ROAD CENTERLINE, RIGHT OF WAY & LOT CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	3°09'36"	2030.00'	56.00'	111.96'	111.95'	N65°32'21"W
C2	19°38'20"	520.95'	90.24'	178.71'	177.84'	N12°11'28"W
C3	19°39'20"	545.95'	94.57'	187.29'	186.37'	S12°11'28"E
C4	9°05'23"	495.95'	39.42'	78.68'	78.60'	N17°28'27"W
C5	65°25'24"	50.00'	32.11'	57.09'	54.04'	N19°46'57"E
C6	234°51'27"	50.00'		204.95'	88.76'	N64°56'05"W
C7	77°00'53"	50.00'	39.78'	67.21'	62.26'	N36°08'38"E
C8	28°58'00"	50.00'	12.92'	25.28'	25.01'	N89°08'04"E
C9	85°56'37"	50.00'	46.58'	75.00'	68.16'	S33°24'37"E
C10	42°55'38"	50.00'	19.66'	37.47'	36.60'	S31°01'40"W
C11	34°46'17"	370.00'	115.85'	224.54'	221.11'	N82°20'41"W
C12	25°30'41"	370.00'	83.76'	164.75'	163.39'	S85°58'29"E
C13	9°15'36"	370.00'	29.96'	59.80'	59.73'	S89°35'21"E
C14	2°13'00"	2030.00'	39.27'	78.54'	78.53'	S66°04'03"E
C15	0°56'37"	2030.00'	16.71'	33.43'	33.43'	S67°38'51"E
C16	35°39'38"	185.00'	59.51'	115.14'	113.29'	N04°03'02"E
C17	8°14'21"	225.00'	16.21'	32.35'	32.33'	N17°53'58"W
C18	3°13'02"	225.00'	6.32'	12.63'	12.63'	S15°23'19"E
C19	5°01'19"	225.00'	9.87'	19.72'	19.71'	S19°30'29"E
C20	8°14'21"	175.00'	12.60'	25.16'	25.14'	N17°53'58"W
C21	35°39'38"	135.00'	43.42'	84.02'	82.67'	N04°03'02"E
C22	90°00'00"	25.00'	25.00'	39.27'	35.36'	S86°52'51"W
C23	35°39'38"	160.00'	51.48'	99.58'	97.88'	N04°03'02"E
C24	8°14'21"	200.00'	14.40'	28.76'	28.74'	N17°53'58"W
C25	89°03'23"	25.00'	24.59'	38.86'	35.06'	S22°38'51"E
C26	16°31'51"	545.95'	79.31'	157.52'	156.97'	N13°45'13"W
C27	3°07'29"	545.95'	14.89'	29.77'	29.77'	N03°55'33"W

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC., PERFORMED IN SEPTEMBER, 2004 AND WAS BASED UPON DEEDS OF RECORD. A TITLE REPORT WAS NOT PROVIDED, THEREFORE THIS SURVEY DOES NOT PURPORT TO DEPICT ALL RIGHTS, EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., THAT A CURRENT AND COMPLETE TITLE REPORT WOULD DISCLOSE.
2. OWNER OF RECORD: REAL ESTATE FINDERS, LLC, 702 LENAPE ROAD, WEST CHESTER, PA 19382
3. RECORDING INFORMATION: DEED BOOK 6543, PAGE 0154 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS. BEING UPI 47-8-21 AT THE CHESTER COUNTY BOARD OF ASSESSMENTS.
4. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION WAS COMPILED BY PHOTOGRAMMETRIC METHODS USING AERIAL PHOTOGRAPHY FLOWN APRIL 03, 1984, AND WAS SUPPLEMENTED WITH A GROUND CONTROL SURVEY BY EDWARD B. WALSH & ASSOCIATES, INC. IN SEPTEMBER, 2005.
5. BENCHMARK: 0.9 MILES NORTH ALONG THE READING RAILROAD FROM THE STATION AT MORTONVILLE AT BRIDGE 29.89, IN THE TOP OF THE SOUTH END OF THE WEST CONCRETE HEADWALL AND 8.5 FEET WEST OF THE WEST RAIL. A STANDARD MONEL-METAL RIVET. DESIGNATION: RV 44 RDGRR, ELEVATION=283.13. NGVD 1929 DATUM.
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47-8-21. AREA = 34.746 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH ON-SITE WATER (WELLS) AND ON-SITE SANITARY SEWER WHICH ARE CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
8. IT IS PROPOSED TO DEVELOP THE SITE IN ACCORDANCE WITH THE R-1 ZONING DISTRICT (BY-RIGHT).
9. WETLANDS DELINEATION WAS COMPLETED BY CHRIS MULVEY IN 2005 AND 2007.
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 NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY, BY UNITED STATES DEPARTMENT OF AGRICULTURE.
12. THE PROPOSED RIGHT OF WAY ALONG STRASBURG ROAD AND THE RIGHT OF WAY OF THE PROPOSED ROAD IN THE SUBDIVISION ARE HEREBY OFFERED FOR DEDICATION TO EAST FALLOWFIELD TOWNSHIP.
13. WITHIN THE CLEAR SIGHT TRIANGLE 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. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO DETAIN RUNOFF FOR AN AVERAGE IMPERVIOUS COVERAGE ON THE INDIVIDUAL PROPOSED LOTS EQUAL TO 6,400 SF.
16. THERE IS NO DOCUMENTED 100-YEAR FLOODPLAIN SHOWN ON FEMA MAP NUMBER 42029C0195F, DATED SEPTEMBER 29, 2006.
17. 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.
18. 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.
19. THE TWO EXISTING RESIDENCES WILL REMAIN AND BE SITUATED ON LOTS SHOWN AS NUMBERS 1 AND 2. THE TWO EXISTING RESIDENCES ARE NON-CONFORMING WITH RESPECT TO FRONT YARD SETBACKS. SHOULD THESE LOTS BE DEVELOPED IN THE FUTURE A STORMWATER MANAGEMENT & EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE TOWNSHIP FOR APPROVAL.
20. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED IN SECTION 613 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
21. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE, STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
22. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, (P.O. 1242 #428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO STRASBURG ROAD (S.R. 3062), FOR CONSTRUCTION PURPOSES IS PERMITTED.
23. THE PROJECT DISTURBS MORE THAN 1 ACRE, AND THEREFORE CHESTER COUNTY CONSERVATION DISTRICT APPROVAL AND AN NPDES PERMIT IS REQUIRED.
24. THE APPLICANT SHALL PROVIDE A FEE IN LIEU OF DEDICATED LAND AT THE DISCRETION OF THE BOARD OF SUPERVISORS.
25. THE SUBDIVISION CREATES A 1.241 ACRE IRREGULAR REMNANT STRIP OF LAND AS DEPICTED ON THE PLAN. THIS STRIP OF LAND IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 11 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
26. NO PARKING SHALL BE PERMITTED ALONG THE CURB LINE OF ANY STREET.
27. THE PETERS CREEK SCHIST IS THE UNDERLYING GEOLOGIC FORMATION ENCOMPASSING THE PROJECT SITE.
28. THE SEWAGE FACILITIES PLANNING MODULE HAS BEEN REVIEWED AND APPROVED BY THE TOWNSHIP'S SANITARY SEWER CONSULTANT.
29. A BUILDING PERMIT WILL NOT BE ISSUED FOR A LOT UNTIL A SEWER PERMIT AND WELL PERMIT ARE ISSUED BY THE CHESTER COUNTY HEALTH DEPARTMENT.
30. THE TOWNSHIP IS TO DECIDE IF STREET LIGHTING IS NECESSARY FOR THE PROJECT. THE PLAN PROPOSES ONE STREET LIGHT AT THE PROPOSED INTERSECTION OF ROAD A WITH STRASBURG ROAD.
31. THE PLANS HAVE BEEN REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION. FUTURE DEVELOPMENT ON AN INDIVIDUAL BUILDING PERMIT BASIS FOR LOTS 1 AND 2 WILL BE REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION.
32. THE EXISTING STRUCTURES ON LOT 1 ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH SECTION 2405.8 OF THE HISTORIC PRESERVATION AMENDMENT OF THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE.
33. ANY DAMAGE THAT OCCURS AS A RESULT OF THE PERMANENT STORMWATER BMPS' DISCHARGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER IN WHICH THE BMP IS LOCATED. THE OWNER RESPONSIBLE IS TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
34. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.

GENERAL NOTES (CONT'D):

35. A BLANKET EASEMENT SHALL BE RECORDED ON EACH LOT WITH INDIVIDUAL ON-LOT STORMWATER BMP FACILITIES.
36. A STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED BY EACH PROPERTY OWNER ON WHICH A PERMANENT STORMWATER BMP IS LOCATED. DISCLOSURE OF THIS REQUIREMENT SHALL BE MADE TO EACH POTENTIAL PROPERTY OWNER.
37. LOTS 2 AND 11 SHALL BE DEED RESTRICTED TO PRECLUDE ANY ACCESS TO STRASBURG ROAD. ACCESS TO LOTS 2 AND 11 SHALL BE LIMITED TO LILY ROSE LANE.

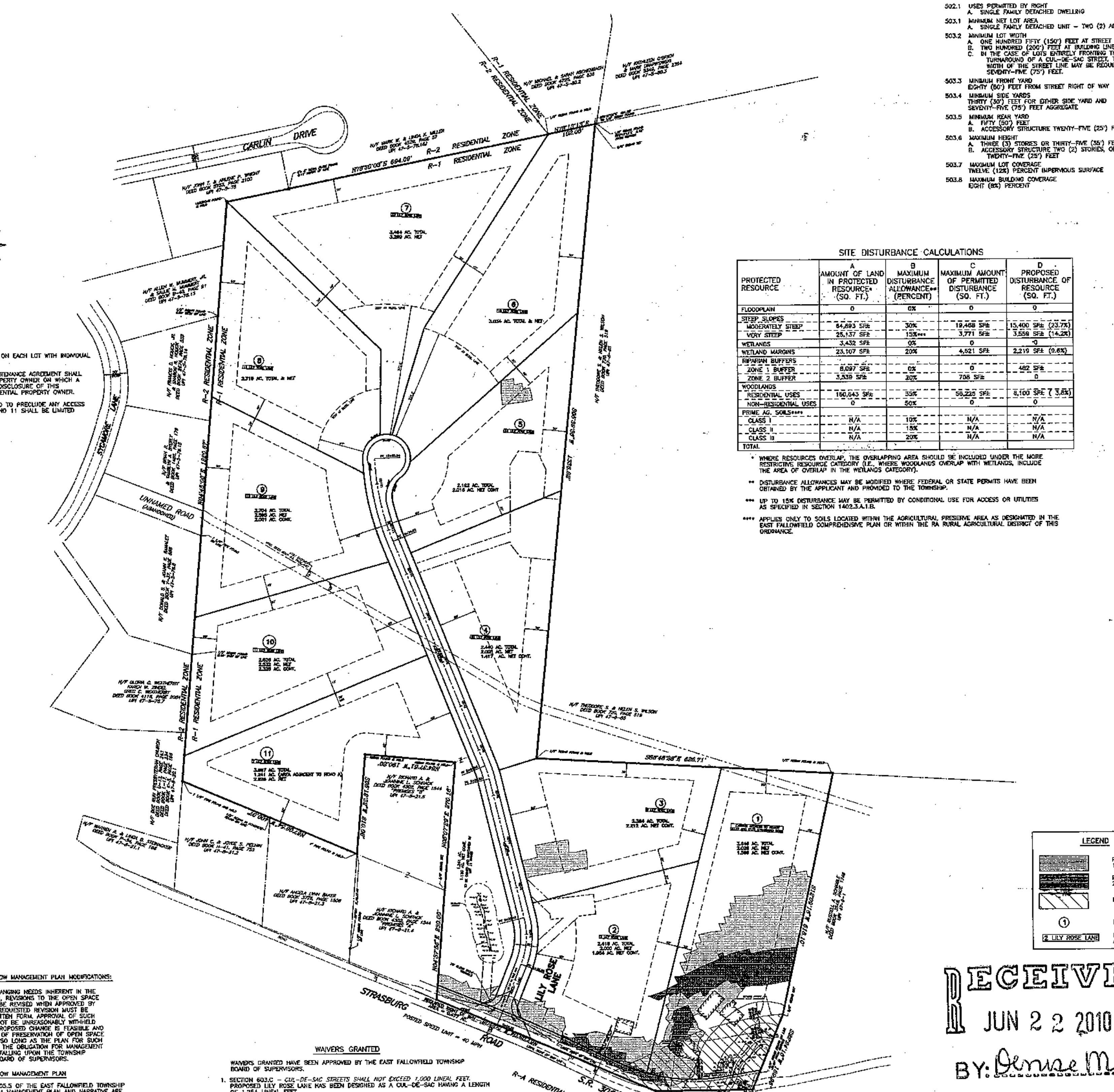
ACT 187 SERIAL NUMBER 2646921
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

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

NEON TRANSCOM
AT & T
VERIZON PENNSYLVANIA, INC.
WILTEL COMMUNICATIONS
AQUA PENNSYLVANIA, INC.
PECO ENERGY
COMCAST CABLE
PA AMERICAN WATER COMPANY
EAST FALLOWFIELD TOWNSHIP

UPI 47-8-21



ZONING INFORMATION

R-1 LOW DENSITY RESIDENTIAL DISTRICT
(ARTICLE 500)

502.1 USES PERMITTED BY RIGHT
A. SINGLE FAMILY DETACHED DWELLING

503.1 MINIMUM NET LOT AREA
A. SINGLE FAMILY DETACHED UNIT - TWO (2) ACRES

503.2 MINIMUM LOT WIDTH
A. ONE HUNDRED FIFTY (150') FEET AT STREET LINE
B. TWO HUNDRED (200') FEET AT BUILDING LINE
C. IN THE CASE OF LOTS ENTIRELY FRONTING THE TURNAROUND OF A CUL-DE-SAC STREET, THE LOT WIDTH OF THE STREET LINE MAY BE REQUIRED TO SEVENTY-FIVE (75') FEET.

503.3 MINIMUM FRONT YARD
EIGHTY (80') FEET FROM STREET RIGHT OF WAY

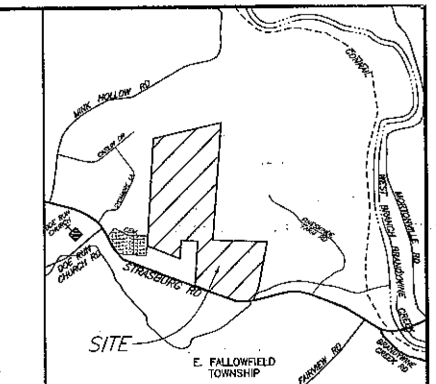
503.4 MINIMUM SIDE YARDS
THIRTY (30') FEET FOR EITHER SIDE YARD AND SEVENTY-FIVE (75') FEET AGGREGATE

503.5 MINIMUM REAR YARD
A. FIFTY (50') FEET
B. ACCESSORY STRUCTURE TWENTY-FIVE (25') FEET.

503.6 MAXIMUM HEIGHT
A. THREE (3) STORIES OR THIRTY-FIVE (35') FEET
B. ACCESSORY STRUCTURE TWO (2) STORIES, OR TWENTY-FIVE (25') FEET

503.7 MAXIMUM LOT COVERAGE
TWELVE (12%) PERCENT IMPERVIOUS SURFACE

503.8 MAXIMUM BUILDING COVERAGE
EIGHT (8%) PERCENT



LOCATION MAP
SCALE: 1" = 800'

SITE DISTURBANCE CALCULATIONS

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
STEEP SLOPES				
MODERATELY STEEP	64,893 SF±	30%	19,468 SF±	15,400 SF± (23.7%)
VERY STEEP	25,137 SF±	15%***	3,771 SF±	3,559 SF± (14.2%)
WETLANDS	3,432 SF±	0%	0	0
WETLAND MARGINS	23,107 SF±	20%	4,621 SF±	2,219 SF± (9.6%)
RIPARIAN BUFFERS				
ZONE 1 BUFFER	8,097 SF±	0%	0	482 SF±
ZONE 2 BUFFER	3,539 SF±	20%	708 SF±	0
WOODLANDS				
RESIDENTIAL USES	160,643 SF±	35%	56,225 SF±	6,100 SF± (3.8%)
NON-RESIDENTIAL USES	0	50%	0	0
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	20%	N/A	N/A
TOTAL				

* WHERE 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 1402.3.A.1.B.

**** APPLIES ONLY TO SOILS LOCATED WITHIN THE AGRICULTURAL PRESERVE AREA AS DESIGNATED IN THE EAST FALLOWFIELD COMPREHENSIVE PLAN OR WITHIN THE RA RURAL AGRICULTURAL DISTRICT OF THIS ORDINANCE.

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

APPROVAL 2000

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

The Offer of Dedication

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with this plat, and that all proposed streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public use.

____
____

MEADOW, WOODLAND AND HEDGEROW MANAGEMENT PLAN 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, WOODLAND AND HEDGEROW 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 LONG-TERM MANAGEMENT PLAN FOR MEADOW AND WOODLAND AREAS IS MADE PART OF THESE LANDSCAPE PLANS AND GRAPHICALLY ILLUSTRATES THE NATURAL AND NEWLY PLANTED AREAS OF THE SITE.

THE MEADOW, WOODLAND AND HEDGEROW AREAS WILL BE OWNED, MANAGED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE PROPOSED BUILDING LOTS. THE CONSERVATION, LAND MANAGEMENT, AND PRACTICES THAT WILL BE USED TO PROTECT THE MEADOW, WOODLAND AND HEDGEROW AREAS SHALL BE AS FOLLOWS:

OPEN MEADOW AREAS ARE TO BE CUT A MINIMUM 6 TIMES PER YEAR.

PROPOSED LANDSCAPE AREAS WITH SHRUBS AND TREES SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE PROPOSED BUILDING LOTS. VEGETATION WILL BE TRIMMED TO MAINTAIN HEALTHY SHRUBS AND TREES.

INDIVIDUAL LOT OWNERS OF THE PROPOSED BUILDING LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING WOODLANDS AND HEDGEROWS.

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.

WAIVERS GRANTED

WAIVERS GRANTED HAVE BEEN APPROVED BY THE EAST FALLOWFIELD TOWNSHIP BOARD OF SUPERVISORS.

1. SECTION 603.C - *CUL-DE-SAC STREETS SHALL NOT EXCEED 1,000 LINEAL FEET.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED AS A CUL-DE-SAC HAVING A LENGTH OF 1,254 LINEAL FEET. THE ADDITIONAL LENGTH IS REQUIRED TO EFFECTIVELY ACCESS THE NORTHERLY PORTION OF THE SITE GIVEN THE EXISTING CONFIGURATION OF THE OVERALL PARCEL. THE ADDITIONAL LENGTH ALSO ALLOWS FOR THE PRESERVATION OF THE ADJOINING WETLAND AREA AND ASSOCIATED TOPOGRAPHY. WAIVER GRANTED ON JULY 26, 2006.
2. SECTION 607.B - *STREET CENTERLINE GRADES SHALL NOT EXCEED TEN (10) PERCENT.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED WITH A 466 LINEAL FOOT SECTION HAVING A GRADE OF ELEVEN PERCENT (11%). THE INCREASED VERTICAL GRADE IS NECESSARY TO LIMIT TOTAL CUT THROUGH THE PROJECT AREA IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. THE INCREASED VERTICAL GRADE ALSO PRESERVES EXISTING TOPOGRAPHY IMMEDIATELY ADJACENT TO THE EXISTING WETLAND AREA. WAIVER GRANTED ON JULY 26, 2006.
3. SECTION 607.C.1 - *VERTICAL CURVES ARE REQUIRED TO BE A MINIMUM OF 200 FT.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED WITH A COMBINATION VERTICAL CURVE TOTALING A LENGTH OF 180 FT. THE REDUCED VERTICAL CURVE LENGTH IS NEEDED TO LIMIT THE CUT THROUGH THE PROJECT AREA IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. THE INCREASED VERTICAL GRADE ALSO PRESERVES EXISTING TOPOGRAPHY IMMEDIATELY ADJACENT TO THE EXISTING WETLAND AREA. WAIVER GRANTED ON JULY 26, 2006.
4. SECTION 615.C - *SIDEWALKS SHALL BE PROVIDED ALONG ALL NEW STREETS.* THIS SUBDIVISION PLAN DOES NOT PROPOSE SIDEWALK ALONG EITHER SIDE OF LILY ROSE LANE. THERE ARE NO SIDEWALKS ADJACENT TO THE PROPERTY TO TIE INTO. ALSO, THE LOTS BEING 2 ACRES NET MINIMUM SIZE WITHIN A CUL-DE-SAC ARRANGEMENT WOULD CREATE A MINIMAL AMOUNT OF USE FOR A SIDEWALK TO BE MAINTAINED. WAIVER GRANTED ON NOVEMBER 25, 2008.
5. SECTION 621 - *STORM SEWERS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.* THE PROPOSED INFILTRATION BEDS SHALL BE CONSTRUCTED USING CORRUGATED METAL PIPE. CORRUGATED METAL PIPE IS REQUIRED TO PROVIDE PERFORATIONS WITHIN THE INFILTRATION SYSTEM TO PROMOTE GROUNDWATER RECHARGE IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS. REINFORCED CONCRETE PIPE CAN NOT EFFECTIVELY BE PERFORATED. WAIVER GRANTED ON OCTOBER 28, 2008.
6. SECTION 627 - *STREET LIGHTS SHALL BE PROVIDED WITH THE CONSTRUCTION OF ALL NEW STREETS.* THIS SUBDIVISION PLAN PROPOSES ONE STREET LIGHT AT THE INTERSECTION OF LILY ROSE LANE AND STRASBURG ROAD. ADDITIONAL STREET LIGHTS WOULD NOT CONFORM TO THE CHARACTERISTICS OF THE NEIGHBORHOOD. WAIVER GRANTED ON NOVEMBER 25, 2008.

100 0 100 200 300 400 FEET
GRAPHIC SCALE

LEGEND

	PRECAUTIONARY SLOPES 15% - 25%
	PROHIBITIVE SLOPES 25% >
	HYDRIC SOILS - Co
①	PROPOSED LOT NUMBER
2 LILY ROSE LANE	PROPOSED STREET ADDRESS NUMBER

RECEIVED
JUN 2 2 2010
BY: Denise Miller

PLAN INDEX

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OWNER/APPLICANT

REAL ESTATE FINDERS, LLC
702 LENAPE ROAD
WEST CHESTER, PA 19382
Att'n: NEIL ABRAHAMS
PHONE: 610-431-4554
FAX: 610-696-3359

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.

____
Edward B. Walsh, P.E.

FINAL
OVERALL TITLE PLAN
(2133-2135 STRASBURG ROAD)

REV.	DESCRIPTION
11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
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8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
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PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
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WWW.EBWALSHINC.COM

Project-	3080
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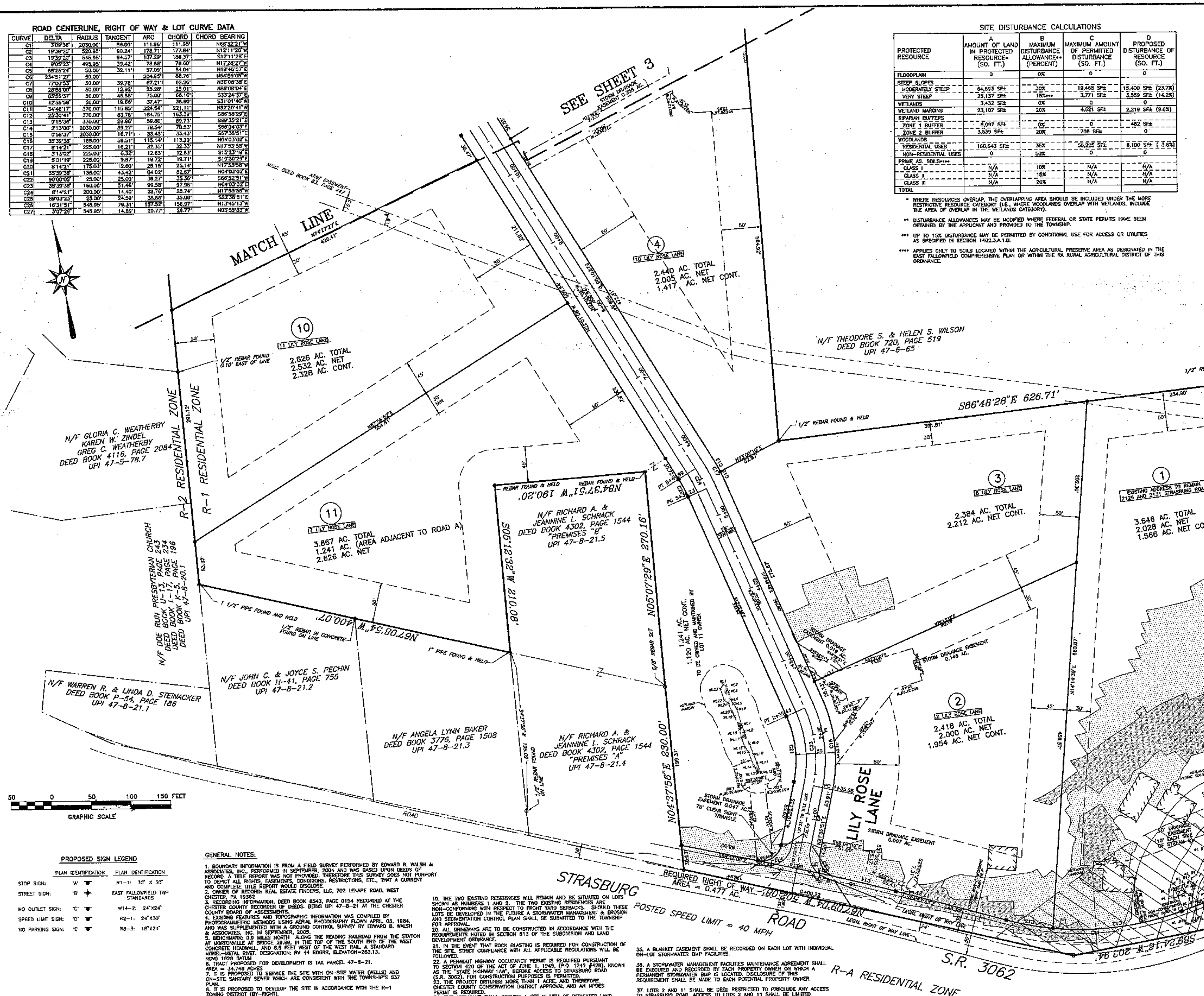
Plotted: 6/22/2010 File: F:\JB\3080\Final Plan Set\3080-B8.pro

ROAD CENTERLINE, RIGHT OF WAY & LOT CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	3°09'36"	2030.00'	56.00'	111.96'	111.95'	N65°32'21"W
C2	19°39'20"	520.95'	90.24'	178.71'	177.84'	N12°11'28"W
C3	19°39'20"	545.95'	94.57'	187.29'	186.37'	S12°11'28"E
C4	9°05'23"	495.95'	39.42'	78.68'	78.60'	N17°28'27"W
C5	65°25'24"	50.00'	32.11'	57.09'	54.04'	N19°45'57"E
C6	234°51'27"	50.00'		204.95'	88.76'	N64°56'05"W
C7	77°00'53"	50.00'	39.78'	67.21'	62.26'	N36°08'38"E
C8	28°58'00"	50.00'	12.92'	25.28'	25.01'	N89°08'04"E
C9	85°55'37"	50.00'	46.56'	75.00'	68.16'	S33°24'37"E
C10	42°55'58"	50.00'	19.66'	37.47'	36.60'	S31°01'40"W
C11	34°46'17"	370.00'	115.85'	224.54'	221.11'	N82°20'41"W
C12	25°30'41"	370.00'	83.76'	164.75'	163.39'	S86°58'29"E
C13	9°15'36"	370.00'	29.96'	59.80'	59.73'	S69°35'21"E
C14	2°13'00"	2030.00'	39.27'	78.54'	78.53'	S66°04'03"E
C15	0°56'37"	2030.00'	16.71'	33.43'	33.43'	S67°38'51"E
C16	35°39'38"	185.00'	59.51'	115.14'	113.29'	N04°03'02"E
C17	8°14'21"	225.00'	16.21'	32.35'	32.33'	N17°53'58"W
C18	3°13'02"	225.00'	6.32'	12.63'	12.63'	S15°23'19"E
C19	5°01'19"	225.00'	9.87'	19.72'	19.71'	S19°30'29"E
C20	8°14'21"	175.00'	12.60'	25.16'	25.14'	N17°53'58"W
C21	35°39'38"	135.00'	43.42'	84.02'	82.67'	N04°03'02"E
C22	90°00'00"	25.00'	25.00'	39.27'	35.36'	S66°52'51"W
C23	35°39'38"	160.00'	51.46'	99.58'	97.98'	N04°03'02"E
C24	8°14'21"	200.00'	14.40'	28.76'	28.74'	N17°53'58"W
C25	89°03'23"	25.00'	24.59'	38.86'	35.06'	S22°38'51"E
C26	16°31'51"	545.95'	79.31'	157.52'	156.97'	N13°45'13"W
C27	3°07'29"	545.95'	14.89'	29.77'	29.77'	N03°55'33"W



SITE DISTURBANCE CALCULATIONS

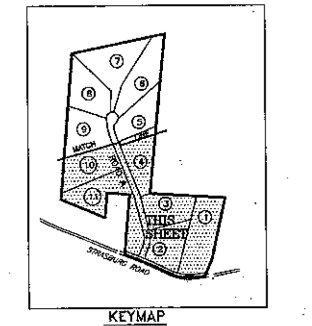
PROTECTED RESOURCE	A AMOUNT OF LAND IN PROTECTED RESOURCE* (SQ. FT.)	B MAXIMUM DISTURBANCE ALLOWANCE** (PERCENT)	C MAXIMUM AMOUNT OF PERMITTED DISTURBANCE (SQ. FT.)	D PROPOSED DISTURBANCE OF RESOURCE (SQ. FT.)
FLOODPLAIN	0	0%	0	0
STEEP SLOPES				
MODERATELY STEEP	64,893 SF±	30%	19,468 SF±	15,400 SF± (23.7%)
VERY STEEP	25,137 SF±	15%***	3,771 SF±	3,559 SF± (14.2%)
WETLANDS	3,432 SF±	0%	0	0
WETLAND MARGINS	23,107 SF±	20%	4,621 SF±	2,219 SF± (9.6%)
RIPARIAN BUFFERS				
ZONE 1 BUFFER	8,097 SF±	0%	0	482 SF±
ZONE 2 BUFFER	3,539 SF±	20%	708 SF±	0
WOODLANDS				
RESIDENTIAL USES	160,643 SF±	35%	56,225 SF±	6,100 SF± (3.8%)
NON-RESIDENTIAL USES	0	50%	0	0
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	20%	N/A	N/A
TOTAL				

* WHERE 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).

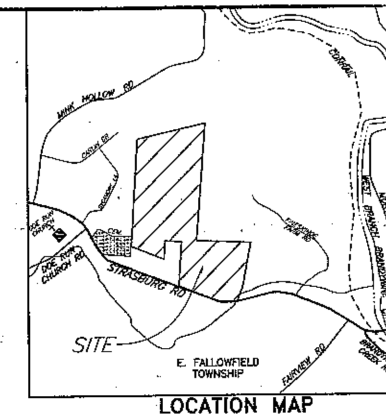
** DISTURBANCE ALLOWANCES MAY BE MODIFIED WHERE FEDERAL OR STATE PERMITS HAVE BEEN OBTAINED BY THE APPLICANT AND PROVIDED TO THE TOWNSHIP.

*** UP TO 15% DISTURBANCE MAY BE PERMITTED BY CONDITIONAL USE FOR ACCESS OR UTILITIES AS SPECIFIED IN SECTION 1402.3.A.1.6.

**** APPLIES ONLY TO SOILS LOCATED WITHIN THE AGRICULTURAL PRESERVE AREA AS DESIGNATED IN THE EAST FALLOWFIELD COMPREHENSIVE PLAN OR WITHIN THE RA RURAL AGRICULTURAL DISTRICT OF THIS ORDINANCE.



KEYMAP



LOCATION MAP
SCALE: 1" = 800'

The Offer of Dedication

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with this plat, and that all proposed streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public use.

____

____

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

APPROVAL 2000

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

ZONING INFORMATION

R-1 LOW DENSITY RESIDENTIAL DISTRICT
(ARTICLE 500)

502.1 USES PERMITTED BY RIGHT
A. SINGLE FAMILY DETACHED DWELLING

503.1 MINIMUM NET LOT AREA
A. SINGLE FAMILY DETACHED UNIT – TWO (2) ACRES

503.2 MINIMUM LOT WIDTH
A. ONE HUNDRED FIFTY (150') FEET AT STREET LINE
B. TWO HUNDRED (200') FEET AT BUILDING LINE
C. IN THE CASE OF LOTS ENTIRELY FRONTING THE TURNAROUND OF A CUL-DE-SAC STREET, THE LOT WIDTH OF THE STREET LINE MAY BE REQUIRED TO SEVENTY-FIVE (75') FEET.

503.3 MINIMUM FRONT YARD
EIGHTY (80') FEET FROM STREET RIGHT OF WAY

503.4 MINIMUM SIDE YARDS
THIRTY (30') FEET FOR EITHER SIDE YARD AND SEVENTY-FIVE (75') FEET AGGREGATE

503.5 MINIMUM REAR YARD
A. FIFTY (50') FEET
B. ACCESSORY STRUCTURE TWENTY-FIVE (25') FEET.

503.6 MAXIMUM HEIGHT
A. THREE (3) STORIES OR THIRTY-FIVE (35') FEET
B. ACCESSORY STRUCTURE TWO (2) STORIES, OR TWENTY-FIVE (25') FEET

503.7 MAXIMUM LOT COVERAGE
TWELVE (12%) PERCENT IMPERVIOUS SURFACE

503.8 MAXIMUM BUILDING COVERAGE
EIGHT (8%) PERCENT

LEGEND

- PRECAUTIONARY SLOPES 15% – 25%
- PROHIBITIVE SLOPES 25% >
- HYDRIC SOILS – Co
- (1) PROPOSED LOT NUMBER
- 2 LILY ROSE LANE — PROPOSED STREET ADDRESS NUMBER

PROPOSED SIGN LEGEND

	PLAN IDENTIFICATION	PLAN IDENTIFICATION
STOP SIGN:	'A'	R1-1: 30" X 30"
STREET SIGN:	'B'	EAST FALLOWFIELD TWP STANDARDS
NO OUTLET SIGN:	'C'	W14-2: 24"X24"
SPEED LIMIT SIGN:	'D'	R2-1: 24"X30"
NO PARKING SIGN:	'E'	R8-3: 18"X24"

ACT 187 SERIAL NUMBER 2646921
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

NEON TRANSCOM
AT & T
VERIZON PENNSYLVANIA, INC.
WILTEL COMMUNICATIONS
AQUA PENNSYLVANIA, INC.
PECO ENERGY
COMCAST CABLE
PA AMERICAN WATER COMPANY
EAST FALLOWFIELD TOWNSHIP

UPI 47-8-21

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC., PERFORMED IN SEPTEMBER, 2004 AND WAS BASED UPON DEEDS OF RECORD. A TITLE REPORT WAS NOT PROVIDED, THEREFORE THIS SURVEY DOES NOT PURPORT TO DEPICT ALL RIGHTS, EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., THAT A CURRENT AND COMPLETE TITLE REPORT WOULD DISCLOSE.
2. OWNER OF RECORD: REAL ESTATE FINDERS, LLC, 702 LENAPE ROAD, WEST CHESTER, PA 19382
3. RECORDING INFORMATION: DEED BOOK 6543, PAGE 0154 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS. BEING UPI 47-8-21 AT THE CHESTER COUNTY BOARD OF ASSESSMENTS.
4. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION WAS COMPILED BY PHOTOGRAMMETRIC METHODS USING AERIAL PHOTOGRAPHY FLOWN APRIL 03, 1884, AND WAS SUPPLEMENTED WITH A GROUND CONTROL SURVEY BY EDWARD B. WALSH & ASSOCIATES, INC. IN SEPTEMBER, 2005.
5. BENCHMARK: 0.9 MILES NORTH ALONG THE READING RAILROAD FROM THE STATION AT MORTONVILLE AT BRIDGE 29.89, IN THE TOP OF THE SOUTH END OF THE WEST CONCRETE HEADWALL, AND 8.5 FEET WEST OF THE WEST RAIL. A STANDARD MONEL-METAL RIVET. DESIGNATION: RV 44 RDGRR, ELEVATION=263.13, NGVD 1929 DATUM
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47-8-21. AREA = 34.746 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH ON-SITE WATER (WELLS) AND ON-SITE SANITARY SEWER WHICH ARE CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
8. IT IS PROPOSED TO DEVELOP THE SITE IN ACCORDANCE WITH THE R-1 ZONING DISTRICT (BY-RIGHT).
9. WETLANDS DELINEATION WAS COMPLETED BY CHRIS MULVEY IN 2005 AND 2007.
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 NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY, BY UNITED STATES DEPARTMENT OF AGRICULTURE.
12. THE PROPOSED RIGHT OF WAY ALONG STRASBURG ROAD AND THE RIGHT OF WAY OF THE PROPOSED ROAD IN THE SUBDIVISION ARE HEREBY OFFERED FOR DEDICATION TO EAST FALLOWFIELD TOWNSHIP.
13. WITHIN THE CLEAR SIGHT TRIANGLE 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. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO DETAIN RUNOFF FOR AN AVERAGE IMPERVIOUS COVERAGE ON THE INDIVIDUAL PROPOSED LOTS EQUAL TO 6,400 SF.
16. THERE IS NO DOCUMENTED 100-YEAR FLOODPLAIN SHOWN ON FEMA MAP NUMBER 42029C0195F, DATED SEPTEMBER 29, 2006.
17. 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.
18. 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.
19. THE TWO EXISTING RESIDENCES WILL REMAIN AND BE SITUATED ON LOTS SHOWN AS NUMBERS 1 AND 2. THE TWO EXISTING RESIDENCES ARE NON-CONFORMING WITH RESPECT TO FRONT YARD SETBACKS. SHOULD THESE LOTS BE DEVELOPED IN THE FUTURE A STORMWATER MANAGEMENT & EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE TOWNSHIP FOR APPROVAL.
20. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED IN SECTION 613 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
21. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE, STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
22. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, (P.O. 1242 #428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO STRASBURG ROAD (S.R. 3062), FOR CONSTRUCTION PURPOSES IS PERMITTED.
23. THE PROJECT DISTURBS MORE THAN 1 ACRE, AND THEREFORE CHESTER COUNTY CONSERVATION DISTRICT APPROVAL AND AN NPDES PERMIT IS REQUIRED.
24. THE APPLICANT SHALL PROVIDE A FEE IN LIEU OF DEDICATED LAND AT THE DISCRETION OF THE BOARD OF SUPERVISORS.
25. THE SUBDIVISION CREATES A 1.241 ACRE IRREGULAR REMNANT STRIP OF LAND AS DEPICTED ON THE PLAN. THIS STRIP OF LAND IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 11 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
26. NO PARKING SHALL BE PERMITTED ALONG THE CURB LINE OF ANY STREET.
27. THE PETERS CREEK SCHIST IS THE UNDERLYING GEOLOGIC FORMATION ENCOMPASSING THE PROJECT SITE.
28. THE SEWAGE FACILITIES PLANNING MODULE HAS BEEN REVIEWED AND APPROVED BY THE TOWNSHIP'S SANITARY SEWER CONSULTANT.
29. A BUILDING PERMIT WILL NOT BE ISSUED FOR A LOT UNTIL A SEWER PERMIT AND WELL PERMIT ARE ISSUED BY THE CHESTER COUNTY HEALTH DEPARTMENT.
30. THE TOWNSHIP IS TO DECIDE IF STREET LIGHTING IS NECESSARY FOR THE PROJECT. THE PLAN PROPOSES ONE STREET LIGHT AT THE PROPOSED INTERSECTION OF ROAD A WITH STRASBURG ROAD.
31. THE PLANS HAVE BEEN REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION. FUTURE DEVELOPMENT ON AN INDIVIDUAL BUILDING PERMIT BASIS FOR LOTS 1 AND 2 WILL BE REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION.
32. THE EXISTING STRUCTURES ON LOT 1 ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH SECTION 2405.B OF THE HISTORIC PRESERVATION AMENDMENT OF THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE.
33. ANY DAMAGE THAT OCCURS AS A RESULT OF THE PERMANENT STORMWATER BMPS' DISCHARGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER IN WHICH THE BMP IS LOCATED. THE OWNER RESPONSIBLE IS TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
34. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
35. A BLANKET EASEMENT SHALL BE RECORDED ON EACH LOT WITH INDIVIDUAL ON-LOT STORMWATER BMP FACILITIES.
36. A STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED BY EACH PROPERTY OWNER ON WHICH A PERMANENT STORMWATER BMP IS LOCATED. DISCLOSURE OF THIS REQUIREMENT SHALL BE MADE TO EACH POTENTIAL PROPERTY OWNER.
37. LOTS 2 AND 11 SHALL BE DEED RESTRICTED TO PRECLUDE ANY ACCESS TO STRASBURG ROAD. ACCESS TO LOTS 2 AND 11 SHALL BE LIMITED TO LILY ROSE LANE.

WAIVERS GRANTED

WAIVERS GRANTED HAVE BEEN APPROVED BY THE EAST FALLOWFIELD TOWNSHIP BOARD OF SUPERVISORS.

1. SECTION 603.C – *CUL-DE-SAC STREETS SHALL NOT EXCEED 1,000 LINEAL FEET.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED AS A CUL-DE-SAC HAVING A LENGTH OF 1,254 LINEAL FEET. THE ADDITIONAL LENGTH IS REQUIRED TO EFFECTIVELY ACCESS THE NORTHERLY PORTION OF THE SITE GIVEN THE EXISTING CONFIGURATION OF THE OVERALL PARCEL. THE ADDITIONAL LENGTH ALSO ALLOWS FOR THE PRESERVATION OF THE ADJOINING WETLAND AREA AND ASSOCIATED TOPOGRAPHY. WAIVER GRANTED ON JULY 26, 2006.
2. SECTION 607.B – *STREET CENTERLINE GRADES SHALL NOT EXCEED TEN (10) PERCENT.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED WITH A 468 LINEAL FOOT SECTION HAVING A GRADE OF ELEVEN PERCENT (11%). THE INCREASED VERTICAL GRADE IS NECESSARY TO LIMIT TOTAL CUT THROUGH THE PROJECT AREA IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. THE INCREASED VERTICAL GRADE ALSO PRESERVES EXISTING TOPOGRAPHY IMMEDIATELY ADJACENT TO THE EXISTING WETLAND AREA. WAIVER GRANTED ON JULY 26, 2006.
3. SECTION 607.C.1 – *VERTICAL CURVES ARE REQUIRED TO BE A MINIMUM OF 200 FT.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED WITH A COMBINATION VERTICAL CURVE TOTALING A LENGTH OF 180 FT. THE REDUCED VERTICAL CURVE LENGTH IS NEEDED TO LIMIT THE CUT THROUGH THE PROJECT AREA IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. THE INCREASED VERTICAL GRADE ALSO PRESERVES EXISTING TOPOGRAPHY IMMEDIATELY ADJACENT TO THE EXISTING WETLAND AREA. WAIVER GRANTED ON JULY 26, 2006.
4. SECTION 615.C – *SIDEWALKS SHALL BE PROVIDED ALONG ALL NEW STREETS* THIS SUBDIVISION PLAN DOES NOT PROPOSE SIDEWALK ALONG EITHER SIDE OF LILY ROSE LANE. THERE ARE NO SIDEWALKS ADJACENT TO THE PROPERTY TO TIE INTO. ALSO, THE LOTS BEING 2 ACRES NET MINIMUM SIZE WITHIN A CUL-DE-SAC ARRANGEMENT WOULD CREATE A MINIMAL AMOUNT OF USE FOR A SIDEWALK TO BE MAINTAINED. WAIVER GRANTED ON NOVEMBER 25, 2008.
5. SECTION 621 – *STORM SEWERS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.* THE PROPOSED INFILTRATION BEDS SHALL BE CONSTRUCTED USING CORRUGATED METAL PIPE. CORRUGATED METAL PIPE IS REQUIRED TO PROVIDE PERFORATIONS WITHIN THE INFILTRATION SYSTEM TO PROMOTE GROUNDWATER RECHARGE IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS. REINFORCED CONCRETE PIPE CAN NOT EFFECTIVELY BE PERFORATED. WAIVER GRANTED ON OCTOBER 28, 2008.
6. SECTION 627 – *STREET LIGHTS SHALL BE PROVIDED WITH THE CONSTRUCTION OF ALL NEW STREETS.* THIS SUBDIVISION PLAN PROPOSES ONE STREET LIGHT AT THE INTERSECTION OF LILY ROSE LANE AND STRASBURG ROAD. ADDITIONAL STREET LIGHTS WOULD NOT CONFORM TO THE CHARACTERISTICS OF THE NEIGHBORHOOD. WAIVER GRANTED ON NOVEMBER 25, 2008.

OWNER/APPLICANT

REAL ESTATE FINDERS, LLC
702 LENAPE ROAD
WEST CHESTER, PA 19382
Att'n: NEIL ABRAHAMS
PHONE: 610-431-4554
FAX: 610-696-3359

FINAL TITLE PLAN
(2133-2135 STRASBURG ROAD)

REV.	DESCRIPTION
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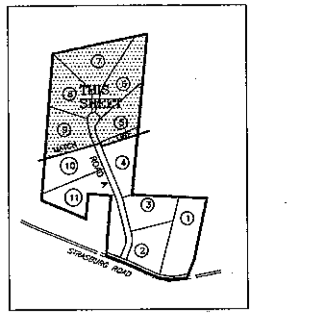


KEYMAP

ROAD CENTERLINE, RIGHT OF WAY & LOT CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	5°09'38"	2030.00'	56.00'	111.98'	111.95'	N66°32'21"W
C2	19°39'20"	520.95'	90.24'	178.71'	177.84'	N12°11'28"W
C3	19°39'20"	545.95'	94.57'	187.29'	186.37'	S12°11'28"E
C4	9°05'23"	495.95'	39.42'	78.68'	78.60'	N17°28'27"W
C5	65°25'24"	50.00'	32.11'	57.09'	54.04'	N19°46'57"E
C6	234°51'27"	50.00'		204.95'	88.76'	N64°58'05"W
C7	77°00'53"	50.00'	39.78'	67.21'	62.26'	N36°08'38"E
C8	28°58'00"	50.00'	12.92'	25.28'	25.01'	N89°08'04"E
C9	85°56'37"	50.00'	46.58'	75.00'	68.16'	S33°24'37"E
C10	42°55'58"	50.00'	19.66'	37.47'	36.60'	S31°01'40"W
C11	34°46'17"	370.00'	115.85'	224.54'	221.11'	N82°20'41"W
C12	25°30'41"	370.00'	83.76'	164.75'	163.39'	S86°56'29"E
C13	9°15'36"	370.00'	29.96'	59.80'	59.73'	S69°35'21"E
C14	2°13'00"	2030.00'	39.27'	78.54'	78.53'	S66°04'03"E
C15	0°56'37"	2030.00'	16.71'	33.43'	33.43'	S67°36'51"E
C16	35°39'38"	185.00'	59.51'	115.14'	113.29'	N04°03'02"E
C17	8°14'21"	225.00'	16.21'	32.35'	32.33'	N17°53'58"W
C18	3°13'02"	225.00'	6.32'	12.63'	12.63'	S15°23'19"E
C19	5°01'19"	225.00'	9.87'	19.72'	19.71'	S19°30'29"E
C20	8°14'21"	175.00'	12.60'	25.16'	25.14'	N17°53'58"W
C21	35°39'38"	135.00'	43.42'	84.02'	82.67'	N04°03'02"E
C22	90°00'00"	25.00'	25.00'	39.27'	35.36'	S66°52'51"W
C23	35°39'38"	160.00'	51.46'	89.58'	97.98'	N04°03'02"E
C24	8°14'21"	200.00'	14.40'	28.76'	28.74'	N17°53'58"W
C25	89°03'23"	25.00'	24.59'	38.86'	35.06'	S22°38'51"E
C26	16°31'51"	545.95'	79.31'	157.52'	156.97'	N13°45'13"W
C27	3°07'29"	545.95'	14.89'	29.77'	29.77'	N03°55'33"W

ZONING INFORMATION

R-1 LOW DENSITY RESIDENTIAL DISTRICT
(ARTICLE 500)

502.1 USES PERMITTED BY RIGHT
A. SINGLE FAMILY DETACHED DWELLING

503.1 MINIMUM NET LOT AREA
A. SINGLE FAMILY DETACHED UNIT – TWO (2) ACRES

503.2 MINIMUM LOT WIDTH
A. ONE HUNDRED FIFTY (150') FEET AT STREET LINE
B. TWO HUNDRED (200') FEET AT BUILDING LINE
C. IN THE CASE OF LOTS ENTIRELY FRONTING THE TURNAROUND OF A CUL-DE-SAC STREET, THE LOT WIDTH OF THE STREET LINE MAY BE REQUIRED TO SEVENTY-FIVE (75') FEET.

503.3 MINIMUM FRONT YARD
EIGHTY (80') FEET FROM STREET RIGHT OF WAY

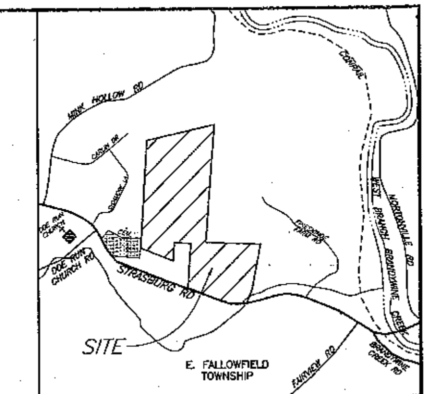
503.4 MINIMUM SIDE YARDS
THIRTY (30') FEET FOR EITHER SIDE YARD AND SEVENTY-FIVE (75') FEET AGGREGATE

503.5 MINIMUM REAR YARD
A. FIFTY (50') FEET
B. ACCESSORY STRUCTURE TWENTY-FIVE (25') FEET.

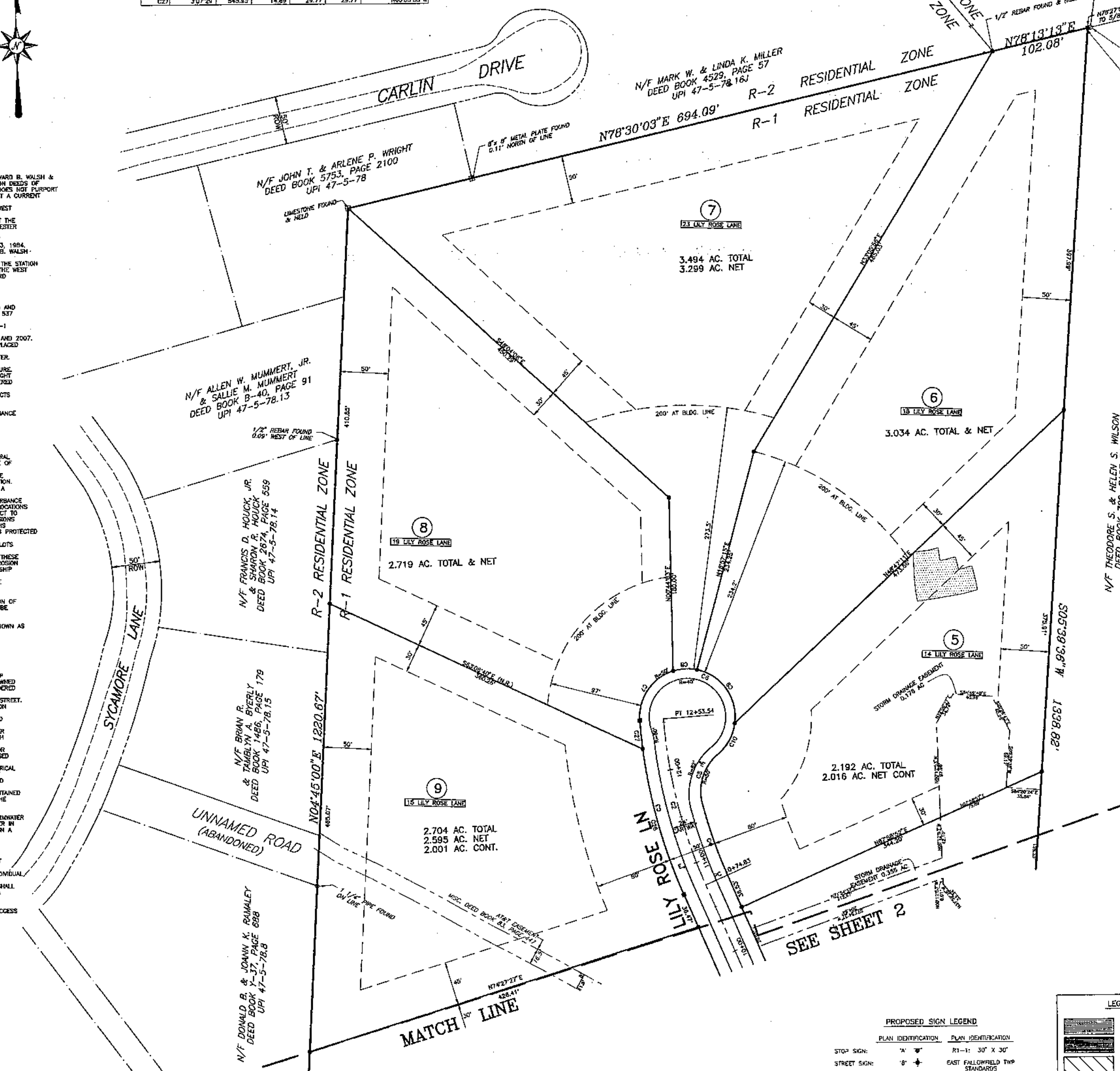
503.6 MAXIMUM HEIGHT
A. THREE (3) STORIES OR THIRTY-FIVE (35') FEET
B. ACCESSORY STRUCTURE TWO (2) STORIES, OR TWENTY-FIVE (25') FEET

503.7 MAXIMUM LOT COVERAGE
TWELVE (12%) PERCENT IMPERVIOUS SURFACE

503.8 MAXIMUM BUILDING COVERAGE
EIGHT (8%) PERCENT



LOCATION MAP
SCALE: 1" = 800'



GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC., PERFORMED IN SEPTEMBER, 2004 AND WAS BASED UPON DEEDS OF RECORD. A TITLE REPORT WAS NOT PROVIDED, THEREFORE THIS SURVEY DOES NOT PURPORT TO DEPICT ALL RIGHTS, EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., THAT A CURRENT AND COMPLETE TITLE REPORT WOULD DISCLOSE.
2. OWNER OF RECORD: REAL ESTATE FINDERS, LLC, 702 LENAPE ROAD, WEST CHESTER, PA 19382
3. RECORDING INFORMATION: DEED BOOK 6543, PAGE 0154 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS. BEING UPI 47-8-21 AT THE CHESTER COUNTY BOARD OF ASSESSMENTS.
4. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION WAS COMPILED BY PHOTOGRAMMETRIC METHODS USING AERIAL PHOTOGRAPHY FLOWN APRIL 03, 1984, AND WAS SUPPLEMENTED WITH A GROUND CONTROL SURVEY BY EDWARD B. WALSH & ASSOCIATES, INC. IN SEPTEMBER, 2005.
5. BENCHMARK: 0.9 MILES NORTH ALONG THE READING RAILROAD FROM THE STATION AT MORTONVILLE AT BRIDGE 29.89, IN THE TOP OF THE SOUTH END OF THE WEST CONCRETE HEADWALL, AND 8.5 FEET WEST OF THE WEST RAIL. A STANDARD MONEL-METAL RIVET. DESIGNATION: RV 44 RDGRR, ELEVATION=263.13, NGVD 1929 DATUM
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47-8-21.
AREA = 34.746 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH ON-SITE WATER (WELLS) AND ON-SITE SANITARY SEWER WHICH ARE CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
8. IT IS PROPOSED TO DEVELOP THE SITE IN ACCORDANCE WITH THE R-1 ZONING DISTRICT (BY-RIGHT).
9. WETLANDS DELINEATION WAS COMPLETED BY CHRIS MULVEY IN 2005 AND 2007.
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 NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY, BY UNITED STATES DEPARTMENT OF AGRICULTURE.
12. THE PROPOSED RIGHT OF WAY ALONG STRASBURG ROAD AND THE RIGHT OF WAY OF THE PROPOSED ROAD IN THE SUBDIVISION ARE HEREBY OFFERED FOR DEDICATION TO EAST FALLOWFIELD TOWNSHIP.
13. WITHIN THE CLEAR SIGHT TRIANGLE 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. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO DETAIN RUNOFF FOR AN AVERAGE IMPERVIOUS COVERAGE ON THE INDIVIDUAL PROPOSED LOTS EQUAL TO 5,400 SF.
16. THERE IS NO DOCUMENTED 100-YEAR FLOODPLAIN SHOWN ON FEMA MAP NUMBER 42029C0195F, DATED SEPTEMBER 26, 2006.
17. 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.
18. 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.
19. THE TWO EXISTING RESIDENCES WILL REMAIN AND BE SITUATED ON LOTS SHOWN AS NUMBERS 1 AND 2. THE TWO EXISTING RESIDENCES ARE NON-CONFORMING WITH RESPECT TO FRONT YARD SETBACKS. SHOULD THESE LOTS BE DEVELOPED IN THE FUTURE A STORMWATER MANAGEMENT & EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE TOWNSHIP FOR APPROVAL.
20. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED IN SECTION 613 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
21. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE, STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
22. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, (P.O. 1242 #428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO STRASBURG ROAD (S.R. 3062), FOR CONSTRUCTION PURPOSES IS PERMITTED.
23. THE PROJECT DISTURBS MORE THAN 1 ACRE, AND THEREFORE CHESTER COUNTY CONSERVATION DISTRICT APPROVAL AND AN NPDES PERMIT IS REQUIRED.
24. THE APPLICANT SHALL PROVIDE A FEE IN LIEU OF DEDICATED LAND AT THE DISCRETION OF THE BOARD OF SUPERVISORS.
25. THE SUBDIVISION CREATES A 1.241 ACRE IRREGULAR REMNANT STRIP OF LAND AS DEPICTED ON THE PLAN. THIS STRIP OF LAND IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 11 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
26. NO PARKING SHALL BE PERMITTED ALONG THE CURB LINE OF ANY STREET.
27. THE PETERS CREEK SCHIST IS THE UNDERLYING GEOLOGIC FORMATION ENCOMPASSING THE PROJECT SITE.
28. THE SEWAGE FACILITIES PLANNING MODULE HAS BEEN REVIEWED AND APPROVED BY THE TOWNSHIP'S SANITARY SEWER CONSULTANT.
29. A BUILDING PERMIT WILL NOT BE ISSUED FOR A LOT UNTIL A SEWER PERMIT AND WELL PERMIT ARE ISSUED BY THE CHESTER COUNTY HEALTH DEPARTMENT.
30. THE TOWNSHIP IS TO DECIDE IF STREET LIGHTING IS NECESSARY FOR THE PROJECT. THE PLAN PROPOSES ONE STREET LIGHT AT THE PROPOSED INTERSECTION OF ROAD A WITH STRASBURG ROAD.
31. THE PLANS HAVE BEEN REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION. FUTURE DEVELOPMENT ON AN INDIVIDUAL BUILDING PERMIT BASIS FOR LOTS 1 AND 2 WILL BE REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION.
32. THE EXISTING STRUCTURES ON LOT 1 ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH SECTION 2405.B OF THE HISTORIC PRESERVATION AMENDMENT OF THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE.
33. ANY DAMAGE THAT OCCURS AS A RESULT OF THE PERMANENT STORMWATER BMPS' DISCHARGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER IN WHICH THE BMP IS LOCATED. THE OWNER RESPONSIBLE IS TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
34. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
35. A BLANKET EASEMENT SHALL BE RECORDED ON EACH LOT WITH INDIVIDUAL ON-LOT STORMWATER BMP FACILITIES.
36. A STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED BY EACH PROPERTY OWNER ON WHICH A PERMANENT STORMWATER BMP IS LOCATED. DISCLOSURE OF THIS REQUIREMENT SHALL BE MADE TO EACH POTENTIAL PROPERTY OWNER.
37. LOTS 2 AND 11 SHALL BE DEED RESTRICTED TO PRECLUDE ANY ACCESS TO STRASBURG ROAD. ACCESS TO LOTS 2 AND 11 SHALL BE LIMITED TO LILY ROSE LANE.

ACT 187 SERIAL NUMBER 2646921
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

NEON TRANSCOM
AT & T
VERIZON PENNSYLVANIA, INC.
WILTEL COMMUNICATIONS
AQUA PENNSYLVANIA, INC.
PECO ENERGY
COMCAST CABLE
PA AMERICAN WATER COMPANY
EAST FALLOWFIELD TOWNSHIP

UPI 47-8-21

PROPOSED SIGN LEGEND

	PLAN IDENTIFICATION	PLAN IDENTIFICATION
STOP SIGN:	'A'	R1-1: 30" X 30"
STREET SIGN:	'B'	EAST FALLOWFIELD TWP STANDARDS
NO OUTLET SIGN:	'C'	W14-2: 24"X24"
SPEED LIMIT SIGN:	'D'	R2-1: 24"X30"
NO PARKING SIGN:	'E'	R8-3: 18"X24"

50 0 50 100 150 FEET
GRAPHIC SCALE

LEGEND

PRECAUTIONARY SLOPES 15% – 25%
PROHIBITIVE SLOPES 25% >
HYDRIC SOILS – Co
(1) PROPOSED LOT NUMBER
2 LILY ROSE LANE — PROPOSED STREET ADDRESS NUMBER

The Offer of Dedication

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted and subdivided, and hereby lay off, plot and subdivide, said real estate in accordance with this plat, and that all proposed streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public use.

____
____

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

APPROVAL 2000

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

WAIVERS GRANTED

WAIVERS GRANTED HAVE BEEN APPROVED BY THE EAST FALLOWFIELD TOWNSHIP BOARD OF SUPERVISORS.

1. SECTION 603.C – *CUL-DE-SAC STREETS SHALL NOT EXCEED 1,000 LINEAL FEET.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED AS A CUL-DE-SAC HAVING A LENGTH OF 1,254 LINEAL FEET. THE ADDITIONAL LENGTH IS REQUIRED TO EFFECTIVELY ACCESS THE NORTHERLY PORTION OF THE SITE GIVEN THE EXISTING CONFIGURATION OF THE OVERALL PARCEL. THE ADDITIONAL LENGTH ALSO ALLOWS FOR THE PRESERVATION OF THE ADJOINING WETLAND AREA AND ASSOCIATED TOPOGRAPHY. WAIVER GRANTED ON JULY 26, 2006.
2. SECTION 607.B – *STREET CENTERLINE GRADES SHALL NOT EXCEED TEN (10) PERCENT.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED WITH A 468 LINEAL FOOT SECTION HAVING A GRADE OF ELEVEN PERCENT (11%). THE INCREASED VERTICAL GRADE IS NECESSARY TO LIMIT TOTAL CUT THROUGH THE PROJECT AREA IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. THE INCREASED VERTICAL GRADE ALSO PRESERVES EXISTING TOPOGRAPHY IMMEDIATELY ADJACENT TO THE EXISTING WETLAND AREA. WAIVER GRANTED ON JULY 26, 2006.
3. SECTION 607.C.1 – *VERTICAL CURVES ARE REQUIRED TO BE A MINIMUM OF 200 FT.* PROPOSED LILY ROSE LANE HAS BEEN DESIGNED WITH A COMBINATION VERTICAL CURVE TOTALING A LENGTH OF 180 FT. THE REDUCED VERTICAL CURVE LENGTH IS NEEDED TO LIMIT THE CUT THROUGH THE PROJECT AREA IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. THE INCREASED VERTICAL GRADE ALSO PRESERVES EXISTING TOPOGRAPHY IMMEDIATELY ADJACENT TO THE EXISTING WETLAND AREA. WAIVER GRANTED ON JULY 26, 2006.
4. SECTION 615.C – *SIDEWALKS SHALL BE PROVIDED ALONG ALL NEW STREETS* THIS SUBDIVISION PLAN DOES NOT PROPOSE SIDEWALK ALONG EITHER SIDE OF LILY ROSE LANE. THERE ARE NO SIDEWALKS ADJACENT TO THE PROPERTY TO TIE INTO. ALSO, THE LOTS BEING 2 ACRES NET MINIMUM SIZE WITHIN A CUL-DE-SAC ARRANGEMENT WOULD CREATE A MINIMAL AMOUNT OF USE FOR A SIDEWALK TO BE MAINTAINED. WAIVER GRANTED ON NOVEMBER 25, 2008.
5. SECTION 621 – *STORM SEWERS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.* THE PROPOSED INFILTRATION BEDS SHALL BE CONSTRUCTED USING CORRUGATED METAL PIPE. CORRUGATED METAL PIPE IS REQUIRED TO PROVIDE PERFORATIONS WITHIN THE INFILTRATION SYSTEM TO PROMOTE GROUNDWATER RECHARGE IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS. REINFORCED CONCRETE PIPE CAN NOT EFFECTIVELY BE PERFORATED. WAIVER GRANTED ON OCTOBER 28, 2008.
6. SECTION 627 – *STREET LIGHTS SHALL BE PROVIDED WITH THE CONSTRUCTION OF ALL NEW STREETS.* THIS SUBDIVISION PLAN PROPOSES ONE STREET LIGHT AT THE INTERSECTION OF LILY ROSE LANE AND STRASBURG ROAD. ADDITIONAL STREET LIGHTS WOULD NOT CONFORM TO THE CHARACTERISTICS OF THE NEIGHBORHOOD. WAIVER GRANTED ON NOVEMBER 25, 2008.

SITE DISTURBANCE CALCULATIONS

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
STEEP SLOPES				
MODERATELY STEEP	64,893 SF±	30%	19,468 SF±	15,400 SF± (23.7%)
VERY STEEP	25,137 SF±	15%***	3,771 SF±	3,559 SF± (14.2%)
WETLANDS	3,432 SF±	0%	0	0
WETLAND MARGINS	23,107 SF±	20%	4,621 SF±	2,219 SF± (9.6%)
RIPARIAN BUFFERS				
ZONE 1 BUFFER	8,097 SF±	0%	0	482 SF±
ZONE 2 BUFFER	3,539 SF±	20%	708 SF±	0
WOODLANDS				
RESIDENTIAL USES	160,643 SF±	35%	56,225 SF±	6,100 SF± (3.8%)
NON-RESIDENTIAL USES	0	50%	0	0
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	20%	N/A	N/A
TOTAL				

* WHERE 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 1402.3.A.1.B.

**** APPLIES ONLY TO SOILS LOCATED WITHIN THE AGRICULTURAL PRESERVE AREA AS DESIGNATED IN THE EAST FALLOWFIELD COMPREHENSIVE PLAN OR WITHIN THE RA RURAL AGRICULTURAL DISTRICT OF THIS ORDINANCE.

FINAL TITLE PLAN
(2133–2135 STRASBURG ROAD)

OWNER/APPLICANT

REAL ESTATE FINDERS, LLC
702 LENAPE ROAD
WEST CHESTER, PA 19382
Att'n: NEIL ABRAHAMS
PHONE: 610-431-4554
FAX: 610-696-3359

11. 6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10. 4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
9. 11-23-09 REV. PER FINAL PLAN SUBMISSION.
8. 10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7. 9-28-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
6. 11-11-08 REV. PER CCCD REVIEW LETTER DATED 9-12-08.
5. 10-7-08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6-4-08.
4. 8-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
3. 6-26-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2. 6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 5-15-07.
1. 8-8-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

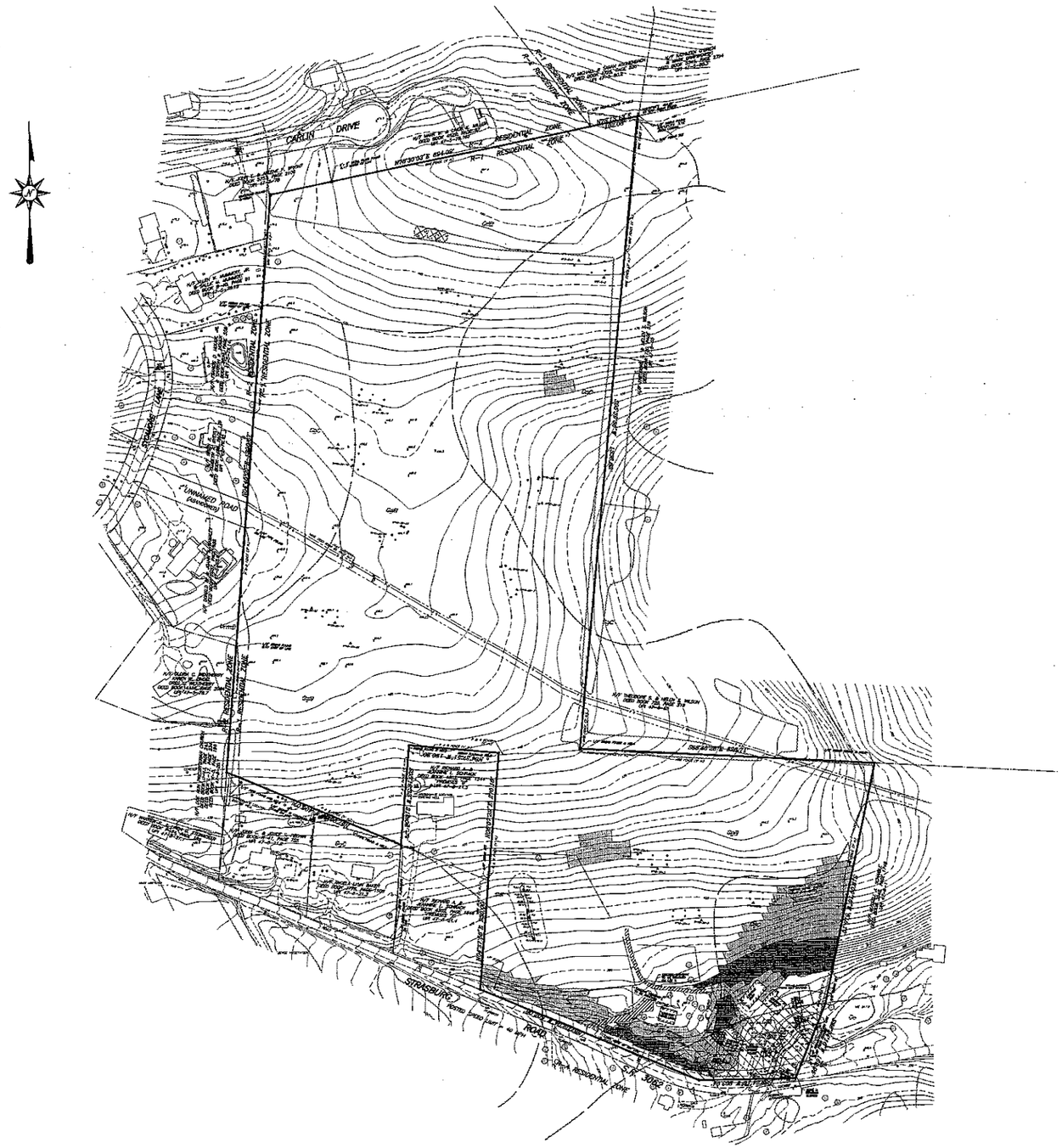
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080
WWW.EBWALSHINC.COM

Project– 3080
Date– 3-26-07
Scale– 1"= 50'
Drawn– RBL
Checked– EBW

Plotted: 6/22/2010
File: F:\JB\3080\Final Plan Set\3080-B8.pro

SOILS CLASSIFICATION:

CcB – CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
GcB – GLENELG CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
GcC – GLENELG CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
Co – COCORUS SILT LOAM



LEGEND

- 430 — EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- EXISTING INLET
- EXISTING STORM SEWER PIPE
- EXISTING STORM MANHOLE
- WELL
- EXISTING SANITARY MANHOLE
- S — EXISTING SANITARY SEWER PIPE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- EXISTING CURB
- SOILS LINE
- EXISTING WETLANDS
- WETLAND MARGINS
- HYDRIC SOILS – Co
- PRECAUTIONARY SLOPES 15% – 25%
- PROHIBITIVE SLOPES 25% >
- EXISTING SIGN
- WATER METER
- WATER VALVE
- EXISTING D-W ENDWALL
- EXISTING ENDWALL
- EXISTING TREE LINE
- X — EXISTING FENCE

100 0 100 200 300 400 FEET
GRAPHIC SCALE

FINAL
EXISTING FEATURES PLAN
(2133–2135 STRASBURG ROAD)

11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-5-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
9	11-23-09 REV. PER FINAL PLAN SUBMISSION.
8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7	9-25-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
6	11-11-08 REV. PER CCCD REVIEW LETTER DATED 9-12-08.
5	10-7-08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6-4-08.
4	6-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
3	6-25-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	8-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8-15-07.
1	8-8-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

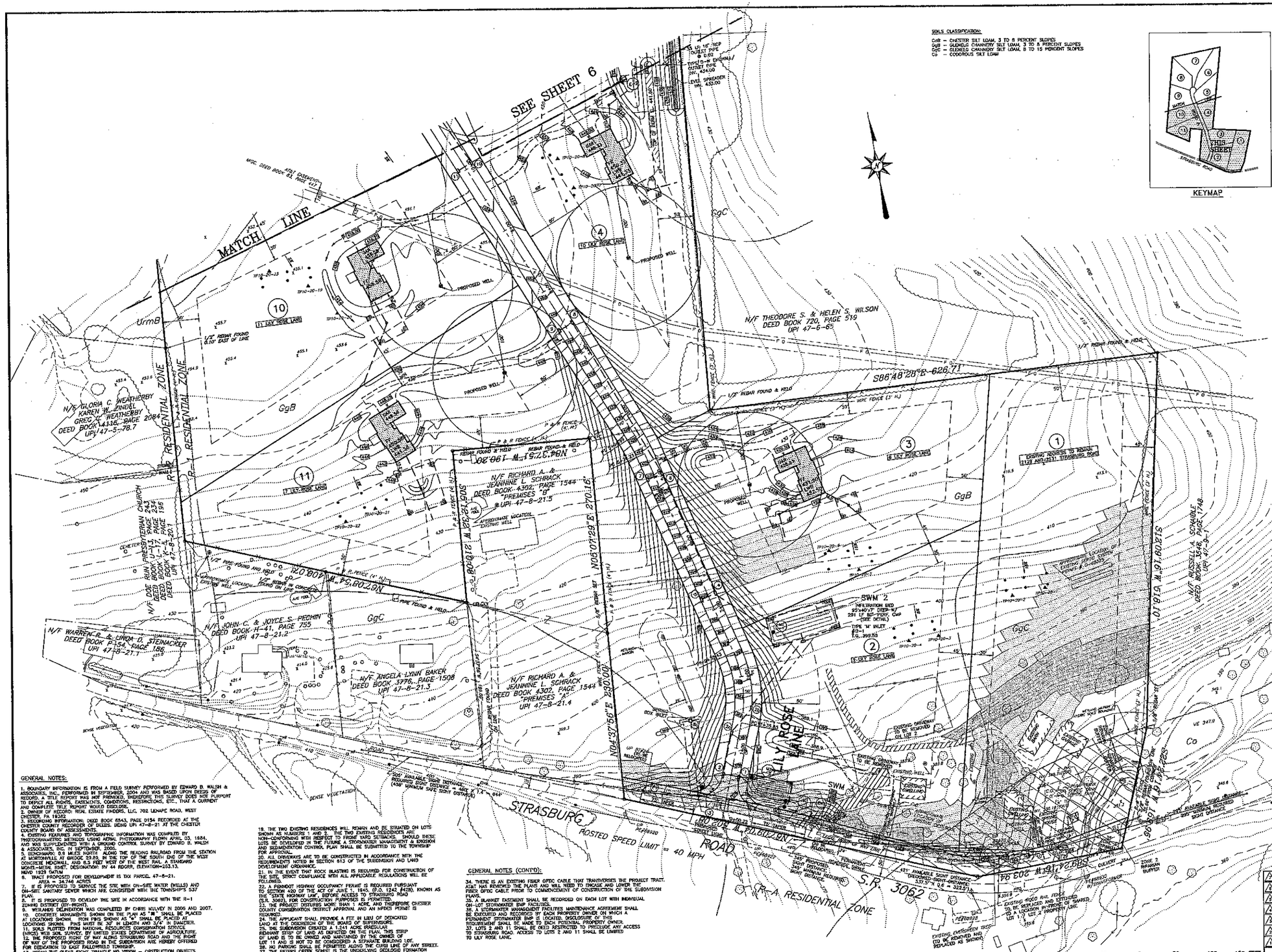
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Doublin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0080
Fax: 610-903-0080
WWW.EBWALSHINC.COM

Project–	3080
Date–	3-25-07
Scale–	1"= 100'
Drawn–	RBL
Checked–	JBM
Sheet–	4 OF 17

Plotted: 5/22/2010 — File: F:\JB\3080\Final Plan Set\3080-08.pro

SOILS CLASSIFICATION:

CnB – CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
GgB – GLENELG CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
GgC – GLENELG CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
Co – CODORUS SILT LOAM



GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC., PERFORMED IN SEPTEMBER, 2004 AND WAS BASED UPON DEEDS OF RECORD. A TITLE REPORT WAS NOT PROVIDED, THEREFORE THIS SURVEY DOES NOT PURPORT TO DEPICT ALL RIGHTS, EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., THAT A CURRENT AND COMPLETE TITLE REPORT WOULD DISCLOSE.
2. OWNER OF RECORD: REAL ESTATE FINDERS, LLC, 702 LENAPE ROAD, WEST CHESTER, PA 19382
3. RECORDING INFORMATION: DEED BOOK 6543, PAGE 0154 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS. BEING UPI 47-8-21 AT THE CHESTER COUNTY BOARD OF ASSESSMENTS.
4. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION WAS COMPILED BY PHOTOGRAMMETRIC METHODS USING AERIAL PHOTOGRAPHY FLOWN APRIL 03, 1984, AND WAS SUPPLEMENTED WITH A GROUND CONTROL SURVEY BY EDWARD B. WALSH & ASSOCIATES, INC. IN SEPTEMBER, 2006.
5. BENCHMARK: 0.8 MILES NORTH ALONG THE RESING RAILROAD FROM THE STATION AT MONTGOMERYVILLE AT GRADE 59.83, IN THE TOP OF THE SOUTH END OF THE WEST CONCRETE HEADWALL AND 6.5 FEET WEST OF THE WEST RAIL. A STANDARD MONUMENTAL DISK. DESIGNATION NV 44 ROGERS. ELEVATION=253.13. NGVD 1929 DATUM
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47-8-21.
   AREA = 34.746 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH ON-SITE WATER (WELLS) AND ON-SITE SANITARY SEWER WHICH ARE CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
8. IT IS PROPOSED TO DEVELOP THE SITE IN ACCORDANCE WITH THE R-1 ZONING DISTRICT (BY-RIGHT).
9. WETLANDS DELINEATION WAS COMPLETED BY CHRIS MULVEY IN 2006 AND 2007.
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 NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY, BY UNITED STATES DEPARTMENT OF AGRICULTURE.
12. THE PROPOSED RIGHT OF WAY ALONG STRASBURG ROAD AND THE RIGHT OF WAY OF THE PROPOSED ROAD IN THE SUBDIVISION ARE HEREBY OFFERED FOR DEDICATION TO EAST FALLOWFIELD TOWNSHIP.
13. WITHIN THE CLEAR SIGHT TRIANGLE 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. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO OBTAIN RUNOFF FOR AN AVERAGE IMPERVIOUS COVERAGE ON THE INDIVIDUAL PROPOSED LOTS EQUAL TO 6,000 SF.
16. THERE IS NO DOCUMENTED 100-YEAR FLOODPLAIN SHOWN ON FEMA MAP NUMBER 42029C0193F, DATED SEPTEMBER 29, 2006.
17. 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.
18. 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 SUBMIT 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.
19. THE TWO EXISTING RESIDENCES WILL REMAIN AND BE SITUATED ON LOTS SHOWN AS NUMBERS 1 AND 2. THE TWO EXISTING RESIDENCES ARE NON-CONFORMING WITH RESPECT TO FRONT YARD SETBACKS. SHOULD THESE LOTS BE DEVELOPED IN THE FUTURE, A STORMWATER MANAGEMENT & EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE TOWNSHIP FOR APPROVAL.
20. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENTS NOTED IN SECTION 813 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
21. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE, STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
22. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, (P.O. 1242, #428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO STRASBURG ROAD (S.R. 3062), FOR CONSTRUCTION PURPOSES IS PERMITTED.
23. THE PROJECT DISTURBS MORE THAN 1 ACRE, AND THEREFORE CHESTER COUNTY CONSERVATION DISTRICT APPROVAL AND AN NPDES PERMIT IS REQUIRED.
24. THE APPLICANT SHALL PROVIDE A FEE IN LIEU OF DEDICATED LAND AT THE DISCRETION OF THE BOARD OF SUPERVISORS.
25. THE SUBDIVISION CREATES A 1.241 ACRE IRREGULAR REMAINDER STRIP OF LAND AS DEPICTED ON THE PLAN. THIS STRIP OF LAND IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 11 AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
26. NO PARKING SHALL BE PERMITTED ALONG THE CURB LINE OF ANY STREET.
27. THE PEDERS CREEK SCHEDULE II THE UNDERLYING GEOLOGIC FORMATION ENCOMPASSING THE PROJECT SITE.
28. THE SEWAGE FACILITIES PLANNING MODULES HAS BEEN REVIEWED AND APPROVED BY THE TOWNSHIP'S SANITARY SEWER CONSULTANT.
29. A BUILDING PERMIT WILL NOT BE ISSUED FOR A LOT UNTIL A SEWER PERMIT AND WELL PERMIT ARE ISSUED BY THE CHESTER COUNTY HEALTH DEPARTMENT.
30. THE TOWNSHIP IS TO DECIDE IF STREET LIGHTING IS NECESSARY FOR THE PROJECT. THE PLAN PROPOSES ONE STREET LIGHT AT THE PROPOSED INTERSECTION OF ROAD A WITH STRASBURG ROAD.
31. THE PLANS HAVE BEEN REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION. FUTURE DEVELOPMENT ON AN INDIVIDUAL BUILDING PERMIT BASIS FOR LOTS 1 AND 2 WILL BE REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION.
32. THE EXISTING STRUCTURES ON LOT 1 ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH SECTION 2405.B OF THE HISTORIC PRESERVATION AMENDMENT OF THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE.
33. ANY DAMAGE THAT OCCURS AS A RESULT OF THE PERMANENT STORMWATER BMPS DISCHARGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER IN WHICH THE BMP IS LOCATED. THE OWNER RESPONSIBILITY IS TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).

GENERAL NOTES (CONT'D):

34. THERE IS AN EXISTING FIBER OPTIC CABLE TUBE TRANSVERSES THE PROJECT TRACT. AT THE TIME THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
35. A BLANKET EASEMENT SHALL BE RECORDED ON EACH LOT WITH INDIVIDUAL ON-LOT STORMWATER BMP FACILITIES.
36. A STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED BY EACH PROPERTY OWNER ON WHICH A PERMANENT STORMWATER BMP IS LOCATED. DISCLOSURE OF THIS REQUIREMENT SHALL BE MADE TO EACH POTENTIAL PROPERTY OWNER.
37. LOTS 2 AND 11 SHALL BE DEED RESTRICTED TO PRECLUDE ANY ACCESS TO STRASBURG ROAD. ACCESS TO LOTS 2 AND 11 SHALL BE LIMITED TO LILY ROSE LANE.

FINAL GRADING & UTILITIES PLAN
(2133-2135 STRASBURG ROAD)

1	9-28-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
2	11-11-08 REV. PER CCCD REVIEW LETTER DATED 9-12-08.
3	10-7-08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6-4-08.
4	8-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
5	8-26-08 REV. PER INITIAL SUBMITTAL TO CCCD.
6	6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 6-15-07.
7	8-6-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.
11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-8-10.
10	4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-16-10.
11	11-23-09 REV. PER FINAL PLAN SUBMISSION.
10	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Doublin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0090
Fax: 610-903-0060
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Project:– 3080	
Date:– 3-26-07	
Scale:– 1"= 50'	
Drawn:– RBL/SM	
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Sheet:– 5 OF 17	
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5. BENCHMARK: 0.9 MILES NORTH ALONG THE READING RAILROAD FROM THE STATION AT MORTONVILLE AT BRIDGE 29.89, IN THE TOP OF THE SOUTH END OF THE WEST CONCRETE HEADWALL, AND 6.5 FEET WEST OF THE WEST RAIL. A STANDARD MONEL-METAL RIVET. DESIGNATION: RV 44 RDGRR, ELEVATION=263.13, NGVD 1929 DATUM
6. TRACT PROPOSED FOR DEVELOPMENT IS TAX PARCEL 47-8-21. AREA = 34.746 ACRES
7. IT IS PROPOSED TO SERVICE THE SITE WITH ON-SITE WATER (WELLS) AND ON-SITE SANITARY SEWER WHICH ARE CONSISTENT WITH THE TOWNSHIP'S 537 PLAN.
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13. WITHIN THE CLEAR SIGHT TRIANGLE NO VISION - OBSTRUCTION OBJECTS ARE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 30 INCHES AND BELOW 10 FEET.
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20. ALL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED IN SECTION 613 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
21. IN THE EVENT THAT ROCK BLASTING IS REQUIRED FOR CONSTRUCTION OF THE SITE, STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS WILL BE FOLLOWED.
22. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, (P.O. 1242 #428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO STRASBURG ROAD (S.R. 3062), FOR CONSTRUCTION PURPOSES IS PERMITTED.
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27. THE PETERS CREEK SCHIST IS THE UNDERLYING GEOLOGIC FORMATION ENCOMPASSING THE PROJECT SITE.
28. THE SEWAGE FACILITIES PLANNING MODULE HAS BEEN REVIEWED AND APPROVED BY THE TOWNSHIP'S SANITARY SEWER CONSULTANT.
29. A BUILDING PERMIT WILL NOT BE ISSUED FOR A LOT UNTIL A SEWER PERMIT AND WELL PERMIT ARE ISSUED BY THE CHESTER COUNTY HEALTH DEPARTMENT.
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31. THE PLANS HAVE BEEN REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION. FUTURE DEVELOPMENT ON AN INDIVIDUAL BUILDING PERMIT BASIS FOR LOTS 1 AND 2 WILL BE REVIEWED BY THE EAST FALLOWFIELD HISTORICAL COMMISSION.
32. THE EXISTING STRUCTURES ON LOT 1 ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH SECTION 2405.B OF THE HISTORIC PRESERVATION AMENDMENT OF THE EAST FALLOWFIELD TOWNSHIP ZONING ORDINANCE.
33. ANY DAMAGE THAT OCCURS AS A RESULT OF THE PERMANENT STORMWATER BMPS' DISCHARGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER IN WHICH THE BMP IS LOCATED. THE OWNER RESPONSIBLE IS TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
34. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
35. A BLANKET EASEMENT SHALL BE RECORDED ON EACH LOT WITH INDIVIDUAL ON-LOT STORMWATER BMP FACILITIES.
36. A STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED BY EACH PROPERTY OWNER ON WHICH A PERMANENT STORMWATER BMP IS LOCATED. DISCLOSURE OF THIS REQUIREMENT SHALL BE MADE TO EACH POTENTIAL PROPERTY OWNER.
37. LOTS 2 AND 11 SHALL BE DEED RESTRICTED TO PRECLUDE ANY ACCESS TO STRASBURG ROAD. ACCESS TO LOTS 2 AND 11 SHALL BE LIMITED TO LILY ROSE LANE.

SOILS CLASSIFICATION:

CdB – CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
GgB – GLENELG CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
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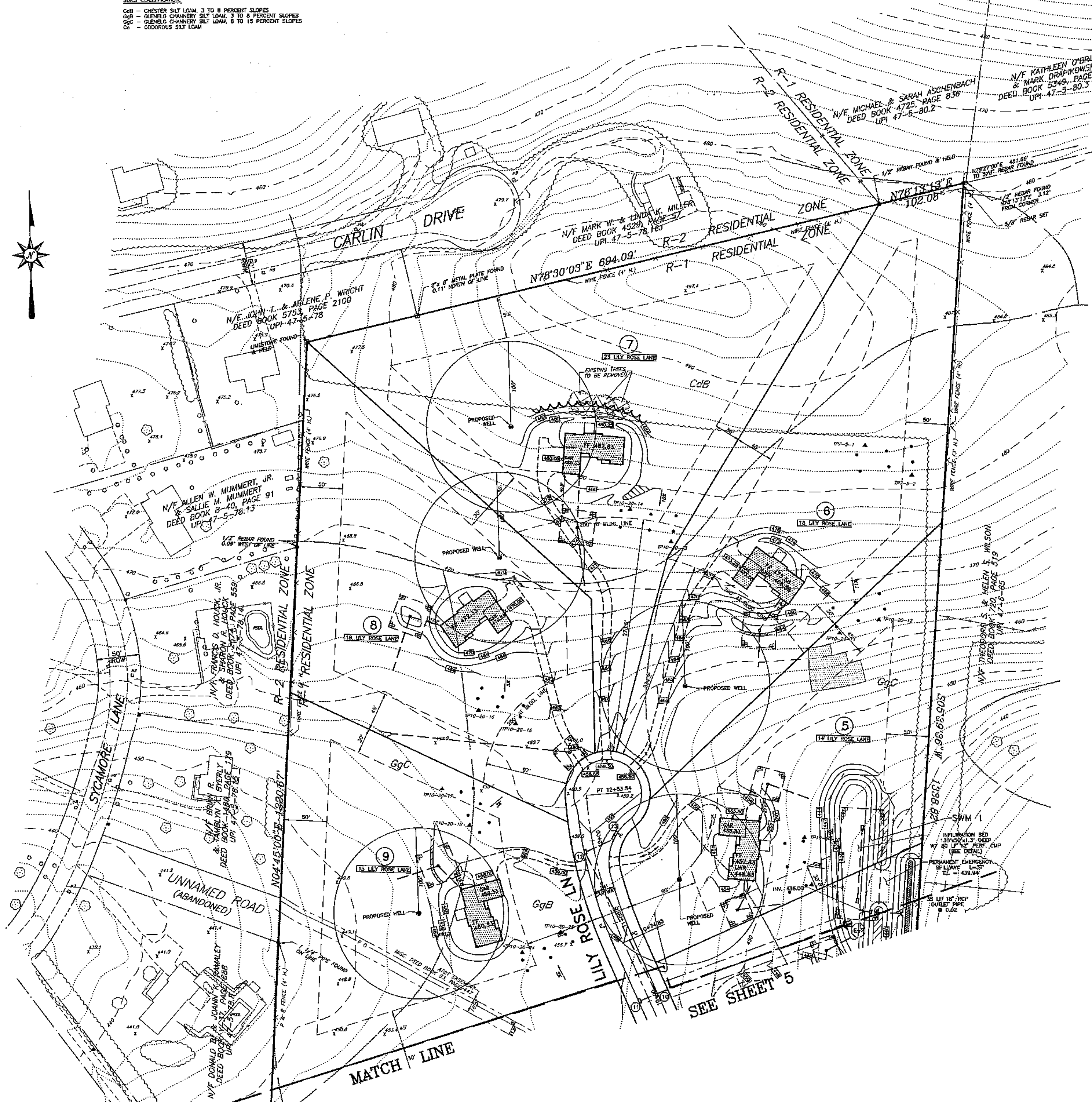
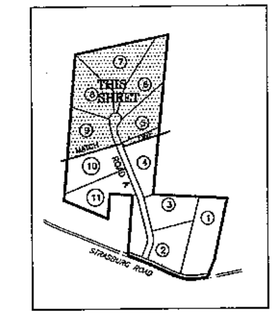
Co – CODORUS SILT LOAM





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
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CURB
- PROPOSED CURB
- SOILS LINE
- EXISTING WETLANDS
- WETLAND MARGINS
- HYDRIC SOILS – Co
- LIGHT POLE & FIXTURE
- 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
- EXISTING TREE LINE
- PROPOSED TREE LINE
- (1) PROPOSED LOT NUMBER
- 2 LILY ROSE LANE — PROPOSED STREET ADDRESS NUMBER
- PROPOSED FENCE

FINAL GRADING & UTILITIES PLAN
(2133–2135 STRASBURG ROAD)

No.	Revision
11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
9	11-23-09 REV. PER FINAL PLAN SUBMISSION.
8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7	9-28-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
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PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
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Project–	3080
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Plotted: 6/22/2010 File: F:\JB\3080\Final Plan Set\3080-B6.pro

LEGEND

- EXISTING INDEX CONTOUR (430)
- EXISTING INTERIOR CONTOUR
- PROPOSED CONTOUR
- EXISTING INLET
- PROPOSED INLET
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- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
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- PROPOSED MONUMENT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
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- WATER VALVE
- EXISTING D–W ENDWALL
- PROPOSED D–W ENDWALL
- EXISTING ENDWALL
- PROPOSED ENDWALL
- EXISTING TREE LINE
- PROPOSED TREE LINE

CLEAN FILL RESPONSIBILITY

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.

CONSTRUCTION SEQUENCE

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.

PHASE 1: ROAD CONSTRUCTION

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE AT INTERSECTION OF STRASBURG ROAD AND PROPOSED ROAD A.
2. DELINEATE LIMIT OF DISTURBANCE FOR PHASE 1 ROAD CONSTRUCTION. LIMITS OF DISTURBANCE IN WOODED AREAS SHALL BE VERIFIED BY A TOWNSHIP REPRESENTATIVE PRIOR TO CLEARING TO DETERMINE IF ANY ADDITIONAL SPECIMEN TREES CAN BE SAVED.
3. INSTALL ROAD CONSTRUCTION SILT FENCE (18", 30", AND SUPER).
4. INSTALL ORANGE CONSTRUCTION FENCE. THE ORANGE CONSTRUCTION FENCE IS TO PROTECT SWM 1, SWM. 2, SWM 3 AND WETLAND AREAS.
5. AT&T WORK TO BE COMPLETED AT THIS TIME FOR THE EXISTING FIBER OPTIC LINE TRANSVERSING THE PROJECT SITE. SEE NOTE #2.
6. PERFORM LIMITED CLEARING AND GRUBBING NECESSARY FOR CONSTRUCTION ACTIVITIES IN AREAS OF SEDIMENT TRAP 1, SEDIMENT TRAP 2, PERMANENT ROADSIDE SWALE AND CLEAN WATER DIVERSION SWALE.

NOTE: ANY CLEARING AND GRUBBING NEEDED FOR CONSTRUCTION INCLUDES REMOVING ALL AILANTHUS ALTISSIMA (INVASIVE WEED TREE) ENCOUNTERED WITHIN THE LIMITS OF DISTURBANCE.

7. REMOVE TOPSOIL IN AREAS OF SEDIMENT TRAP 1, SEDIMENT TRAP 2, PERMANENT ROADSIDE SWALE AND CLEAN WATER DIVERSION SWALE.
8. CONCURRENTLY: CONSTRUCT PERMANENT ROADSIDE SWALE, TEMPORARY CLEAN WATER DIVERSION SWALE, SEDIMENT TRAP 1, AND SEDIMENT TRAP 2 IN ACCORDANCE WITH DETAILS AND MAKE OPERATIONAL. IMMEDIATELY STABILIZE PERMANENT ROADSIDE SWALE, TEMPORARY CLEAN WATER DIVERSION SWALE AND SEDIMENT TRAPS' 3:1 AND GREATER SLOPES WITH EROSION CONTROL BLANKET. CONSTRUCT STORMWATER CONVEYANCE SYSTEM FROM FLARED END SECTION F2 TO F3, INCLUDING RIP–RAP APRONS. CONSTRUCT LEVEL SPREADER PLUNGE POOL IN ACCORDANCE WITH DETAILS TO ACCEPT OUTFLOWS FROM SWALE AND SEDIMENT TRAP 1. CONSTRUCT STORM SEWER CONVEYANCE SYSTEM NEEDED FOR SEDIMENT TRAP 2 OUTLET, INCLUDING TEMPORARY 12" OUTLET PIPE, INLET #S 1, 2, 2a AND 2b, END WALL #E–1, PERMANENT CONNECTING RCP PIPE, AND RIP–RAP AT END WALL #E–1. SEDIMENT TRAP 1, SEDIMENT TRAP 2, AND TEMPORARY CLEAN WATER DIVERSION SWALE MUST BE STABILIZED AND FUNCTIONING PROPERLY PRIOR TO ANY FURTHER EARTH DISTURBANCE ACTIVITIES. SEDIMENT TRAP 1 AND SEDIMENT TRAP 2 MUST BE FUNCTIONAL AT THE END OF EVERY DAY AND PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.

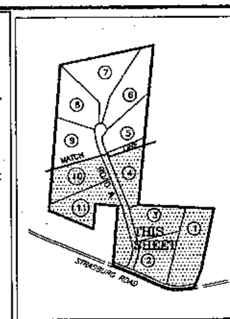
NOTE: UPON INSTALLATION OF THE PERMANENT SEDIMENT TRAP 1 RISER, AN IMMEDIATE INSPECTION OF THE RISER SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE AND THE CHESTER COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE PROPER RISER IS INSTALLED AND SEALED, PER PLAN.

9. COMPLETE CLEARING AND GRUBBING NEEDED FOR ROAD CONSTRUCTION.
10. REMOVE TOPSOIL FROM AREAS TO BE DISTURBED FOR ROAD CONSTRUCTION. PLACE TOPSOIL IN STOCKPILE LOCATIONS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS. STOCKPILE HEIGHT NOT TO EXCEED 35 FEET AND SIDE SLOPES ARE TO BE 2:1 MAXIMUM. STABILIZE WITH TEMPORARY SEED MIX AND MULCH.
11. PERFORM ROUGH GRADING FOR CONSTRUCTION OF PROPOSED ROAD. ROAD GRADING IS TO OCCUR STARTING FROM THE TOP OF THE CUL–DE–SAC, WORKING ITS WAY DOWNSLOPE, IN ORDER TO FACILITATE STORM WATER DRAINAGE PROPERLY THROUGH THE CUT AREAS.

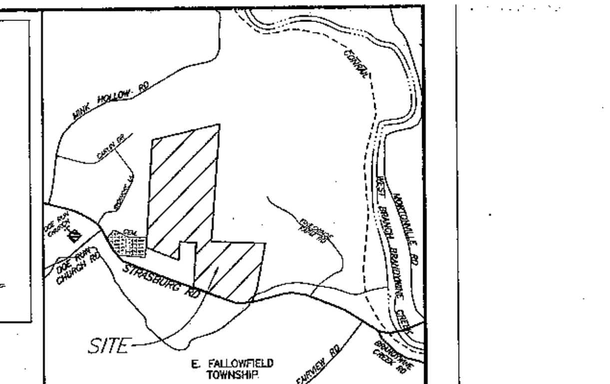
NOTE: UPON COMPLETION OF GRADING, STABILIZE DISTURBED AREAS OUTSIDE OF THE ROADWAY IMMEDIATELY WITH PERMANENT SEED MIX.

12. INSTALL REMAINING STORM WATER CONVEYANCE SYSTEM AND MAKE OPERATIONAL WITH INLET PROTECTION ON INLETS. THIS INCLUDES INSTALLING TEMPORARY STORM PIPE FROM TERMINUS OF 24" RCP OUT FROM INLET #4 TO TEMPORARY ENDWALL #E–3 AND TEMPORARY STORM PIPE FROM INLET #1 TO ENDWALL #E–1. ALSO, CONSTRUCT TEMPORARY DIVERSION DIKE TO CONVEY RUNOFF INTO INLETS #10 AND #11.
13. INSTALL CURBING FOR THE PROPOSED ROAD.
14. INSTALL UTILITIES ALONG PROPOSED ROAD FOR SERVICE CONNECTIONS TO EACH OF THE BUILDING LOTS.
15. INSTALL STONE BASE COURSE ON PROPOSED ROAD.
16. UPON STABILIZATION OF ALL DISTURBED AREAS FOR ROADWAY CONSTRUCTION WITH A MINIMUM COVER OF 70% VEGETATION, THE CHESTER COUNTY CONSERVATION DISTRICT MUST BE CONTACTED FOR AN INSPECTION AND APPROVAL PRIOR TO CONVERSION TO PERMANENT STORMWATER BMPS. UPON APPROVAL:
 –SEDIMENT TRAP 1 AND TEMPORARY CLEAN WATER DIVERSION SWALE ARE TO BE CONVERTED INTO SWM 1 AND PERMANENT GRADING, RESPECTIVELY, ACCORDING TO THE PLANS AND DETAILS.
 –SEDIMENT TRAP 2 IS TO BE CONVERTED INTO SWM 2 ACCORDING TO ITS DETAILS, WHICH INCLUDES REMOVING THE TEMPORARY STORM PIPE FROM TERMINUS OF 24" RCP OUT FROM INLET #4 TO TEMPORARY ENDWALL #E–3.
 –SWM 3 IS TO BE CONSTRUCTED ACCORDING TO ITS DETAILS, WHICH INCLUDES REMOVING THE TEMPORARY STORM PIPE FROM INLET #1 TO ENDWALL #E–1.
 –REMOVE ROAD CONSTRUCTION SILT FENCE.
 –REMOVE INLET PROTECTION AND MAKE STORM SEWER SYSTEMS OPERATIONAL.

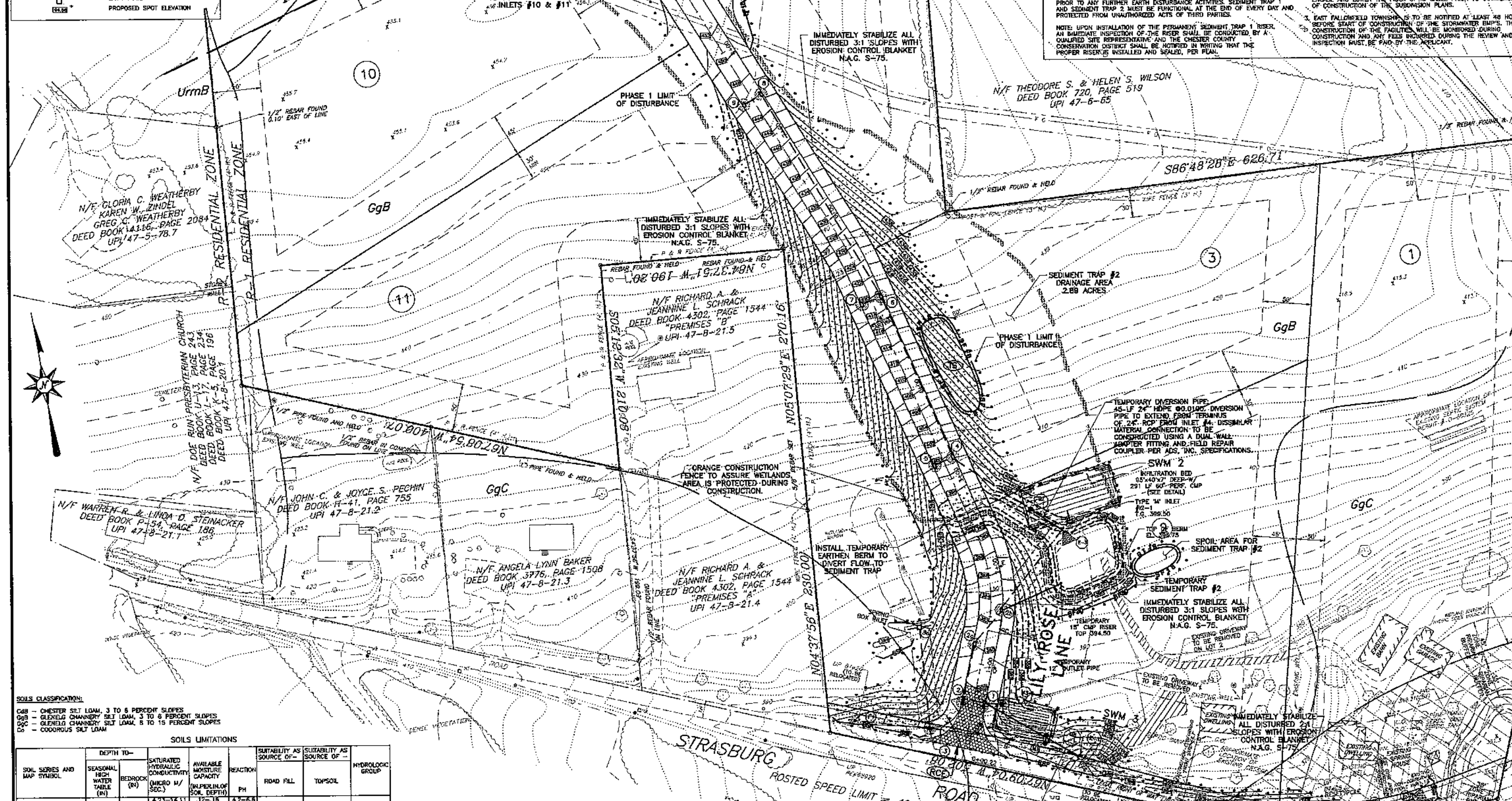
NOTES:
1. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
2. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
3. EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.



KEYMAP



LOCATION MAP
SCALE: 1" = 800'



SOILS CLASSIFICATION:

CdB – CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
GgB – GLENELG CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
GgC – GLENELG CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
Co – CODORUS SILT LOAM

SOILS LIMITATIONS

SOIL SERIES AND MAP SYMBOL	DEPTH TO– SEASONAL HIGH WATER TABLE (IN)	DEPTH TO– BEDROCK (IN)	SATURATED HYDRAULIC CONDUCTIVITY (MICRO M/SEC.)	AVAILABLE MOISTURE CAPACITY (IN.PER.IN.OF SOIL DEPTH)	REACTION PH	SUITABILITY AS SOURCE OF– ROAD FILL	SUITABILITY AS SOURCE OF – TOPSOIL	HYDROLOGIC GROUP
CHESTER SILT LOAM (CdB)	60+	72–99	4.23–14.11 4.23–14.11 4.23–14.11 4.23–14.11	.12–.18 .10–.14 .10–.14 .08–.12	4.2–6.8 4.5–5.5 4.5–5.5 4.5–5.5	GOOD	FAIR	B
CORDORUS SILT LOAM (Co)	18–36	72–99	4.23–14.11 4.23–14.11 14.11–141.1	.14–.20 .14–.20 .04–.08	4.5–6.0 5.1–6.5 5.1–6.5	FAIR	FAIR	C
GLENELG (GgB, GgC)	60+	60–120	4.23–14.11 4.23–14.11 4.23–14.11 1.41–14.00	.14–.24 .14–.24 .14–.24	4.5–6.6 4.5–5.5 4.5–5.5	GOOD	POOR	B
URBAN LAND – GLENELG COMPLEX (UrmB)	60+	10–99	NA	0.00	NA	NA	NA	NA

ACT 187 SERIAL NUMBER 2646921
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

NEON TRANSCOM
AT & T
VERIZON PENNSYLVANIA, INC.
WILTEL COMMUNICATIONS
AQUA PENNSYLVANIA, INC.
PECO ENERGY
COMCAST CABLE
PA AMERICAN WATER COMPANY
EAST FALLOWFIELD TOWNSHIP

1. SHOULD BEDROCK BE ENCOUNTERED DURING SEDIMENT BASIN OR RECHARGE BEDS CONSTRUCTION WHICH PREVENTS EXCAVATION BLASTING MAY BE NECESSARY. THE APPROPRIATE PERMITS AND APPROVALS MUST BE SECURED PRIOR TO ANY BLASTING. THE TOWNSHIP ENGINEER SHOULD BE CONSULTED TO ADJUST THE LOCATION OF ANY RECHARGE BED TO AVOID ROCK REMOVAL.
2. ANY WATER ENCOUNTERED DURING CONSTRUCTION MUST BE PUMPED TO A DEWATERING FACILITY.

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

SERIAL # 2646921

GENERAL E&S NOTES

1. BEFORE INITIATING ANY REVISIONS 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. 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.
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 et. seq., 271.1 et. seq. AND 287.1 et seq.
3. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FROM THE SITE THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGS.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGED OR BROKEN FACILITY MUST BE REPAIRED OR REPLACED IMMEDIATELY.
5. PRIOR TO THE REMOVAL OF E AND S CONTROLS, THE CHESTER COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED AT (610) 925–4920.
6. ALL SLOPES 3:1 OR STEEPER WILL UTILIZE EROSION CONTROL BLANKET.
7. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
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 PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PREFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

8. CONTINUED
 WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITEE OR CO–PERMITEE 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.

 AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE 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.
10. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
11. 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.
12. ANY DAMAGE THAT OCCURS AS A RESULT OF THE BASIN OR TRAP DISCHARGE IS THE RESPONSIBILITY OF THE APPLICANT TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
13. 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 111, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
14. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

STABILIZATION NOTE:

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 AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

50 0 50 100 150 FEET
GRAPHIC SCALE

PHASE 1 ROAD CONSTRUCTION
LIMIT OF DISTURBANCE = 5.18 AC

WATERSHED NOTE:
THE SITE IS LOCATED WITHIN THE WATERSHED OF AN UNNAMED TRIBUTARY FOR THE WEST BRANCH BRANDYWINE CREEK. THE CHAPTER 93 CLASSIFICATION IS A WARM WATER FISHERY (WWF).

THIS PLAN TO BE USED FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY

TOWNSHIP NOTIFICATION:
EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.

NPDES PERMIT NOTES

1. UPON REDUCTION, LOSS OR FAILURE OF THE BMP.S, THE PERMITEE AND CO–PERMITEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMP.S OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT.
2. WHERE E&S BMP.S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITEE AND CO–PERMITEE SHALL IMMEDIATELY CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.
3. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER GENERAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 90 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
4. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER INDIVIDUAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 180 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
5. NOTICE OF TERMINATION: WHERE ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT ARE ELIMINATED, AND BMP.S IDENTIFIED IN THE POST–CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN HAVE BEEN INSTALLED, THE PERMITEE OR CO–PERMITEE OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION (NOT) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B.1.c (SIGNATURE REQUIREMENTS) OF THIS PERMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT.
6. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPS TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPS, PREFERABLY THE DESIGN ENGINEER SHALL CONDUCT THE OVERSIGHT.

NOTE:
AN AT&T EASEMENT ENCOMPASSING AN EXISTING FIBER OPTIC CABLE CROSSES THE SITE AS SHOWN ON THE PLANS. THERE MUST BE NOTIFICATION TO AT&T OUTSIDE PLANT, IN WRITING, 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY IN THE VICINITY OF THE AT&T EASEMENT.
AT&T CONTACT INFORMATION:
MR. ROBERT SZUCH
MICHAEL BAKER JR. INC.
4301 DUTCH RIDGE ROAD
BEAVER, PA 15009–0280
PHONE (412) 613–2285.

EROSION & SEDIMENTATION CONTROL LEGEND

- PHASE 1 LIMIT OF DISTURBANCE
- TEMPORARY STORM PIPE
- PHASE 1 TEMPORARY CONTOUR
- PERMANENT CONTOUR
- 18" SILT FENCE–ROAD CONSTRUCTION
- 30" SILT FENCE–ROAD CONSTRUCTION
- SUPER SILT FENCE–ROAD CONSTRUCTION
- ORANGE CONSTRUCTION FENCE
- INLET PROTECTION
- TOPSOIL STOCKPILE
- ROCK CONSTR. ENTRANCE
- EROSION CONTROL BLANKET
- E & S DRAINAGE AREA BOUNDARY

FINAL PHASE 1 EROSION & SEDIMENTATION CONTROL PLAN
(2133–2135 STRASBURG ROAD)

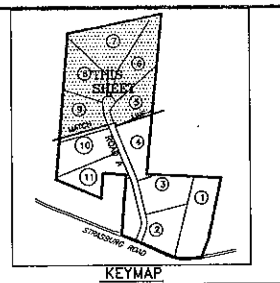
11	6–21–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5–25–10 AND HISTORICAL COMMISSION MEETING ON 6–9–10.
10	4–8–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2–18–10.
9	11–23–09 REV. PER FINAL PLAN SUBMISSION.
8	10–30–09 REV. PER CCCD REVIEW EMAIL DATED 10–23–09.
7	9–28–09 REV. PER CCCD REVIEW LETTER DATED 12–8–08.
6	11–11–08 REV. PER CCCD REVIEW LETTER DATED 9–12–08.
5	10–7–08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6–4–08.
4	8–25–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7–15–08.
3	6–26–08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6–20–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 6–15–07.
1	8–8–07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4–23–07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610–903–0060
Fax: 610–903–0080
WWW.EBWALSHINC.COM

Project– 3080
Date– 3–26–07
Scale– 1" = 50'
Drawn– RBL/SM
Checked– EBW

Plotted: 6/22/2010 File: F:\JB\3080\Final Plan Set\3080–E8.pro

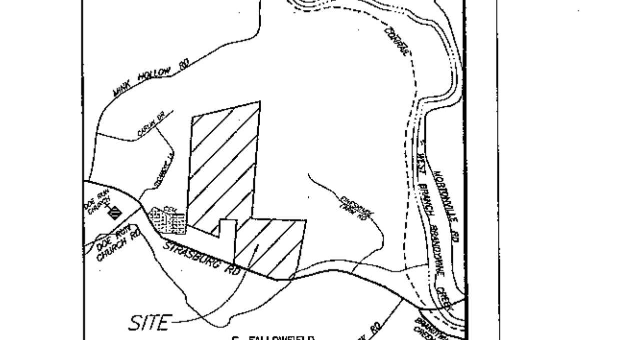


KEYMAP

EROSION & SEDIMENTATION CONTROL LEGEND

Symbol	Description
• • • • •	PHASE 1 LIMIT OF DISTURBANCE
———	TEMPORARY STORM PIPE
— 392 —	PHASE 1 TEMPORARY CONTOUR
— 390 —	PERMANENT CONTOUR
— SF18 —	18" SILT FENCE–ROAD CONSTRUCTION
— SF30 —	30" SILT FENCE–ROAD CONSTRUCTION
— SSF —	SUPER SILT FENCE–ROAD CONSTRUCTION
— x — x —	ORANGE CONSTRUCTION FENCE
(hatched circle)	INLET PROTECTION
(TS)	TOPSOIL STOCKPILE
RCE	ROCK CONSTR. ENTRANCE
(dotted box)	EROSION CONTROL BLANKET
(line)	E & S DRAINAGE AREA BOUNDARY

TOWNSHIP NOTIFICATION:
EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.



LOCATION MAP
SCALE: 1" = 800'

CONSTRUCTION SEQUENCE

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.

PHASE I: ROAD CONSTRUCTION

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE AT INTERSECTION OF STRASBURG ROAD AND PROPOSED ROAD A.
2. DELINEATE LIMIT OF DISTURBANCE FOR PHASE 1 ROAD CONSTRUCTION. LIMITS OF DISTURBANCE IN WOODED AREAS SHALL BE VERIFIED BY A TOWNSHIP REPRESENTATIVE PRIOR TO CLEARING TO DETERMINE IF ANY ADDITIONAL SPECIMEN TREES CAN BE SAVED.
3. INSTALL ROAD CONSTRUCTION SILT FENCE (18", 30", AND SUPER).
4. INSTALL ORANGE CONSTRUCTION FENCE. THE ORANGE CONSTRUCTION FENCE IS TO PROTECT SWM 1, SWM, 2, SWM 3 AND WETLAND AREAS.
5. AT&T WORK TO BE COMPLETED AT THIS TIME FOR THE EXISTING FIBER OPTIC LINE TRANSVERSING THE PROJECT SITE. SEE NOTE #2.
6. PERFORM LIMITED CLEARING AND GRUBBING NECESSARY FOR CONSTRUCTION ACTIVITIES IN AREAS OF SEDIMENT TRAP 1, SEDIMENT TRAP 2, PERMANENT ROADSIDE SWALE AND CLEAN WATER DIVERSION SWALE.

NOTE: ANY CLEARING AND GRUBBING NEEDED FOR CONSTRUCTION INCLUDES REMOVING ALL AILANTHUS ALTISSIMA (INVASIVE WEED TREE) ENCOUNTERED WITHIN THE LIMITS OF DISTURBANCE.

7. REMOVE TOPSOIL IN AREAS OF SEDIMENT TRAP 1, SEDIMENT TRAP 2, PERMANENT ROADSIDE SWALE AND CLEAN WATER DIVERSION SWALE.
8. CONCURRENTLY:
CONSTRUCT PERMANENT ROADSIDE SWALE, TEMPORARY CLEAN WATER DIVERSION SWALE, SEDIMENT TRAP 1, AND SEDIMENT TRAP 2 IN ACCORDANCE WITH DETAILS AND MAKE OPERATIONAL. IMMEDIATELY STABILIZE PERMANENT ROADSIDE SWALE, TEMPORARY CLEAN WATER DIVERSION SWALE AND SEDIMENT TRAPS' 3:1 AND GREATER SLOPES WITH EROSION CONTROL BLANKET. CONSTRUCT STORMWATER CONVEYANCE SYSTEM FROM FLARED END SECTION F2 TO F3, INCLUDING RIP-RAP APRONS. CONSTRUCT LEVEL SPREADER PLUNGE POOL IN ACCORDANCE WITH DETAILS TO ACCEPT OUTFLOWS FROM SWALE AND SEDIMENT TRAP 1. CONSTRUCT STORM SEWER CONVEYANCE SYSTEM NEEDED FOR SEDIMENT TRAP 2 OUTLET, INCLUDING TEMPORARY 12" OUTLET PIPE, INLET #S 1, 2, 2a AND 2b, END WALL #E-1, PERMANENT CONNECTING RCP PIPE, AND RIP-RAP AT END WALL #E-1. SEDIMENT TRAP 1, SEDIMENT TRAP 2, AND TEMPORARY CLEAN WATER DIVERSION SWALE MUST BE STABILIZED AND FUNCTIONING PROPERLY PRIOR TO ANY FURTHER EARTH DISTURBANCE ACTIVITIES. SEDIMENT TRAP 1 AND SEDIMENT TRAP 2 MUST BE FUNCTIONAL AT THE END OF EVERY DAY AND PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.

NOTE: UPON INSTALLATION OF THE PERMANENT SEDIMENT TRAP 1 RISER, AN IMMEDIATE INSPECTION OF THE RISER 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.

9. COMPLETE CLEARING AND GRUBBING NEEDED FOR ROAD CONSTRUCTION.
10. REMOVE TOPSOIL FROM AREAS TO BE DISTURBED FOR ROAD CONSTRUCTION. PLACE TOPSOIL IN STOCKPILE LOCATIONS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS. STOCKPILE HEIGHT NOT TO EXCEED 35 FEET AND SIDE SLOPES ARE TO BE 2:1 MAXIMUM. STABILIZE WITH TEMPORARY SEED MIX AND MULCH.
12. PERFORM ROUGH GRADING FOR CONSTRUCTION OF PROPOSED ROAD. ROAD GRADING IS TO OCCUR STARTING FROM THE TOP OF THE CUL-DE-SAC, WORKING ITS WAY DOWNSLOPE, IN ORDER TO FACILITATE STORM WATER DRAINAGE PROPERLY THROUGH THE CUT AREAS.

NOTE: UPON COMPLETION OF GRADING, STABILIZE DISTURBED AREAS OUTSIDE OF THE ROADWAY IMMEDIATELY WITH PERMANENT SEED MIX.

13. INSTALL REMAINING STORM WATER CONVEYANCE SYSTEM AND MAKE OPERATIONAL WITH INLET PROTECTION ON INLETS. THIS INCLUDES INSTALLING TEMPORARY STORM PIPE FROM TERMINUS OF 24" RCP OUT FROM INLET #4 TO TEMPORARY ENDWALL #E-3 AND TEMPORARY STORM PIPE FROM INLET #1 TO ENDWALL #E-1. ALSO, CONSTRUCT TEMPORARY DIVERSION DIKE TO CONVEY RUNOFF INTO INLETS #10 AND #11.
14. INSTALL CURBING FOR THE PROPOSED ROAD.
15. INSTALL UTILITIES ALONG PROPOSED ROAD FOR SERVICE CONNECTIONS TO EACH OF THE BUILDING LOTS.
16. INSTALL STONE BASE COURSE ON PROPOSED ROAD.
17. UPON STABILIZATION OF ALL DISTURBED AREAS FOR ROADWAY CONSTRUCTION WITH A MINIMUM COVER OF 70% VEGETATION, THE CHESTER COUNTY CONSERVATION DISTRICT MUST BE CONTACTED FOR AN INSPECTION AND APPROVAL PRIOR TO CONVERSION TO PERMANENT STORMWATER BMPS.
UPON APPROVAL:
–SEDIMENT TRAP 1 AND TEMPORARY CLEAN WATER DIVERSION SWALE ARE TO BE CONVERTED INTO SWM 1 AND PERMANENT GRADING, RESPECTIVELY, ACCORDING TO THE PLANS AND DETAILS.
–SEDIMENT TRAP 2 IS TO BE CONVERTED INTO SWM 2 ACCORDING TO ITS DETAILS, WHICH INCLUDES REMOVING THE TEMPORARY STORM PIPE FROM TERMINUS OF 24" RCP OUT FROM INLET #4 TO TEMPORARY ENDWALL #E-3.
–SWM 3 IS TO BE CONSTRUCTED ACCORDING TO ITS DETAILS, WHICH INCLUDES REMOVING THE TEMPORARY STORM PIPE FROM INLET #1 TO ENDWALL #E-1.
–REMOVE ROAD CONSTRUCTION SILT FENCE.
–REMOVE INLET PROTECTION AND MAKE STORM SEWER SYSTEMS OPERATIONAL.

NOTES:
1. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
2. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
3. EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.

LEGEND

Symbol	Description
— — 430 — —	EXISTING INDEX CONTOUR
....	EXISTING INTERIOR CONTOUR
—— 392 ——	PROPOSED CONTOUR
	EXISTING INLET
	PROPOSED INLET
	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
o	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
— G —	EXISTING GAS LINE
— G —	PROPOSED GAS LINE
— E —	EXISTING ELECTRIC LINE
— E —	PROPOSED ELECTRIC LINE
— W —	EXISTING WATER LINE
— W —	PROPOSED WATER LINE
	EXISTING CURB
	PROPOSED CURB
	SOILS LINE
	EXISTING WETLANDS
	WETLAND MARGINS
	HYDRIC SOILS – Co
	LIGHT POLE & FIXTURE
94.88 +	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
	EXISTING TREE LINE
	PROPOSED TREE LINE

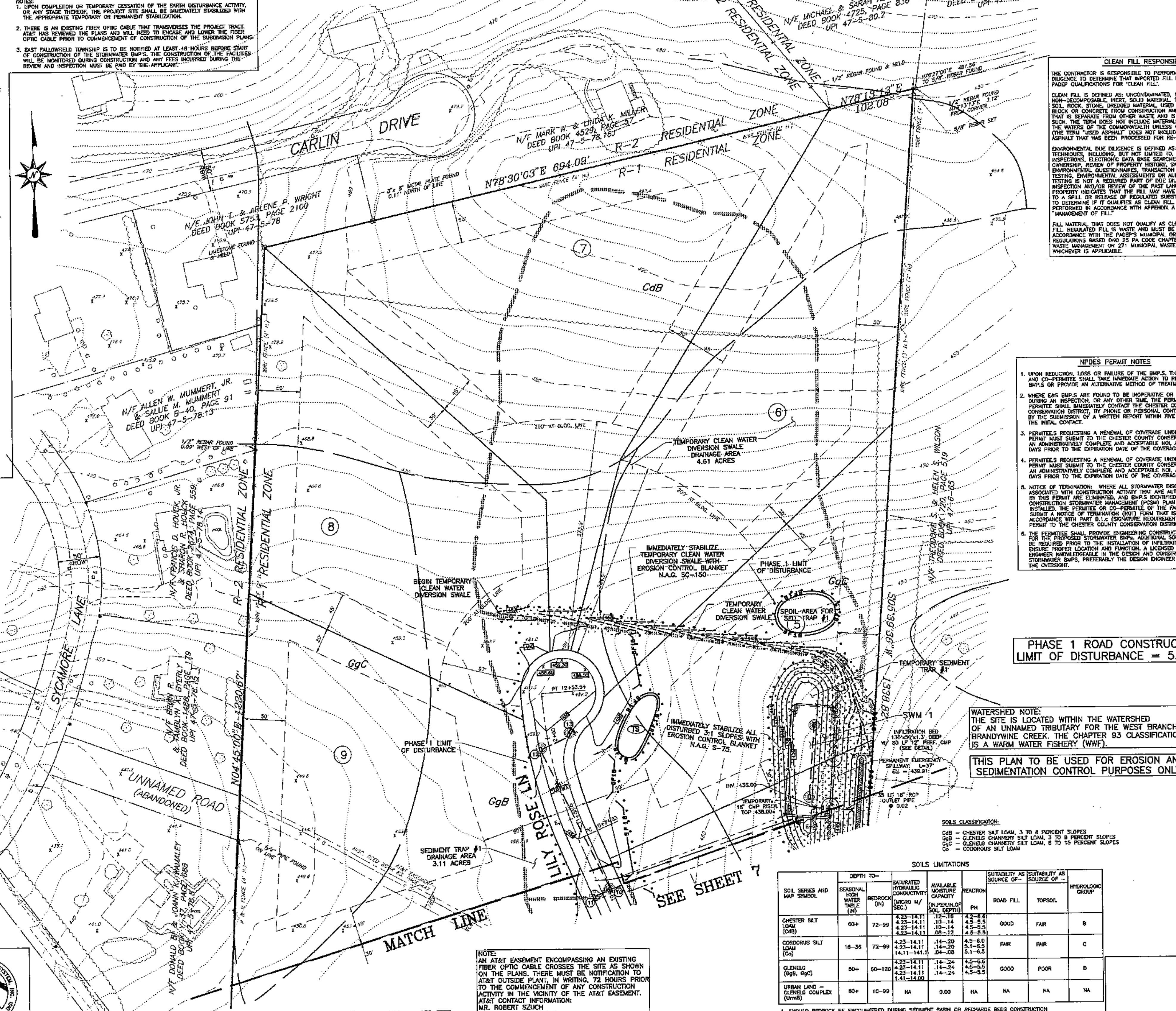
ACT 187 SERIAL NUMBER 2646921
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

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

NEON TRANSCOM
AT & T
VERIZON PENNSYLVANIA, INC.
WILTEL COMMUNICATIONS
AQUA PENNSYLVANIA, INC.
PECO ENERGY
COMCAST CABLE
PA AMERICAN WATER COMPANY
EAST FALLOWFIELD TOWNSHIP

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP–CALL BEFORE YOU DIG!
SERIAL # 2646921



PHASE 1 ROAD CONSTRUCTION LIMIT OF DISTURBANCE = 5.18 AC

NOTE:
AN AT&T EASEMENT ENCOMPASSING AN EXISTING FIBER OPTIC CABLE CROSSES THE SITE AS SHOWN ON THE PLANS. THERE MUST BE NOTIFICATION TO AT&T OUTSIDE PLANT, IN WRITING, 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY IN THE VICINITY OF THE AT&T EASEMENT.
AT&T CONTACT INFORMATION:
MR. ROBERT SZUCH
MICHAEL BAKER JR. INC.
4301 DUTCH RIDGE ROAD
BEAVER, PA 15009-0280
PHONE (412) 613-2285.

50 0 50 100 150 FEET
GRAPHIC SCALE

CLEAN FILL RESPONSIBILITY

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 PAS 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 ONO 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

GENERAL E&S NOTES

1. BEFORE INITIATING ANY REVISIONS 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. 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.
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 et. seq., 271.1 et. seq. AND 287.1 et seq.
3. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FROM THE SITE THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGS.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGED OR BROKEN FACILITY MUST BE REPAIRED OR REPLACED IMMEDIATELY.
5. PRIOR TO THE REMOVAL OF E AND S CONTROLS, THE CHESTER COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED AT (610) 925-4920.
6. ALL SLOPES 3:1 OR STEEPER WILL UTILIZE EROSION CONTROL BLANKET.
7. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
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 ACTONS 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 PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PREFORMED 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 PERMITEE OR CO-PERMITEE 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.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.

9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE 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.
10. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
11. 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.
12. ANY DAMAGE THAT OCCURS AS A RESULT OF THE BASIN OR TRAP DISCHARGE IS THE RESPONSIBILITY OF THE APPLICANT TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
13. 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 111, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
14. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

NPDES PERMIT NOTES

1. UPON REDUCTION, LOSS OR FAILURE OF THE BMP.S, THE PERMITEE AND CO-PERMITEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMP.S OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT.
2. WHERE E&S BMP.S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITEE AND CO-PERMITEE SHALL IMMEDIATELY CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.
3. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER GENERAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 90 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
4. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER INDIVIDUAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 180 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
5. NOTICE OF TERMINATION: WHERE ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT ARE ELIMINATED, AND BMP.S IDENTIFIED IN THE POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN HAVE BEEN INSTALLED. THE PERMITEE OR CO-PERMITEE OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION (NOT) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B.1.c (SIGNATURE REQUIREMENTS) OF THIS PERMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT.
6. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPS TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPS, PREFERABLY THE DESIGN ENGINEER SHALL CONDUCT THE OVERSIGHT.

WATERSHED NOTE:
THE SITE IS LOCATED WITHIN THE WATERSHED OF AN UNNAMED TRIBUTARY FOR THE WEST BRANCH BRANDYWINE CREEK. THE CHAPTER 93 CLASSIFICATION IS A WARM WATER FISHERY (WWF).

THIS PLAN TO BE USED FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY

SOILS CLASSIFICATION:

CdB – CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
GgB – GLENELG CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
GgC – GLENELG CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
Co – CODORUS SILT LOAM

SOILS LIMITATIONS

SOIL SERIES AND MAP SYMBOL	DEPTH TO– SEASONAL HIGH WATER TABLE (IN)	DEPTH TO– BEDROCK (IN)	SATURATED HYDRAULIC CONDUCTIVITY (MICRO M/SEC.)	AVAILABLE MOISTURE CAPACITY (IN.PER.IN.OF SOIL DEPTH)	REACTION PH	SUITABILITY AS SOURCE OF– ROAD FILL	SUITABILITY AS SOURCE OF– TOPSOIL	HYDROLOGIC GROUP
CHESTER SILT LOAM (CdB)	60+	72–99	4.23–14.11 4.23–14.11 4.23–14.11 4.23–14.11	.12–.16 .10–.14 .10–.14 .08–.12	4.2–6.6 4.5–5.5 4.5–5.5 4.5–5.5	GOOD	FAIR	B
CORDORUS SILT LOAM (Co)	18–36	72–99	4.23–14.11 4.23–14.11 14.11–141.1	.14–.20 .14–.20 .04–.08	4.5–6.0 5.1–6.5 5.1–6.5	FAIR	FAIR	C
GLENELG (GgB, GgC)	60+	60–120	4.23–14.11 4.23–14.11 4.23–14.11 1.41–14.00	.14–.24 .14–.24 .14–.24	4.5–5.5 4.5–5.5 4.5–5.5	GOOD	POOR	B
URBAN LAND – GLENELG COMPLEX (UrmB)	60+	10–99	NA	0.00	NA	NA	NA	NA

1. SHOULD BEDROCK BE ENCOUNTERED DURING SEDIMENT BASIN OR RECHARGE BEDS CONSTRUCTION WHICH PREVENTS EXCAVATION BLASTING MAY BE NECESSARY. THE APPROPRIATE PERMITS AND APPROVALS MUST BE SECURED PRIOR TO ANY BLASTING.THE TOWNSHIP ENGINEER SHOULD BE CONSULTED TO ADJUST THE LOCATION OF ANY RECHARGE BED TO AVOID ROCK REMOVAL.
2. ANY WATER ENCOUNTERED DURING CONSTRUCTION MUST BE PUMPED TO A DEWATERING FACILITY.

FINAL PHASE 1 EROSION & SEDIMENTATION CONTROL PLAN

(2133–2135 STRASBURG ROAD)

No.	Revision
11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
9	11-23-09 REV. PER FINAL PLAN SUBMISSION.
8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7	9-28-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
6	11-11-08 REV. PER CCCD REVIEW LETTER DATED 9-12-08.
5	10-7-08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6-4-08.
4	8-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
3	6-26-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8-15-07.
1	8-8-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080
WWW.EBWALSHINC.COM

Project– 3080
Date– 3-28-07
Scale– 1" = 50'
Drawn– RBL/SM
Checked– EBW
Sheet– 8 OF 17

Plotted: 6/22/2010 — File: F:\JB\3080\Final Plan Set\3080-B8.pro

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
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- HYDRIC SOILS – Co
- LIGHT POLE & FIXTURE
- 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
- EXISTING TREE LINE
- PROPOSED TREE LINE

CLEAN FILL RESPONSIBILITY

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.

CONSTRUCTION SEQUENCE

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.

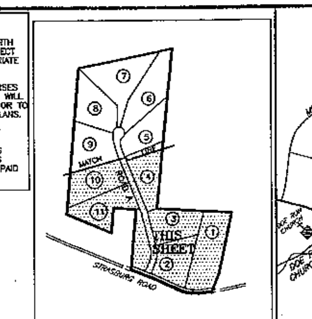
AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, INCLUDING THE LAND OWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER AND A REPRESENTATIVE OF THE CHESTER COUNTY CONSERVATION DISTRICT, TO AN ON–SITE PRE–CONSTRUCTION MEETING.

PHASE 2: INDIVIDUAL LOT CONSTRUCTION

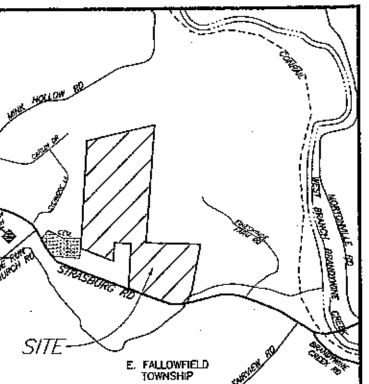
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE LOCATED AT BASE OF LOT DRIVEWAY.
2. INSTALL LOT DEVELOPMENT SILT FENCE.
3. PERFORM CLEARING AND GRUBBING WHERE NECESSARY.
4. BEGIN TO REMOVE TOPSOIL FROM AREA TO BE DISTURBED. STOCKPILE HEIGHT NOT TO EXCEED 35 FEET AND SIDE SLOPES TO BE 2:1 OR FLATTER. UPON COMPLETION OF TOPSOIL REMOVAL, SEED AND MULCH STOCKPILE WITH TEMPORARY SEED MIX AND INSTALL SILT FENCE.
5. BEGIN EARTHMOVING FOR DRIVEWAY SUBGRADE AND HOUSE.
6. BEGIN CONSTRUCTION OF HOUSE.
7. INSTALL STONE BASE COURSE ON DRIVEWAY.
8. INSTALL WELL AND SEWAGE SYSTEMS, ALONG WITH ALL UTILITIES NEEDED TO SERVICE THE LOTS.
9. PAVE DRIVEWAY WITH WEARING COURSE.
10. UPON COMPLETION OF HOUSE CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIX AND MULCH.
11. INSTALL STONE RECHARGE BEDS AND STABILIZE DISTURBED AREAS IMMEDIATELY. INSTALL INLET PROTECTION ON INLETS AND KEEP IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
12. REMOVE ALL SILT FENCE AND STABILIZE ANY AREAS THAT ARE DISTURBED.
13. ONCE FINAL LOT IN PROPOSED SUBDIVISION IS CONSTRUCTED:
    - –INSTALL STREET TREES AND STABILIZE THEIR AREAS OF DISTURBANCE WITH PERMANENT SEED MIX AND MULCH.
    - –INSTALL BINDER COURSE ON PROPOSED ROAD.
    - –PAVE ROADWAY WITH WEARING COURSE.

NOTE:
UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

NOTES:
1. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
2. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
3. EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.



KEYMAP



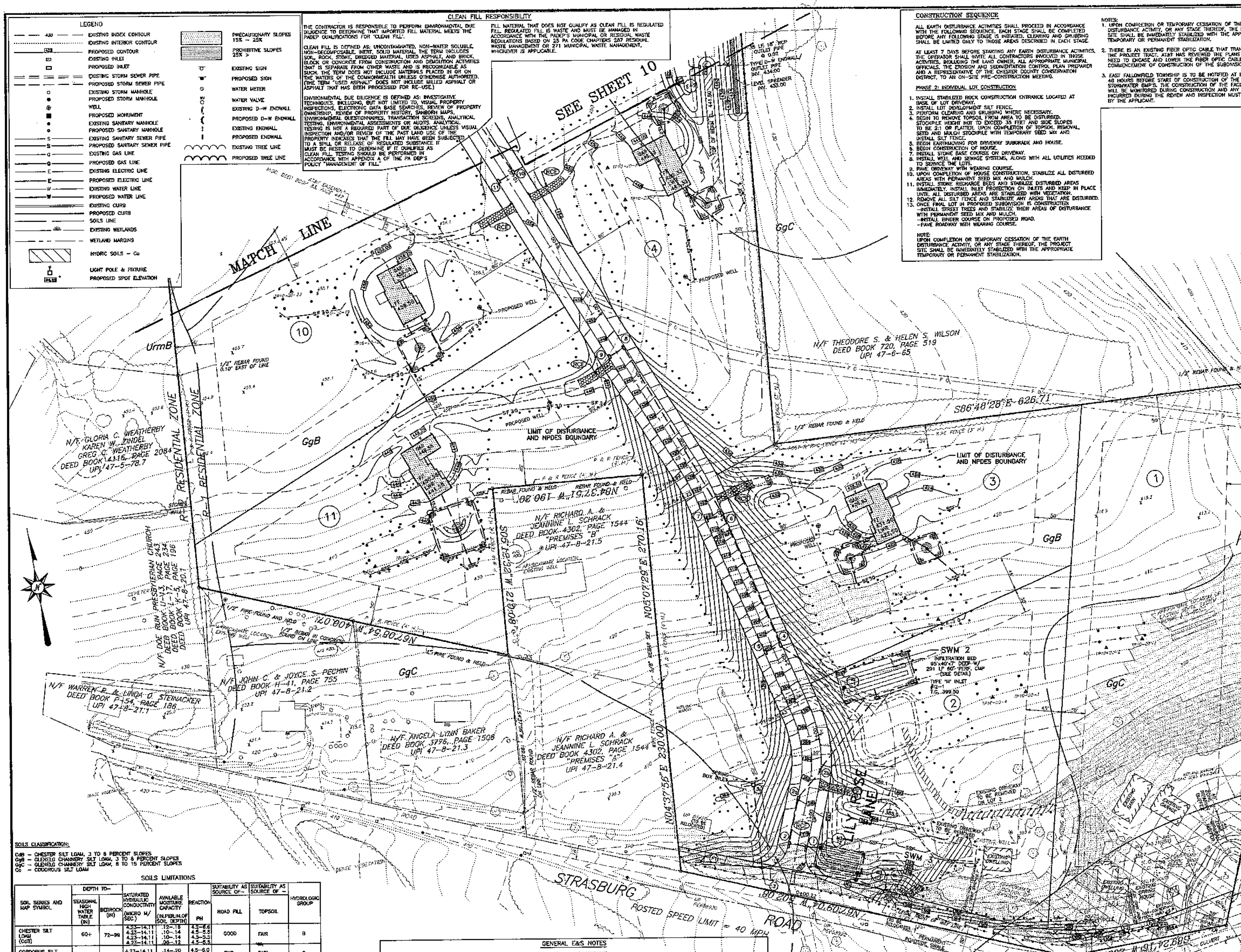
LOCATION MAP
SCALE: 1" = 800'

TOWNSHIP NOTIFICATION:
EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.

NPDES PERMIT NOTES

1. UPON REDUCTION, LOSS OR FAILURE OF THE BMP.S, THE PERMITEE AND CO–PERMITEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMP.S OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT.
2. WHERE E&S BMP.S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITEE AND CO–PERMITEE SHALL IMMEDIATELY CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.
3. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER GENERAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 90 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
4. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER INDIVIDUAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 180 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
5. NOTICE OF TERMINATION: WHERE ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT ARE ELIMINATED, AND BMP.S IDENTIFIED IN THE POST–CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN HAVE BEEN INSTALLED, THE PERMITEE OR CO–PERMITEE OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION (NOT) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B.1.c (SIGNATURE REQUIREMENTS) OF THIS PERMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT.
6. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPS TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPS, PREFERABLY THE DESIGN ENGINEER SHALL CONDUCT THE OVERSIGHT.

NOTE:
AN AT&T EASEMENT ENCOMPASSING AN EXISTING FIBER OPTIC CABLE CROSSES THE SITE AS SHOWN ON THE PLANS. THERE MUST BE NOTIFICATION TO AT&T OUTSIDE PLANT, IN WRITING, 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY IN THE VICINITY OF THE AT&T EASEMENT.
AT&T CONTACT INFORMATION:
MR. ROBERT SZUCH
MICHAEL BAKER JR. INC.
4301 DUTCH RIDGE ROAD
BEAVER, PA 15009–0280
PHONE (412) 613–2285.



SOILS CLASSIFICATION:

CdB – CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
GgB – GLENELG CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
GgC – GLENELG CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
Co – CODORUS SILT LOAM

SOILS LIMITATIONS

SOIL SERIES AND MAP SYMBOL	DEPTH TO– SEASONAL HIGH WATER TABLE (IN)	DEPTH TO– BEDROCK (IN)	SATURATED HYDRAULIC CONDUCTIVITY (MICRO M/SEC.)	AVAILABLE MOISTURE CAPACITY (IN.PER.IN.OF SOIL DEPTH)	REACTION PH	SUITABILITY AS SOURCE OF– ROAD FILL	SUITABILITY AS SOURCE OF – TOPSOIL	HYDROLOGIC GROUP
CHESTER SILT LOAM (CdB)	60+	72–99	4.23–14.11 4.23–14.11 4.23–14.11 4.23–14.11	.12–.18 .10–.14 .10–.14 .08–.12	4.2–6.6 4.5–5.5 4.5–5.5 4.5–5.5	GOOD	FAIR	B
CORDORUS SILT LOAM (Co)	18–36	72–99	4.23–14.11 4.23–14.11 14.11–141.1	.14–.20 .14–.20 .04–.08	4.5–6.0 5.1–6.5 5.1–6.5	FAIR	FAIR	C
GLENELG (GgB, GgC)	60+	60–120	4.23–14.11 4.23–14.11 4.23–14.11 1.41–14.00	.14–.24 .14–.24 .14–.24	4.5–6.6 4.5–5.5 4.5–5.5	GOOD	POOR	B
URBAN LAND – GLENELG COMPLEX (UrmB)	60+	10–99	NA	0.00	NA	NA	NA	NA

ACT 187 SERIAL NUMBER 2646921
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

NEON TRANSCOM
AT & T
VERIZON PENNSYLVANIA, INC.
WILTEL COMMUNICATIONS
AQUA PENNSYLVANIA, INC.
PECO ENERGY
COMCAST CABLE
PA AMERICAN WATER COMPANY
EAST FALLOWFIELD TOWNSHIP

1. SHOULD BEDROCK BE ENCOUNTERED DURING SEDIMENT BASIN OR RECHARGE BEDS CONSTRUCTION WHICH PREVENTS EXCAVATION BLASTING MAY BE NECESSARY. THE APPROPRIATE PERMITS AND APPROVALS MUST BE SECURED PRIOR TO ANY BLASTING. THE TOWNSHIP ENGINEER SHOULD BE CONSULTED TO ADJUST THE LOCATION OF ANY RECHARGE BED TO AVOID ROCK REMOVAL.
2. ANY WATER ENCOUNTERED DURING CONSTRUCTION MUST BE PUMPED TO A DEWATERING FACILITY.

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

SERIAL # 2646921

GENERAL E&S NOTES

1. BEFORE INITIATING ANY REVISIONS 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. 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.
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 et. seq., 271.1 et. seq. AND 287.1 et seq.
3. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FROM THE SITE THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGS.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGED OR BROKEN FACILITY MUST BE REPAIRED OR REPLACED IMMEDIATELY.
5. PRIOR TO THE REMOVAL OF E AND S CONTROLS, THE CHESTER COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED AT (610) 925–4920.
6. ALL SLOPES 3:1 OR STEEPER WILL UTILIZE EROSION CONTROL BLANKET.
7. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
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 PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PREFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

8. CONTINUED
   WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITEE OR CO–PERMITEE 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.

   AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE 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.
10. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
11. 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.
12. ANY DAMAGE THAT OCCURS AS A RESULT OF THE BASIN OR TRAP DISCHARGE IS THE RESPONSIBILITY OF THE APPLICANT TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
13. 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 111, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
14. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

STABILIZATION NOTE:

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 AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

GRAPHIC SCALE: 50 0 50 100 150 FEET

TOTAL LIMIT OF DISTURBANCE
12.65 ACRES

WATERSHED NOTE:
THE SITE IS LOCATED WITHIN THE WATERSHED OF AN UNNAMED TRIBUTARY FOR THE WEST BRANCH BRANDYWINE CREEK. THE CHAPTER 93 CLASSIFICATION IS A WARM WATER FISHERY (WWF).

THIS PLAN TO BE USED FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY

EROSION & SEDIMENTATION CONTROL LEGEND

- LIMIT OF DISTURBANCE / NPDES BOUNDARY
- PHASE 1 TEMPORARY CONTOUR TO BE REMOVED
- PHASE 2 TEMPORARY CONTOUR
- PERMANENT CONTOUR
- 18" SILT FENCE–LOT DEVELOPMENT
- 30" SILT FENCE–LOT DEVELOPMENT
- SUPER SILT FENCE–LOT DEVELOPMENT
- ORANGE CONSTRUCTION FENCE
- INLET PROTECTION
- ROCK CONSTR. ENTRANCE
- EROSION CONTROL BLANKET

FINAL PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN
(2133–2135 STRASBURG ROAD)

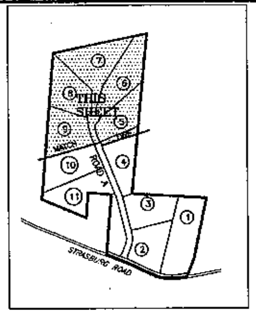
11	6–21–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5–25–10 AND HISTORICAL COMMISSION MEETING ON 6–9–10.
10	4–8–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2–18–10.
9	11–23–09 REV. PER FINAL PLAN SUBMISSION.
8	10–30–09 REV. PER CCCD REVIEW EMAIL DATED 10–23–09.
7	9–28–09 REV. PER CCCD REVIEW LETTER DATED 12–8–08.
6	11–11–08 REV. PER CCCD REVIEW LETTER DATED 9–12–08.
5	10–7–08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6–4–08.
4	8–25–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7–15–08.
3	6–26–08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6–20–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8–15–07.
1	6–6–07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4–23–07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610–903–0060
Fax: 610–903–0080
WWW.EBWALSHINC.COM

Project– 3080
Date– 3–26–07
Scale– 1" = 50'
Drawn– RBL/SN
Checked– EBW

Plotted: 6/22/2010 File: F:\JB\3080\Final Plan Set\3080–88.pro

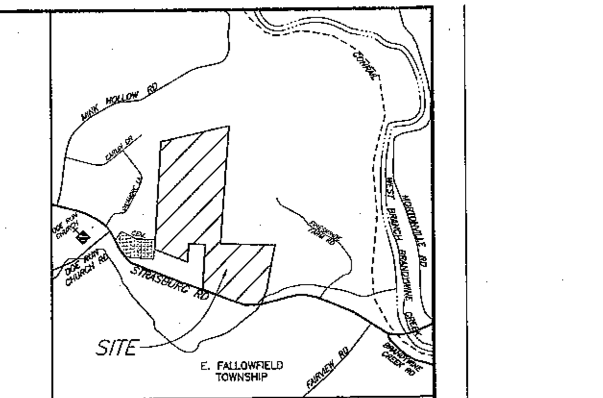


KEYMAP

EROSION & SEDIMENTATION CONTROL LEGEND

• • • • • • •	LIMIT OF DISTURBANCE / NPDES BOUNDARY
— — 390 — —	PHASE 1 TEMPORARY CONTOUR TO BE REMOVED
— — 390 — —	PHASE 2 TEMPORARY CONTOUR
—— 390 ——	PERMANENT CONTOUR
—SF18—	18" SILT FENCE–LOT DEVELOPMENT
—SF30—	30" SILT FENCE–LOT DEVELOPMENT
—SSF—	SUPER SILT FENCE–LOT DEVELOPMENT
—x——x—	ORANGE CONSTRUCTION FENCE
	INLET PROTECTION
RCE	ROCK CONSTR. ENTRANCE
	EROSION CONTROL BLANKET

TOWNSHIP NOTIFICATION:
EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.



LOCATION MAP
SCALE: 1" = 800'

CONSTRUCTION SEQUENCE

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.

PHASE 2: INDIVIDUAL LOT CONSTRUCTION

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE LOCATED AT BASE OF LOT DRIVEWAY.
2. INSTALL LOT DEVELOPMENT SILT FENCE.
3. PERFORM CLEARING AND GRUBBING WHERE NECESSARY.
4. BEGIN TO REMOVE TOPSOIL FROM AREA TO BE DISTURBED. STOCKPILE HEIGHT NOT TO EXCEED 35 FEET AND SIDE SLOPES TO BE 2:1 OR FLATTER. UPON COMPLETION OF TOPSOIL REMOVAL, SEED AND MULCH STOCKPILE WITH TEMPORARY SEED MIX AND INSTALL SILT FENCE.
5. BEGIN EARTHMOVING FOR DRIVEWAY SUBGRADE AND HOUSE.
6. BEGIN CONSTRUCTION OF HOUSE.
7. INSTALL STONE BASE COURSE ON DRIVEWAY.
8. INSTALL WELL AND SEWAGE SYSTEMS, ALONG WITH ALL UTILITIES NEEDED TO SERVICE THE LOTS.
9. PAVE DRIVEWAY WITH WEARING COURSE.
10. UPON COMPLETION OF HOUSE CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIX AND MULCH.
11. INSTALL STONE RECHARGE BEDS AND STABILIZE DISTURBED AREAS IMMEDIATELY. INSTALL INLET PROTECTION ON INLETS AND KEEP IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
12. REMOVE ALL SILT FENCE AND STABILIZE ANY AREAS THAT ARE DISTURBED.
13. ONCE FINAL LOT IN PROPOSED SUBDIVISION IS CONSTRUCTED:
 —INSTALL STREET TREES AND STABILIZE THEIR AREAS OF DISTURBANCE WITH PERMANENT SEED MIX AND MULCH.
 —INSTALL BINDER COURSE ON PROPOSED ROAD.
 —PAVE ROADWAY WITH WEARING COURSE.

NOTES:
1. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
2. THERE IS AN EXISTING FIBER OPTIC CABLE THAT TRANSVERSES THE PROJECT TRACT. AT&T HAS REVIEWED THE PLANS AND WILL NEED TO ENCASE AND LOWER THE FIBER OPTIC CABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE SUBDIVISION PLANS.
3. EAST FALLOWFIELD TOWNSHIP IS TO BE NOTIFIED AT LEAST 48 HOURS BEFORE START OF CONSTRUCTION OF THE STORMWATER BMP'S. THE CONSTRUCTION OF THE FACILITIES WILL BE MONITORED DURING CONSTRUCTION AND ANY FEES INCURRED DURING THE REVIEW AND INSPECTION MUST BE PAID BY THE APPLICANT.

LEGEND

— — 430 — —	EXISTING INDEX CONTOUR
··············	EXISTING INTERIOR CONTOUR
—— 430 ——	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
—G—	EXISTING GAS LINE
—G—	PROPOSED GAS LINE
—E—	EXISTING ELECTRIC LINE
—E—	PROPOSED ELECTRIC LINE
—W—	EXISTING WATER LINE
—W—	PROPOSED WATER LINE
	EXISTING CURB
	PROPOSED CURB
	SOILS LINE
	EXISTING WETLANDS
	WETLAND MARGINS
	HYDRIC SOILS – Co
	LIGHT POLE & FIXTURE
54.50 +	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
	EXISTING TREE LINE
	PROPOSED TREE LINE

ACT 187 SERIAL NUMBER 2646921
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.

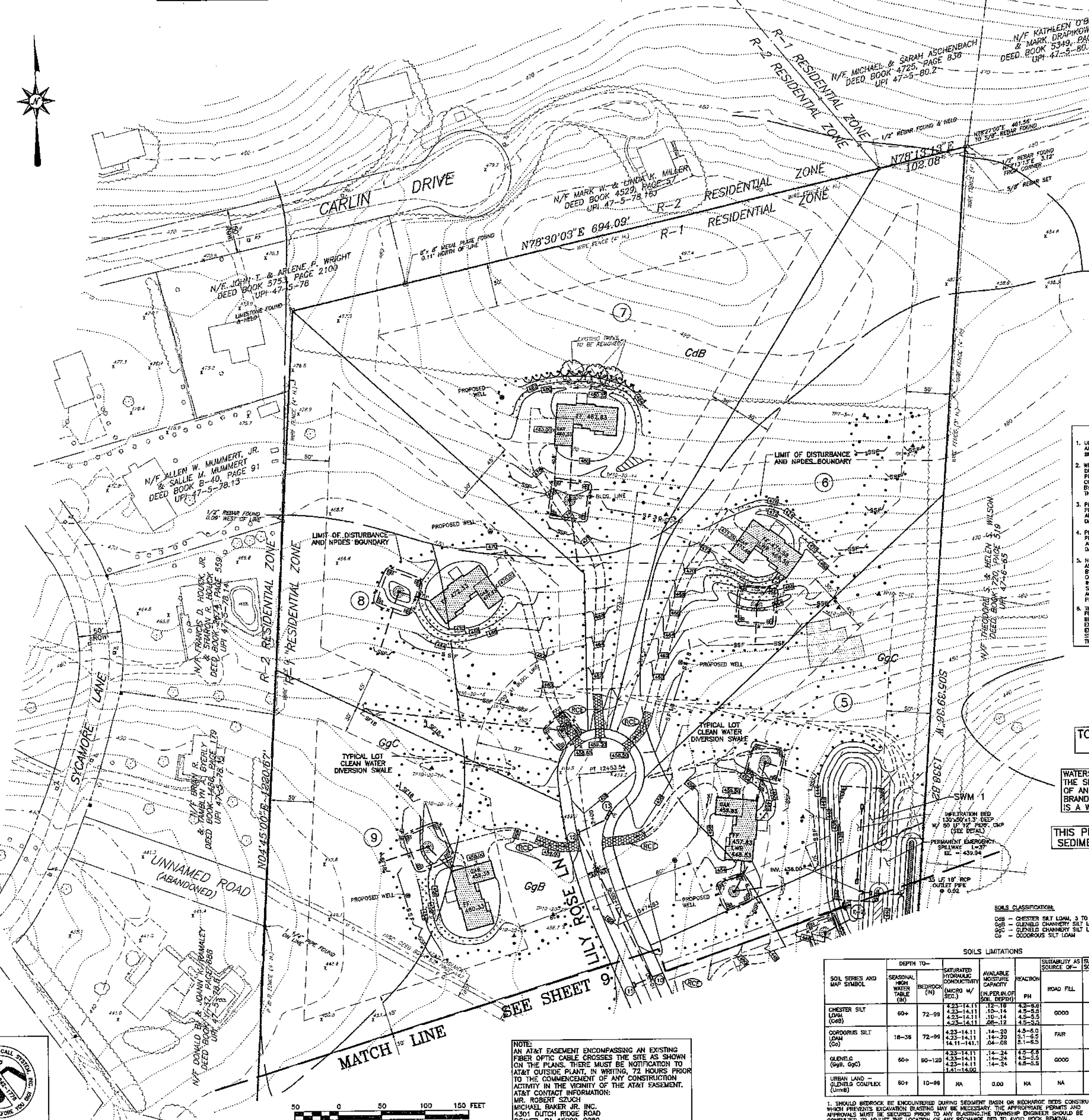
Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED

NEON TRANSCOM
AT & T
VERIZON PENNSYLVANIA, INC.
WILTEL COMMUNICATIONS
AQUA PENNSYLVANIA, INC.
PECO ENERGY
COMCAST CABLE
PA AMERICAN WATER COMPANY
EAST FALLOWFIELD TOWNSHIP

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

SERIAL # 2646921



50 0 50 100 150 FEET
GRAPHIC SCALE

NOTE:
AN AT&T EASEMENT ENCOMPASSING AN EXISTING FIBER OPTIC CABLE CROSSES THE SITE AS SHOWN ON THE PLANS. THERE MUST BE NOTIFICATION TO AT&T OUTSIDE PLANT, IN WRITING, 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY IN THE VICINITY OF THE AT&T EASEMENT.
AT&T CONTACT INFORMATION:
MR. ROBERT SZUCH
MICHAEL BAKER JR. INC.
4301 DUTCH RIDGE ROAD
BEAVER, PA 15009-0280
PHONE (412) 613-2285.

CLEAN FILL RESPONSIBILITY

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 PAS 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 ONO 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

NPDES PERMIT NOTES

1. UPON REDUCTION, LOSS OR FAILURE OF THE BMP.S, THE PERMITEE AND CO-PERMITEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMP.S OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT.
2. WHERE E&S BMP.S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITEE AND CO-PERMITEE SHALL IMMEDIATELY CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.
3. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER GENERAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 90 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
4. PERMITEE.S REQUESTING A RENEWAL OF COVERAGE UNDER INDIVIDUAL PERMIT MUST SUBMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT AN ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI, AT LEAST 180 DAYS PRIOR TO THE EXPIRATION DATE OF THE COVERAGE.
5. NOTICE OF TERMINATION: WHERE ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT ARE ELIMINATED, AND BMP.S IDENTIFIED IN THE POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLAN HAVE BEEN INSTALLED, THE PERMITEE OR CO-PERMITEE OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION (NOT) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B.1.c (SIGNATURE REQUIREMENTS) OF THIS PERMIT TO THE CHESTER COUNTY CONSERVATION DISTRICT.
6. THE PERMITEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPS TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPS, PREFERABLY THE DESIGN ENGINEER SHALL CONDUCT THE OVERSIGHT.

GENERAL E&S NOTES

1. BEFORE INITIATING ANY REVISIONS 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. 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.
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 et. seq., 271.1 et. seq. AND 287.1 et seq.
3. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FROM THE SITE THE OPERATOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGS.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGED OR BROKEN FACILITY MUST BE REPAIRED OR REPLACED IMMEDIATELY.
5. PRIOR TO THE REMOVAL OF E AND S CONTROLS, THE CHESTER COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED AT (610) 925-4920.
6. ALL SLOPES 3:1 OR STEEPER WILL UTILIZE EROSION CONTROL BLANKET.
7. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
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 PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PREFORMED 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 PERMITEE OR CO-PERMITEE 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.

 AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE 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.
10. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
11. 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.
12. ANY DAMAGE THAT OCCURS AS A RESULT OF THE BASIN OR TRAP DISCHARGE IS THE RESPONSIBILITY OF THE APPLICANT TO REPAIR IN A PERMANENT MANNER THAT IS SATISFACTORY TO THE MUNICIPALITY, CONSERVATION DISTRICT AND DOWNSLOPE LANDOWNER(S).
13. 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 111, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
14. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

TOTAL LIMIT OF DISTURBANCE
12.65 ACRES

WATERSHED NOTE:
THE SITE IS LOCATED WITHIN THE WATERSHED OF AN UNNAMED TRIBUTARY FOR THE WEST BRANCH BRANDYWINE CREEK. THE CHAPTER 93 CLASSIFICATION IS A WARM WATER FISHERY (WWF).

THIS PLAN TO BE USED FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY

SOILS CLASSIFICATION:

CdB – CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES
GgB – GLENELG CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
GgC – GLENELG CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
Co – CODOROUS SILT LOAM

SOILS LIMITATIONS

SOIL SERIES AND MAP SYMBOL	DEPTH TO– SEASONAL HIGH WATER TABLE (IN)	DEPTH TO– BEDROCK (IN)	SATURATED HYDRAULIC CONDUCTIVITY (MICRO M/ SEC.)	AVAILABLE MOISTURE CAPACITY (IN.PER.IN.OF SOIL DEPTH)	REACTION PH	SUITABILITY AS SOURCE OF– ROAD FILL	SUITABILITY AS SOURCE OF – TOPSOIL	HYDROLOGIC GROUP
CHESTER SILT LOAM (CdB)	60+	72–99	4.23–14.11 4.23–14.11 4.23–14.11 4.23–14.11	.12–.18 .10–.14 .10–.14 .08–.12	4.2–5.6 4.5–5.5 4.5–5.5 4.5–5.5	GOOD	FAIR	B
CORDORUS SILT LOAM (Co)	18–36	72–99	4.23–14.11 4.23–14.11 14.11–141.1	.14–.20 .14–.20 .04–.08	4.5–6.0 5.1–6.5 5.1–6.5	FAIR	FAIR	C
GLENELG (GgB, GgC)	60+	60–120	4.23–14.11 4.23–14.11 4.23–14.11 1.41–14.00	.14–.24 .14–.24 .14–.24	4.5–5.5 4.5–5.5 4.5–5.5	GOOD	POOR	B
URBAN LAND – GLENELG COMPLEX (UrmB)	60+	10–99	NA	0.00	NA	NA	NA	NA

1. SHOULD BEDROCK BE ENCOUNTERED DURING SEDIMENT BASIN OR RECHARGE BEDS CONSTRUCTION WHICH PREVENTS EXCAVATION BLASTING MAY BE NECESSARY. THE APPROPRIATE PERMITS AND APPROVALS MUST BE SECURED PRIOR TO ANY BLASTING.THE TOWNSHIP ENGINEER SHOULD BE CONSULTED TO ADJUST THE LOCATION OF ANY RECHARGE BED TO AVOID ROCK REMOVAL.
2. ANY WATER ENCOUNTERED DURING CONSTRUCTION MUST BE PUMPED TO A DEWATERING FACILITY.

FINAL PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN

(2133–2135 STRASBURG ROAD)

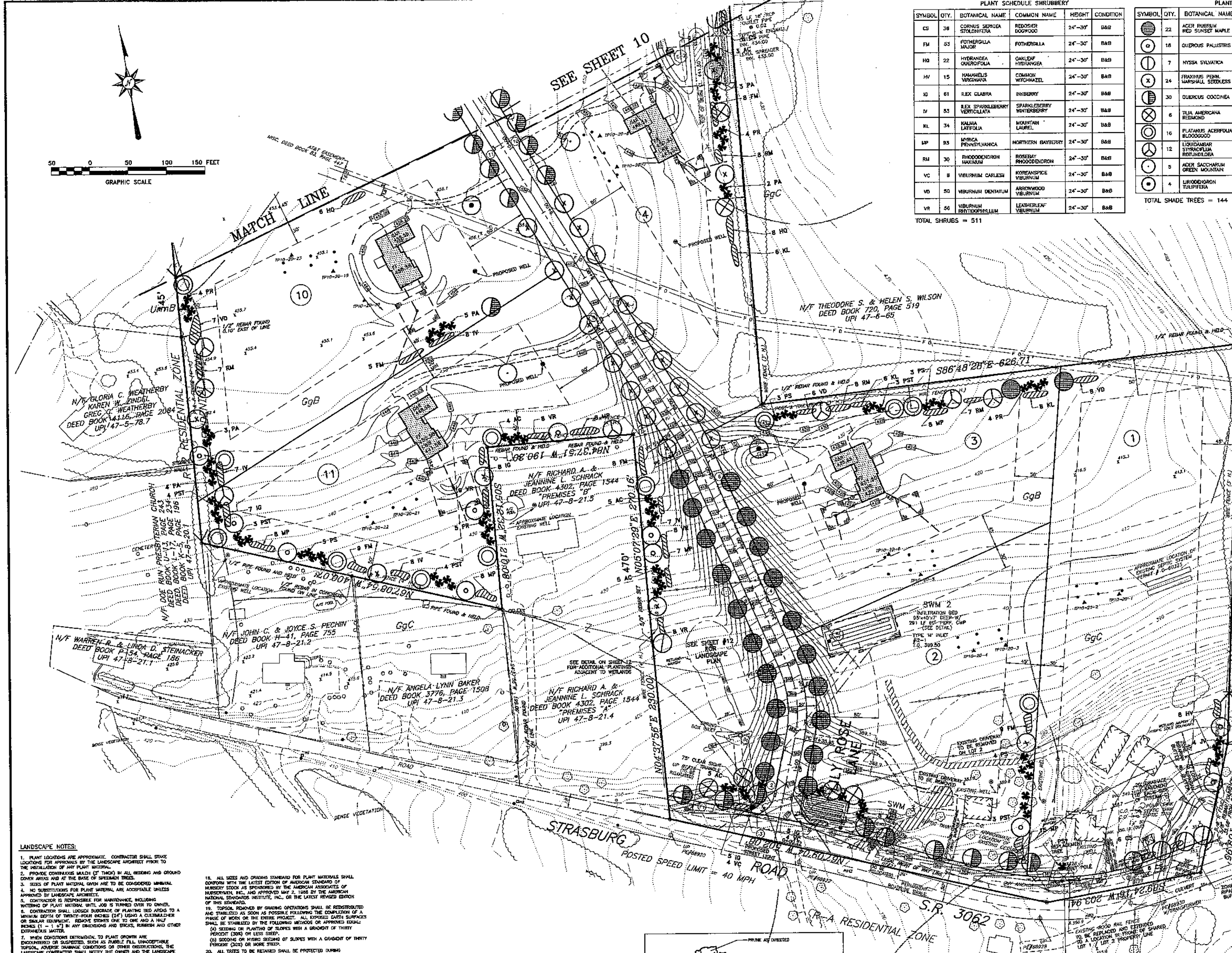
No.	Revision
11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-6-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
9	11-23-09 REV. PER FINAL PLAN SUBMISSION.
8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7	9-28-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
6	11-11-08 REV. PER CCCD REVIEW LETTER DATED 9-12-08.
5	10-7-08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6-4-08.
4	8-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
3	6-28-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8-15-07.
1	8-8-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080
WWW.EBWALSHINC.COM

Project– 3080
Date– 3-26-07
Scale– 1" = 50'
Drawn– RBL/SM
Checked– EBW
Sheet– 10 OF 17

Plotted: 6/22/2010 — File: F:\JB\3080\Final Plan Set\3080–B8.pro



PLANT SCHEDULE SHRUBBERY

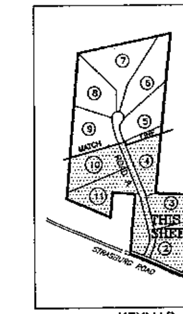
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
CS	36	CORNUS SERICEA STOLONIFERA	REDOSIER DOGWOOD	24"–30"	B&B
FM	53	FOTHERGILLA MAJOR	FOTHERGILLA	24"–30"	B&B
HQ	22	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24"–30"	B&B
HV	15	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	24"–30"	B&B
IG	61	ILEX GLABRA	INKBERRY	24"–30"	B&B
IV	53	ILEX SPARKLEBERRY VERTICILLATA	SPARKLEBERRY WINTERBERRY	24"–30"	B&B
KL	34	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24"–30"	B&B
MP	93	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	24"–30"	B&B
RM	30	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	24"–30"	B&B
VC	8	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24"–30"	B&B
VD	50	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24"–30"	B&B
VR	56	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	24"–30"	B&B

TOTAL SHRUBS = 511

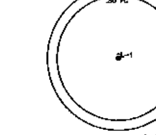
PLANT SCHEDULE SHADE TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	CONDITION
(horizontal hatch)	22	ACER RUBRUM RED SUNSET MAPLE	RED SUNSET MAPLE	14'–16'	3"	B&B
(a)	16	QUERCUS PALUSTRIS	PIN OAK	14'–16'	3"	B&B
(vertical line)	7	NYSSA SYLVATICA	SOURGUM	14'–16'	3"	B&B
(x)	24	FRAXINUS PENN. MARSHALL SEEDLESS	MARSHALL SEEDLESS ASH	14'–16'	3"	B&B
(half hatch)	30	QUERCUS COCCINEA	SCARLET OAK	14'–16'	3"	B&B
(⊗)	6	TILIA AMERICANA REDMOND	REDMOND LINDEN	14'–16'	3"	B&B
(◎)	16	PLATANUS ACERIFOLIA BLOODGOOD	BLOODGOOD LONDON PLANETREE	14'–16'	3"	B&B
(peace sign)	12	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEETGUM	14'–16'	3"	B&B
(·)	5	ACER SACCHARUM GREEN MOUNTAIN	GREEN MOUNTAIN SUGAR MAPLE	14'–16'	3"	B&B
(●)	4	LIRIODENDRON TULIPIFERA	TULIP TREE	14'–16'	3"	B&B

TOTAL SHADE TREES = 144



KEYMAP



Photometrics for Granville Series Luminaire
Scale: 1"=50'

Photometrics shown for a 175 Watt Metal Halide Luminaire mounted on a 12'-0" Wadsworth Series Fluted Pole

LIGHTING LEGEND:

= Granville Series Luminaire mounted on 12'-0" Wadsworth Series fluted aluminum pole or approved equal

LANDSCAPE REQUIREMENTS

IMPROVEMENT/CONDITION	DECIDUOUS TREES	EVERGREEN TREES	SHRUBS
NEW ROAD FRONTAGE 1,310 LF	53	27	131
EXISTING ROAD FRONTAGE 720 LF – SR 3062	15	8	36
BUILDING FOOTPRINT 21,240 SF (2,360 SF – 9 BUILDINGS)	43	22	170
EXISTING TRACT BOUNDARY			
830'	9	17	87
345'	4	7	28
401'	5	9	33
211'	3	5	17
191'	2	4	16
470'	5	10	38
200'	2	4	16
627'	7	13	51
565'	6	12	46
TOTAL	154	138	649

NO TRACT BOUNDARY LANDSCAPING IS PROVIDED WHERE THERE IS EXISTING VEGETATION SUFFICIENT TO CREATE A HIDDEN VIEW.

LANDSCAPING PROVIDED PER DWELLING UNIT (9 D.U.)

		TOTAL PROVIDED
DECIDUOUS TREES	– 2	18
EVERGREEN TREES	– 2	18
SHRUBS	– 18	162

LANDSCAPING REQUIREMENTS

1. DECIDUOUS TREES
   - REQUIRED = 154
   - PROVIDED = 140 GENERAL SITE LANDSCAPING
   - PROVIDED = 18 AT DWELLING UNITS
   - TOTAL PROVIDED = 158
2. EVERGREEN TREES
   - REQUIRED = 126
   - PROVIDED = 131 GENERAL SITE LANDSCAPING
   - PROVIDED = 18 AT DWELLING UNITS
   - TOTAL PROVIDED = 149
3. SHRUBS
   - REQUIRED = 649
   - PROVIDED = 487 GENERAL SITE LANDSCAPING
   - PROVIDED = 162 AT DWELLING UNITS
   - TOTAL PROVIDED = 649

LEGEND

(scalloped line)	EXISTING TREE LINE
(heavy scalloped line)	PROPOSED TREE LINE
(circle)	PROPOSED DECIDUOUS TREES
(star)	PROPOSED EVERGREEN TREES
(hatched oval)	PROPOSED SHRUBS
(lamp)	PROPOSED STREET LIGHT

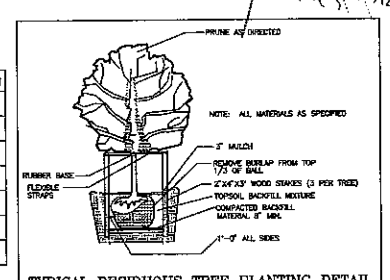
LANDSCAPE NOTES:

1. PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE LOCATIONS FOR APPROVALS BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. PROVIDE CONTINUOUS MULCH (3" THICK) IN ALL BEDDING AND GROUND COVER AREAS AND AT THE BASE OF SPECIMEN TREES.
3. SIZES OF PLANT MATERIAL GIVEN ARE TO BE CONSIDERED MINIMUM.
4. NO SUBSTITUTIONS FOR PLANT MATERIAL ARE ACCEPTABLE UNLESS APPROVED BY LANDSCAPE ARCHITECT.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING OF PLANT MATERIAL UNTIL JOB IS TURNED OVER TO OWNER.
6. CONTRACTOR SHALL LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES ONE TO ONE AND A HALF INCHES (1 – 1 ½") IN ANY DIMENSIONS AND STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
7. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR SUSPECTED, SUCH AS RUBBLE FILL, UNACCEPTABLE TOPSOIL, ADVERSE DRAINAGE CONDITIONS OR OTHER OBSTRUCTIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING BEFORE PLANTING ANY TREES, SHRUBS OR LAWN AREAS.
8. TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, BE WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
9. TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
10. TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO THE CONDITIONS OF THE LOCALITY OF THE PROJECT.
11. ALL PLANTING BEDS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH INSTALLED AT A MINIMUM DEPTH OF THREE INCHES (3").
12. ALL CANOPY TREES MUST HAVE A SPREAD EQUAL TO FIFTY PERCENT (50%) OF THE HEIGHT.
13. ALL PLANTING BEDS WITHOUT SHRUB OR GROUND COVER PLANT MATERIAL SHALL BE PLANTED WITH A BLUE GRASS SEED MIX.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PLAN.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND/OR LANDSCAPE ARCHITECT.
16. THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.
17. NO MORE THAN FIVE INCHES (5") OF SOIL SHALL BE PLACED AROUND THE TRUNKS OF TREES WHICH ARE TO REMAIN. FOR THOSE TREES WHICH ARE TO REMAIN, WHERE MORE THAN FIVE INCHES (5") OF SOIL ARE TO BE PLACED, TREE WELLS SHALL BE CONSTRUCTED TO PRESERVE SUCH TREES.
18. ALL SIZES AND GRADING STANDARD FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATES OF NURSERYMEN, INC., AND APPROVED MAY 2, 1986 BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., OR THE LATEST REVISED EDITION OF THIS STANDARD.
19. TOPSOIL REMOVED BY GRADING OPERATIONS SHALL BE REDISTRIBUTED AND STABILIZED AS SOON AS POSSIBLE FOLLOWING THE COMPLETION OF A PHASE OF WORK OR THE ENTIRE PROJECT. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY THE FOLLOWING METHODS OR APPROVED EQUAL:
    (A) SEEDING OR PLANTING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR LESS STEEP.
    (B) SODDING OR HYDRO SEEDING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR MORE STEEP.
20. ALL TREES TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS.
21. THE CONTRACTOR SHALL LABEL EACH TREE AND SHRUB WITH SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
22. ALL DISTURBED AREAS ARE TO BE SEEDED TO ESTABLISH A VIABLE LAWN.
23. ANY TREE OR SHRUB WITH DIES WITHIN EIGHTEEN (18) MONTHS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OF OCCUPANCY SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN THE AFOREMENTIONED TIME PERIOD IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE TOWNSHIP, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
24. CLEAR SIGHT TRIANGLES SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. WITHIN SUCH TRIANGLES, NO VISION-OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 30 INCHES AND BELOW 10 FEET, MEASURED FROM THE CENTERLINE GRADE OF INTERSECTING STREETS. EACH SIDE OF THE SIGHT TRIANGLE SHALL BE A MINIMUM OF 75 FEET, MEASURED FROM THE POINT OF INTERSECTION ALONG EACH ROAD CENTERLINE.
25. TREES ARE TO BE LOCATED OUTSIDE THE R-O-W. (MIN. DISTANCE = 5 FT)
26. ALL SHRUBS ARE TO BE PLANTED MASSED TOGETHER IN MULCHED PLANTING BED NOT AS INDIVIDUAL SHRUBS IN THE LAWN AREAS.
27. THE CONTRACTOR SHALL PROVIDE 4" OF ORGANIC TOPSOIL AT ALL PLANTING BEDS, TREE PITS AND LAWN AREAS.
28. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PROPERTY LINE OR 10' FROM ANY PUBLIC RIGHT-OF-WAY.
29. LIGHT POLES SHALL BE LOCATED NO CLOSER THAN 15' FROM PROPOSED TREES.
30. ALL LANDSCAPING SHALL BE GUARANTEED FOR EIGHTEEN (18) MONTHS THROUGH A FINANCIAL MAINTENANCE BOND. SUCH MAINTENANCE BOND SHALL BE SET AT FIFTEEN (15) PERCENT THE ORIGINAL ESCROW TOTAL FOR THE LANDSCAPING MATERIALS. THE EIGHTEEN (18) MONTH TIME PERIOD OF THE WARRANTED GUARANTEE SHALL COMMENCE ON THE DATA WHEN ALL LANDSCAPING IS COMPLETELY INSTALLED FOR A DEVELOPMENT OR THE COMPLETED PHASE OF DEVELOPMENT.

PLANT SCHEDULE EVERGREEN TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AC	30	ABIES CONCOLOR	WHITE FIR	8'	B&B
PA	22	PICEA ABIES	NORWAY SPRUCE	8'	B&B
PS	18	PINUS STROBUS	WHITE PINE	8'	B&B SHEARED
PST	41	PSEUDOTSUGA TAXIFOLIA	DOUGLAS FIR	8'	B&B
JV	4	JUNIPERUS VIRGINIANA BURKII	BURKII EASTERN RED CEDAR	8'	B&B
PR	22	PINUS RIGIDA	PITCH PINE	8'	B&B
PS*	1	PINUS STROBUS	WHITE PINE	12'	B&B

TOTAL EVERGREEN TREES = 138

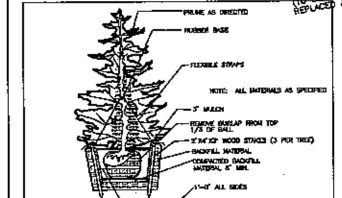


TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

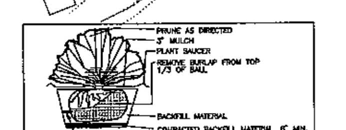
TOPSOIL BACKFILL MIXTURE

BACKFILL WITH EXCAVATED MATERIAL WHERE SUITABLE. IF MATERIAL IS NOT SUITABLE THEN BACKFILL WITH MATERIAL THAT CONSISTS OF FOUR PARTS BY VOLUME OF ORGANIC TOPSOIL MIXED WITH ONE PART PEAT HUMUS.



TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

FINAL LANDSCAPE PLAN
(2133–2135 STRASBURG ROAD)

No.	Revision
11	6–21–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5–25–10 AND HISTORICAL COMMISSION MEETING ON 6–9–10.
10	4–8–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2–18–10.
9	11–23–09 REV. PER FINAL PLAN SUBMISSION.
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3	6–26–08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6–20–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8–15–07.
1	8–8–07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4–23–07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
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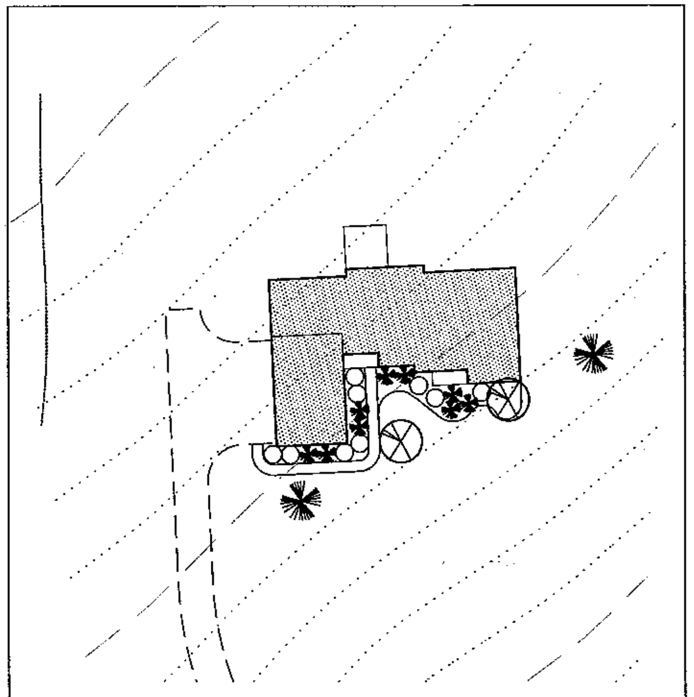
Project–	3080
Date–	3–26–07
Scale–	1"= 50'
Drawn–	RBL/SM
Checked–	EBW
Sheet–	11 OF 17

Plotted: 6/22/2010 — File: F:\JB\3080\Final Plan Set\3080–B8.pro

PLANT SCHEDULE EVERGREEN TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AC	30	ABIES CONCOLOR	WHITE FIR	8'	B&B
PA	22	PICEA ABIES	NORWAY SPRUCE	8'	B&B
PS	18	PINUS STROBUS	WHITE PINE	8'	B&B SHEARED
PST	41	PSEUDOTSUGA TAXIFOLIA	DOUGLAS FIR	8'	B&B
JV	4	JUNIPERUS VIRGINIANA BURKII	BURKII EASTERN RED CEDAR	8'	B&B
PR	22	PINUS RIGIDA	PITCH PINE	8'	B&B
PS+	1	PINUS STROBUS	WHITE PINE	12'	B&B

TOTAL EVERGREEN TREES = 138



TYPICAL LOT LANDSCAPE PLAN

SCALE: 1"=20'

LEGEND

- ORNAMENTAL DECIDUOUS TREES (2)
- DECIDUOUS SHRUBS (9)
- EVERGREEN SHRUBS (9)
- EVERGREEN TREES (2)

PLANT SCHEDULE FOR TYPICAL LOT LANDSCAPING

DECIDUOUS SHRUBS (OPTIONS) 24"-30"

BOTANICAL NAME	COMMON NAME
FOTHERGILLA GARDENII	DWARF FOTHERGILLA
VIBURNUM CARLESSI	KOREAN SPICE VIBURNUM
PRUNUS X CISTENA	PURPLE SAND CHERRY
RHODODENDRON PJM	PJM RHODODENDRON
RHODODENDRON SCHLIPPENBACHII	ROYAL AZALEA
ROSA X MEIDILAND	MEIDILAND ROSE
CORNUS ALBA ARGENTEO MARGINATA	VARIEGATED REDTWIG DOGWOOD
SPIRAEA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA

QUANTITY: 81
(9 SHRUBS/D.U.)

EVERGREEN TREES (OPTIONS)

BOTANICAL NAME	COMMON NAME
PICEA ABIES	NORWAY SPRUCE
PICEA OMORIKA	SIBERIAN SPRUCE
PINUS STROBUS	EASTERN WHITE PINE
PSEUDOTSUGA TAXIFOLIA	DOUGLAS FIR
ILEX OPACA	AMERICAN HOLLY

QUANTITY: 18-8' HIGH
(2 EVERGREEN TREES/D.U.)

EVERGREEN SHRUBS (OPTIONS) 24"-30"

BOTANICAL NAME	COMMON NAME
EUONYMUS KIAUT. MANHATTAN	MANHATTAN EUONYMUS
ILEX GLABRA COMPACTA	DWARF INKBERRY
ILEX X MESERVEAE BLUE PRINCESS	BLUE PRINCESS HOLLY
JUNIPERUS HORIZONTALIS PLUMOS COMPACTA	COMPACT ANDORRA JUNIPER
JUNIPERUS CHINENSIS SERGENTI	SARGENT JUNIPER
PIERIS FLORIBUNDA	MOUNTAIN ANDROMEDA
AZALEA HINO CRIMSON	HINO CRIMSON AZALEA
TAXUS BACCATA REPANDENS	SPREADING ENGLISH YEW
TAXUS CUSPIDATA DENSIFORMIS	DENSE YEW
KALMIA LATIFOLIA	MOUNTAIN LAUREL
ILEX CRENATA COMPACTA	JAPANESE HOLLY
LEUCOTHOE FONTANESIANA RAINBOW	RAINBOW LEUCOTHOE
ACUBA JAPONICA VARIEGATA	VARIEGATED ACUBA
ABELIA GRANDIFLORA COMPACTA	COMPACT ABELIA

QUANTITY: 81
(9 SHRUBS/D.U.)

FLOWERING/ORNAMENTAL DECIDUOUS TREES (OPTIONS)

BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.
ACER CAMPESTRE	HEDGE MAPLE	8'-10'	3"
BETULA NIGRA HERITAGE	HERITAGE BIRCH	10'-12'	3"
CERCIS CANADENSIS	EASTERN REDBUD	8'-10'	3"
CARPINUS CAROLINIANA	IRONWOOD	10'-12'	3"
CORNUS KOUSA	KOUSA DOGWOOD	8'-10'	3"
HALESIA CAROLINA	CAROLINA SILVERBELL	10'-12'	3"
KOELREUTERIA PANICULATA	GOLDENRAIN TREE	10'-12'	3"
PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY	10'-12'	3"

QUANTITY: 18
(2 ORNAMENTAL TREES/D.U.)

LEGEND

- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- PROPOSED STREET LIGHT

LANDSCAPE NOTES:

1. PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE LOCATIONS FOR APPROVALS BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. PROVIDE CONTINUOUS MULCH (3" THICK) IN ALL BEDDING AND GROUND COVER AREAS AND AT THE BASE OF SPECIMEN TREES.
3. SIZES OF PLANT MATERIAL GIVEN ARE TO BE CONSIDERED MINIMUM.
4. NO SUBSTITUTIONS FOR PLANT MATERIAL ARE ACCEPTABLE UNLESS APPROVED BY LANDSCAPE ARCHITECT.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING OF PLANT MATERIAL UNTIL JOB IS TURNED OVER TO OWNER.
6. CONTRACTOR SHALL LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES ONE TO ONE AND A HALF INCHES (1 - 1 +") IN ANY DIMENSIONS AND STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
7. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR SUSPECTED, SUCH AS RUBBLE FILL, UNACCEPTABLE TOPSOIL, ADVERSE DRAINAGE CONDITIONS OR OTHER OBSTRUCTIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING BEFORE PLANTING ANY TREES, SHRUBS OR LAWN AREAS.
8. TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, BE WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
9. TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
10. TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO THE CONDITIONS OF THE LOCALITY OF THE PROJECT.
11. ALL PLANTING BEDS SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH INSTALLED AT A MINIMUM DEPTH OF THREE INCHES (3").
12. ALL CANOPY TREES MUST HAVE A SPREAD EQUAL TO FIFTY PERCENT (50%) OF THE HEIGHT.
13. ALL PLANTING BEDS WITHOUT SHRUB OR GROUND COVER PLANT MATERIAL SHALL BE PLANTED WITH A BLUE GRASS SEED MIX.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PLAN.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND/OR LANDSCAPE ARCHITECT.
16. THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.
17. NO MORE THAN FIVE INCHES (5") OF SOIL SHALL BE PLACED AROUND THE TRUNKS OF TREES WHICH ARE TO REMAIN. FOR THOSE TREES WHICH ARE TO REMAIN, WHERE MORE THAN FIVE INCHES (5") OF SOIL ARE TO BE PLACED, TREE WELLS SHALL BE CONSTRUCTED TO PRESERVE SUCH TREES.
18. ALL SIZES AND GRADING STANDARD FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATES OF NURSERYMEN, INC., AND APPROVED MAY 2, 1986 BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., OR THE LATEST REVISED EDITION OF THIS STANDARD.
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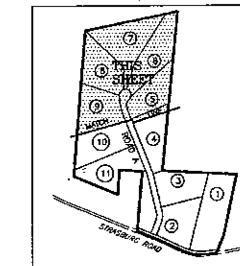
   (A) SEEDING OR PLANTING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR LESS STEEP.
   (B) SODDING OR HYDRO SEEDING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR MORE STEEP.
20. ALL TREES TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS.
21. THE CONTRACTOR SHALL LABEL EACH TREE AND SHRUB WITH SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
22. ALL DISTURBED AREAS ARE TO BE SEEDED TO ESTABLISH A VIABLE LAWN.
23. ANY TREE OR SHRUB WHICH DIES WITHIN EIGHTEEN (18) MONTHS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OF OCCUPANCY SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN THE AFOREMENTIONED TIME PERIOD IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE TOWNSHIP, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
24. CLEAR SIGHT TRIANGLES SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. WITHIN SUCH TRIANGLES, NO VISION-OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 30 INCHES AND BELOW 10 FEET, MEASURED FROM THE CENTERLINE GRADE OF INTERSECTING STREETS. EACH SIDE OF THE SIGHT TRIANGLE SHALL BE A MINIMUM OF 75 FEET, MEASURED FROM THE POINT OF INTERSECTION ALONG EACH ROAD CENTERLINE.
25. TREES ARE TO BE LOCATED OUTSIDE THE R-O-W. (MIN. DISTANCE = 5 FT)
26. ALL SHRUBS ARE TO BE PLANTED MASSED TOGETHER IN MULCHED PLANTING BED NOT AS INDIVIDUAL SHRUBS IN THE LAWN AREAS.
27. THE CONTRACTOR SHALL PROVIDE 4" OF ORGANIC TOPSOIL AT ALL PLANTING BEDS, TREE PITS AND LAWN AREAS.
28. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PROPERTY LINE OR 10' FROM ANY PUBLIC RIGHT-OF-WAY.
29. LIGHT POLES SHALL BE LOCATED NO CLOSER THAN 15' FROM PROPOSED TREES.
30. ALL LANDSCAPING SHALL BE GUARANTEED FOR EIGHTEEN (18) MONTHS THROUGH A FINANCIAL MAINTENANCE BOND. SUCH MAINTENANCE BOND SHALL BE SET AT FIFTEEN (15) PERCENT THE ORIGINAL ESCROW TOTAL FOR THE LANDSCAPING MATERIALS. THE EIGHTEEN (18) MONTH GUARANTEE SHALL COMMENCE ON THE DATA WHEN ALL LANDSCAPING IS COMPLETELY INSTALLED FOR A DEVELOPMENT OR THE COMPLETED PHASE OF DEVELOPMENT.



KEYMAP

LANDSCAPE REQUIREMENTS

IMPROVEMENT/CONDITION	DECIDUOUS TREES	EVERGREEN TREES	SHRUBS
NEW ROAD FRONTAGE 1,310 LF	53	27	131
EXISTING ROAD FRONTAGE 720 LF – SR 3062	15	8	36
BUILDING FOOTPRINT 21,240 SF (2,360 SF – 9 BUILDINGS)	43	22	170
EXISTING TRACT BOUNDARY			
830'	9	17	67
345'	4	7	28
401'	5	9	33
211'	3	5	17
191'	2	4	16
470'	5	10	38
200'	2	4	16
827'	7	13	51
565'	6	12	46
TOTAL	154	138	649

NO TRACT BOUNDARY LANDSCAPING IS PROVIDED WHERE THERE IS EXISTING VEGETATION SUFFICIENT TO CREATE A HIDDEN VIEW.

LANDSCAPING PROVIDED PER DWELLING UNIT (9 D.U.)

		TOTAL PROVIDED
DECIDUOUS TREES	– 2	18
EVERGREEN TREES	– 2	18
SHRUBS	– 18	162

LANDSCAPING REQUIREMENTS

1. DECIDUOUS TREES
   - REQUIRED = 154
   - PROVIDED = 140 GENERAL SITE LANDSCAPING
   - PROVIDED = 18 AT DWELLING UNITS
   - TOTAL PROVIDED = 158
2. EVERGREEN TREES
   - REQUIRED = 126
   - PROVIDED = 131 GENERAL SITE LANDSCAPING
   - PROVIDED = 18 AT DWELLING UNITS
   - TOTAL PROVIDED = 149
3. SHRUBS
   - REQUIRED = 649
   - PROVIDED = 487 GENERAL SITE LANDSCAPING
   - PROVIDED = 162 AT DWELLING UNITS
   - TOTAL PROVIDED = 649

PLANT SCHEDULE SHADE TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	CONDITION
	22	ACER RUBRUM RED SUNSET MAPLE	RED SUNSET MAPLE	14'-16'	3"	B&B
	18	QUERCUS PALUSTRIS	PIN OAK	14'-16'	3"	B&B
	7	NYSSA SYLVATICA	SOURGUM	14'-16'	3"	B&B
	24	FRAXINUS PENN. MARSHALL SEEDLESS	MARSHALL SEEDLESS ASH	14'-16'	3"	B&B
	30	QUERCUS COCCINEA	SCARLET OAK	14'-16'	3"	B&B
	6	TILIA AMERICANA REDMOND	REDMOND LINDEN	14'-16'	3"	B&B
	16	PLATANUS ACERFOLIA BLOODGOOD	BLOODGOOD LONDON PLANETREE	14'-16'	3"	B&B
	12	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEETGUM	14'-16'	3"	B&B
	5	ACER SACCHARUM GREEN MOUNTAIN	GREEN MOUNTAIN SUGAR MAPLE	14'-16'	3"	B&B
	4	LIRIODENDRON TULIPIFERA	TULIP TREE	14'-16'	3"	B&B

TOTAL SHADE TREES = 144

PLANT SCHEDULE SHRUBBERY

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
CS	38	CORNUS SERICEA STOLONIFERA	REDOSIER DOGWOOD	24"-30"	B&B
FM	53	FOTHERGILLA MAJOR	FOTHERGILLA	24"-30"	B&B
HQ	22	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24"-30"	B&B
HV	15	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	24"-30"	B&B
IG	51	ILEX GLABRA	INKBERRY	24"-30"	B&B
IV	53	ILEX SPARKLEBERRY VERTICILLATA	SPARKLEBERRY WINTERBERRY	24"-30"	B&B
KL	34	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24"-30"	B&B
MP	93	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	24"-30"	B&B
RM	30	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	24"-30"	B&B
VC	8	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24"-30"	B&B
VD	50	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24"-30"	B&B
VR	58	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	24"-30"	B&B

TOTAL SHRUBS = 511

FINAL LANDSCAPE PLAN
(2133-2135 STRASBURG ROAD)

REV.	DESCRIPTION
11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
9	11-23-09 REV. PER FINAL PLAN SUBMISSION.
8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7	9-28-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
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4	8-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
3	6-26-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8-15-07.
1	8-6-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

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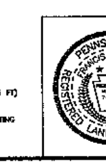
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.



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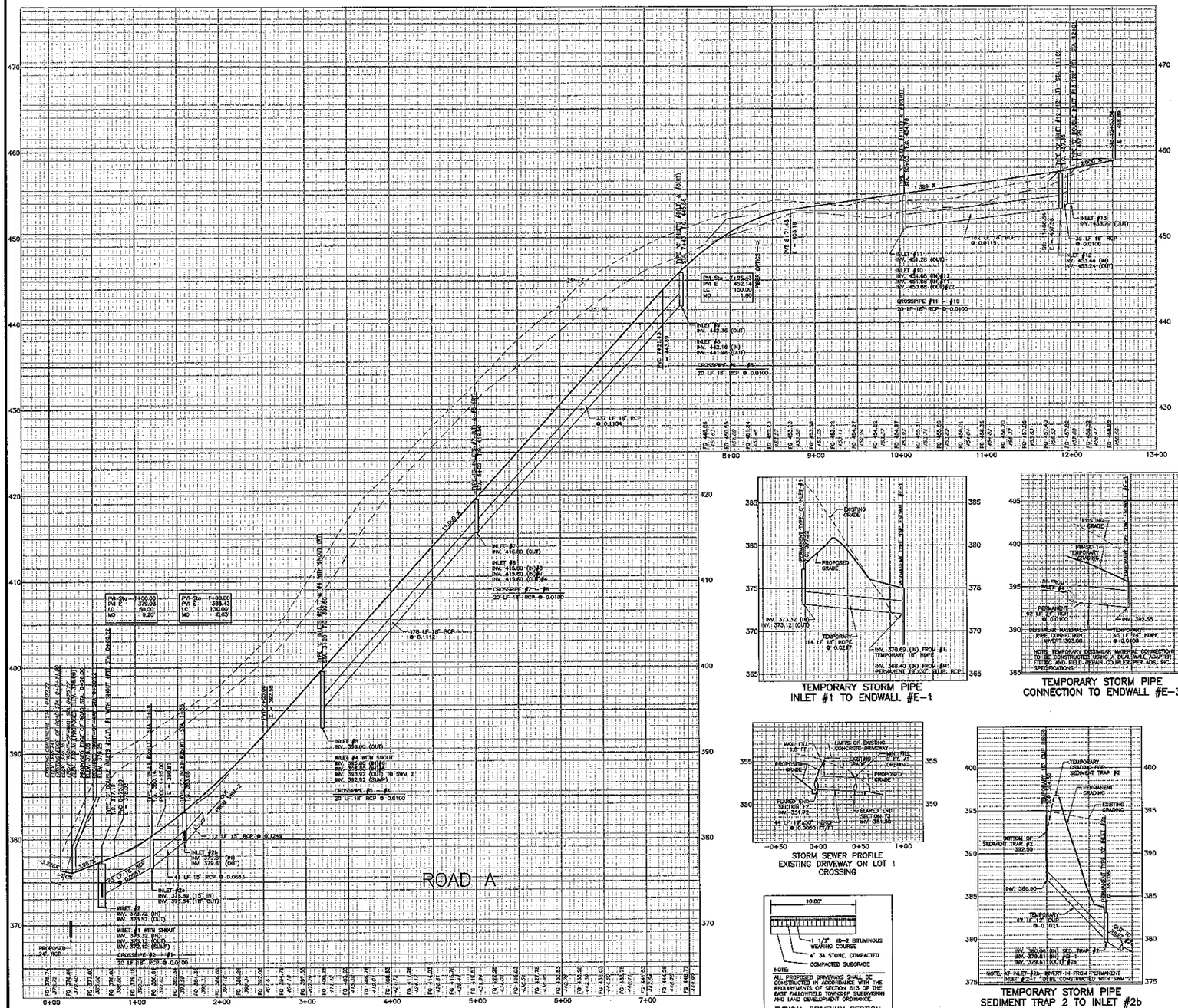
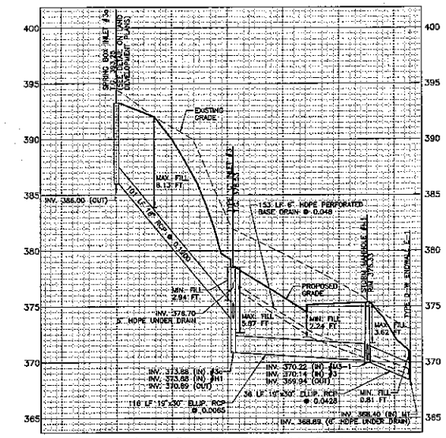
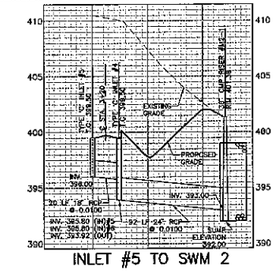
Plotted: 6/22/2010 File: F:\JB\3060\Final Plan Set\3060-B8.pro



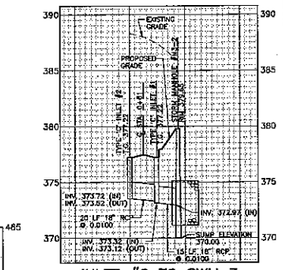
NOTE: REFERENCE THE HIGHWAY IMPROVEMENT PLANS, SHEETS 1 THROUGH 7 OF 7, FOR PROPOSED ROAD 'A' INTERSECTION DETAILS



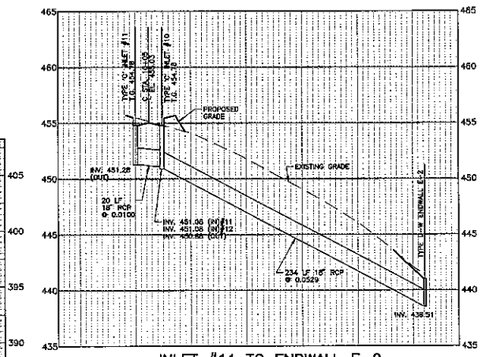
INLET #3a TO ENDWALL E-1



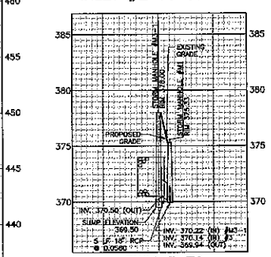
INLET #5 TO SWM 2



INLET #2 TO SWM 3



INLET #11 TO ENDWALL E-2



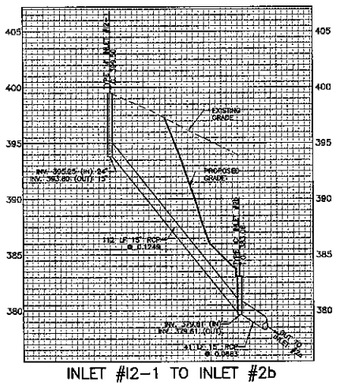
SWM 3 TO MANHOLE M1

TEMPORARY STORM PIPE INLET #1 TO ENDWALL #E-1

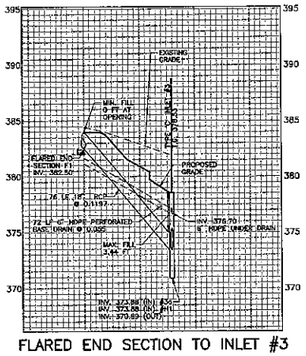
TEMPORARY STORM PIPE CONNECTION TO ENDWALL #E-3

STORM SEWER PROFILE EXISTING DRIVEWAY ON LOT 1 CROSSING

TEMPORARY STORM PIPE SEDIMENT TRAP 2 TO INLET #2b



INLET #12-1 TO INLET #2b



FLARED END SECTION TO INLET #3

FINAL PROFILE SHEET

(2133-2135 STRASBURG ROAD)

11	5-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-16-10.
9	11-23-09 REV. PER FINAL PLAN SUBMISSION.
8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7	9-25-09 REV. PER CCCD REVIEW LETTER DATED 12-5-08.
6	11-11-08 REV. PER CCCD REVIEW LETTER DATED 9-12-08.
5	10-7-08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 5-4-08.
4	8-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
3	6-26-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8-15-07.
1	8-8-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

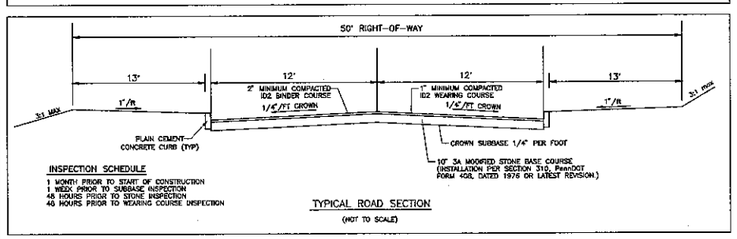
PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Devlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080
WWW.EBWALSHINC.COM

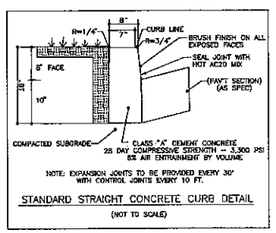
Project-	3060
Date-	3-26-07
Scale-	H. 1"=30' V. 1"=5'
Drawn-	SLH
Checked-	EBW
Sheet-	13 OF 17

Plotted: 6/22/2010 — File: F:\EB\3060\Final Plan Set\3060-B8.pro



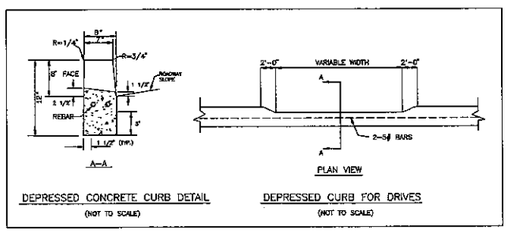
INSPECTION SCHEDULE
1 MONTH PRIOR TO START OF CONSTRUCTION
1 WEEK PRIOR TO SUBBASE INSPECTION
48 HOURS PRIOR TO STONE INSPECTION
48 HOURS PRIOR TO WEARING COURSE INSPECTION

TYPICAL ROAD SECTION
(NOT TO SCALE)



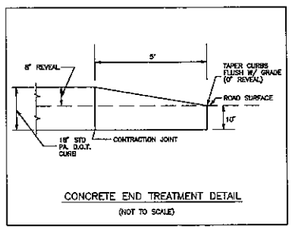
NOTE: EXPANSION JOINTS TO BE PROVIDED EVERY 30' WITH CONTROL JOINTS EVERY 10 FT.

STANDARD STRAIGHT CONCRETE CURB DETAIL
(NOT TO SCALE)

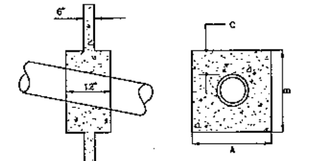


DEPRESSED CONCRETE CURB DETAIL
(NOT TO SCALE)

DEPRESSED CURB FOR DRIVES
(NOT TO SCALE)

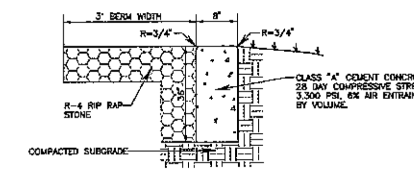


CONCRETE END TREATMENT DETAIL
(NOT TO SCALE)

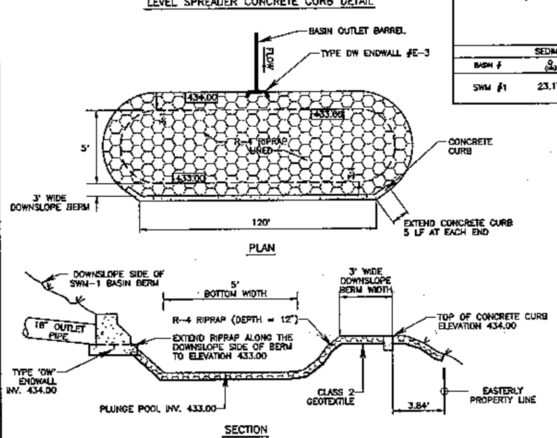


DETENTION BASIN #	NO. OF COLLARS	"A" WIDTH (FT.)	"B" HEIGHT (FT.)	"C" VERTICAL PROJECTION (FT.)	SPACING (FT.)
1	1	3.5'	3.5	0.79'	13'

CONCRETE ANTI-SEEP COLLAR NOT TO SCALE



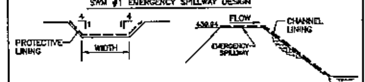
LEVEL SPREADER CONCRETE CURB DETAIL



BASIN #	INV. BARREL OUTLET	INV. OF PLUNGE POOL	TOP OF CONCRETE CURB
SWM I	434.00	433.00	434.00

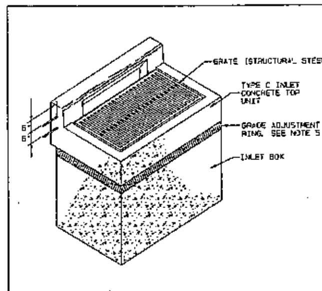
R-4 RIPRAP LINED PLUNGE POOL AND LEVEL SPREADER DETAIL NOT TO SCALE

SWM #1 EMERGENCY SPILLWAY DESIGN

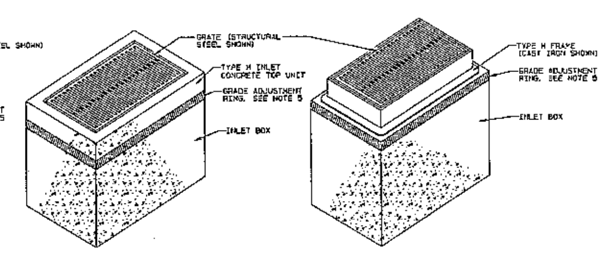


SEDIMENT BASIN SPILLWAY LINING TABULATION

BASIN #	Q (cfs)	WIDTH	WATER DEPTH	LINING
SWM #1	23.17	37'	0.36	N.A.G. P550 EROSION CONTROL BLANKET



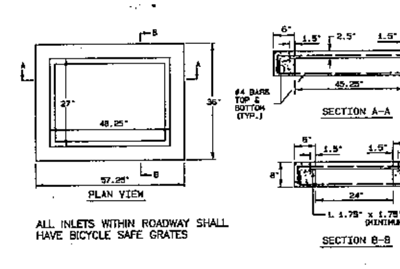
TYPE C INLET NOT TO SCALE



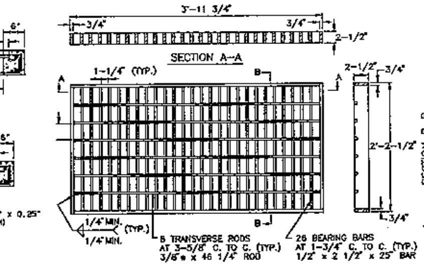
TYPE M INLET NOT TO SCALE

NOTES

1. CONSTRUCT INLET BOXES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 714.
2. ONLY PRECAST INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 22" x 36" REPRODUCIBLE SHOP DRAWING TO THE BUREAU OF CONSTRUCTION AND MATERIALS, MATERIALS AND TESTING DIVISION FOR REVIEW AND APPROVAL. USE CLASS AA CEMENT CONC. FOR PRECAST BOXES.
3. PROVIDE STANDARD INLET BOXES AND COVER ADJUSTMENT SLABS WITH A 24" x 45.25" OPENING TO ACCOMMODATE STANDARD TOP COMPONENTS.
4. INLETS THAT EXCEED THE MAXIMUM HEIGHT SHOWN SHALL REQUIRE SPECIAL DETAILS AND DESIGN FOR THE INLET WALLS AND BASE. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES. SEE RC-39.
5. LOCATE PIPE OR PIPES, AS INDICATED, WITH THE INLET BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE.
6. PLACE SUBBASE MATERIAL MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 350.2, IN 4 INCH LAYERS, COMPACTED TO A DENSITY SATISFACTORY TO THE ENGINEER AND INCIDENTAL TO THE INLET PAY ITEM.
7. FOR PIPE DIAMETERS LARGER THAN 48" R.C.C.P. OR 54" C.M.P.. USE A MODIFIED INLET BOX. SHEET 8 OF 9.
8. FOR PIPE DIAMETERS LARGER THAN 49" R.C.C.P. OR 54" C.M.P. IN THE LONG DIRECTION OR LARGER THAN 30" IN THE SHORT DIRECTION, A SPECIAL DETAIL AND DESIGN IS REQUIRED.
9. INLET BOXES THAT ARE NOT MONOLITHIC SHALL HAVE CONSTRUCTION JOINTS AS REQUIRED. SEE SHEET 6 OF 9.
10. FOR INLETS OTHER THAN AS SHOWN ON THE STANDARDS, PROVIDE REINFORCEMENT BASED ON HS25 LOADING AND IN ACCORDANCE WITH 408 SPECIFICATIONS.
11. INLETS TO BE SET FLUSH TO PAVEMENT PRIOR TO INSTALLATION OF THE WEARING COURSE. THIS IS TO BE DONE TO FACILITATE STORMWATER INTO THE INLETS DURING CONSTRUCTION.



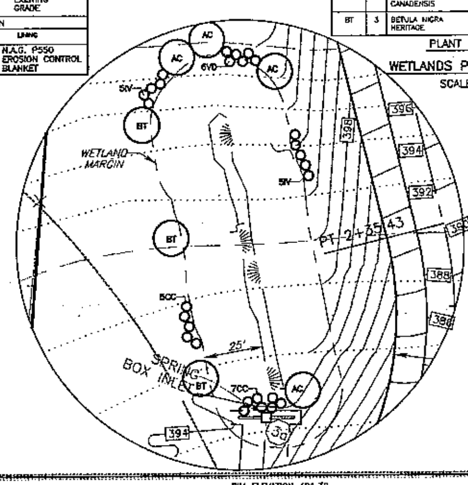
TYPE M NOT TO SCALE



STRUCTURAL STEEL GRATE BICYCLE SAFE NOT TO SCALE

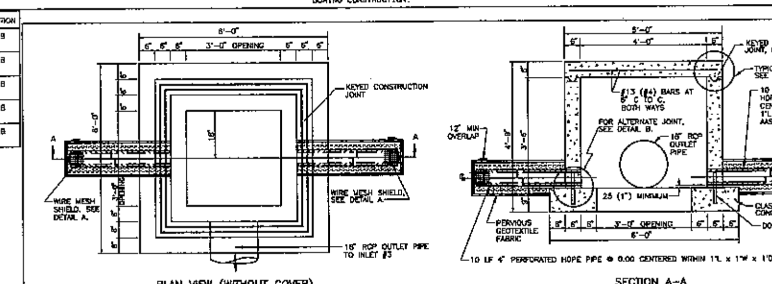
PLANT SCHEDULE

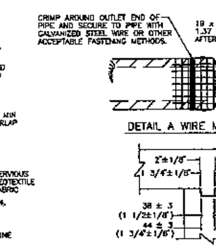
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
CS	12	CORNUS SERICEA STOLONIFERA	REDOSIER DOGWOOD	24"-30"	B&B
IV	10	ILEX SPARKLEBERRY VERTICILLATA	SPARKLEBERRY WINTERBERRY	24"-30"	B&B
VD	6	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24"-30"	B&B
AC	4	AMELANCHIER CANADENSIS	SERVICEBERRY	5'-6'	B&B
BT	3	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH	8'-10'	B&B



WETLANDS PLANTING DETAIL

SCALE: 1"=30'



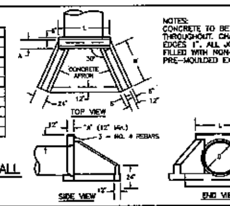


NOTES:

1. PROVIDE SPRING BOXES MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 806.
2. PRECAST SPRING BOXES MAY BE USED IN LIEU OF CAST-IN-PLACE SPRING BOXES. PERMIT ONLY PRECAST BOXES SUPPLIED BY AN APPROVED MANUFACTURER LISTED IN BULLETIN 15.
3. LOCATE OUTLET PIPE AS REQUIRED TO SUIT FIELD CONDITIONS. PLACE NO.13 (NO.4) REINFORCEMENT BARS, MINIMUM 305 (12") LONG, SPACED AT 300 (12") C TO C, AS DOWELS BETWEEN THE FOUNDATION AND WALLS WHEN THE CONSTRUCTION, EXCLUDING COVER, IS NOT MONOLITHIC. THE DOWELS MAY BE ELIMINATED IF THE ALTERNATE JOINTS SHOWN IN DETAILS B OR C ARE CONSTRUCTED.
4. PROVIDE REINFORCEMENT FOR WALLS AND FOUNDATIONS OF PRECAST BOXES MEETING THE REQUIREMENTS OF AASHTO-M199M.
5. WHEN FILL HEIGHT OVER TOP OF BOX EXCEEDS 3.0 m (10'), REQUIRE A SPECIAL DESIGN.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. U.S. CUSTOMARY UNITS IN () PARENTHESIS.

TYPE A SQUARE SPRING BOX NOT TO SCALE

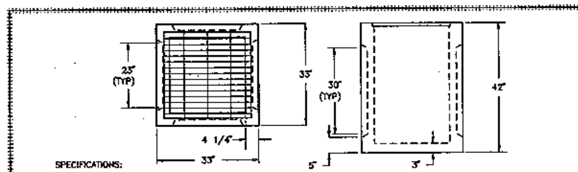
D	L	W	A
15"	3.5'	3.0'	12"
18"	4.0'	3.0'	12"
21"	4.5'	3.0'	12"
24"	5.0'	3.5'	12"
30"	5.5'	4.0'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.0'	15"
72"	9.2'	11.5'	15"



NOTES:
CONCRETE TO BE PENNDOT CLASS "A" THROUGHOUT. CHAMFER ALL EXPOSED EDGES 1". ALL JOINTS SHALL BE FILLED WITH NON-EXTRUDING PRE-MOULDED EXPANSION FILLER.

TYPE D-W ENDWALL

NOT TO SCALE

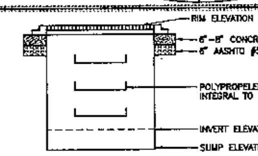


SPECIFICATIONS:

- CONCRETE STRENGTH: 4500 PSI MIN @ 28 DAYS
- REINFORCING STEEL: CONFORMS TO ASTM A615 & A185
- TOP AND PIPES TO BE GROUTED IN PLACE ON SITE BY CONTRACTOR
- STOCK INLETS SUPPLIED WITH FOUR KNOCK OUTS

As Manufactured By MODERN PRECAST PRODUCTS COMPANY

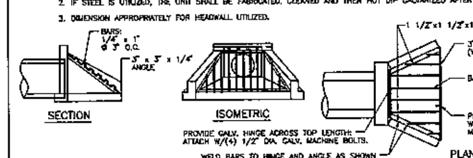
2' x 2' CATCH BASIN (NON-TRAFFIC BEARING LAWN INLET) NOT TO SCALE



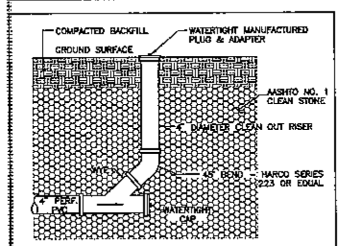
36" CMP RISER #M2-1 N.T.S.

NOTES:

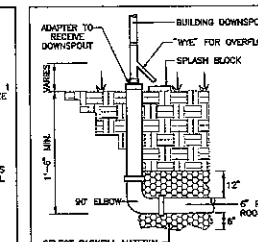
1. MATERIAL TO BE: GALVANIZED STEEL W/ RUST INHIBITOR OR ALUMINUM.
2. IF STEEL IS UTILIZED, THE UNIT SHALL BE FABRICATED, CLEANED AND THEN HOT DIP GALVANIZED AFTER FABRICATION.
3. DIMENSION APPROPRIATELY FOR HEADWALL UTILIZED.



TRASH RACK DETAIL NOT TO SCALE



ON-LOT INFILTRATION BED CLEANOUT DETAIL NTS



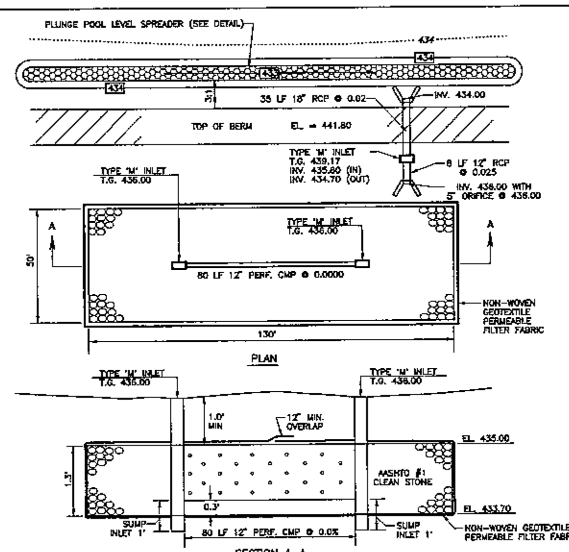
ROOF DRAIN DETAIL NTS

STORMWATER INFILTRATION FACILITY GENERAL NOTES:

1. THE CONTRACTOR SHALL USE EXTREME CARE WHEN INSTALLING FILTER FABRIC AND STONE IN ORDER TO PREVENT SEDIMENT, SOIL OR OTHER CONTAMINATION OF STONE AND / OR SEEPAGE BED. STOCKPILED STONE UTILIZED FOR CONSTRUCTION SHALL BE PLACED ON FILTER FABRIC TO PREVENT CONTAMINATION.
2. THE INSTALLATION OF THE STONE SHALL BE CHECKED BY THE DESIGN OR SITE ENGINEER PRIOR TO THE INSTALLATION OF THE SEEPAGE BED TO ENSURE THAT IT IS UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
3. APPROPRIATE MEASURES SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT ENTER INTO THE SEEPAGE BED. MEASURES SHALL INCLUDE INSTALLING A SUMP INLET UPSTREAM TO CAPTURE DEBRIS AND THE SEEPAGE BEDS SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM DRAINAGE AREAS ARE STABILIZED.
4. THE AREA FOR THE INFILTRATION FACILITIES SHALL BE ADEQUATELY PROTECTED WITH ORANGE CONSTRUCTION FENCE DURING CONSTRUCTION TO PREVENT CONSTRUCTION EQUIPMENT FROM ENTERING THE AREA OF THE FACILITY AND COMPACTING THE SUBGRADE.
5. NO CONSTRUCTION EQUIPMENT SHALL BE PLACED WITHIN THE INFILTRATION BED. THE SUBSOIL MUST NOT BE COMPACTED.
6. THE BOTTOM OF ALL SEEPAGE BED SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
7. IF UNFAVORABLE SOIL CONDITIONS ARE ENCOUNTERED DURING INSTALLATION OF THE ON-LOT INFILTRATION FACILITY (IE. BEDROCK OR GROUNDWATER), CONSTRUCTION IS TO STOP AND THE DESIGN ENGINEER AND THE TOWNSHIP ENGINEER SHALL BE NOTIFIED. THE DESIGN SHALL BE MODIFIED AND APPROVED BY THE TOWNSHIP PRIOR TO THE COMMENCEMENT OF WORK.
8. UPON STABILIZATION (UNIFORM 70% PERENNIAL VEGETATIVE COVER) WITHIN THE INFILTRATION BED DRAINAGE AREA, CONTACT THE TOWNSHIP ENGINEER AND CONSERVATION DISTRICT TO SCHEDULE AN INSPECTION OF THE BED CONSTRUCTION. A MINIMUM OF 48 HRS. NOTICE MUST BE PROVIDED TO THE INSPECTING AGENCY. NO STORMWATER IS TO ENTER THE INFILTRATION FACILITY PRIOR TO ABOVE MENTIONED INSPECTION.
9. UPON COMPLETION OF THE BED CONSTRUCTION, IMMEDIATELY STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIX AND EROSION CONTROL BLANKET AS INDICATED ON THE PLANS.
10. SEEPAGE BED SHALL BE SURROUNDED (TOP, SIDES, AND BOTTOM) WITH A NON-WOVEN GEOTEXTILE (PERMEABLE FILTER FABRIC). THE FILTER FABRIC SHALL BE TYPAR FABRIC, STYLE 3341 OR APPROVED EQUAL.
11. SEEPAGE BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
12. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
13. A STORMWATER INFILTRATION TEST IS TO BE RUN AT CONSTRUCTION STAGE OF EACH INFILTRATION BED. IF PERCOLATION RATE IS GREATER THAN 20 IN/HR AT CONSTRUCTION, INSTALL 12" DEPTH OF SAND BELOW DESIGNED BOTTOM OF BED.
14. SEEPAGE BED SHALL BE PLACED AT A MINIMUM OF 15' FROM THE HOUSE FOOTPRINT AS SHOWN ON THE PLANS.

SUBSURFACE RECHARGE SYSTEM SEQUENCE OF CONSTRUCTION

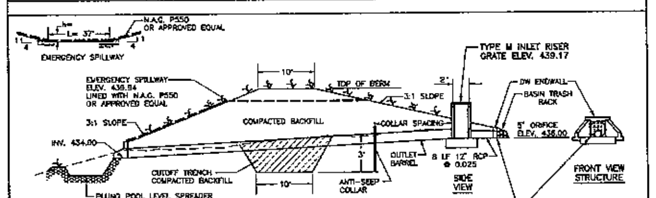
1. NOTIFY CHESTER COUNTY CONSERVATION DISTRICT 610-925-4920 TWO DAYS IN ADVANCE OF THE CONSTRUCTION OF SUBSURFACE RECHARGE SYSTEM. CONDUCT A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR, PROJECT ENGINEER, CONSTRUCTION SUPERVISOR, AND APPROPRIATE AGENCY PERSONNEL TO REVIEW THE SEDIMENT AND EROSION CONTROL REQUIREMENTS AND THIS SEQUENCE OF CONSTRUCTION BEFORE ANY WORK IS DONE.
2. PREVENTING SEDIMENT WASH FROM ADJACENT CONSTRUCTION AREAS IS PARTICULARLY IMPORTANT FOR STORMWATER RECHARGE BEDS. FAILURE TO CONTROL SEDIMENT MAY LEAD TO PREMATURE CLOGGING OF THE POROUS MEDIUM, RENDERING THE FACILITIES IMPAIRED. STABILIZE DISTURBED AREAS WITH DRAINAGE TO THESE FACILITIES AT THE END OF EACH WORK DAY. PRACTICES INCLUDE STRAW, EROSION CONTROL MATTING, SILT FENCE OR SOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE IF EXCESS SEDIMENT ENTERS THE FACILITIES DURING CONSTRUCTION.
3. INSTALL SUBSURFACE RECHARGE SYSTEM AS FOLLOWS AND AS ILLUSTRATED IN DETAILS:
   A. EXCAVATE TO STONE SUBGRADE THROUGH USE OF AN EXTENDED BOOM BACKHOE AS TO NOT COMPACT OR DISTURB SUBGRADE PROPOSED FOR INFILTRATION. INSTALL FILTER FABRIC AT SUBGRADE TO ACCEPT STONE BEDDING. ALLOW FABRIC TO EXTEND ALONG THE VERTICAL TRENCH WALL FOR PLACEMENT ABOVE PIPE.
   B. STOCKPILE AASHTO #1 STONE AT BASE OF EXCAVATION FOR INSPECTION BY THE DESIGN ENGINEER FOR "CLEAN" CERTIFICATION. AASHTO #1 CLEAN STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE. UPON CERTIFICATION, INSTALL STONE BEDDING TO ACCEPT PIPE. ASSURE SEDIMENT DOES NOT EXCAVATION THROUGH USE OF STONE BERM ALONG THE TRENCH PERIMETER OR OTHER APPROVED TECHNIQUES.
   C. INSTALL SUBSURFACE DETENTION FACILITY PIPE TO INCLUDE MANHOLE/RISER STRUCTURES. BACKFILL AASHTO STONE IN ACCORDANCE WITH THE DETAIL. OVERLAP FILTER FABRIC (MIN. 12") TO COMPLETELY ENCASE STONE AND PIPE. BACKFILL COMMON FILL DIRT FROM TOP OF STONE ELEVATION.
   D. PLUG INLET INVERT TO SUBSURFACE SYSTEM UPON COMPLETION OF SYSTEM CONSTRUCTION.
4. AFTER ALL CONSTRUCTION IS COMPLETE AND DISTURBED AREAS ARE STABILIZED (MIN. 70% UNIFORM PERENNIAL VEGETATIVE COVER) UNPLUG INLET INVERT TO SUBSURFACE SYSTEM. REMOVE INLET FILTERS. CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT PRIOR TO UNPLUGGING AND OPENING OF THE SUBSURFACE SYSTEM TO DETERMINE THE CONDITION OF PERMANENT VEGETATIVE COVER AND AUTHORIZATION FOR THE REMOVAL OF ANY EROSION CONTROL FACILITY.



NOTES:

1. PERFORATED CMP PIPE TO BE ALUMINUM OR EPOXY COATED TO REDUCE RISK OF CORROSION.
2. AASHTO #1 CLEAN STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE.
3. SUBGRADE TO REMAIN UNDISTURBED AND UNCOMPACTED THROUGH CONSTRUCTION.

SWM I SUBSURFACE INFILTRATION COMPONENT NOT TO SCALE



FILL MATERIAL/COMPACTION NOTES:

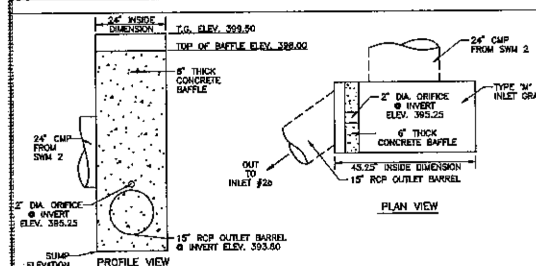
ALL EARTH FILL SHALL BE FREE FROM BRUSH, ROOTS AND OTHER ORGANIC MATERIAL SUBJECT TO DECOMPOSITION. THE FILL MATERIAL IN ALL EARTH DAMS AND EMBANKMENTS SHALL BE CONSTRUCTED OF CLAY MATERIAL AND HAVE A KEY CUT INTO VIRGIN SOIL. IT MUST BE COMPACTED TO AT LEAST NINETY-FIVE PERCENT (95%) OF THE MAXIMUM DENSITY OBTAINED FROM COMPACTION TESTS PERFORMED BY THE APPROPRIATE METHOD IN ASTM D698 AND TO THE SATISFACTION OF THE TOWNSHIP.

A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE PLACED ON ALL AREAS AFFECTED BY CONSTRUCTION OF THE BASIN.

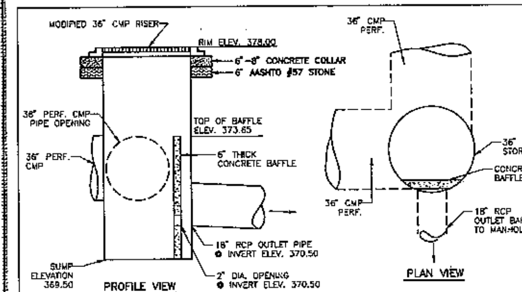
DETENTION BASIN TABULATION

TOP OF BERM ELEV.	EMERGENCY SPILLWAY ELEV.	EMERGENCY SPILLWAY WIDTH	RISER GRATE ELEV.	ORIFICE SIZE AND ELEV.	BARREL SIZE AND TYPE	BARREL LENGTH	BARREL SLOPE	BARREL INV (UP)	BARREL INV. (DOWN)	BASIN BOTTOM
441.80	439.94	37'	439.17	N/A	18" RCP	35'	0.020	434.70	434.00	436.00
				5" @ 436.00	12" RCP	8'	0.025	436.00	435.80	

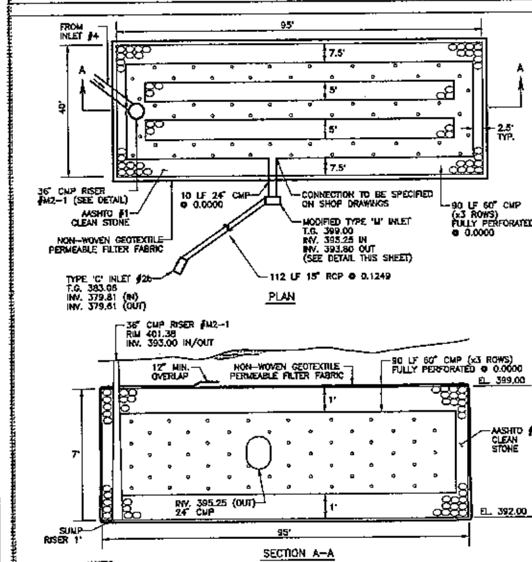
SWM I BASIN EMBANKMENT CROSS SECTION NOT TO SCALE



SWM II MODIFIED TYPE 'M' INLET STRUCTURE DETAIL N.T.S.



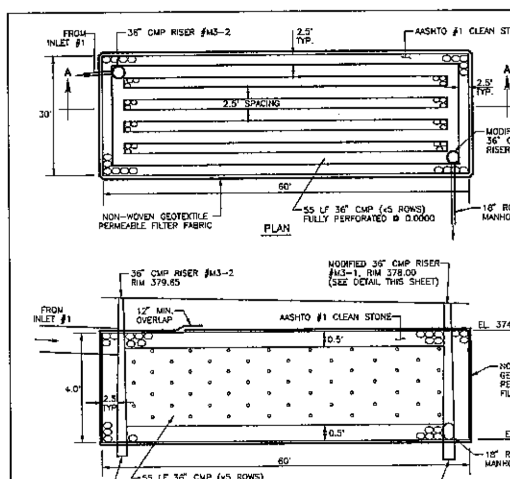
MODIFIED STORM MANHOLE #M3-1 OUTLET STRUCTURE DETAIL N.T.S.



NOTES:

1. PERFORATED CMP PIPE TO BE ALUMINUM OR EPOXY COATED TO REDUCE RISK OF CORROSION.
2. AASHTO #1 CLEAN STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE.
3. SUBGRADE TO REMAIN UNDISTURBED AND UNCOMPACTED THROUGH CONSTRUCTION.

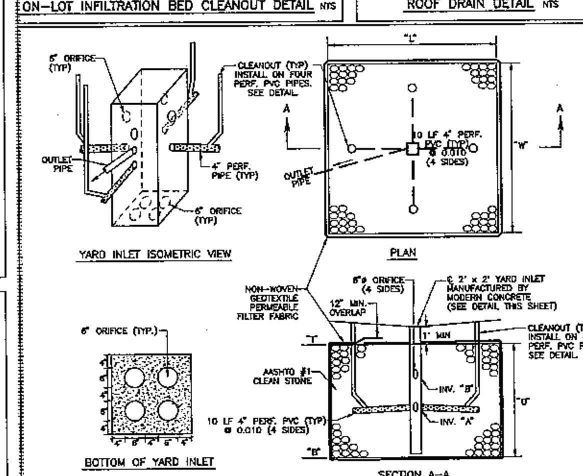
SWM II SUBSURFACE STORMWATER MANAGEMENT BASIN NOT TO SCALE



NOTES:

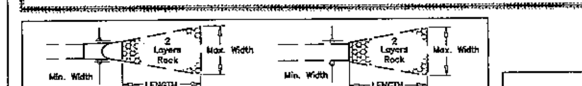
1. PERFORATED CMP PIPE TO BE ALUMINUM OR EPOXY COATED TO REDUCE RISK OF CORROSION.
2. AASHTO #1 CLEAN STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE.
3. SUBGRADE TO REMAIN UNDISTURBED AND UNCOMPACTED THROUGH CONSTRUCTION.

SWM III SUBSURFACE STORMWATER MANAGEMENT BASIN NOT TO SCALE



RECHARGE BED ID	LENGTH "L"	WIDTH "W"	DEPTH "D"	BED ELEVATIONS BOTTOM "B"	BED ELEVATIONS TOP "T"	4" PERF. PIPE INV. "A"	6" DIA. ORIFICE INV. "B"	OUTLET PIPE INV. UP	OUTLET PIPE LENGTH	OUTLET PIPE MATERIAL	OUTLET PIPE SLOPE	OUTLET PIPE INV. DOWN
LOT #3 FRONT	30'	30'	3.75'	414.75	418.50	415.75	416.25	417.50	32'	6" PVC	0.50%	417.34
LOT #3 BACK	30'	30'	4.00'	410.00	414.00	411.00	412.00	413.00	50'	6" PVC	0.50%	412.75
LOT #4 NORTH	30'	30'	5.00'	435.00	440.00	436.00	437.00	438.00	33'	6" PVC	0.50%	437.84
LOT #4 SOUTH	30'	30'	4.00'	435.00	439.00	436.00	437.00	438.00	40'	6" PVC	0.50%	437.80
LOT #5 NORTH	35'	35'	2.75'	444.75	447.50	445.00	445.50	446.15	54'	6" PVC	0.50%	445.88
LOT #5 SOUTH	30'	30'	3.00'	446.25	449.25	446.50	446.90	447.65	30'	6" PVC	0.50%	447.50
LOT #6	40'	40'	5.00'	456.00	461.00	456.75	457.50	458.50	50'	6" PVC	0.50%	458.25
LOT #7	40'	40'	5.00'	468.00	473.00	468.75	469.50	470.60	50'	6" PVC	0.50%	470.35
LOT #8 FRONT	30'	30'	5.25'	452.75	458.00	453.75	454.75	457.25	211'	6" PVC	0.50%	456.20
LOT #8 BACK	40'	40'	5.00'	459.00	464.00	460.00	461.00	463.50	65'	6" PVC	0.50%	463.16
LOT #9	44'	44'	3.50'	450.50	454.00	450.75	451.25	451.90	32'	6" PVC	0.50%	451.94
LOT #10	43'	43'	3.50'	448.00	451.50	448.25	448.70	449.30	90'	4" PVC	0.50%	448.85
LOT #11	60'	57'	3.50'	431.00	434.50	431.25	432.75	431.95	45'	6" PVC	0.50%	431.75

ON-LOT INFILTRATION/SWM BED DETAIL NOT TO SCALE



DETAIL ROCK ENERGY DISSIPATOR

ENDWALL NO.	LENGTH	MINIMUM WIDTH	MAXIMUM WIDTH	ROCK SIZE	PLACEMENT THICKNESS
E-1	15'	10.5'	16.5'	R-5	18"
E-2	6'	4.5'	7.7'	R-3	6"
F1	8'	4'	6'	R-3	6"
F2	12'	7.5'	12.3'	R-3	6"
F3	6'	4'	5'	R-3	6"

FINAL DETAIL SHEET
(2133-2135 STRASBURG ROAD)

REV.	DESCRIPTION
11	6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10	4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.
9	11-23-09 REV. PER FINAL PLAN SUBMISSION.
8	10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
7	9-28-09 REV. PER CCCD REVIEW LETTER DATED 12-8-08.
6	11-11-08 REV. PER CCCD REVIEW LETTER DATED 9-12-08.
5	10-7-08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6-4-08.
4	8-25-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7-15-08.
3	6-26-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8-15-07.
1	8-8-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

PLAN OF PROPERTY

FOR

REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080
WWW.EBWALSHINC.COM

Project-	3080
Date-	3-26-07
Scale-	N/A
Drawn-	SLM
Checked-	EBW
Sheet-	14 OF 17

Plotted: 6/22/2010 | File: F:\JB\3080\Final Plan Set\3080-88.pro

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 as 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%
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

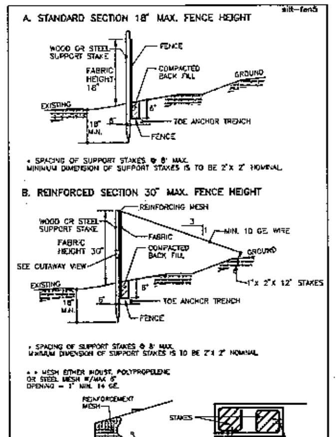
Temporary Seeding: Shall be annual ryegrass at 40 lbs. per acre. Site preparation – apply 1 ton of agricultural grade limestone per acre plus 50–50–50 fertilizer applied at a rate of 25 lbs/1000 sq. ft. and work in where possible. After seeding, mulch with hay or straw at a rate of 3 tons per acre.

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: mix at a 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

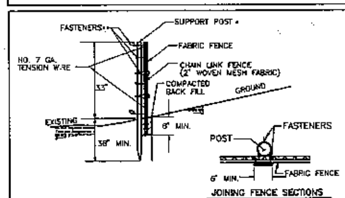
1. Any undisturbed area on which activity has ceased must be seeded and mulched immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be seeded and mulched with a quick 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 trap must be stabilized immediately with erosion control blanket. 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, 35% Kentucky Bluegrass and 15% annual Ryegrass applied at the rate of 4 lbs. per 1000 sq. ft.
6. Soils testing should be performed with recommendations provided for appropriate seed mixes and rates based on the soils at the site.



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.



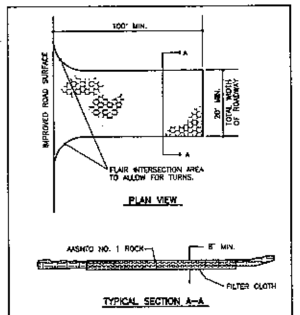
SUPER FILTER FABRIC FENCE DETAIL
NOT TO SCALE

* 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.

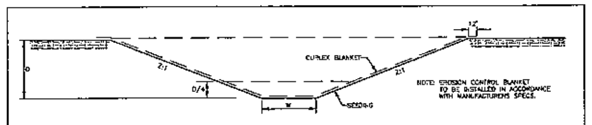
FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.



ROCK CONSTRUCTION ENTRANCE DETAILS
NOT TO SCALE

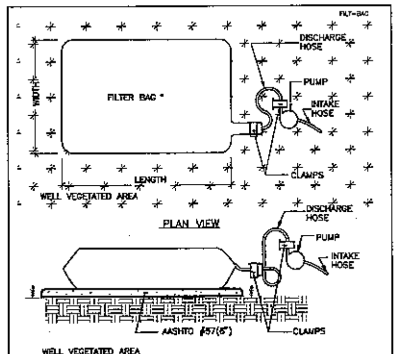
ROCK CONSTRUCTION ENTRANCE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE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



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

CHANNEL TABULATION

CHANNEL NAME	V (FPS)	Q (CFS)	SLOPE (FT/FT)	W	D	Z	CHANNEL LININGS	COMMENTS
TEMPORARY CLEAN WATER DIVERSION SWALE	3.87 (MAX)	7.01	0.0351–0.0588	2.0'	1.3'	3	NORTH AMERICAN GREEN SC150	STAPLE D PATTERN
PERMANENT ROADSIDE SWALE	9.18 (MAX)	19.50	0.0400–0.0625	3.0'	1.0'	2	ENKAMAT MAT TYPE 7010	INSTALL PER MANUFACTURER'S SPECIFICATION



SEDIMENT FILTER BAG FOR PUMPED WATER
N.T.S.

* NON WOVEN GEOTEXTILE FILTER BAG WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.

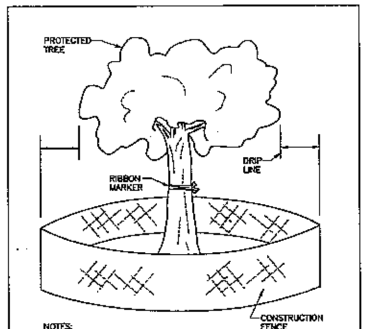
PLACE FILTER BAGS ON STABLE OR WELL VEGETATED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES.

CLAMP PUMP DISCHARGE HOSES SECURELY INTO FILTER BAGS.

LIMIT PUMPING RATE TO 1/2 THE MANUFACTURE'S MAXIMUM PUMPING RATE.

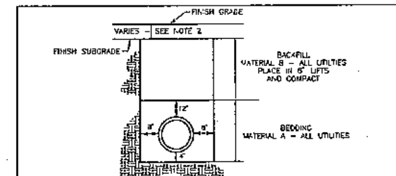
WHEN SEDIMENTS FILL 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SPEND BAGS WITH THEIR SEDIMENTS.

THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.



NOTES:
1. Mark trees to be protected with ribbon prior to construction.
2. Install construction fencing 5' outside the perimeter of the drip line of the marked trees (for tree clusters install along combined perimeter).
3. When construction is complete, remove fencing.
4. Any damage, destruction or felling of tree slated for protection shall require replacement with a tree of similar caliper or such number of trees as are required to equal the circumference of the affected tree.

TREE PROTECTION DETAIL
NOT TO SCALE



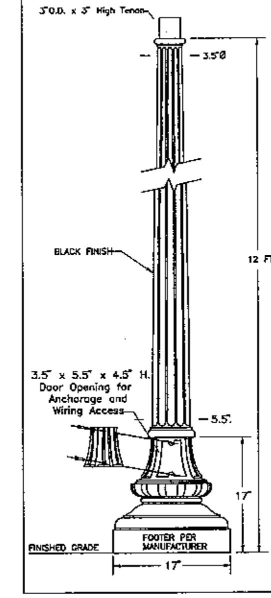
NOTES:
1. REQUIREMENTS SHOWN FOR UTILITY CONSTRUCTION AND TRENCH BACKFILL OUTSIDE OF 5' WIDE FOUNDATION PERIMETER ZONE. INSIDE OF 5' WIDE FOUNDATION PERIMETER ZONE AND WITHIN FOUNDATION WALLS, COMPACT BACKFILL TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE W/ ASTUM D698.
2. TOPSOIL TO FINISH GRADE, CONSTRUCT NEW BITUMINOUS PAVEMENT IN ACCORDANCE WITH THE "TYPICAL ROAD SECTION" DETAIL.
3. MATERIAL A = SCREENINGS MATERIAL B = 2RC OR MODIFIED STONE
4. ALL TRENCHES OR OTHER EXCAVATIONS IN EXISTING OR PROPOSED TOWNSHIP STREETS SHALL BE BACKFILLED IN ACCORDANCE WITH SECTION 800.C. OF THE EAST FALLOWFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

UTILITY CONSTRUCTION AND TRENCH RESTORATION DETAIL
NOT TO SCALE

UTILITY LINE TRENCH EXCAVATION NOTES:

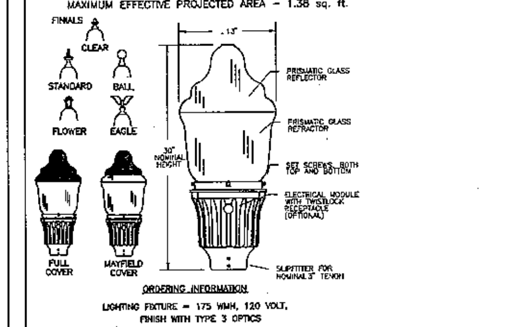
A. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
C. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
D. LIMIT DAILY EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED IN THE SAME DAY.
E. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
F. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

WADSWORTH Series
Cast Aluminum Posts



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

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
GV1ASDXX = 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

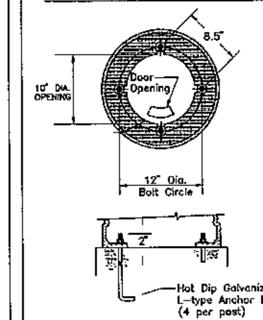
THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS, AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH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

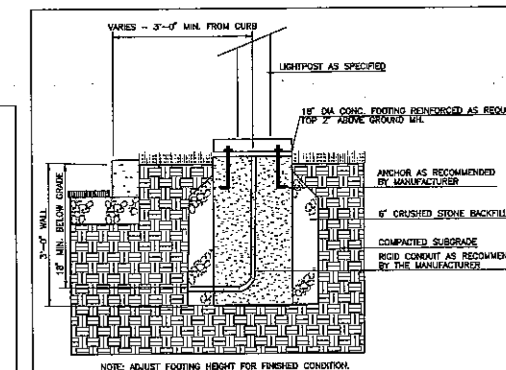
HOLOPHANE LEADER IN LIGHTING SOLUTIONS
An Acuity BrandsCompany
214 OAKWOOD AVENUE – NEWARK, OHIO 43055

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

ANCHORAGE GUIDE



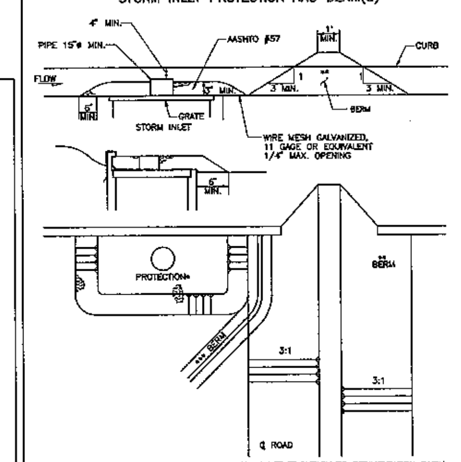
US-1636



NOTE: ADJUST FOOTING HEIGHT FOR FINISHED CONDITION.

LIGHT POST FOOTING

STANDARD CONSTRUCTION DETAIL #32
CURBED ROADWAY
STORM INLET PROTECTION AND BERM(S)

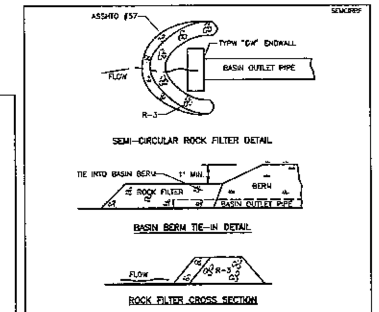


*STONE PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENTATION BASIN OR TRAP. BERMS ARE REQUIRED FOR ALL INSTALLATIONS.

**EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED.

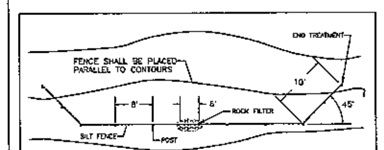
***SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

ONE ACRE MAXIMUM DRAINAGE AREA WITH 15" OVERFLOW PIPE AND 4" HEAD.

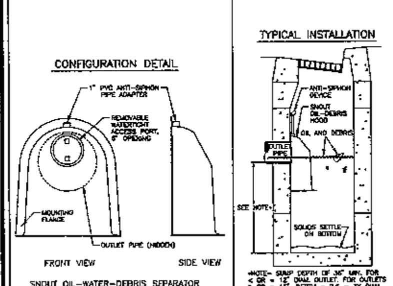


GENERAL RULES FOR INSTALLATION
1. THE ROCK FILTER MUST BE BUILT TO A HEIGHT 1.0 FEET BELOW BERM CREST.
2. THE ROCK FILTER MUST BE TIED INTO THE BASIN BERM SO THAT ALL FLOWS TRAVEL THROUGH THE ROCK FILTER PRIOR TO ENTERING THE INLET.
3. A MINIMUM OF 6 INCHES OF AASHTO #57 MUST BE ON THE UPSTREAM FACE OF THE ROCK FILTER.
4. THE ROCK FILTER MUST NOT COVER THE PIPE. IF THE FILTER BECOMES CLOGGED WITH SEDIMENT WHILE COVERING THE INLET, NO FLOWS WILL GET INTO PIPE.
5. THE ROCK FILTER MUST BE INSPECTED REGULARLY AND AFTER EACH STORM EVENT. WHEN CLOGGED WITH SEDIMENT, THE ROCK FILTER MUST BE REPLACED WITH CLEAN STONE.

SEMI-CIRCULAR ROCK FILTER FOR DETENTION BASIN
NOT TO SCALE

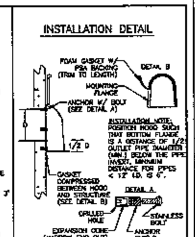


TYPICAL SILT FENCE PLACEMENT
NOT TO SCALE



NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434–0277, (860) 434–3195 FAX TOLL FREE: (800) 504–8008 OR (888) 354–7585 WEB SITE: www.bestmp.com OR PRE-APPROVED EQUAL.
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING D. 3/8" STAINLESS STEEL BOLTS E. ANCHOR SHIELDS

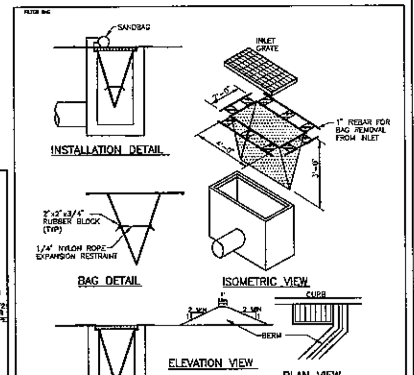
US Patent # 6126817



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL–DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER 09–0800	

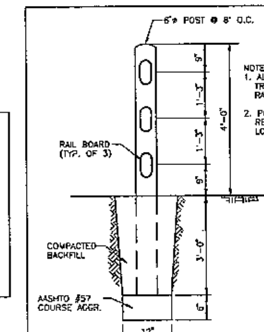
NOTE: SNOUTS TO BE PROVIDED AT INLETS #1 AND #4



Maximum Drainage Area = 1/2 acre.
Inlet protection is not required for inlet tributary to sediment basin or trap.
Berms required for all installations.
Earthen berm shall be maintained until roadway is stoned. Road subbase berm shall be maintained until roadway is paved.
Six inch minimum height asphalt berm shall be maintained until roadway surface receives final coat.

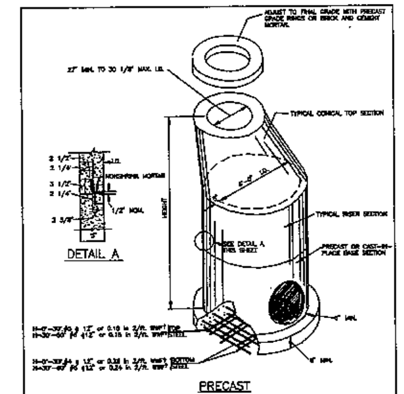
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION
CURBED ROADWAY



NOTES:
1. ALL WOOD TO BE PRESSURE TREATED WITH CCA AT A RATE OF 0.4 LBS. PER C.F.
2. POST AND RAIL FENCE TO REPLACE EXISTING FENCE LOCATED IN FRONT OF LOT 1.

POST AND RAIL FENCE DETAIL
N.T.S

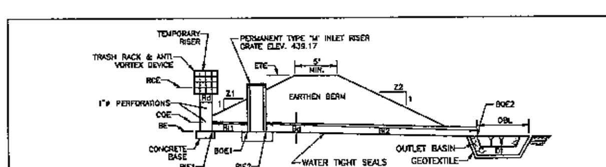


PRECAST

† PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 713.2(C), MAY BE SUBSTITUTED FOR TYPES A AND B MANHOLES.

† PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

STORM MANHOLE



EMBANKMENT SECTION ALONG PRINCIPAL SPILLWAY*

TRAP	Z1 (FT)	Z2 (FT)	TEMPORARY RISER DIA. Rd (IN)	CREST ELEV. RCE (FT)	MAT'L	PERFORATIONS DIA. Pd (IN)	No/ROW ROW ELEV (FT)	PERMANENT OUTLET BARRELS #	DIA Bd (IN)	INLET ELEV. BIE (FT)	LENGTH BI (FT)	OUTLET ELEV. BOE (FT)	MAT'L	EMBANKMENT TOP ELEV. ETE (FT)	WIDTH ETw (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)
1	3	3	18	438.00	CMP	1	1/437.00 1/437.50	1 2	12 18	436.00 434.70	8 35	435.80 434.00	RCP RCP	441.60	10.0	437.00	436.00

TRAP OUTLET BASIN	RIPRAP SIZE (R–)	DEPTH D (IN)	WIDTH OBW (FT)	LENGTH OBL (FT)	CONCRETE BASE LENGTH & WIDTH CBl&w (IN)	THICKNESS CBt (IN)
PERMANENT PLUNGE POOL (SEE DETAIL)	–	–	–	–	–	–

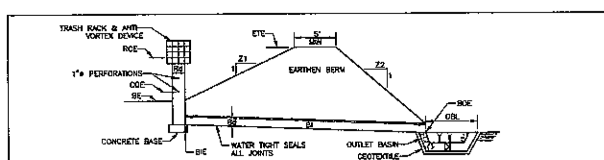
BARREL/RISER SEDIMENT TRAP #1 DETAIL
NOT TO SCALE

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.



EMBANKMENT SECTION ALONG PRINCIPAL SPILLWAY*

TRAP	Z1 (FT)	Z2 (FT)	RISER DIA. Rd (IN)	CREST ELEV. RCE (FT)	MAT'L	PERFORATIONS DIA. Pd (IN)	No/ROW ROW ELEV (FT)	BARREL DIA Bd (IN)	INLET ELEV. BIE (FT)	LENGTH BI (FT)	OUTLET ELEV. BOE (FT)	MAT'L	EMBANKMENT TOP ELEV. ETE (FT)	WIDTH ETw (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)
2	3	3	15	394.50	CMP	1	1/393.50 1/394.00	12	386.90	67	380.06 (@ INLET #2b)	CMP	396.75	5.0	393.50	392.50

TRAP OUTLET BASIN	RIPRAP SIZE (R–)	DEPTH D (IN)	WIDTH OBW (FT)	LENGTH OBL (FT)	CONCRETE BASE LENGTH & WIDTH CBl&w (IN)	THICKNESS CBt (IN)
–	–	–	–	–	–	–

BARREL/RISER SEDIMENT TRAP #2 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.

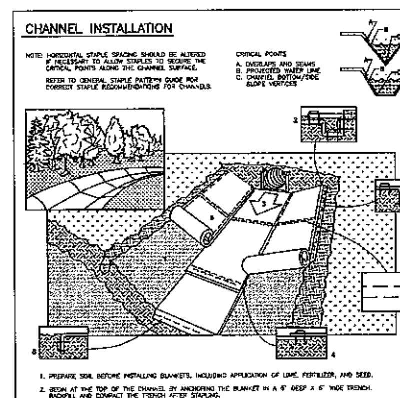
FOR BARREL PIPES HAVING SMOOTH EXTERIOR SURFACES, ANTI-SEEP COLLARS(S) AND SELECT EMBANKMENT FILL ARE REQUIRED.

CHANNEL INSTALLATION

NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

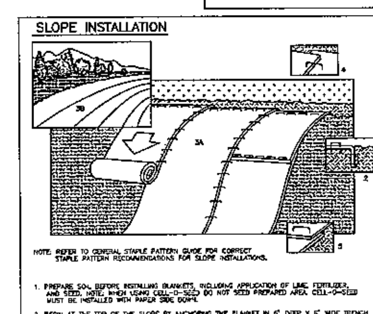


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

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

NORTH AMERICAN GREEN

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

FINAL DETAIL SHEET
(2133–2135 STRASBURG ROAD)

11	6–21–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5–25–10 AND HISTORICAL COMMISSION MEETING ON 6–9–10.
10	4–6–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2–18–10.
9	11–23–09 REV. PER FINAL PLAN SUBMISSION.
8	10–30–09 REV. PER CCCD REVIEW EMAIL DATED 10–23–09.
7	9–28–09 REV. PER CCCD REVIEW LETTER DATED 12–8–08.
6	11–11–08 REV. PER CCCD REVIEW LETTER DATED 9–12–08.
5	10–7–08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6–4–08.
4	8–25–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7–15–08.
3	6–26–08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6–20–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8–15–07.
1	8–6–07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4–23–07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610–903–0060
Fax: 610–903–0080
WWW.EBWALSHINC.COM

Project– 3080
Date– 3–26–07
Scale– N/A
Drawn– SLM
Checked– EBW
Sheet– 15 OF 17

Plotted: 6/22/2010 File: F:\JB\3080\Final Plan Set\3080-B8.pro

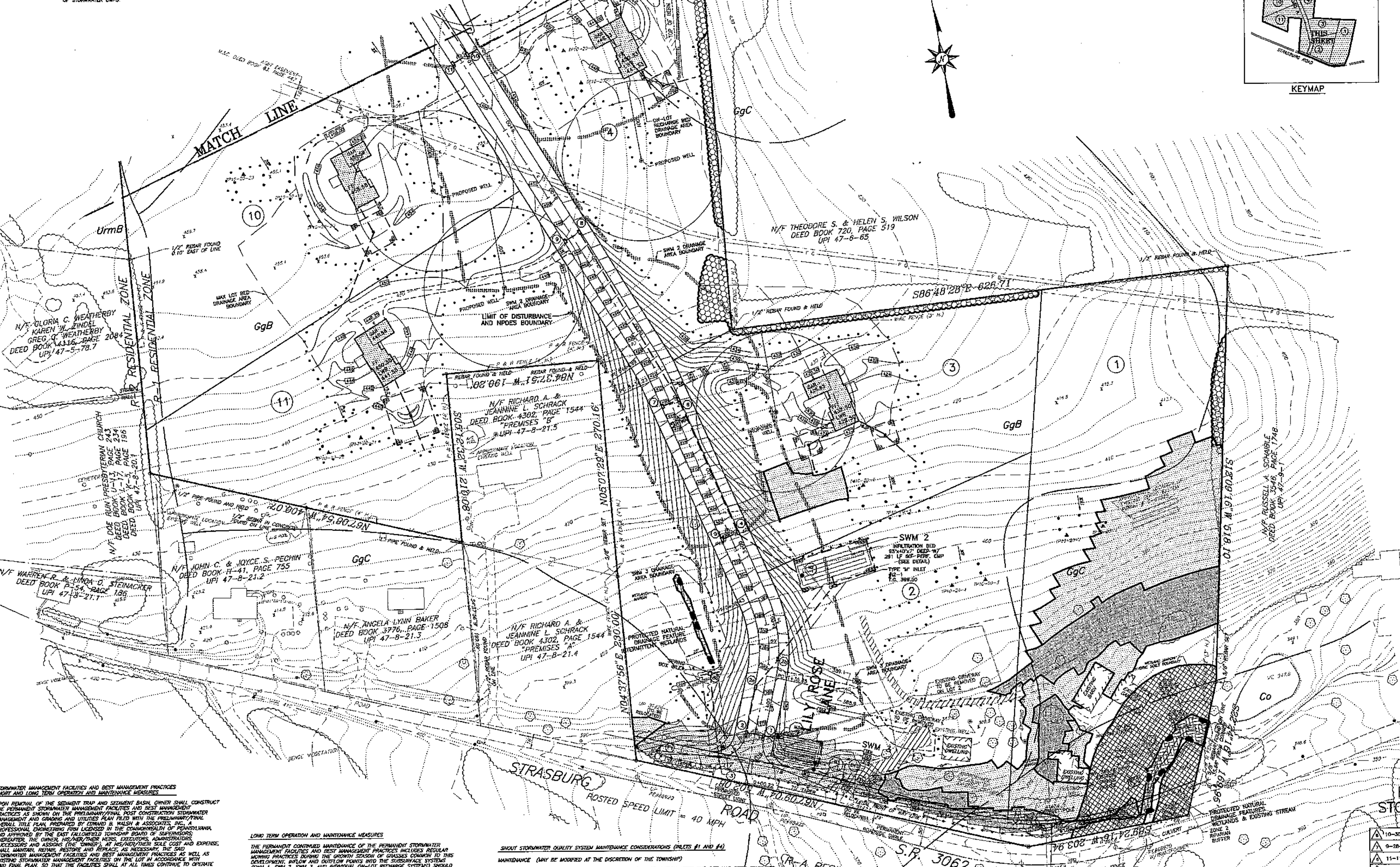
BMP AS-BUILT NOTES:

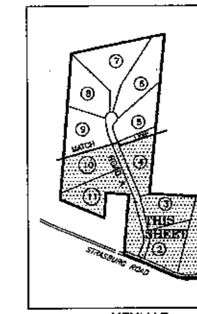
1. AS-BUILT PLANS OF THE STORMWATER BMPS FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL ENGINEER.

2. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY INSTALLATION AND FUNCTION OF STORMWATER BMPS.

SOILS CLASSIFICATION:

CdB2 – CHESTER SILT LOAM, 3 TO 8 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
Ch – CHEWACLA SILT LOAM





KEYMAP

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
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CURB
- PROPOSED CURB
- SOILS LINE
- EXISTING WETLANDS
- WETLAND MARGINS
- LIMIT OF DISTURBANCE
- BMP DRAINAGE AREA BOUNDARY
- ON-LOT RECHARGE BED DRAINAGE AREA BOUNDARY
- HYDRIC SOILS – Co
- LIGHT POLE & FIXTURE
- 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
- EXISTING TREE LINE
- PROPOSED TREE LINE

EXISTING NATURAL SENSITIVE RESOURCES

RESOURCE NAME	HATCH PATTERN	TOTAL AREA (AC.)	PROTECTED AREA (AC.)
RIPARIAN AREAS		0.48	0.48
WETLANDS		0.08	0.08
WOODLANDS		3.69	3.55
STEEP SLOPES 15%–25%		2.02	1.66
STEEP SLOPES OVER 25%		0.58	0.50

NOTE: PROTECTED RESOURCE AREAS OUTLINED IN THICK BLACK BOUNDARY AS SHOWN:

BMP WORKSHEETS NOTES:
1. AREA OF MINIMUM DISTURBANCE / REDUCED GRADING IS DEPICTED ON THE PLANS AS AREA BETWEEN THE LIMIT OF DISTURBANCE AND PROPERTY BOUNDARY. THE LIMIT OF DISTURBANCE IS TO BE FLAGGED EARLY IN THE CONSTRUCTION PHASE OF THE PROJECT. AREA OF MINIMUM DISTURBANCE / REDUCED GRADING = 15.11 ACRES.

2. AREAS OF PROTECTED SENSITIVE / SPECIAL VALUE FEATURES INCLUDE WETLANDS, RIPARIAN AREAS, WOODLANDS, STEEP SLOPES 15%–25%, AND STEEP SLOPES OVER 25%. THE PROTECTED AREAS OF THESE FEATURES ARE SHOWN IN THE TABLE ABOVE AND ON THE PCSWM PLANS.

3. PROTECT / UTILIZE NATURAL DRAINAGE FEATURES IS ACCOMPLISHED WITH THIS PLAN BY NOT DISTURBING THE WETLANDS AREAS AND EXISTING STREAM ON-SITE. ALSO, THE WETLANDS' SPRING LOCATED WEST OF THE PROPOSED ROAD IS PROPOSED TO HAVE A SPRING BOX INLET DOWNSTREAM OF THE WETLANDS TO CONVEY THE SPRING WATER ACROSS THE ROAD AND INTO ITS NATURAL DRAINAGE PATH ALONG STRASBURG ROAD.

BMP DRAINAGE AREAS

BMP	TOTAL AREA (AC)	WOODS (AC)	MEADOW (AC)	LAWN (AC)	IMPERVIOUS (AC)
SWM 1	7.81	0.93	1.53	5.00	0.35
SWM 2	2.27	0.03	0.00	1.77	0.47
SWM 3	1.17	0.00	0.40	0.61	0.16
LOT 3 FRONT	0.27	0.07	0.03	0.12	0.05
LOT 3 BACK	0.38	0.09	0.06	0.19	0.04
LOT 4 NORTH	0.44	0.00	0.00	0.36	0.08
LOT 4 SOUTH	0.37	0.00	0.01	0.33	0.03
LOT 5 NORTH	0.19	0.00	0.00	0.11	0.08
LOT 5 SOUTH	0.26	0.00	0.00	0.23	0.03
LOT 6	0.93	0.28	0.31	0.24	0.10
LOT 7	0.89	0.39	0.00	0.40	0.10
LOT 8 FRONT	0.36	0.00	0.06	0.23	0.07
LOT 8 BACK	0.53	0.01	0.29	0.17	0.06
LOT 9	0.38	0.00	0.11	0.21	0.10
LOT 10	0.40	0.00	0.00	0.30	0.10
LOT 11	1.06	0.00	0.29	0.67	0.10

STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES SHORT AND LONG TERM OPERATION AND MAINTENANCE MEASURES

UPON REMOVAL OF THE SEDIMENT TRAP AND SEDIMENT BASIN, OWNER SHALL CONSTRUCT THE PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES AS SHOWN ON THE PRELIMINARY/FINAL POST CONSTRUCTION STORMWATER MANAGEMENT AND GRADING AND UTILITIES PLAN FILED WITH THE PRELIMINARY/FINAL OVERALL TITLE PLAN, PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., A PROFESSIONAL ENGINEERING FIRM LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, AND APPROVED BY THE EAST FALLOWFIELD TOWNSHIP BOARD OF SUPERVISORS; THEREAFTER, THE OWNER, HIS/HER/THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS (THE "OWNER"), AT HIS/HER/THEIR SOLE COST AND EXPENSE, SHALL MAINTAIN, REPAIR, RESTORE AND REPLACE, AS NECESSARY, THE SAID STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES AS WELL AS EXISTING STORMWATER MANAGEMENT FACILITIES ON THE LOT IN ACCORDANCE WITH SAID FINAL PLAN, SO THAT THE FACILITIES SHALL AT ALL TIMES CONTINUE TO OPERATE AND FUNCTION IN THE SAME MANNER AND CAPACITY AS THEY WERE DESIGNED. NO ON-LOT STORMWATER FACILITIES APPROVED AS PART OF THE PRELIMINARY/FINAL PLAN SHALL BE REMOVED OR ALTERED IN ANY MANNER BY THE OWNER WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS. IN THE EVENT OF THE FAILURE OF THE OWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, EAST FALLOWFIELD TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CAUSE THE SAID STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES TO BE MAINTAINED, REPAIRED, RESTORED OR REPLACED, AS NECESSARY, AND THE COSTS THEREOF SHALL BE ASSESSED TO THE OWNER; SAID ASSESSMENT SHALL ALSO BE A CHARGE AND MAY BE FILED AS A LIEN UPON THE PROPERTY HEREIN, WHICH SHALL REMAIN OF RECORD UNTIL PAID IN FULL. EAST FALLOWFIELD TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE OWNER BY CERTIFIED MAIL OR OVERNIGHT DELIVERY SERVICE WITH POSITIVE TRACKING, OF ITS INTENTION TO TAKE THE AFORE NOTED ACTION (THE "NOTICE"). THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS NEGLECTED THE MAINTENANCE, REPAIR, REPLACEMENT AND/OR RESTORATION OF THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT OR REPAIR THE DEFICIENCIES DESIGNATED IN THE NOTICE FROM EAST FALLOWFIELD TOWNSHIP WITHIN THE TIME SPECIFIED IN THE NOTICE, THEN IN SUCH EVENT, EAST GOSHEN FALLOWFIELD TOWNSHIP SHALL EXERCISE THIS RIGHT. IN ADDITION TO FILING A LIEN AGAINST THE PROPERTY, EAST FALLOWFIELD TOWNSHIP SHALL HAVE THE RIGHT TO PURSUE ANY OTHER REMEDIES, AT LAW OR IN EQUITY, AGAINST THE OWNER.

SHORT TERM OPERATION AND MAINTENANCE MEASURES

THE SITE CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION SEQUENCE INDICATED ON THE EROSION AND SEDIMENTATION CONTROL PLANS FOR THE TEMPORARY MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES. PARTICULAR CARE SHALL BE TAKEN BY THE SITE CONTRACTOR TO ASSURE SEDIMENT LADEN RUNOFF DOES NOT ENTER THE SUBSURFACE RECHARGE SYSTEMS. THE SITE CONTRACTOR SHALL CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT PRIOR TO UNPLUGGING AND OPENING OF THE SUBSURFACE SYSTEMS TO DETERMINE THE CONDITION OF PERMANENT VEGETATIVE COVER AND AUTHORIZATION FOR THE REMOVAL OF ANY EROSION CONTROL FACILITY.

LONG TERM OPERATION AND MAINTENANCE MEASURES

THE PERMANENT CONTINUED MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES INCLUDES REGULAR MOWING PRACTICES DURING THE GROWTH SEASON OF GRASSES COMMON TO THIS DEVELOPMENT. INFLOW AND OUTFLOW POINTS INTO THE SUBSURFACE SYSTEMS (SWM 1, SWM 2, SWM 3, AND INDIVIDUAL ON-LOT RECHARGE SYSTEMS) SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL OVERFLOW PIPES AND LEVEL SPREADERS SHOULD BE KEPT IN GOOD WORKING ORDER. VEHICLES ARE PROHIBITED IN THE INFILTRATION AREAS TO PREVENT SOIL COMPACTION.

SWM 1
MAINTENANCE SHALL INCLUDE A BI-ANNUAL INSPECTION BY THE PROPERTY OWNER OF LOT 4 FOR THE BUILD-UP OF SEDIMENT AND/OR TRASH WITHIN THE THREE (3) TYPE 'M' INLETS FOR THE STORMWATER MANAGEMENT SYSTEM. THE PROPERTY OWNER SHALL REMOVE ANY AND ALL TRASH AND EXCESSIVE ACCUMULATION OF SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER IN ACCORDANCE WITH THE TOWNSHIP CODE.

SWM 2 AND SWM 3
MAINTENANCE SHALL INCLUDE A BI-ANNUAL INSPECTION BY THE PROPERTY OWNER OF LOT 2 FOR THE BUILD-UP OF SEDIMENT AND/OR TRASH WITHIN MANHOLE #M2-1, THE TYPE 'M' INLET OF SWM 2, AND THE TWO MANHOLES #M3-1 AND #M3-2 FOR THE STORMWATER MANAGEMENT SYSTEMS. ALSO, A REGULAR INSPECTION OF THE LEVEL SPREADER PIPE FROM SWM 2 IS TO BE PERFORMED FOR ANY BUILD UP OF SEDIMENT AND/OR TRASH PROHIBITING THE FREE FLOW OF STORMWATER THROUGH THE PERFORATED PIPE. THE PROPERTY OWNER SHALL REMOVE ANY AND ALL TRASH AND EXCESSIVE ACCUMULATION OF SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER IN ACCORDANCE WITH TOWNSHIP CODE.

INDIVIDUAL ON-LOT RECHARGE SYSTEMS
MAINTENANCE SHALL INCLUDE A BI-ANNUAL INSPECTION BY THE PROPERTY OWNER FOR THE BUILD-UP OF SEDIMENT AND/OR TRASH WITHIN THE YARD INLET AND OUTLET PIPE. TWO (2) CLEANOUTS ARE PROVIDED FOR EACH ON-LOT RECHARGE BED FOR FLUSHING THE 4" PERFORATED PIPES AND PROVIDING AN ADDITIONAL MAINTENANCE MEASURE. THE PROPERTY OWNER SHALL REMOVE ANY AND ALL TRASH AND EXCESSIVE ACCUMULATION OF SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER IN ACCORDANCE WITH TOWNSHIP CODE.

SNOUT STORMWATER QUALITY SYSTEM MAINTENANCE CONSIDERATIONS (INLETS #1 AND #4)

MAINTENANCE (MAY BE MODIFIED AT THE DISCRETION OF THE TOWNSHIP)

1. MONTHLY MONITORING FOR THE FIRST YEAR OF A NEW INSTALLATION AFTER THE SITE HAS BEEN STABILIZED.

2. MEASUREMENTS SHOULD BE TAKEN AFTER EACH RAIN EVENT OF .5 INCHES OR MORE, OR MONTHLY, AS DETERMINED BY LOCAL WEATHER CONDITIONS.

3. CHECKING SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS IN THE STRUCTURE WILL BE HELPFUL IN PLANNING MAINTENANCE. THE POLLUTANTS COLLECTED IN SNOUT, EQUIPPED STRUCTURES WILL CONSIST OF FLOATABLE DEBRIS AND OILS ON THE SURFACE OF THE CAPTURED WATER, AND GRIT AND SEDIMENT ON THE BOTTOM OF THE STRUCTURE.

4. IT IS BEST TO SCHEDULE MAINTENANCE BASED ON THE SOLIDS COLLECTED IN THE SUMP. OPTIMALLY, THE STRUCTURE SHOULD BE CLEANED WHEN THE SUMP IS HALF FULL (E.G. WHEN 2 FEET OF MATERIAL COLLECTS IN A 4-FOOT SUMP, CLEAN IT OUT).

5. STRUCTURES SHOULD ALSO BE CLEANED OUT IF A SPILL OR OTHER INCIDENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE.

6. MAINTENANCE IS BEST DONE WITH A VACUUM TRUCK.

7. IF OIL ABSORBENT HYDROPHOBIC BOOMS ARE BEING USED IN THE STRUCTURE TO ENHANCE HYDROCARBON CAPTURE AND REMOVALS, THEY SHOULD BE CHECKED ON A MONTHLY BASIS, AND SERVICED OR REPLACED WHEN MORE THAN 2/3 OF THE BOOM IS SUBMERGED, INDICATING A NEARLY SATURATED STATE.

8. ALL COLLECTED WASTES MUST BE HANDLED AND DISPOSED OF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS.

9. TO MAINTAIN THE SNOUT. HOODS THEMSELVES, AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED. A SIMPLE FLUSHING OF THE VENT, OR GENTLE RODDING WITH A FLEXIBLE WIRE ARE ALL THAT IS TYPICALLY NEEDED TO MAINTAIN THE ANTI-SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR ENSURES A LIFETIME OF TROUBLE-FREE SERVICE.

10. PRIOR TO DEDICATION OF LILY ROSE LANE, THE APPLICANT IS RESPONSIBLE FOR ACCESS AND MAINTENANCE OF THE SNOUT STORMWATER BMPS. POST DEDICATION, THE TOWNSHIP ASSUMES RESPONSIBILITY OF THE SNOUT STORMWATER BMPS.

50 0 50 100 150 FEET

GRAPHIC SCALE

FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

(2133–2135 STRASBURG ROAD)

No.	Revision
11	6–21–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5–25–10 AND HISTORICAL COMMISSION MEETING ON 6–9–10.
10	4–8–10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2–18–10.
9	11–23–09 REV. PER FINAL PLAN SUBMISSION.
8	10–30–09 REV. PER CCCD REVIEW EMAIL DATED 10–23–09.
7	9–28–09 REV. PER CCCD REVIEW LETTER DATED 12–8–08.
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5	10–7–08 REV. PER HISTORICAL COMMISSION REVIEW COMMENTS DATED 6–4–08.
4	8–25–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 7–15–08.
3	5–28–08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2	6–20–08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 6–15–07.
1	8–8–07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4–23–07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP   CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610–903–0060
Fax: 610–903–0080

EBW
WWW.EBWALSHINC.COM

Project–	3060
Date–	3–26–07
Scale–	1"= 50'
Drawn–	RBL/SM
Checked–	EBW
Sheet–	16 OF 17

Plotted: 6/22/2010   File: F:\JB\3060\Final Plan Set\3060–B8.pro

SOILS CLASSIFICATION:

CdB2 – CHESTER SILT LOAM, 3 TO 8 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
Ch – CHEWACLA SILT LOAM

STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES
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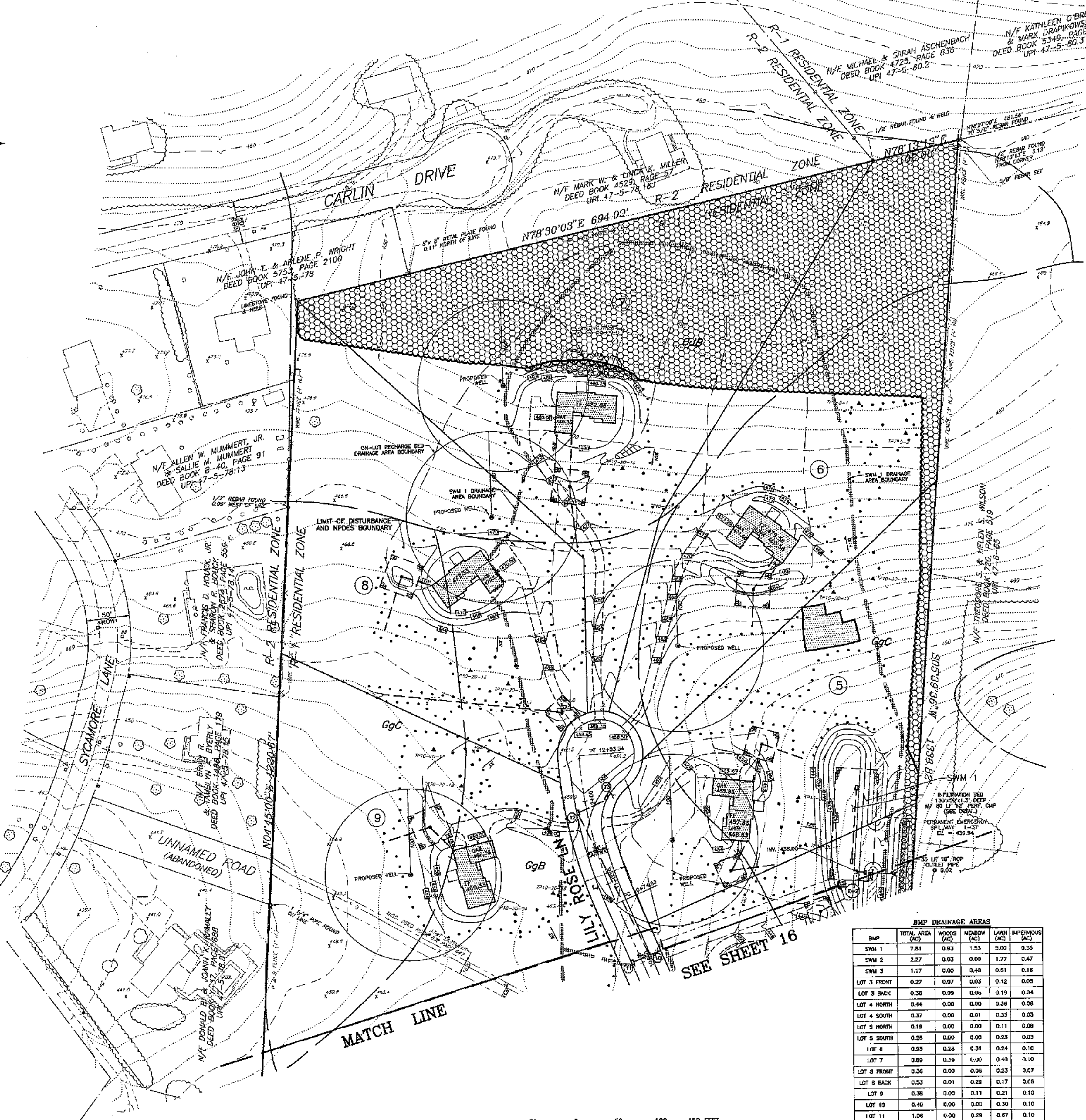
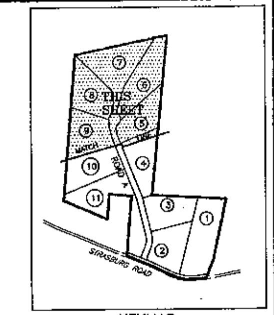
10. PRIOR TO DEDICATION OF LILY ROSE LANE, THE APPLICANT IS RESPONSIBLE FOR ACCESS AND MAINTENANCE OF THE SNOUT STORMWATER BMPS. POST DEDICATION, THE TOWNSHIP ASSUMES RESPONSIBILITY OF THE SNOUT STORMWATER BMPS.

BMP AS-BUILT NOTES:

1. AS-BUILT PLANS OF THE STORMWATER BMPS FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH 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 NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY INSTALLATION AND FUNCTION OF STORMWATER BMPS.





KEYMAP

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
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CURB
- PROPOSED CURB
- SOILS LINE
- EXISTING WETLANDS
- WETLAND MARGINS
- LIMIT OF DISTURBANCE
- BMP DRAINAGE AREA BOUNDARY
- ON-LOT RECHARGE BED DRAINAGE AREA BOUNDARY
- HYDRIC SOILS – Co
- LIGHT POLE & FIXTURE
- 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
- EXISTING TREE LINE
- PROPOSED TREE LINE

EXISTING NATURAL SENSITIVE RESOURCES

RESOURCE NAME	HATCH PATTERN	TOTAL AREA (AC.)	PROTECTED AREA (AC.)
RIPARIAN AREAS		0.48	0.48
WETLANDS		0.08	0.08
WOODLANDS		3.69	3.55
STEEP SLOPES 15%-25%		2.02	1.86
STEEP SLOPES OVER 25%		0.56	0.50

NOTE: PROTECTED RESOURCE AREAS OUTLINED IN THICK BLACK BOUNDARY AS SHOWN:

BMP WORKSHEETS NOTES:
1. AREA OF MINIMUM DISTURBANCE / REDUCED GRADING IS DEPICTED ON THE PLANS AS AREA BETWEEN THE LIMIT OF DISTURBANCE AND PROPERTY BOUNDARY. THE LIMIT OF DISTURBANCE IS TO BE FLAGGED EARLY IN THE CONSTRUCTION PHASE OF THE PROJECT. AREA OF MINIMUM DISTURBANCE / REDUCED GRADING = 15.11 ACRES.
2. AREAS OF PROTECTED SENSITIVE / SPECIAL VALUE FEATURES INCLUDE WETLANDS, RIPARIAN AREAS, WOODLANDS, STEEP SLOPES 15%-25%, AND STEEP SLOPES OVER 25%. THE PROTECTED AREAS OF THESE FEATURES ARE SHOWN IN THE TABLE ABOVE AND ON THE PCSWM PLANS.
3. PROTECT / UTILIZE NATURAL DRAINAGE FEATURES IS ACCOMPLISHED WITH THIS PLAN BY NOT DISTURBING THE WETLANDS AREAS AND EXISTING STREAM ON-SITE. ALSO, THE WETLANDS' SPRING LOCATED WEST OF THE PROPOSED ROAD IS PROPOSED TO HAVE A SPRING BOX INLET DOWNSTREAM OF THE WETLANDS TO CONVEY THE SPRING WATER ACROSS THE ROAD AND INTO ITS NATURAL DRAINAGE PATH ALONG STRASBURG ROAD.

BMP DRAINAGE AREAS

BMP	TOTAL AREA (AC)	WOODS (AC)	MEADOW (AC)	LAWN (AC)	IMPERVIOUS (AC)
SWM 1	7.81	0.93	1.53	5.00	0.35
SWM 2	2.27	0.03	0.00	1.77	0.47
SWM 3	1.17	0.00	0.40	0.61	0.16
LOT 3 FRONT	0.27	0.07	0.03	0.12	0.05
LOT 3 BACK	0.38	0.09	0.06	0.19	0.04
LOT 4 NORTH	0.44	0.00	0.00	0.36	0.08
LOT 4 SOUTH	0.37	0.00	0.01	0.33	0.03
LOT 5 NORTH	0.19	0.00	0.00	0.11	0.08
LOT 5 SOUTH	0.28	0.00	0.00	0.25	0.03
LOT 6	0.93	0.28	0.31	0.24	0.10
LOT 7	0.89	0.39	0.00	0.40	0.10
LOT 8 FRONT	0.36	0.00	0.06	0.23	0.07
LOT 8 BACK	0.53	0.01	0.29	0.17	0.06
LOT 9	0.38	0.00	0.11	0.21	0.10
LOT 10	0.40	0.00	0.00	0.30	0.10
LOT 11	1.06	0.00	0.29	0.67	0.10

11 — 6-21-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5-25-10 AND HISTORICAL COMMISSION MEETING ON 6-9-10.
10 — 4-8-10 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2-18-10.

FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

(2133–2135 STRASBURG ROAD)

9 — 11-23-09 REV. PER FINAL PLAN SUBMISSION.
8 — 10-30-09 REV. PER CCCD REVIEW EMAIL DATED 10-23-09.
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3 — 6-26-08 REV. FOR INITIAL SUBMITTAL TO CCCD.
2 — 6-20-08 REV. PER TWP. ENGINEER REVIEW LETTER DATED 8-15-07.
1 — 8-6-07 REV. PER TWP. ENGINEER REVIEW LETTER DATED 4-23-07.

PLAN OF PROPERTY
FOR
REAL ESTATE FINDERS, LLC
(ABRAHAMS)
EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Dowlin Forge Rd.
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Project– 3080
Date– 3-26-07
Scale– 1" = 50'
Drawn– RBL/SM
Checked– EBW
Sheet– 17 OF 17

Plotted: 6/22/2010
File: F:\JB\3080\Final Plan Set\3080-88.pro