAL OPEN SPACE AREA CREATING A NET OPEN SPACE AREA.



LOCATION MAP
SCALE 1:2000'

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF CHESTER

On the ________ day of ____________ A.D. 20 ___ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ____________ personally appeared ____________ who acknowledges himself to be the ____________ and that as such to do so, he executed the foregoing plan by signing his name by himself as ____________ that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

____
Notary Public

____
My Commission Expires

REVIEWED by the Planning Commission of East Fallowfield Township, Chester County, Pa., this ________ day of ____________ 20__.

APPROVED by the Board of Supervisors of East Fallowfield Township, Chester County, Pa., this ________ day of ____________ 20__.

REVIEWED by the Chester County Planning Commission this ________ day of ____________ 20__.

____
Secretary

APPROVED by the East Fallowfield Township Engineer;

______________ ______________
Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book ________, Page ________, on the ________ day of ____________ 20__.

____
(Deputy) Recorder of Deeds

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHY, UTILITY AND WETLAND INFORMATION SHOWN HEREON WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY FOR HERITAGE BUILDING GROUP, INC., NORTH WALES, PA. AND BEARING THE PROFESSIONAL SEAL OF JOSEPH J. WRIGHT, P.L.S. No. SU-037920-E.
2. A FIELD SURVEY WAS PERFORMED BY EDWARD B. WALSH AND ASSOCIATES, INC., FOR BOUNDARY ORIENTATION AND TO SUPPLEMENT TOPOGRAPHIC INFORMATION.
3. ELEVATIONS ARE BASED ON NGVD 1929, ACCORDING TO NOTES APPEARING ON CONTROL POINT SURVEY AS ABOVE.
4. PROJECT BENCH MARK IS A P.K. NAIL LOCATED AT THE NORTHWEST EDGE OF PAVING OF THE INTERSECTION OF WEST CHESTER ROAD AND SOUTH CALN ROAD, ELEVATION 552.63.
5. APPLICANT/OWNER:
T.R. MOSER BUILDERS, INC.
1171 LANCASTER AVE., STE 201
BERWYN, PA. 19312
610-725-0812
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47-6-10
AREA = 119.542 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH PUBLIC WATER AND SEWER WHICH IS CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
8. IT IS PROPOSED TO DEVELOP THE SITE IN ACCORDANCE WITH THE OPEN SPACE OPTION IN THE R-1 ZONING DISTRICT.
9. WETLANDS BOUNDARY TAKEN FROM CONTROL POINT SURVEY. EDWARD B. WALSH ASSOC. INC., PERFORMED A DELINEATION TO VERIFY THE EXTENT OF WETLANDS AND THE ACCURACY OF THE WETLANDS SHOWN.
10. CONCRETE MONUMENTS SHOWN ON THE PLAN AS "■" SHALL BE PLACED AT LOCATIONS SHOWN. IRON PINS SHOWN AS "●" SHALL BE PLACED AT LOCATIONS SHOWN. PINS MUST BE 30" IN LENGTH AND 3/4" IN DIAMETER.
11. SOILS PLOTTED FROM "SOIL SURVEY OF CHESTER & DELAWARE COUNTIES PA." DATED MAY 1963 BY SOIL CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE.
12. THE PROPOSED ROAD RIGHT OF WAY ALONG WEST CHESTER ROAD AND SOUTH CALN ROAD AND THE RIGHT OF WAY OF THE PROPOSED ROADS IN THE SUBDIVISION ARE HEREBY OFFERED FOR DEDICATION TO EAST FALLOWFIELD TOWNSHIP.
13. WITHIN THE CLEAR SIGHT TRIANGLES NO VISION - OBSTRUCTION OBJECTS ARE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 30 INCHES AND BELOW 10 FEET.
14. THE INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREET TREES LOCATED ON THEIR LOT.
15. INDIVIDUAL LOT OWNERS OF LOTS 71 AND 72 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA INSIDE THEIR RESPECTIVE OPEN SPACE. THE HOA WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF ALL OTHER OPEN SPACE. A BLANKET EASEMENT OVER THE OPEN SPACE SHALL BE GRANTED TO EAST FALLOWFIELD TOWNSHIP FOR ACCESS TO STORMWATER DETENTION AND CONVEYANCE SYSTEMS.THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SYSTEMS.
16. THE OPEN SPACE WILL BE DEED RESTRICTED FROM FURTHER SUBDIVISION. THE HOMEOWNERS ASSOCIATION DOCUMENTS AND LANDSCAPE PLANS WILL ADDRESS THE RESTRICTIONS AND MANAGEMENT OF OPEN SPACE. THE DEED RESTRICTION SHALL BE IN FAVOR OF EAST FALLOWFIELD TOWNSHIP.
17. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO DETAIN RUNOFF FOR AN AVERAGE IMPERVIOUS COVERAGE ON THE INDIVIDUAL PROPOSED LOTS EQUAL TO 4,000 SF.
18. THERE IS NO DOCUMENTED 100 YEAR FLOODPLAIN SHOWN ON FIRM PANEL 307 FOR THE SITE.
19. A DEED RESTRICTION WILL BE PLACED ON LOTS THAT CONTAIN NATURAL RESOURCES AS, IDENTIFIED ON THIS PLAN, TO PREVENT ANY DISTURBANCE OF THESE AREAS FOLLOWING THE COMPLETION OF THE INDIVIDUAL LOT DEVELOPMENT. THE HOMEOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THESE AREAS ON THE INDIVIDUAL LOTS TO ENSURE THEIR PRESERVATION.
20. THE HOMEOWNERS ASSOCIATION DOCUMENTS MUST INCLUDE WOODLAND MANAGEMENT MEASURES. THE LONG TERM MANAGEMENT OF AREAS NOT TO BE DISTURBED WILL BE ADDRESSED IN THE DOCUMENTS TO PREVENT ANY REMOVAL OF HEALTHY TREES.
21. THE FOLLOWING REQUIREMENT IS FOR ANY IMPROVEMENT SHOWN IN A PROTECTED NATURAL RESOURCE AREA. STRUCTURES, INFRASTRUCTURE, UTILITIES, SEWAGE DISPOSAL SYSTEMS OR OTHER PROPOSED LAND DISTURBANCE INDICATED ON THE APPROVED FINAL PLAN SHALL ONLY OCCUR AT THE LOCATIONS SHOWN ON THE PLAN. CHANGES TO SUCH LOCATIONS SHALL BE SUBJECT TO ADDITIONAL REVIEW AND RE-APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 1400 OF THE EAST FALLOWFIELD TOWNSHIP ORDINANCE ORDINANCE. THIS NOTE SHALL ALSO BE INSERTED IN THE DEEDS OF ALL LOTS CONTAINING PROTECTED NATURAL RESOURCES.
22. THE TWO EXISTING RESIDENCES WILL REMAIN AND BE SITUATED ON LOTS SHOWN AS NUMBERS 71 AND 72. THE NET LOT AREAS OF 1.768 AND 4.502 ACRES SERVE AS PART OF THE THE RESTRICTED OPEN SPACE. THE DEEDS WILL INCORPORATE RESTRICTIONS TO ENSURE THE GROUND CONTINUES AS RESTRICTED OPEN SPACE. IN ADDITION THE DEEDS WILL INCLUDE RESTRICTIONS, COVENANTS ADDRESSING THE EXTERIORS OF THE TWO HISTORIC DWELLINGS AND THEIR FUTURE POSSIBLE EXPANSION. EASEMENTS WILL BE PLACED ON THE LOTS.
23. THE 25' REAR YARD SETBACK ON THE INDIVIDUAL LOT IS THE MINIMUM SETBACK FROM THE OPEN SPACE FOR ANY STRUCTURE ON AN INDIVIDUAL LOT.
24. THE APPLICANT IS TO CONTRIBUTE $1,500.00 PER APPROVED DWELLING LOT TO THE PARK AND RECREATION FUND PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT. IN ADDITION, UPON FINAL PLAN APPROVAL THE APPLICANT SHALL DEPOSIT $500.00 PER APPROVED DWELLING LOT TO BE HELD IN ESCROW BY THE TOWNSHIP FOR THE DESIGN, PERMITTING, CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS PROPOSED AT THE INTER-SECTION OF SOUTH CALN AND WEST CHESTER ROADS.
25. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED IN SECTION 613 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
26. THE SANITARY SEWER MAIN AND WATER MAIN THAT IS PROPOSED WITH THIS SUBDIVISION WILL BE DEDICATED TO PENNSYLVANIA AMERICAN WATER COMPANY.
27. THE LOCATION OF THE INTERIOR TRAIL LOCATION SHALL BE FIELD ADJUSTED TO AVOID TREES.
28. NO PARKING IS PERMITTED ON THE ROADS PROPOSED WITH RIDGECREST SUBDIVISION.
29. ADDITIONAL RIGHT OF WAY ALONG WEST CHESTER AND SOUTH CALN ROAD IS OFFERED TO EAST FALLOWFIELD TOWNSHIP. THE ADDITIONAL RIGHT-OF-WAY IS NOT TO BE DEDUCTED FROM THE OPEN SPACE AREA.
ADDITIONAL RIGHT-OF-WAY AT THE INTERSECTION OF WEST CHESTER AND SOUTH CALN ROAD WILL BE PROVIDED IF REQUIRED FOR THE INTERSECTION IMPROVEMENTS.
30. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
31. THE SUBDIVISION IS TO BE BUILT IN TWO PHASES. PHASE ONE CONSTRUCTION WILL INCLUDE THE GAZEBO, TOT LOT AND PAVED TRAIL FROM THEM TO VINEBURY LANE. A TEMPORARY PAVED TRAIL WILL BE INSTALLED ALONG VINEBURY UP TO THE SIDEWALK ON COVEWOOD WAY. THE SANITARY SYSTEM WILL BE INSTALLED UP TO AND INCLUDING MANHOLE #24 AND THE SANITARY SEWER PIPE RUN FROM #15 TO #38.
32. THE 200 FOOT WIDE PECO EASEMENT NOTED ON THE PLAN HAS BEEN EXTINGUISHED BY PECO.
33. LOTS 71 & 72 MUST CONNECT TO THE PUBLIC SANITARY SEWER SYSTEM.

ZONING INFORMATION
R-1 LOW DENSITY RESIDENTIAL ZONE
OPEN SPACE OPTION
WITH PUBLIC SEWER AND PUBLIC WATER

	REQUIRED	PROPOSED
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	20' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
PERIMETER BUILDING SETBACK	50'	50'
TRACT IMPERVIOUS COVERAGE (MAXIMUM)	15% (10.74 AC)	9.67 AC

DENSITY CALCULATION

TOTAL TRACT AREA TO TITLE LINES	119.542 AC.
RIGHT OF WAY EXISTING ROADS	-1.784 AC.
WETLANDS	-1.09 AC.
SLOPE > 25%	-10.20 AC.
ALLUVIAL SOILS	-0.24 AC.
EASEMENTS*	-3.813 AC.
NET TRACT AREA	102.435 AC.

51.22 UNITS PERMITTED (BASE DENSITY = NET TRACT AREA X 0.5)
*EASEMENTS ONLY INCLUDE 75' WIDE PECO EASEMENT. THE 200' WIDE PECO EASEMENT HAS BEEN PREVIOUSLY EXTINGUISHED BY PECO AND IS THEREFORE INCLUDED IN THE TOTAL TRACT AREA.

82.536 AC. NET OPEN SPACE PROVIDED = 69.04% (SEE TABULATION ABOVE)
59.771 AC. NET OPEN SPACE REQUIRED = 50.00%

EXCESS OPEN SPACE = 19.04%

DENSITY BONUS: 2% FOR EACH 1% EXCESS OPEN SPACE
.1904 X 2 X 51.00 = 19.421
= 20 BONUS LOTS
+ 51 BASE DENSITY

PERMITTED = 71 LOTS

TOTAL SITE DENSITY = 71 PROPOSED LOTS/RESIDENCES
+ 2 EXISTING HISTORIC DWELLINGS = 73

ACTIVE OPEN SPACE

REQUIRED AREA = 10% OF RESTRICTED OPEN SPACE AREA
= 0.10 x 83.414 AC
= 8.341 AC

AREAS PROVIDED FOR ACTIVE OPEN SPACE = PEDESTRIAN TRAILS AND LAWN AREA
= 1100 LF (TOWNSHIP COMMUNITY TRAIL) + RIDGECREST COMMUNITY TRAILS
(1,550 LF PAVED @ 4 FT WIDE & 2,100 LF GRASS @ 8 FT WIDE)
= 25,800 SF
= 0.59 ACRES
LAWN AREA = 8.40 ACRES
TOTAL AREA PROVIDED = 8.99 ACRES

50 0 50 100 150 FEET
GRAPHIC SCALE

PRELIMINARY/FINAL PLAN
TITLE PLAN

10	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
8	6-13-05	REVISED PER CONDITIONS OF APPROVAL
7	12-21-04	REVISED PER CCCO REVIEW LETTER DATED 10-27-04
6	6-14-04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 5-27-04
5	4-28-04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 4-14-04
4	3-11-04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 2-27-04
3	1-29-04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10-9-03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9-12-03
1	8-28-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

PLAN OF SUBDIVISION
FOR
RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080
www.ebwalshinc.com

Project-	2693
Date-	1-29-03
Scale-	1" = 50'
Drawn-	R.F.N./SM
Checked-	A.J.B.
Sheet-	3 OF 20

SOILS CLASSIFICATION

CoA2 – Chester silt loam, 0 to 3 percent slopes, moderately eroded.
GeA2 – Glenelg channery silt loam, 0 to 3 percent slopes, moderately eroded.
GeB2 – Glenelg channery silt loam, 3 to 8 percent slopes, moderately eroded.
GeC3 – Glenelg channery silt loam, 8 to 15 percent slopes, severely eroded.
GeD3 – Glenelg channery silt loam, 15 to 25 percent slopes, severely eroded.
MoD3 – Manor loam, 15 to 25 percent slopes, severely eroded.
MoF – Manor soils, 25 to 50 percent slopes, severely eroded.
We – Wehadkee silt loam.

SENSITIVE NATURAL RESOURCES TABLE

RESOURCE		WATERSHED #1 AREA	WATERSHED #2 AREA	TOTAL AREA
WETLANDS		0.45 ACRES	0 ACRES	0.45 ACRES
WOODLANDS		22.81 ACRES	0.12 ACRES	22.93 ACRES
PRECAUTIONARY SLOPES (15% –25%)		6.44 ACRES	0 ACRES	6.44 ACRES
PROHIBITIVE SLOPES (GREATER THAN 25%)		10.22 ACRES	0 ACRES	10.22 ACRES

NOTE: IN AREAS OF RESOURCE OVERLAP BETWEEN WOODLANDS AND STEEP SLOPE WETLANDS THE AREA WAS INCLUDED IN THE STEEP SLOPE OR WETLANDS CATEGORY AND NOT INCLUDED IN THE WOODLANDS ACREAGE.

PRELIMINARY/FINAL PLAN
EXISTING FEATURES PLAN

9	5–10–2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
8	3–24–2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
7	6–13–05	REVISED PER CONDITIONS OF APPROVAL.
6	12–21–04	REVISED PER CCCD REVIEW LETTER DATED 10–27–04
5	8–14–04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 5–27–04
4	4–28–04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 4–14–04
3	1–29–04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10–9–03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9–12–03
1	8–26–03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

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Project– 2693
Date– 1–29–03
Scale– 1" = 100'
Drawn– R.F.N./JR
Checked– A.J.B.
Sheet– 4 OF 20

ASSESSMENT MAP 47-6-PARCEL 10 (UPI NO. 47-6-10)

SOILS CLASSIFICATION

CaA2 – Chester silt loam, 0 to 3 percent slopes, moderately eroded.
GeA2 – Glenelg chomsey silt loam, 0 to 3 percent slopes, moderately eroded.
GeB2 – Glenelg chomsey silt loam, 3 to 8 percent slopes, moderately eroded.
GeC2 – Glenelg chomsey silt loam, 8 to 15 percent slopes, severely eroded.
GeD3 – Glenelg chomsey silt loam, 15 to 25 percent slopes, severely eroded.
MgD3 – Manor loam, 15 to 25 percent slopes, severely eroded.
MgF – Manor soils, 35 to 60 percent slopes, severely eroded.
We – Wehadkee silt loam.

THE GEOLOGIC FORMATION UNDERLYING THE SITE IS THE ALBITE CHLORITE SCHIST (ONC)

LEGEND

- 430 — EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- 595 — PROPOSED CONTOUR
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- WELL
- PROPOSED MONUMENT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- S — EXISTING SANITARY SEWER PIPE
- S — PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER SERVICE
- LP — PROPOSED LOW PRESSURE SANITARY SEWER FORCE MAIN
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- E — EXISTING ELECTRIC LINE
- E — PROPOSED ELECTRIC LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SOILS LINE
- EXISTING CURB
- PROPOSED CURB
- 612.0 — PROPOSED SPOT ELEVATION
- PRECAUTIONARY SLOPES 15% – 25%
- PROHIBITIVE SLOPES 25% >
- EXISTING SIGN
- PROPOSED SIGN
- WATER METER
- WATER VALVE
- EXISTING D-W ENDWALL
- PROPOSED D-W ENDWALL
- EXISTING ENDWALL
- PROPOSED ENDWALL
- WETLAND LIMITS
- AMENDED SOILS
- VISITOR PARKING AREA (SEE DETAIL)

THIS PROJECT IS IN AN EXCEPTIONAL VALUE WATERSHED. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

PRELIMINARY/FINAL PLAN
GRADING & UTILITIES PLAN

10	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
8	6-13-05	REVISED PER CONDITIONS OF APPROVAL
7	3-1-05	REVISED PER CCCD REVIEW COMMENTS
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1	8-26-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

PLAN OF SUBDIVISION
FOR
RIDGECREST SUBDIVISION

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Project-	2693
Date-	1-29-03
Scale-	1"= 50'
Drawn-	MT/SM
Checked-	A.J.B.
Sheet-	5 OF 20

Plotted: 5/12/2011

ASSESSMENT MAP 47-6-10, PARCEL 10 (UPI NO. 47-6-10)

THIS PROJECT IS IN AN EXCEPTIONAL VALUE WATERSHED. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

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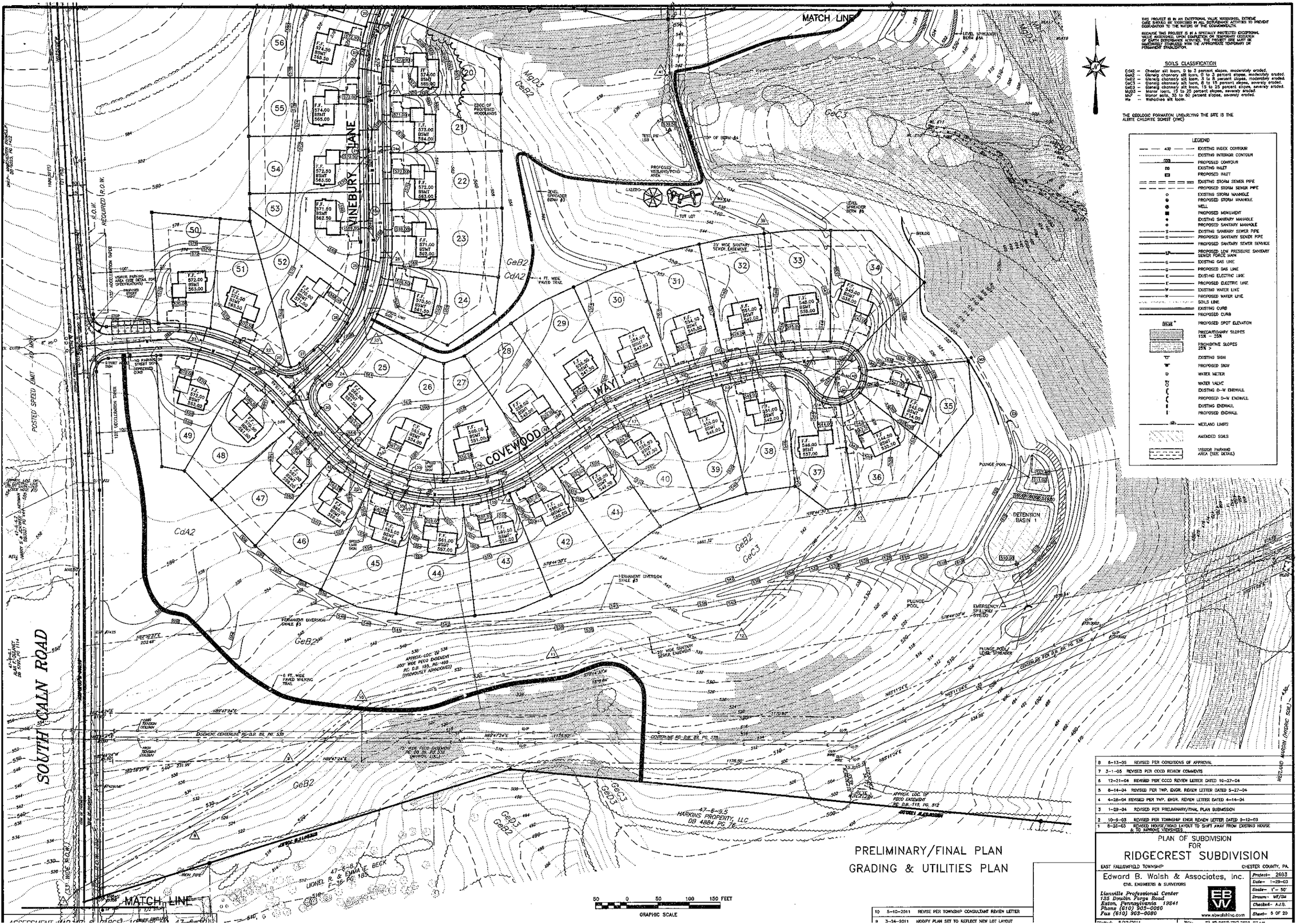
SOILS CLASSIFICATION

CdA2 – Chester silt loam, 0 to 3 percent slopes, moderately eroded.
GaA2 – Glenelg channery silt loam, 0 to 3 percent slopes, moderately eroded.
GeB2 – Glenelg channery silt loam, 3 to 8 percent slopes, moderately eroded.
GeC3 – Glenelg channery silt loam, 8 to 15 percent slopes, severely eroded.
GeD3 – Glenelg channery silt loam, 15 to 25 percent slopes, severely eroded.
MgD3 – Manor loam, 15 to 25 percent slopes, severely eroded.
MgF – Manor soils, 35 to 60 percent slopes, severely eroded.
We – Wehadkee silt loam.

THE GEOLOGIC FORMATION UNDERLYING THE SITE IS THE ALBITE CHLORITE SCHIST (JWC)

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMOR CONTOUR
- PROPOSED CONTOUR
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- WELL
- PROPOSED MONUMENT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED LOW PRESSURE SANITARY SEWER FORCE MAIN
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- SOILS LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SPOT ELEVATION
- PRECAUTIONARY SLOPES 15% – 25%
- PROHIBITIVE SLOPES 25% >
- EXISTING SIGN
- PROPOSED SIGN
- WATER METER
- WATER VALVE
- EXISTING D-W ENDWALL
- PROPOSED D-W ENDWALL
- EXISTING ENDWALL
- PROPOSED ENDWALL
- WETLAND LIMITS
- AMENDED SOILS
- VISITOR PARKING AREA (SEE DETAIL)



8	6-13-05	REVISED PER CONDITIONS OF APPROVAL
7	3-1-05	REVISED PER CCCD REVIEW COMMENTS
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1	8-26-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS.

PRELIMINARY/FINAL PLAN
GRADING & UTILITIES PLAN

10	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT

PLAN OF SUBDIVISION
FOR
RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

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Project-	2693
Date-	1-29-03
Scale-	1"= 50'
Drawn-	WF/DM
Checked-	A.J.B.
Sheet-	5 OF 20

THIS PROJECT IS IN AN EXCEPTIONAL VALUE WATERSHED. EXTREME CARE CANNOT BE EXERCISED IN ALL CONTAINING ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

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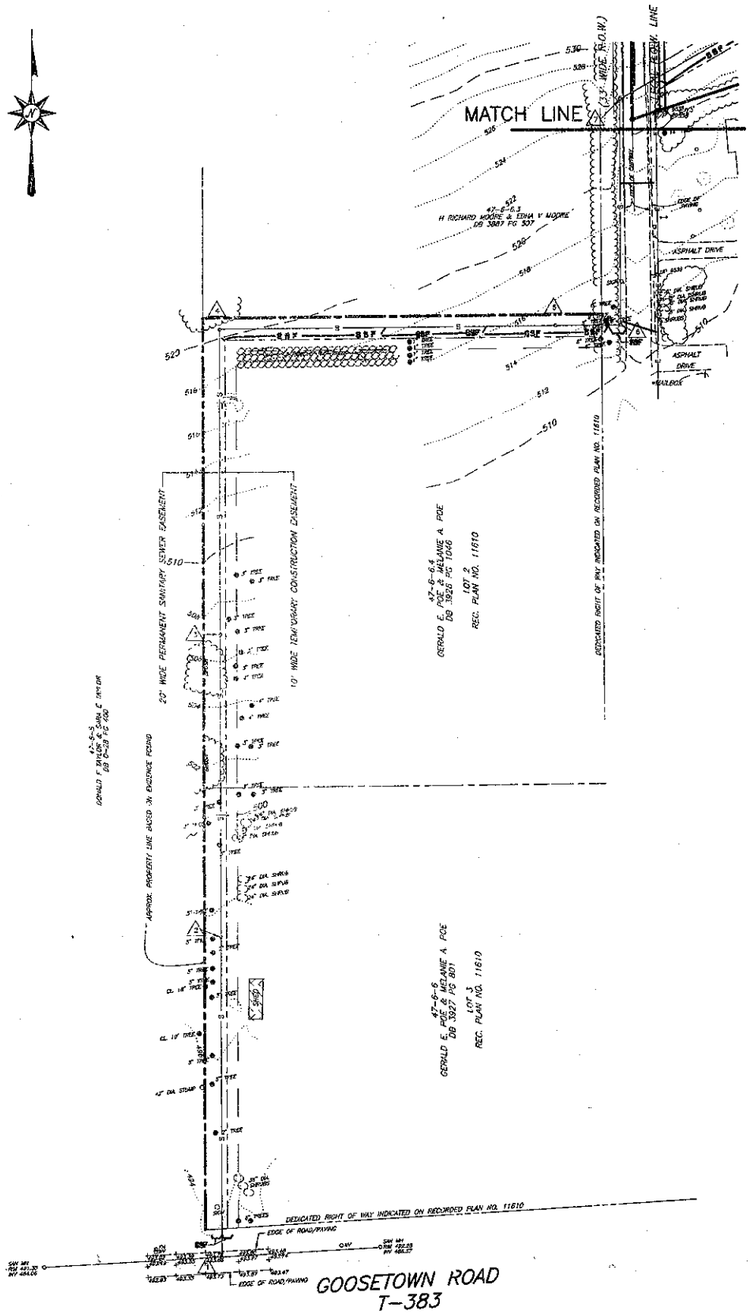

SOILS CLASSIFICATION

CaA2 – Chester silt loam, 0 to 3 percent slopes, moderately eroded.
GeA3 – Glenelg channery silt loam, 0 to 3 percent slopes, moderately eroded.
GeB2 – Glenelg channery silt loam, 3 to 8 percent slopes, moderately eroded.
GeC3 – Glenelg channery silt loam, 8 to 15 percent slopes, severely eroded.
GeD3 – Glenelg channery silt loam, 15 to 25 percent slopes, severely eroded.
MgD3 – Manor loam, 15 to 25 percent slopes, severely eroded.
MgF – Manor soils, 35 to 60 percent slopes, severely eroded.
Wo – Wehadkee silt loam.

THE GEOLOGIC FORMATION UNDERLYING THE SITE IS THE ALBITE CHLORITE SCHIST (WKC)

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMOR CONTOUR
- PROPOSED CONTOUR
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
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- WELL
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- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED LOW PRESSURE SANITARY SEWER FORCE MAIN
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- SOILS LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SPOT ELEVATION
- PRECAUTIONARY SLOPES 15% – 25%
- PROHIBITIVE SLOPES 25% >
- EXISTING SIGN
- PROPOSED SIGN
- WATER METER
- WATER VALVE
- EXISTING D-W ENDWALL
- PROPOSED D-W ENDWALL
- EXISTING ENDWALL
- PROPOSED ENDWALL
- WETLAND LIMITS
- AMENDED SOILS
- VISITOR PARKING AREA (SEE DETAIL)

50 0 50 100 150 FEET
GRAPHIC SCALE

PRELIMINARY/FINAL PLAN
OFFSITE SANITARY SEWER EXTENSION PLAN

10	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
8	6-13-05	REVISED PER CONDITIONS OF APPROVAL
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2	10-8-03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9-12-03
1	8-25-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

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Project– 2693
Date– 1-29-03
Scale– 1"= 50'
Drawn– MF/SH
Checked– A.J.B.
Sheet– 7 OF 20

ASSESSMENT MAP 47-6 PARCEL 10 (UPI NO. 47-6-10)

DISTURBED AREA = 46.594 ACRES

GRAPHIC SCALE 50 0 50 100 150 FEET

SOILS CLASSIFICATION

- CdA2 – Chester silt loam, 0 to 3 percent slopes, moderately eroded.
- GeA2 – Glenelg channery silt loam, 0 to 3 percent slopes, moderately eroded.
- GeB2 – Glenelg channery silt loam, 3 to 8 percent slopes, moderately eroded.
- GeC3 – Glenelg channery silt loam, 8 to 15 percent slopes, severely eroded.
- GeD3 – Glenelg channery silt loam, 15 to 25 percent slopes, severely eroded.
- MgD3 – Manor loam, 15 to 25 percent slopes, severely eroded.
- MkF – Manor soils, 35 to 60 percent slopes, severely eroded.
- We – Wehadkee silt loam.

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- PROPOSED CONTOUR
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- WELL
- PROPOSED MONUMENT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED LOW PRESSURE SANITARY SEWER FORCE MAIN
- EXISTING GAS LINE
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- PROPOSED ELECTRIC LINE
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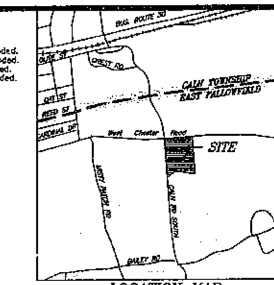

LOCATION MAP
SCALE 1:2000'

EROSION & SEDIMENTATION CONTROL LEGEND

- LIMIT OF DISTURBANCE & NPDES BOUNDARY
- SF18 — 18" SILT FENCE FOR ROADWAY CONSTRUCTION
- SF18 — 18" SILT FENCE FOR LOT CONSTRUCTION
- SF30 — 30" SILT FENCE FOR ROADWAY CONSTRUCTION
- SF30 — 30" SILT FENCE FOR LOT CONSTRUCTION
- SSF — SUPER SILT FENCE FOR ROADWAY CONSTRUCTION
- SSF — SUPER SILT FENCE FOR LOT CONSTRUCTION
- RF — ROCK FILTER
- INLET PROTECTION
- TS — TOPSOIL STOCKPILE
- RCE — ROCK CONSTR. ENTRANCE
- RD — ROCK ENERGY DISSIPATOR
- IC — INTERCEPTOR CHANNEL
- RCB — ROCK CHECK BERM
- TR — TEMPORARY RISER
- SB — SEDIMENT BASIN
- CLEAN OUT STAKE
- EROSION CONTROL BLANKET NAG S75 ON EMBANKMENTS (OR APPROVED EQUIVALENT)
- EROSION CONTROL BLANKET NAG C125 OR APPROVED EQUAL
- EROSION CONTROL BLANKET NAG SC250 OR APPROVED EQUAL
- RIP RAP
- SEDIMENT BASIN/TRAP DRAINAGE AREA BOUNDARY

NOTE: PAVED DEFLECTOR BERMS ARE TO BE INSTALLED AT ALL INLETS.

EROSION & SEDIMENTATION GENERAL NOTES

1. North American Green S 75 Blanket shall be installed on all disturbed areas 33% and greater
2. The operator shall remove from the site, recycle, or dispose of all building material and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not bury, dump, or discharge any building material wastes at the site.
3. The Chester County Conservation District shall inspect the site prior to the removal of any erosion and sedimentation controls.
4. All pumping of sediment laden water or potentially sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.
5. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements. Immediately after earth disturbance activities cease, the operator shall stabilize any areas disturbed by the activities. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade or which will not be redisturbed within 1 year must be stabilized in accordance with the permanent vegetative stabilization specifications.
6. Any dirt tracked onto existing roads must be cleaned up immediately.

THIS PROJECT IS IN AN EXCEPTIONAL VALUE WATERSHED, EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

THE NPDES BOUNDARY IS EQUAL TO THE OUTER PERIMETER BOUNDARY OF THE SITE, AND ANY OFF-SITE AREAS WITHIN THE LIMITS OF DISTURBANCE THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, INCLUDING OFF-SITE FACILITIES SUCH AS UTILITIES AND ROADWAY IMPROVEMENTS.

ACT 187 SERIAL NUMBER 0771316, 0771311
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E.B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

ROADS, PHASE 2/ASSOCIATED IMPROVEMENTS & LOTS CONSTRUCTION SEQUENCE

1. All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, including the Land Owner, all appropriate Municipal Officials, the Erosion and Sedimentation Control Plan preparer and a representative of the Chester County Conservation District, to an on-site pre-construction meeting.
2. Flag the limit of disturbance.
3. Install the stabilized rock construction entrances. (Minimum length 100 ft.)
4. Install silt fence for road construction at locations shown. Install tree protection fence along limit of disturbance in all wooded areas. Prior to clearing Township staff must be notified to inspect L.O.D. to verify if additional specimen trees can be saved. Provide orange construction fence around berm areas to prevent disturbance during lot development.
5. Perform clearing necessary for construction of sediment traps and diversion swales.
6. Begin removal of topsoil in locations where detention basin/sediment traps are to be constructed. Only areas necessary to gain access to the basin can be disturbed. Topsoil is to be stockpiled in the designated locations. Stockpile height not to exceed 35 feet and side slopes must be 2:1 or flatter. Upon completion of stockpiling, seed and mulch with temporary seed mix. Install silt fence around stockpile.
7. Install sediment traps 2 & 3. Make operational in accordance with the details. The traps must be stabilized and functioning properly prior to any further earth disturbance activities. Upon installation of the temporary sediment basin riser(s), an immediate inspection of the riser(s) shall be conducted by a qualified site representative and the Chester County Conservation District shall be notified in writing that the proper riser is installed and sealed, per plan. Sediment basins must be protected from unauthorized acts of third parties.
8. Install permanent diversion swales 1 and 2 along with storm sewer piping to existing inlet at intersection and make operational. Install rock filter at endwall
9. Install permanent diversion swale 3 and temporary collector swales 1, 2 & 3 and make operational.
10. Begin removal of topsoil in areas to be disturbed for the phase under construction (roads and lots to back of house); only lots noted in #18, stockpile soil in accordance with requirements previously established. Stabilize disturbed areas immediately upon completion of grading.
11. Perform earthmoving operations to establish rough subgrade of roads and pads for lots except for lots noted in #18. Stabilize disturbed areas immediately following earthmoving in each area.
12. Install storm sewer system and make operational. Install temporary pipe from inlet #14 to sediment trap #3. Block invert to manhole #1.
13. Install inlet protection on inlets 43, 44, 44a and 44b
14. Install water and sanitary sewer mains and services up to right-of-way.
15. Install curbing.
16. Perform demolition of existing barn
17. Provide orange construction fence around level spreader berm areas to prevent disturbance during lot development.
18. House construction may begin only on the following lots during roadway construction, 1 & 2. The remaining lots may be graded to promote house pads except for the following lots, 7, 8 & 13. Any lot that is disturbed to provide pad must be stabilized with temporary seed mix immediately upon completion of grading.
19. Fine grade road subgrade and begin base course installation. House construction may begin in areas where base course is installed.
20. Pave roadways with binder course and install paved deflector berms.
21. Install other utilities required to service the site. Stabilize roadside shoulders.
22. Install walking trails and stabilize disturbed areas.
23. Upon completion of individual lot/house construction, stabilize disturbed areas on lot with permanent seed mix and mulch.
24. After completion of lot development for particular areas, install street trees.
25. Stabilize all disturbed areas with permanent seed mix and mulch.
26. Remove sediment traps 2 & 3. Remove the temporary diversion swales, and temporary pipe from inlet #14, make permanent pipe run operational.
27. Install level spreader berms and biologs. Stabilize any disturbed areas immediately with permanent seed mix.
28. Remove silt fence and other temporary controls.
29. Install wetlands plantings in level spreader berm areas.
30. Pave roadways with the wearing course.

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

PRELIMINARY/FINAL PLAN EROSION & SEDIMENTATION CONTROL PLAN

10	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
8	6-13-05	REVISED PER CONDITIONS OF APPROVAL
7	3-1-05	REVISED PER CCCD REVIEW COMMENTS
6	12-21-04	REVISED PER CCCD REVIEW LETTER DATED 10-27-04
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3	1-29-04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10-9-03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9-12-03
1	8-25-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

PLAN OF SUBDIVISION FOR

RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
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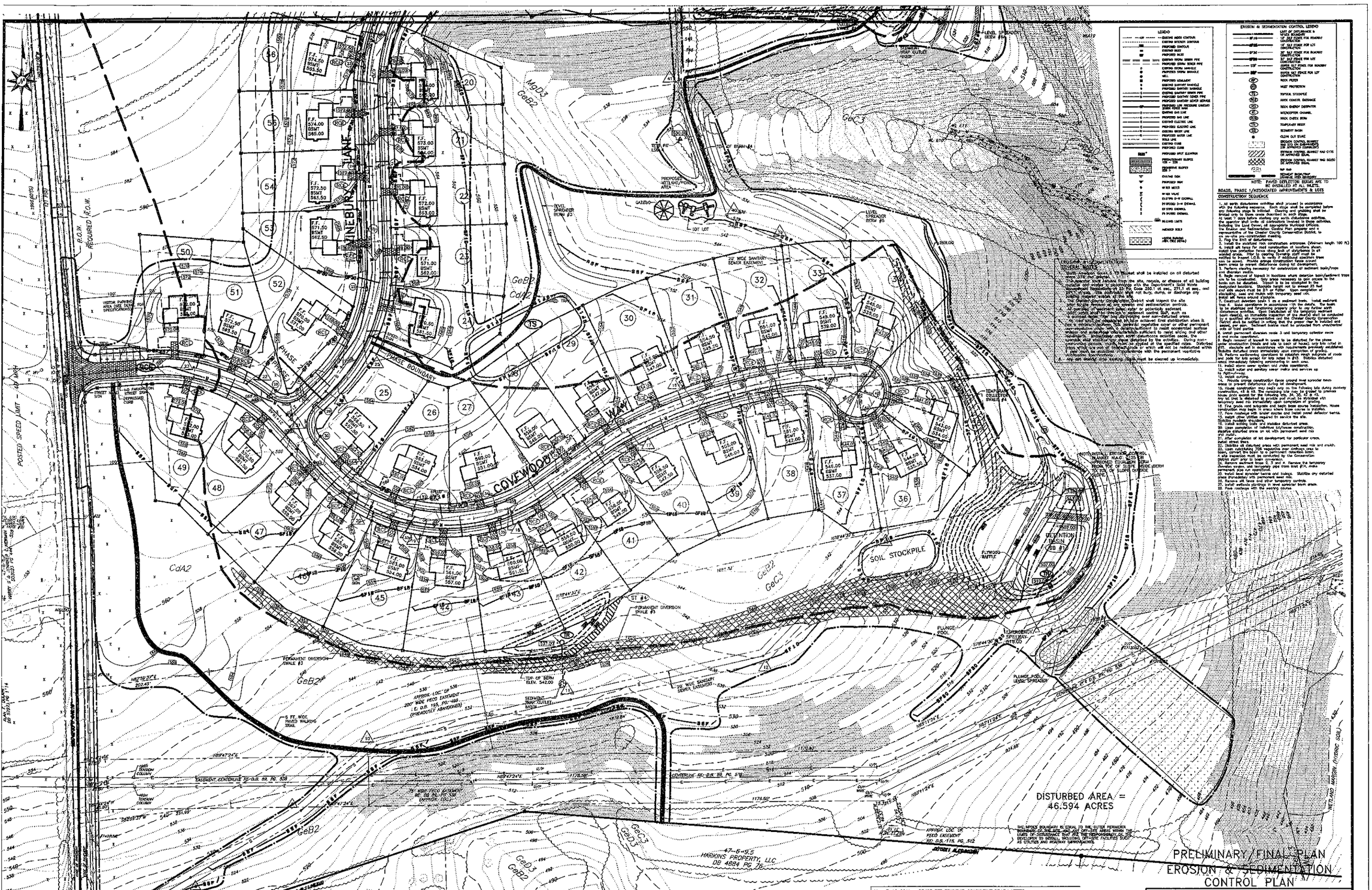

THIS PROJECT IS IN AN EXCEPTIONAL VALUE WATERSHED. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A NATIONALLY PROTECTED EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

ACT 187 SERIAL NUMBER 0771316, 0771311
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on this plan, nor does E.B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor must verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL NUMBER 0771316

SOILS CLASSIFICATION

CoA2	Chester silt loam, 0 to 3 percent slopes, moderately eroded.
GeB2	Glenelg channery silt loam, 0 to 3 percent slopes, moderately eroded.
GeC2	Glenelg channery silt loam, 3 to 8 percent slopes, moderately eroded.
GeC3	Glenelg channery silt loam, 8 to 15 percent slopes, severely eroded.
GeD3	Glenelg channery silt loam, 15 to 25 percent slopes, severely eroded.
MgD3	Mohnton loam, 15 to 25 percent slopes, severely eroded.
MgF	Mohnton soils, 25 to 60 percent slopes, severely eroded.
Ww	Wehadkee silt loam.

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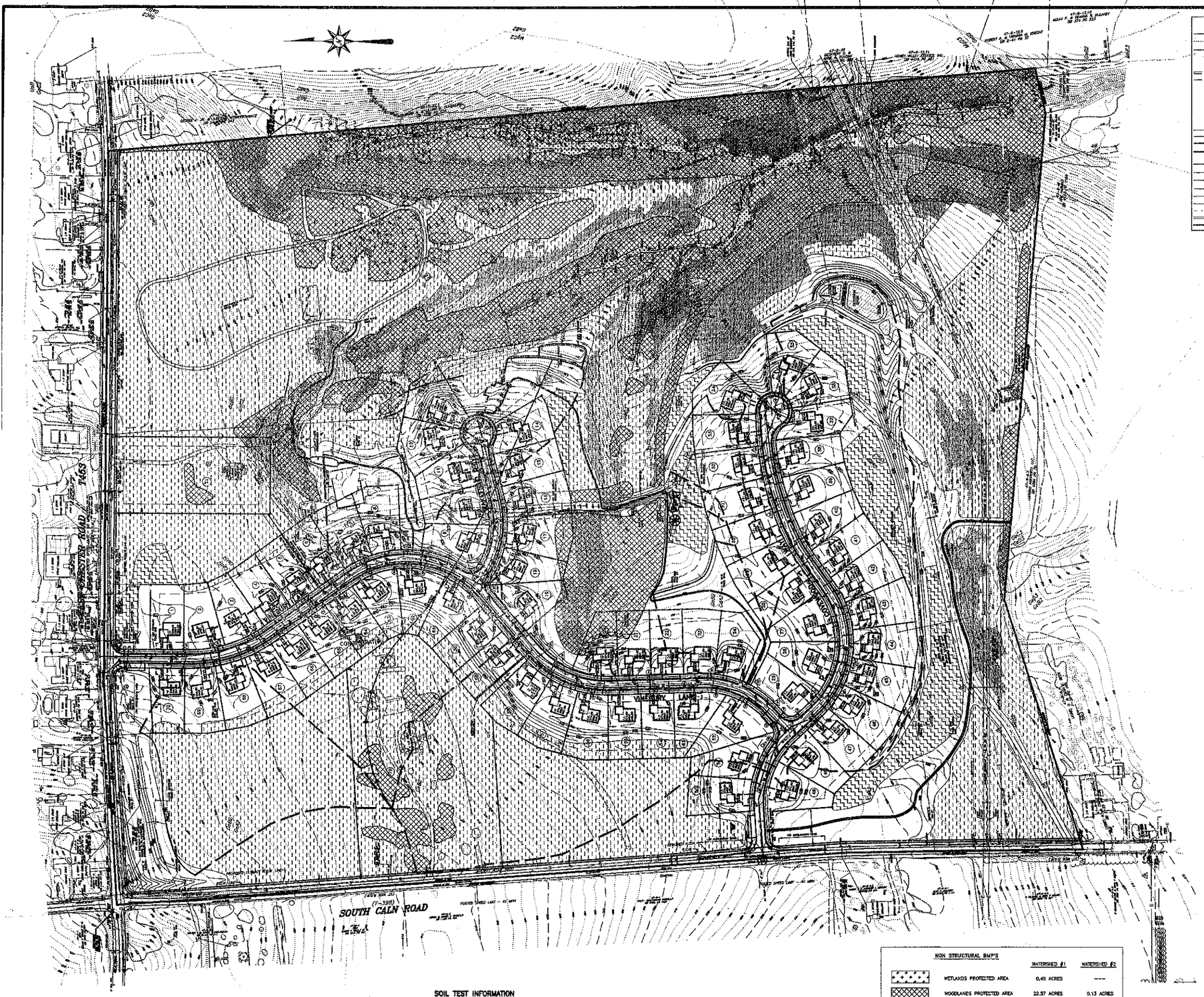

LEGEND

430 — EXISTING INDEX CONTOUR	1528 — PROPOSED SPOT ELEVATION
EXISTING INTERIOR CONTOUR	PRECAUTIONARY SLOPES 15% – 25%
1530 — PROPOSED CONTOUR	PROHIBITIVE SLOPES 25% >
EXISTING INLET	
PROPOSED INLET	
EXISTING STORM SEWER PIPE	EXISTING SIGN
PROPOSED STORM SEWER PIPE	PROPOSED SIGN
EXISTING STORM MANHOLE	WATER METER
PROPOSED STORM MANHOLE	WATER VALVE
WELL	EXISTING D-W ENDWALL
PROPOSED MONUMENT	PROPOSED D-W ENDWALL
EXISTING SANITARY MANHOLE	EXISTING ENDWALL
PROPOSED SANITARY MANHOLE	PROPOSED ENDWALL
S — EXISTING SANITARY SEWER PIPE	WETLAND LIMITS
S — PROPOSED SANITARY SEWER PIPE	AMENDED SOILS
PROPOSED SANITARY SEWER SERVICE	DRAINAGE AREA BOUNDARY LINE
LP — PROPOSED LOW PRESSURE SANITARY SEWER FORCE MAIN	
G — EXISTING GAS LINE	
G — PROPOSED GAS LINE	
E — EXISTING ELECTRIC LINE	
E — PROPOSED ELECTRIC LINE	
W — EXISTING WATER LINE	
W — PROPOSED WATER LINE	
SOILS LINE	
EXISTING CURB	
PROPOSED CURB	

LEVEL SPREADER BERMS, SWALE AND STORMWATER DETENTION MAINTENANCE NOTES

THE OPERATION AND MAINTENANCE OF THE BMP's IN THE OPEN SPACE ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

1. REGULAR REMOVAL OF LITTER AND DEBRIS WITHIN THE PROPERTY SHALL BE PERFORMED. STORMWATER FACILITIES SHALL BE INSPECTED QUARTERLY AND ANY TRASH, DEBRIS, SEDIMENT, ETC., SHALL BE REMOVED AND PROPERLY DISPOSED OF.
2. OBSERVATIONS SHALL BE MADE TO DETERMINE THE LENGTH OF TIME NEEDED FOR STORMWATER TO DRAIN FROM THE BASIN AFTER A STORM EVENT. THE OBSERVATIONS OF THE LEVEL SPREADER BERMS AFTER A STORM EVENT. THE OBSERVATIONS SHALL BE MADE SEVERAL TIMES OVER A PERIOD OF TWO (2) DAYS AFTER A LARGE STORM EVENT. THE FIRST OF THESE OBSERVATIONS SHALL PROVIDE A RANGE OF HOW LONG THE SYSTEM IS WORKING WHEN CONDITIONS FUTURE OBSERVATIONS OBSERVATIONS SHALL BE MADE THE FIRST YEAR AND YEARLY THEREAFTER.
3. STORMWATER DETENTION AND RETENTION BASINS OR FACILITIES SHALL BE INSPECTED BY, OR UNDER THE DIRECTION OF, A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA ON BEHALF OF THE APPLICANT OR RESPONSIBLE ENTITY ON THE FOLLOWING BASIS.
   a. TWO INSPECTIONS PER YEAR FOR THE FIRST TWO (2) YEARS.
   b. ANNUALLY FOR THE FOLLOWING THREE (3) YEARS.
   c. ONCE EVERY THREE (3) YEARS THEREAFTER.
   d. DURING OR IMMEDIATELY AFTER THE DISSIPATION OF A 100 YEAR OR GREATER STORM EVENT.

   THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE TOWNSHIP WITHIN ONE (1) MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT WILL INCLUDE TOPOGRAPHIC AND PICTURE PICTURES REGARDING THE CONDITION OF THE FACILITY AND RECOMMEND NECESSARY RED-LINE REVISIONS, AND NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE (1) MONTH OF THE RED-LINE ISSUANCE DATE.
4. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS, INCLUDING STORM INLETS, STORM DRAIN PIPES, SWALES, DETENTION BASINS, AND LEVEL SPREADER BERMS ARE PURVIANCE AND ARE NOT TO BE REMOVED. THE HOMEOWNERS ASSOCIATION SHALL ASSUME THE RESPONSIBILITY FOR MONITORING MAINTENANCE OF THE SAID FACILITIES. IF THE HOA FAILS TO MONITOR OR MAINTAIN THE SAID FACILITIES OR CAUSES THE FACILITIES TO BE ALTERED OR REMOVED, UPON CONVEYANCE OF THE LOTS, THE HOA SHALL ASSUME THE RESPONSIBILITY FOR CORRECTIVE MAINTENANCE OR REPAIRS. IF THE HOA FAILS TO CONTACT THE LOT OWNER THE TWO PROVIDED BY THE MUNICIPALITY, THE HOA SO NOTIFIED INTIMATE THE MUNICIPALITY TO ENTER UPON THE SAID PROPERTY AND CAUSE THE REPAIRS, MAINTENANCE AND/OR CORRECTIONS TO BE MADE. A LIEN MAY BE FILED AGAINST THE PROPERTY FOR ALL COSTS OF ALL CORRECTIONS INCLUDING REASONABLE ENGINEERING AND/OR ATTORNEY'S FEES. IN THE EVENT THE MUNICIPALITY IS UNDER NO OBLIGATION TO TAKE ACTION. THE ASSOCIATION OWNER SHALL TRANSFER AN ACCESS EASEMENT FOR MAINTENANCE PURPOSES SHOULD SAME BE NECESSARY BY THE MUNICIPALITY AT THE SOLE DISCRETION OF THE MUNICIPALITY.
5. STORMWATER DETENTION FACILITY:
   SEDIMENT MUST BE REMOVED FROM THE FOREBAY AREA WHEN EVERYTIME REACHES THE ELEVATION NOTED ON THE CLEANOUT STAKE REGULARLY SEDIMENT REMOVAL. SEDIMENT REMOVAL MUST BE PERFORMED WHEN FOREBAY IS DEWATERED AND HAS NO STANDING WATER. ACCUMULATED SEDIMENT MUST BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER. IF THE AMOUNT OF SEDIMENT REQUIRES ITS TRANSPORT TO ANOTHER SITE, THE SITE MUST HAVE AN NPDES PERMIT.
6. SYSTEM DEWATERING (DETENTION BASIN & LEVEL SPREADER BERM):
   SHOULD DEWATERING OF THE PONDING AREA BE REQUIRED, THE WATER MUST BE DECONTAMINATED TO A DEP APPROVED DEWATERING FACILITY (DIRT BAG OR EQUAL).
7. THE INFILTRATION ZONE INSPECTIONS MUST BE CONDUCTED TO ENSURE THE SYSTEMS ARE DEWATERING AFTER STORM EVENTS. ANY DEBRIS THAT IS FOUND IN THE SECTION OF THE STRUCTURES MUST BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
8. THE DEBRIS SWALES MUST BE CHECKED TO ENSURE VEGETATION IS HEALTHY. ANY AREAS OF SPARSE OR DEAD VEGETATION MUST BE RESEEDED.

POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES INCLUDE THE FOLLOWING:

1. DETENTION BASIN
2. LEVEL SPREADER BERMS
3. DIVERSION SWALES

POST CONSTRUCTION STORMWATER NOTES

1. AS-BUILT PLANS OF THE STORMWATER BMP'S FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH FACILITY AND/OR PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL ENGINEER.
2. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE N.O.T., THE DEP AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF THE STORMWATER BMP'S.
3. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE STORMWATER BMP'S. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO INSTALLATION OF INFILTRATION BMP'S TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMP'S, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

SOIL TEST INFORMATION

TEST PIT ID	INFILTRATION RATE (IN/HR)	TEST DEPTH (FT)
LSB 1	14.7	2
LSB 2	0	GROUNDWATER ENCOUNTERED
LSB 3	2.7	2
LSB 4	2.0	1
LSB 5	10.5	2
RB 3	13.45	2

100 0 100 200 300 400 FEET
GRAPHIC SCALE

NON STRUCTURAL BMP'S

	WATERSHED #1	WATERSHED #2
WETLANDS PROTECTED AREA	0.46 ACRES	---
WOODLANDS PROTECTED AREA	22.57 ACRES	0.13 ACRES
STEEP SLOPES 15%-25% PROTECTED AREA	5.42 ACRES	---
STEEP SLOPES >25% PROTECTED AREA	10.22 ACRES	
AREA OF MIN. DISTURBANCE/ REDUCED GRADING	38.57 ACRES	7.14 ACRES
MINIMUM SOIL COMPACTION	3.53 ACRES	0.43 ACRES

PRELIMINARY/FINAL PLAN
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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Project– 2693
Date– 1-28-03
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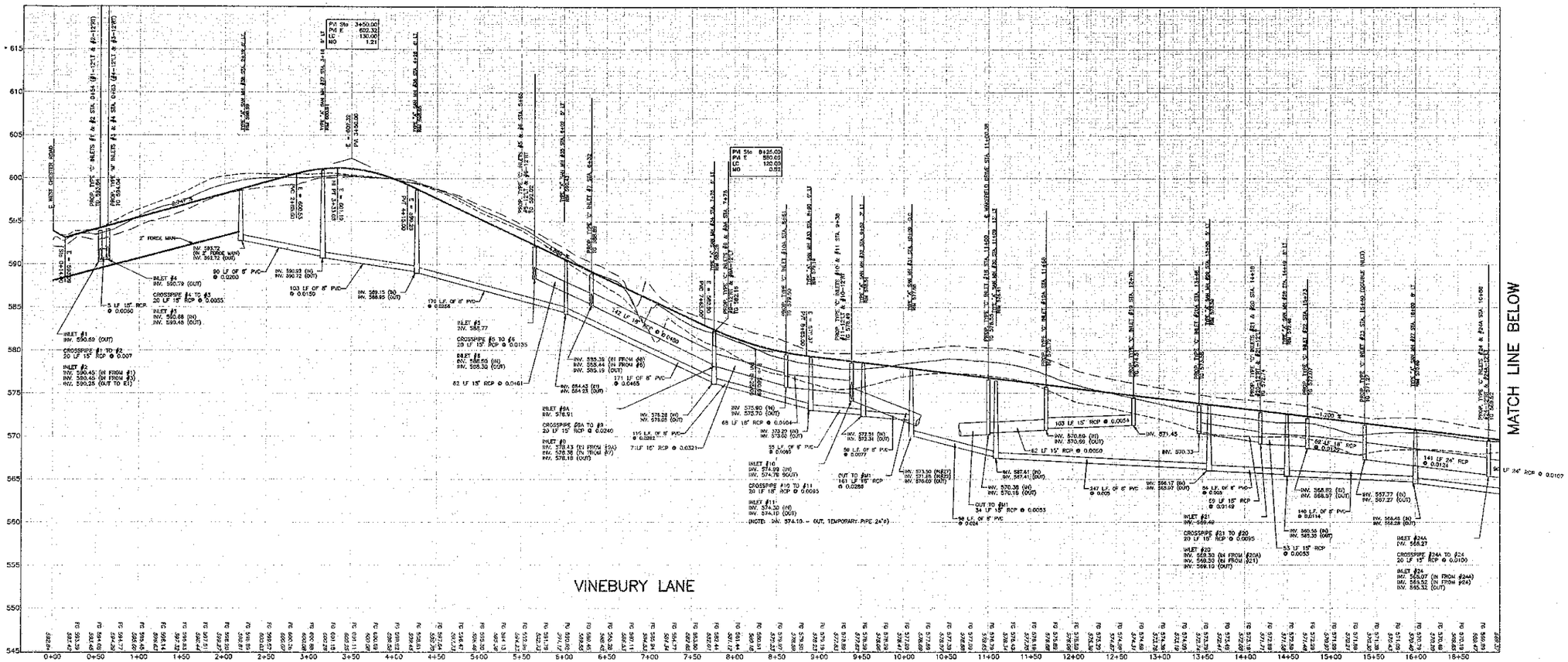
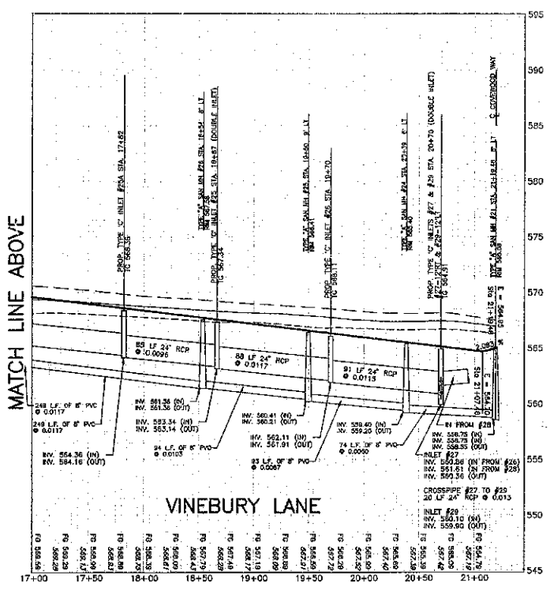
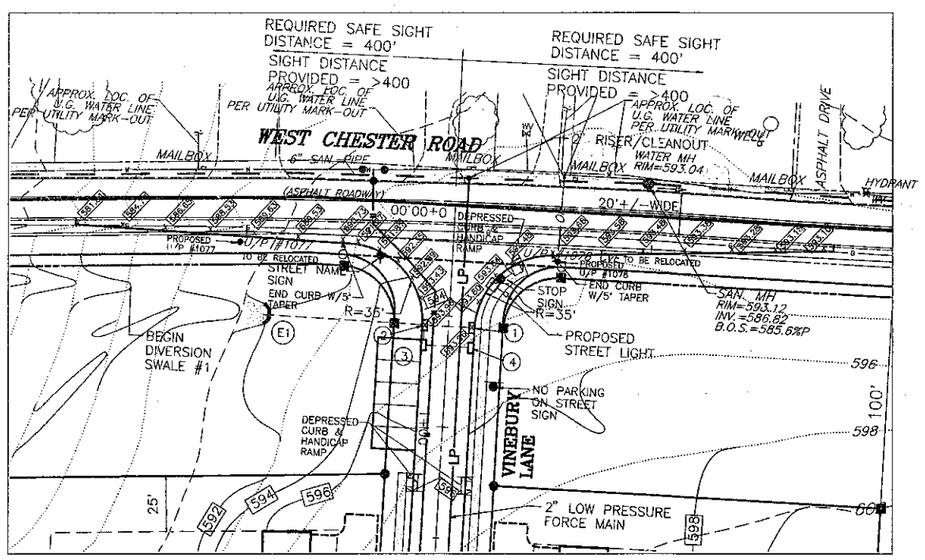
Drawn– RJF,M/JH
Checked– A.J.B.
Sheet– 10 OF 20

Revised: 5/13/2011 — File: P:\2693\2693-PRT.dwg







WEST CHESTER AND VINEBURY LANE INTERSECTION GRADING PLAN

SCALE 1"=25'

NOTE:
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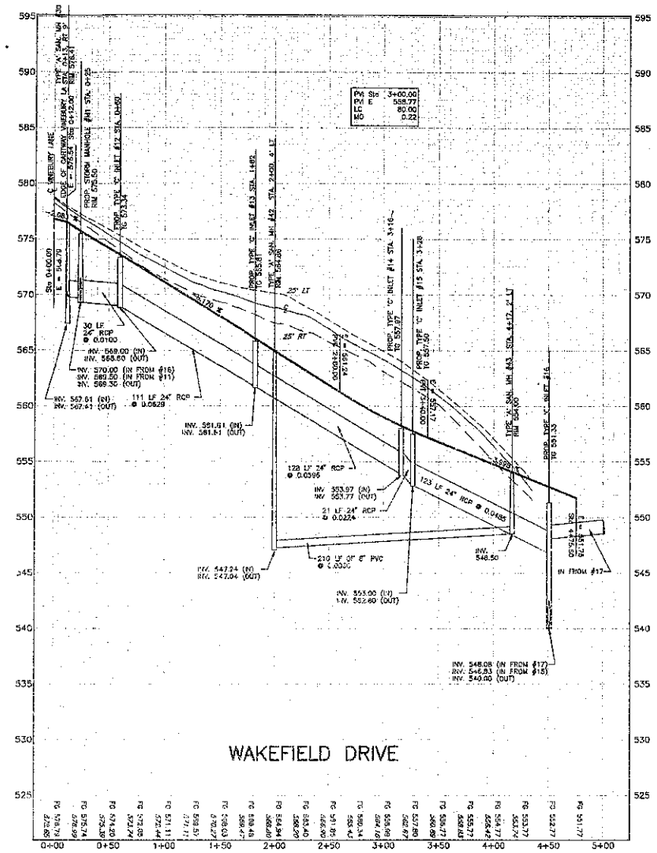

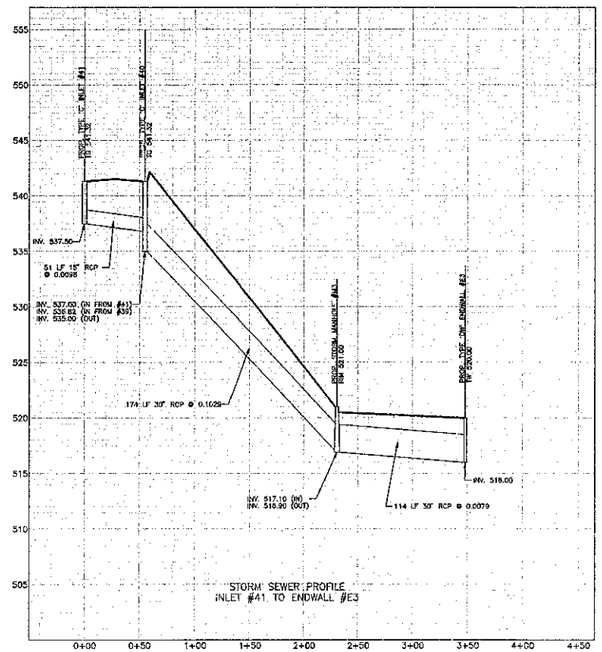

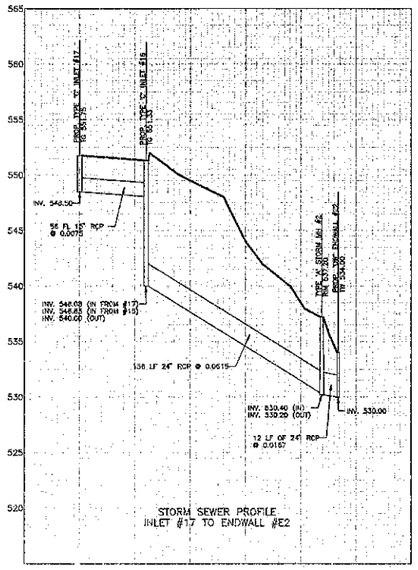

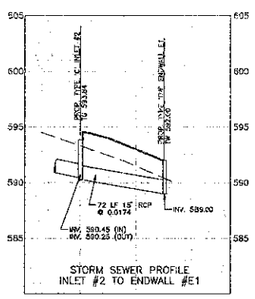

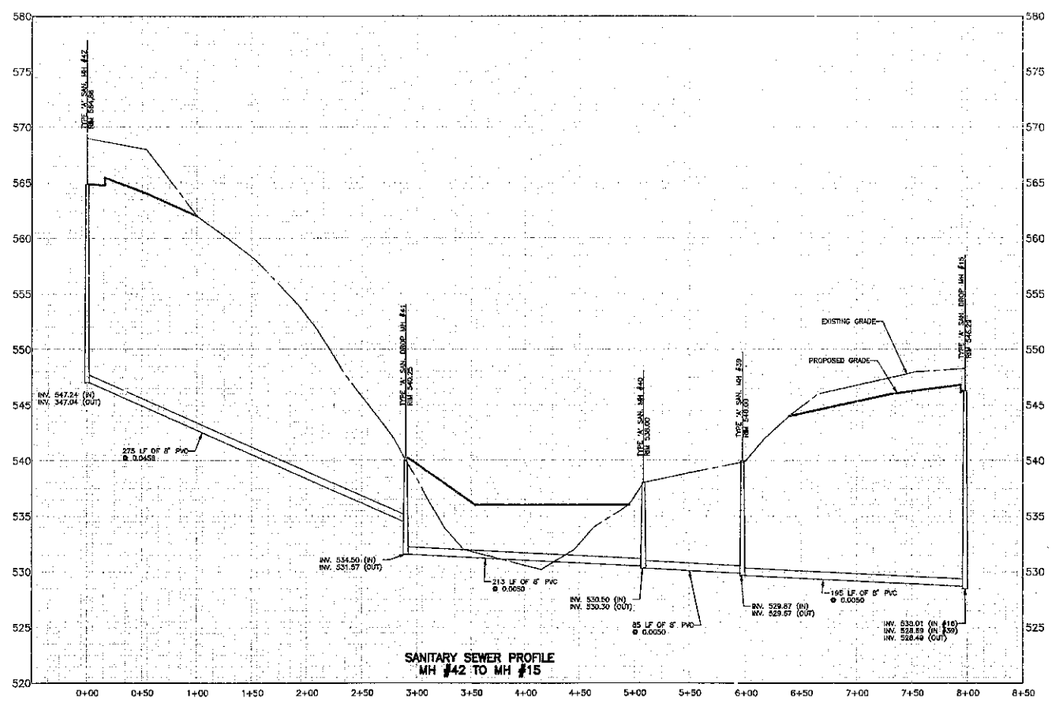

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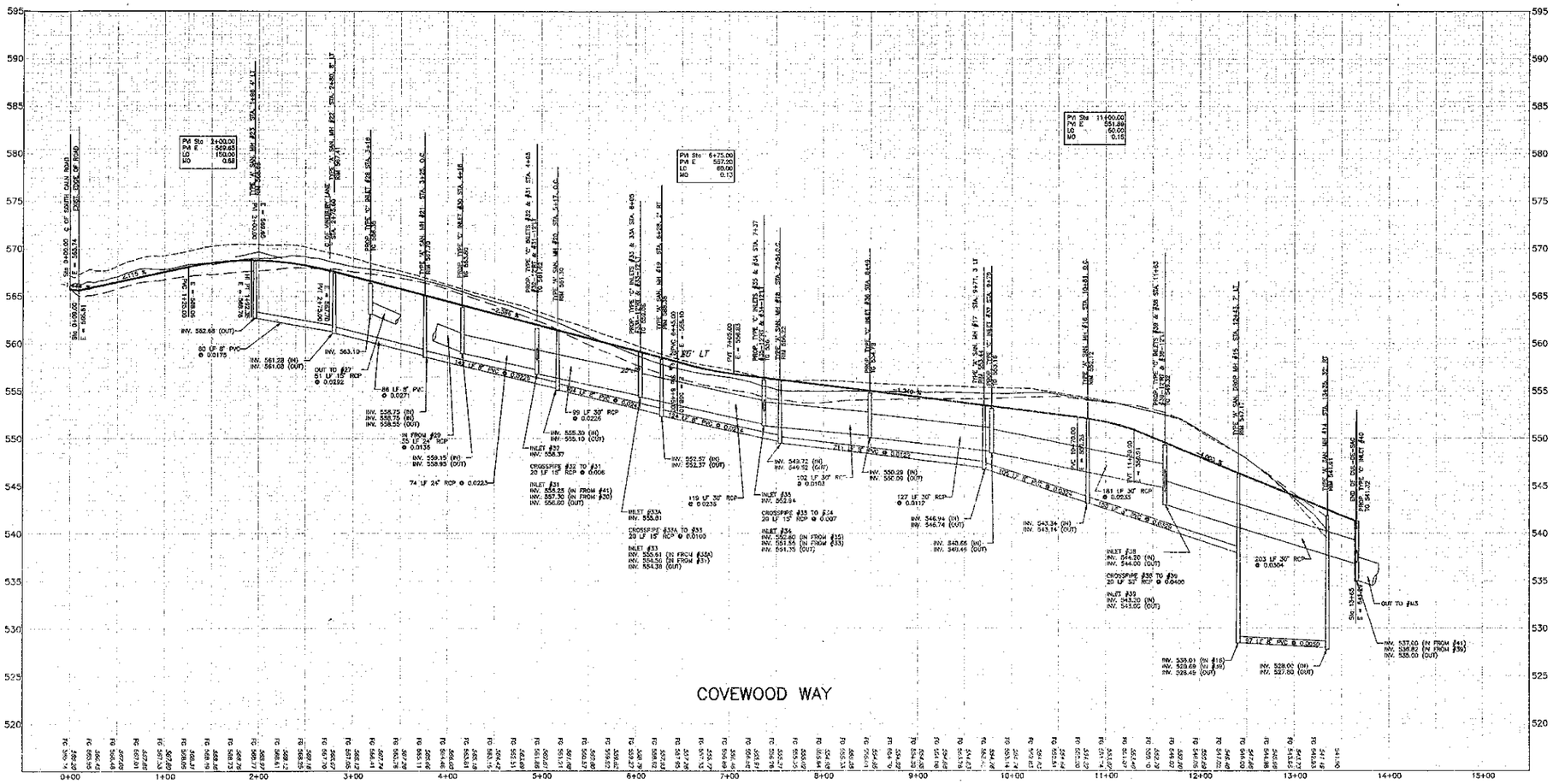

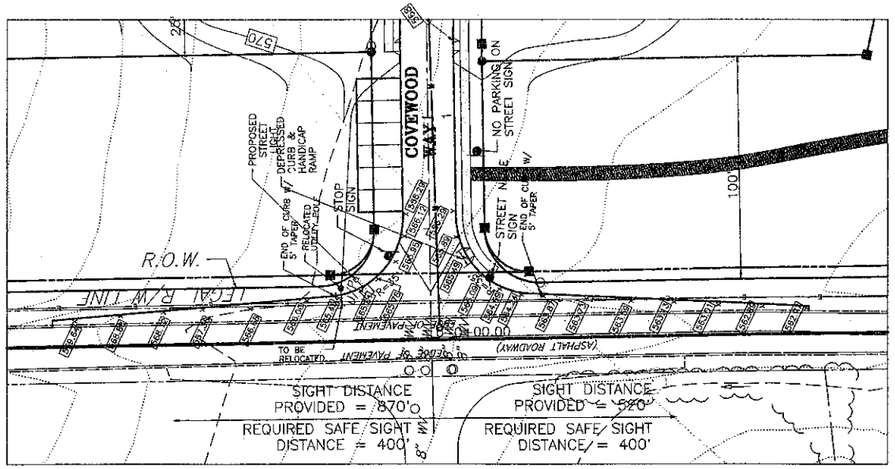

SOUTH CALN

SOUTH CALN AND COVEWOOD WAY INTERSECTION
GRADING PLAN

SCALE 1"=25'

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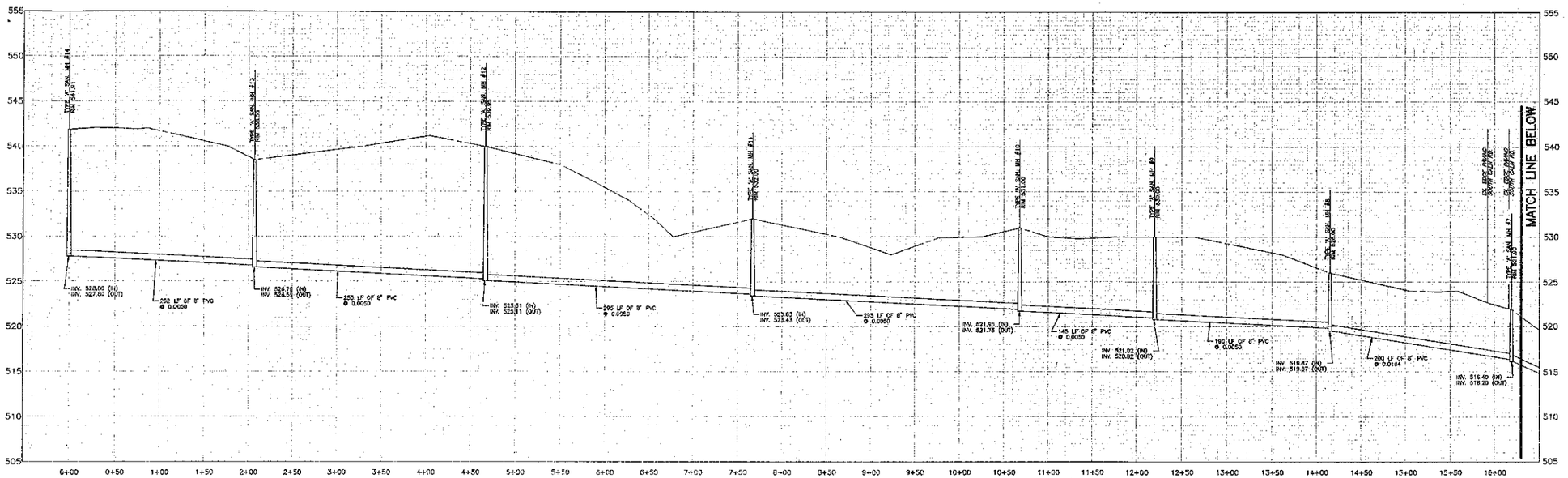
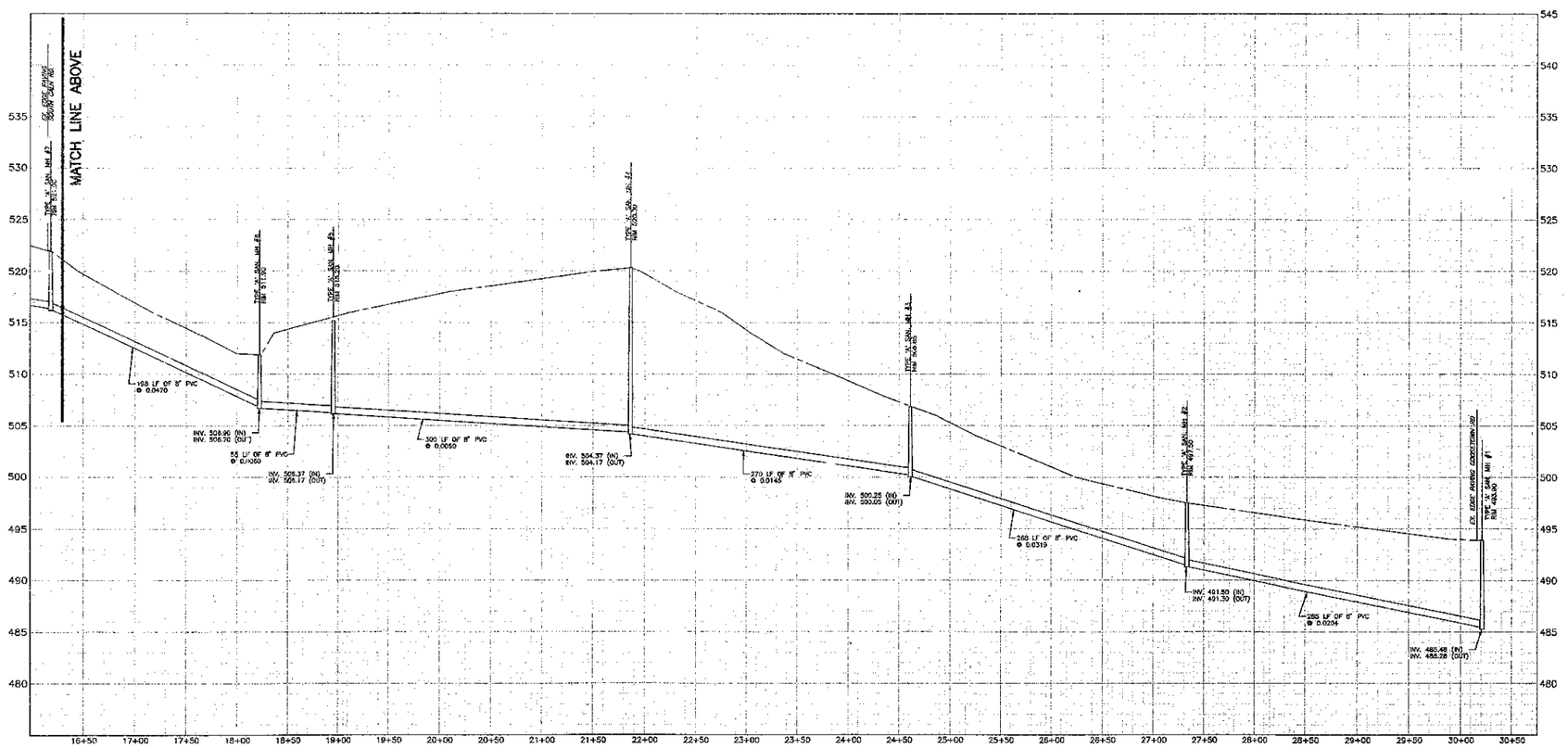
Sheet-	13 OF 29





SANITARY SEWER EXTENSION PROFILE

PRELIMINARY/FINAL PLAN
PROFILE PLAN

8	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
7	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
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3	1-28-04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10-9-03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9-12-03
1	8-25-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

PLAN OF SUBDIVISION
FOR
RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080
www.ebwalshinc.com

Project- 2693
Date- 1-28-03
Scale- H. 1"=50' V. 1"=5'
Drawn- SLM
Checked- A.J.B.
Sheet- 14 OF 20

ASSESSMENT MAP 47-6, PARCEL 10 (UPI NO. 47-6-10)

PLANT SCHEDULE – SHADE TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	CONDITION
	41	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	12'-14'	3"	B&B
	27	QUERCUS MINRICATA	SHINGLE OAK	12'-14'	3"	B&B
	26	FRAXINUS PENN. 'MARSHALL SEEDLESS'	MARSHALL SEEDLESS ASH	12'-14'	3"	B&B
	41	QUERCUS COCCINEA	SCARLET OAK	12'-14'	3"	B&B
	26	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	12'-14'	3"	B&B
	21	PLANTANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	14'-16'	3"	B&B
	38	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROTUNDILOBA SWEETGUM	14'-16'	3"	B&B
	16	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	14'-16'	3"	B&B
	33	LIRIODENDRON TULIPIFERA	TULIP TREE	14'-16'	3"	B&B

TOTAL SHADE TREES = 281

PLANT SCHEDULE EVERGREEN TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AC	34	JUNIPERUS VIRGINIANA	WHITE PINE	8'	B&B
PA	35	PICEA ABIES	NORWAY SPRUCE	8'	B&B
PR	38	PINUS RIGIDA	PITCH PINE	8'	B&B
PS	32	PINUS STROBUS	WHITE PINE	8'	B&B
PST	24	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8'	B&B

TOTAL EVERGREEN TREES = 163

PLANT SCHEDULE SHRUBBERY

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AA	39	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"-30"	B&B
CA	49	CLETHRA ALNIFOLIA	SUMMERSWEET CLEPHA	24"-30"	B&B
CS	33	CORNUS SERICEA	REDOSIER DOGWOOD	24"-30"	B&B
FV	41	FORSYTHIA X VIRIDISSIMA	FORSYTHIA	24"-30"	B&B
HQ	33	HYDRANGEA QUERCIFOLIA	OAK-LEAVED HYDRANGEA	24"-30"	B&B
HV	33	HAMAMELIS VIRGINIANA	WITCH HAZEL	24"-30"	B&B
IG	73	ILEX GLABRA COMPACTA	INKBERRY HOLLY	24"-30"	B&B
IV	17	ITEA VIRGINICA	SWEET SPIRE	24"-30"	B&B
IW	54	ILEX VERTICILLATA	WINTERBERRY	24"-30"	B&B
LB	54	LINDERA BENZOIN	SPICE BUSH	24"-30"	B&B
MP	50	MYRICA PENNSYLVANICA	NEATHERN BAYBERRY	24"-30"	B&B
VC	31	VIBURNUM CASSINOIDES	WITHERS VIBURNUM	24"-30"	B&B
VD	60	VIBURNUM DENTATUM	ARROW WOOD VIBURNUM	24"-30"	B&B
VP	35	VIBURNUM PRUNIFOLIUM	BLACK HAW VIBURNUM	24"-30"	B&B
VT	43	VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH	24"-30"	B&B

TOTAL SHRUBS = 575

LANDSCAPE REQUIREMENTS

IMPROVEMENT/CONDITION		DECIDUOUS TREES	EVERGREEN TREES	SHRUBS
NEW ROAD FRONTAGE				
WAKEFIELD DRIVE	455 LF*	19	10	46
VINEYARD LANE	2,080 LF	64	42	208
COVERWOOD WAY	1,360 LF	55	28	136
EXISTING ROAD FRONTAGE				
SOUTH CALN ROAD	2,643 LF	53	27	133
WEST CHESTER ROAD	2,034 LF	41	21	102
EXISTING TRACT BOUNDARY				
530 LF(200 LF BUFFERED)		7	14	55
1,320 LF*		14	27	105
150 LF*		2	3	12
2,220 LF*		28	51	222
TOTAL =		301	223	598
TOTAL (ADJUSTED AFTER DEDUCTION) =		237	124	611

*BUFFERED VIEW WITH EXISTING VEGETATION LANDSCAPING NOT REQUIRED AND THEREFORE DEDUCTED FROM TOTAL REQUIRED

SALDO – SECTION 1608 E2:

WHERE APPLICANT CAN DEMONSTRATE TO THE SATISFACTION OF THE BOARD THAT EXISTING VEGETATION, OR TOPOGRAPHIC CONDITIONS LOCATED WITHIN ONE HUNDRED FEET OF EXISTING TRACT BOUNDARIES OR WITHIN ONE HUNDRED FEET OF THE CARTWAY OF EXISTING OR NEW ROADWAY SEGMENTS WILL CONCEAL, ON A YEAR-ROUND BASIS, ADJACENT DEVELOPMENT FROM VIEW OF SUCH TRACT BOUNDARY OR ROADWAY SEGMENTS, THE LINEAR FOOTAGE OF SUCH TRACT BOUNDARY OR ROADWAY SEGMENTS MAY BE EXCLUDED FROM CALCULATION OF REQUIRED PLANTINGS.

LANDSCAPING REQUIRED PER DWELLING UNIT (70 D.U.)

BUILDING FOOTPRINT = 1,785 SF

		TOTAL REQUIRED
DECIDUOUS TREES	= 4	280
EVERGREEN TREES	= 2	140
SHRUBS	= 15	1,050

LANDSCAPING REQUIREMENTS

1. DECIDUOUS TREES

   REQUIRED = 517
   PROVIDED = 261 GENERAL SITE LANDSCAPING
   PROVIDED = 280 AT DWELLING UNITS

   TOTAL PROVIDED = 541

2. EVERGREEN TREES

   REQUIRED = 264
   PROVIDED = 124 GENERAL SITE LANDSCAPING
   PROVIDED = 140 AT DWELLING UNITS

   TOTAL PROVIDED = 264

3. SHRUBS

   REQUIRED = 1,651
   PROVIDED = 675 GENERAL SITE LANDSCAPING
   PROVIDED = 1,050 AT DWELLING UNITS

   TOTAL PROVIDED = 1,825

GENERAL NOTE: THE LOCATION OF LANDSCAPED AREAS ALONG EXISTING ROADS MAY BE ADJUSTED DURING INSTALLATION BY TOWNSHIP STAFF.

SEE SHEET 17 FOR ADDITIONAL LANDSCAPE NOTES/DETAILS.

PRELIMINARY/FINAL PLAN LANDSCAPE PLAN

9	5-10-2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
8	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
7	6-13-05	REVISED PER CONDITIONS OF APPROVAL
6	12-21-04	REVISED PER CCCD REVIEW LETTER DATED 10-27-04
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4	4-26-04	REVISED PER TWP. ENGR. REVIEW LETTER DATED 4-14-04
3	1-29-04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10-9-03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 8-12-03
1	8-29-03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

PLAN OF SUBDIVISION
FOR
RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

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CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
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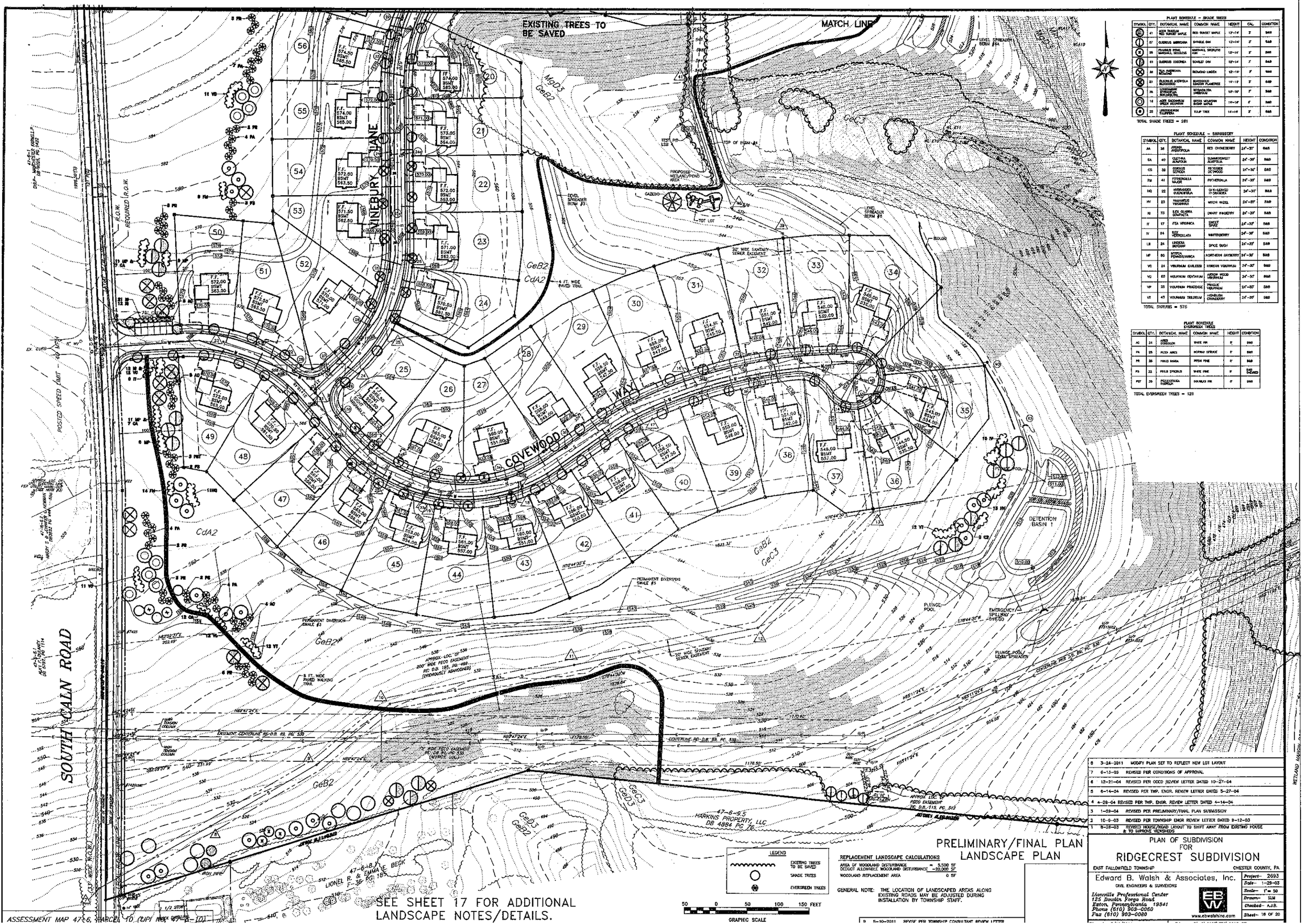
Project-	2693
Date-	1-29-03
Scale-	1"= 50'
Drawn-	SLM
Checked-	A.J.B.
Sheet-	15 OF 20



PLANT SCHEDULE - SHADE TREES						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	CONDITION
	41	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	12'-14'	3"	B&B
	27	QUERCUS IMBRICARIA	SHINGLE OAK	12'-14'	3"	B&B
	26	FRAXINUS PENN. MARSHALL SEEDLESS	MARSHALL SEEDLESS ASH	12'-14'	3"	B&B
	41	QUERCUS COCCINEA	SCARLET OAK	12'-14'	3"	B&B
	30	TIL. AMERICANA 'REDMOND'	REDMOND LINDEN	12'-14'	3"	B&B
	23	SUCCISELA AUBERVILLA SUCCOSUS	SUCCESSO GARDEN PLANETREE	14'-16'	3"	B&B
	36	LIRIODENDRON TULIPIFERA SCHMIDT'S	SCHMIDT'S TULIP TREE	12'-14'	3"	B&B
	16	ACER PALMATUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	14'-16'	3"	B&B
	23	LIRIODENDRON TULIPIFERA	TULIP TREE	14'-16'	3"	B&B

TOTAL SHADE TREES = 281

PLANT SCHEDULE - SHRUBBERY					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AA	38	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"-30"	B&B
CA	40	CLETHRA ALNIFOLIA	SUMMERSWEET ALNIFOLIA	24"-30"	B&B
CS	38	CORNUS SERICEA	RED OSIER DOGWOOD	24"-30"	B&B
FM	41	FOTHERGILLA MAJOR	FOTHERGILLA	24"-30"	B&B
HQ	22	HYDRANGEA QUERCIFOLIA	OAK-LEAVED HYDRANGEA	24"-30"	B&B
HV	23	HAMAMELIS VIRGINIANA	WITCH HAZEL	24"-30"	B&B
NI	73	ILEX GLABRA COMPACTA	DWARF INKBERRY	24"-30"	B&B
IT	17	ITEA VIRGINICA	SWEET SPIRE	24"-30"	B&B
IV	24	ILEX VERTICILLATA	WINTERBERRY	24"-30"	B&B
LB	24	LINDERA BENZOIN	SPICE BUSH	24"-30"	B&B
MP	80	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	24"-30"	B&B
VC	24	VIBURNUM CASSINOIDES	WITHERROD VIBURNUM	24"-30"	B&B
VG	60	VIBURNUM DENTATUM	ARROW WOOD VIBURNUM	24"-30"	B&B
VP	35	VIBURNUM PRUNIFOLIUM	BLACK HAW VIBURNUM	24"-30"	B&B
VT	43	VIBURNUM TRILOBUM	HIGHBUSH CRANBERRY	24"-30"	B&B

TOTAL SHRUBS = 575

PLANT SCHEDULE EVERGREEN TREES					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AC	24	ABIES CONCOLOR	WHITE FIR	8'	B&B
PA	25	PICEA ABIES	NORWAY SPRUCE	8'	B&B
PR	35	PINUS RIGIDA	PITCH PINE	8'	B&B
PS	33	PICEA STROBUS	WHITE PINE	8'	B&B SHEARED
PST	25	PSEUDOTSUGA TAXIFOLIA	DOUGLAS FIR	8'	B&B

TOTAL EVERGREEN TREES = 120

LEGEND
EXISTING TREES TO BE SAVED
SHADE TREES
EVERGREEN TREES

REPLACEMENT LANDSCAPE CALCULATIONS

AREA OF WOODLAND DISTURBANCE	= 5,500 SF
DEDUCT ALLOWABLE WOODLAND DISTURBANCE	-20,000 SF
WOODLAND REPLACEMENT AREA	0 SF

GENERAL NOTE: THE LOCATION OF LANDSCAPED AREAS ALONG EXISTING ROADS MAY BE ADJUSTED DURING INSTALLATION BY TOWNSHIP STAFF.

50 0 50 100 150 FEET
GRAPHIC SCALE

SEE SHEET 17 FOR ADDITIONAL LANDSCAPE NOTES/DETAILS.

ASSESSMENT MAP 47-6, PARCEL 10 (UPI INDEX 47-6-10)

PRELIMINARY/FINAL PLAN
LANDSCAPE PLAN

8	3-24-2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
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PLAN OF SUBDIVISION
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Project-	2693
Date-	1-29-03
Scale-	1"= 50
Drawn-	SLM
Checked-	A.J.B.
Sheet-	18 OF 20

SEED MIX SPECIFICATIONS

Grass Seed: All seed shall be fresh, and new crop seed shall be labeled in accordance with the U.S. Department of Agriculture's Rules and Regulations under the Federal Seed Act in effect on the date of invitation for bids. All seed shall be furnished in sealed standard containers, bearing the warranty of the supplier and certifying as to the kind, percent by weight, purity and germination. The grass seed shall contain the percentages of varieties and shall be of the quality indicated by the percentages of purity and germination indicated on the list furnished with the applicable plan. Seed mix shall be as specified. Spread of the rate of 4 lbs. per 1000 sq. ft. minimum for slopes 3:1 if greater, use 5 lbs. per 1000 sq. feet.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AUGUST 1 TO OCTOBER 1

GRASS SEED NAME	PARTS BY WEIGHT	PURITY	GERMINATION
Kentucky Blue Grass Varieties	35%	95%	85%
Pennstar or Pennfine Perennial Ryegrass	35%	95%	90%
Pennlawn Fescue	15%	95%	85%
Annual Ryegrass	15%	90%	80%

Mulch: Shall be hay which is free of weeds and seeds, not moldy or rotten, and shall be applied at all disturbed areas at a rate of 3 tons per acre.

Kentucky Bluegrass Sod (if called for) Sod shall be grown under supervision of the Bureau of Plant Industry Pennsylvania Department of Agriculture or shall be composed of only Blue Tag Certified Seed.

Temporary Seeding Dates: Anytime

Temporary Seeding: Shall be annual ryegrass at 40 lbs. per acre. Site preparation – apply 1 ton of agricultural grade limestone per acre plus fertilizer at the rate of 50–50–50 per acre and work in where possible. After seeding, mulch with hay or straw at a rate of 3 tons per acre.

Hydroseeding: Shall be lime, fertilizer, grass seeds, legume seeds and inoculant mixed with water and applied as slurry, at a rate of 1,000 gallons per acre.

Fertilizer: at rate of 50–100–100 per acre.

Inoculant: use 5 times rate recommended on the package when seeding with a hydroseeder.

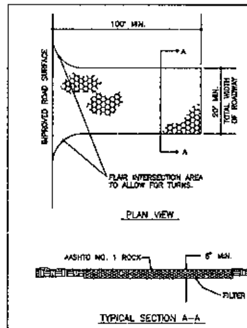
PERMANENT SEEDING:
For permanent seeding, soil supplements shall be applied to areas to be seeded as follows: 10–20–20 fertilizer shall be applied to 25 LBS/1000 Sq. Ft. pulverized dolomite limestone at 90 LBS/1000 Sq. Ft.

SEEDING AND MULCH NOTES

1. Any undisturbed area on which activity has ceased must be seeded and mulched immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at finished grade or will not be redisturbed within 1 year must be seeded and mulched with a permanent seed mixture and mulch.
2. Diversions, channels, sedimentation basins, sediment traps, and stockpiles must be seeded and mulched immediately.
3. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.
4. Graded areas are to be temporarily seeded and mulched immediately following earth moving procedures. Seed shall be annual rye grass applied at the rate of 3 lbs. per 1000 sq. ft.
5. Establish permanent seeding as soon as possible after final grading is complete. Permanent seeding shall be 15% Pennlawn Red Fescue, 35% Pennfine Perennial Ryegrass and 35% Kentucky Bluegrass applied at the min. rate of 4.0 lbs. per 1000 sq. ft.

GENERAL NOTES

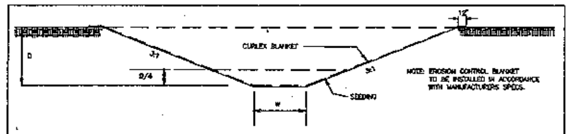
1. Should any measures contained within this plan prove incapable of adequately removing sediment from on-site flows prior to discharge or of stabilizing the surfaces involved, additional measures must be immediately implemented by the developer to eliminate all such problems.
2. Only limited upslope disturbance will be permitted to provide access to sediment traps and interceptor channels for grading and acquiring borrow to construct these controls.
3. Erosion and sedimentation controls must be constructed, stabilized, and functional before general site disturbance within the tributary areas of those controls.
4. After final site stabilization has been achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be stabilized.
5. Limits of disturbance must be clearly marked in the field prior to disturbance. Any change or encroachment into these areas without Conservation District review and approval may require the developer to cease disturbance.
6. The developer must develop and have approved by the County Conservation District, a separate erosion and sedimentation control plan for each spoil, borrow, or other work area not detailed in the approved plan, whether located within or outside the construction limits.
7. Sediment must be removed when accumulations reach 1/2 above ground heights of silt fencing.
8. All areas requiring interim or final stabilization must be addressed upon completion of disturbance. Areas utilizing vegetative stabilization must be seeded/planted and mulched in sufficient time to germinate by October 15 of each year. Seeding will be accomplished through the use of hydroseeding techniques or conventional seeding and mulching at a rate of 3.0 tons per acre as recommended in the Penn State Agronomy Guide.



ROCK CONSTRUCTION ENTRANCE DETAILS

NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

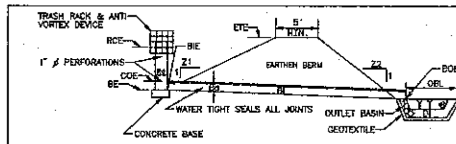


TRAPEZOIDAL SWALE – GRASS LINED WITH EROSION CONTROL BLANKET

NOT TO SCALE

CHANNEL TABULATION

CHANNEL NUMBER	V (FPS)	Q (CFS)	SLOPE (FT/FT)	W	D	CHANNEL LININGS	COMMENTS
1	8.65	18.8	0.0286– 0.0800	4.25	1.30	N.A.G. – C125	PERMANENT
2	6.44	3.99	0.0400– 0.1420	4.00	1.00	N.A.G. – C125	PERMANENT
3	7.15	18.18	0.0200– 0.1250	5.25	1.25	N.A.G. – SC250	PERMANENT
TEMPORARY 1	6.37	5.40	0.0500 0.0667	2.00	2.00	NAG–C125	TEMPORARY
TEMPORARY 2	6.71	7.92	0.0367 0.0570	2.00	2.00	NAG–C125	TEMPORARY
TEMPORARY 3	6.03	12.42	0.0290	2.00	2.00	NAG–C125	TEMPORAY
TEMPORARY 4	5.74	10.64	0.0120 0.0290	2.00	2.00	NAG–C125	TEMPORARY



EMBANKMENT SECTION ALONG PRINCIPAL SPILLWAY

TRAP	Z1 (FT)	Z2 (FT)	RISER CREST DIA. Rd (IN)	RISER CREST ELEV. RCE (FT)	MAT'L	PERFORATIONS DIA. Pd (IN)	No/ROW	ROW ELEV (FT)	BARREL INLET DIA. Bd (IN)	INLET ELEV. BIE (FT)	LENGTH Bl (FT)	OUTLET ELEV. BOE	MAT'L	EMBANKMENT TOP ELEV. ETE (FT)	TOP WIDTH ETw (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)
1	3	3	15"	534.75	CMP	1"	1	533.70	12"	532.00	40	531.60	CMP	536.50	5.0'	533.70	532.00
2	3	3	15"	530.00	CMP	1"	1 1	528.35 529.35	12"	526.50	50	526.00	CMP	532.00	5.0'	528.33	526.50
3	3	3	15"	560.10	CMP	1"	1 1	558.55 559.55	12"	557.00	50	556.50	CMP	562.00	5.0'	558.51	557.00
4	3	3	24"	540.00	CMP	1"	1 1	538.50 539.50	15"	537.00	60	536.40	CMP	542.00	5.0'	538.44	537.00

OUTLET BASIN	RIPRAP SIZE (R–3)	DEPTH D (IN)	WIDTH OBW (FT)	LENGTH OBL (FT)	CONCRETE BASE LENGTH & WIDTH CBl&w (IN)	THICKNESS CBt (IN)
1–4		12	5.00	10.00	48	12

BARREL/RISER SEDIMENT TRAP DETAIL

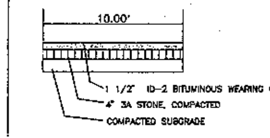
NOT TO SCALE

NOTES:

CLEANOUT STAKES MUST BE PLACED AT HALF DISTANCES FROM POINT OF CONCENTRATED INFLOWS TO SEDIMENTATION OUTLETS. WHEN SEDIMENT HAS ACCUMULATED TO THE CLEAN OUT ELEVATION ON ANY STAKE, THE SEDIMENT MUST BE REMOVED TO RESTORE BASIN CAPACITIES.

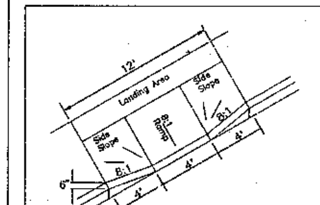
SEDIMENTATION BASIN MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.

FOR BARREL PIPES HAVING SMOOTH EXTERIOR SURFACES, ANTI-SEEP COLLARS(S) AND SELECT EMBANKMENT FILL ARE REQUIRED.



TYPICAL DRIVEWAY SECTION

NOT TO SCALE

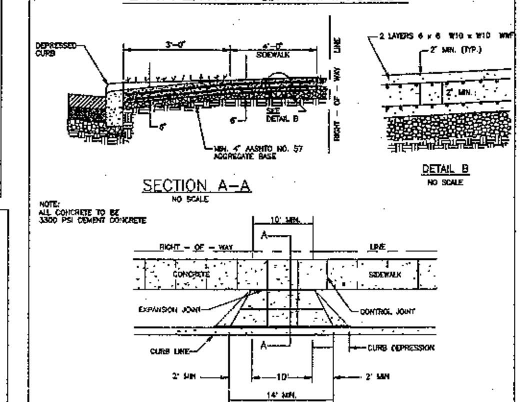


NOTE: WARP ROADWAY PAVEMENT IF NECESSARY.

DEPRESSED CURB AND SIDEWALK RAMP FOR HANDICAPPED PERSONS

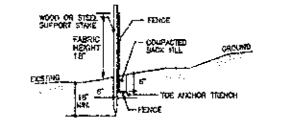
N.T.S.

DRIVEWAY ENTRANCES



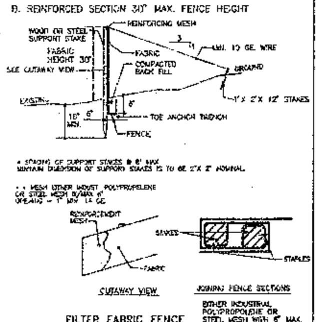
DRIVEWAY APRON DETAIL

A. STANDARD SECTION 18" MAX. FENCE HEIGHT



- SPACING OF SUPPORT STAKES @ 8' MAX. MINIMUM DIMENSION OF SUPPORT STAKES IS TO BE 2"X 2" NOMINAL.

B. REINFORCED SECTION 30" MAX. FENCE HEIGHT



- SPACING OF SUPPORT STAKES @ 8' MAX. MINIMUM DIMENSION OF SUPPORT STAKES IS TO BE 2"X 2" NOMINAL.
- MESH EITHER INDUST. POLYPROPELENE OR STEEL MESH 8/MAX 6" OPENING = 1" MIN. 14 GE.

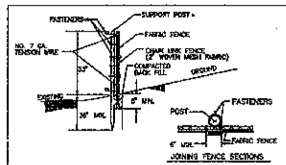
FILTER FABRIC FENCE INSTALLATION DETAILS

NOT TO SCALE

EITHER INDUSTRIAL POLYPROPOLENE OR STEEL MESH WITH 6" MAX. OPENING. STEEL MESH SHALL BE 14 GAGE MIN.

SILT FENCING MAINTENANCE NOTES

1. Silt fencing must be installed parallel to existing contours or constructed level alignments. Ends of fencing must be extended 10 feet, traveling upslope at 45 degrees to the alignment of the main fencing section.
2. Sediment must be removed where accumulations reach 1/2 the above ground height of silt fence.
3. Any silt fencing which has been undermined or topped must be replaced with rock filter outlets immediately.



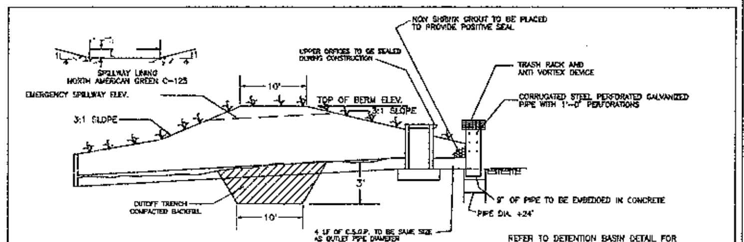
SUPER FILTER FABRIC FENCE DETAIL

NOT TO SCALE

- POST SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.
- CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 Ga. ALUMINUM WIRE OR NO. 9 STEEL GALVANIZED PERFORATED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 Ga. GALVANIZED STEEL WIRE. FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

FILTER FABRIC FENCE MUST BE PLACED AT LEVEL 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.



SEDIMENT BASIN EMBANKMENT CROSS SECTION

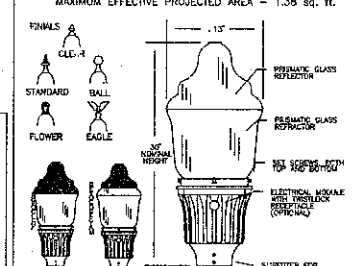
Not to Scale

SEDIMENT STRUCTURE TABULATION

BASIN NUMBER	EMERGENCY SPILLWAY EL.	EMERGENCY SPILLWAY WIDTH	DRAINAGE AREA (AC.)	REQUIRED STORAGE VOLUME(CF)	CLEAN OUT ELEV.	RISER & STORAGE VOL. ELEV.	RISER INV.	RISER DIA.	PERF. ELEV.	NUMBER OF PERF.	PERF. DIA.	BASIN BOTTOM
1	516.00	65.00'	17.02	95,910	509.34	514.80	510.00	60"	510.40 511.40 512.40 513.40 514.40	3 3 3 3 3	1" 1" 1" 1" 1"	507.00

UTILITY GRANVILLE® SERIES LUMINAIRE

MAXIMUM WEIGHT – 48 lbs.
MAXIMUM EFFECTIVE PROJECTED AREA – 1.38 sq. ft.



ORDERING INFORMATION

LIGHTING FIXTURE = 175 WMH, 120 VOLT, FINISH WITH TYPE 3 OPTICS

OPTIONS
P = PROTECTED STARTER FOR HPS UNITS ONLY
H = PHOTOCONTROL RECEPTACLE
T = BOTH NEMA TWISTLOCK RECEPTACLE AND PROTECTED STARTER TOGETHER (HPS UNITS ONLY)
FCOVX – FULL DECORATIVE ALUMINUM TOP COVER (FOR X INSERT B, Z, N, G, OR A COLOR)
MCOVX – MAYFIELD ALUMINUM TOP COVER (COVERS 2/3) (FOR X INSERT B, Z, N, G, OR A COLOR)

ACCESSORIES
LAMP = SHIP APPROPRIATE LAMP AS A LINE ITEM. SEE LAMP SHEET
GVIASDXX = INTERNAL SHIELD. XX = 90, 120, OR 180 DEGREES OF HOUSE SIDE CUT–OFF
GVBANDX = AN OPTIONAL DECORATIVE BAND KIT ADDED TO GLASS ASSEMBLY. FIELD INSTALLED (FOR X INSERT B, Z, N, OR A)

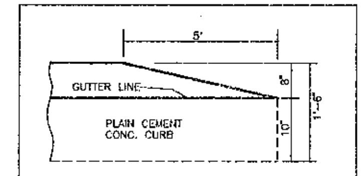
ARCHITECTURAL OUTDOOR ORDER #: TYPE: DRAWING NO: US–2590

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED.

THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

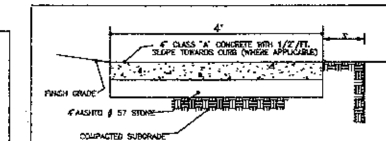
HOLOPHANE LEADER IN LIGHTING SOLUTIONS An Acuity BrandsCompany 214 OAKWOOD AVENUE – NEWARK, OHIO 43055

SCALE: N/A
DRAWN: RAF
APP'D:
DATE: 08–05–02



CONCRETE CURB TAPER DETAIL

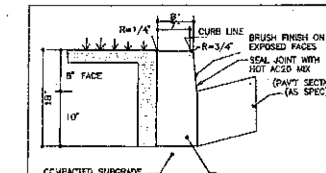
(NOT TO SCALE)



TYPICAL SIDEWALK DETAIL

NOT TO SCALE

NOTE: CONTROL JOINTS TO BE PROVIDED EVERY 4 FEET WITH EXPANSION JOINTS EVERY 20 FEET.

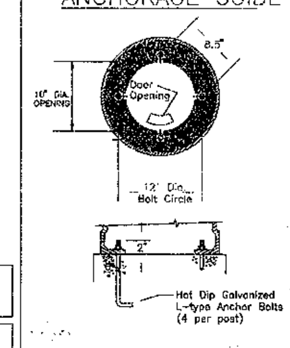


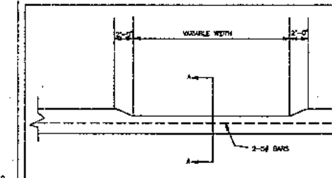
STANDARD STRAIGHT CONCRETE CURB DETAIL

NOT TO SCALE

NOTE: EXPANSION JOINTS TO BE PROVIDED EVERY 30' WITH CONTROL JOINTS EVERY 10 FT.

ANCHORAGE GUIDE





DEPRESSED CURB FOR DRIVES

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES

1. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON DISTURBED AREAS.
3. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
5. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
6. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OR EROSION.
7. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
8. UNTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED REPLACEMENT BMP'S OF MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION.

A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.

B. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.

C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

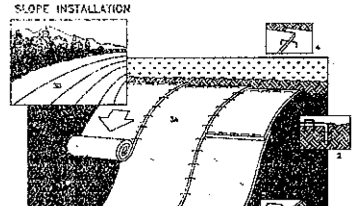
9. 3:1 SLOPES TO BE STABILIZED W/ EROSION CONTROL BLANKET NORTH AMERICAN S–75.
10. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
11. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVAL E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
12. THE CONTRACTOR IS RESPONSIBLE TO PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE THAT IMPORTED FILL MATERIAL MEETS THE PADEP QUALIFICATIONS FOR 'CLEAN FILL'.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE PA DEP'S POLICY "MANAGEMENT OF FILL."

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PADEP'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

SLOPE INSTALLATION



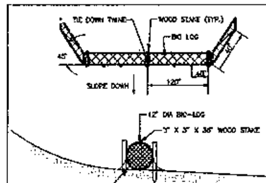
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1–800–772–2040 CANADA 1–800–448–2040

BLANKET = NAG S75

NORTH AMERICAN GREEN



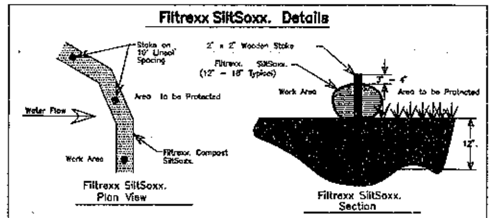
BIO–LOG DETAIL

NOT TO SCALE

NOTES:

1. BIO–LOGS ARE PLANTER LOGS PREPARED BY BONTERRA AMERICAN, GENESEE, IDAHO, OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. BIO–LOGS ARE TO BE INSTALLED IN THE GENERAL AREA AS SHOWN ON THE PLANS, MAKING ALLOWANCES FOR TREE LOCATIONS ON SITE.
3. BIO–LOGS ARE STACKED ON DOWNSLOPE SIDE. AREA BEHIND BIO–LOG TO BE STABILIZED WITH TOPSOIL, SEEDED WITH A PERMANENT SEED MIXTURE, AND PROTECTED WITH MULCH OR APPROVED EQUAL.
4. DRIVE IN TIE–DOWN STAKES SO THAT TWINE IS SECURED AGAINST THE TOP OF THE BIO–LOG.
5. INSTALL BIO–LOG AT A 45° ANGLE UP THE SLOPE ON EACH SIDE, AS SHOWN ON DETAIL.

Filtrexx SiltSoxx. Details



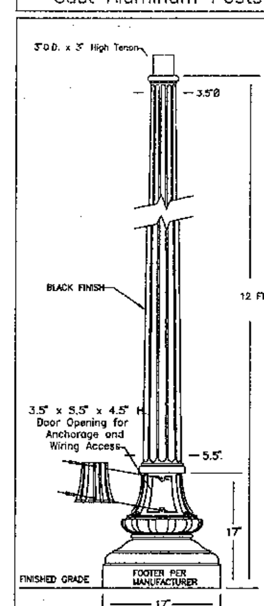
Filtrexx SiltSoxx. Plan View

Filtrexx SiltSoxx. Section

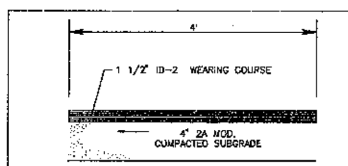
Notes:
1. All material to meet Filtrexx. specifications.
2. SiltSoxx. compost/ soil /rock/seed fill to meet application requirements.
3. SiltSoxx. depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

NOTE: THE SILT SOXX MAY BE INSTALLED AS AN ALTERNATE TO THE BIO–LOG.

WADSWORTH Series Cast Aluminum Posts

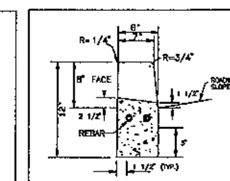


HOLOPHANE Holophane LEADER IN LIGHTING SOLUTIONS 214 OAKWOOD AVENUE – NEWARK, OHIO 43055



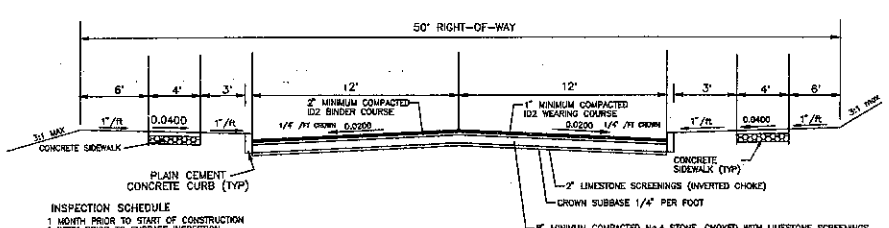
TRAIL PAVING SECTION

Not to Scale



DEPRESSED CONCRETE CURB DETAIL

NOT TO SCALE

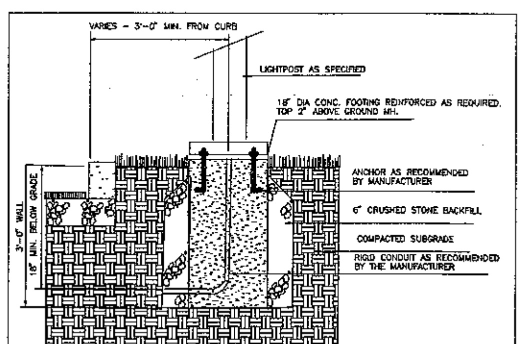


INSPECTION SCHEDULE
1 MONTH PRIOR TO START OF CONSTRUCTION
1 WEEK PRIOR TO SUBBASE INSPECTION
48 HOURS PRIOR TO STONE INPECTION
48 HOURS PRIOR TO WEARING COURSE INSPECTION

TYPICAL ROAD SECTION

NOT TO SCALE

AN ALTERNATE BASE COURSE AND PAVEMENT SPECIFICATION MAY BE SUBMITTED FOR APPROVAL BY THE TOWNSHIP ENGINEER. THE CBR RATING FOR THE ALTERNATE MUST EXCEED THE RATING FOR THE REQUIRED SPECIFICATION.



NOTE: ADJUST FOOTING HEIGHT FOR FINISHED CONDITION.

LIGHT POST FOOTING

PRELIMINARY/ FINAL PLAN DETAIL SHEET

10	5–10–2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3–24–2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
8	5–13–05	REVISED PER CONDITIONS OF APPROVAL
7	3–1–05	REVISED PER CCCD REVIEW COMMENTS
6	12–21–04	REVISED PER CCCD REVIEW LETTER DATED 10–27–04
5	6–14–04	REVISED PER TOWNSHIP ENGR. REVIEW LETTER DATED 5–27–04
4	4–28–04	REVISED PER TOWNSHIP ENGR. REVIEW LETTER DATED 4–14–04
3	1–29–04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10–9–03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9–12–03
1	8–26–03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

PLAN OF SUBDIVISION FOR

RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903–0060
Fax (610) 903–0080
www.ebwalshinc.com

Project– 2693
Date– 1–29–03
Scale– N/A
Drawn– SLM
Checked– A.J.B.
Sheet– 19 OF 20

SEED MIX SPECIFICATIONS

Grass Seed: All seed shall be fresh, and new crop seed shall be labeled in accordance with the U.S. Department of Agriculture's Rules and Regulations under the Federal Seed Act in effect on the date of invitation for bids. All seed shall be furnished in sealed standard containers, bearing the warranty of the supplier and certifying as to the kind, percent by weight, purity and germination. The grass seed shall contain the percentages of varieties and shall be of the quality indicated by the percentages of purity and germination indicated on the list furnished with the applicable plan. Seed mix shall be as specified. Spread at the rate of 4 lbs. per 1000 sq. ft. minimum for slopes 3:1 if greater, use 5 lbs. per 1000 sq. feet.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AUGUST 1 TO OCTOBER 1

GRASS SEED NAME	PARTS BY WEIGHT	%PURITY	GERMINATION
Kentucky Blue Grass Varieties	35%	95%	85%
Pennfine or Pennfine			
Perennial Ryegrass	35%	95%	90%
Pennlawn Fescue	15%	85%	85%
Annual Ryegrass	15%	90%	80%

Mulch: Shall be hay which is free of weeds and seeds, not moldy or rotten, and shall be applied at all disturbed areas at a rate of 3 tons per acre.

Kentucky Bluegrass Sod (if called for) Sod shall be grown under supervision of the Bureau of Plant Industry Pennsylvania Department of Agriculture or shall be composed of only Blue Tag Certified Seed.

Temporary Seeding Dates: Anytime

Temporary Seeding: Shall be annual ryegrass at 40 lbs. per acre. Site preparation – apply 1 ton of agricultural grade limestone per acre plus fertilizer at the rate of 50–50–50 per acre and work in where possible. After seeding, mulch with hay or straw at a rate of 3 tons per acre.

Hydroseeding: Shall be lime, fertilizer, grass seeds, legume seeds and inoculant mixed with water and applied as slurry, at a rate of 1,000 gallons per acre.

Fertilizer: at rate of 50–100–100 per acre.
Inoculant: use 5 times rate recommended on the package when seeding with a hydroseeder.

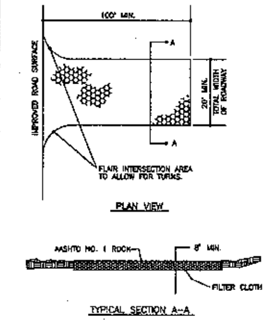
PERMANENT SEEDING:
For permanent seeding, soil supplements shall be applied to areas to be seeded as follows: 10–20–20 fertilizer shall be applied to 25 LBS/1000 Sq. Ft. pulverized dolomite limestone at 90 LBS/1000 Sq. Ft.

SEEDING AND MULCH NOTES

1. Any undisturbed area on which activity has ceased must be seeded and mulched immediately. During non–germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at finished grade or will not be redisturbed within 1 year must be seeded and mulched with a permanent seed mixture and mulch.
2. Diversions, channels, sedimentation basins, sediment traps, and stockpiles must be seeded and mulched immediately.
3. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.
4. Graded areas are to be temporarily seeded and mulched immediately following earth moving procedures. Seed shall be annual rye grass applied at the rate of 3 lbs. per 1000 sq. ft.
5. Establish permanent seeding as soon as possible after final grading is complete. Permanent seeding shall be 15% Pennlawn Red Fescue, 35% Pennfind Perennial Ryegrass and 35% Kentucky Bluegrass applied at the min. rate of 4.0 lbs. per 1000 sq. ft.

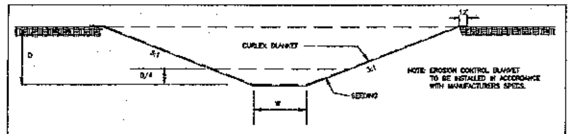
GENERAL NOTES

1. Should any measures contained within this plan prove incapable of adequately removing sediment from on–site flows prior to discharge or of stabilizing the surfaces involved, additional measures must be immediately implemented by the developer to eliminate all such problems.
2. Only limited upslope disturbance will be permitted to provide access to sediment traps and interceptor channels for grading and acquiring borrow to construct these controls.
3. Erosion and sedimentation control must be constructed, stabilized, and functional before general site disturbance within the tributary areas of those controls.
4. After final site stabilization has been achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be stabilized.
5. Limits of disturbance must be clearly marked in the field prior to disturbance. Any change or encroachment into these areas without Conservation District review and approval may require the developer to cease disturbance.
6. The developer must develop and have approved by the County Conservation District, a separate erosion and sedimentation control plan for each spoil, borrow, or other work area not detailed in the approved plan whether located within or outside the construction limits.
7. Sediment must be removed when accumulations reach 1/2 above ground heights of silt fencing.
8. All areas requiring interim or final stabilization must be addressed upon completion of disturbance. Areas utilizing vegetative stabilization must be seeded/planted and mulched in sufficient time to germinate by October 15 of each year. Seeding will be accomplished through the use of hydro–seeding techniques or conventional seeding and mulching at a rate of 3.0 tons per acre as recommended in the Penn State Agronomy Guide.



ROCK CONSTRUCTION ENTRANCE DETAILS
NOT TO SCALE

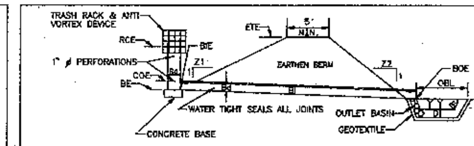
ROCK CONSTRUCTION ENTRANCE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.



TRAPEZOIDAL SWALE – GRASS LINED
WITH EROSION CONTROL BLANKET
NOT TO SCALE

CHANNEL TABULATION

CHANNEL NUMBER	V (FPS)	Q (CFS)	SLOPE (FT/FT)	W	D	CHANNEL LININGS	COMMENTS
1	8.86	18.8	0.0285– 0.0800	4.25	1.30	N.A.G. – C125	PERMANENT
2	6.44	3.99	0.0400– 0.1420	4.00	1.00	N.A.G. – C125	PERMANENT
3	7.15	18.18	0.0200– 0.1250	5.25	1.25	N.A.G. – SC250	PERMANENT
TEMPORARY 1	6.37	5.40	0.0500 0.0667	2.00	2.00	NAG–C125	TEMPORARY
TEMPORARY 2	6.71	7.92	0.0387 0.0570	2.00	2.00	NAG–C125	TEMPORARY
TEMPORARY 3	6.03	12.42	0.0290	2.00	2.00	NAG–C125	TEMPORAY
TEMPORARY 4	5.74	10.54	0.0120 0.0290	2.00	2.00	NAG–C125	TEMPORARY



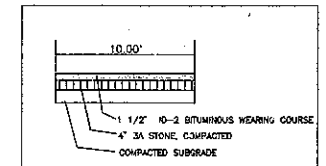
EMBANKMENT SECTION ALONG PRINCIPAL SPILLWAY*

TRAP	Z1 (FT)	Z2 (FT)	RISER CREST DIA. Rd (IN)	RISER CREST ELEV. RCE (FT)	RISER MAT'L	PERFORATIONS DIA. Pd (IN)	PERFORATIONS No/ROW	PERFORATIONS ROW ELEV (FT)	BARREL INLET DIA Bd (IN)	BARREL INLET ELEV. BIE (FT)	BARREL LENGTH Bl (FT)	BARREL OUTLET ELEV. BOE (FT)	BARREL MAT'L	EMBANKMENT TOP ELEV. ETE (FT)	EMBANKMENT TOP WIDTH ETw (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)
1	3	3	15"	534.75	CMP	1"	1	533.70	12"	532.00	40	531.60	CMP	536.50	5.0'	533.70	532.00
2	3	3	15"	530.00	CMP	1"	1 1	528.35 529.35	12"	526.50	50	526.00	CMP	532.00	5.0'	528.33	526.50
3	3	3	15"	560.10	CMP	1"	1 1	558.55 559.55	12"	557.00	50	556.50	CMP	562.00	5.0'	558.51	557.00
4	3	3	24"	540.00	CMP	1"	1 1	538.50 539.50	15"	537.00	60	536.40	CMP	542.00	5.0'	538.44	537.00

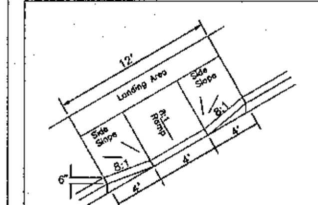
TRAP	RIPRAP SIZE (R–3)	DEPTH D (IN)	WIDTH OBW (FT)	LENGTH OBL (FT)	CONCRETE BASE LENGTH & WIDTH CBl&w (IN)	CONCRETE BASE THICKNESS CBt (IN)
OUTLET BASIN 1–4		12	5.00	10.00	48	12

BARREL/RISER SEDIMENT TRAP DETAIL
NOT TO SCALE

NOTES:
CLEANOUT STAKES MUST BE PLACED AT HALF DISTANCES FROM POINT OF CONCENTRATED INFLOWS TO SEDIMENTATION OUTLETS. WHEN SEDIMENT HAS ACCUMULATED TO THE CLEAN OUT ELEVATION ON ANY STAKE, THE SEDIMENT MUST BE REMOVED TO RESTORE BASIN CAPACITIES.
SEDIMENTATION BASIN MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
FOR BARREL PIPES HAVING SMOOTH EXTERIOR SURFACES, ANTI–SEEP COLLARS(S) AND SELECT EMBANKMENT FILL ARE REQUIRED.



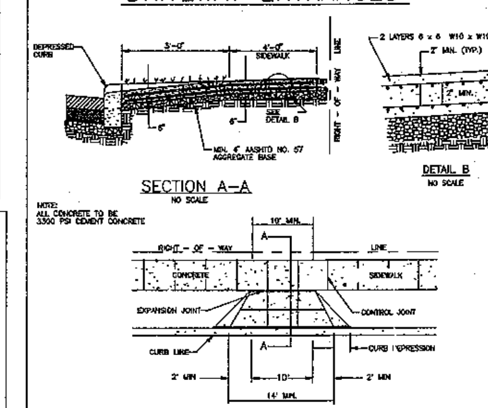
TYPICAL DRIVEWAY SECTION
NOT TO SCALE



NOTE: WARP ROADWAY PAVEMENT IF NECESSARY.

DEPRESSED CURB AND SIDEWALK RAMP FOR HANDICAPPED PERSONS
N.T.S.

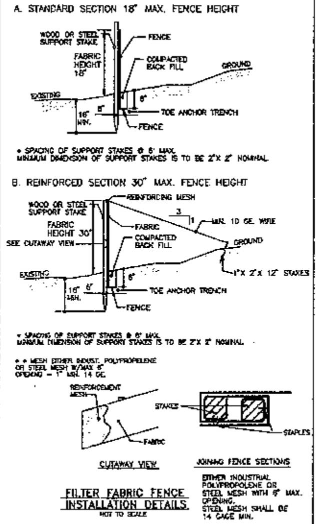
DRIVEWAY ENTRANCES



DRIVEWAY APRON DETAIL

A. STANDARD SECTION 18" MAX. FENCE HEIGHT

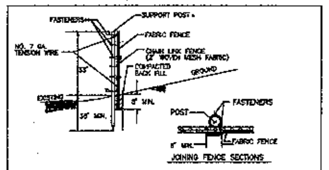
B. REINFORCED SECTION 30" MAX. FENCE HEIGHT



FILTER FABRIC FENCE INSTALLATION DETAILS
NOT TO SCALE

SILT FENCING MAINTENANCE NOTES

1. Silt fencing must be installed parallel to existing contours or constructed level alignments. Ends of fencing must be extended 10 feet, traveling upslope at 45 degrees to the alignment of the main fencing section.
2. Sediment must be removed where accumulations reach 1/2 the above ground height of silt fence.
3. Any silt fencing which has been undermined or topped must be replaced with rock filter outlets immediately.

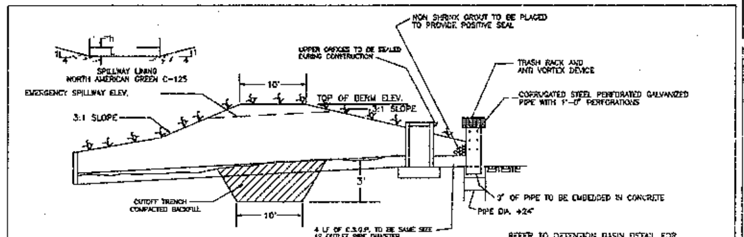


SUPER FILTER FABRIC FENCE DETAIL
NOT TO SCALE

* POST SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.
* CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 Ga. ALUMINUM WIRE OR NO. 9 STEEL GALVANIZED PERFORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 Ga. GALVANIZED STEEL WIRE. FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

FILTER FABRIC FENCE MUST BE PLACED AT LEVEL 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.

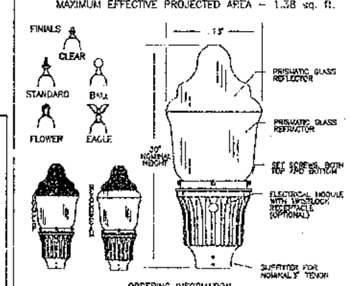


SEDIMENT BASIN EMBANKMENT CROSS SECTION
Not to Scale

SEDIMENT STRUCTURE TABULATION

BASIN NUMBER	EMERGENCY SPILLWAY EL.	EMERGENCY SPILLWAY WIDTH	DRAINAGE AREA (AC.)	REQUIRED STORAGE VOLUME(CF)	CLEAN OUT ELEV.	RISER & STORAGE VOL. ELEV.	RISER INV	RISER DIA.	PERF. ELEV.	NUMBER OF PERF.	PERF. DIA.	BASIN BOTTOM
1	516.00	65.00'	17.02	95,910	509.34	514.60	510.00	60"	510.40 511.40 512.40 513.40 514.40	3 3 3 3 3	1" 1" 1" 1" 1"	507.00

UTILITY GRANVILLE®
SERIES LUMINAIRE
MAXIMUM WEIGHT – 48 lbs.
MAXIMUM EFFECTIVE PROJECTED AREA – 1.38 sq. ft.



ORDERING INFORMATION
LIGHTING FIXTURE – 175 WMH, 120 VOLT,
FINISH WITH TYPE 3 OPTICS

OPTIONS
P = PROTECTED STARTER FOR MPS UNITS ONLY
H = PHOTOCONTROL RECEPTACLE
T = BOTH NEMA TWISTLOCK RECEPTACLE AND PROTECTED STARTER TOGETHER (MPS UNITS ONLY)
FCOVX – FULL DECORATIVE ALUMINUM TOP COVER (FOR X INSERT B, Z, N, G, OR A COLOR)
MCOVX – MAYFIELD ALUMINUM TOP COVER , COVERS 2/3) (FOR X INSERT B, Z, N, G, OR A COLOR)

ACCESSORIES
LAMP – SHIP APPROPRIATE LAMP AS A LINE ITEM, SEE LAMP SHEET
GVIASDXX – INTERNAL SHIELD, XX = 90, 120, OR 180 DEGREES OF HOUSE SIDE CUT–OFF
GVRANDX = AN OPTIONAL DECORATIVE BAND KIT ADDED TO GLASS ASSEMBLY. FIELD INSTALLED (FOR X INSERT B, Z, N, OR A)

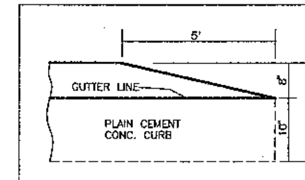
ARCHITECTURAL OUTDOOR ORDER #: TYPE: DRAWING NO: US–2590

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED.

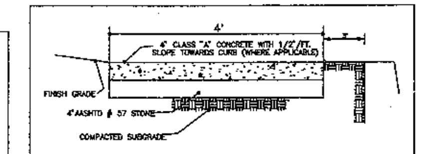
THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS
An Acuity BrandsCompany
214 OAKWOOD AVENUE – NEWARK, OHIO 43055

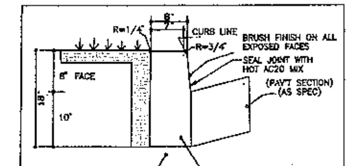
SCALE: N/A
DRAWN: RAF
APP'D:
DATE: 08–06–02



CONCRETE CURB TAPER DETAIL
(NOT TO SCALE)

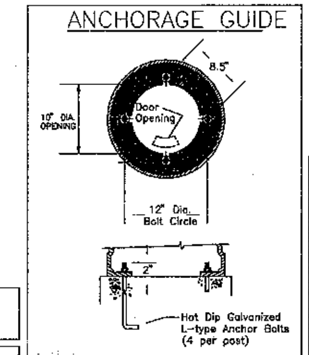


TYPICAL SIDEWALK DETAIL
NOT TO SCALE
NOTE: CONTROL JOINTS TO BE PROVIDED EVERY 4 FEET WITH EXPANSION JOINTS EVERY 20 FEET.



STANDARD STRAIGHT CONCRETE CURB DETAIL
NOT TO SCALE
NOTE: EXPANSION JOINTS TO BE PROVIDED EVERY 30' WITH CONTROL JOINTS EVERY 10 FT.

ANCHORAGE GUIDE



EROSION AND SEDIMENTATION CONTROL NOTES

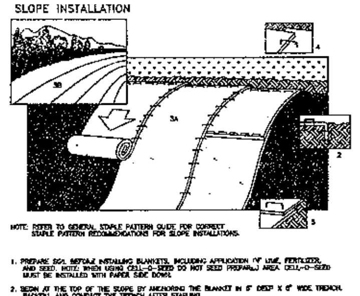
1. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON DISTURBED AREAS.
3. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
5. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
6. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OR EROSION.
7. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
8. UNTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
   ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
   WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO–PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
   A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
   B. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE NON–COMPLIANCE.
   C. THE TIME FRAME TO CORRECT THE NON–COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
9. 3:1 SLOPES TO BE STABILIZED W/ EROSION CONTROL BLANKET NORTH AMERICAN S–75.
10. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON–VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
11. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVAL E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
12. THE CONTRACTOR IS RESPONSIBLE TO PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE THAT IMPORTED FILL MATERIAL MEETS THE PADEP QUALIFICATIONS FOR 'CLEAN FILL'.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON–WATER SOLUBLE, NON–DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE–USE.)

ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE IT MUST BE RESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE PA DEP'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PADEP'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

SLOPE INSTALLATION



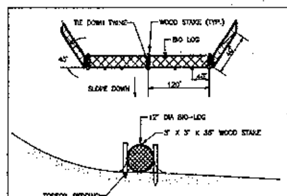
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1–800–772–2040 CANADA 1–800–448–2040

BLANKET = NAG S75

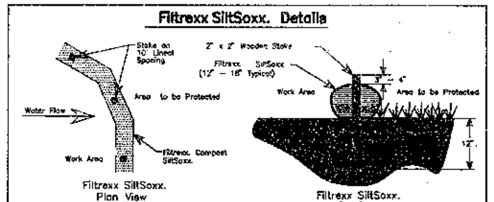
NORTH AMERICAN GREEN



BIO–LOG DETAIL
NOT TO SCALE

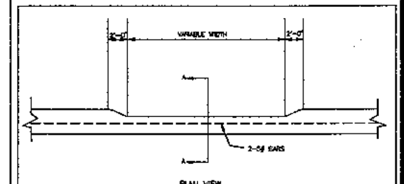
NOTES:
1. BIO–LOGS ARE PLANTER LOGS PREPARED BY BONTERRA AMERICAN, GENESEE, IDAHO, OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. BIO–LOGS ARE TO BE INSTALLED IN THE GENERAL AREA AS SHOWN ON THE PLANS, MAKING ALLOWANCES FOR TREE LOCATIONS ON SITE.
3. BIO–LOGS ARE STACKED ON DOWNSLOPE SIDE. AREA BEHIND BIO–LOG TO BE STABILIZED WITH TOPSOIL, SEEDED WITH A PERMANENT SEED MIXTURE, AND PROTECTED WITH MULCH OR APPROVED EQUAL.
4. DRIVE IN TIE–DOWN STAKES SO THAT TWINE IS SECURED AGAINST THE TOP OF THE BIO–LOG.
5. INSTALL BIO–LOG AT A 47° ANGLE UP THE SLOPE ON EACH SIDE, AS SHOWN ON DETAIL.

Filtrexx SiltSoxx. Details



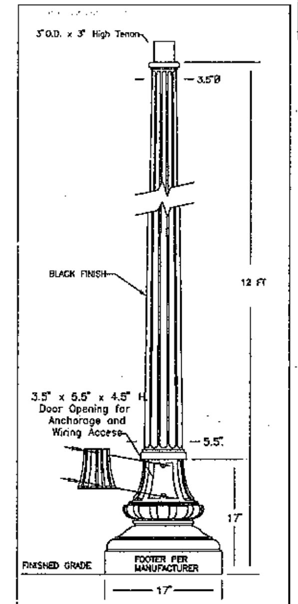
Notes:
1. All material to meet Filtrexx specifications.
2. SiltSoxx compost/ soil /rock/seed fill to meet application requirements.
3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

NOTE: THE SILT SOXX MAY BE INSTALLED AS AN ALTERNATE TO THE BIO–LOG.

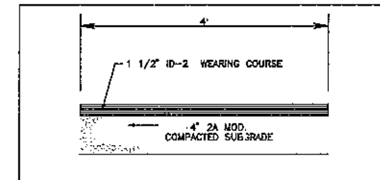


DEPRESSED CURB FOR DRIVES
NOT TO SCALE

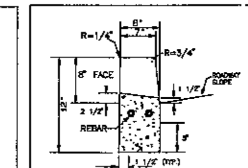
WADSWORTH Series
Cast Aluminum Posts



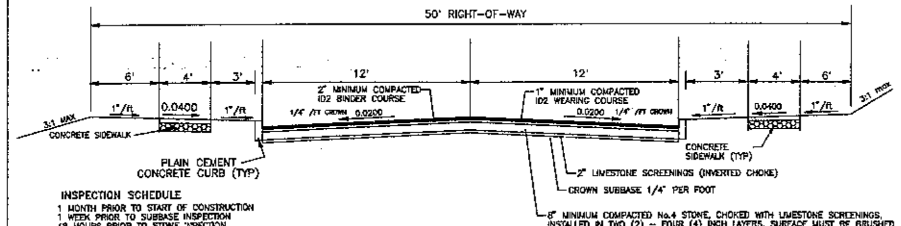
HOLOPHANE Holophane
LEADER IN LIGHTING SOLUTIONS
214 OAKWOOD AVENUE – NEWARK, OHIO 43055



TRAIL PAVING SECTION
Not to Scale



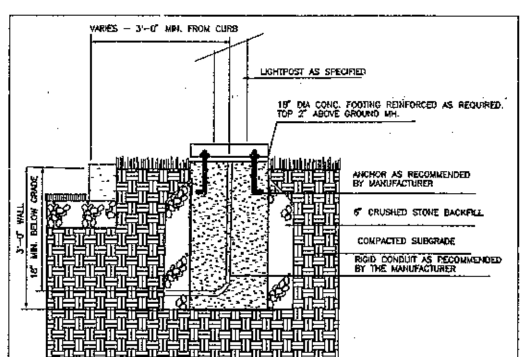
DEPRESSED CONCRETE CURB DETAIL
NOT TO SCALE



INSPECTION SCHEDULE
1 MONTH PRIOR TO START OF CONSTRUCTION
1 WEEK PRIOR TO SUBBASE INSPECTION
48 HOURS PRIOR TO STONE INSPECTION
48 HOURS PRIOR TO WEARING COURSE INSPECTION

TYPICAL ROAD SECTION
NOT TO SCALE

AN ALTERNATE BASE COURSE AND PAVEMENT SPECIFICATION MAY BE SUBMITTED FOR APPROVAL BY THE TOWNSHIP ENGINEER. THE CBR RATING FOR THE ALTERNATE MUST EXCEED THE RATING FOR THE REQUIRED SPECIFICATION.



NOTE: ADJUST FOOTING HEIGHT FOR FINISHED CONDITION.

LIGHT POST FOOTING

PRELIMINARY/
FINAL PLAN
DETAIL SHEET

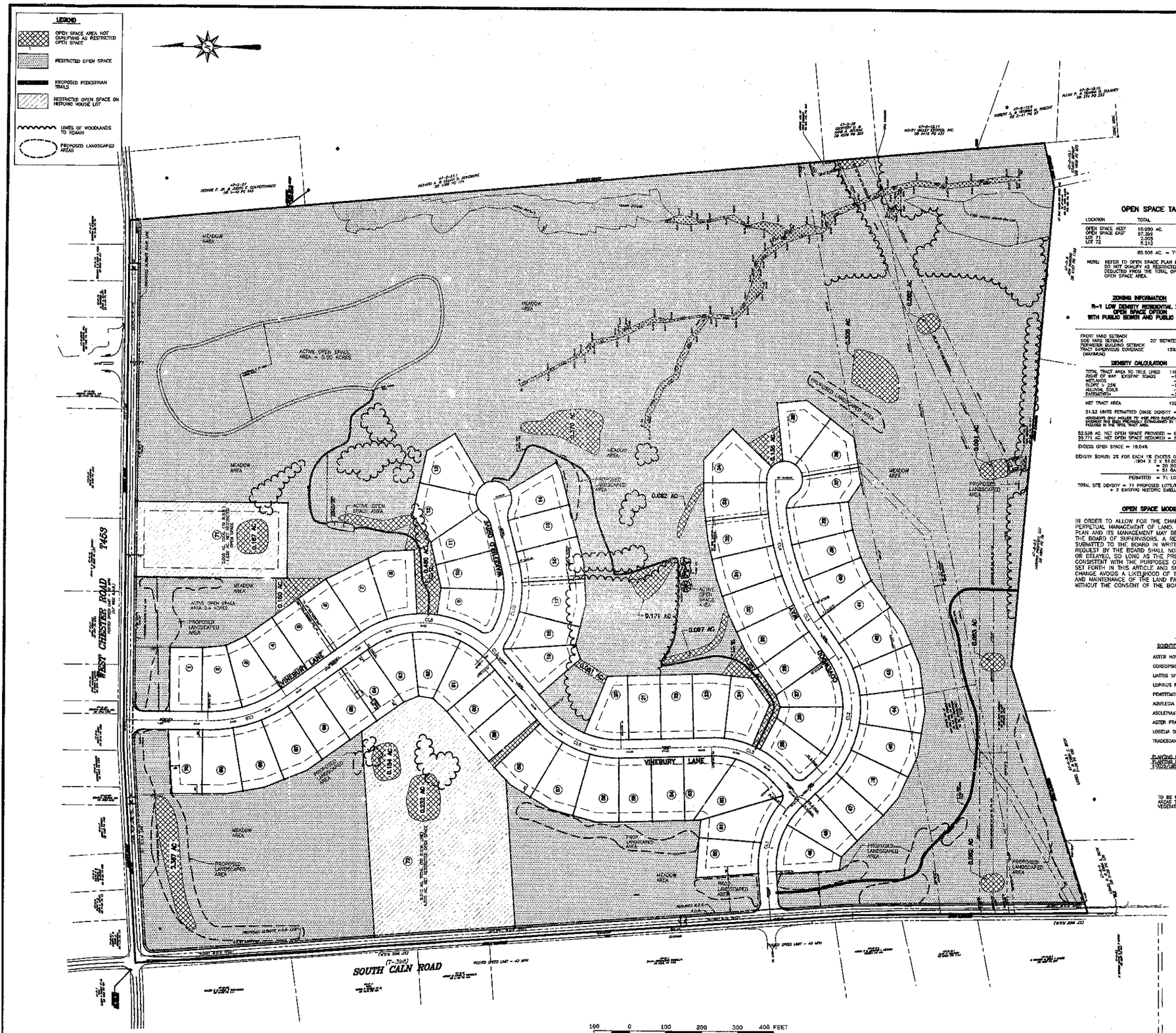
No.	Date	Revision
10	5–10–2011	REVISE PER TOWNSHIP CONSULTANT REVIEW LETTER
9	3–24–2011	MODIFY PLAN SET TO REFLECT NEW LOT LAYOUT
8	8–13–05	REVISED PER CONDITIONS OF APPROVAL
7	3–1–05	REVISED PER CCCD REVIEW COMMENTS
6	12–21–04	REVISED PER CCCD REVIEW LETTER DATED 10–27–04
5	6–14–04	REVISED PER TOWNSHIP ENGR. REVIEW LETTER DATED 5–27–04
4	4–26–04	REVISED PER TOWNSHIP ENGR. REVIEW LETTER DATED 4–14–04
3	1–29–04	REVISED PER PRELIMINARY/FINAL PLAN SUBMISSION
2	10–9–03	REVISED PER TOWNSHIP ENGR REVIEW LETTER DATED 9–12–03
1	8–26–03	REVISED HOUSE/ROAD LAYOUT TO SHIFT AWAY FROM EXISTING HOUSE & TO IMPROVE VIEWSHEDS

PLAN OF SUBDIVISION
FOR
RIDGECREST SUBDIVISION

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903–0060
Fax (610) 903–0080
www.ebwalshinc.com

Project–	2693
Date–	1–29–03
Scale–	N/A
Drawn–	SLM
Checked–	A.J.B.
Sheet–	18 OF 20



ASSESSMENT MAP 47-6, PARCEL 10 (UPI NO. 47-6-10)

ACTIVE OPEN SPACE

REQUIRED AREA = 10% OF RESTRICTED OPEN SPACE AREA
= 0.10 x 83.414 AC
= 8.341 AC

AREAS PROVIDED FOR ACTIVE OPEN SPACE = PEDESTRIAN TRAILS AND LAWN AREA
= 1100 LF (TOWNSHIP COMMUNITY TRAIL) + RIDGECREST COMMUNITY TRAILS
(1,600 LF PAVED @ 4 FT WIDE &
2,100 LF GRASS @ 6 FT WIDE)
= 25,800 SF
= 0.59 ACRES
LAWN AREA = 8.40 ACRES
TOTAL AREA PROVIDED = 8.99 ACRES

OPEN SPACE MANAGEMENT PLAN

As required under section 1305.5 of the East Fallowfield Township Zoning Ordinance, a long-term management plan and narrative are required. A conceptual open space plan for the long-term management of the restricted open space is attached herein and graphically illustrates the natural and newly planted areas of the site.

The open space will be owned, managed and maintained by the Ridgecrest Subdivision Homeowners Association. A per lot open space fee will be assessed to each lot to ensure there is sufficient funds for the HOA to contract with a qualified landscape company for the maintenance of the open space areas.

The conservation, land management and practices that will be used to protect the open space shall be as follows:

Open meadow areas are to be cut 8 times per year. Meadow areas around newly planted areas are to be cut 1 time per year.

Active open space areas are to be maintained at a grass height no greater than six inches.

Proposed landscape areas with shrubs and trees shall be maintained by a qualified landscape company. Vegetation will be trimmed to maintain healthy shrubs and trees.

Individual lot owners of lots 71 and 72 will be responsible for the maintenance of the area inside their respective lot which is shown on this plan as area qualifying as restricted open space. The HOA will own and be responsible for maintenance of all the other open space.

Existing woodlands (as described in the East Fallowfield Township Zoning Ordinance) – shall be protected from future disturbance and shall be retained in its natural state. In general, no tree removal and/or site disturbance shall be permitted within these woodland areas and it is intended that the woodlands be retained in their natural state. Existing trees abutting residential lots, roads, etc., may be removed as necessary. The removal of dead, damaged or diseased trees shall be accomplished with light weight tree removal equipment. Surrounding healthy trees to remain, shall be protected during tree removal operations, trees to be removed shall be cut flush with grade and the cut wood removed from the site. All disturbed areas shall be reseeded following tree removal/pruning work.

Hedgerows – Hedgerows occur at various locations within the site. No disturbance of the hedgerow vegetation shall be permitted, except as required to remove hazardous trees or vegetation growth affecting residential properties, roadways, etc. Where necessary/required, existing damaged/dead trees and vegetation may be pruned and or removed with the use of light-weight equipment (with existing trees and vegetation to remain, to be protected). All disturbed areas shall be reseeded following tree removal/pruning work. Any invasive species found shall be removed by the landscape company.

Grass Path System – The grass path area shall be maintained at a width of 6 ft. The grass must be cut once a week during the spring and once every two weeks in the summer and fall.

OPEN SPACE TABULATION

LOCATION	TOTAL	NET
OPEN SPACE WEST	10.690 AC.	10.622 AC.
OPEN SPACE EAST	67.369	65.250
LOT 71	2.005	1.838
LOT 72	5.242	4.828
	85.306 AC. = 71.51%	82.538 AC. = 69.04%

NOTE: REFER TO OPEN SPACE PLAN FOR DELINEATION OF AREAS THAT DO NOT QUALIFY AS RESTRICTED OPEN SPACE AND ARE THEREFORE DEDUCTED FROM THE TOTAL OPEN SPACE AREA CREATING A NET OPEN SPACE AREA.

ZONING INFORMATION

R-1 LOW DENSITY RESIDENTIAL ZONE
OPEN SPACE OPTION
WITH PUBLIC SEWER AND PUBLIC WATER

	REQUIRED	PROPOSED
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	20' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
PERIMETER BUILDING SETBACK	20'	50'
TRACT IMPERVIOUS COVERAGE (MAXIMUM)	15% (10.74 AC)	<15.00%

DENSITY CALCULATION

TOTAL TRACT AREA TO TITLE LINES	119.542 AC.
RIGHT OF WAY EXISTING ROADS	-1.754 AC.
WETLANDS	-1.09 AC.
SLOPE > 25%	-10.20 AC.
ALLUVIAL SOILS	-0.24 AC.
EASEMENTS*	-3.813 AC.
NET TRACT AREA	102.435 AC.

31.22 UNITS PERMITTED (BASE DENSITY = NET TRACT AREA X 0.5)

*EASEMENTS ONLY INCLUDE TO WITH PRIOR RIGHTS(S), THE 300' WIDE PSECO EASEMENT HAS BEEN PREVIOUSLY EXTINGUISHED BY PECO AND IS THEREFORE INCLUDED IN THE TOTAL TRACT AREA.

52.538 AC. NET OPEN SPACE PROVIDED = 69.04% (SEE TABULATION ABOVE)
39.771 AC. NET OPEN SPACE REQUIRED = 53.00%

EXCESS OPEN SPACE = 16.04%

DENSITY BONUS: 2% FOR EACH 1% EXCESS OPEN SPACE
16.04 X 2 X 51.00 = 19.431
+ 20 BONUS LOTS
+ 51 BASE DENSITY
PERMITTED = 71 LOTS

TOTAL SITE DENSITY = 71 PROPOSED LOTS/RESIDENCES
+ 2 EXISTING HISTORIC DWELLINGS = 73

OPEN SPACE MODIFICATIONS:

IN ORDER TO ALLOW FOR THE CHANGING NEEDS INHERENT IN THE PERPETUAL MANAGEMENT OF LAND, REVISIONS TO THE OPEN SPACE PLAN AND ITS MANAGEMENT MAY BE REVISED WHEN APPROVED BY THE BOARD OF SUPERVISORS. A REQUESTED REVISION MUST BE SUBMITTED TO THE BOARD IN WRITTEN FORM. APPROVAL OF SUCH REQUEST BY THE BOARD SHALL NOT BE UNREASONABLY WITHHELD OR DELAYED, SO LONG AS THE PROPOSED CHANGE IS FEASIBLE AND CONSISTENT WITH THE PURPOSES OF PRESERVATION OF OPEN SPACE SET FORTH IN THIS ARTICLE AND SO LONG AS THE PLAN FOR SUCH CHANGE AVOIDS A LIKELIHOOD OF THE OBLIGATION FOR MANAGEMENT AND MAINTENANCE OF THE LAND FALLING UPON THE TOWNSHIP WITHOUT THE CONSENT OF THE BOARD OF SUPERVISORS.

MEADOW SEED MIXTURE

SCIENTIFIC NAME	COMMON NAME
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
COREOPSIS LANCEOLATA	LANCE-LEAVED COREOPSIS
LIATRIS SPICATA	GAYFEATHER
LUPINUS PERENNIS	PERENNIAL LUPINE
PENSTEMON DIGITALIS	SMOOTH PENSTEMON
AQUILEGIA CANADENSIS	EASTERN COLUMBINE
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
ASTER PTARMICOIDES	WHITE UPLAND ASTER
LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
TRADESCANTIA OHIENSIS	OHIO SPIDERWORT

PLANTING RATE/ACRE=	7-14 lbs
PLANTING RATE FOR 1/2 ACRE OR LESS	3 oz (1000 sq. ft.
PLS/LB/LBS.	34,000

SUPPLIER:
APPLEWOOD SEED CO.
ARVADA, CO. 80002
(303) 431-7333

TO BE UTILIZED FOR STABILIZATION OF OPEN SPACE AREAS THAT ARE DISTURBED OR HAVE SPARSE VEGETATION AND REQUIRE RESEEDING.

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF CHESTER

On the _____ day of _____ A.D. 20 ___ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ who acknowledged himself to be the owner of the designated land, that mandatory approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

Notary Public

My Commission Expires

REVIEWED by the Planning Commission of East Fallowfield Township, Chester County, Pa., this _____ day of _____ 20___.

APPROVED by the Board of Supervisors of East Fallowfield Township, Chester County, Pa., this _____ day of _____ 20___.

REVIEWED by the Chester County Planning Commission this _____ day of _____ 20___.

Secretary

APPROVED by the East Fallowfield Township Engineer:

Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book _____ Page _____ on the _____ day of _____ 20___.

(Deputy) Recorder of Deeds

PRELIMINARY/FINAL PLAN
OPEN SPACE PLAN

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Project-	2693
Date-	1-29-03
Scale-	1"= 100'
Drawn-	R.F.H./SM
Checked-	A.J.B.
Sheet-	20 OF 20