

GENERAL NOTES

- 1. RECORD OWNER/SITE ADDRESS: 1354 OLD POTTSTOWN PARTNERS LLC 1354 OLD POTTSTOWN PIKE WEST CHESTER, PA 19380
2. SOURCE OF TITLE: RECORD BOOK 11232, PAGE 1413
3. TAX PARCEL # 41-8-188
4. LOT AREA: 7.525 ACRES (GROSS)
5. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON JUNE 4-12, 2015.
6. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, L.L.C. DATUM: NAVD 88 (COMPUTED USING GEOID12A) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = U.S.G.S. BRASS DISC, (STAMPED TT 5 TWC) IN TOP OF TYPE 'C' INLET, LOCATED 41' RIGHT OF POTTSTOWN PIKE (S.R. 0100) STATION 169+30. ELEVATION= 446.69', CONTOUR INTERVAL: 2 FEET.
7. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
9. THE EXISTING 120' WIDE LEGAL RIGHT-OF-WAY OF POTTSTOWN PIKE (S.R. 0100, L.R. 147) AND THE EXISTING 40' WIDE LEGAL RIGHT-OF-WAY OF OLD POTTSTOWN PIKE (T-449) WERE TAKEN FROM PLAN ENTITLED, 'COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 147, SECTION NO. 5B, DATED 8-22-1950. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 40220C0155F, PANEL 155 OF 380, DATED SEPTEMBER 29, 2006. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
11. THE PURPOSE OF THIS PLAN IS TO PROPOSE A 7 LOT RESIDENTIAL SUBDIVISION.
12. SOILS INFORMATION WAS TAKEN FROM SOILS SURVEY MAP OF CHESTER AND DELAWARE COUNTIES.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. NO OBJECT THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PLACED WITHIN THE CLEAR SIGHT TRIANGLE.
15. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 250 FEET OF CONTINUOUS SIGHT DISTANCE TO THE LEFT AND 250 FEET OF CONTINUOUS SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY FOR LOT 1 ONTO OLD POTTSTOWN PIKE AND EXITING THE PROPOSED STREET ONTO THE STATE HIGHWAY. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10 FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE (FROM THE CURB LINE IF CURBING IS PRESENT) AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE FRONT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNEES. ALONG OLD POTTSTOWN PIKE (T-449) ALL SHRUBS MUST BE REMOVED AND TREES TRIMMED TO MEET THE SAFE SIGHT DISTANCE REQUIREMENTS.
16. AN OPEN PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE.
17. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
18. ALL DIMENSIONS ARE TO EDGE OF PAVING OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING D.L. HOWELL & ASSOCIATES.
19. THIS PLAN PROPOSES PUBLIC WATER SUPPLY. PUBLIC WATER WILL BE PROVIDED BY AQUA PENNSYLVANIA. ALL WORK SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS.
20. THIS PLAN PROPOSES PUBLIC SEWER VIA A PROPOSED FORCE MAIN CONNECTING TO EXISTING SANITARY SEWER MANHOLE LOCATED ON THE WEST SIDE OF POTTSTOWN PIKE. SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH WEST WHITELAND TOWNSHIP STANDARDS.
21. LOTS CONTAINING ON-LOT STORMWATER MANAGEMENT STRUCTURES SHALL BE DEED RESTRICTED FROM CLEARING, REMOVING OR ALTERING ANY OF THESE STRUCTURES. THE LOT OWNER SHALL PROVIDE FOR THE MAINTENANCE AND PROTECTION OF THESE STRUCTURES.
22. INDIVIDUAL ON-LOT STORMWATER DEVICES, SHALL BE INCLUDED BUT NOT LIMITED TO L.E. ROOF DRAIN DOWNSPOUTS, LEAF GUARDS, YARD DRAINS, AND INFILTRATION BEDS, INCLUDING THE PIPING TO THEM, SHALL NOT BE REMOVED, ALTERED OR RELOCATED BY THE LANDOWNER. IN THE EVENT OF THE FAILURE OF THE LANDOWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, THE TOWNSHIP SHALL HAVE THE AUTHORITY TO RESTORE SAID STORMWATER MANAGEMENT FACILITIES TO THEIR ORIGINAL STATE AND THE COSTS THEREOF SHALL BE ASSESSED TO THE LANDOWNER.
23. AN INDIVIDUAL GRADING, AND EROSION AND SEDIMENT CONTROL PLAN FOR EACH LOT SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR THE TOWNSHIP'S REVIEW AND APPROVAL.
24. ALL MONUMENTS TO BE SET IN ACCORDANCE WITH WEST WHITELAND TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
25. ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
26. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
27. THE FINAL ARCHITECTURE AND LOT PLACEMENT FOR EACH HOME IS YET TO BE DETERMINED. FOOTPRINTS ARE FOR CONCEPTUAL PURPOSES ONLY.
28. REPRESENTATIVES OF WEST WHITELAND TOWNSHIP AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER FACILITIES THROUGH A BLANKET EASEMENT OVER EACH PROPERTY TO PERFORM INSPECTIONS, MAINTENANCE AND REPAIRS OF THE BASIN, AS NECESSARY. WEST WHITELAND TOWNSHIP AUTHORITIES HAVE THE RIGHT BUT NO OBLIGATION TO ENTER THE PROPERTIES TO MAINTAIN THE FACILITIES AND ANY COSTS INCURRED AS PART OF THE MAINTENANCE, AND/OR REPAIRS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
29. AN AS-BUILT PLAN, SIGNED AND SEALED BY A PENNSYLVANIA LICENSED PROFESSIONAL LAND SURVEYOR, SHOWING ALL PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED AT THE SITE SHALL BE SUBMITTED TO THE TOWNSHIP FOLLOWING COMPLETION OF THE CONSTRUCTED IMPROVEMENTS. AS-BUILT PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE TOWNSHIP CODE, SECTION 281-55.
30. PRIOR TO FINAL APPROVAL OF THE PCSM PLAN, THE PROPERTY OWNER SHALL SIGN AND RECORD A MAINTENANCE AGREEMENT COVERING ALL STORMWATER CONTROL FACILITIES THAT ARE TO BE PRIVATELY OWNED. THE MAINTENANCE AGREEMENT SHALL BE TRANSFERRED WITH TRANSFER OF OWNERSHIP.
31. THESE NOTES ARE FOR INFORMATIONAL PURPOSES AND ANY REFERENCE MADE TO A RECORD DOCUMENT THAT IS NOT APPLICABLE TO THE PROPERTY, HAS EXPIRED, OR IS NO LONGER VALID OR ENFORCEABLE SHALL NOT BE DEEMED TO BE APPLICABLE TO THE PROPERTY OR REWIND IN ANY WAY BY NOTATION HERE.
32. ALL LOTS SHALL BE DEED RESTRICTED FROM FURTHER GRADING UNLESS THE LOT OWNER OBTAINS A GRADING PERMIT FROM THE TOWNSHIP.
33. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
34. THE TOTAL DISTURBANCE OF MANMADE STEEP SLOPES GREATER THAN 25% SLOPE IS 701 SF.
35. THE INDIVIDUAL HOMEOWNER SHALL OWN AND MAINTAIN THE INDIVIDUAL GRINDER PUMP STATION AND FORCE MAIN UP TO CONNECTION TO THE COMMON FORCE MAIN. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE COMMON FORCE MAIN UP TO CONNECTION WITH THE EXISTING SANITARY SEWER MAIN.
36. SANITARY SEWER SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY AND AT LEAST 18 INCHES VERTICALLY FROM OTHER UTILITIES.
37. THE DRIVEWAY SLOPE SHALL NOT EXCEED 15% AT ANY POINT.
38. WITHIN ONE YEAR AFTER THE INSTALL OF THE SANITARY SEWER MAIN WITHIN OLD POTTSTOWN PIKE, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL MANHOLES ARE LEVEL WITH THE ROADWAY SURFACE.
39. ALL TREES AND SHRUBS SHALL BE PLANTED A MINIMUM OF 10 FEET FROM THE PROPOSED SANITARY SEWER SYSTEM.
40. ALL PROPOSED FIRE HYDRANTS SHALL BE MARKED BY THE USE OF APPROVED PAISED, FLOWABLE MARKERS PLACED IN THE STREET.
41. PERMANENT CONCRETE MONUMENTS SHALL BE SET AT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED AND SUCH INTERMEDIATE POINTS AS MAY BE REQUIRED. PERMANENT CONCRETE MONUMENTS SHALL BE SET AT ALL POINTS OF CURVATURE AND AT ALL POINTS OF TANGENCY ON A RIGHT-OF-WAY FOR ALL PUBLIC STREETS.
42. ONLY THE APPROXIMATE LOCATION OF THE EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM IS KNOWN. WHEN ENCOUNTERED, THE SYSTEM IS TO BE REMOVED IN COMPLIANCE WITH ALL TOWNSHIP AND STATE REGULATIONS.

REFERENCE PLAN(S)

- 1. PLAN ENTITLED, "FINAL PLAN-BANBURY", PREPARED BY ROBERT F. HARSCH & ASSOCIATES, INC. DATED 4-14-1976, LAST REVISED 2-1-1977, RECORD PLAN BOOK #950.
2. PLAN ENTITLED, "SUBDIVISION OF LAND OF SYLVIA W. & J. BRADLEY FULLER, JR.", PREPARED BY YERKES ASSOCIATES, INC. DATED 7-25-1977, LAST REVISED 8-15-1977, RECORD PLAN BOOK #1231.
3. PLAN ENTITLED, "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 147, SECTION NO. 5B, DATED 8-22-1950."

UTILITY NOTES:

- A. PUBLIC WATER SUPPLY
1. ALL WATER SERVICES, INCLUDING DOMESTIC AND FIRE PROTECTION, SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF WEST WHITELAND TOWNSHIP SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL PROPOSED MATERIALS SHALL BE SUBMITTED TO WEST WHITELAND TOWNSHIP AS PART OF THE APPLICATION FOR A PLUMBING PERMIT.
B. SANITARY SEWERAGE
1. ALL SANITARY SEWER MAINS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF WEST WHITELAND TOWNSHIP.
2. ALL SEWER LATERALS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF WEST WHITELAND TOWNSHIP. SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL PROPOSED MATERIALS SHALL BE SUBMITTED TO WEST WHITELAND TOWNSHIP AS PART OF THE APPLICATION FOR A PLUMBING PERMIT.
C. OTHER UTILITIES
1. ALL OTHER UTILITIES (ELECTRIC, COMMUNICATIONS, GAS, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS AND SHALL BE INSTALLED SO AS TO NOT CONFLICT WITH THE WATER, SANITARY SEWER AND/OR STORM SEWER FACILITIES PROPOSED AS PART OF THESE PLANS.
2. BACKFILL OF ALL UTILITY TRENCHES WITHIN EXISTING AND/OR PROPOSED WEST WHITELAND TOWNSHIP RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF WEST WHITELAND TOWNSHIP AND SHALL BE SUBJECT TO THE APPROVAL OF WEST WHITELAND TOWNSHIP OR THEIR DESIGNEE.

HISTORIC PRESERVATION NOTES:

IF EVIDENCE OF ARCHAEOLOGICAL RESOURCES IS DISCOVERED DURING CONSTRUCTION THE TOWNSHIP SHALL BE NOTIFIED AND REPRESENTATIVES OF THE TOWNSHIP HISTORICAL COMMISSION SHALL BE GIVEN THE OPPORTUNITY TO PHOTOGRAPH SAID ARCHAEOLOGICAL RESOURCES IN SITU AND SHALL BE PERMITTED TO REMOVE SAID ARCHAEOLOGICAL RESOURCES IN CONFORMANCE WITH APPLICABLE LAW.

MISCELLANEOUS NOTES:

- 1. NO DEBRIS SHALL BE BURIED ON THIS SITE. ALL DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE, AND FEDERAL LAWS AND REQUIREMENTS.
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS FOR THE SITE ACCESS AND ACCESS TO PUBLIC WAYS WHETHER SHOWN ON THESE PLANS OR NOT. IT SHALL BE THE OWNER'S RESPONSIBILITY TO CONSTRUCT SAID FACILITIES AND TO MAINTAIN SAID FACILITIES IN GOOD CONDITION.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL STREET MONUMENTS, BOUNDARY PINS AND/OR MONUMENT AND LOT CORNER PINS INDICATED ON THE PLANS. ALL MARKERS MUST BE INSTALLED PRIOR TO CLOSE OUT OF THE PROJECT WITH WEST WHITELAND TOWNSHIP.
4. A BUILDING PERMIT IS REQUIRED FOR ALL PROPOSED RETAINING WALLS. DETAILED DRAWINGS AND DETAILS AND, IF APPLICABLE, CALCULATIONS SEALED BY A PENNSYLVANIA PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO WEST WHITELAND TOWNSHIP AS PART OF THE BUILDING APPLICATION.

STORMWATER NOTE:

THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED ASSUMING THE IMPERVIOUS COVERAGE AS SHOWN ON THE PLAN. EACH ON-LOT STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED FOR THE PROPOSED CONDITIONS. IF FUTURE IMPERVIOUS IS ADDED, THE ADDITIONAL IMPERVIOUS IS ADDED A SEPARATE STORMWATER MANAGEMENT SYSTEM MUST BE DESIGNED AT THAT TIME, AS REQUIRED BY THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

CONSTRUCTION NOTE:

PRIOR TO THE ISSUANCE FOR ANY INDIVIDUAL LOT BUILDING PERMITS, THE DEVELOPER SHALL FIRST DEMO THE EXISTING DWELLING, ROUGH GRADE THE PROPOSED COMMON DRIVEWAY FOR LOTS 1-3, ROUGH GRADE IN THE AREAS OF THE PROPOSED PROPERTY LINE FOR LOTS 6 & 7, ROUGH GRADE THE SWALE FROM THE LOT 2 STORMWATER FACILITY, AND INSTALL ALL PROPOSED RIGHT OF WAY IMPROVEMENTS (IE. SANITARY SEWER, STORM SEWER, CURB AND SIDEWALK).

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF 1354 POTTSTOWN PIKE SUBDIVISION SITUATED IN WEST WHITELAND TOWNSHIP, CHESTER COUNTY PENNSYLVANIA

DRAWING INDEX table with columns: SHEET NUMBER, DRAWING NUMBER, SHEET TITLE. Rows include COVER SHEET, TITLE PLAN, EXISTING CONDITIONS PLAN, GRADING & UTILITIES PLAN, POST CONSTRUCTION SWM & O&M PLAN, PRE-POST SWM DRAINAGE AREA PLAN, POST CONSTRUCTION SWM DETAILS, POST CONSTRUCTION SWM DETAILS, POST CONSTRUCTION SWM NOTES & DETAILS, EROSION & SEDIMENTATION CONTROL PLAN, EROSION & SEDIMENTATION CONTROL NOTES, EROSION & SEDIMENTATION CONTROL DETAILS, PROFILE SHEET, PROFILE SHEET, PROFILE SHEET, PROFILE AND DETAIL SHEET, CONSTRUCTION DETAILS, CONSTRUCTION DETAILS, TOWNSHIP LANDSCAPE PLAN, TOWNSHIP LANDSCAPE DETAILS.

WAIVERS REQUESTED

- 1. §281-40.6 - WAIVER REQUESTED TO ALLOW FOR THREE HOMES TO BE SERVED BY A SINGLE DRIVEWAY.
2. §270-20.K.2 - WAIVER REQUESTED TO ALLOW INFILTRATION FACILITIES WITHIN 20 FEET OF BUILDINGS, PROPERTY LINES, AND RIGHT-OF-WAY LINES.
3. §281-34.G.3 - WAIVER REQUESTED TO NOT PROVIDE 149 COMPENSATORY TREES DUE TO THE LIMITED AREA ON THE SITE.
4. §281-35.E.3.A - WAIVER REQUESTED TO ALLOW THE PROPOSED DRIVEWAY WITHIN THE BUFFER DUE TO THE LIMITED SPACE AVAILABLE ON THE SITE.

SITE DISTANCE ANALYSIS

Table with columns: LOCATION, MOVEMENT, DIRECTION, POSTED SPEED (MPH), SIGHT DISTANCES (FEET) (MINIMUM SIGHT DIST. (FEET), EXISTING). Rows for COMMON DRIVEWAY FOR LOTS 1-3, LOT 4, LOT 5, LOT 6, LOT 7.

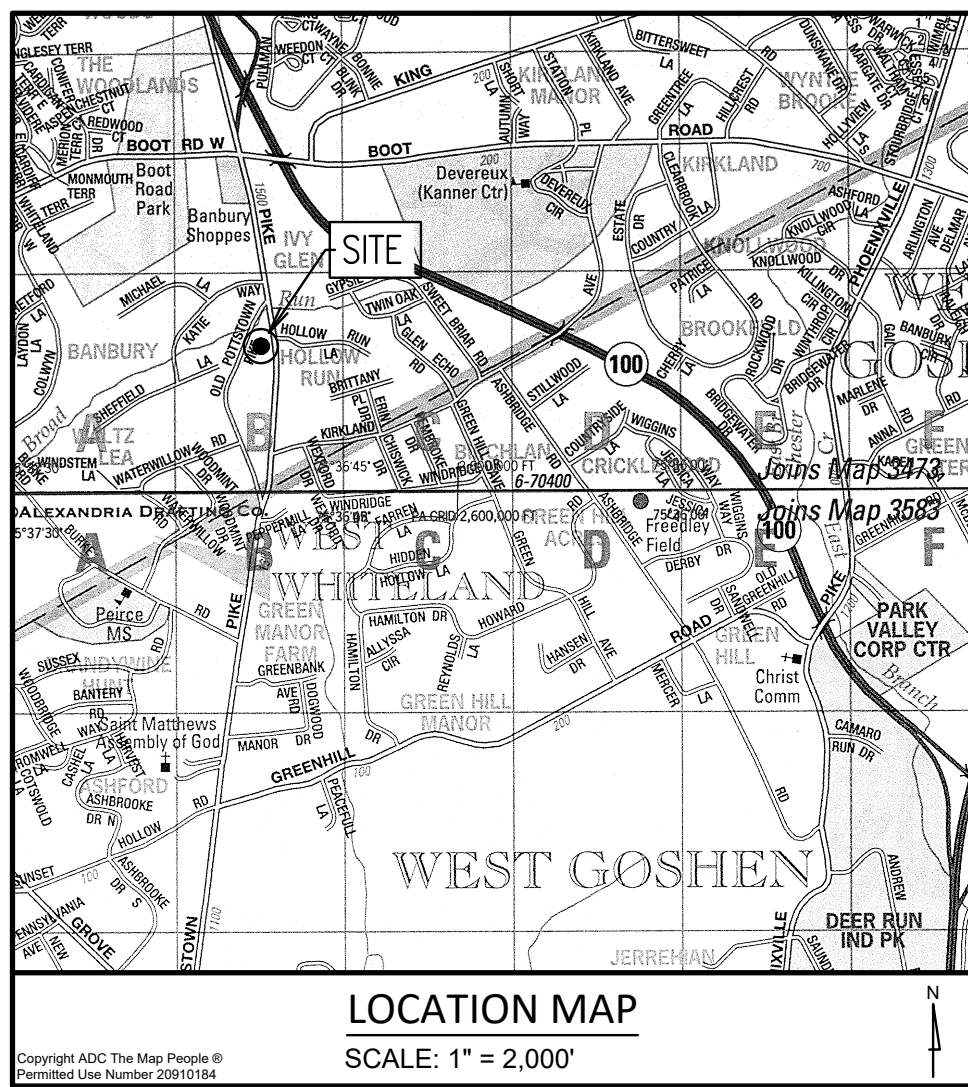


Table with columns: REV., DATE, DESCRIPTION. Rows detailing review dates and descriptions from 07/10/2023 to 03/03/2026.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO BEING FULLY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER'S SIGNATURE _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVED: BY THE BOARD OF SUPERVISORS OF WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS ____ DAY OF _____, 20____.

CHAIRPERSON _____

MEMBER _____

MEMBER _____

APPROVED: BY THE PLANNING COMMISSION OF WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS ____ DAY OF _____, 20____.

CHAIRPERSON _____

MEMBER _____

MEMBER _____

REVIEWED: BY THE CHESTER COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

SECRETARY _____

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 _____

THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMMONWEALTH OF PENNSYLVANIA, CHESTER COUNTY, AND WEST WHITELAND TOWNSHIP.

_____, LICENSE NO. _____

CERTIFICATE OF CONFORMANCE - P.E.

_____, ON THIS DATE _____, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 270 OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES, STORMWATER MANAGEMENT.

SIGNATURE _____

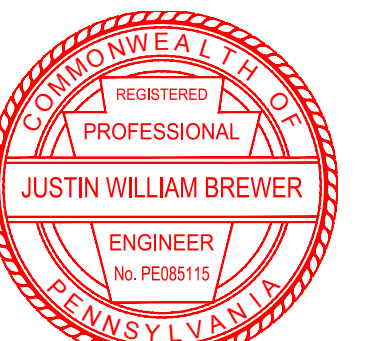
(PRINTED) _____ CERTIFIES THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE NOT UNDERLAIN BY LIMESTONE.

(SIGNATURE) _____

LANDOWNERS STATEMENT

I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR TOWNSHIP (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

LANDOWNER _____ DATE _____



PREPARED BY:



Local Knowhow. Engineered. Civil Engineering | Land Planning | Environmental 1250 Wrights Lane, West Chester, PA 19380 Phone: (610) 918-9002 Fax: (610) 918-9003

Table with columns: DATE, SCALE, DRAWN BY, CHECKED BY, PROJECT NO., CAD FILE, PLOTTED, DRAWING NO., SHEET. Values include 04/30/2023, N.T.S., JWB, 4689, 01 TITLE PLAN, 03/03/2026, C01.1, 01 of 19.

UPI#: 41-8-188

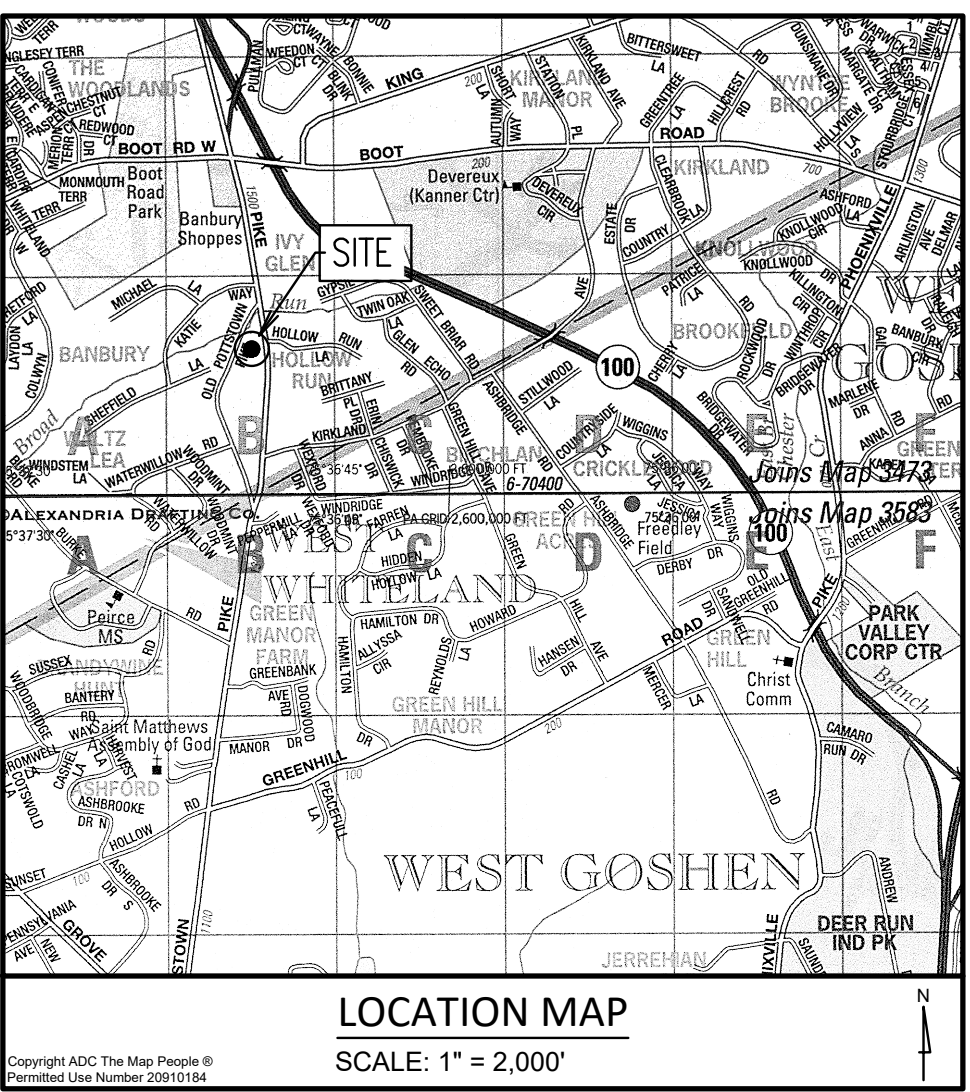
ZONING DATA TABULATION
WEST WHITELAND ZONING ORDINANCE
R2 - RESIDENTIAL DISTRICT
PERMITTED USES: SINGLE-FAMILY DWELLING
SECTION 325-10.C. - AREA & BULK REGULATIONS

| | REQUIRED | EXISTING | LOT #1 | LOT #2 | LOT #3 | LOT #4 | LOT #5 | LOT #6 | LOT #7 |
|--|------------------------|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| MIN. LOT SIZE (GROSS) | 22,000 SF (0.505 ACS.) | 327,789 SF (7,525 ACS.) | 50,279 SF (1,154 ACS.) | 54,233 SF (1,245 ACS.) | 49,176 SF (1,129 ACS.) | 57,331 SF (1,316 ACS.) | 50,827 SF (1,162 ACS.) | 25,746 SF (0.591 ACS.) | 40,400 SF (0.927 ACS.) |
| MIN. LOT SIZE (NET)** | 22,000 SF (0.505 ACS.) | 183,220 SF (4,206 ACS.) | 27,866 SF (0.640 ACS.) | 22,759 SF (0.522 ACS.) | 28,847 SF (0.626 ACS.) | 35,965 SF (0.826 ACS.) | 26,371 SF (0.605 ACS.) | 23,200 SF (0.533 ACS.) | 24,797 SF (0.569 ACS.) |
| MIN. LOT WIDTH @ BUILDING SETBACK LINE | 75 FT. | 1,861 FT. | 270 FT. | 322 FT. | 292 FT. | 300 FT. | 293 FT. | 110 FT. | 225 FT. |
| MIN. LOT WIDTH @ STREET LINE | 75 FT. | 2,355 FT. | 319 FT. | 78 FT. | 273 FT. | 331 FT. | 53 FT. | 119 FT. | 320 FT. |
| MIN. FRONT YARD | 50 FT. | 39.5 FT.(4) | 60 FT. | 52 FT. | 62 FT. | 51 FT. | 52 FT. | 70 FT. | 51 FT. |
| MIN. SIDE YARDS | 15'/40' AGG. | 609 FT. | 46 FT. MIN. | 16 FT. MIN. | 98 FT. MIN. | 16 FT. MIN. | 17 FT. MIN. | 28 FT. MIN. | 26 FT. MIN. |
| MIN. REAR YARD | 40 FT. | N/A | 41 FT. | 47 FT. | 42 FT. | 46 FT. | 42 FT. | 88 FT. | 50 FT. |
| MAX. BUILDING HEIGHT | 35 FT. | <35 FT. | <35 FT. | <35 FT. | <35 FT. | <35 FT. | <35 FT. | <35 FT. | <35 FT. |
| MAX. BUILDING COVERAGE | 12 % | 1.15 % | 8.44 % | 10.33 % | 7.59 % | 5.92 % | 8.30 % | 9.44 % | 7.23 % |
| MAX. LOT COVERAGE | 20 % | 1.45 % | 14.79 % | 14.28 % | 19.85 % | 8.61 % | 15.76 % | 14.46 % | 11.84 % |

* - EXISTING NON-CONFORMITY
** - NET LOT AREA EXCLUDES TOWNSHIP ROAD RIGHT OF WAY, PENNDOT RIGHT OF WAY, WETLAND AREAS, AND AREAS OF SLOPES GREATER THAN 25%

SITE DISTANCE ANALYSIS

| LOCATION | MOVEMENT | DIRECTION | POSTED SPEED (MPH) | SIGHT DISTANCES (FEET) | |
|--------------------------------|-----------|--------------|--------------------|----------------------------|----------|
| | | | | MINIMUM SIGHT DIST. (FEET) | EXISTING |
| COMMON DRIVEWAY FOR LOTS 1 - 3 | EXITING | TO THE LEFT | 25 | 250 | 814 |
| | MOVEMENTS | TO THE RIGHT | 25 | 250 | 260 |
| LOT 4 | EXITING | TO THE LEFT | 25 | 250 | 330 |
| | MOVEMENTS | TO THE RIGHT | 25 | 250 | 611 |
| LOT 5 | EXITING | TO THE LEFT | 25 | 250 | 415 |
| | MOVEMENTS | TO THE RIGHT | 25 | 250 | 526 |
| LOT 6 | EXITING | TO THE LEFT | 25 | 250 | 475 |
| | MOVEMENTS | TO THE RIGHT | 25 | 250 | 464 |
| LOT 7 | EXITING | TO THE LEFT | 25 | 250 | 575 |
| | MOVEMENTS | TO THE RIGHT | 25 | 250 | 361 |



DEDICATION LINE DATA

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L1 | 80.51 | N20°17'53"E |
| L2 | 32.36 | S24°27'07"W |
| L3 | 11.56 | N23°07'53"E |
| L4 | 13.74 | N22°22'28"W |

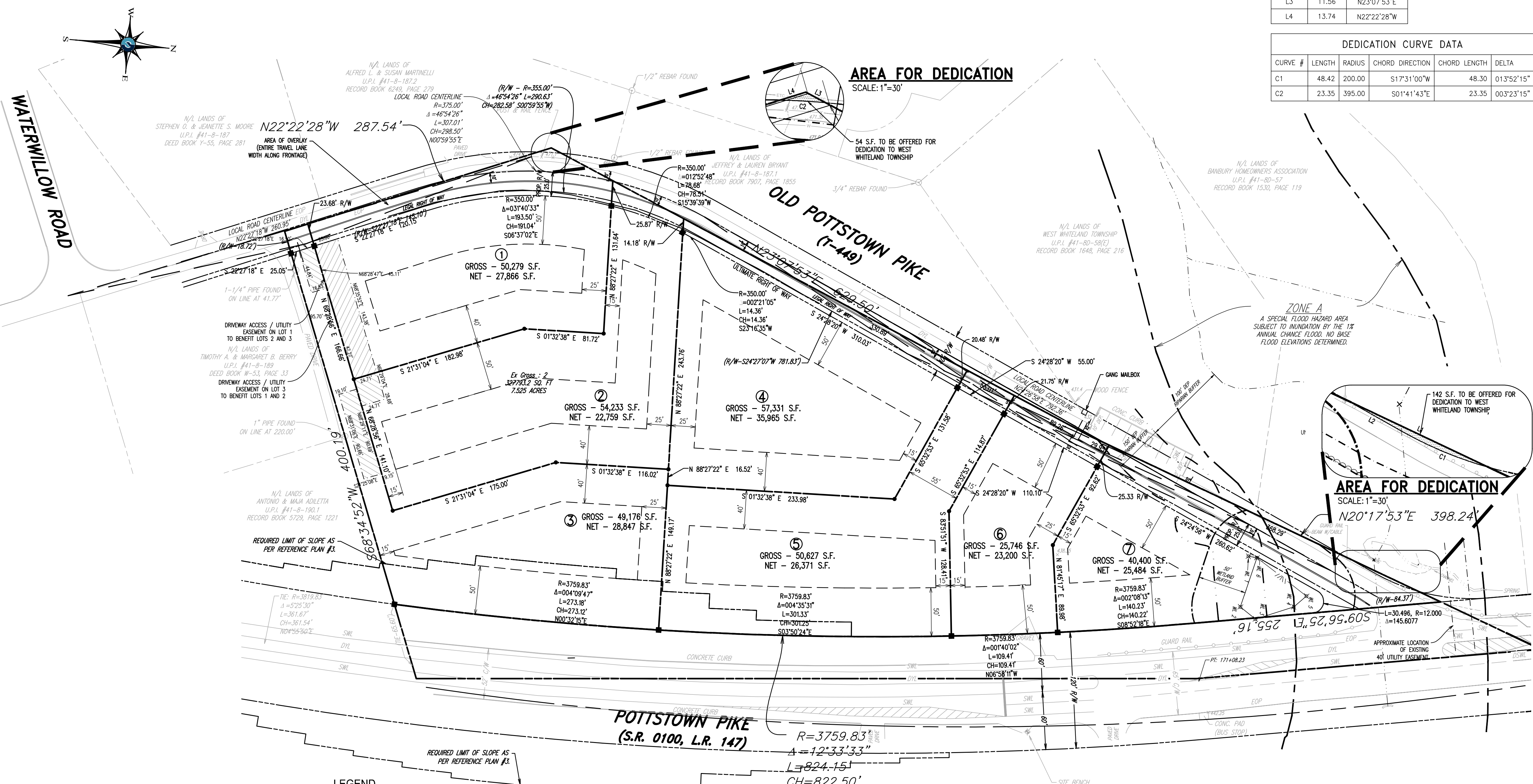
DEDICATION CURVE DATA

| CURVE # | LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH | DELTA |
|---------|--------|--------|-----------------|--------------|------------|
| C1 | 48.42 | 200.00 | S17°31'00"W | 48.30 | 01°35'21"S |
| C2 | 23.35 | 395.00 | S01°41'43"E | 23.35 | 00°32'31"S |

SIGN LEGEND

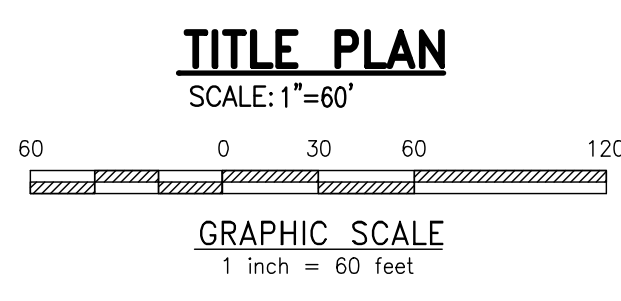
S1 PEDESTRIAN WARNING SIGN (W11-2 18"x18")
S2 DIAGONAL DOWNWARD POINTING ARROW PLAQUE (W16-7P 24"x12")

SIGN NOTE: LATERAL AND VERTICAL PLACEMENT OF SIGNS IS TO BE AS REQUIRED BY PADOT STANDARD TC-77028.



LEGEND

| | | | | |
|-------------------------|---------------------------|------------------------|------------------------------|---------------------------|
| --- EX. PROPERTY LINE | --- EX. FENCE | --- EX. UTILITY POLE | --- PROP. STORM INLET | --- PROP. WATER LINE |
| --- PROP. PROPERTY LINE | --- EX. MAIL BOX | --- PROP. UTILITY POLE | --- PROP. STORM INLET ID | --- PROP. WATER LATERAL |
| --- EX. RIGHT-OF-WAY | --- EX. SIGN | --- EX. GAS LINE | --- PROP. SEEPAGE BED | --- PROP. FIRE WATER LINE |
| --- PROP. RIGHT-OF-WAY | --- PROP. SIGN | --- EX. GAS VALVE | --- EX. SANITARY SEWER LINE | --- PROP. WATER VALVE |
| --- EX. MONUMENT | --- EXIST. PARKING SPACES | --- EX. GAS VALVE | --- PROP. SAN. SEWER LINE | --- EX. HYDRANT |
| --- EX. MONUMENT | --- PROP. PARKING SPACES | --- EX. GAS VALVE | --- PROP. SAN. SEWER LATERAL | --- EX. MANHOLE |
| --- EX. DRIVEWAY | --- EX. TELE. LINE | --- EX. INHIL. TEST | --- PROP. SANITARY MH. ID | --- EX. TEST PIT |
| --- PROP. IRON PIPE | --- EX. ELEC. LINE | --- EX. TEST PIT | --- EX. WATER LINE | |
| --- EX. DRIVEWAY | | | | |
| --- PROP. EASEMENT | | | | |
| --- EX. WETLANDS | | | | |



HOWELL ENGINEERING
Local Knowledge. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

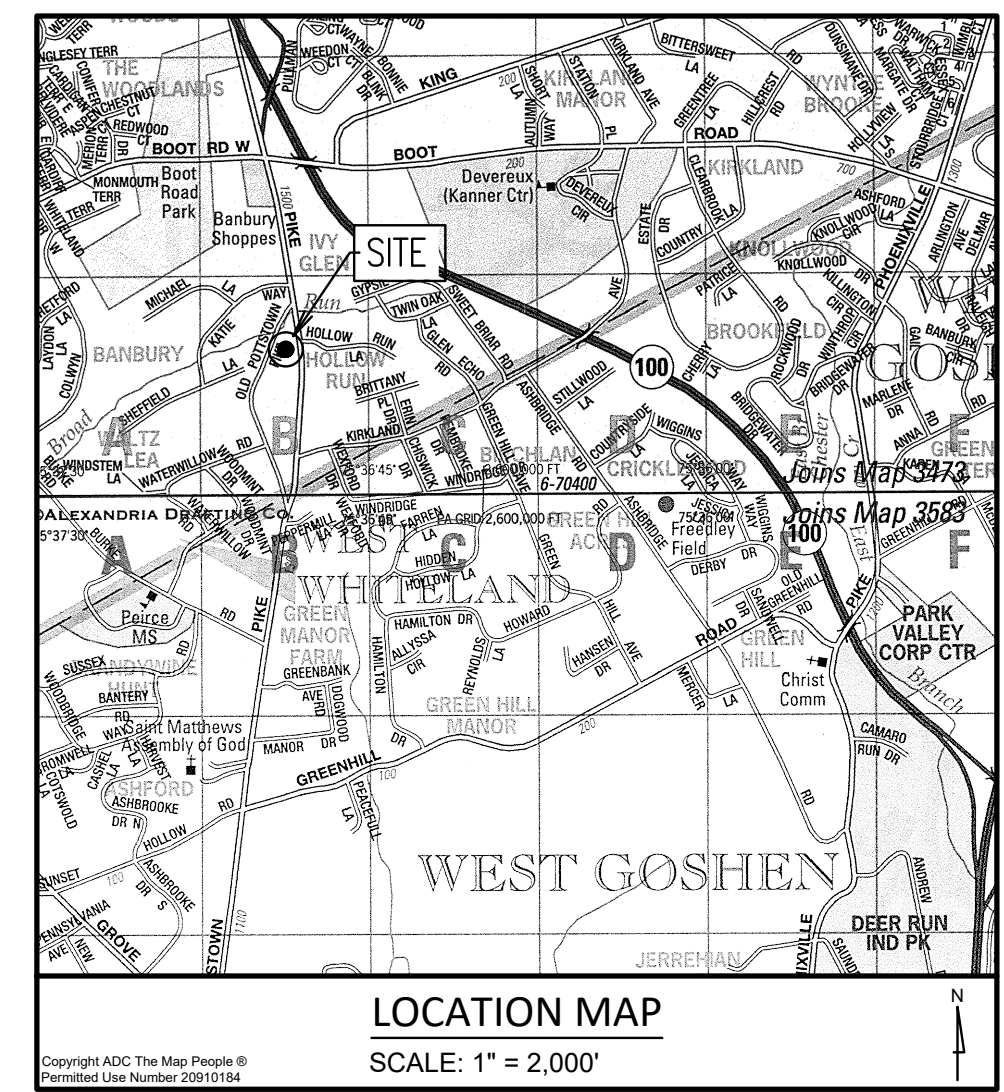
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JUSTIN WILLIAM BREWER
No. PE008516

| NO. | DATE | DESCRIPTION |
|-----|------------|---|
| 8 | 07/10/2023 | PER TOWNSHIP REVIEW LETTER |
| 7 | 03/03/2023 | PER TOWNSHIP REVIEW LETTER DATED 07/28/2023 |
| 6 | 05/09/2023 | PER R/E REVIEW LETTER DATED 04/22/2023 |
| 5 | 02/14/2023 | FINAL PLAN COMMENTS |
| 4 | 05/08/2024 | PER CCOD TECHNICAL REVIEW LETTER #2 |
| 3 | 07/12/2024 | PER CCOD TECHNICAL REVIEW LETTER |
| 2 | 09/19/2023 | PER CCOD INCOMPLETENESS REVIEW LETTER |
| 1 | 07/10/2023 | PER TOWNSHIP REVIEW LETTER |

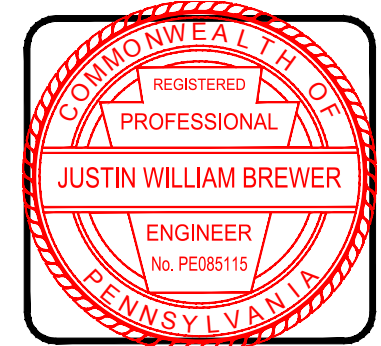
PRELIMINARY/FINAL TITLE PLAN
CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE WEST WHITELAND TWP, CHESTER COUNTY, PA

DATE: 04/30/2023
SCALE: 1"=60'
DRAWN BY: AJC
CHECKED BY: JWB
PROJECT NO.: 4689
CAD FILE: 01 TITLE PLAN.dwg
PLOT DATE: 03/03/2026
DRAWING NO.: C01.2
SHEET 02 OF 19

UPI#: 41-8-188



- GENERAL NOTES**
- RECORD OWNER/SITE ADDRESS:
1354 OLD POTTSTOWN PIKE
1354 OLD POTTSTOWN PIKE
WEST CHESTER, PA 19380
 - SOURCE OF TITLE: RECORD BOOK 11232, PAGE 1413
 - TAX PARCEL #: 41-8-188
 - LOT AREA: 7.525 ACRES (GROSS)
6.899 ACRES (NET OF OLD POTTSTOWN PIKE R/W)
 - BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON JUNE 4-12, 2015.
 - CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 88 (COMPUTED USING GEOID12A) & NAD 83 (2011) (EPOCH=2010.0000) (AS DETERMINED BY GPS OBSERVATION, SITE BENCH = U.S.G.S. BRASS DISC, (STAMPED TT 5 TWO) IN TOP OF TYPE 'C' INLET, LOCATED 41' RIGHT OF POTTSTOWN PIKE (S.R. 0100) STATION 169+30. ELEVATION= 446.69'. CONTOUR INTERVAL: 2 FEET.
 - UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
 - ZONING INFORMATION OBTAINED FROM TOWNSHIP ZONING ORDINANCE (AS POSTED ON THE TOWNSHIP WEBSITE) AT TIME OF SURVEY, PROJECT ENGINEER IS RESPONSIBLE FOR CHECKING LATEST TOWNSHIP ORDINANCES FOR ANY & ALL UPDATES OR TOWNSHIP REVISIONS.
 - THE EXISTING 120' WIDE LEGAL RIGHT-OF-WAY OF POTTSTOWN PIKE (S.R. 0100, L.R. 147) AND THE EXISTING 40' WIDE LEGAL RIGHT-OF-WAY OF OLD POTTSTOWN PIKE (T-449) WERE TAKEN FROM PLAN ENTITLED, "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 147 SECTION NO. 5B, DATED 8-22-1950.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA, MAP NO. 42029C0155F, PANEL 155 OF 380, DATED SEPTEMBER 29, 2006. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.



| NO. | DATE | DESCRIPTION |
|-----|------------|--|
| 8 | 03/03/2026 | PER TOWNSHIP REVIEW LETTERS DATED 07/28/2023 |
| 7 | 05/09/2025 | PER PVE REVIEW LETTER DATED 04/22/2025 |
| 6 | 02/14/2025 | FINAL PLAN COMMENTS |
| 5 | 05/08/2024 | PER CODD TECHNICAL REVIEW LETTER #2 |
| 4 | 07/12/2024 | PER CODD TECHNICAL REVIEW LETTER |
| 3 | 09/19/2024 | PER CODD INCOMPLETENESS REVIEW LETTER |
| 2 | 07/10/2023 | PER TOWNSHIP REVIEW |
| 1 | 07/10/2023 | REV. |

- REFERENCE PLAN(S)**
- PLAN ENTITLED, "FINAL PLAN-BANBURY", PREPARED BY ROBERT F. HARSCH & ASSOCIATES, INC. DATED 4-14-1976, LAST REVISED 2-1-1977, RECORD PLAN BOOK #950.
 - PLAN ENTITLED, "SUBDIVISION OF LAND OF SYLVIA W. & J. BRADLEY FULLER, JR.", PREPARED BY YERKES ASSOCIATES, INC. DATED 7-25-1977, LAST REVISED 8-15-1977, RECORD PLAN BOOK #1231.
 - PLAN ENTITLED, "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 147 SECTION NO. 5B, DATED 8-22-1950.

PA ONE CALL
 ACT 287 SERIAL NUMBER: 20151250323
 HOWELL KLINE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL KLINE SURVEYING, LLC. 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 1-800-242-1176.

UTILITIES NOTIFIED

COMPANY: AQUA PENNSYLVANIA INC
 ADDRESS: 762 W LANCASTER AVE
 BRYN MAWR, PA 19010
 CONTACT: STEVE PIZZ
 EMAIL: sbpizz@aquapenn.com

COMPANY: BUCKEYE PARTNERS
 ADDRESS: FIVE TEX PARK
 9599 HAMILTON BLVD
 BRENSVILLE, PA 18031
 CONTACT: BETH ALMAN
 EMAIL: bauman@buckeye.com

COMPANY: COMCAST CABLEVISION
 ADDRESS: APSS CENTER
 1701 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19103
 CONTACT: LEE MCGARRITY
 EMAIL: lee_mcgarrity@cable.comcast.com

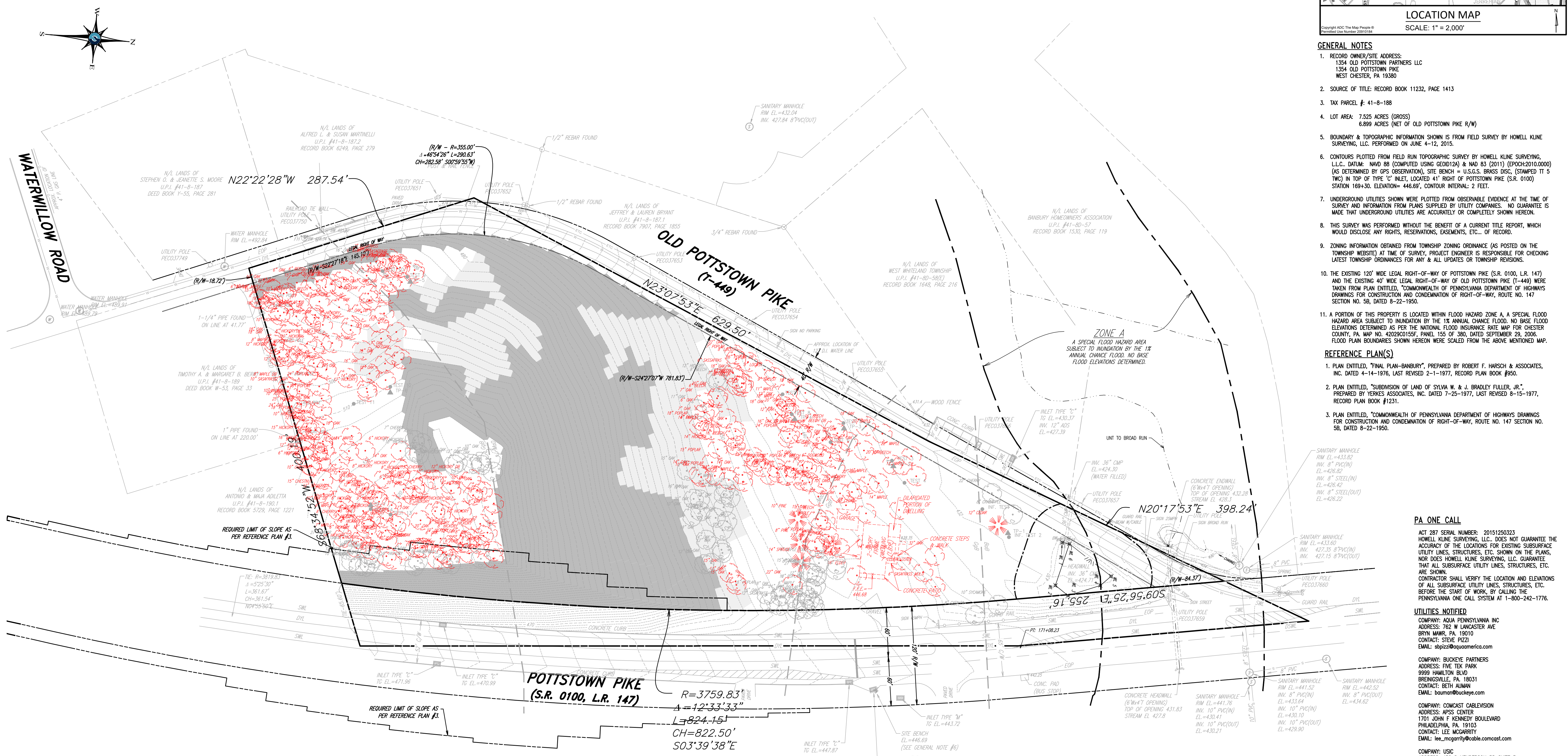
COMPANY: USIC
 ADDRESS: 450 S HENDERSON RD SUITE B
 KING OF PRUSSIA, PA 19406
 CONTACT: GAVIN HEWITT
 EMAIL: gavinhe@usicinc.com

COMPANY: WEST WHITLAND TOWNSHIP
 ADDRESS: 101 COMMERCE DR
 EXTON, PA 19341
 CONTACT: GEORGE HOOK
 EMAIL: ghook@westwhitland.org

COMPANY: VERIZON PENNSYLVANIA LLC
 ADDRESS: 180 SHERAE BLVD STE 2100 ROOM N/A
 EXTON, PA 19341
 CONTACT: KELLY BLOUNT
 EMAIL: kelly.bblount@verizon.com

PRELIMINARY/FINAL
EXISTING CONDITIONS PLAN
 CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
 PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
 LOCATION: 1354 POTTSTOWN PIKE
 WEST WHITLAND TWP., CHESTER COUNTY, PA

| | |
|--|------------|
| DATE: | 04/30/2023 |
| SCALE: | 1"=60' |
| DRAWN BY: | AJC |
| CHECKED BY: | JWB |
| PROJECT NO.: | 4689 |
| CAD FILE TO EXISTING CONDITIONS PLAN.dwg | |
| PLOTTED: | 03/03/2026 |
| DRAWING NO.: | C02.1 |
| SHEET: | 03 of 19 |

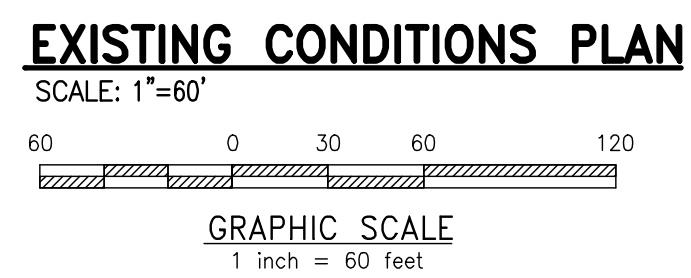


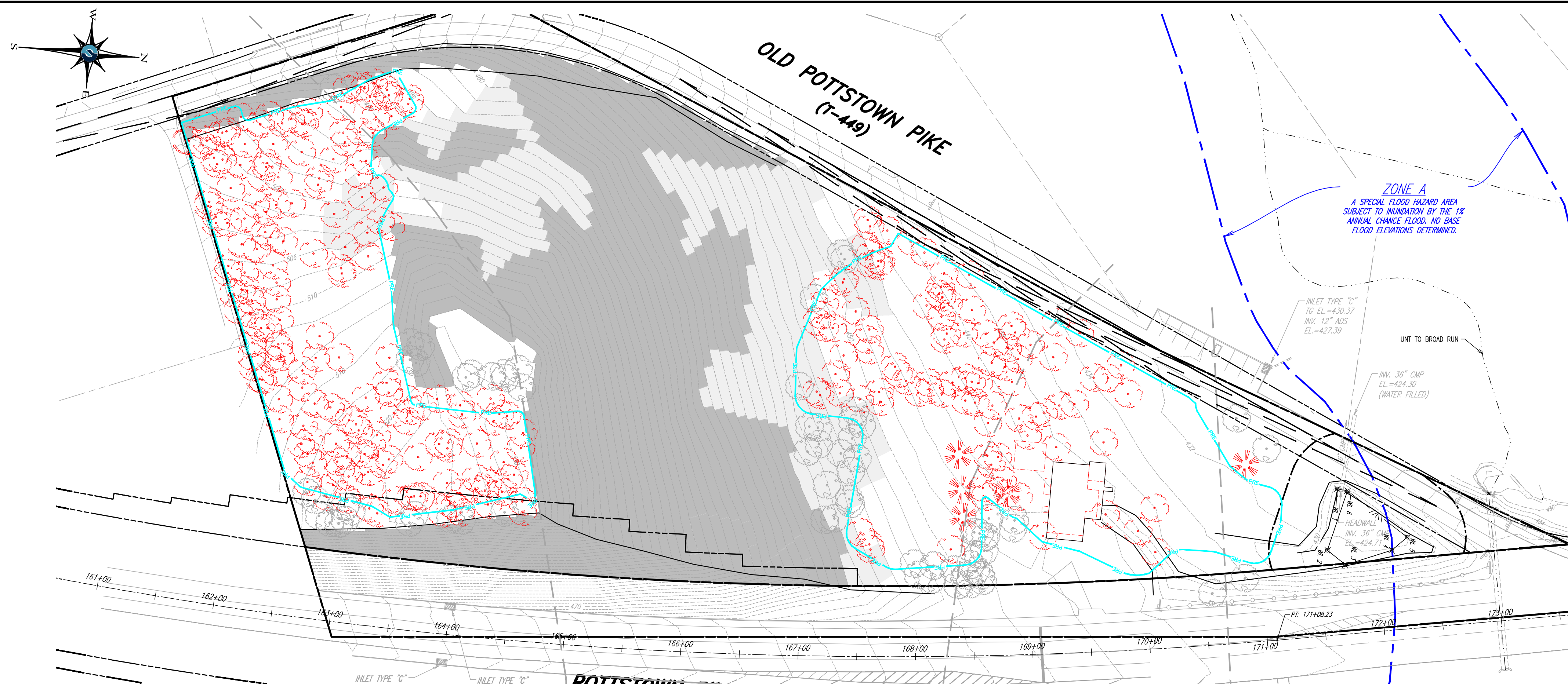
LEGEND

| | | | | |
|-------------------------------|--------------------------------|--|------------------------------|-------------------------------|
| — — — — — EX. PROPERTY LINE | — — — — — EX. CONTOUR | — — — — — EX. LIGHT POLE | — — — — — EX. ELEC. LINE | — — — — — EX. WATER LINE |
| — — — — — PROP. PROPERTY LINE | — — — — — PROPOSED CONTOUR | — — — — — PROP. ELEC. LINE | — — — — — EX. UTILITY POLE | — — — — — PROP. WATER LATERAL |
| — — — — — EX. RIGHT-OF-WAY | — — — — — EXISTING SPOT ELEV. | — — — — — EX. FENCE | — — — — — PROP. UTILITY POLE | — — — — — EX. FIRE WATER LINE |
| — — — — — PROP. RIGHT-OF-WAY | — — — — — NEW SPOT ELEV. | — — — — — EX. MAIL BOX | — — — — — EX. GUY ANCHOR | — — — — — EX. WATER VALVE |
| — — — — — EX. MONUMENT | — — — — — SOILS TYPE | — — — — — EX. SIGN | — — — — — G | — — — — — PROP. WATER VALVE |
| — — — — — PROP. MONUMENT | — — — — — SOILS LINE | — — — — — EXIST. PARKING SPACES | — — — — — G.V. | — — — — — PROP. HYDRANT |
| — — — — — EX. IRON PIPE | — — — — — EX. CONC. CURB | — — — — — PROP. PARKING SPACES TO BE REMOVED | — — — — — G.V. VALVE | — — — — — PROP. MANHOLE |
| — — — — — EX. PAVEMENT | — — — — — EX. CONC. CURB | — — — — — EX. TELE. LINE | — — — — — S | — — — — — EX. INFIL. TEST |
| — — — — — PROP. EASEMENT | — — — — — EX. EDGE OF PAVING | — — — — — PROP. TELE. LINE | — — — — — L | — — — — — EX. TEST PIT |
| — — — — — EX. WETLANDS | — — — — — PROP. EDGE OF PAVING | — — — — — EX. ELEC. LINE | — — — — — T | |
| | — — — — — EX. LIGHT POLE | | — — — — — EX. ELEC. LINE | |

SLOPE LEGEND

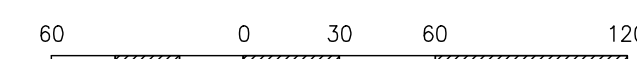
— = SLOPES 15% TO 25%
 — = SLOPES 25% AND GREATER





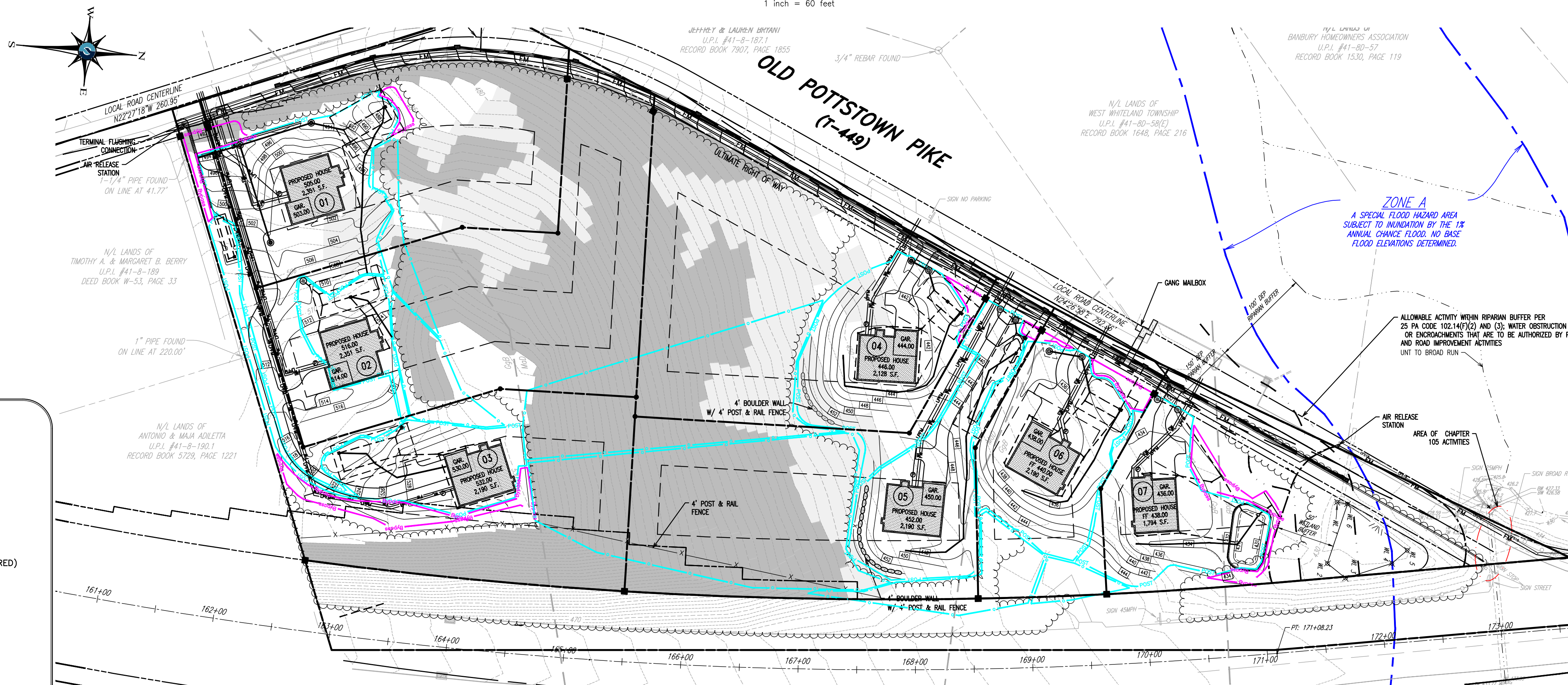
PRE DEVELOPED DRAINAGE AREA PLAN

SCALE: 1"=60'



GRAPHIC SCALE

1 inch = 60 feet



POST DEVELOPED DRAINAGE AREA PLAN

SCALE: 1"=60'

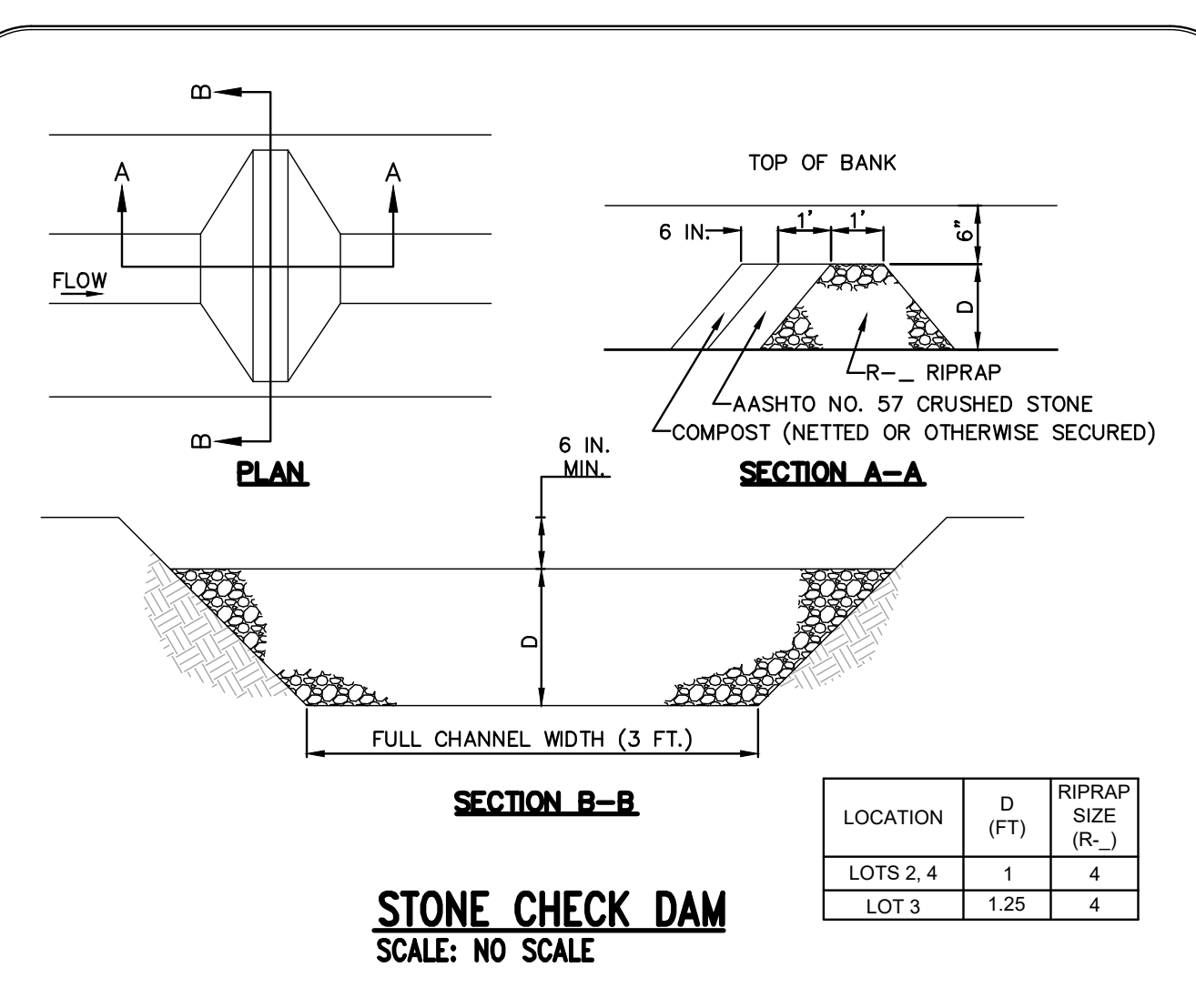
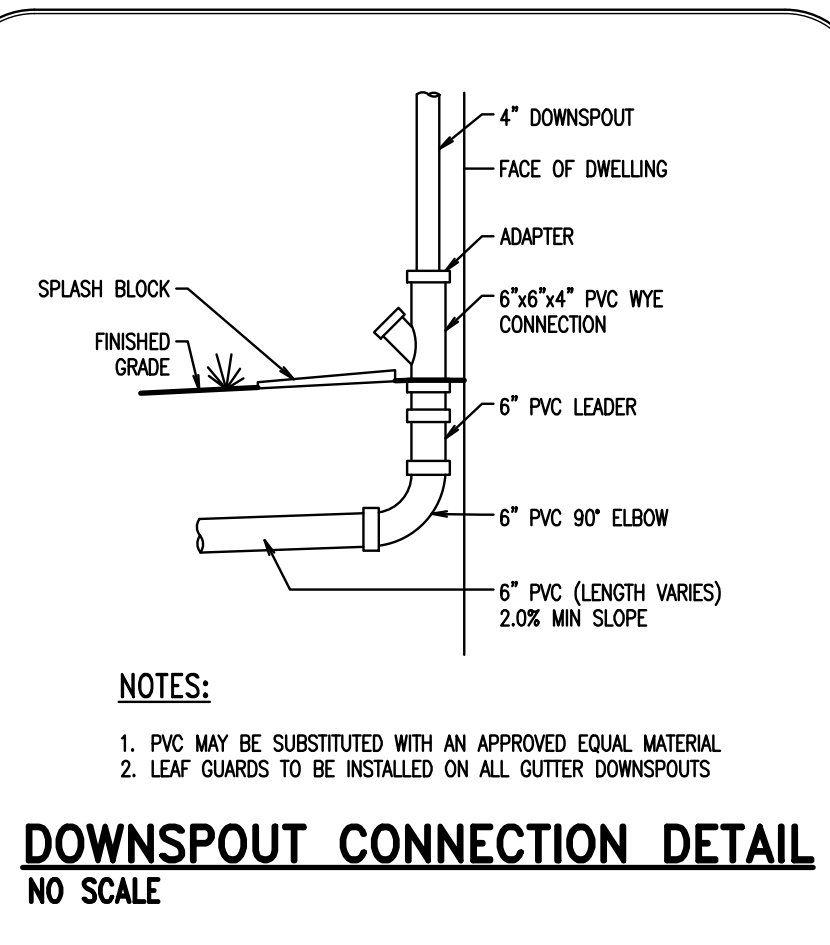


GRAPHIC SCALE

1 inch = 60 feet

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- - - EX. EASEMENT
- - - PROP. EASEMENT
- - - EX. WETLANDS
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- x 123.00 NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. CONC. PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES TO BE REMOVED
- (TBR)
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- WL PROP. WATER LATERAL
- FW PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- PROP. MANHOLE
- LIMIT OF DISTURBANCE
- POST DRAINAGE AREA
- BYPASS DRAINAGE AREA
- PRE DRAINAGE AREA
- OFFSITE DRAINAGE AREA



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Phone: (610) 918-9002 Fax: (610) 918-9003

REGISTERED PROFESSIONAL ENGINEER
JUSTIN WILLIAM BREWER
No. PE006116
PENNSYLVANIA

| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 8 | 07/10/2023 | PER TOWNSHIP REVIEW LETTER |
| 7 | 03/03/2024 | PER TOWNSHIP REVIEW LETTERS DATED 07/28/2023 |
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PRELIMINARY/FINAL
PRE-POST SWM DRAINAGE AREA PLAN
CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE
WEST WHITELAND TWP., CHESTER COUNTY, PA

DATE: 04/30/2023
SCALE: 1"=60'
DRAWN BY: AJC
CHECKED BY: JWB
PROJECT NO.: 4689
SWM FILE: 03 PRE-POST SWM DRAINAGE AREA PLAN.rvt
PLOTTED: 03/03/2026
DRAWING NO.: C04.2
SHEET 06 OF 19

BMP 6.4.6: INFILTRATION BED (BMPs 001, 002, 003A, 003B, 004, 005, & 006)

THE INSTALLATION OF THIS BMP IS A CRITICAL STAGE WHERE THE DESIGN ENGINEER MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT.

CONSTRUCTION SEQUENCE

1. DUE TO SITE CONSTRAINTS, CONSTRUCTION ACCESS WILL NEED TO TRAVEL THROUGH THE AREA OF THE PROPOSED INFILTRATION BED. ADDITIONAL TESTING WILL BE REQUIRED AT THE TIME OF CONSTRUCTION TO CONFIRM THAT THE INFILTRATION BEDS ARE BEING CONSTRUCTED AS SHOWN ON THESE PLANS.
2. PRIOR TO THE START OF CONSTRUCTION, THE DESIGN ENGINEER MUST BE CONTACTED TO PROVIDE AN ALTERNATE SOLUTION.
3. IF POSSIBLE, INSTALL INFILTRATION BED DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY.
4. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
5. EXCAVATE INFILTRATION BED BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. PRIOR TO PLACEMENT OF AGGREGATE, THE SOIL SURFACE AT THE BOTTOM OF THE BED SHALL BE SCARIFIED TO FURTHER PROMOTE INFILTRATION.
6. SEED AND STABILIZE TOPSOIL.
7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

NOTES:

1. COMPACTION IS TO BE MINIMIZED IN AREAS DESIGNATED FOR INFILTRATION.
2. INFILTRATION 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 BED, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED ETC. AND REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
3. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BED SHOULD BE UNIFORMELY GRADED AND CLEAN WASHED AGGREGATE.
4. THE BOTTOM OF ALL INFILTRATION BEDS SHALL BE UNCOMPACTED OR UNIMPACTED SUBGRADE.

OPERATION AND MAINTENANCE:

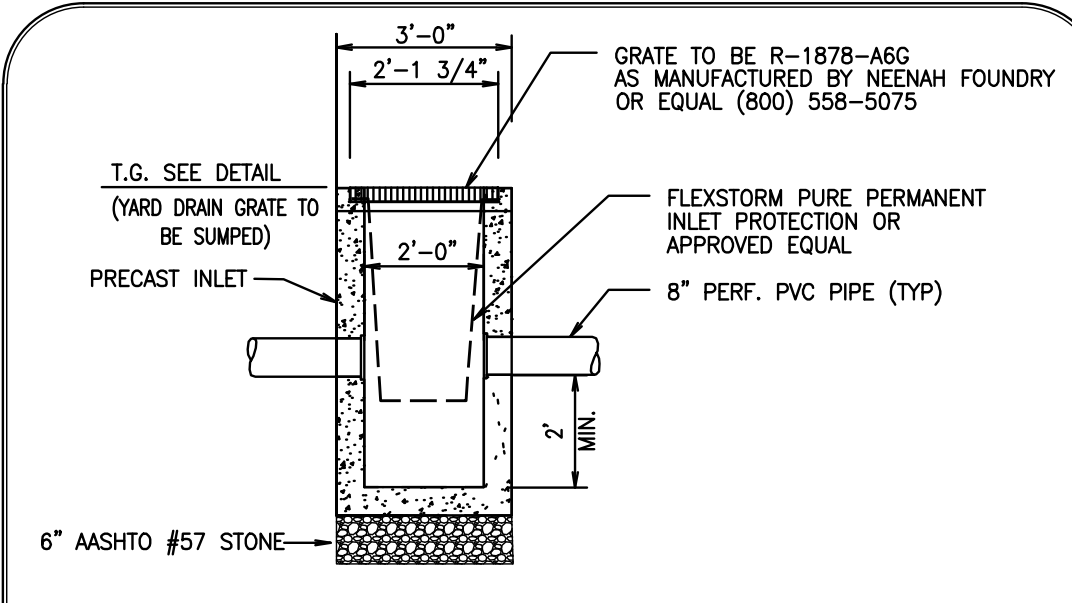
1. INFILTRATION BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION BED, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
2. INFLOW AND OUTFLOW POINTS INTO THE INFILTRATION SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEARLY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DRAINWAYS AND OUTFLOW POINTS SHOULD BE KEPT IN GOOD WORKING ORDER.
3. IF GROUNDWATER OR BEDROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BED STOP WORK AND CONTACT THE TOWNSHIP AND DESIGN ENGINEER FOR AN ALTERNATE SEEPAGE BED LOCATION OR NEW DESIGN.
4. COMPACTION IS TO BE MINIMIZED IN AREAS DESIGNATED FOR INFILTRATION.
5. CATCH BASINS AND INLETS (UPSTREAM OF INFILTRATION BED) SHOULD BE INSPECTED AND CLEANED AT LEAST TWICE PER YEAR AND AFTER MAJOR RUNOFF EVENTS.
6. INSPECT THE BED AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOES SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLE LONG BREEDING PERIOD WITH RELATIVELY STABLE WATER LEVELS.
7. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, AND SIGNS OF WATER CONTAMINATION/SPILLS.
8. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.
9. THE INFILTRATION FACILITY IS CONSIDERED TO BE AT FAILURE WHEN IT DOES NOT DRAIN WITHIN 72 HOURS.

SPECIFICATIONS

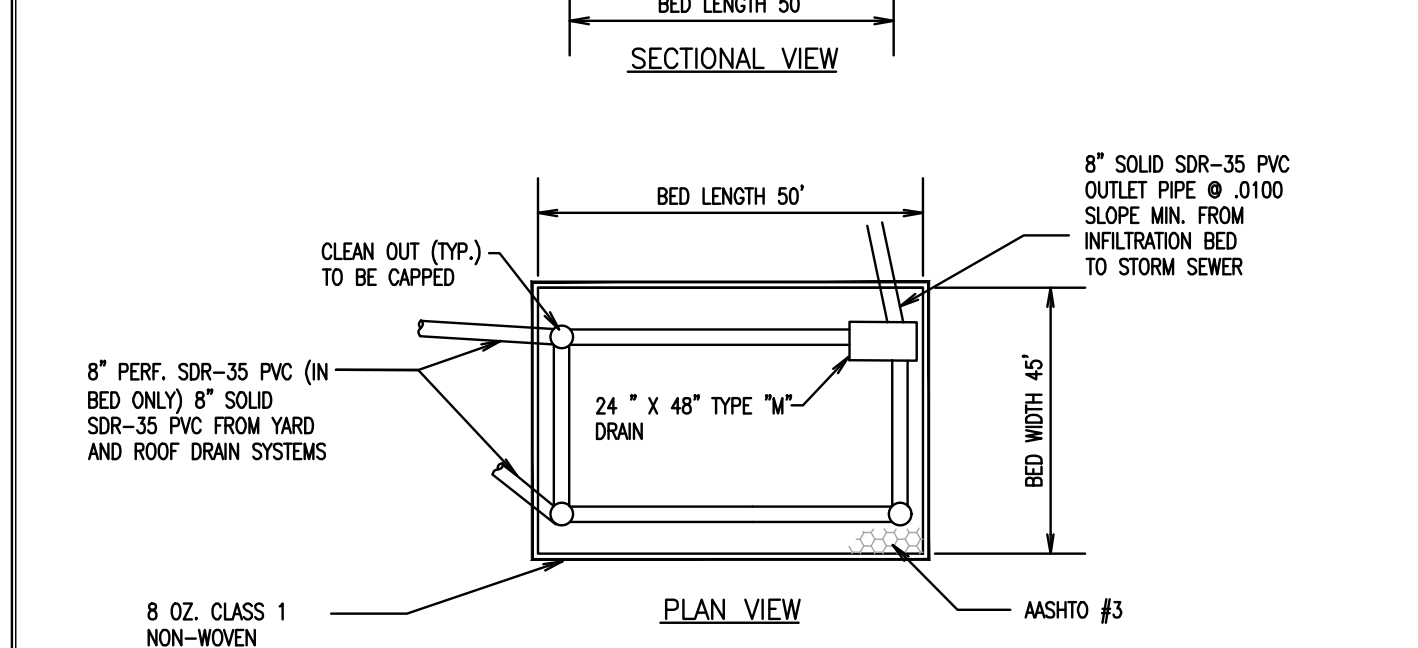
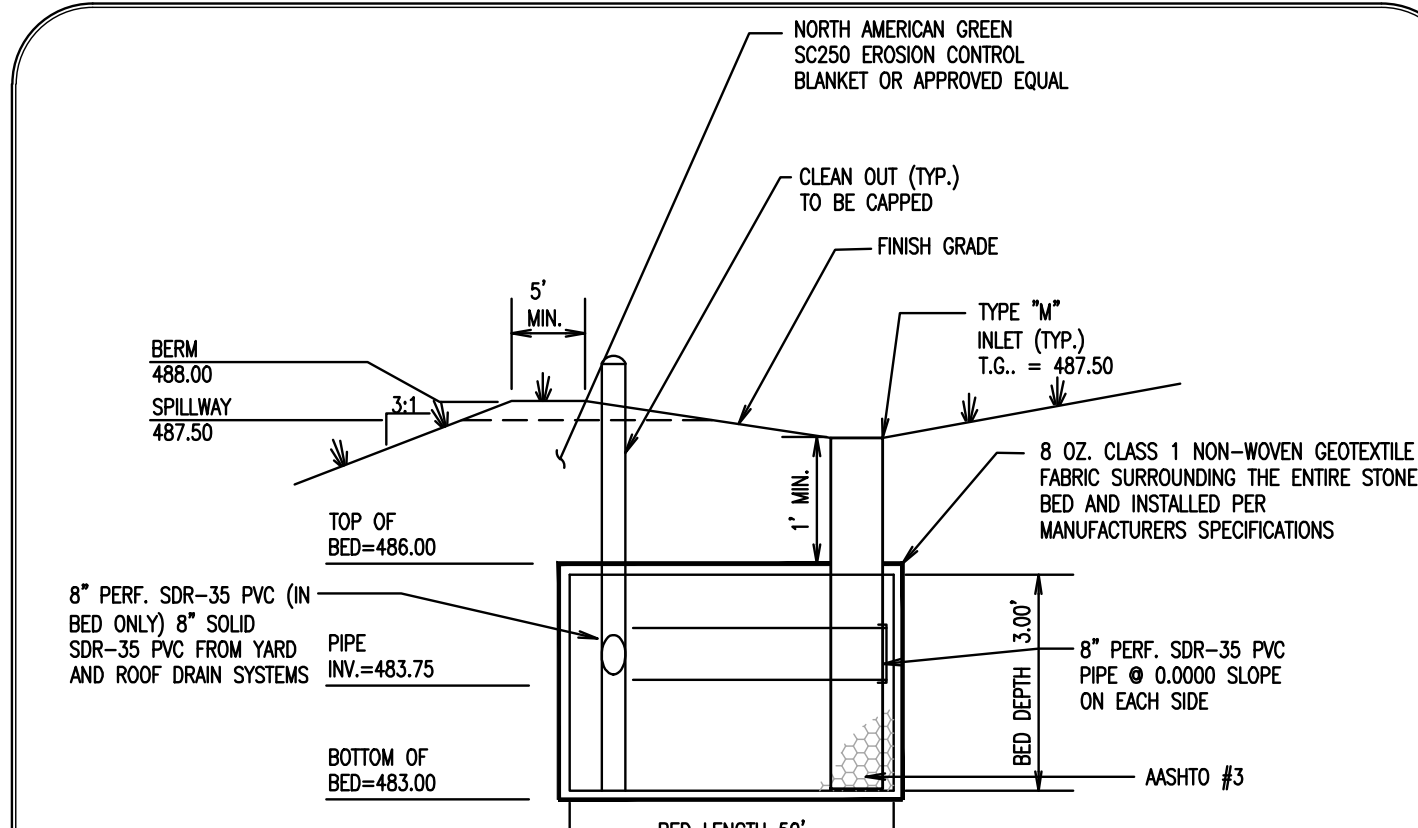
- STONE:**
- SHALL BE 2-INCH TO 1-INCH UNIFORM GRADED COARSE AGGREGATE, WITH A WASH LOSS OF NO MORE THAN 0.5%, ASHTO SIZE NUMBER 3 PER ASHOTO SPECIFICATIONS, PART 1, 19TH EDITION, 1996, OR LATER AND SHALL HAVE VOID VOL% AS MEASURED BY ASTM-C29.
- NON-WOVEN GEOTEXTILE:**
- SHALL CONSIST OF NEEDED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
 - a. GRAB TENSILE STRENGTH (ASTM-D4903) 120 LBS
 - b. MILLER BURST STRENGTH (ASTM-D5756) 725 PSI
 - c. FLOW RATE (ASTM-D4911) 705
 - d. PER MEASUREMENT 500 HVS (ASTM-D4355) 95 GAL/MIN/FT²
 - HEAT-SET OR HEAT-CALCULATED FABRICS ARE NOT PERMITTED
 - ACCEPTABLE TYPES INCLUDE WYBOND 4400, WYBOND 4547, AND GEOTEX 401.
- PIPE:**
- MAY BE AMENDED WITH COMPOST (IF APPLICABLE)
 - SHALL BE CONTINUOUSLY PERFORATED, SMOOTH INTERIOR, WITH A MINIMUM INSIDE DIAMETER OF 6-INCHES.
 - HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL MEET ASHTO M200, TYPE 5, OR ASHTO M204, TYPE 5.
- STORM DRAIN INLETS AND STRUCTURES:**
- CONCRETE CONSTRUCTION: CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 1001, PERMITS SPECIFICATIONS, 1990 OR LATEST EDITION.
 - PRECAST CONCRETE MANHOLE AND MANHOLES: PRECAST CONCRETE MANHOLES MAY BE SUBSTITUTED FOR CAST-IN-PLACE STRUCTURES AND SHALL BE CONSTRUCTED AS SPECIFIED FOR CAST-IN-PLACE. PRECAST STRUCTURES MAY BE USED IN ONLY THOSE AREAS WHERE THERE IS NO CONFLICT WITH EXISTING UNDERGROUND STRUCTURES THAT MAY NECESSARILY BEHIND OR ABOVE. TYPE 5 CONCRETE PRECAST MANHOLES SHALL BE MODIFIED TO PROVIDE MINIMUM 12 INCH STUMP STORAGE AND BOTTOM LEACHING BASINS, OPEN TO GRAVEL SLUMPS IN SUB-GRADE, WHEN SITUATED IN THE REARSE BED.
 - ALL PVC CATCH BASINS/CLEANOUTS/INLINE DRAINS SHALL HAVE H-10 OR H-20 RATED GRATES, DEPENDING ON THEIR PLACEMENT (H-10 IS VEHICULAR LOADS).
 - STEEL REINFORCING BARS OVER THE TOP OF THE OUTLET STRUCTURE SHALL CONFORM TO ASTM A615, GRADES 60 AND 40.
 - PERMANENT TUBE REINFORCING MATING SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' SPECIFICATIONS (IF APPLICABLE).
- ALTERNATIVE STORAGE MEDIA (IF APPLICABLE):**
- FOLLOW MANUFACTURERS' SPECIFICATIONS

NOTES:

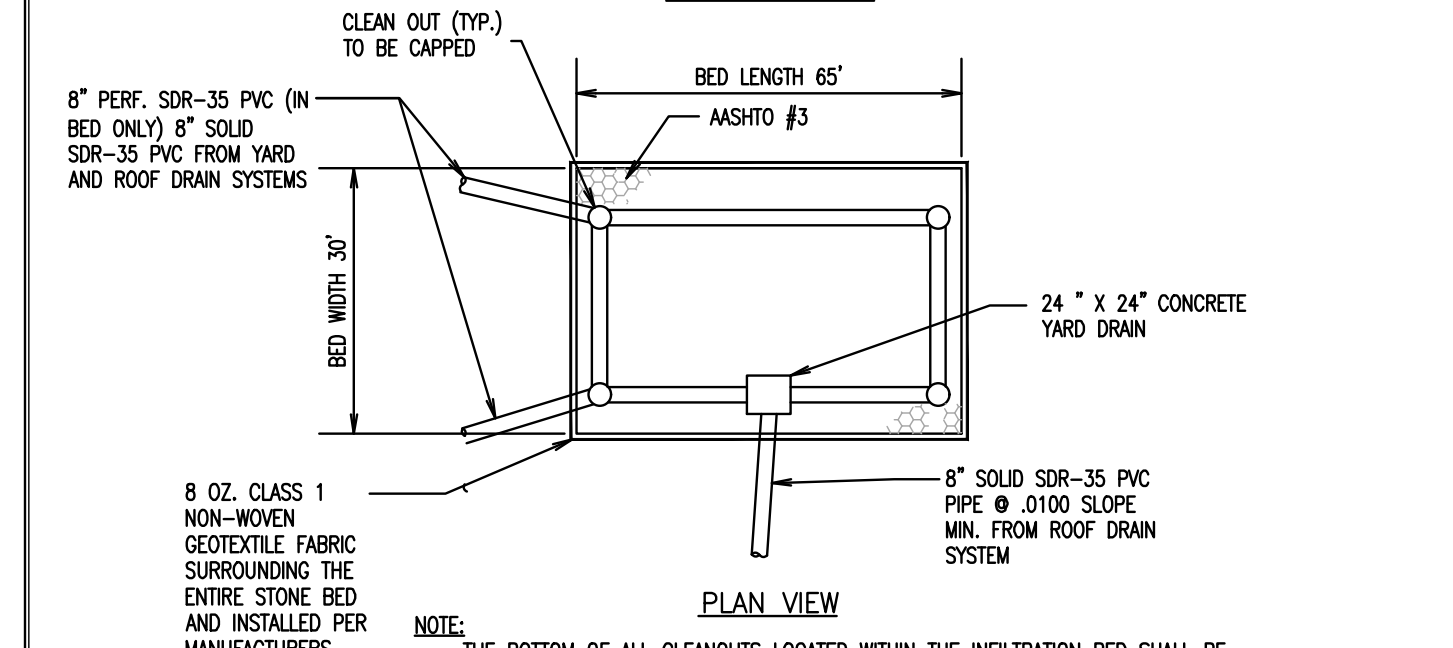
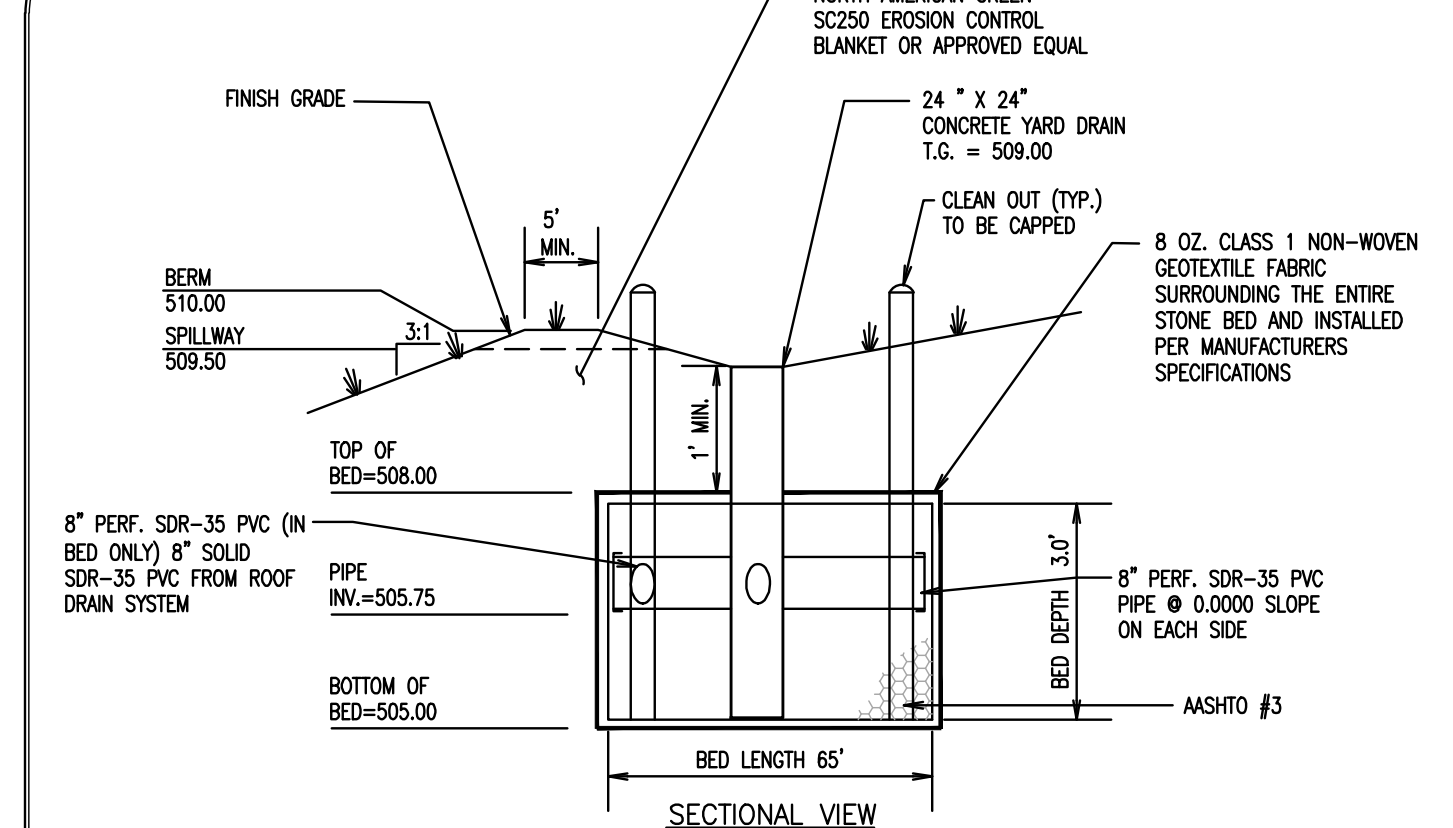
1. PIPE BEDDING MATERIAL SHALL BE PER MANUFACTURERS' SPECIFICATION.
2. MANHOLE MATERIAL SHALL BE PER MANUFACTURERS' SPECIFICATION.
3. ADHERE TO ALL INFILTRATION BED CONSTRUCTION SPECIFICATIONS ON THE STORMWATER FACILITY OPERATIONS AND MAINTENANCE PLAN.
4. GEOTEXTILE FABRIC SHALL CONFORM TO PERMITS 408 SPECIFICATIONS - SECTION 213 GEOTEXTILES OR LATEST ADDENDA.
5. ALL STONE TO BE USED FOR INFILTRATION DEVICES SHALL BE CLEAN WASHED ASHTO #3 AND SHALL BE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BED INSTALLATION.



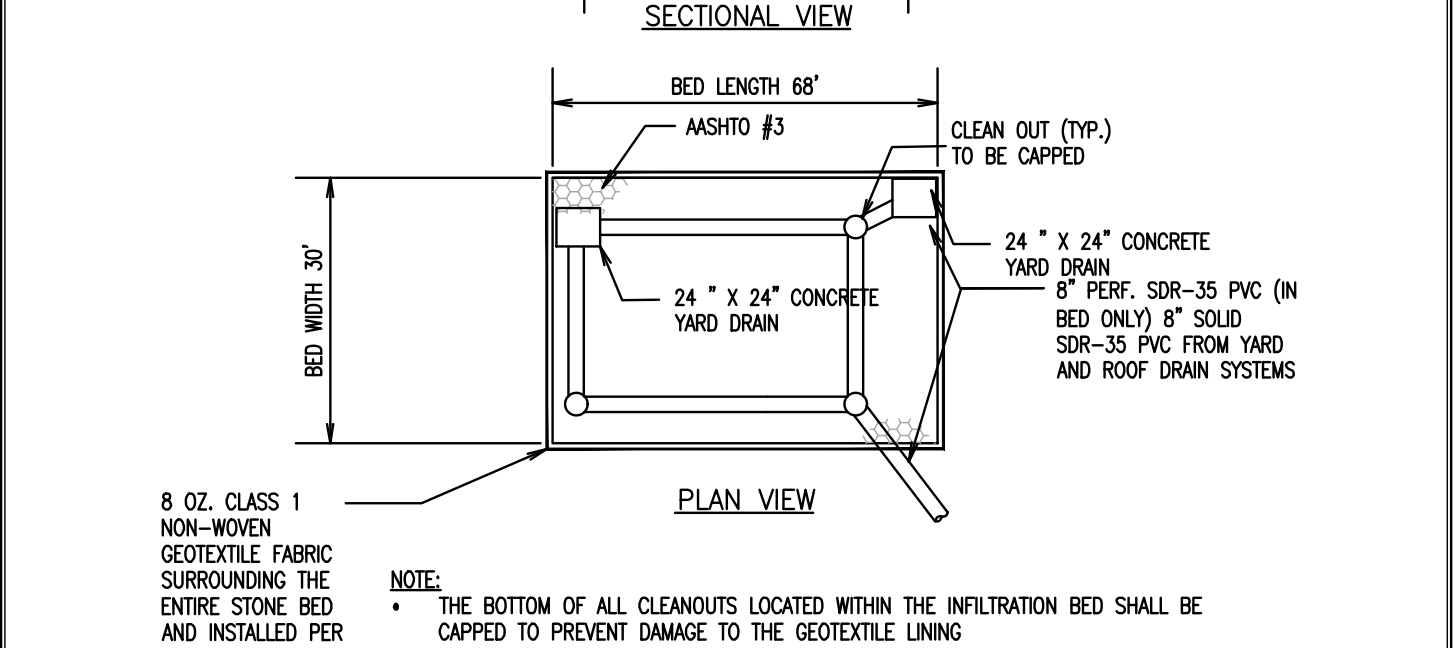
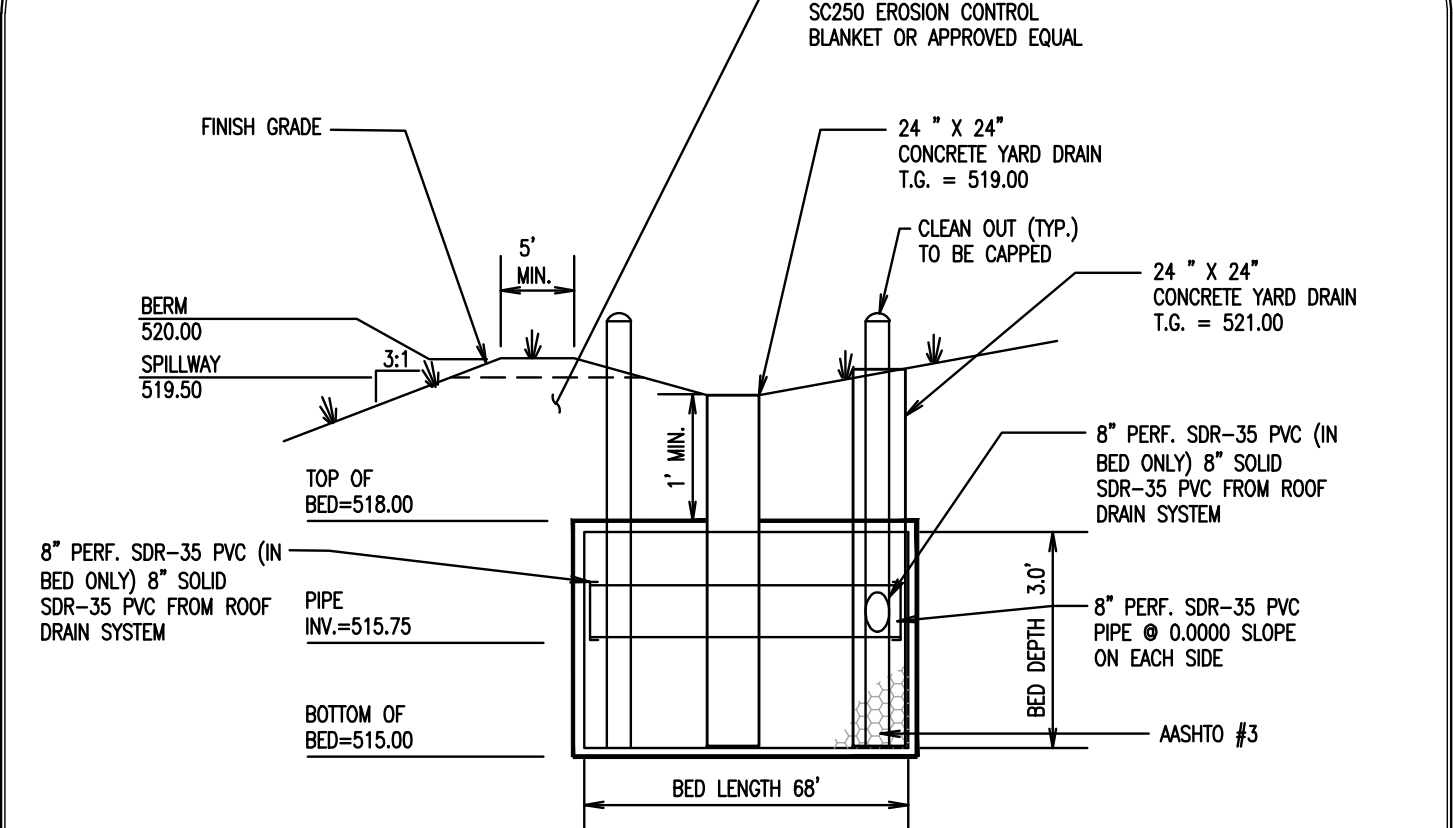
24" X 24" YARD DRAIN
NOT TO SCALE



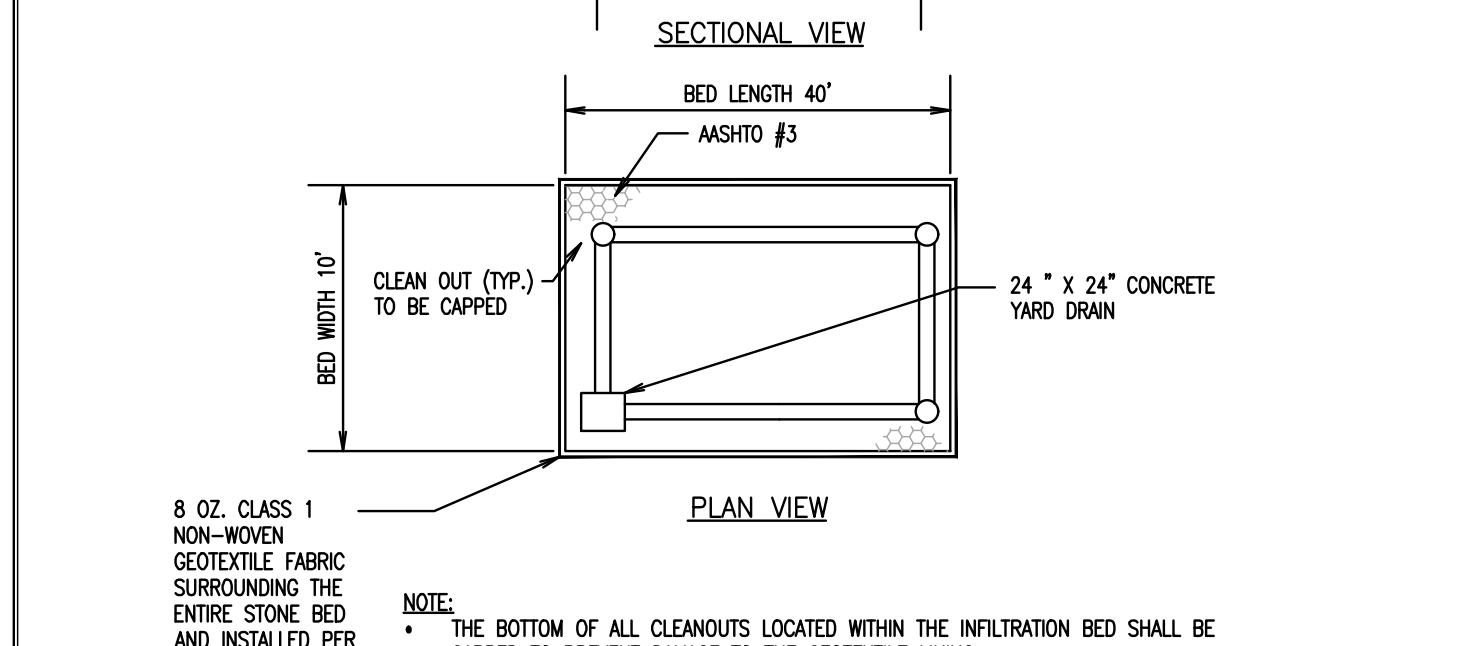
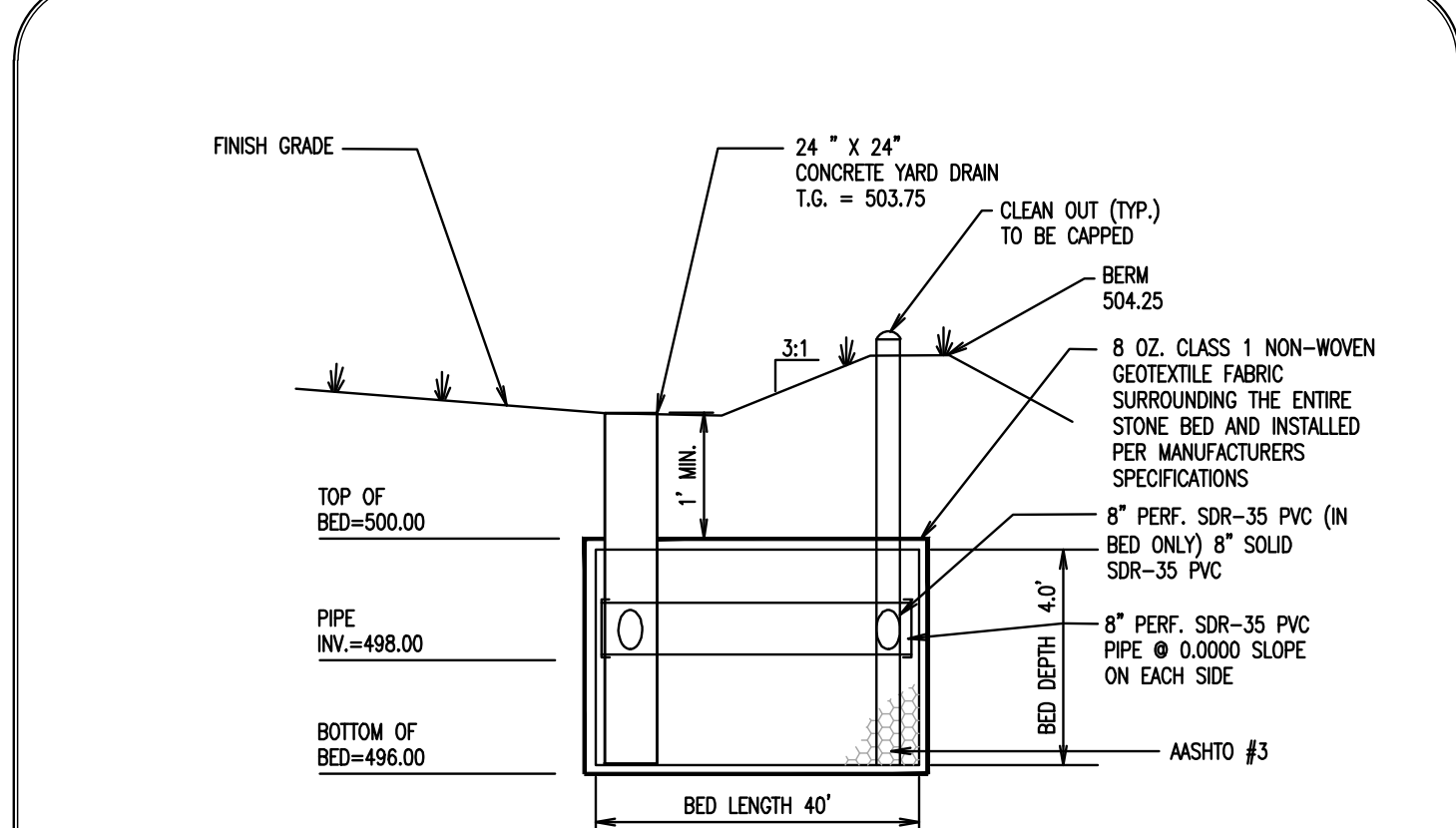
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NOT TO SCALE



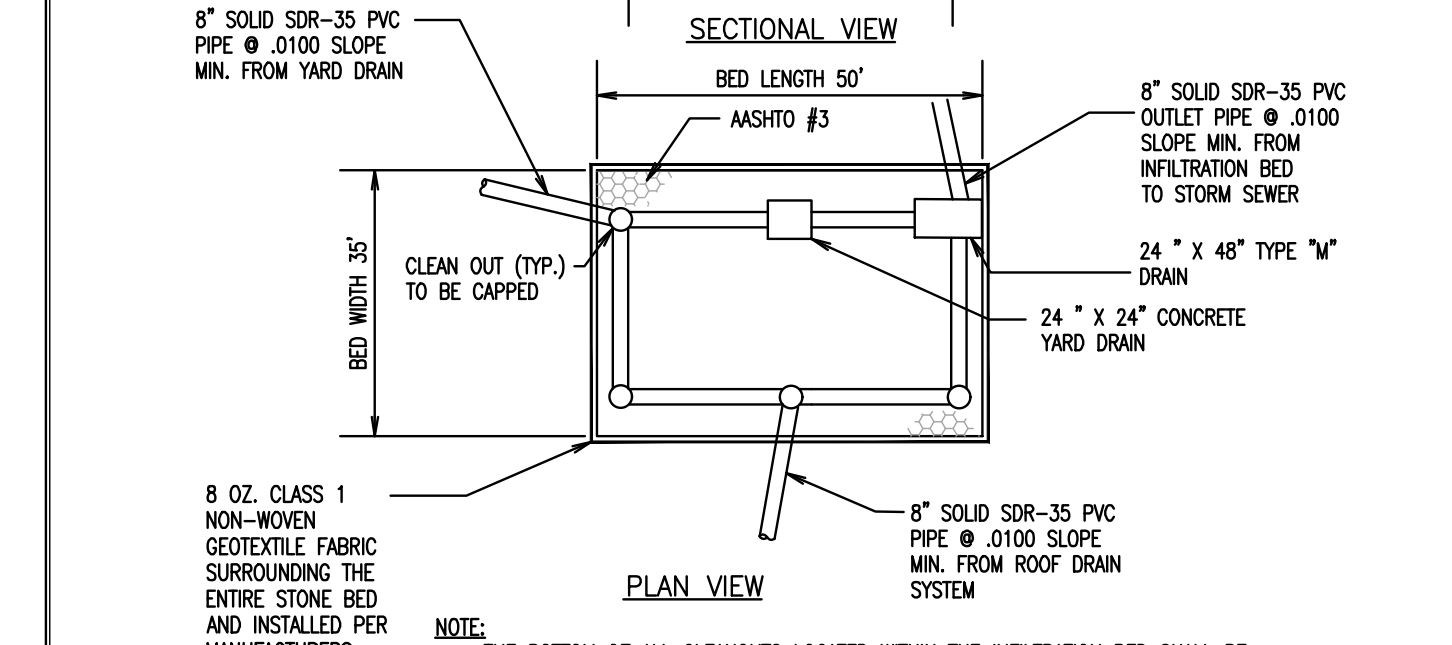
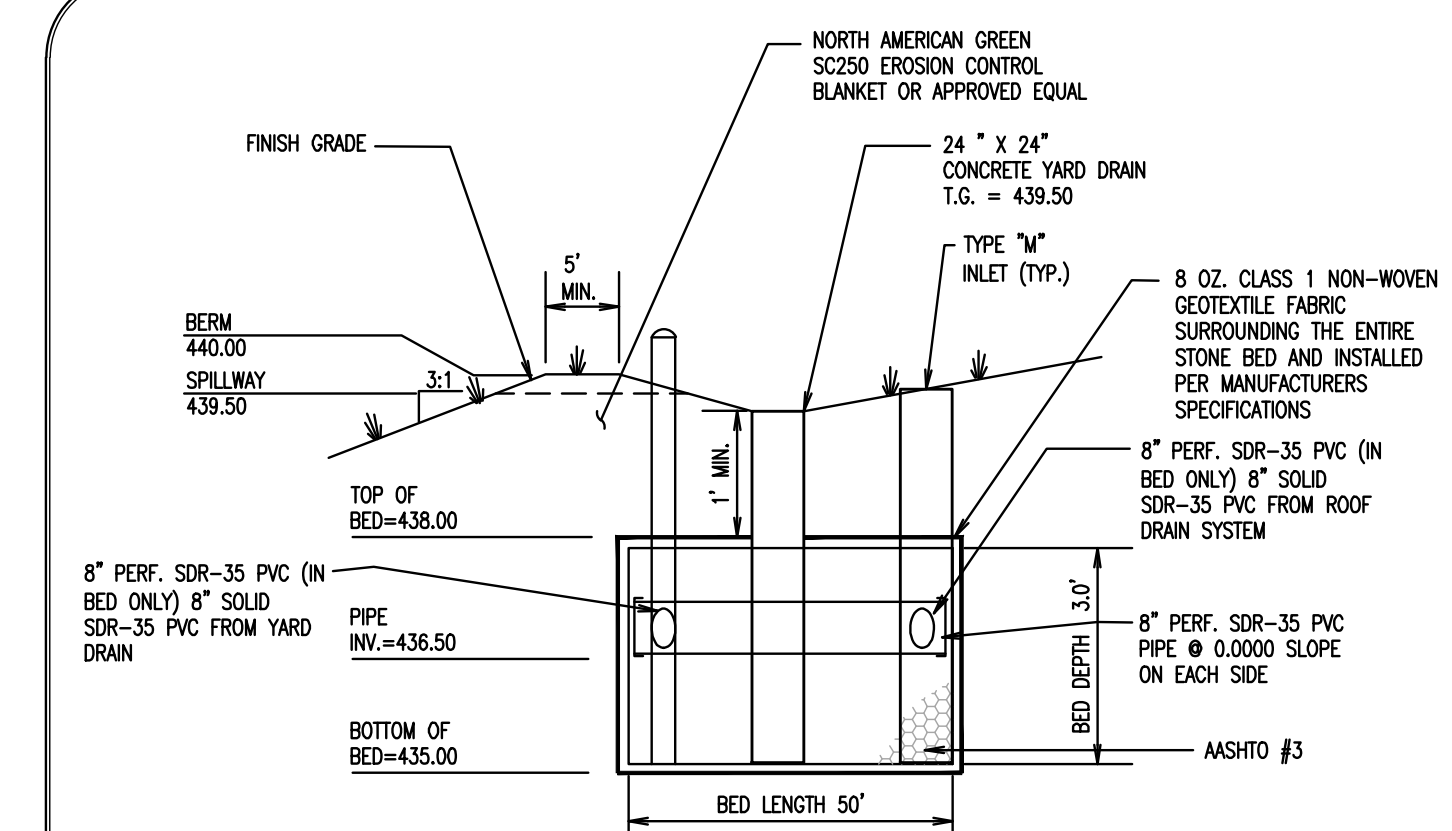
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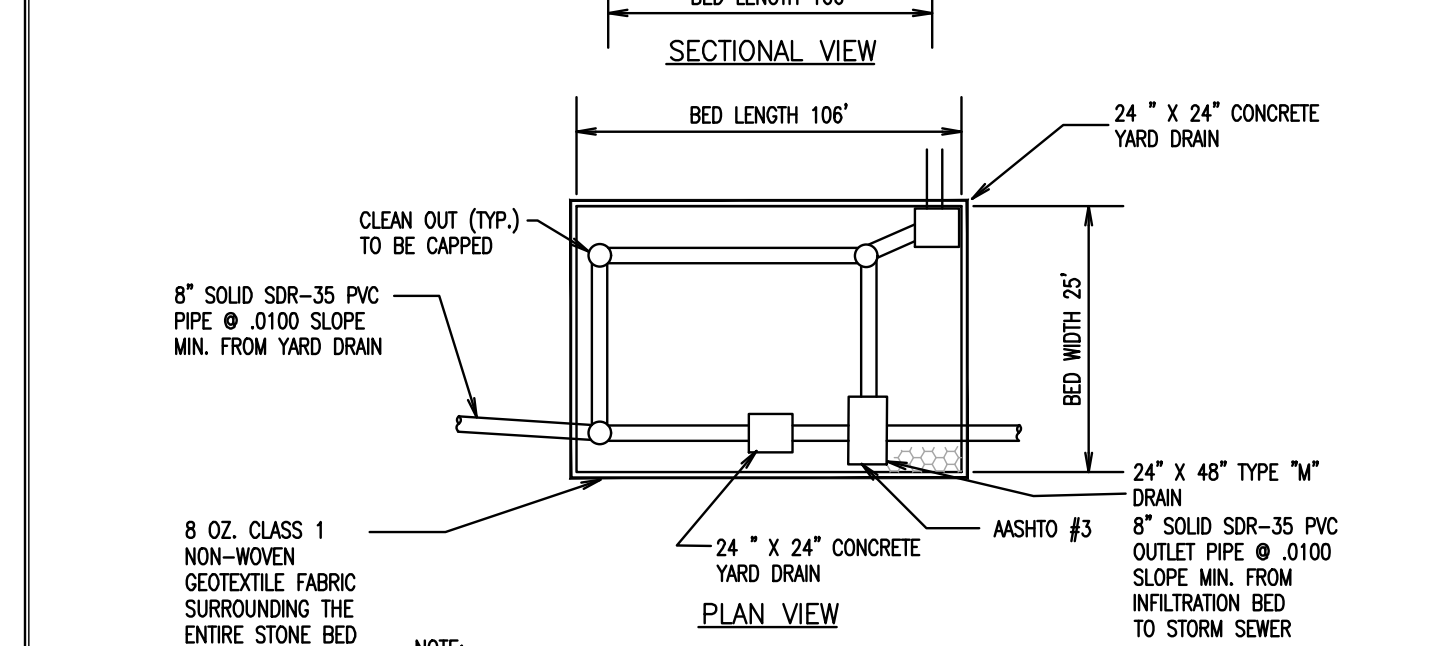
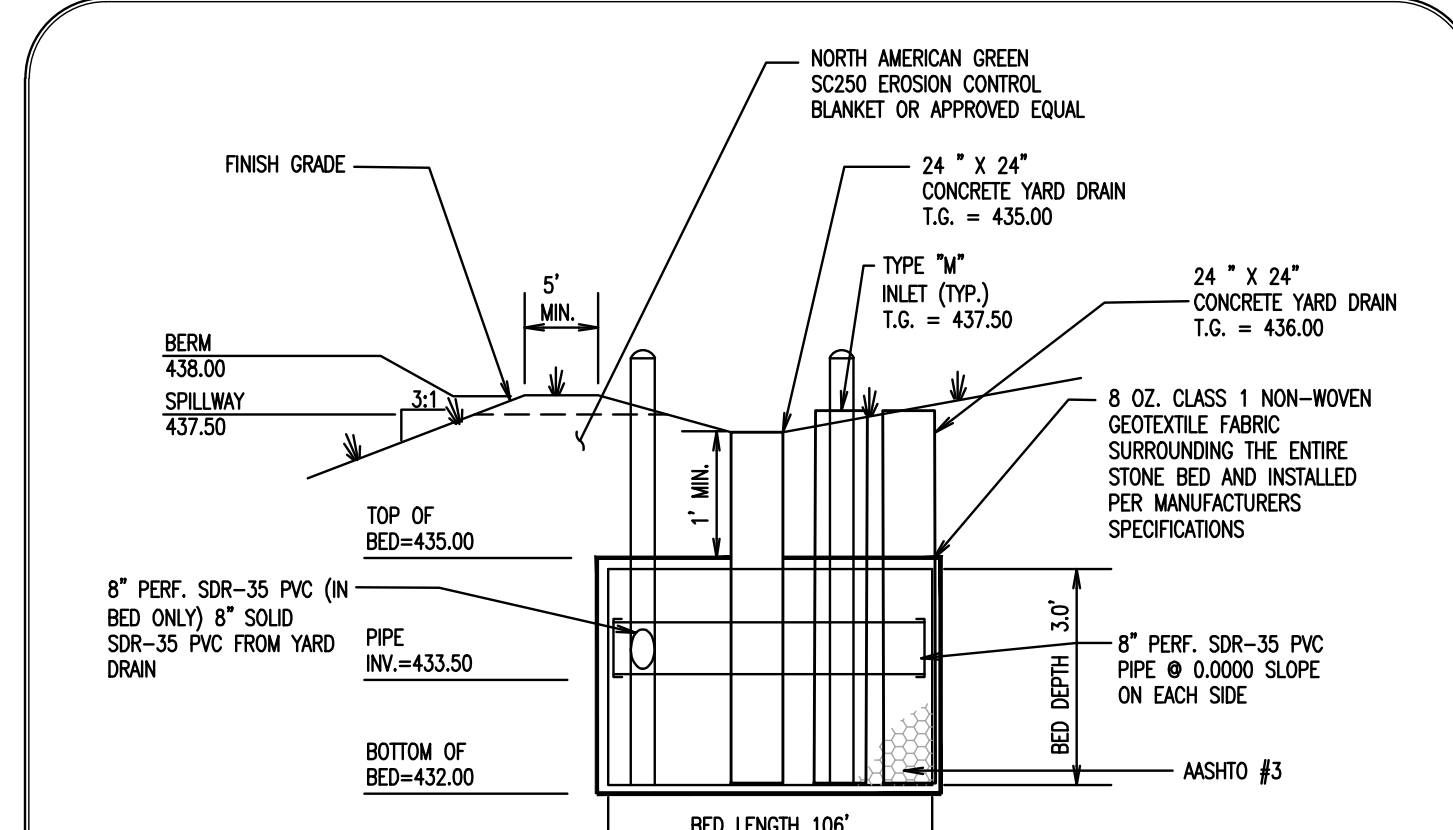
INFILTRATION BED #3A DETAIL
NOT TO SCALE



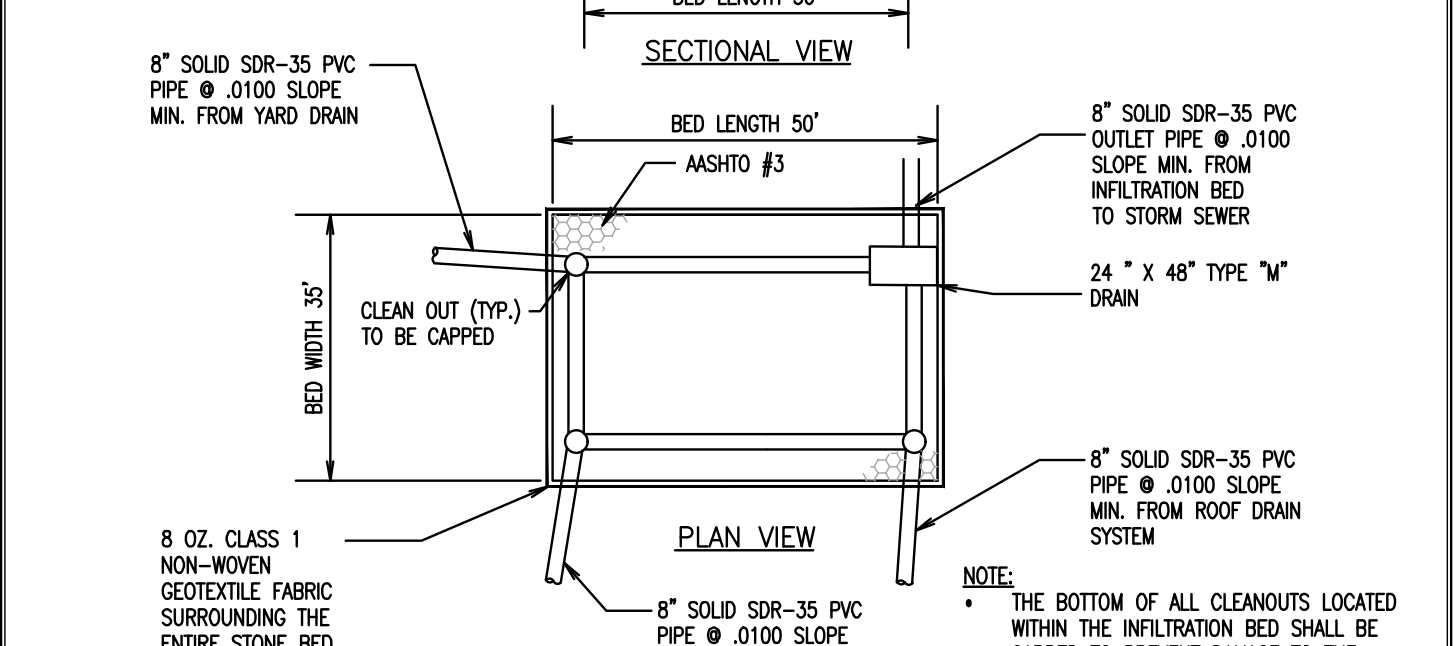
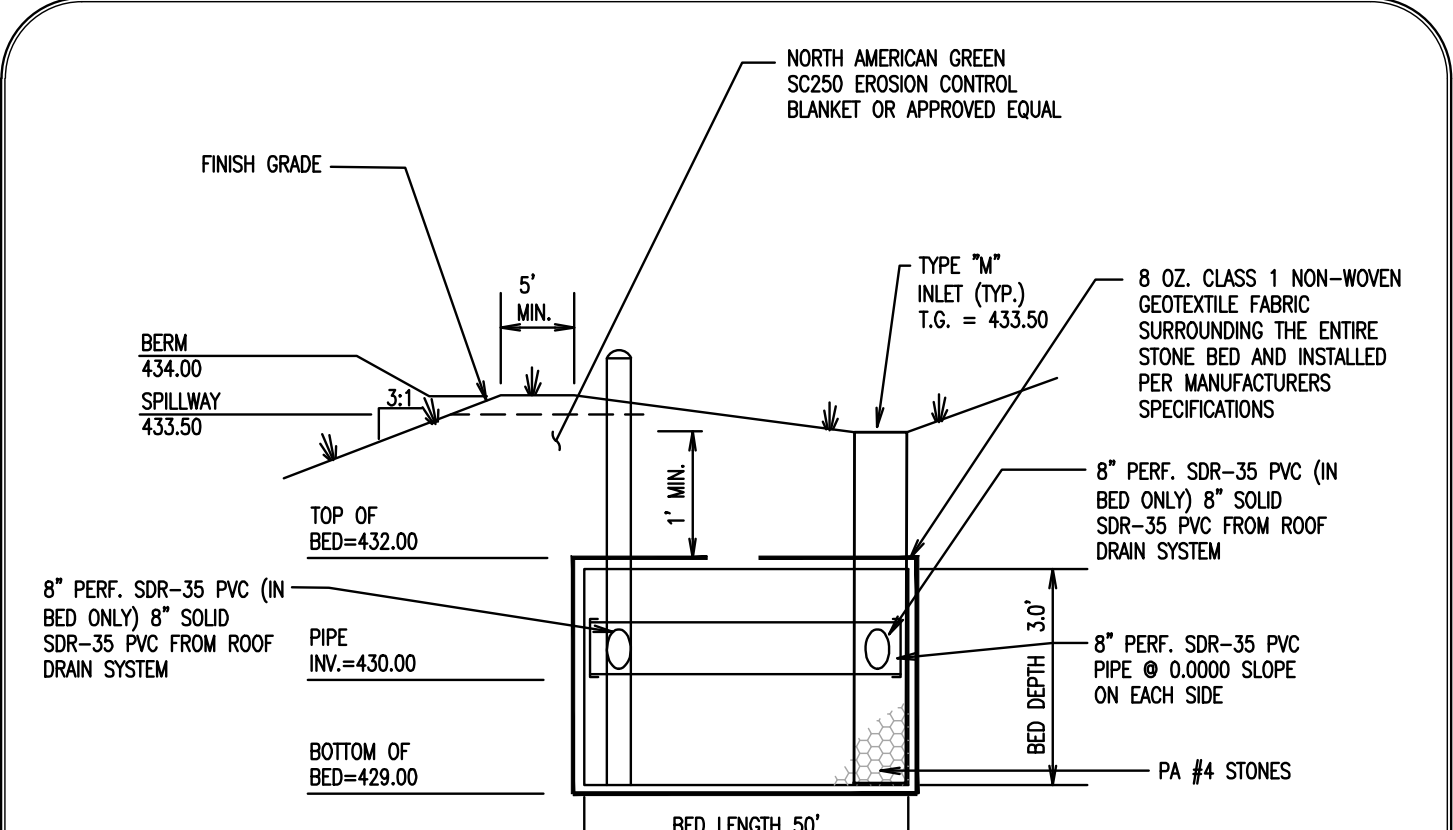
INFILTRATION BED #3B DETAIL
NOT TO SCALE



INFILTRATION BED #4 DETAIL
NOT TO SCALE



INFILTRATION BED #5 DETAIL
NOT TO SCALE



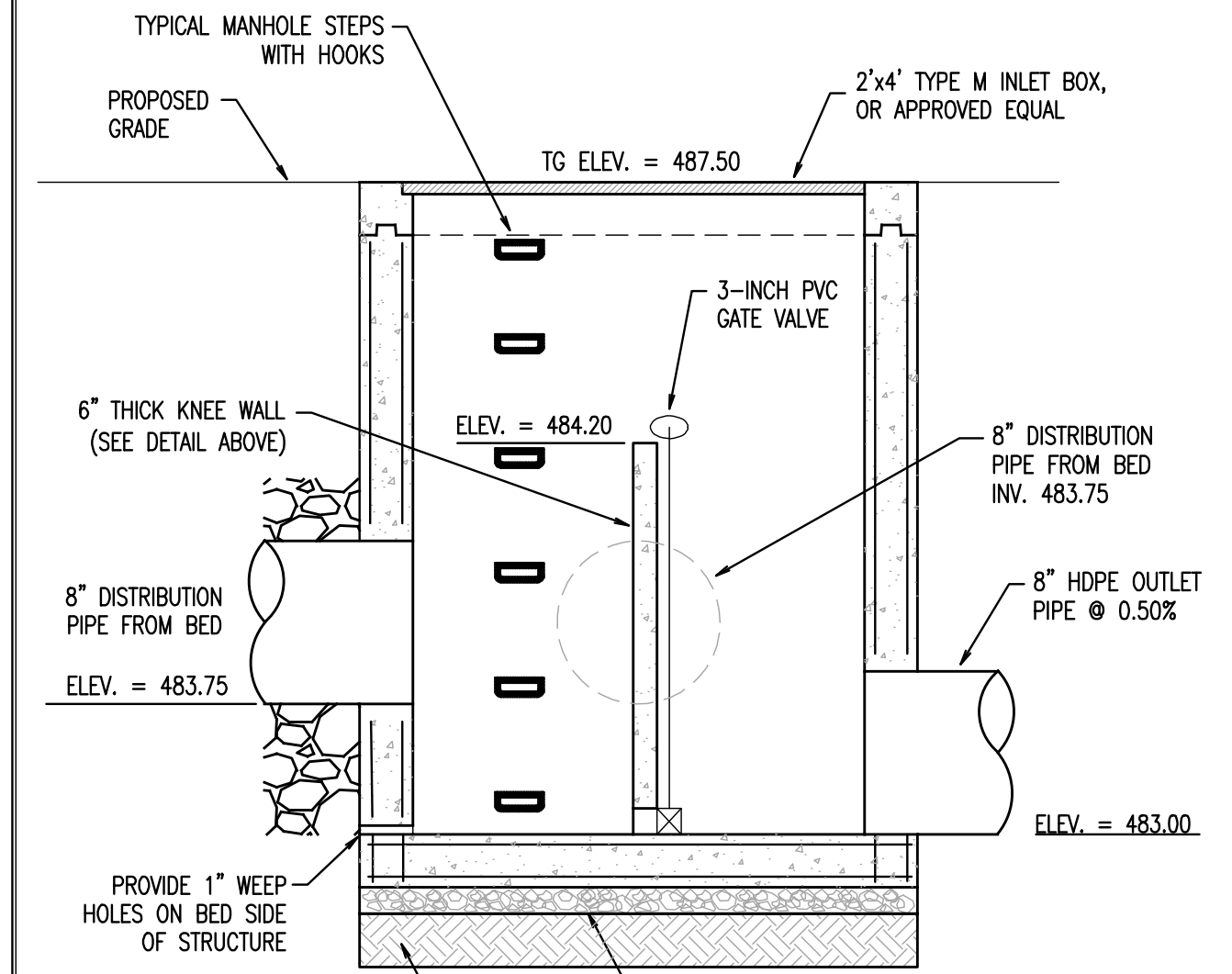
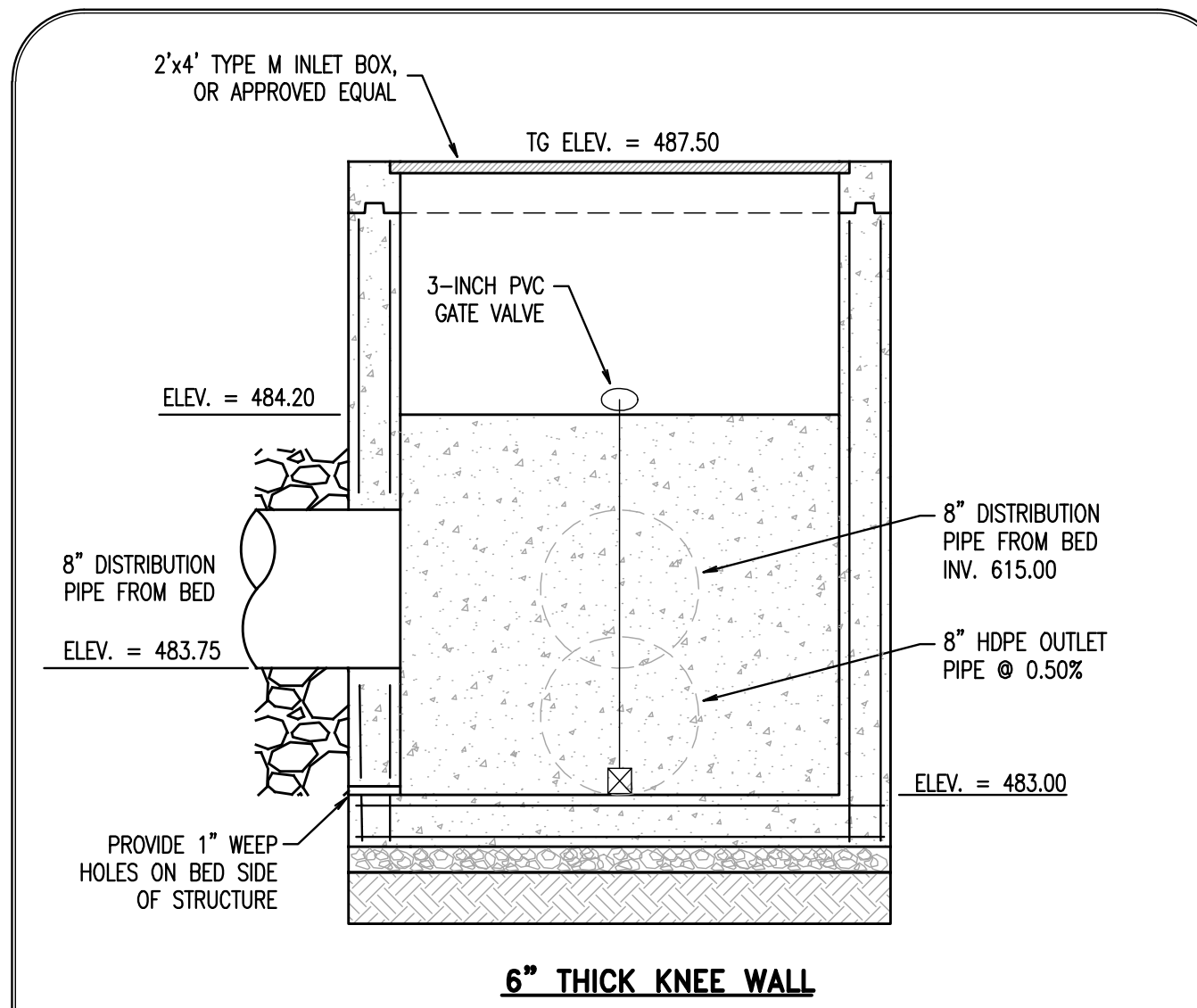
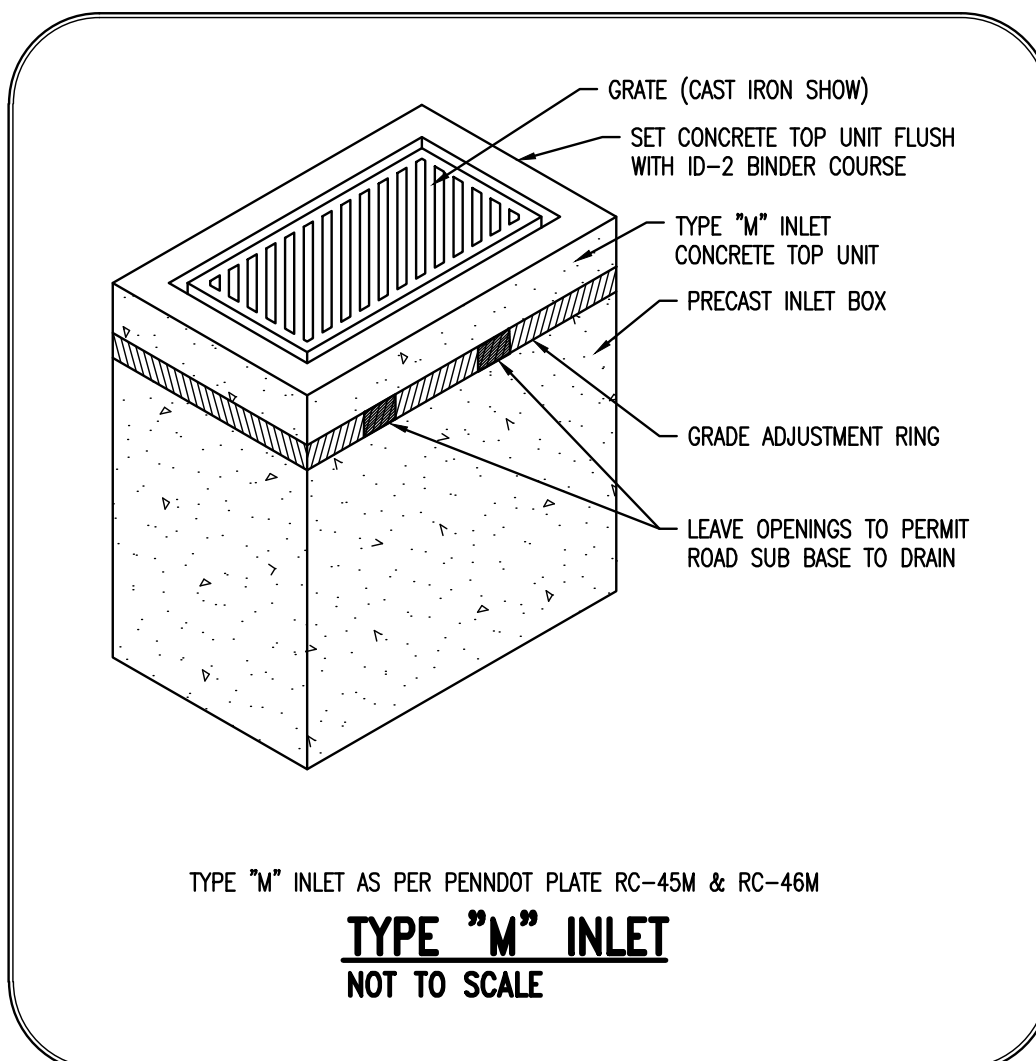
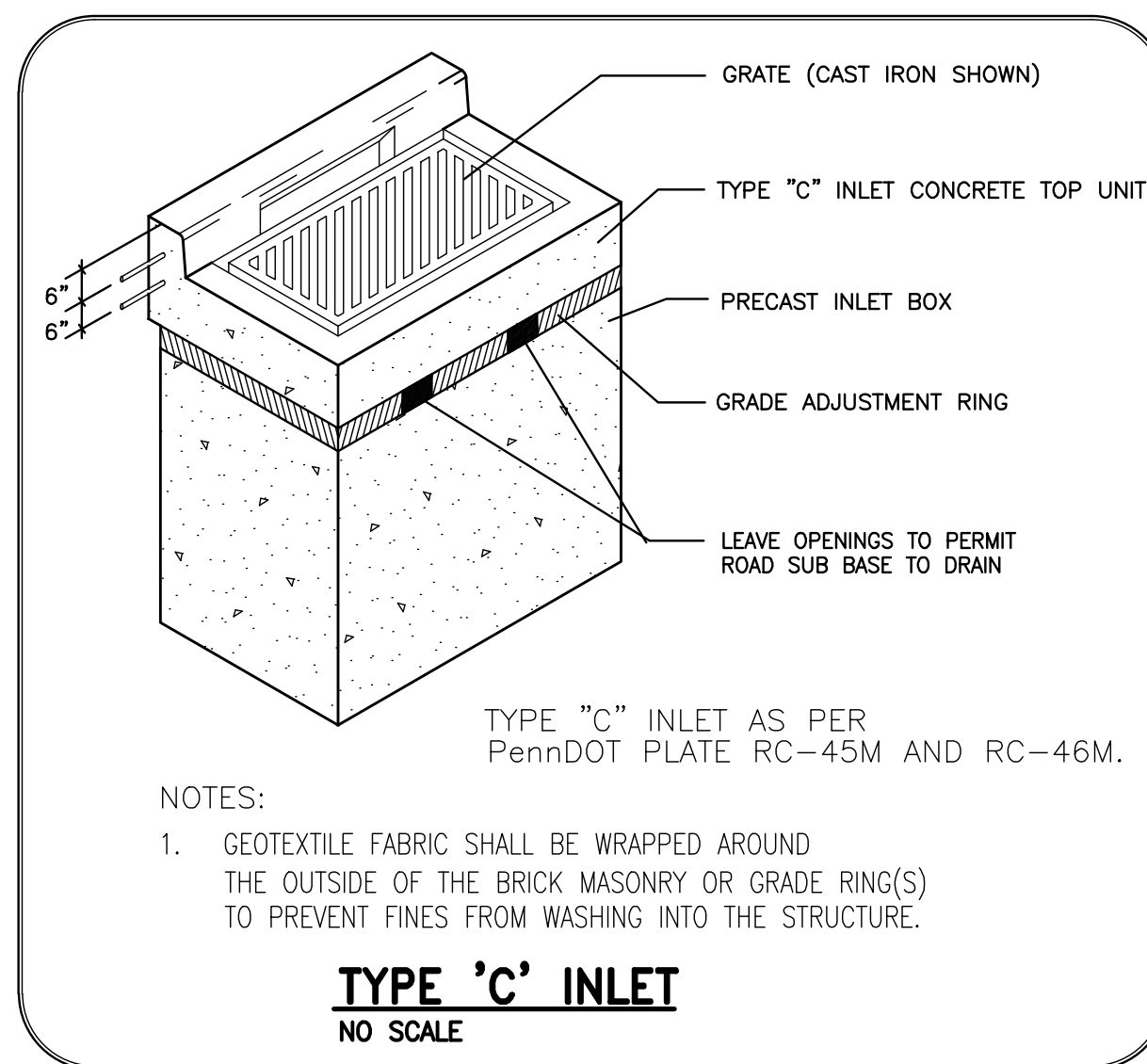
INFILTRATION BED #6 DETAIL
NOT TO SCALE



| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 1 | 07/10/2023 | PER TOWNSHIP REVIEW |
| 2 | 07/12/2024 | PER COCD INCOMPLETENESS REVIEW LETTER |
| 3 | 07/12/2024 | PER COCD TECHNICAL REVIEW LETTER #2 |
| 4 | 03/08/2024 | PER COCD TECHNICAL REVIEW LETTER #1 |
| 5 | 02/14/2025 | FINAL PLAN COMMENTS |
| 6 | 05/06/2025 | PER RVE REVIEW LETTER DATED 04/22/2025 |
| 7 | 03/07/2026 | PER TOWNSHIP REVIEW LETTERS DATED 07/28/2023 |

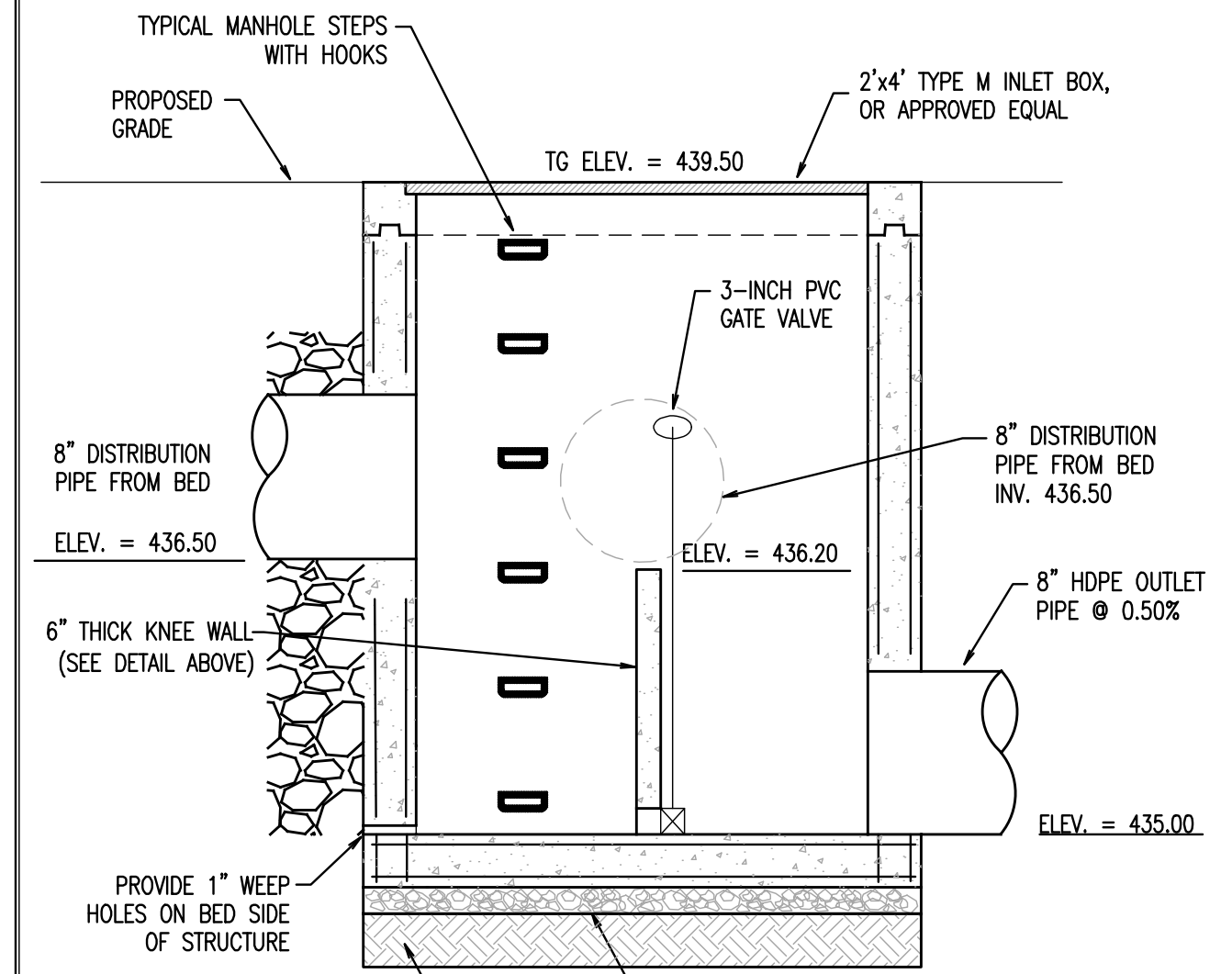
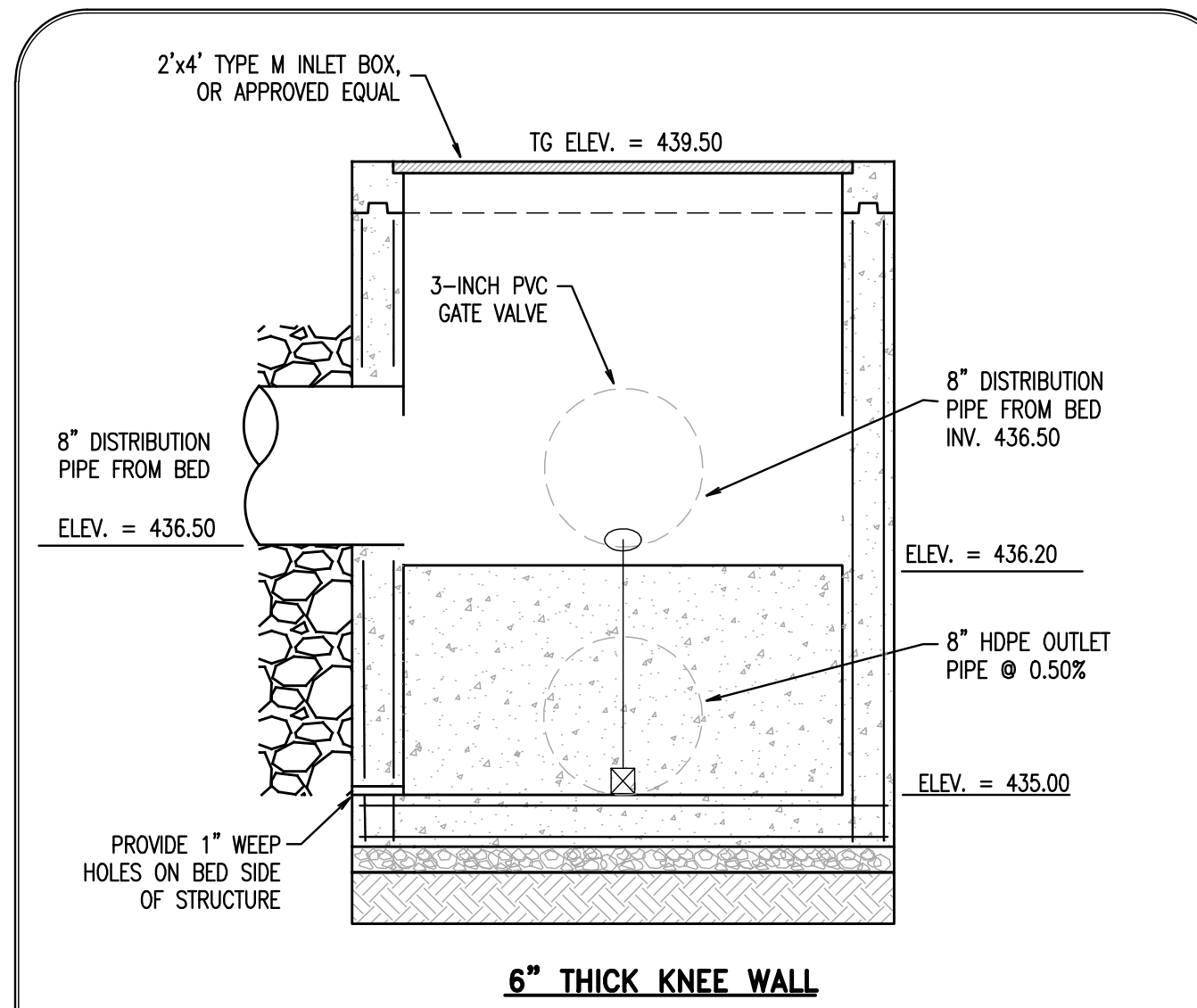
PRELIMINARY/FINAL
POST CONSTRUCTION SWM DETAILS
CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE WEST WHITELAND TWP., CHESTER COUNTY, PA

| | |
|--------------|--------------------------------------|
| DATE: | 04/30/2023 |
| SCALE: | AS SHOWN |
| DRAWN BY: | AJC |
| CHECKED BY: | JWB |
| PROJECT NO.: | 4689 |
| CAD FILE: | 06 POST CONSTRUCTION SWM DETAILS.dwg |
| PLOTTED: | 03/03/2026 |
| DRAWING NO.: | C04.3 |
| SHEET: | 07 OF 19 |



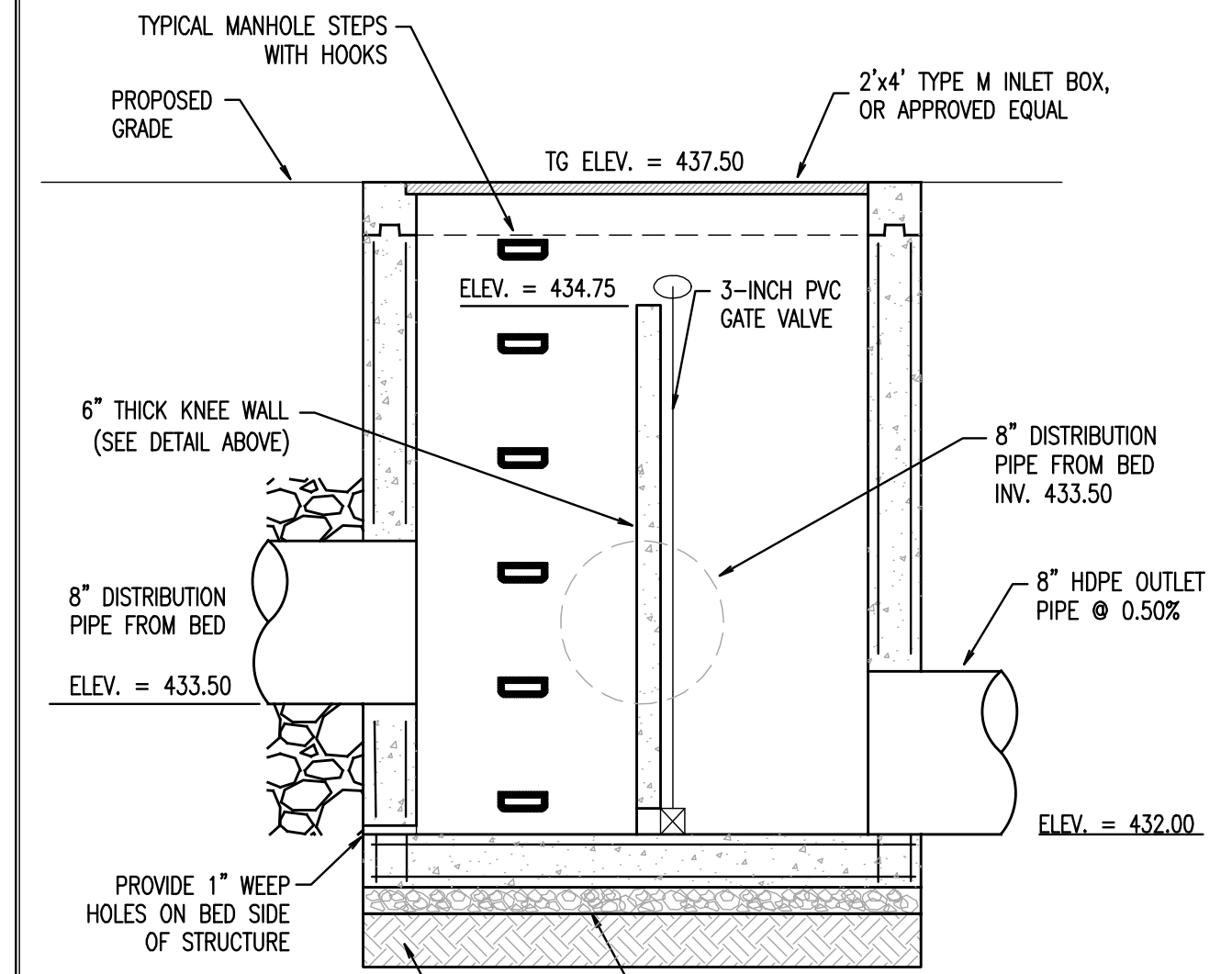
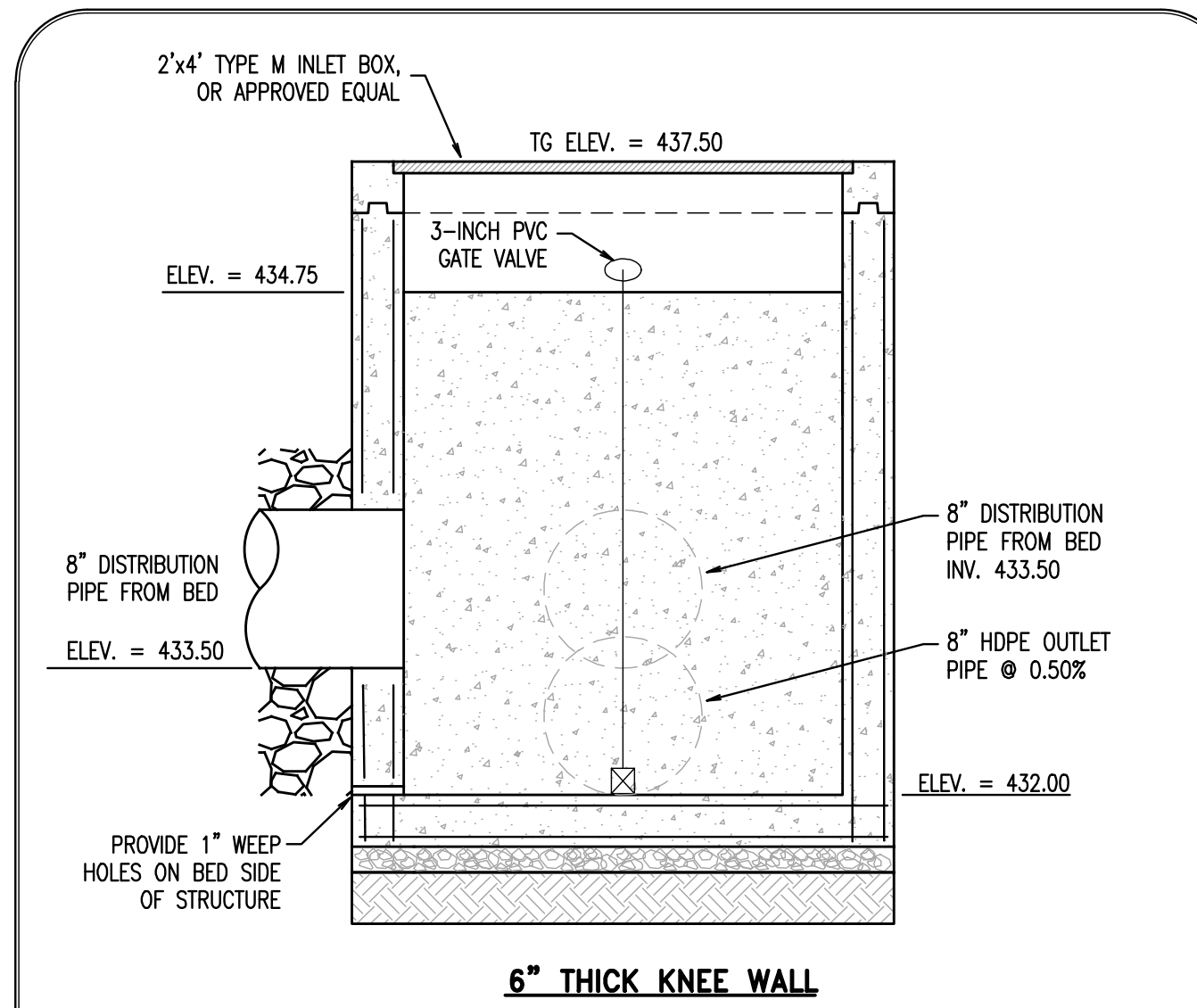
GENERAL NOTES:
1. THE VALVE IS TO BE REMAINED CLOSED DURING NORMAL FUNCTIONING CONDITIONS AND ONLY OPENED FOR MAINTENANCE PURPOSES. THE VALVE SHALL BE CLOSED IMMEDIATELY UPON COMPLETION OF MAINTENANCE ACTIVITIES.
2. ALL OUTLET STRUCTURES SHALL BE PRE-CAST CONSTRUCTED WITH A MONOLITHIC POUR FOR THE PROPOSED WEIRS.

SECTION VIEW



GENERAL NOTES:
1. THE VALVE IS TO BE REMAINED CLOSED DURING NORMAL FUNCTIONING CONDITIONS AND ONLY OPENED FOR MAINTENANCE PURPOSES. THE VALVE SHALL BE CLOSED IMMEDIATELY UPON COMPLETION OF MAINTENANCE ACTIVITIES.
2. ALL OUTLET STRUCTURES SHALL BE PRE-CAST CONSTRUCTED WITH A MONOLITHIC POUR FOR THE PROPOSED WEIRS.

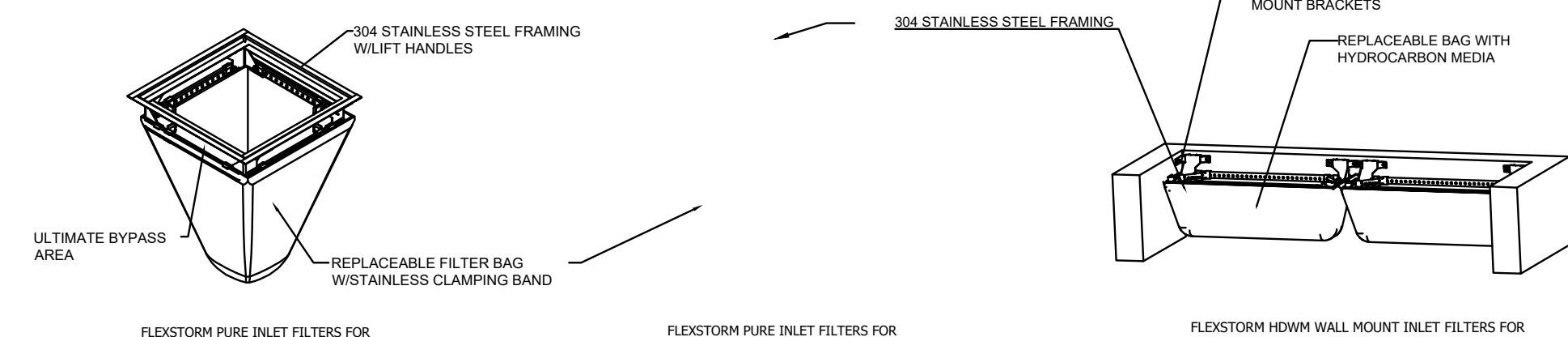
SECTION VIEW



GENERAL NOTES:
1. THE VALVE IS TO BE REMAINED CLOSED DURING NORMAL FUNCTIONING CONDITIONS AND ONLY OPENED FOR MAINTENANCE PURPOSES. THE VALVE SHALL BE CLOSED IMMEDIATELY UPON COMPLETION OF MAINTENANCE ACTIVITIES.
2. ALL OUTLET STRUCTURES SHALL BE PRE-CAST CONSTRUCTED WITH A MONOLITHIC POUR FOR THE PROPOSED WEIRS.

SECTION VIEW

FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



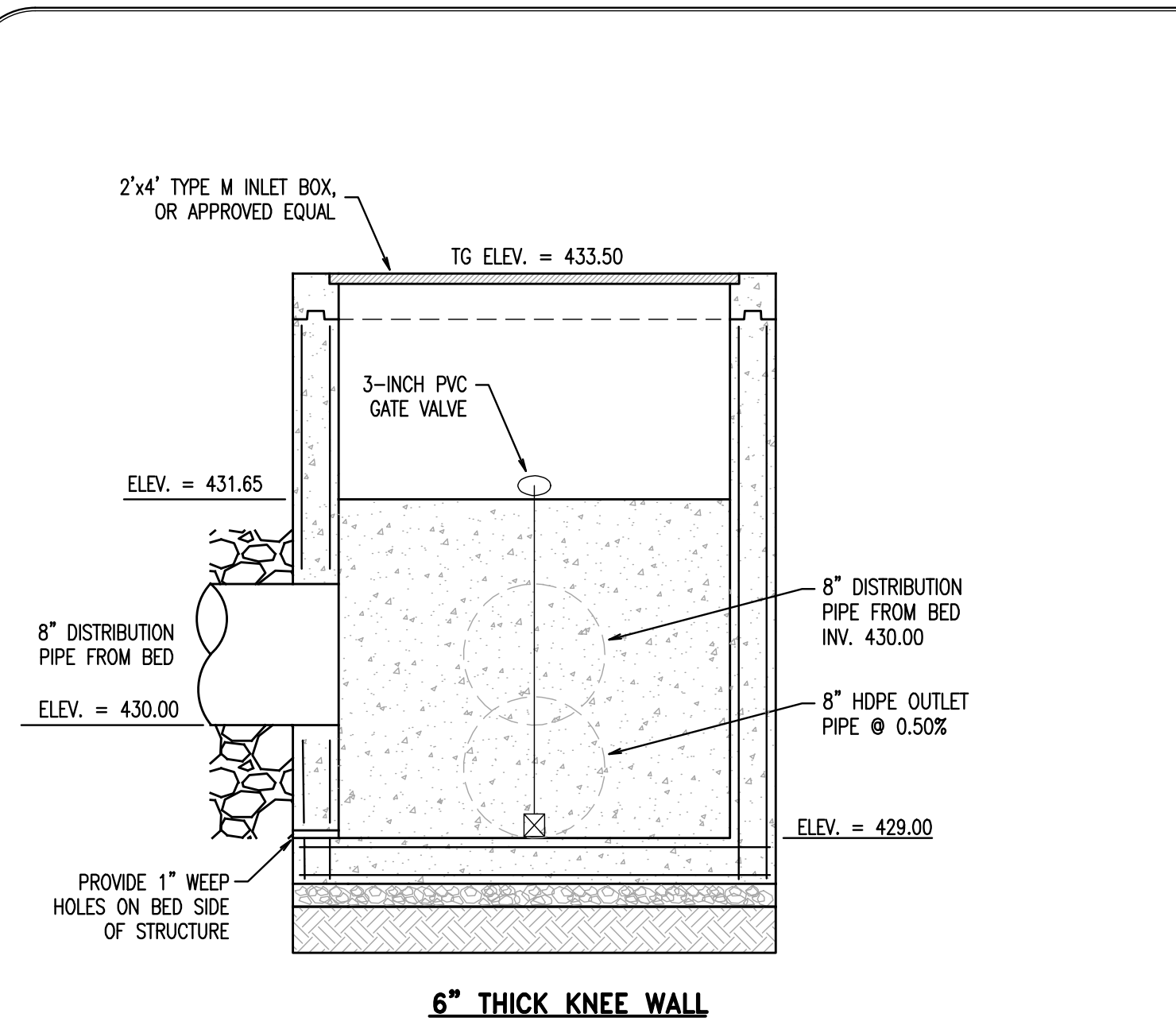
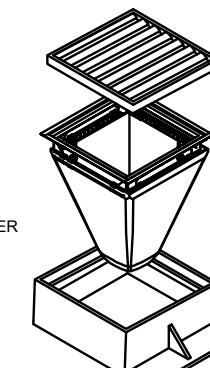
Product selection for FLEXSTORM PURE Filters (Permanent Inlet Protection)

| Descrip | Inlet Type | Grate Size | Opening Size | Bag Cap (ft²) | Flow Ratings (CFS) | | | FX | FX+ | PC | PC+ |
|----------------------------|--------------------|-------------|--------------|---------------|--------------------|--------|--------|---------------|----------------|---------------|----------------|
| | | | | | FX/FX+ | PC/PC+ | Bypass | | | | |
| 2' x 2' Frame and Grate | Square/Rect (SQ) | 24 x 24 | 22 x 22 | 3.3 | 1.8 | 1.6 | 4.8 | 62MH-D22FX | 62MH-D22FXP | 62MH-D22PC | 62MH-D22PCP |
| 2' x 4' PennDOT Type M & C | Square/Rect (SQ) | 26.5 x 48 | 24 x 44.5 | 6.3 | 3.1 | 2.2 | 9.5 | 62PENNM-HDFX | 62PENNM-HDFXP | 62PENNM-HDPC | 62PENNM-HDPCP |
| 2' x 6' Frame and Grate | Concrete Box (HD4) | 26.5 x 75 | 24 x 72 | 10.0 | 4.8 | 4.1 | 13.0 | 62PENNH-D26FX | 62PENNH-D26FXP | 62PENNH-D26PC | 62PENNH-D26PCP |
| 3' x 3' Frame and Grate | Square/Rect (SQ) | 37.5 x 37.5 | 36 x 36 | 7.2 | 4.4 | 3.2 | 9.6 | 62HDXLFX | 62HDXLFXP | 62HDXLPC | 62HDXLPCP |
| 48" Open Throat Curb Inlet | Wall Mount (WM) | N/A | 48 | 3.3 | 2.5 | 4.2 | N/A* | 62HDWM48FX | 62HDWM48FXP | 62HDWM48PC | 62HDWM48PCP |

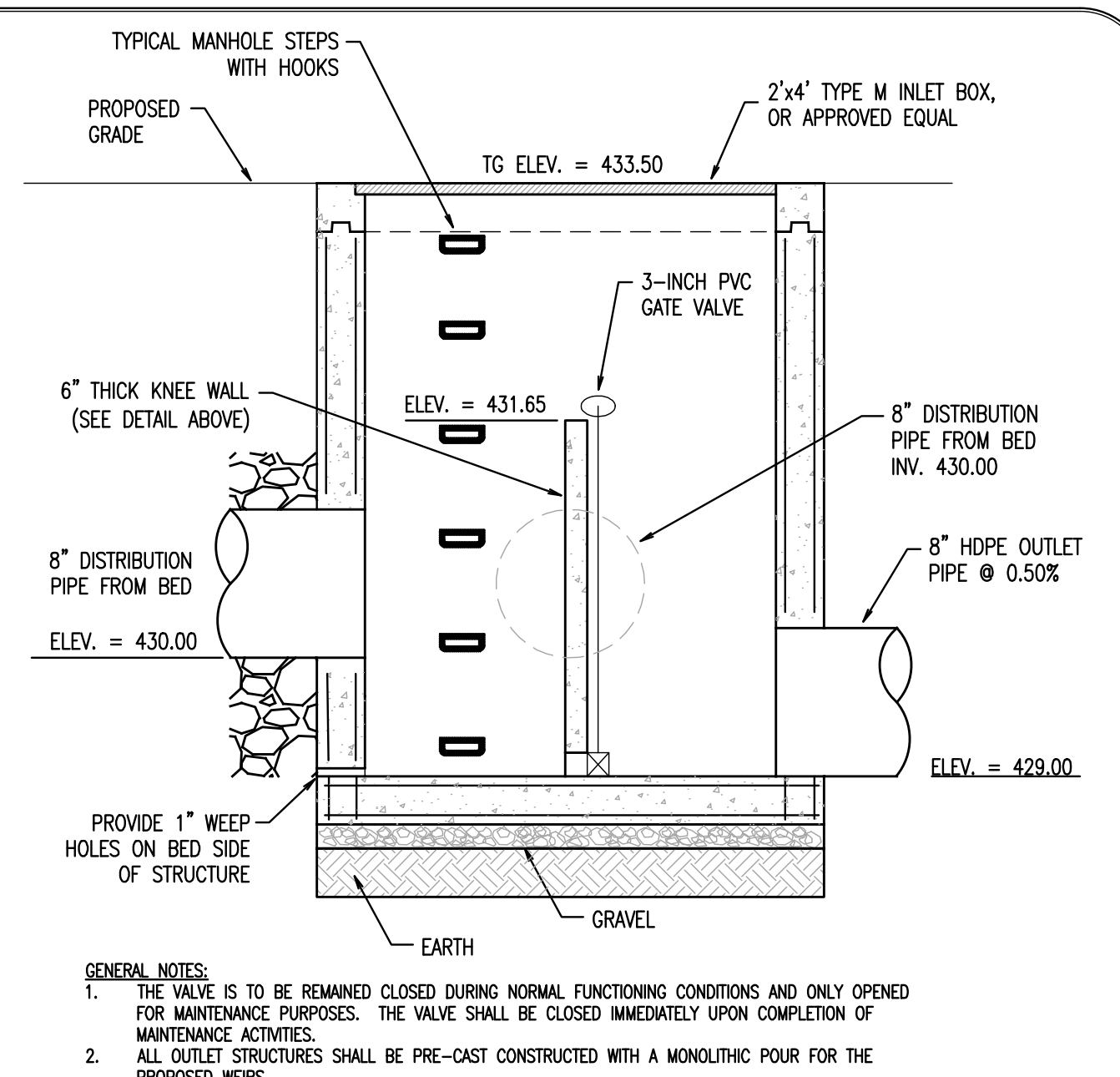
*FLOW RATINGS SHOWN ARE 50% MAXIMUM

NOTES:
1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING ADD PIN CONFIRMATION OF THE DOT CALLOUT. FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

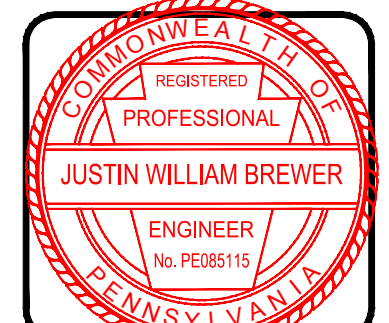
INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



OUTLET STRUCTURE (BED 6) DETAIL
NOT TO SCALE



GENERAL NOTES:
1. THE VALVE IS TO BE REMAINED CLOSED DURING NORMAL FUNCTIONING CONDITIONS AND ONLY OPENED FOR MAINTENANCE PURPOSES. THE VALVE SHALL BE CLOSED IMMEDIATELY UPON COMPLETION OF MAINTENANCE ACTIVITIES.
2. ALL OUTLET STRUCTURES SHALL BE PRE-CAST CONSTRUCTED WITH A MONOLITHIC POUR FOR THE PROPOSED WEIRS.



| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 8 | 03/03/2026 | PER TOWNSHIP REVIEW LETTERS DATED 07/28/2023 |
| 7 | 05/06/2025 | PER RVE REVIEW LETTER DATED 04/22/2025 |
| 6 | 02/14/2025 | FINAL PLAN COMMENTS |
| 5 | 03/08/2024 | PER CCD TECHNICAL REVIEW LETTER #2 |
| 4 | 07/12/2024 | PER CCD TECHNICAL REVIEW LETTER |
| 3 | 07/12/2024 | PER CCD INCOMPLETENESS REVIEW LETTER |
| 2 | 09/19/2023 | PER TOWNSHIP REVIEW |
| 1 | 07/10/2023 | PER TOWNSHIP REVIEW |

PRELIMINARY/FINAL
POST CONSTRUCTION SWM DETAILS
CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE
WEST WHITELAND TWP., CHESTER COUNTY, PA

DATE: 04/30/2023
SCALE: 1"=50'
DRAWN BY: AJC
CHECKED BY: JWB
PROJECT NO.: 4689
CADD FILE: 06 POST CONSTRUCTION SWM DETAILS.dwg
PLOTTED: 03/03/2026
DRAWING NO.: C04.4
SHEET 08 OF 19

EROSION AND SEDIMENT CONTROL NARRATIVE

THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES, SEQUENCE OF CONSTRUCTION, AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN. THIS PLAN WILL FURTHER ACT TO PROVIDE THE FOLLOWING:

- MINIMIZE EXTENT AND DURATION OF EARTH DISTURBANCE
- MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION
- MINIMIZE SOIL COMPACTION
- UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF

PROJECT WASTE NOTE: - 102.4(b)(5)(xi)

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

DEFINITIONS (PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION):

CLEAN FILL - UNCONTAMINATED, NONWATER-SOLUBLE, NONDECOMPOSABLE 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 RECOGNIZABLE AS SUCH. (25 PA. CODE §§ 271.101 AND 287.101) THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.

ENVIRONMENTAL DUE DILIGENCE - INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

GEOLOGIC FORMATION NOTE: - 102.8.4(b)(5)(vii)

LOCATION OF GEOLOGIC FORMATIONS TAKEN FROM PLAN ENTITLED, "GEOLOGIC FORMATIONS" PREPARED BY THE CHESTER COUNTY GIS DEPARTMENT, DATED: FEBRUARY 2004, FOUND IN THE NEW GARDEN TOWNSHIP COMPREHENSIVE PLAN.

NO KNOWN GEOLOGIC FORMATIONS THAT WOULD NEGATIVELY IMPACT SITE DEVELOPMENT (I.E. SINKHOLES, FAULTS, FRACTURES, WARPS).

THERMAL IMPACT NOTE (E&S ONLY):

THERMAL IMPACTS WILL BE MINIMIZED BY ALLOWING ALL RUNOFF DURING CONSTRUCTION TO BE TREATED BY PERIMETER E&S CONTROLS, AND ALLOWING ALL RUNOFF TO BE CONVEYED THROUGH EXISTING VEGETATIVE COVER BEFORE IT REACHES A WATERCOURSE.

MAINTENANCE - 102.4(b)(5)(x)

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL DEVICES WILL CONSIST OF WEEKLY INSPECTIONS OF EACH DEVICE TO DETERMINE HOW WELL THE SLOPE STABILIZATION MEASURES USED ARE WORKING. ALL FACILITIES WILL BE INSPECTED AFTER EVERY STORM TO DETERMINE THEIR DURABILITY TO WITHSTAND DRIVING RAIN AND EROSION. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH. ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A WRITTEN REPORT DOCUMENTING ALL INSPECTIONS AND REPAIRS MUST BE KEPT ONSITE AT ALL TIMES.

THE FOLLOWING MAINTENANCE PROCEDURES SHALL APPLY:

1. ANY SEEDED OR SODDED AREAS THAT HAVE BECOME STRIPPED OF VEGETATION SHALL BE REESTABLISHED WITH APPROPRIATE STABILIZATION MATERIALS. THIS PROCEDURE SHALL BE REPEATED AFTER EVERY SIZEABLE STORM (2") UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT.
2. AT WEEKLY INSPECTIONS AND AFTER EACH RAIN EVENT NECESSARY CLEANING WILL BE PERFORMED.
3. ANY FILTER FABRIC FENCE OR COMPOST FILTER SOCK WHICH HAS BEEN UNDERMINED OR OVER TOPPED, MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
4. ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.

GENERAL E&S NOTE:

1. DLH HAS PROPOSED TO UTILIZE CONVEYANCE SWALES, INLETS AND CONVEYANCE PIPING TO COLLECT AND CONVEY THE STORMWATER RUNOFF INTO THE STORMWATER MANAGEMENT SYSTEM. THERMAL IMPACTS WILL BE AVOIDED OR MINIMIZED BY ROUTING HEATED STORMWATER RUNOFF TO STORMWATER INTAKE BASINS IN AN EFFORT TO PROMOTE COOLING PRIOR TO ENTERING SURFACE WATERS.

BMP GENERAL NOTE

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, REMULCHING, RESEEDING, AND RENETTING MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMPs ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENTATION POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

THE LOCATION AND SEVERITY OF THE BMPs FAILURE AND ANY POLLUTION EVENTS.
ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCURENCE OF THE NON-COMPLIANCE.

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

*** THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH**

BROAD RUN: A HIGH QUALITY COLD WATER FISHES (H4-CWF) WATERSHED

- BMP 5.4.1 - PROTECT SENSITIVE/SPECIAL VALUE FEATURES
- BMP 5.6.1 - AREA OF MINIMUM DISTURBANCE / REDUCED GRADING

SITE SOILS

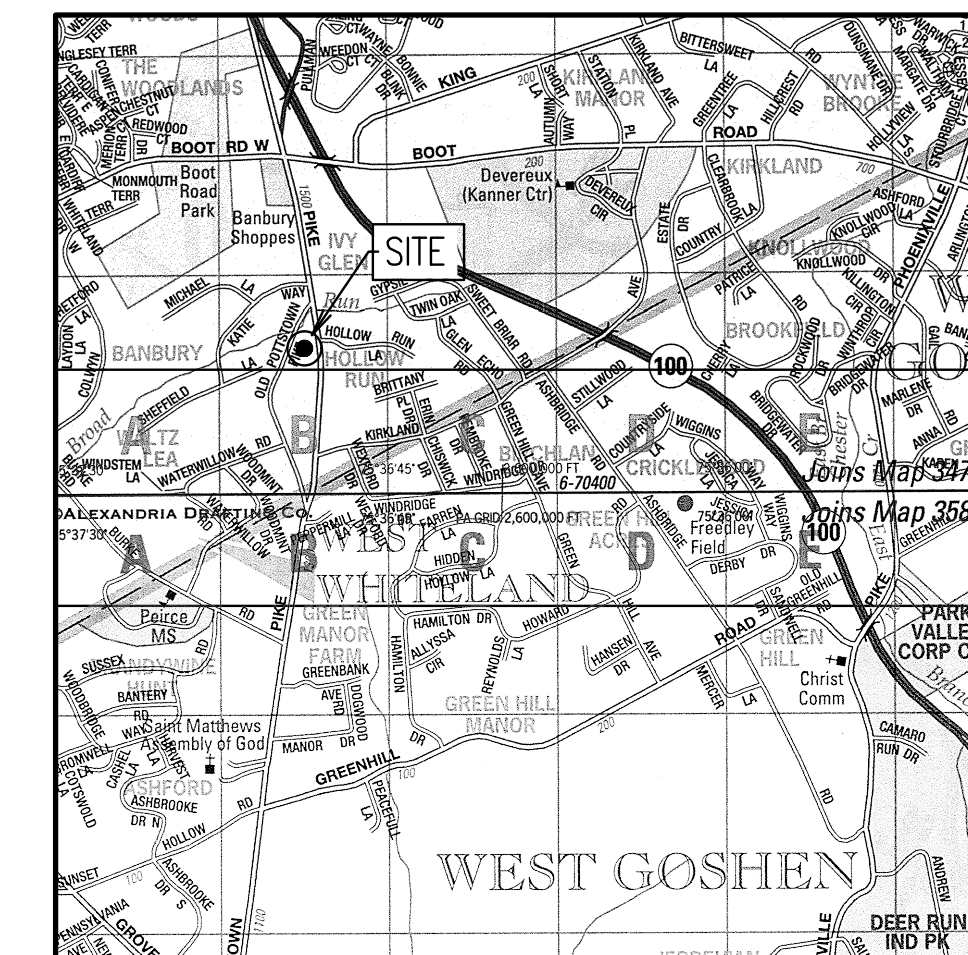
MAP UNIT: BbB-BALE SILT LOAM, 3 TO 8 PERCENT SLOPES
THE BAILE COMPONENT MAKES UP 85 PERCENT OF THE MAP UNIT. SLOPES ARE 3 TO 8 PERCENT. THIS COMPONENT IS ON UPLANDS, DEPRESSIONS, THE PARENT MATERIAL CONSISTS OF LOCAL ALLUVIUM OVER RESIDUUM WEATHERED FROM MICA SCHIST. DEPTH TO A ROOT RESTRICTIVE LAYER, BEDROCK, LITHIC, IS 60 TO 99 INCHES. THE NATURAL DRAINAGE CLASS IS POORLY DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY LOW. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS HIGH. SHRINK-SWELL POTENTIAL IS MODERATE. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. A SEASONAL ZONE OF WATER SATURATION IS AT 3 INCHES DURING JANUARY, FEBRUARY, MARCH, APRIL, NOVEMBER, DECEMBER. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 3 PERCENT. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS S W. THIS SOIL MEETS HYDRIC CRITERIA.

MAP UNIT: GgB-GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES
THE GLENELG COMPONENT MAKES UP 92 PERCENT OF THE MAP UNIT. SLOPES ARE 3 TO 8 PERCENT. THIS COMPONENT IS ON NEARLY LEVEL TO STEEP DISSECTED HILLSLOPES. HILLS. THE PARENT MATERIAL CONSISTS OF RESIDUUM WEATHER FROM MICA SCHIST. DEPTH TO A ROOT RESTRICTIVE LAYER IS GREATER THAN 60 INCHES. THE NATURAL DRAINAGE CLASS IS MODERATELY HIGH. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS HIGH. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. THERE IS NO ZONE OF WATER SATURATION WITHIN A DEPTH OF 72 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 3 PERCENT. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS ZE. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

MAP UNIT: MmD-MANOR LOAM, 15 TO 25 PERCENT SLOPES
THE MANOR COMPONENT MAKES UP 97 PERCENT OF THE MAP UNIT. SLOPES ARE 15 TO 25 PERCENT. THIS COMPONENT IS ON UPLANDS, NEARLY LEVEL TO VERY STEEP DISSECTED HILLSLOPES. THE PARENT MATERIAL CONSISTS OF RESIDUUM WEATHERED FROM MICA SCHIST. DEPTH TO A ROOT RESTRICTIVE LAYER IS GREATER THAN 60 INCHES. THE NATURAL DRAINAGE CLASS IS WELL DRAINED. WATER MOVEMENT IN THE MOST RESTRICTIVE LAYER IS MODERATELY HIGH. AVAILABLE WATER TO A DEPTH OF 60 INCHES (OR RESTRICTED DEPTH) IS HIGH. SHRINK-SWELL POTENTIAL IS LOW. THIS SOIL IS NOT FLOODED. IT IS NOT PONDED. THERE IS NO ZONE OF WATER SATURATION WITHIN A DEPTH OF 72 INCHES. ORGANIC MATTER CONTENT IN THE SURFACE HORIZON IS ABOUT 2 PERCENT. NONIRRIGATED LAND CAPABILITY CLASSIFICATION IS ZE. THIS SOIL DOES NOT MEET HYDRIC CRITERIA.

SOILS CLASSIFICATIONS

- BbB BAILE SILT LOAM, 3 TO 8 PERCENT SLOPES
- GgB GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES
- MmD MANOR LOAM, 15 TO 25 PERCENT SLOPES



LOCATION MAP

SCALE: 1" = 2,000'

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc

1-800-242-1776

ONE CALL NOTE
SCALE: NO SCALE

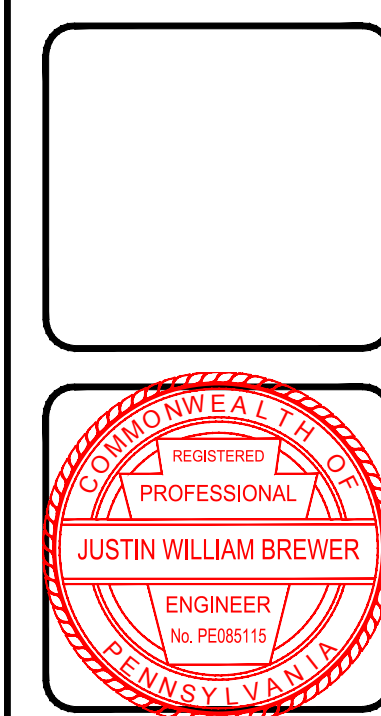
PA ONE CALL

ACT 287 SERIAL NUMBER: 20151250323
DL HOWELL DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES DL HOWELL 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

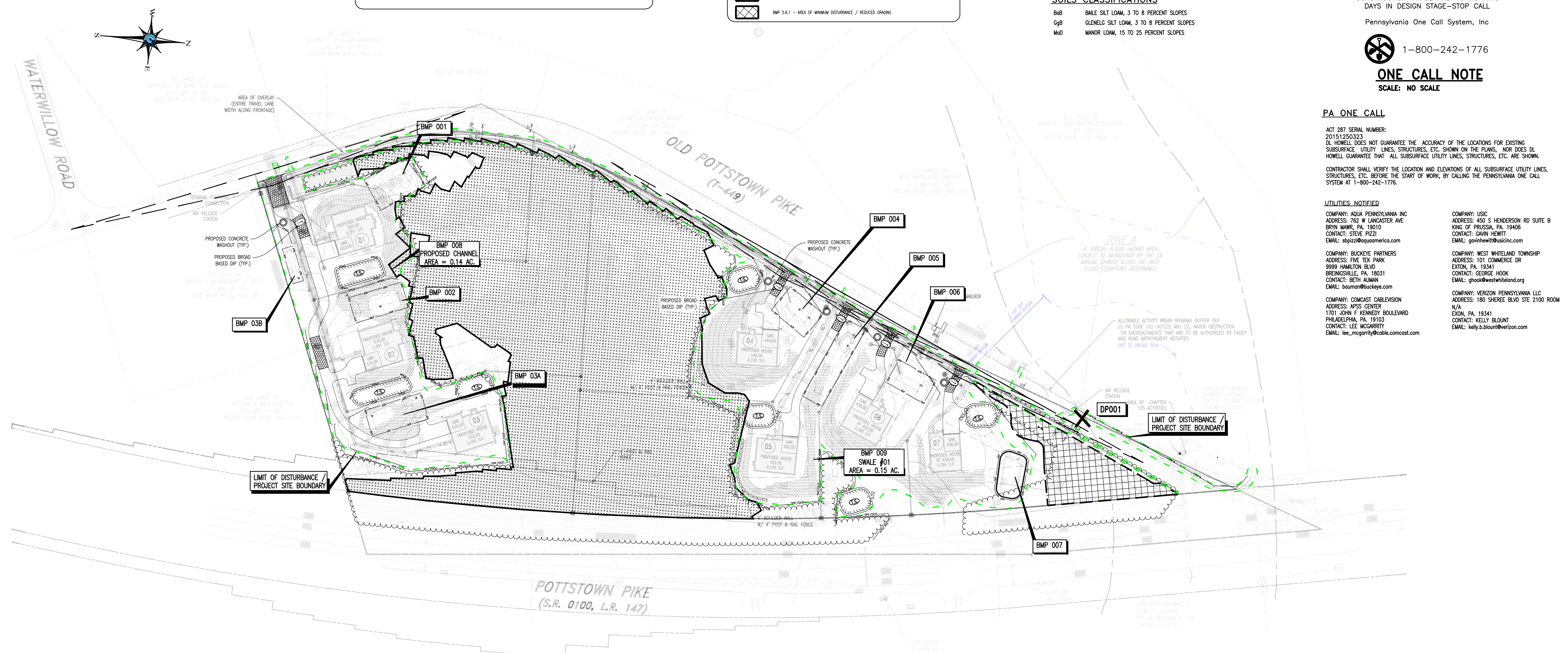
- COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
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- COMPANY: WEST WHITELAND TOWNSHIP
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EXTON, PA 19341
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- COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 180 SHEREE BLVD STE 2100 ROOM
N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT
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| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 8 | 03/03/2023 | PER TOWNSHIP REVIEW LETTERS DATED 07/28/2023 |
| 7 | 05/06/2025 | PER RVE REVIEW LETTER DATED 04/22/2025 |
| 6 | 02/14/2025 | FINAL PLAN COMMENTS |
| 5 | 03/05/2024 | PER CODD TECHNICAL REVIEW LETTER #2 |
| 4 | 01/12/2024 | PER CODD TECHNICAL REVIEW LETTER |
| 3 | 08/19/2023 | PER CODD INCOMPLETENESS REVIEW LETTER |
| 2 | 07/10/2023 | PER TOWNSHIP REVIEW LETTER |
| 1 | | |

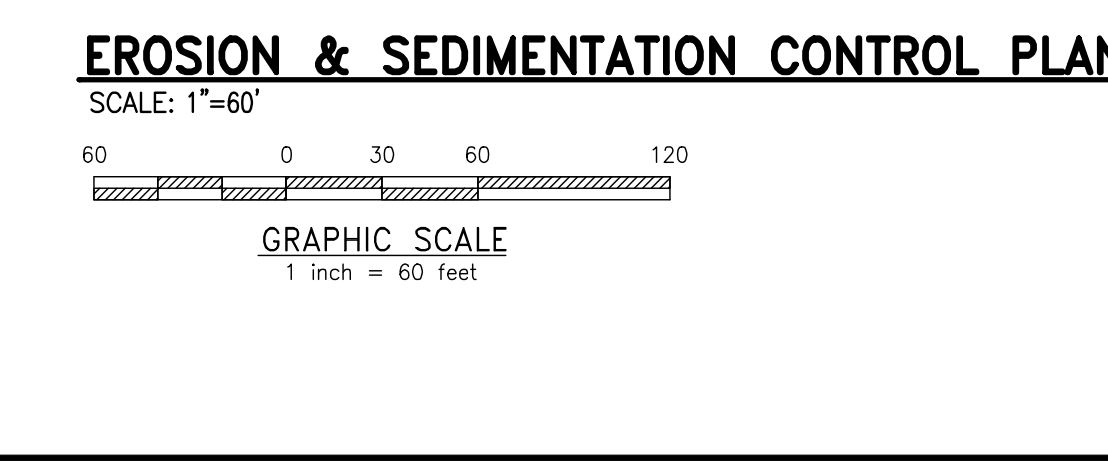
PRELIMINARY/FINAL
EROSION & SEDIMENTATION CONTROL PLAN
CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE
WEST WHITELAND TWP., CHESTER COUNTY, PA

DATE: 04/30/2023
SCALE: 1"=60'
DRAWN BY: AJC
CHECKED BY: JWB
PROJECT NO.: 4689
CADD FILE: 06/03/2023 EROSION & SEDIMENTATION CONTROL PLAN.dwg
PLOTTER: 03/03/2026
DRAWING NO.: C05.1
SHEET 10 of 19



LEGEND

| | | | | | |
|-------------------------|------------------------------|--------------------|-----------------------------|----------------------------|---------------------------|
| --- EX. PROPERTY LINE | - - - - - EXISTING CONTOUR | ○ PROP. LIGHT POLE | --- PROP. ELEC. LINE | □ PROP. STORM INLET | --- PROP. WATER LINE |
| --- PROP. PROPERTY LINE | - - - - - PROPOSED CONTOUR | □ EX. FENCE | --- EX. UTILITY POLE | □ PROP. STORM INLET ID | --- PROP. WATER LATERAL |
| --- EX. HIGH-QUIETWAY | --- EX. EXISTING SPOOT ELEV. | ○ EX. SIGN | --- PROP. UTILITY POLE | □ PROP. SEEPAGE BED | --- PROP. FIRE WATER LINE |
| --- PROP. RIGHT-OF-WAY | --- NEW SPOT ELEV. | ○ EX. GUY ANCHOR | --- EX. GUY ANCHOR | □ EX. SANDIARY SEWER LINE | --- EX. WATER VALVE |
| --- EX. MOVEMENT | --- SOILS TYPE | ○ EX. GUY LINE | --- PROP. GAS LINE | □ PROP. SAN. SEWER LINE | --- EX. WATER VALVE |
| ■ PROP. MONUMENT | ○ SOILS TYPE | ○ EX. GUY ANCHOR | --- G-PROP. PROP. GAS VALVE | □ PROP. SAN. SEWER LATERAL | --- PROP. WATER VALVE |
| ○ EX. IRON PIPE | ○ EX. CONC. CURB | ○ EX. GUY ANCHOR | --- G-PROP. PROP. GAS VALVE | □ PROP. SAN. SEWER LATERAL | --- PROP. WATER VALVE |
| ○ PROP. IRON PIPE | ○ PROP. CONC. CURB | ○ EX. GUY ANCHOR | --- G-PROP. PROP. GAS VALVE | □ PROP. SAN. SEWER LATERAL | --- PROP. WATER VALVE |
| ○ EX. EASEMENT | ○ EX. EDGE OF PAVING | ○ EX. GUY ANCHOR | --- G-PROP. PROP. GAS VALVE | □ PROP. SAN. SEWER LATERAL | --- PROP. WATER VALVE |
| ○ PROP. EASEMENT | ○ PROP. EDGE OF PAVING | ○ EX. GUY ANCHOR | --- G-PROP. PROP. GAS VALVE | □ PROP. SAN. SEWER LATERAL | --- PROP. WATER VALVE |
| ○ EX. WETLANDS | ○ EX. LIGHT POLE | ○ EX. GUY ANCHOR | --- G-PROP. PROP. GAS VALVE | □ PROP. SAN. SEWER LATERAL | --- PROP. WATER VALVE |



EROSION CONTROL LEGEND

| | |
|-------|---------------------------------------|
| --- | LIMIT OF DISTURBANCE |
| --- | CFS24 24" COMPOST FILTER SOCK |
| --- | OCF ORANGE CONSTRUCTION FENCE |
| ○ TS | TOPSOIL STOCKPILE |
| ○ RCE | STABILIZED ROCK CONSTRUCTION ENTRANCE |
| ○ IP | INLET PROTECTION |
| --- | CURLEX BLANKET |

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EROSION AND SEDIMENT CONTROL GENERAL NOTES – CHESTER COUNTY

- A COPY OF THESE EROSION AND SEDIMENT CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.
- IF ANY SIGNIFICANT CHANGES ARE TO BE MADE TO THE LIMITS OF DISTURBANCE OR TO THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR OR LAND OWNER MUST CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT AT 610-925-4920 FOR ADEQUACY OF THESE CHANGES.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR MUST TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHOULD BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE SUCH PROBLEMS.
- THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- THE CONTRACTOR MUST DEVELOP AND HAVE APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT CONTROL PLAN FOR EACH SPILL, BORROW OR OTHER WORK AREA NOT DETAILED IN THE APPROVED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE THE CONSTRUCTION LIMITS.
- LIMITS OF DISTURBANCE MUST BE CLEARLY MARKED IN THE FIELD PRIOR TO ANY DISTURBANCE, ANY CHANGE OR ENCROACHMENT INTO THESE AREAS WITHOUT CONSERVATION DISTRICT REVIEW AND APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN AN EARTH DISTURBANCE PERMIT.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION, THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
- ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, REMULCHING, RESEEDING, AND RENOVATING MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

- WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
- THE LOCATION & SEVERITY OF THE BMP'S FAILURE & ANY POLLUTION EVENTS.
 - ALL STEPS TAKEN TO REMOVE, ELIMINATE & PREVENT THE REOCCURENCE OF THE NON-COMPLIANCE.
 - THE TIME FRAME TO CORRECT THE NONCOMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
- UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. ALL AREAS REQUIRING INTERIM OR FINAL STABILIZATION MUST BE ADDRESSED WITH IMMEDIATE STABILIZATION OF DISTURBANCE AREAS UTILIZING VEGETATIVE STABILIZATION MUST BE SEEDED / PLANTED AND MULCHED IN SUFFICIENT TIME TO GERMINATE BY OCTOBER 15 OF EACH YEAR. SEEDING WILL BE ACCOMPLISHED THROUGH THE USE OF HYDROSEEDING TECHNIQUES OR CONVENTIONAL SEEDING AND MULCHING AT A RATE OF 3.0 TONS PER ACRE AS RECOMMENDED IN THE PENN STATE AGRONOMY GUIDE. VEGETATED AREAS MUST ACHIEVE A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OVER THE ENTIRE DISTURBED AREA. ROADWAYS AND PARKING AREAS SHOULD AT LEAST HAVE A CLEAN SUBBASE IN PLACE.
 - AFTER FINAL 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.
 - SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 ABOVE GROUND HEIGHTS OF SILT FENCING.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS AND RELATED ITEMS INCLUDING WITH THIS PLAN.
 - IF THERE IS NOT ENOUGH SPACE TO STOCKPILE TOPSOIL, THE EXCESS MUST BE TRUCKED OFFSITE TO ANOTHER SITE APPROVED BY THE TOWNSHIP AND/OR CHESTER COUNTY CONSERVATION DISTRICT.

- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL WASTES AT SITE.
- SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY, OR AS NEEDED THROUGHOUT THE WORKDAY OR AS DIRECTED BY THE MUNICIPALITY OR THE CONSERVATION DISTRICT AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- EROSION AND SEDIMENT CONTROL INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND AFTER EVERY RAIN EVENT. WRITTEN DOCUMENTATION MUST BE KEPT.
- ALL SLOPES STEEPER THAN 3:1 MUST UTILIZE EROSION CONTROL BLANKET (CURELX BLANKET OR APPROVED EQUIVA.)
- IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, A GEOTECHNICAL ENGINEER SHOULD BE ONSITE FOR RESOLUTIONS TO THE UNSUITABLE SOIL.
- TEMPORARY TOPSOIL STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, AND SLOPES MUST BE 2:1 OR FLATTER.
- BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. 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.
- 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.
- 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.
- 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 EROSION AND SURFACE 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 RE-DISTURBED 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 RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

- SEDIMENT TRAPS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
- IF THE CONTRACTOR ENCOUNTERS HIGH WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY DURING SITE CONSTRUCTION, THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY FOR CORRECTIVE MEASURES.
- IF THE SITE CONSTRUCTION YIELDS A NET OUT RESULTING IN EXCESS SOIL BEING REMOVED FROM THE SITE THE SOIL MUST BE TRANSFERRED TO A SITE WITH A VALID NPDES PERMIT.
- ALL SLOPES 3:1 OR STEEPER SHALL UTILIZE EROSION CONTROL BLANKET.
- THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN DESIGNED IN AN EFFORT TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE, WHILE PROTECTING THE EXISTING DRAINAGE FEATURES AND VEGETATION. THE EAS PLAN AND CONSTRUCTION SEQUENCE HAS BEEN DEVELOPED AS TO MINIMIZE SOIL COMPACTION, LAND CLEARING, AND IMPERVIOUS AREAS.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ADDITIONALLY, THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND HAS BEEN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT AND/OR LOCAL MUNICIPALITY IN COMPLIANCE WITH CHAPTER 102 RULES & REGULATIONS, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SITE SOIL AND/OR ROCK SPOIL AND/OR BORROW AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ANY OFF-SITE WASTE AND BORROW AREA MUST HAVE AN EAS PLAN REVIEWED AND APPROVED BY CCOD PRIOR TO BEING ACTIVATED.

- UTILITY LINE TRENCH EXCAVATION NOTES:**
- 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.
 - 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.
 - ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - 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.
 - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

SEEDING, MULCHING AND SODDING

ALL SEEDING, MULCHING AND SODDING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CHESTER COUNTY CONSERVATION DISTRICT. ALL SLOPES STEEPER THAN 3H:1 SHALL BE STABILIZED WITH EITHER SOO OR PERMANENT SEEDING AND MULCH AND ANCHORED IN PLACE WITH JUTE NETTING. NO SLOPES SHALL BE STEEPER THAN 2H:1V. TEMPORARY AND PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE PENN STATE AGRONOMY GUIDE OR AS RECOMMENDED BELLOWS DURING NON-GERMINATING PERIODS APPLY MULCH AT THE RATES RECOMMENDED BELOW. IF THE SITE IS TO REMAIN INACTIVE FOR OVER 6 MONTHS OR AT THE COMPLETION OF FINAL GRADING APPLY PERMANENT SEED AND MULCH AS RECOMMENDED BELOW.

SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT/DOWN GRADIENT PROPERTIES AS A RESULT OF INCREASED SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND/OR OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

TEMPORARY SEEDING SPECIFICATIONS

WHERE IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA IMMEDIATELY AFTER THE FINAL EARTH MOVING HAS BEEN COMPLETED, TEMPORARY SEEDING SHALL BE DONE IN ACCORDANCE TO THE CHESTER COUNTY CONSERVATION DISTRICT, THE EAS MANUAL AND/OR THE PENN STATE AGRONOMY GUIDE.

AREAS TO BE STABILIZED MUST BE SEEDED/PLANTED IN SUFFICIENT TIME TO GERMINATE, AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. AFTER SEEDING IS COMPLETE, MULCH THE SEEDED AREAS WITH UNROTTED SMALL GRAIN STRAW AT A RATE OF 3 TONS PER ACRE. STRAW AND HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN CRIMP-DISC SHALL BE USED TO ANCHOR THE STRAW OR HAY INTO THE SOIL.

SITE PREPARATOR: APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 800 LBS. PER 1000 S.F. PLUS 10-20-20 FERTILIZER AT A RATE OF 140 LBS. PER 1,000 S.F. AND WORK IN WHERE POSSIBLE. SECURE A SOIL TEST BEFORE MAKING A PERMANENT SEEDING. AFTER SEEDING, MULCH WITH STRAW AT A RATE OF 3.0 TONS PER ACRE.

TEMPORARY SEED MIXTURE: APPLY ANNUAL RYE GRASS AT 40 LBS. PER ACRE (EQUIVALENT TO 1 LBS. PER 1000 S.F.)

TREE PROTECTION NOTES:

- WHERE EXISTING TREES ARE TO REMAIN, NO CHANGE IN EXISTING GRADE SHALL BE PERMITTED WITHIN THE DRIP LINE OF THE TREES. APPROPRIATE FENCING FOUR FEET IN HEIGHT SHALL BE PLACED AT THE DRIP LINE OF TREES TO REMAIN, WHEREVER ADJACENT TO PROPOSED CONSTRUCTION. SUCH FENCING SHALL BE MAINTAINED IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY. ROOTS SHALL NOT BE CUT WITHIN THE DRIP LINE OF ANY TREES TO REMAIN.
- TREES WITHIN 25 FEET OF A BUILDING, OR BORDERING ENTRANCES OR EXITS TO BUILDING SITES, SHALL BE PROTECTED BY A TEMPORARY BARRIER TO BE MAINTAINED IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY.
- NO BOARDS OR OTHER MATERIAL SHALL BE NAILED OR OTHERWISE ATTACHED TO TREES DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS, EQUIPMENT, SOIL AND/OR DEBRIS SHALL NOT BE STORED NOR DISPOSED OF WITHIN THE DRIP LINES OF TREES TO REMAIN, EXCEPT FOR MULCHED VEGETATIVE MATTER USED TO PREVENT SOIL COMPACTION.
- TREE TRUNKS, LIMBS, AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE BY BEING TREATED IMMEDIATELY IN ACCORDANCE WITH ACCEPTED PROFESSIONAL LANDSCAPE PROCEDURES.

NOTES FOR PROJECTS DISCHARGING TO SPECIAL PROTECTION WATERSHEDS

THIS PROJECT IS AN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

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

TOPSOIL APPLICATION

GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.

TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM – 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.

TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPOSED GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.

| Depth (in) | Per 1,000 Square Feet | Per Acre |
|------------|-----------------------|----------|
| 1 | 3.1 | 134 |
| 2 | 6.2 | 268 |
| 3 | 9.3 | 403 |
| 4 | 12.4 | 537 |
| 5 | 15.5 | 672 |
| 6 | 18.6 | 806 |
| 7 | 21.7 | 940 |
| 8 | 24.8 | 1,074 |

Adapted from VA DSWC

CONSTRUCTION SEQUENCE (PRIOR TO INDIVIDUAL LOT CONSTRUCTION):

CONSTRUCTION NOTE:

PRIOR TO THE ISSUANCE FOR ANY INDIVIDUAL LOT BUILDING PERMITS, THE DEVELOPER SHALL FIRST DEMO THE EXISTING DWELLING, ROUGH GRADE THE PROPOSED COMMON DRIVEWAY FOR LOTS 1-3, ROUGH GRADE IN THE AREAS OF THE PROPOSED PROPERTY LINE FOR LOTS 6 & 7, ROUGH GRADE THE SWALE FROM THE LOT 2 STORMWATER FACILITY, AND INSTALL ALL PROPOSED RIGHT OF WAY IMPROVEMENTS (IE. SANITARY SEWER, STORM SEWER, CURB AND SIDEWALK).

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. EROSION AND SEDIMENTATION CONTROL MEASURES AND EARTH MOVING ACTIVITIES WILL BE STAGED AS FOLLOWS:

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND A REPRESENTATIVE FROM THE CHESTER COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING.
- 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, CONTRACTOR SHALL CONTACT THE CHESTER COUNTY SOIL CONSERVATION DISTRICT AT 610-925-4920.
- STAKE LIMITS OF WETLANDS ON SITE. AFTER STAKING WETLANDS PROTECT BY ORANGE CONSTRUCTION FENCING. WETLANDS ARE NOT TO BE DISTURBED AT ANY POINT DURING CONSTRUCTION.
- STAKE LIMITS OF DISTURBANCE IN THE FIELD PRIOR TO CLEARING OF ANY EARTH DISTURBANCE. ANY CHANGE OR ENCROACHMENT INTO THESE AREAS WITHOUT CONSERVATION DISTRICT REVIEW AND APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN AN EARTH DISTURBANCE PERMIT. INSTALL TREE PROTECTION FENCING (TPF/OCF) AS DEPICTED ON THE PLANS. INSTALL ORANGE CONSTRUCTION FENCING (OCF) AROUND ALL SEPTIC AREAS DEPICTED ON THE PLANS.
- INSTALL THE TEMPORARY COMPOST FILTER SOCK AS SHOWN ON THE PLANS AND AS DIRECTED BY THE CONSERVATION DISTRICT. MAINTAIN TEMPORARY CONTROL MEASURES UNTIL PERMANENT COVER IS ESTABLISHED. THE CONTRACTOR WILL INSTALL THE SYSTEMS IN CONFORMANCE WITH THE DETAILS AND MANUFACTURER'S SPECIFICATIONS.

NOTE:
ALL EROSION AND SEDIMENT CONTROLS MUST BE COMPLETELY CONSTRUCTED AND STABILIZED PRIOR TO DISTURBANCE OF THE TRIBUTARY AREA TO THEM.

- DEMO THE EXISTING BUILDING AND ALL ASSOCIATED STRUCTURES AS DEPICTED ON PLANS. ROUGH GRADE THE AREAS OF PROPOSED LOTS 6 & 7.
- INSTALL SANITARY SEWER FORCE MAIN AND STUB LINES AT EACH INDIVIDUAL LOT RIGHT OF WAY.
- INSTALL PROPOSED CURB AND SIDEWALK ALONG OLD POTTSTOWN PIKE AND INSTALL PROPOSED STORMWATER CONVEYANCE SYSTEM. AS PART OF TRENCH RESTORATION FOR CURB INSTALL 1/2 OF ADJACENT LANE.
- CONSTRUCT RETAINING WALL AND DRIVEWAY FOR LOTS 1, 2, & 3 TO THE EDGE OF PROPERTY LINES TO LOTS 2 AND 3. SHEET.
- BEGIN CONSTRUCTION OF BUILDING LOTS IN ACCORDANCE WITH THE TYPICAL ON-LOT CONSTRUCTION SEQUENCE, THIS SHEET.

UTILITY LINE TRENCH EXCAVATION NOTES:

- 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.
- 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.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- 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.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

PERMANENT SEEDING SPECIFICATIONS

MATERIALS:

- LIMESTONE – RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90% CARBONATES. – USE 800 LBS. PER 1,000 S.F.
- COMMERCIAL FERTILIZER (10-20-20) OR SLOW-RELEASE NITROGEN FERTILIZER (38-0-0) – USE 140 LBS. PER 1,000 S.F. MIXED INTO THE SEEDED PRIOR TO SEEDING.
- MULCH – CLEAN OAT OR STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. APPLY AT A RATE OF 3.0 TONS PER ACRE. THE MULCH SHOULD BE STABILIZED UNTIL THE VEGETATIVE COVER IS ESTABLISHED. SPREAD MULCH UNIFORMLY IN A LOOSE LAYER 1/2" TO 1" DEEP. MULCH ANCHORING (MULCH NETTING, PEG AND TINE, LIQUID MULCH BINDER) SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.
- SEED MIXTURE – SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS.

PERMANENT SEEDING SPECIFICATIONS

LAWN AND MOWED AREAS: (PLS = PURE LIVE SEED PERCENTAGE) MIN. GERMINATION %'S

| A. KENTUCKY BLUEGRASS | 20 PLS (LBS/ACRE) | 12 OZ. PER 1,000 S.F. | 75% |
|------------------------|-------------------|-----------------------|-----|
| PERENNIAL RYEGRASS | 20 PLS (LBS/ACRE) | 8 OZ. PER 1,000 S.F. | 85% |
| RETOP | 3 PLS (LBS/ACRE) | 2 OZ. PER 1,000 S.F. | 80% |
| B. PENNUNN-FINE FESCUE | 40 PLS (LBS/ACRE) | 16 OZ. PER 1,000 S.F. | 85% |
| PERENNIAL RYEGRASS | 20 PLS (LBS/ACRE) | 8 OZ. PER 1,000 S.F. | 85% |
| RETOP | 3 PLS (LBS/ACRE) | 2 OZ. PER 1,000 S.F. | 80% |
| C. CROWNCRACK | 25 PLS (LBS/ACRE) | 10 OZ. PER 1,000 S.F. | 65% |
| PERENNIAL RYEGRASS | 25 PLS (LBS/ACRE) | 10 OZ. PER 1,000 S.F. | 85% |

AREAS TO BE STABILIZED MUST BE SEEDED/PLANTED IN SUFFICIENT TIME TO GERMINATE, AT LEAST 4 TO 6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. AFTER SEEDING IS COMPLETE, MULCH THE SEEDED AREAS WITH UNROTTED SMALL GRAIN STRAW AT A RATE OF 3 TONS PER ACRE.

PERMANENT SEEDING SHALL ONLY OCCUR DURING THE DATES LISTED ABOVE. IF AREAS ARE PREPARED FOR SEEDING AT OTHER TIMES, THEN THE PREPARED SEEDING SHALL BE HEAVILY MULCHED WITH CLEAN UNROTTED SMALL GRAIN STRAW OR SALT HAY AT A RATE OF 3 TONS PER ACRE. THE MULCH SHALL REMAIN IN PLACE UNTIL SEEDING DATES ARE APPROPRIATE. THE MULCH SHALL BE REMOVED; THE AREA SHALL BE DRESSED, SEEDED AND REMULCHED AS DESCRIBED ABOVE.

ALL DISTURBED AREAS REQUIRING FINAL STABILIZATION MUST BE ADDRESSED IMMEDIATELY.

MAINTENANCE

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL DEVICES WILL CONSIST OF WEEKLY INSPECTIONS OF EACH DEVICE TO DETERMINE HOW WELL THE SLOPE STABILIZATION MEASURES USED ARE WORKING. ALL FAILURES WILL BE INSPECTED AFTER EVERY STORM TO DETERMINE THEIR DURABILITY TO WITHSTAND DRIVING RAIN AND EROSION. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH. ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY.

THE FOLLOWING MAINTENANCE PROCEDURES SHALL APPLY:

- ANY SEEDED OR SODDED AREAS THAT HAVE BECOME STRIPPED OF VEGETATION SHALL BE REESTABLISHED WITH APPROPRIATE STABILIZATION MATERIALS. THIS PROCEDURE SHALL BE REPEATED AFTER EVERY SIZEABLE STORM (2"+) UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT.
- AT WEEKLY INSPECTIONS AND AFTER EACH RAIN EVENT NECESSARY CLEANING WILL BE PERFORMED. INSPECTIONS MUST BE LOGGED ONTO DEP FORM 3150-FM-BN0003 DATED 02/02/2012 AND KEPT ON SITE AT ALL TIMES.
- ANY FILTER FABRIC FENCE, WHICH HAS BEEN UNDERMINED OR OVER TOPPED, MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
- ANY SEDIMENT REMOVED FROM BMP'S DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.

EROSION AND SEDIMENTATION CONTROL NARRATIVE

THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES, SEQUENCE OF CONSTRUCTION, AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN. THE EROSION CONTROLS PROVIDED WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE, SOIL COMPACTION, AND MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION. THE DESIGN FURTHER UTILIZES OTHER MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF.

BMP GENERAL NOTE:

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION, THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, AND RENOVATING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENTATION POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

- THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS
- ALL STEPS TAKEN TO REMOVE, ELIMINATE AND PREVENT THE REOCCURENCE OF THE NON-COMPLIANCE.
- THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

CONSTRUCTION SEQUENCE NOTES:

- 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 BUT NOT LIMITED TO: THE LANDOWNER, 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.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE.
- A WEEKLY INSPECTION LOG SHALL BE FORWARDED TO WEST WHITELAND TOWNSHIP ADMINISTRATIVE OFFICE DURING CONSTRUCTION.
- UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
- FINAL CRITICAL STAGE INSPECTION BY THE SITE'S ENGINEER TO VERIFY THAT ALL PCSM BMP'S ARE INSTALLED, FUNCTIONING, AND NOT IMPACTED BY CONSTRUCTION ACTIVITIES.
- 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 THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

TYPICAL LOT 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. EROSION AND SEDIMENTATION CONTROL MEASURES AND EARTH MOVING ACTIVITIES WILL BE STAGED AS FOLLOWS:

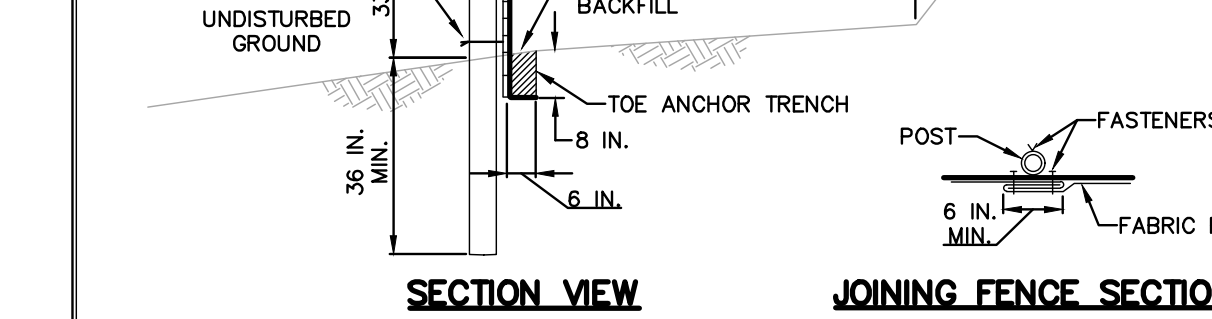
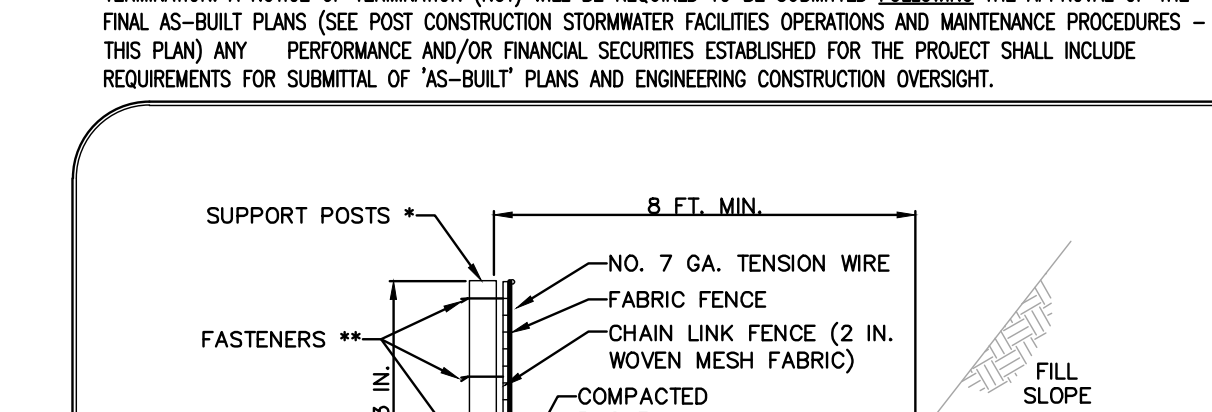
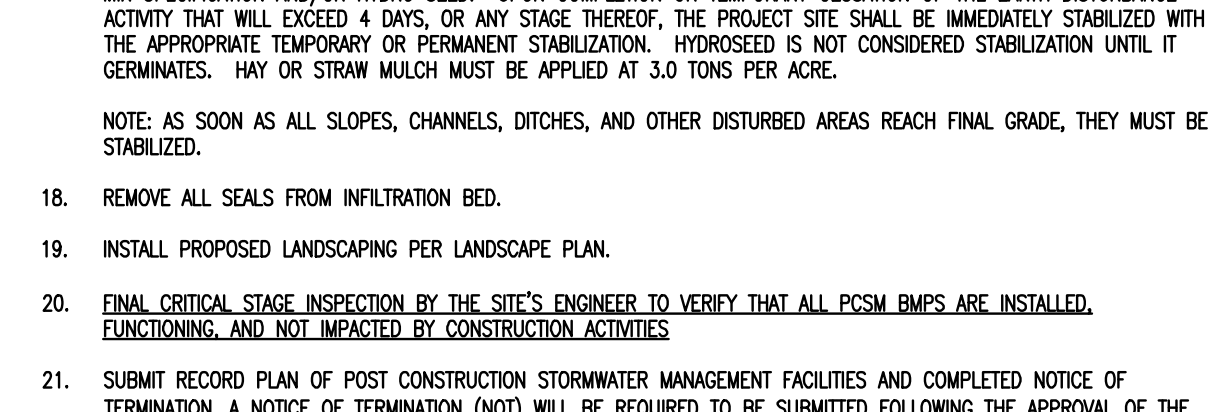
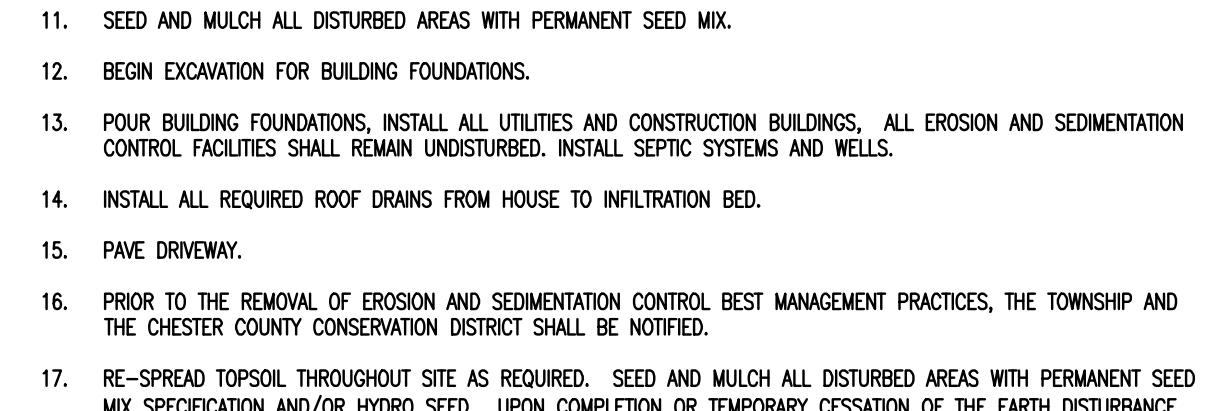
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND A REPRESENTATIVE FROM THE CHESTER COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING.
- 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, CONTRACTOR SHALL CONTACT THE CHESTER COUNTY SOIL CONSERVATION DISTRICT AT 610-925-4920.
- INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCES AS SHOWN FOR THE DRIVEWAY TO SERVE THE APPLICABLE LOT.
- RESTAKE LIMITS OF DISTURBANCE IN THE FIELD PRIOR TO CLEARING OF ANY EARTH DISTURBANCE. ANY CHANGE OR ENCROACHMENT INTO THESE AREAS WITHOUT CONSERVATION DISTRICT REVIEW AND APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN AN EARTH DISTURBANCE PERMIT. INSTALL TREE PROTECTION FENCING/ORANGE CONSTRUCTION FENCING (TPF/OCF) AS DEPICTED ON THE PLANS.
- SILT FENCE/COMPOST FILTER SOCK AS SHOWN ON THE PLANS AND AS DIRECTED BY THE CONSERVATION DISTRICT. MAINTAIN TEMPORARY CONTROL MEASURES UNTIL PERMANENT COVER IS ESTABLISHED. THE CONTRACTOR WILL INSTALL THE SYSTEMS IN CONFORMANCE WITH THE DETAILS AND MANUFACTURER'S SPECIFICATIONS.
- CLEAR AND GRUB AS REQUIRED WITHIN LIMIT OF DISTURBANCE.
- STRIP TOPSOIL IN AREA OF PROPOSED HOUSE, DRIVEWAY/PARKING AREAS, AND INFILTRATION BEDS AND PLACE TOPSOIL IN DESIGNATED TOPSOIL STOCKPILE LOCATION AND SURROUND WITH COMPOST FILTER SOCK. SEED AND MULCH WITH TEMPORARY SEED MIX SPECIFICATION. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET IN HEIGHT WITH SIDE SLOPES 2:1 OR FLATTER.
- FINE GRADE PROPOSED DRIVEWAY AND CONSTRUCT CHECK DAMS AT AREAS SHOWN.
- CONSTRUCT INFILTRATION BEDS/RAIN GARDEN INCLUDING ALL STRUCTURES. ALL PIPES LEADING TO BED MUST BE SEALED WATER TIGHT DURING CONSTRUCTION AND THE YARD DRAINS MUST ALSO BE COVERED TO PREVENT RUN-OFF FROM ENTERING THE SYSTEM DURING CONSTRUCTION. ALL OTHER UTILITIES REQUIRED TO SERVICE THE LOTS. INSTALL INLET PROTECTION AROUND YARD DRAINS. INSTALL LEVEL SPREADER. MAKE CONNECTION CONFORMANCE CONNECTIONS AS PORTRAYED. THIS IS A CRITICAL STAGE WHERE THE DESIGN ENGINEER MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO PROVIDE CONSTRUCTION OVERSIGHT. A LICENSED PROFESSIONAL ENGINEER SHALL BE PRESENT, PREFERABLY THE DESIGN ENGINEER, DURING THE INSTALLATION OF ALL BEST MANAGEMENT PRACTICES FACILITIES.
- CONSTRUCT CRUSHED STONE COURSE FOR DRIVEWAY.
- SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIX.
- BEGIN EXCAVATION FOR BUILDING FOUNDATIONS.
- POUR BUILDING FOUNDATIONS, INSTALL ALL UTILITIES AND CONSTRUCTION BUILDINGS. ALL EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL REMAIN UNDISTURBED. INSTALL SEPTIC SYSTEMS AND WELLS.
- INSTALL ALL REQUIRED ROOF DRAINS FROM HOUSE TO INFILTRATION BED.
- PAVE DRIVEWAY.
- PRIOR TO THE REMOVAL OF EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES, THE TOWNSHIP AND THE CHESTER COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED.
- RE-SPREAD TOPSOIL THROUGHOUT SITE AS REQUIRED. SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIX SPECIFICATION AND/OR HYDRO SEED. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

NOTE: AS SOON AS ALL SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED.

- REMOVE ALL SEALS FROM INFILTRATION BED.
- INSTALL PROPOSED LANDSCAPING PER LANDSCAPE PLAN.
- FINAL CRITICAL STAGE INSPECTION BY THE SITE'S ENGINEER TO VERIFY THAT ALL PCSM BMP'S ARE INSTALLED, FUNCTIONING, AND NOT IMPACTED BY CONSTRUCTION ACTIVITIES.
- SUBMIT RECORD PLAN OF POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES AND COMPLETED NOTICE OF TERMINATION. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE FACILITATED FOLLOWING THE APPROVAL OF THE FINAL AS-BUILT PLANS (SEE POST CONSTRUCTION STORMWATER FACILITIES OPERATIONS AND MAINTENANCE PROCEDURES – THIS PLAN) ANY PERFORMANCE AND/OR FINANCIAL SECURITIES ESTABLISHED FOR THE PROJECT SHALL INCLUDE REQUIREMENTS FOR SUBMITTAL OF AS-BUILT PLANS AND ENGINEERING CONSTRUCTION OVERSIGHT.

GENERAL NOTES:

- SILT FENCE DETAIL FOR SILT FENCE INSTALLATION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS.
- STOCKPILE HEIGHT MUST NOT EXCEED 35-FEET.
- STOCKPILE SLOPE MUST BE 3:1 OR FLATTER.
- IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 15 DAYS, IT SHALL BE STABILIZED WITH UNROTTED SMALL GRAIN STRAW OR SALT HAY AT A RATE OF 3 TONS PER ACRE.
- SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE CHESTER COUNTY CONSERVATION DISTRICT.



* POSTS SPACED AT 10 FT. MAX. USE 2-1/2 IN. DIA HEAVY DUTY GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED AT 14 IN. MAX. USE NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL WIRE. FABRIC TO SHAIN FASTENERS SPACED AT 24 IN. MAX. ON CENTER.

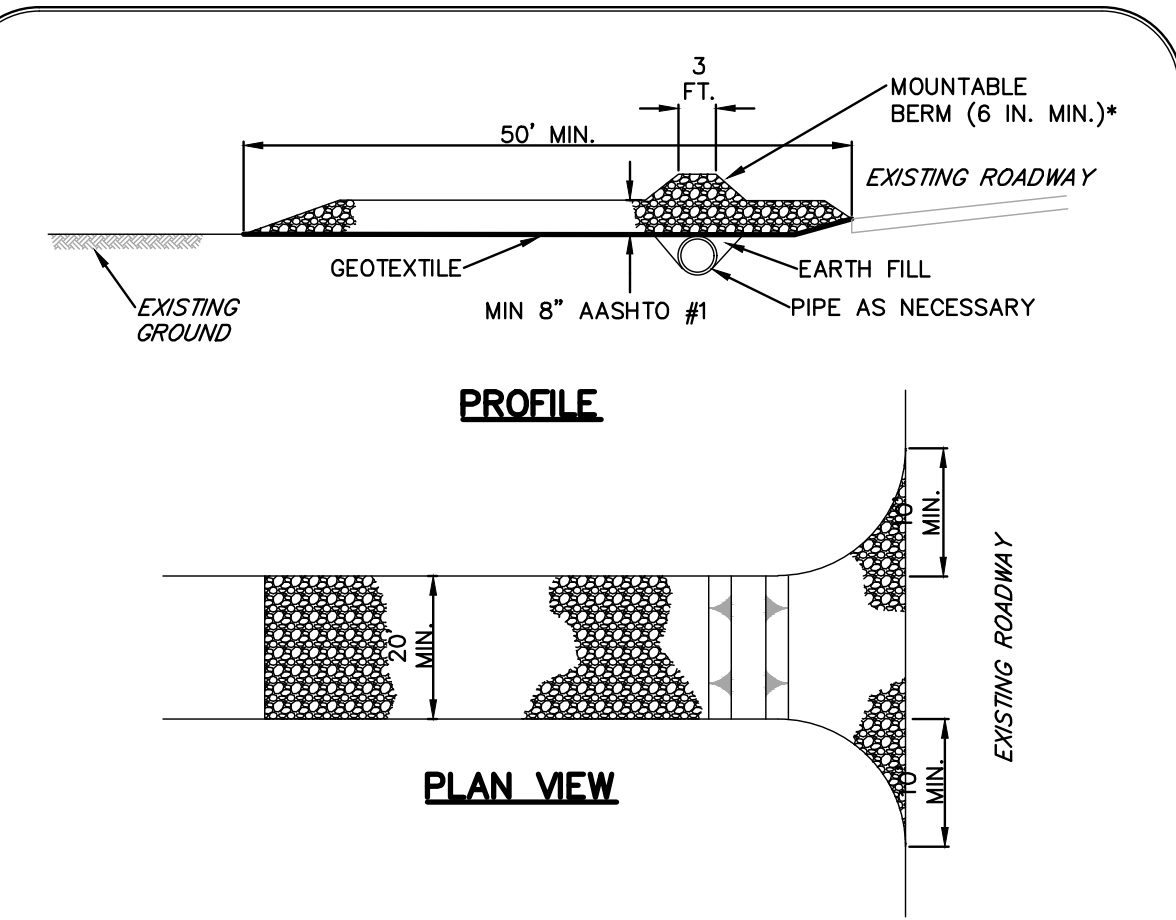
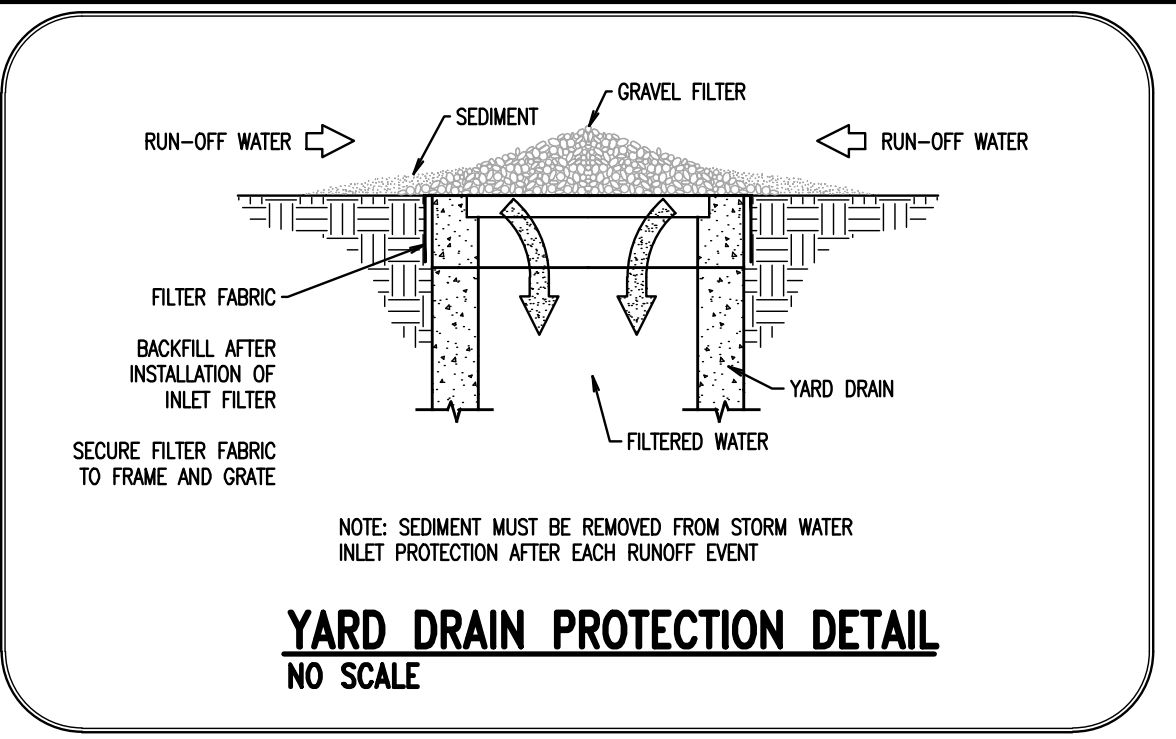
NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 42 IN. MINIMUM.

POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.

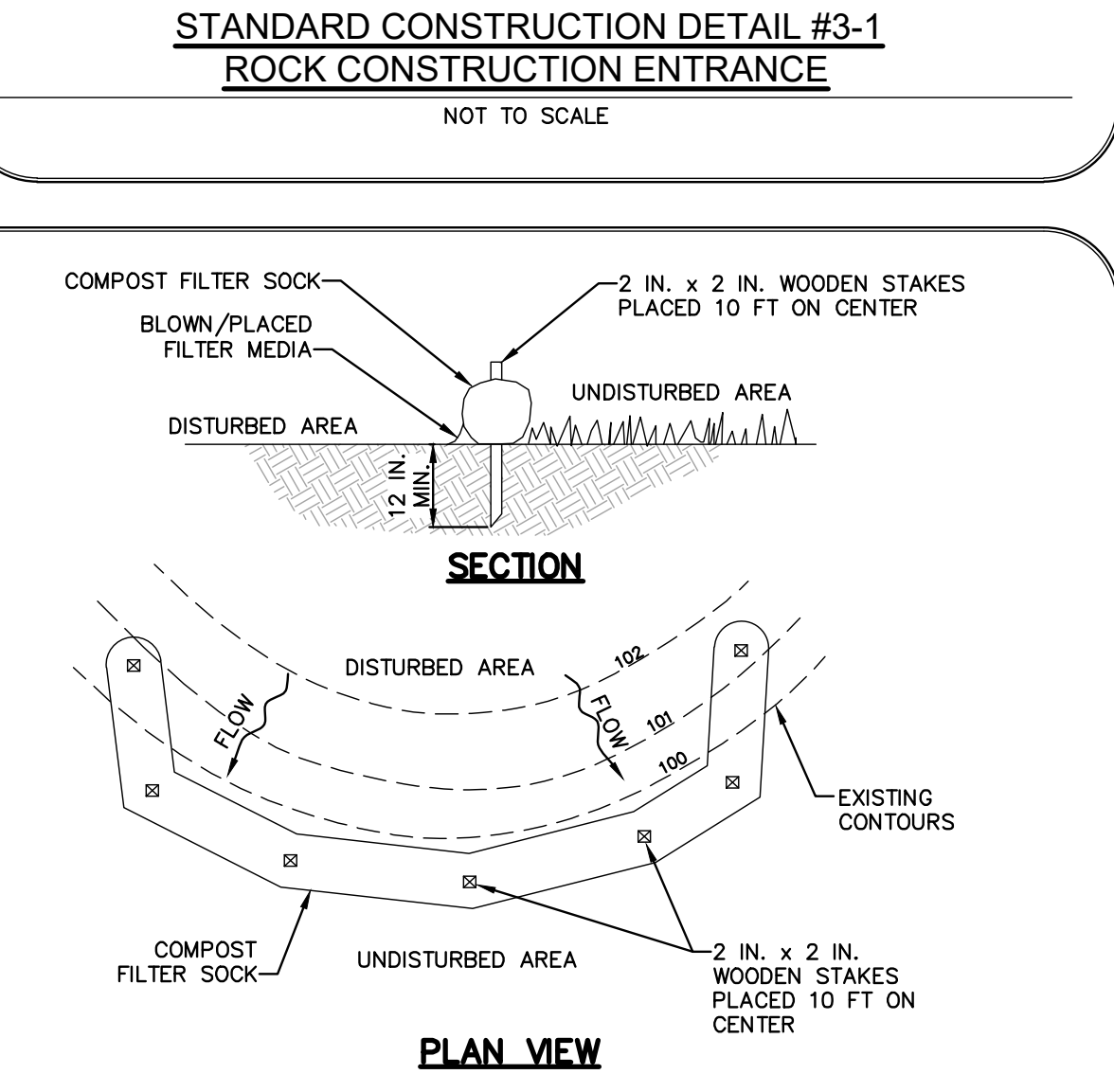
CHAIN LINK SHALL BE GALVANIZED NO. 11.5 GA



**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**
NOT TO SCALE

NOTES:

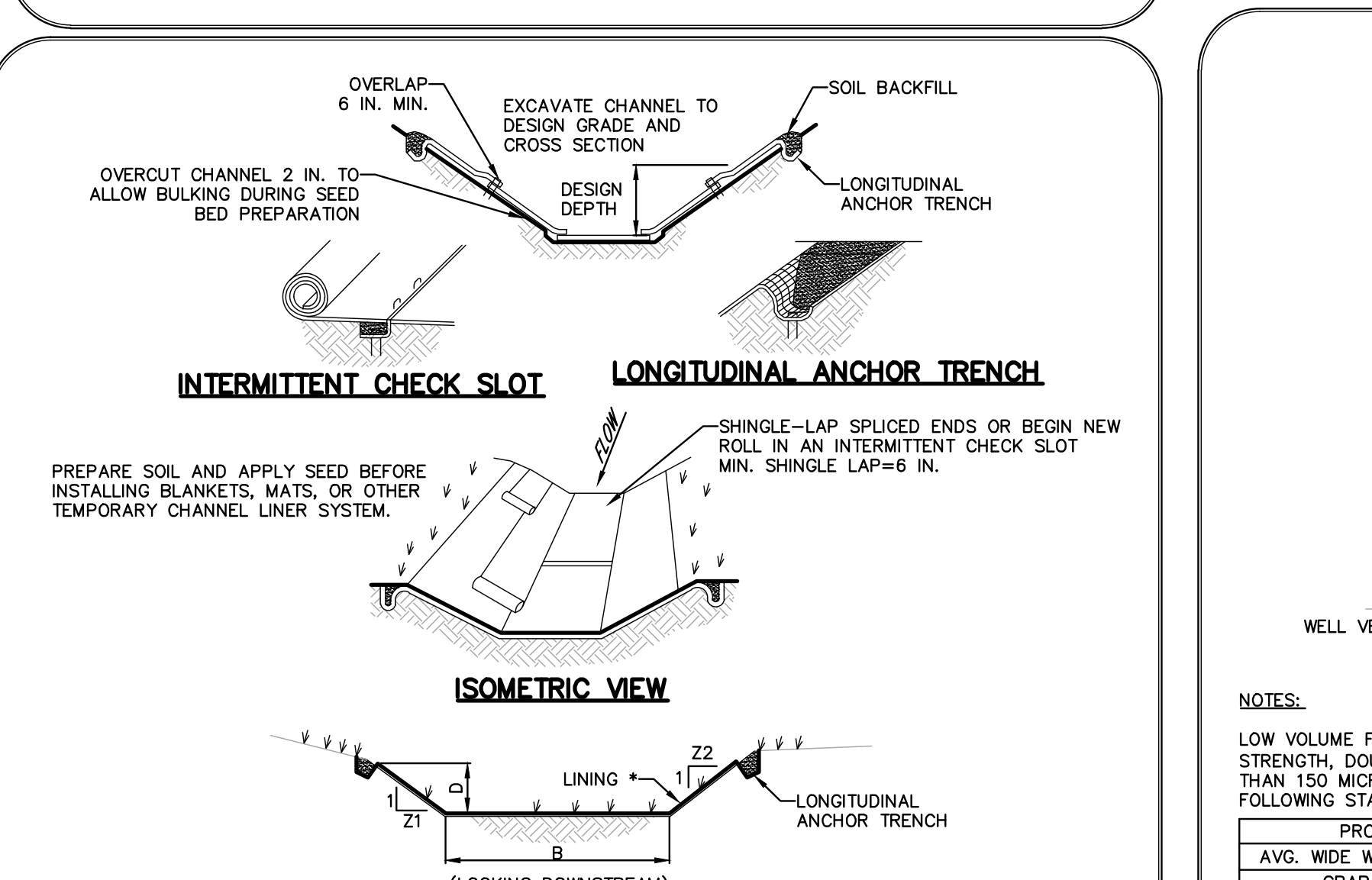
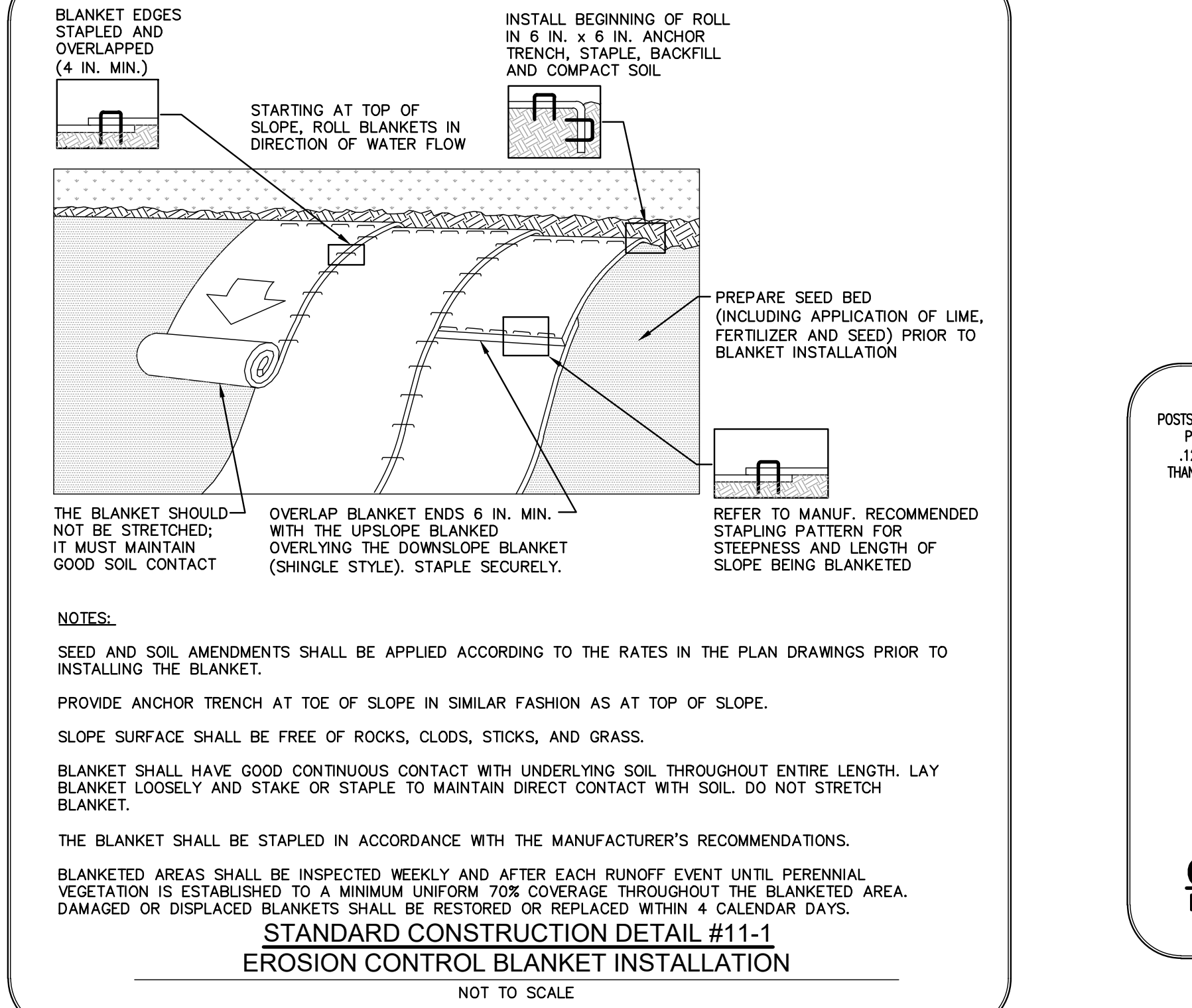
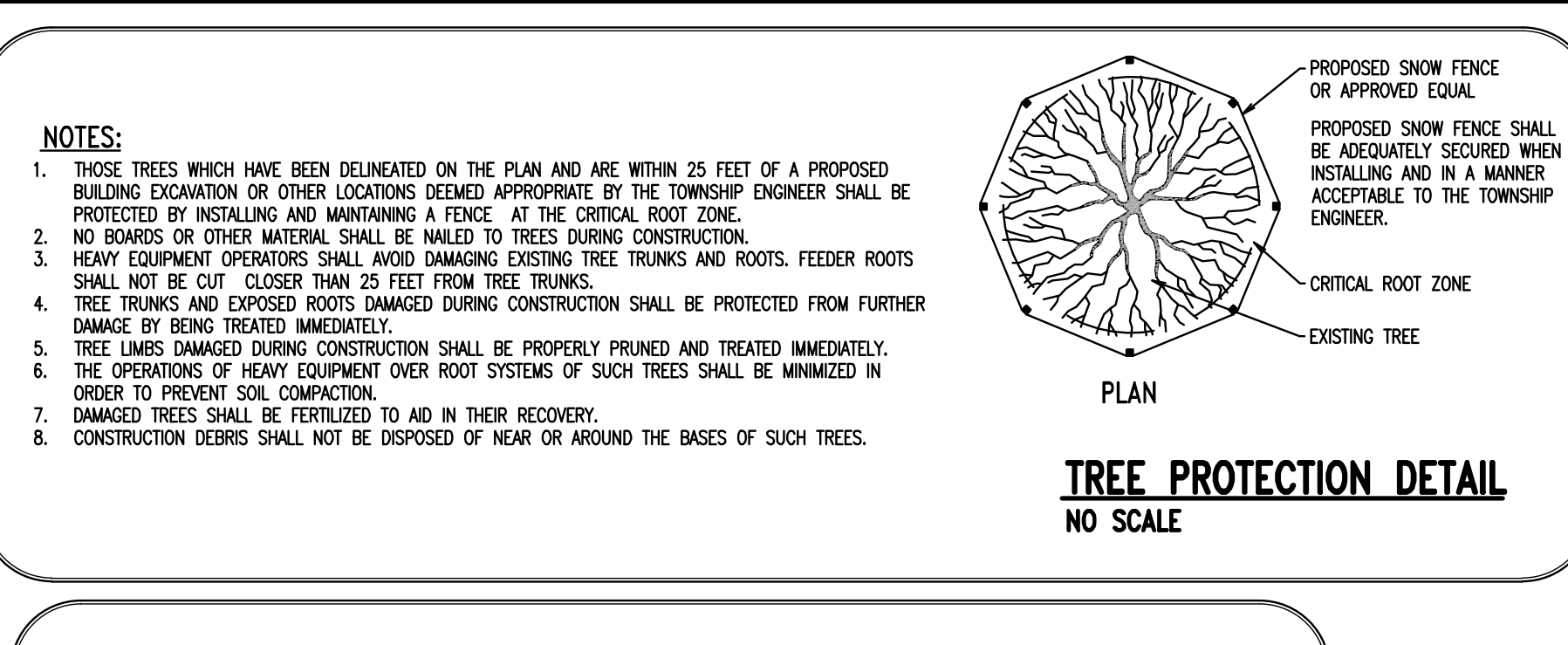
- * MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE
- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
- MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**
NOT TO SCALE

NOTES:

- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



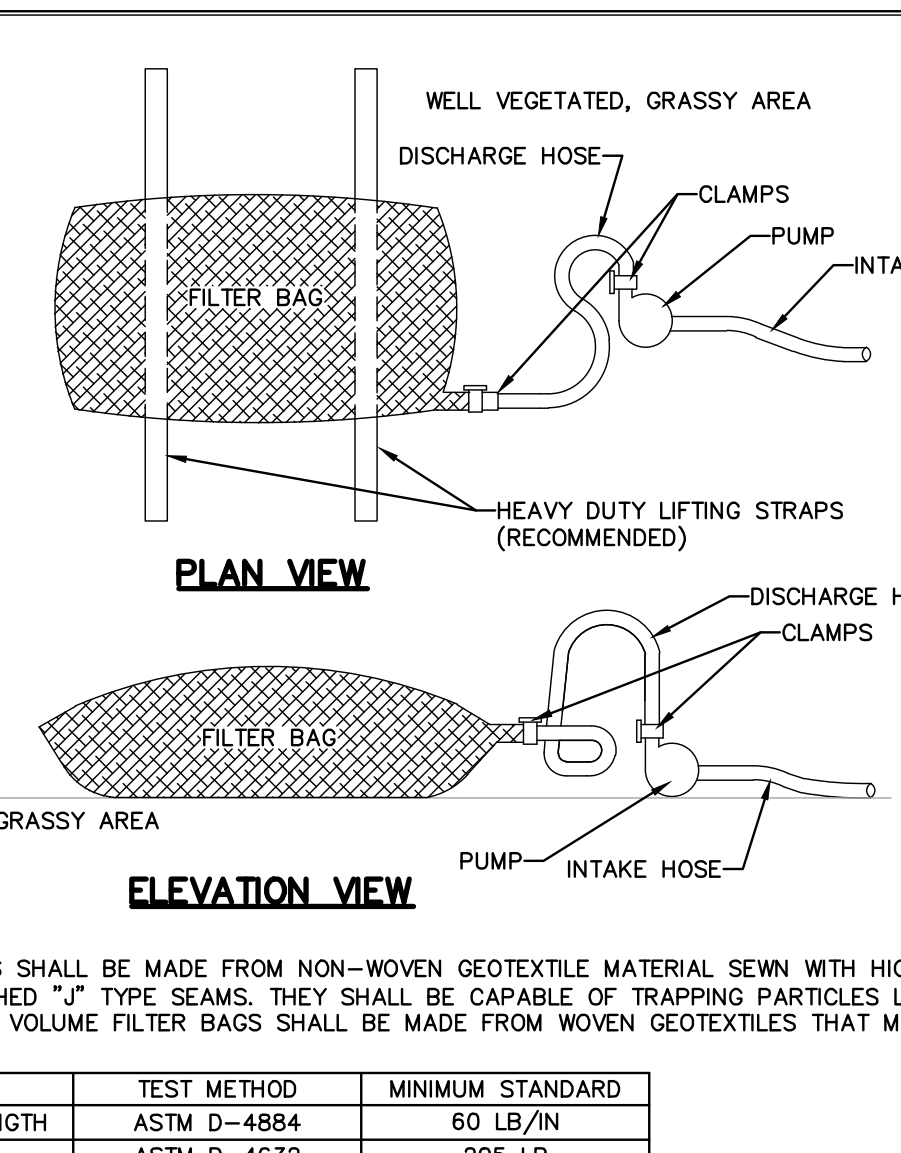
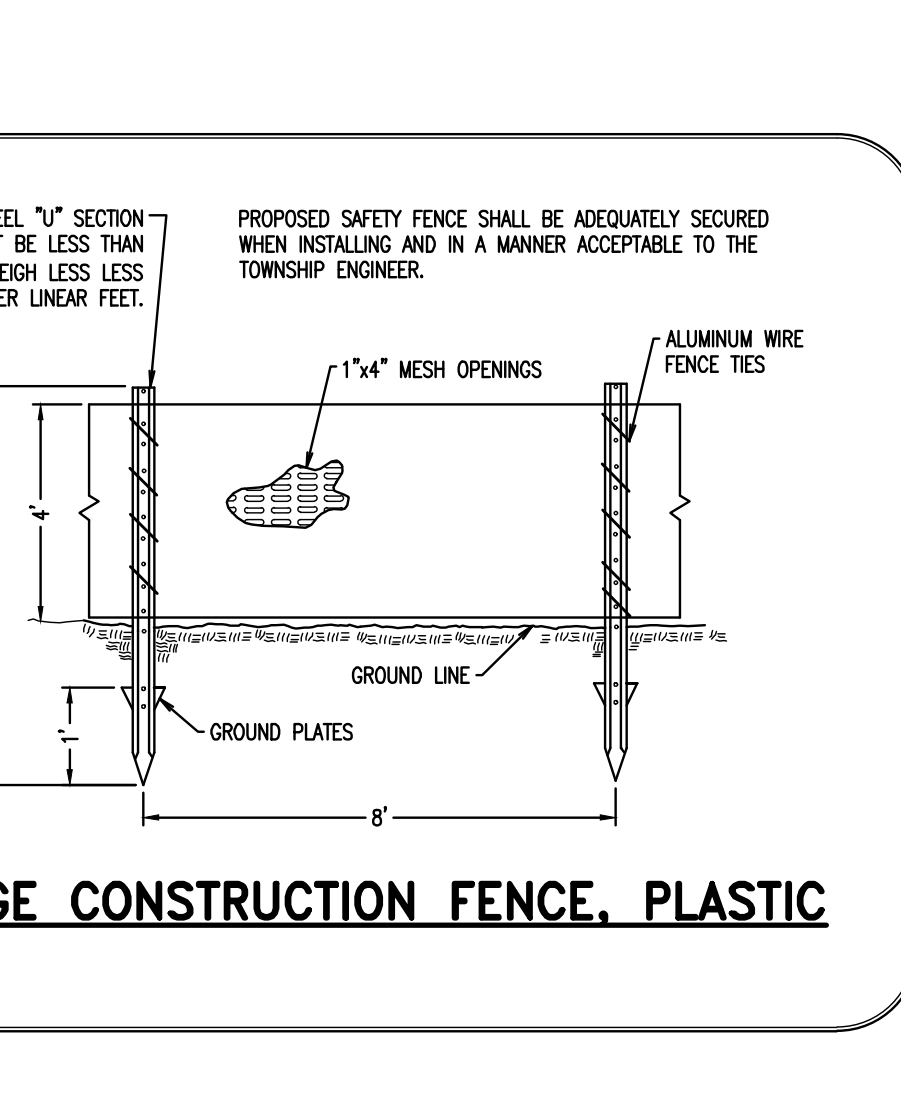
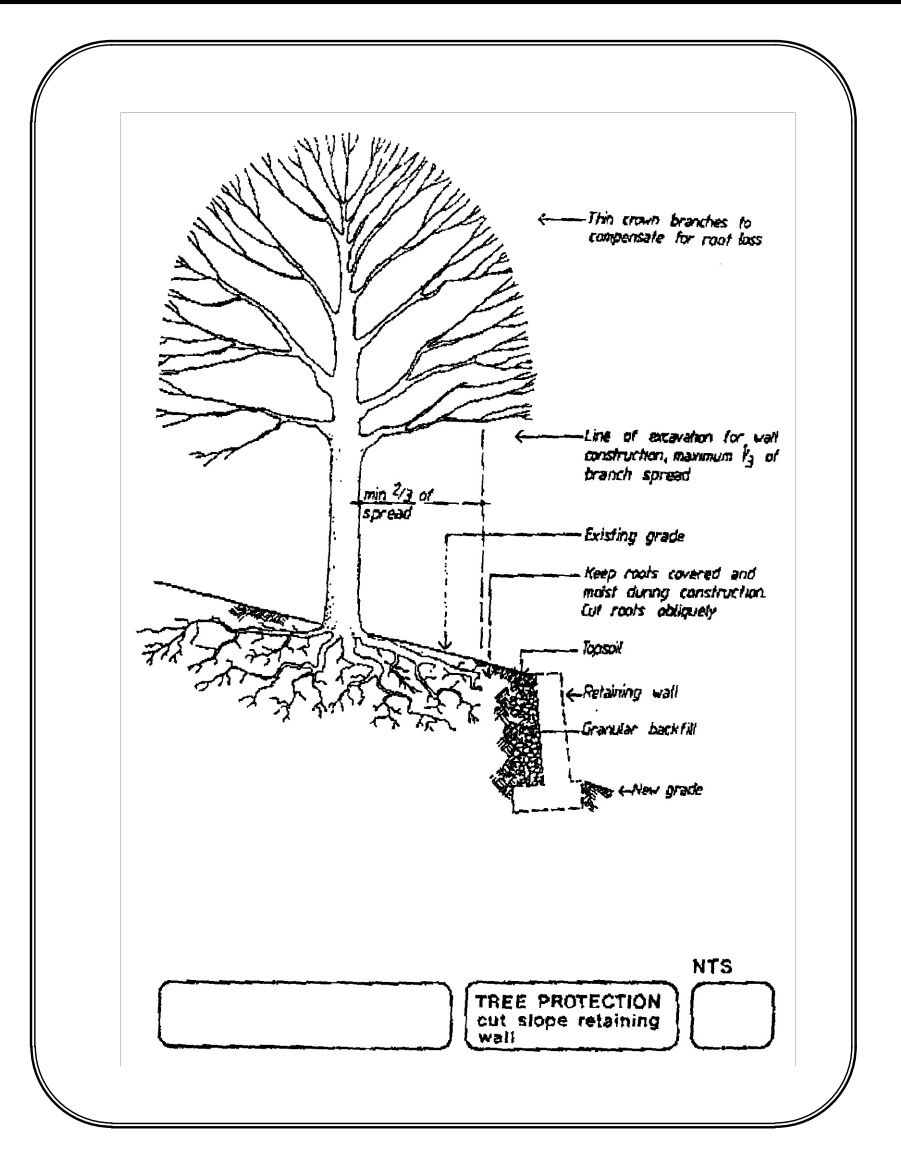
**STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL**
NOT TO SCALE

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

| CHANNEL NO. | STATIONS | BOTTOM WIDTH B (FT) | DEPTH D (FT) | TOP WIDTH W (FT) | Z1 (FT) | Z2 (FT) | LINING * |
|-------------|----------|---------------------|--------------|------------------|---------|---------|-----------------------|
| ALL | ALL | 1 | 0.50-0.75 | 2.6-3.8 | 3 | 3 | NAG SC150BN OR EQUIV. |

NOTES:

- ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
- CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
- NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.



**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**
NOT TO SCALE

NOTES:

- LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

| PROPERTY | TEST METHOD | MINIMUM STANDARD |
|--------------------------|-------------|------------------|
| AVG. WIDE WIDTH STRENGTH | ASTM D-4884 | 60 LB/IN |
| GRAB TENSILE | ASTM D-4632 | 205 LB |
| PUNCTURE | ASTM D-4833 | 110 LB |
| MULLEN BURST | ASTM D-3786 | 350 PSI |
| UV RESISTANCE | ASTM D-4355 | 70% |
| AOS % RETAINED | ASTM D-4751 | 80 SIEVE |

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRIPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

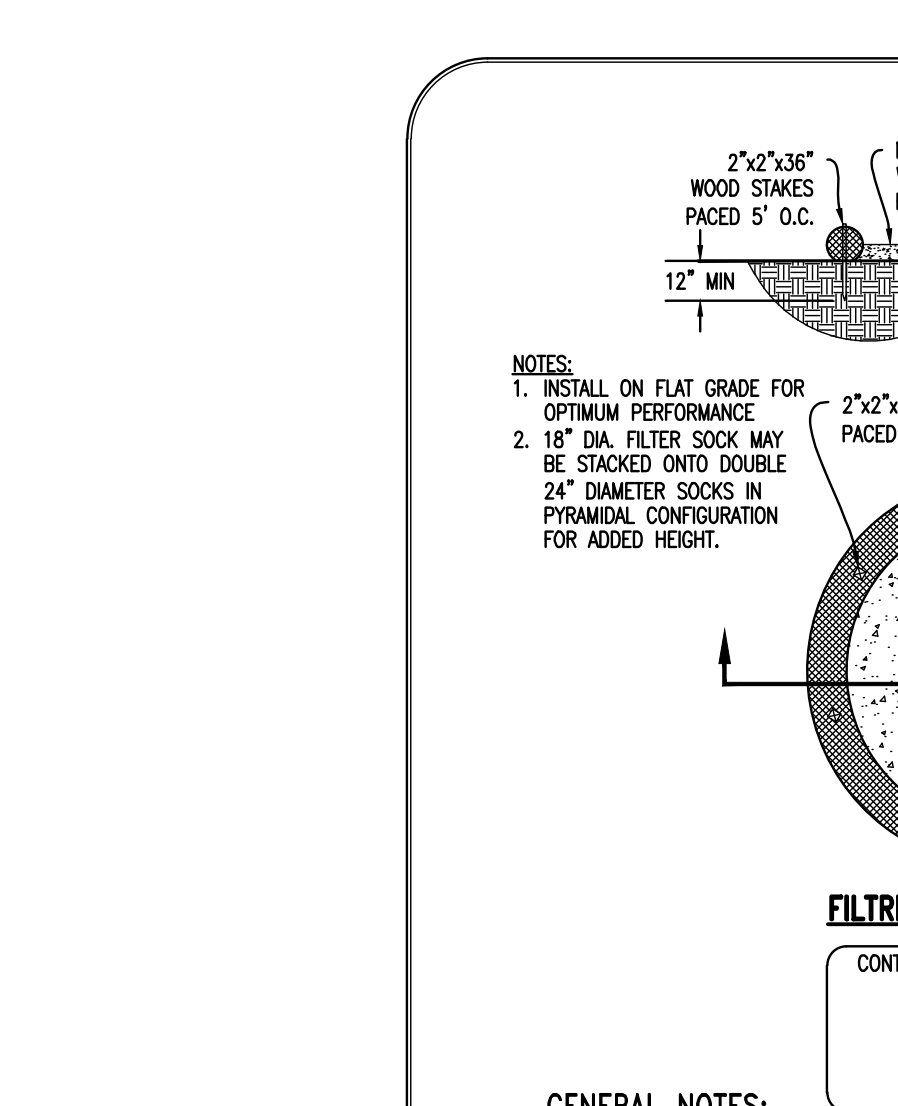
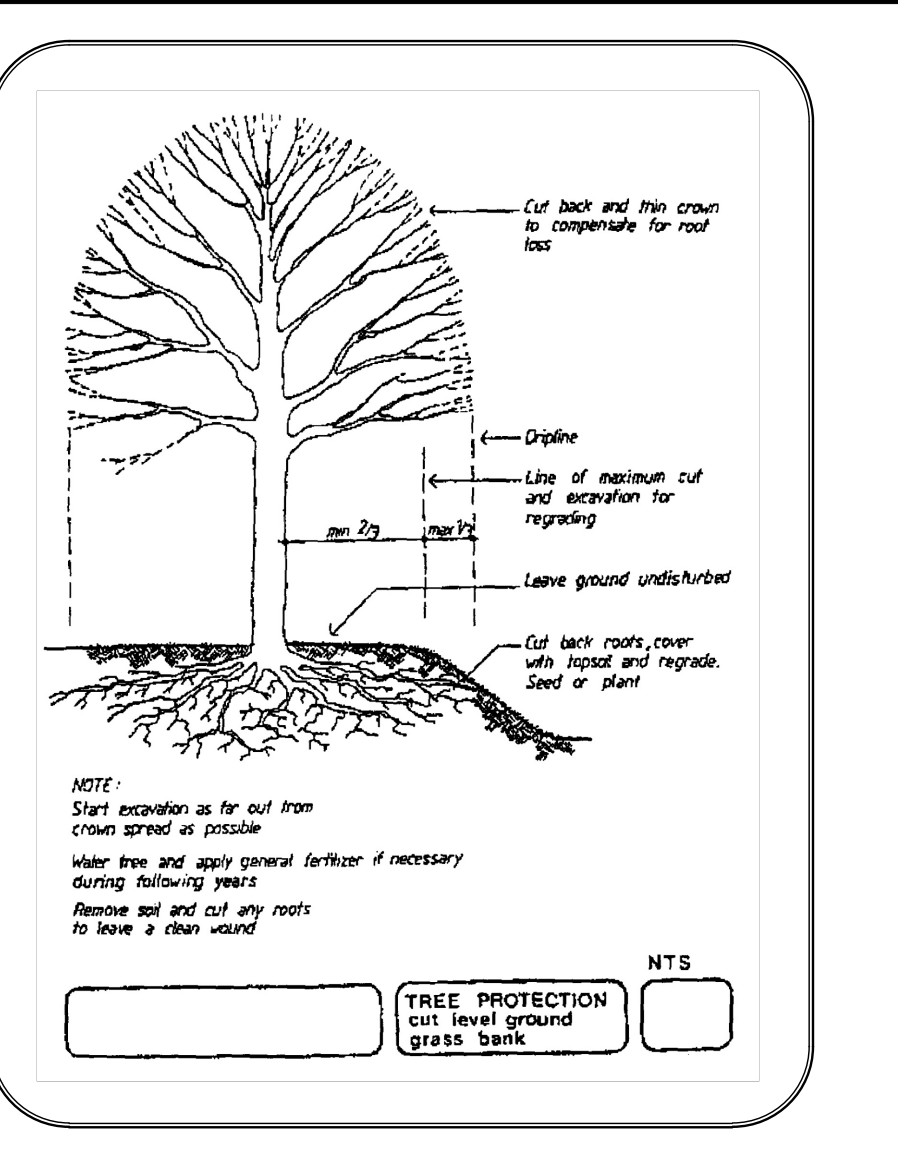
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

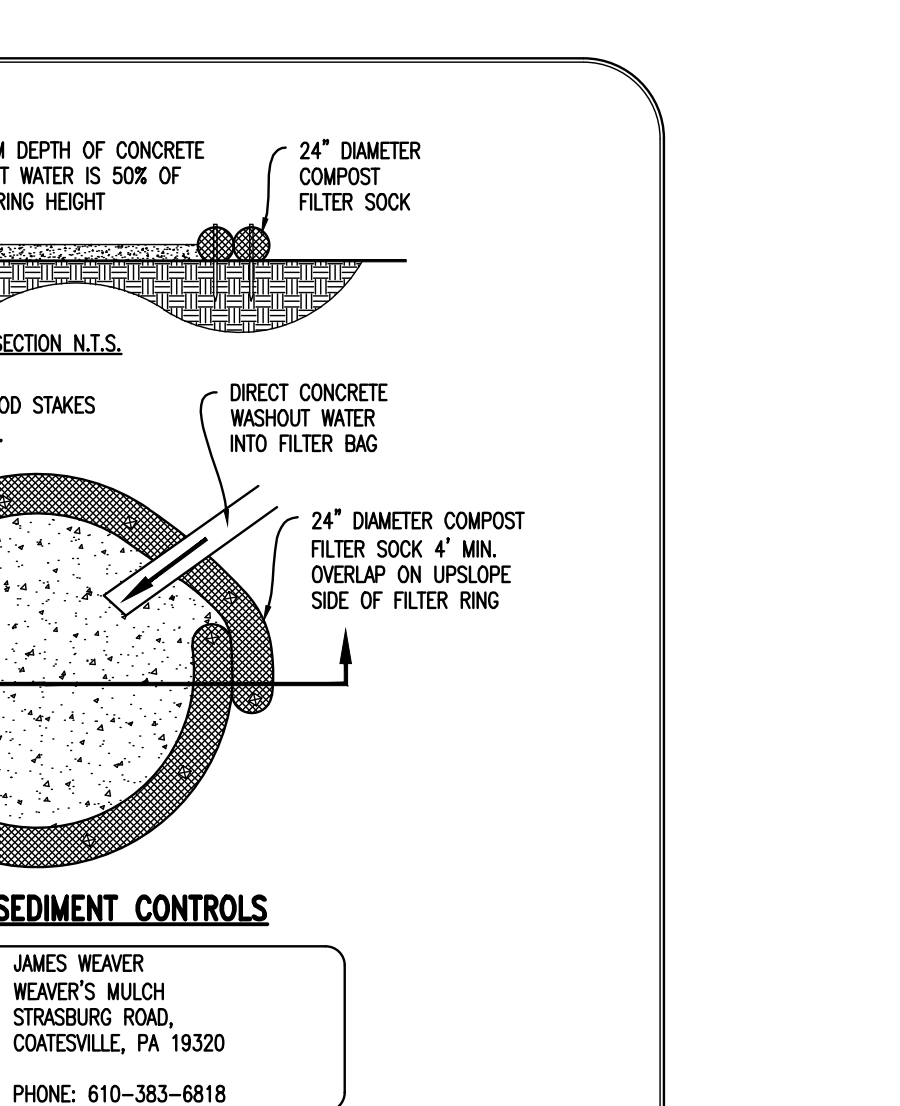
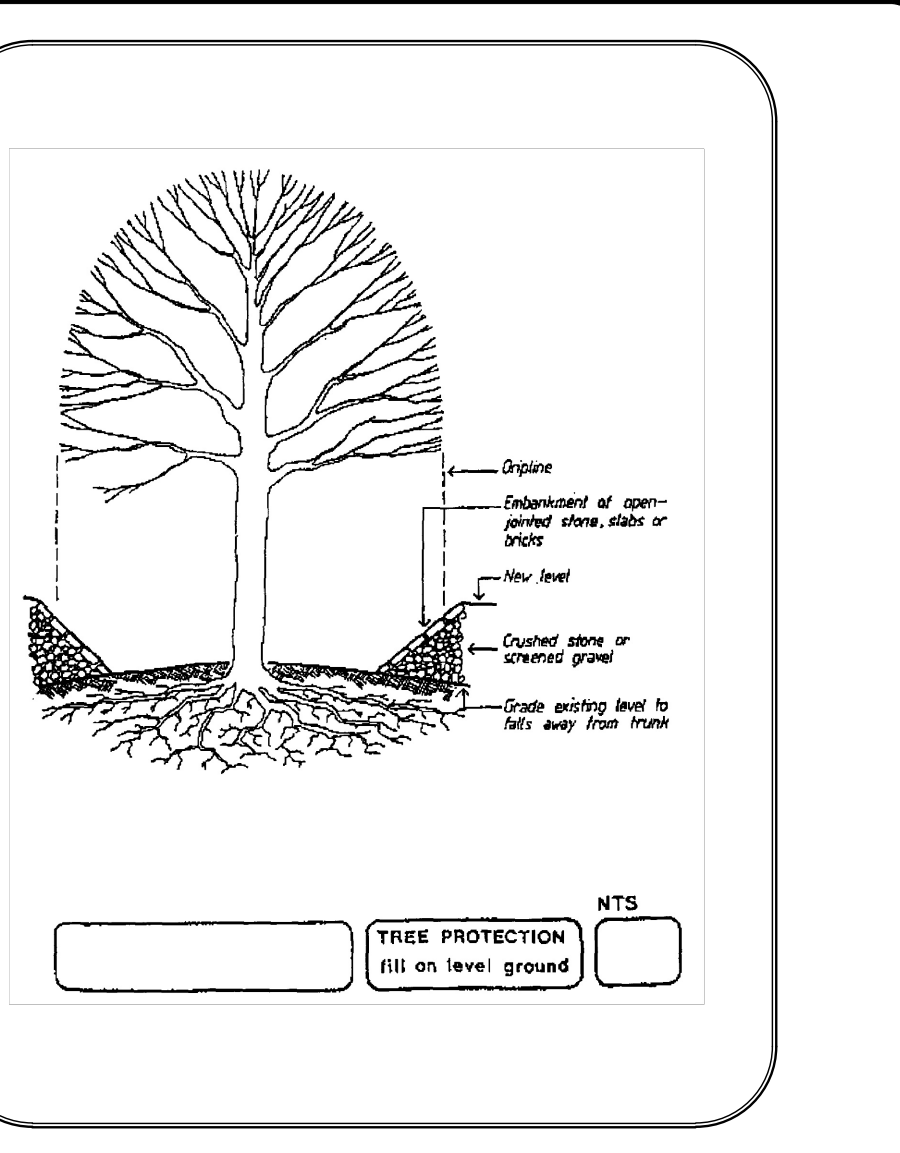
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



GENERAL NOTES:

- WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.
- WASHOUT FACILITIES SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCKED ON SLOPES NOT EXCEEDING A 2% GRADE.
- COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE MUST BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STAKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION.
- PROPER SIGNAGE SHOULD BE PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

CONTACT: JAMES WEAVER
WEAVER'S MULCH
STRASBURG ROAD,
COATESVILLE, PA 19320
PHONE: 610-383-6818



GENERAL NOTES:

- WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.
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- PROPER SIGNAGE SHOULD BE PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

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WEAVER'S MULCH
STRASBURG ROAD,
COATESVILLE, PA 19320
PHONE: 610-383-6818

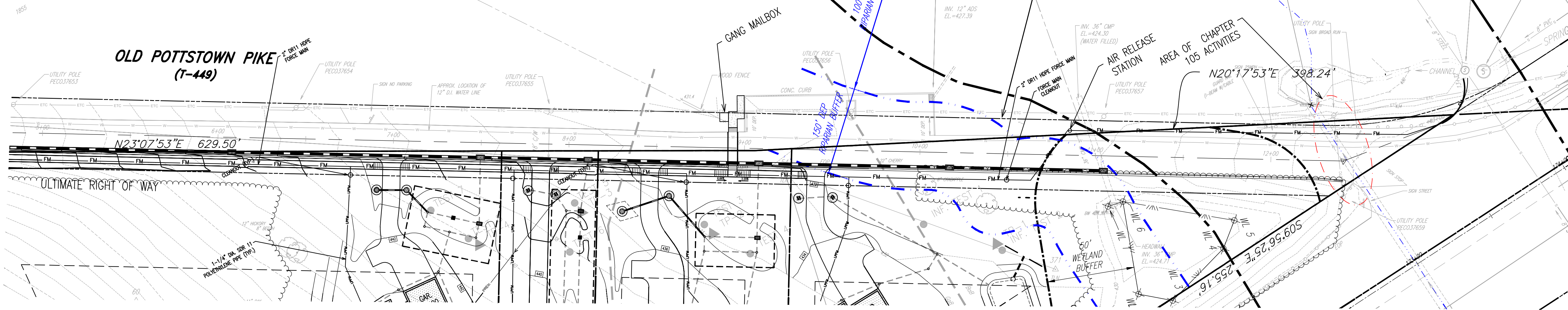


| NO. | DATE | DESCRIPTION |
|-----|------------|--|
| 8 | 07/10/2023 | PER TOWNSHIP REVIEW LETTER |
| 7 | 07/03/2023 | PER TOWNSHIP REVIEW LETTERS DATED 07/28/2023 |
| 6 | 05/09/2023 | PER REV. REVIEW LETTER DATED 04/22/2023 |
| 5 | 02/14/2023 | FINAL PLAN COMMENTS |
| 4 | 05/08/2024 | PER COCD TECHNICAL REVIEW LETTER #2 |
| 3 | 07/12/2024 | PER COCD TECHNICAL REVIEW LETTER |
| 2 | 09/19/2023 | PER COCD INCOMPLETENESS REVIEW LETTER |
| 1 | 07/10/2023 | PER TOWNSHIP REVIEW LETTER |

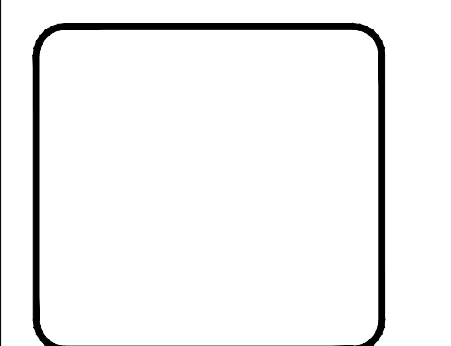
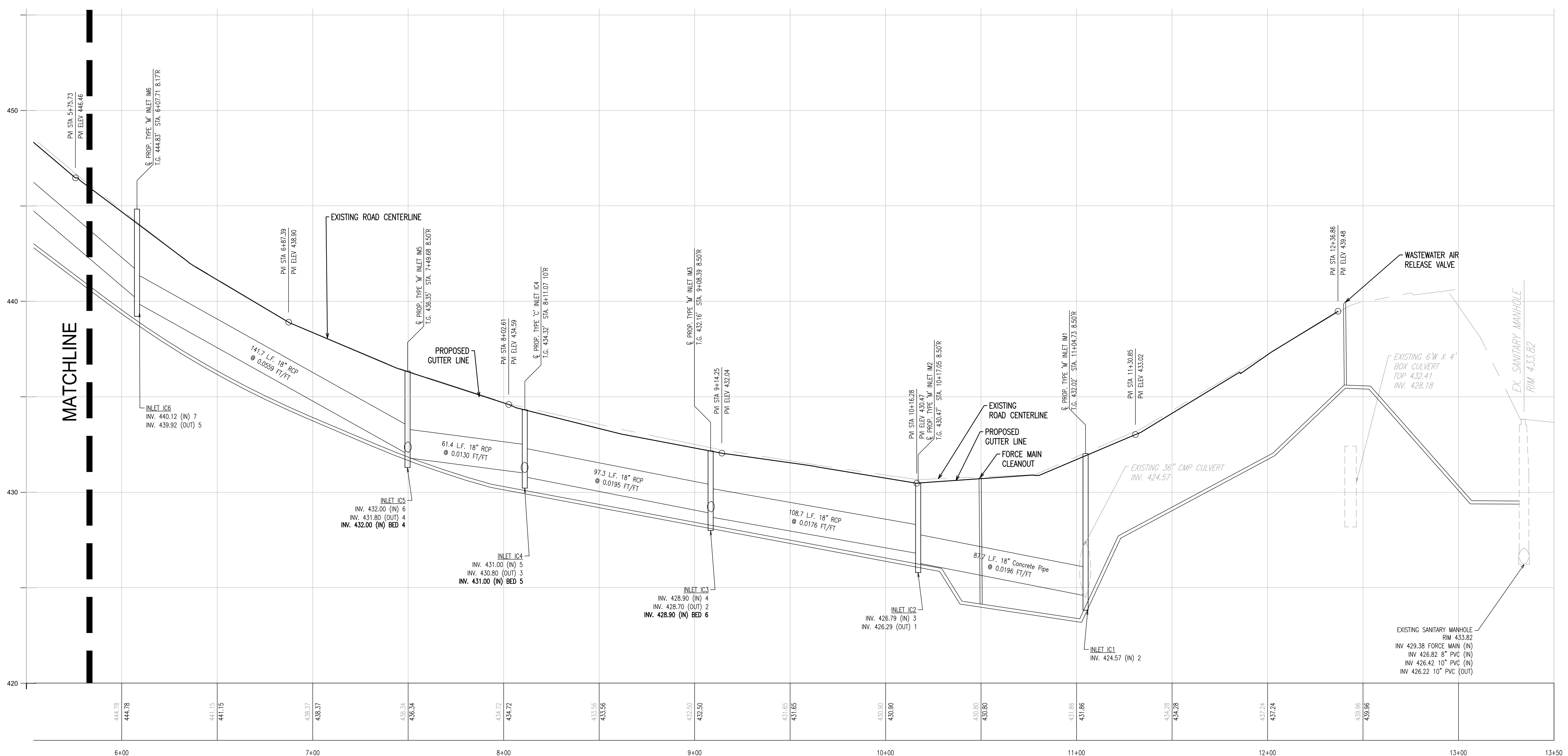
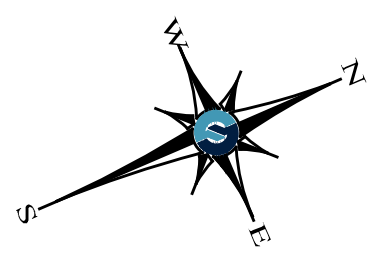
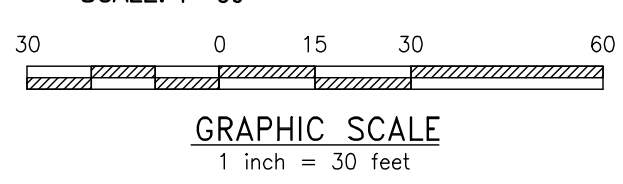
**PRELIMINARY/FINAL
EROSION & SEDIMENTATION CONTROL DETAILS**

CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE
WEST WETLAND TWP., CHESTER COUNTY, PA

| | |
|--------------|------------|
| DATE: | 04/30/2023 |
| DRAWN BY: | AS SHOWN |
| CHECKED BY: | AJC |
| PROJECT NO.: | JWB |
| CAD FILE: | 4689 |
| DATE: | 03/03/2026 |
| DRAWING NO.: | C05.3 |
| SHEET: | 12 OF 19 |



OLD POTTSTOWN PIKE
SCALE: 1"=30'



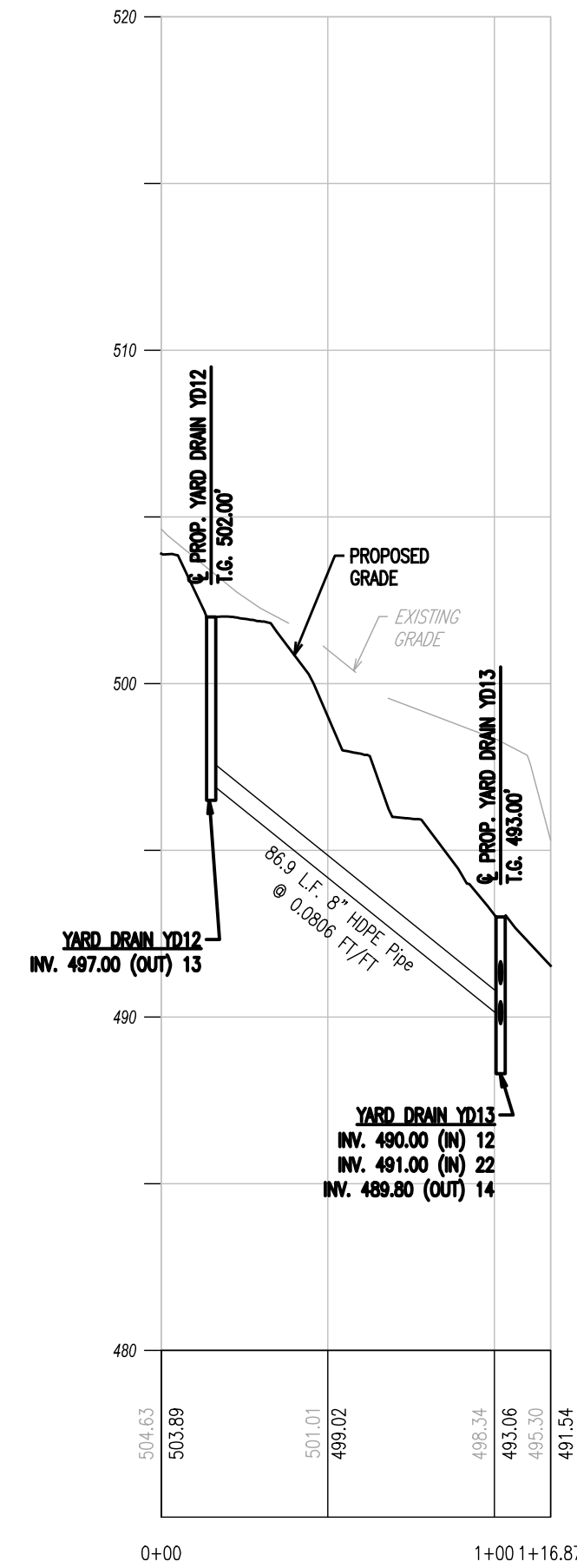
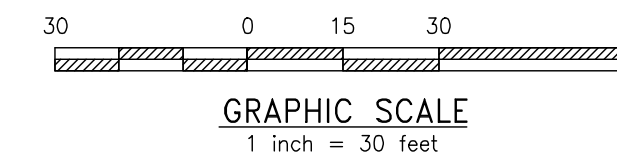
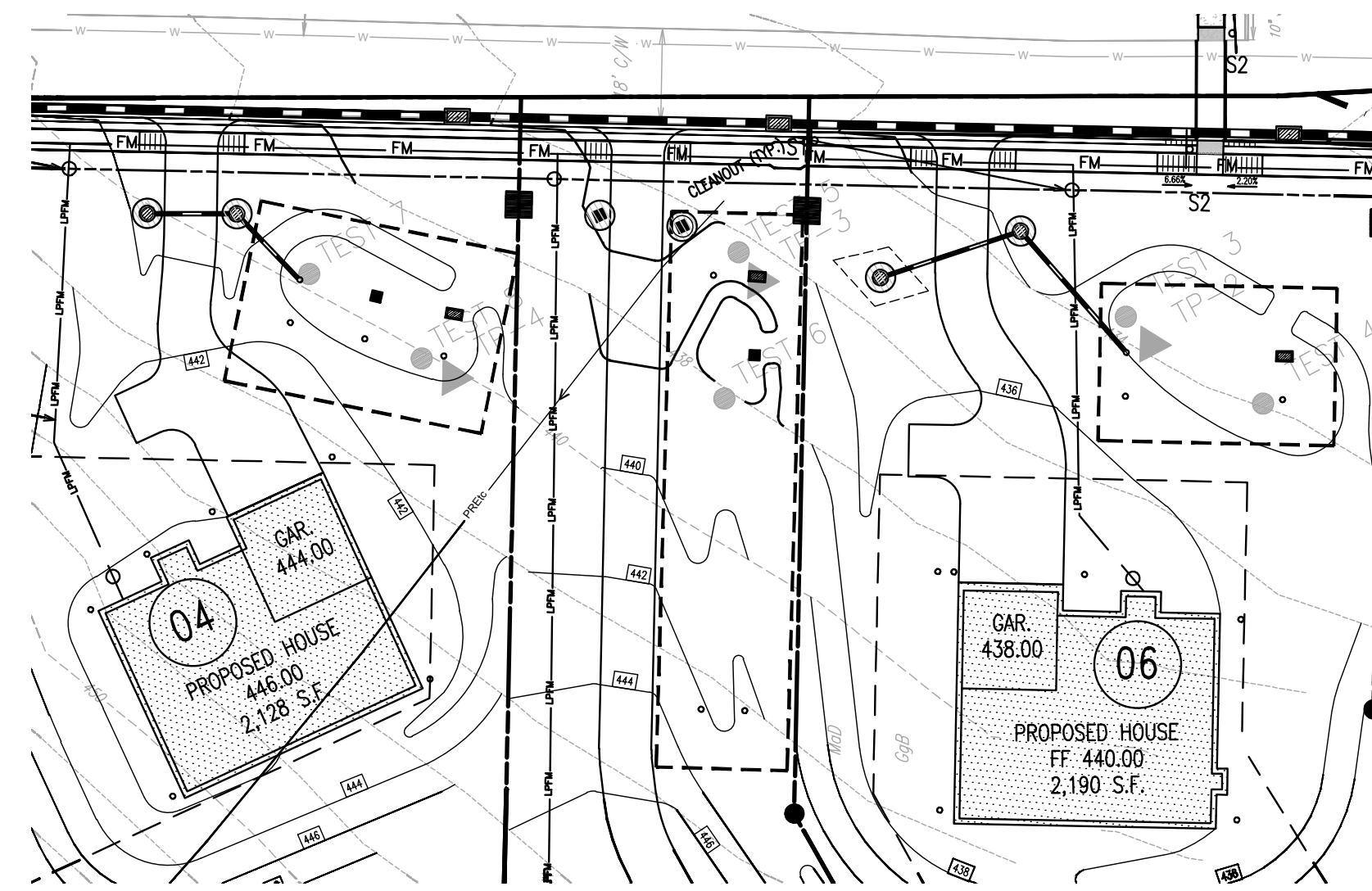
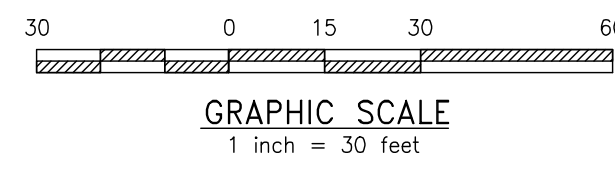
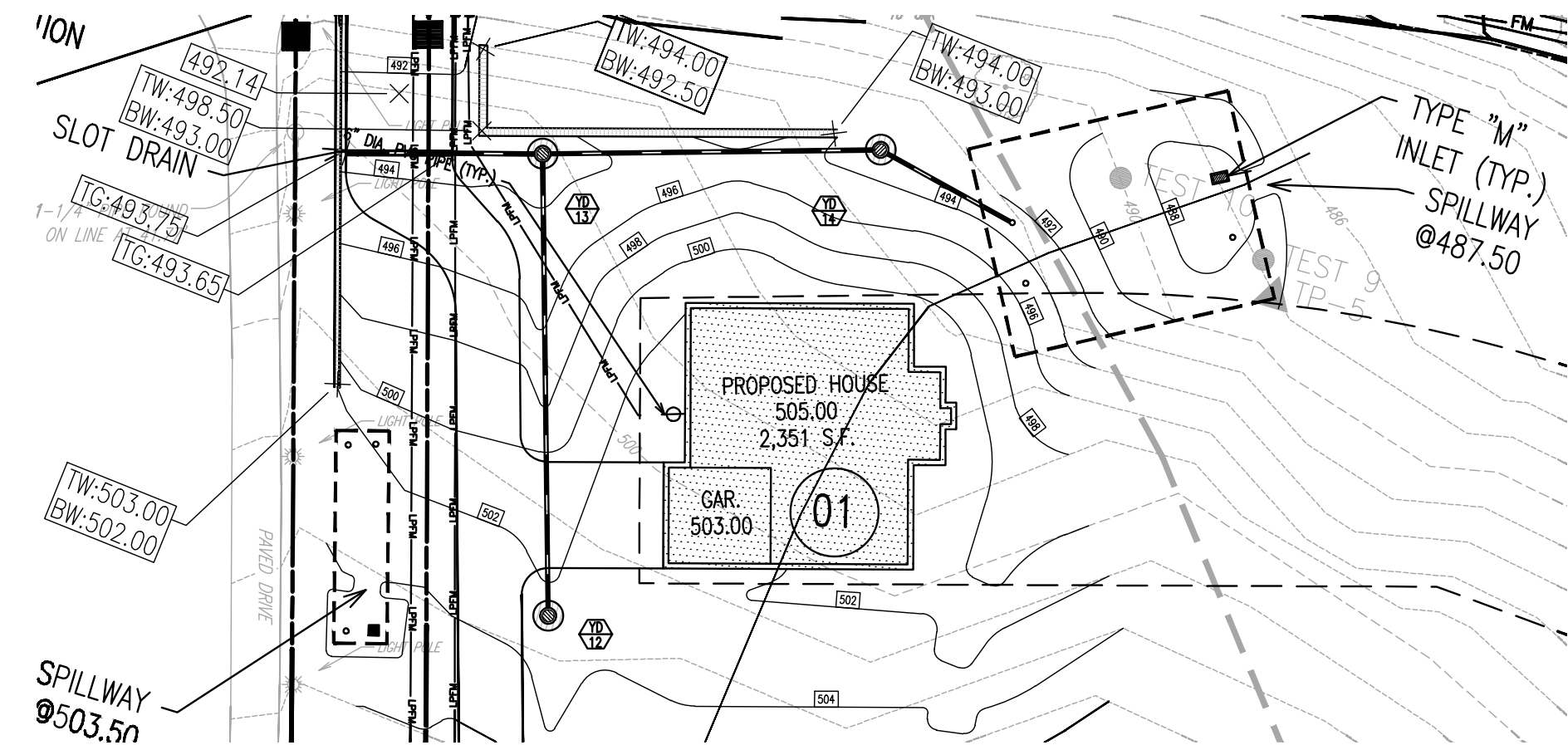
| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 8 | 07/10/2023 | PER TOWNSHIP REVIEW |
| 7 | 03/07/2026 | PER TOWNSHIP REVIEW LETTERS DATED 07/29/2023 |
| 6 | 05/04/2025 | PER RVE REVIEW LETTER DATED 04/22/2025 |
| 5 | 02/14/2025 | FINAL PLAN COMMENTS |
| 4 | 03/06/2024 | PER CCOD TECHNICAL REVIEW LETTER #2 |
| 3 | 01/12/2024 | PER CCOD TECHNICAL REVIEW LETTER |
| 2 | 09/19/2023 | PER CCOD INCOMPLETENESS REVIEW LETTER |
| 1 | 07/10/2023 | PER TOWNSHIP REVIEW |

| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 8 | 07/10/2023 | PER TOWNSHIP REVIEW |
| 7 | 03/07/2026 | PER TOWNSHIP REVIEW LETTERS DATED 07/29/2023 |
| 6 | 05/04/2025 | PER RVE REVIEW LETTER DATED 04/22/2025 |
| 5 | 02/14/2025 | FINAL PLAN COMMENTS |
| 4 | 03/06/2024 | PER CCOD TECHNICAL REVIEW LETTER #2 |
| 3 | 01/12/2024 | PER CCOD TECHNICAL REVIEW LETTER |
| 2 | 09/19/2023 | PER CCOD INCOMPLETENESS REVIEW LETTER |
| 1 | 07/10/2023 | PER TOWNSHIP REVIEW |

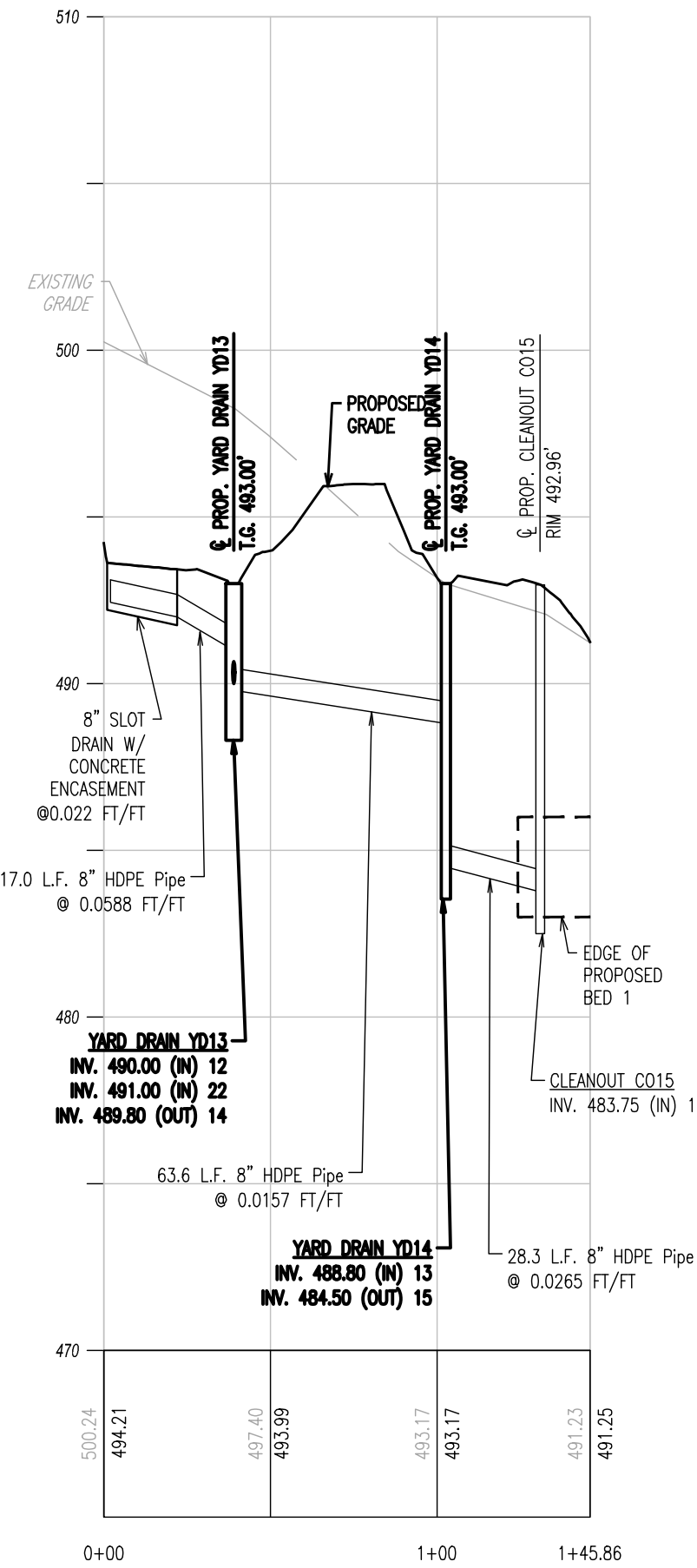
PRELIMINARY/FINAL
PROFILE SHEET

CURB: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE
WEST WHITELAND TWP., CHESTER COUNTY, PA

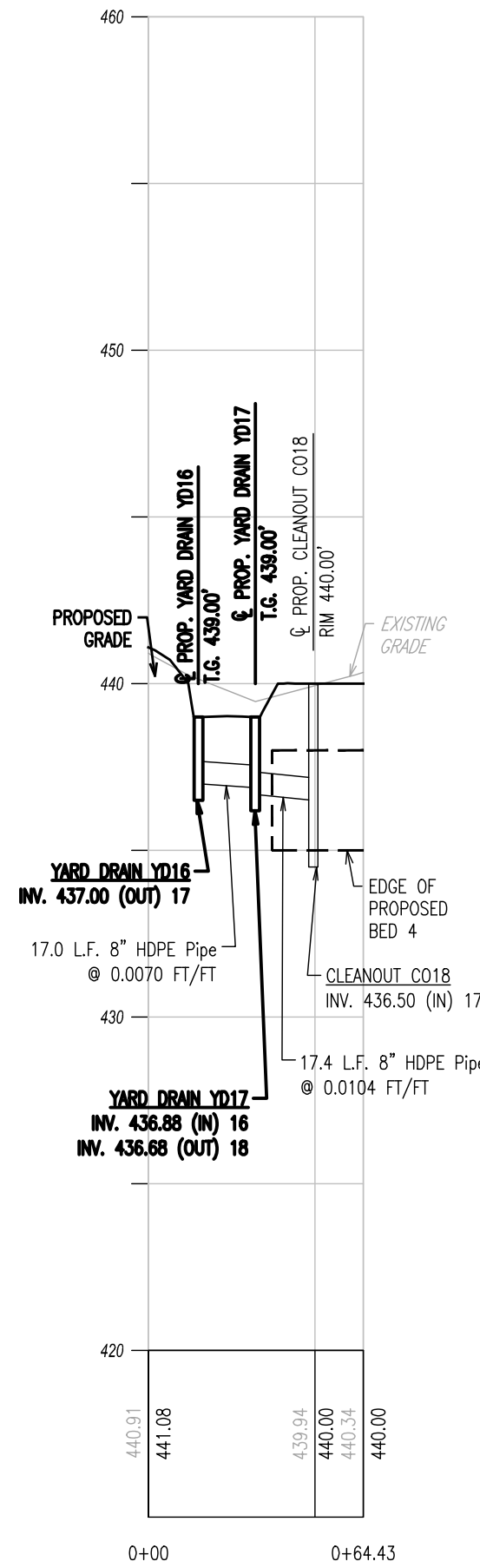
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|--------------|-----------------|
| DATE: | 04/30/2023 |
| SCALE: | AS SHOWN |
| DRAWN BY: | AJC |
| CHECKED BY: | JWB |
| PROJECT NO.: | 4689 |
| CAD FILE: | 11 PROFILES.dwg |
| PLOTTED: | 03/03/2026 |
| DRAWING NO.: | C06.2 |
| SHEET | 14 OF 19 |



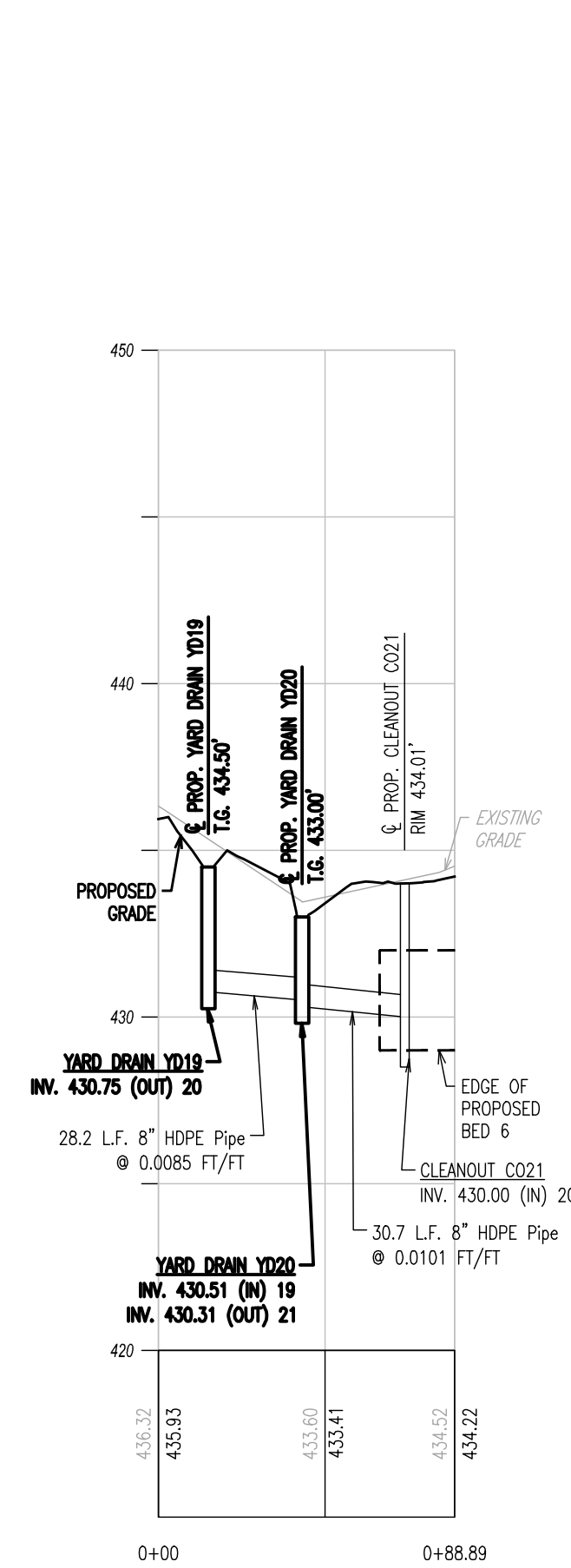
STORM YD12 - YD13 PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=3'



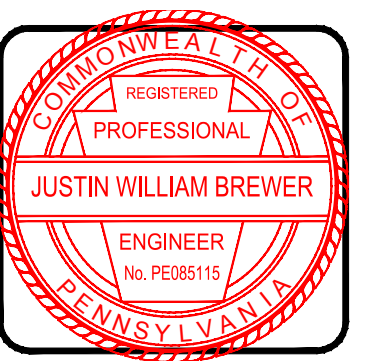
STORM SLOT DRAIN - BED 1 PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=3'



STORM YD16 - BED 4 PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=3'



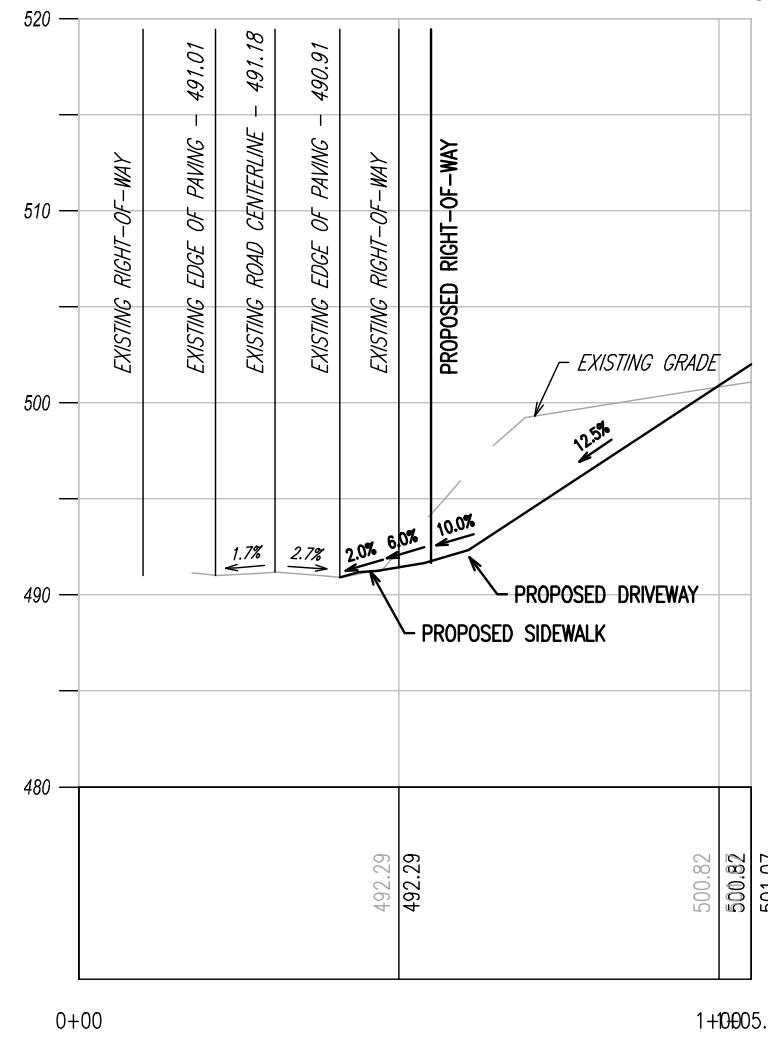
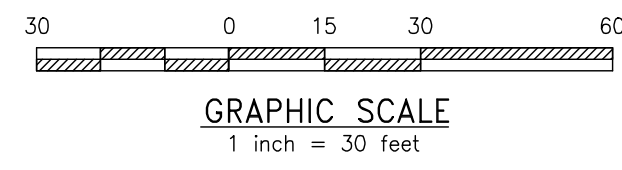
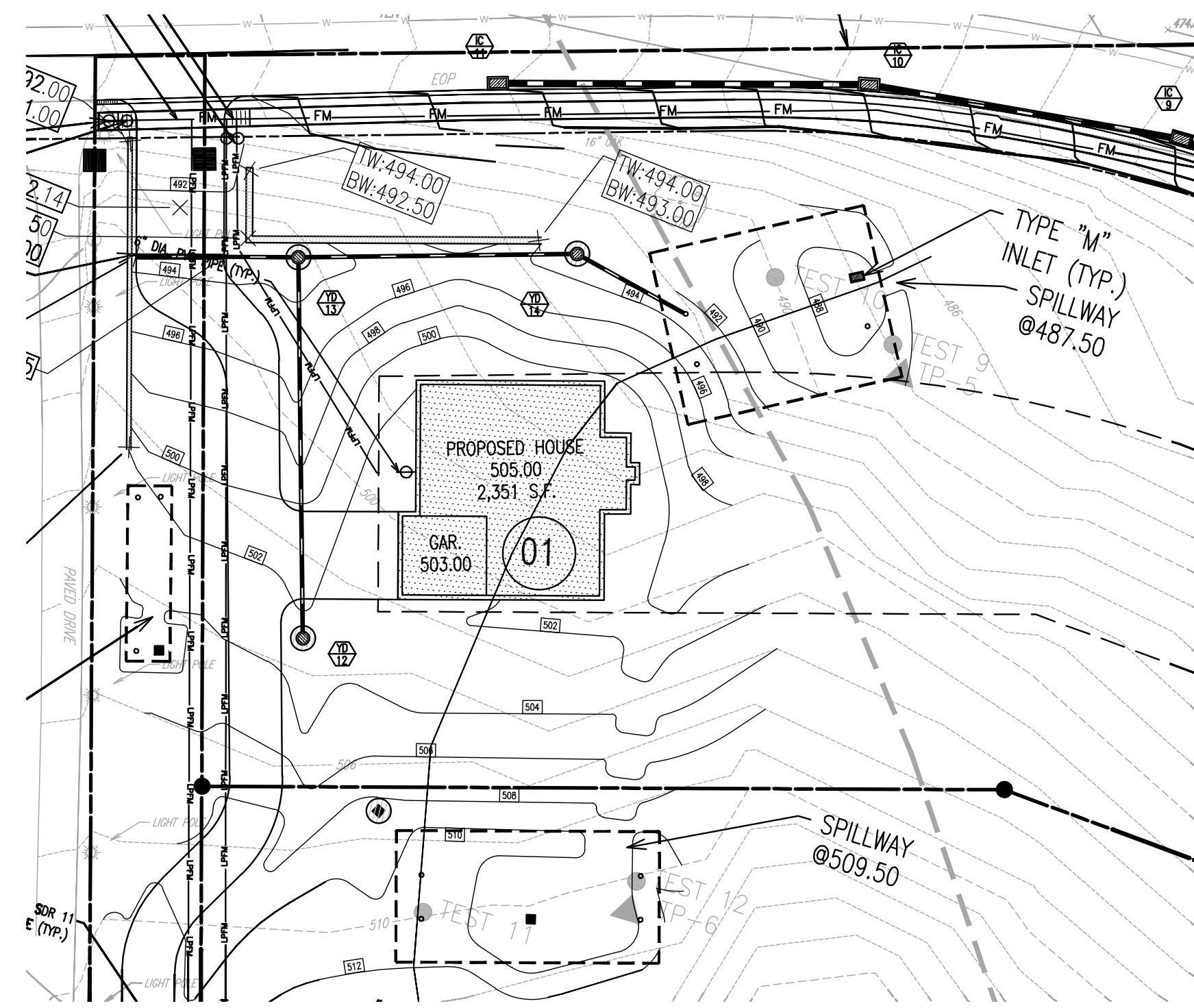
STORM YD19 - BED 6 PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=3'



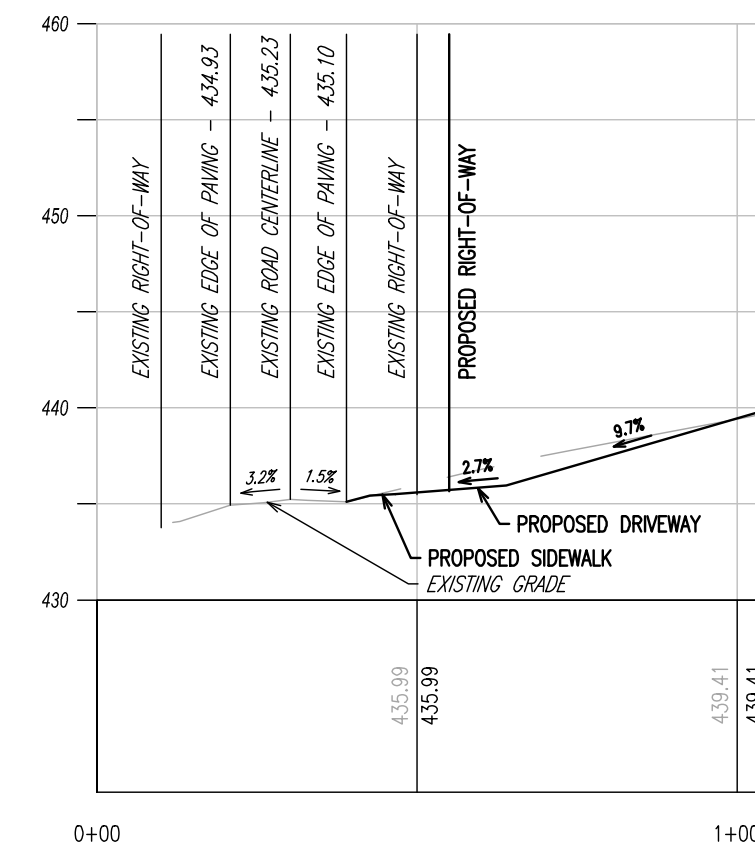
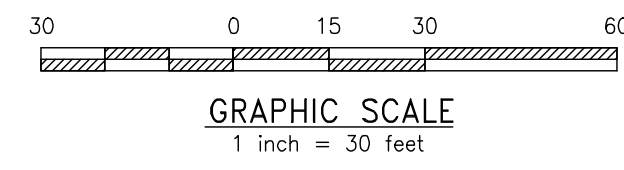
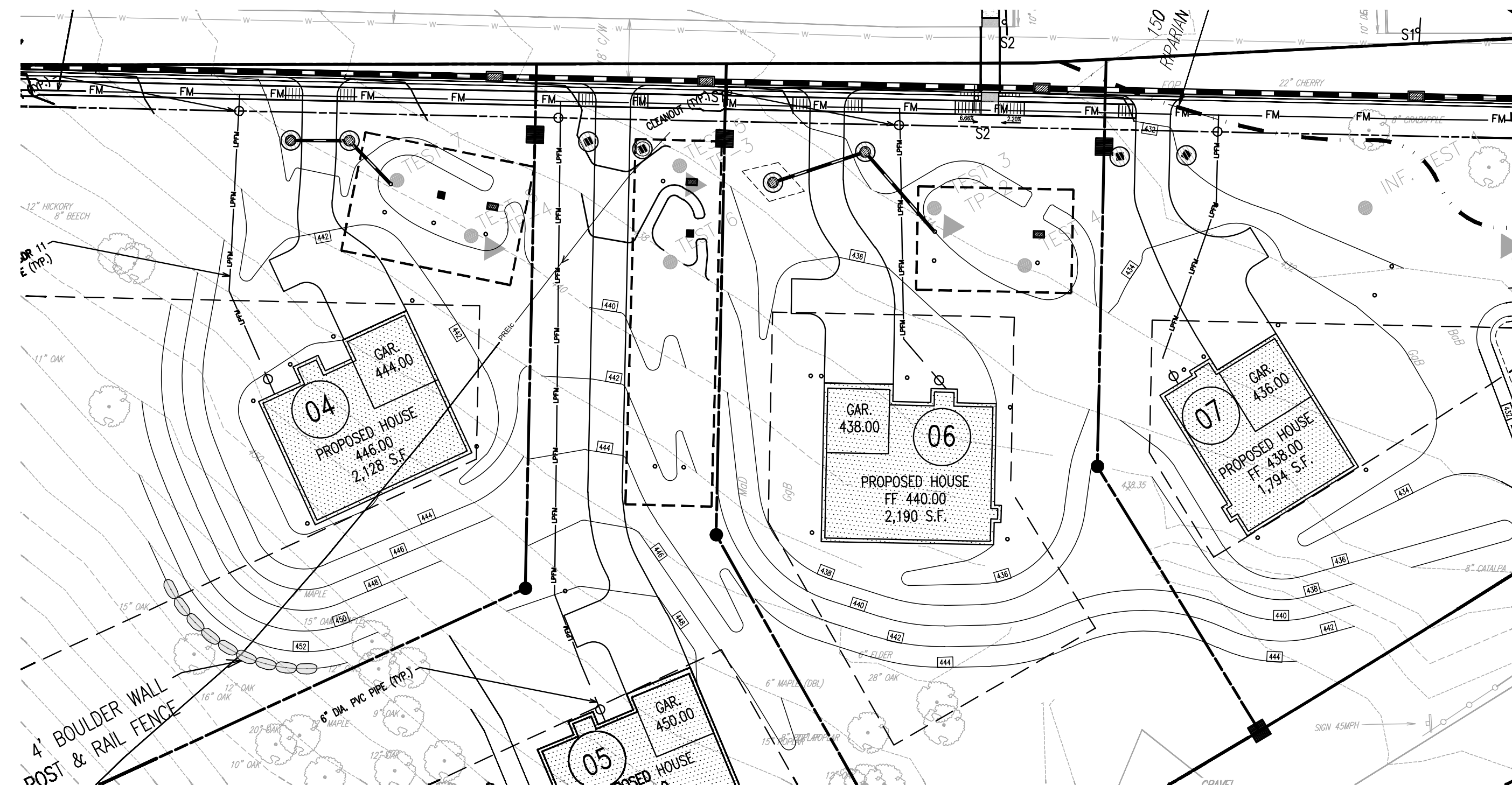
| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 8 | 03/03/2026 | PER TOWNSHIP REVIEW LETTERS DATED 07/29/2023 |
| 7 | 05/04/2025 | PER RVE REVIEW LETTER DATED 04/22/2025 |
| 6 | 02/14/2025 | FINAL PLAN COMMENTS |
| 5 | 03/06/2024 | PER CDD TECHNICAL REVIEW LETTER #2 |
| 4 | 01/12/2024 | PER CDD TECHNICAL REVIEW LETTER |
| 3 | 09/19/2023 | PER CDD INCOMPLETENESS REVIEW LETTER |
| 2 | 07/10/2023 | PER TOWNSHIP REVIEW |
| 1 | | |

PRELIMINARY/FINAL PROFILE SHEET
 CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
 PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
 LOCATION: 1354 POTTSTOWN PIKE WEST WHITELAND TWP., CHESTER COUNTY, PA

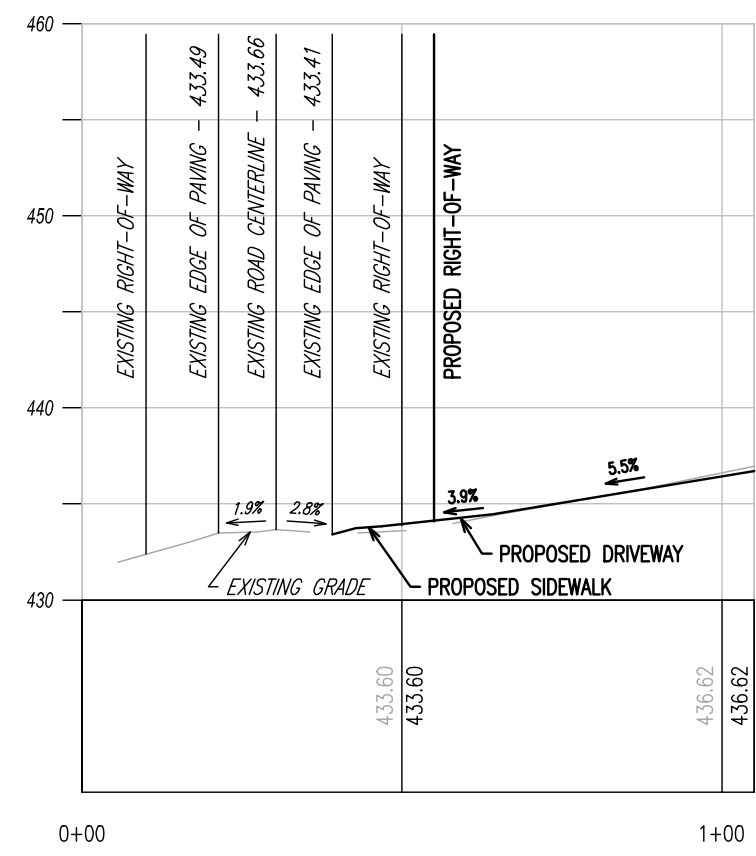
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|--------------|-----------------|
| DATE: | 04/30/2023 |
| SCALE: | AS SHOWN |
| DRAWN BY: | AJC |
| CHECKED BY: | JWB |
| PROJECT NO.: | 4689 |
| CAD FILE: | 11 PROFILES.dwg |
| PLOTTED: | 03/03/2026 |
| DRAWING NO.: | C06.3 |
| SHEET | 15 OF 19 |



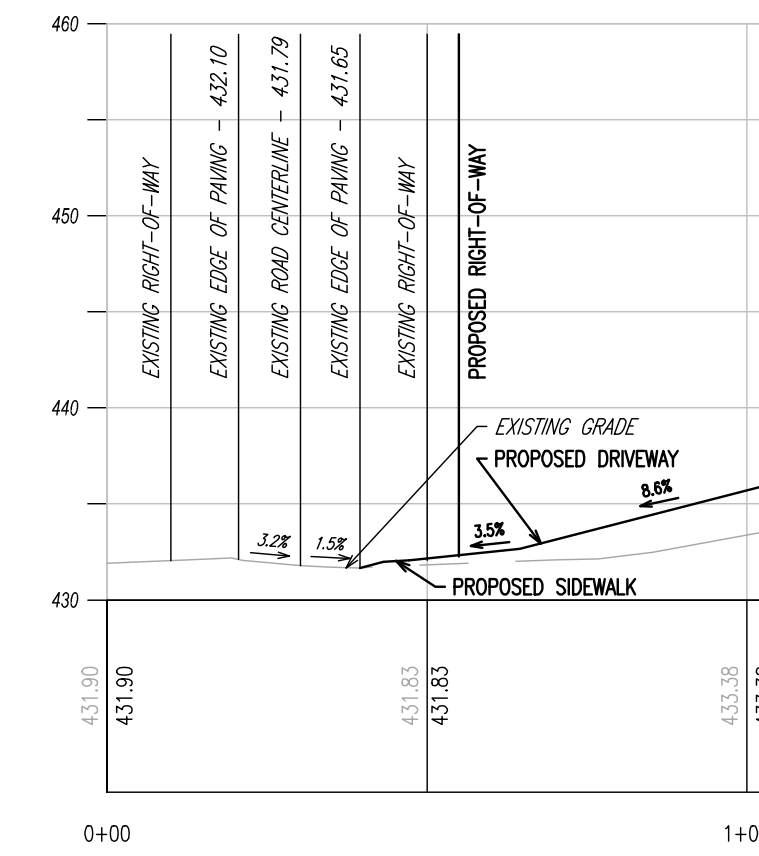
LOT 1 DRIVEWAY PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=10'



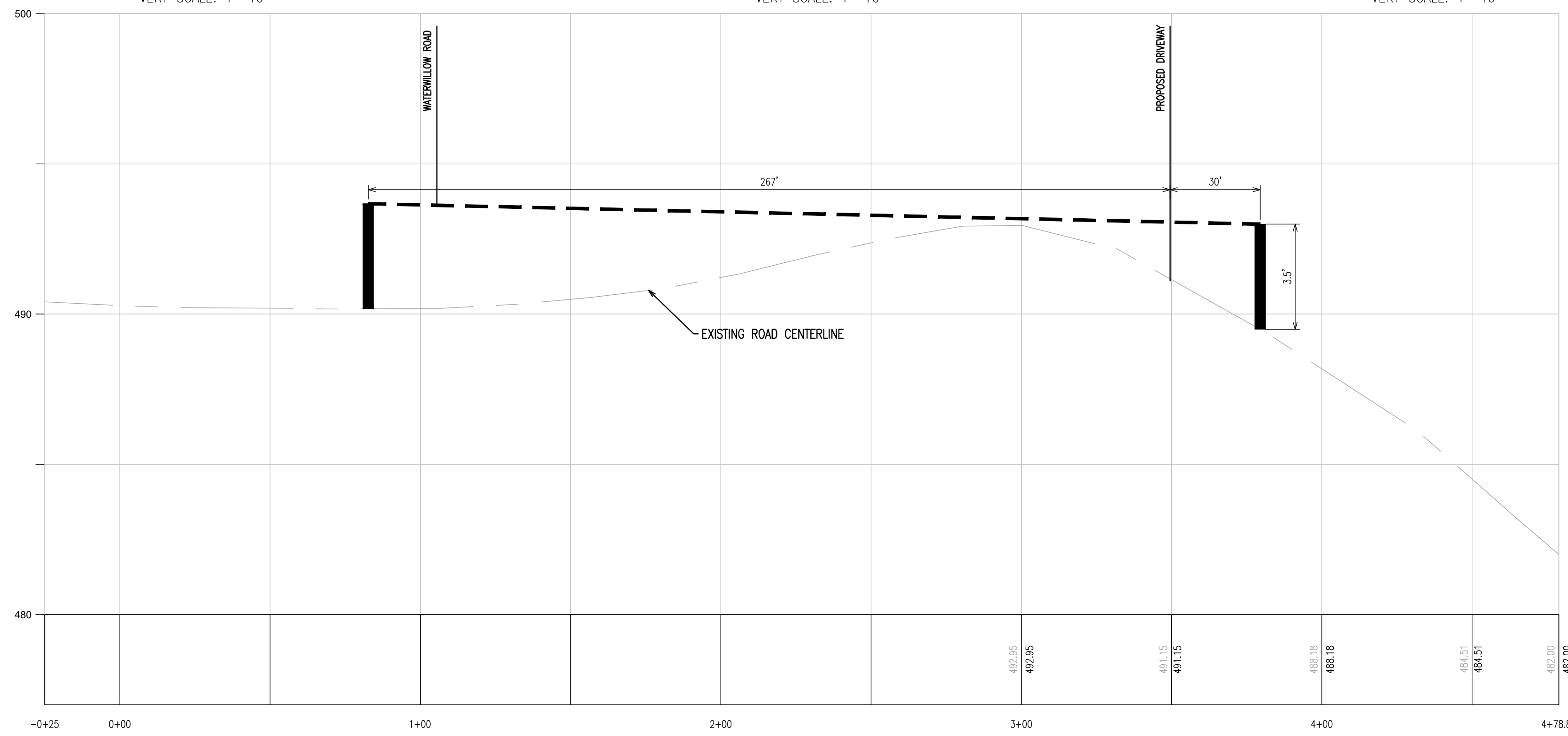
LOT 4 DRIVEWAY PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=10'



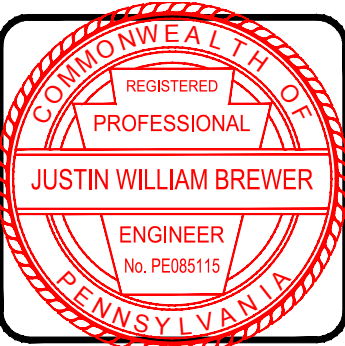
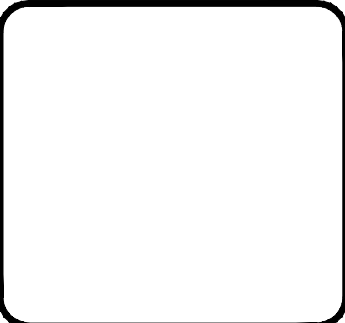
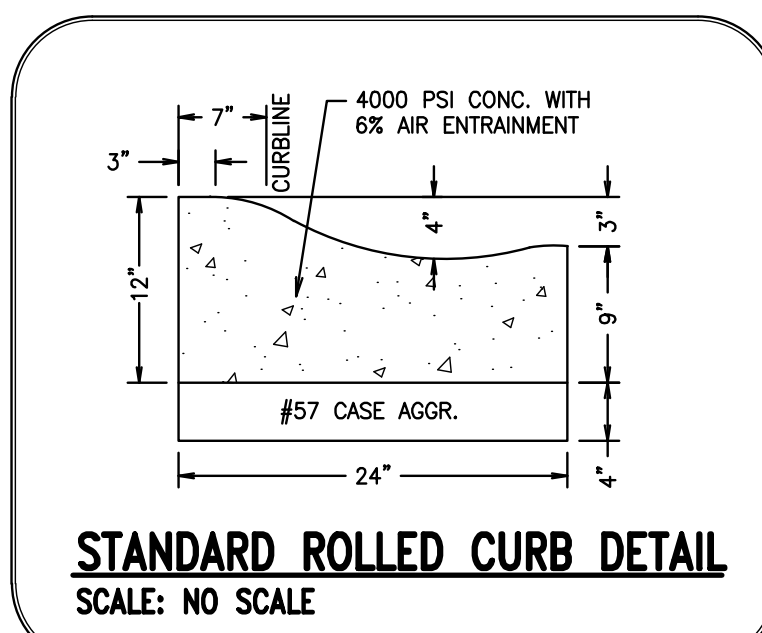
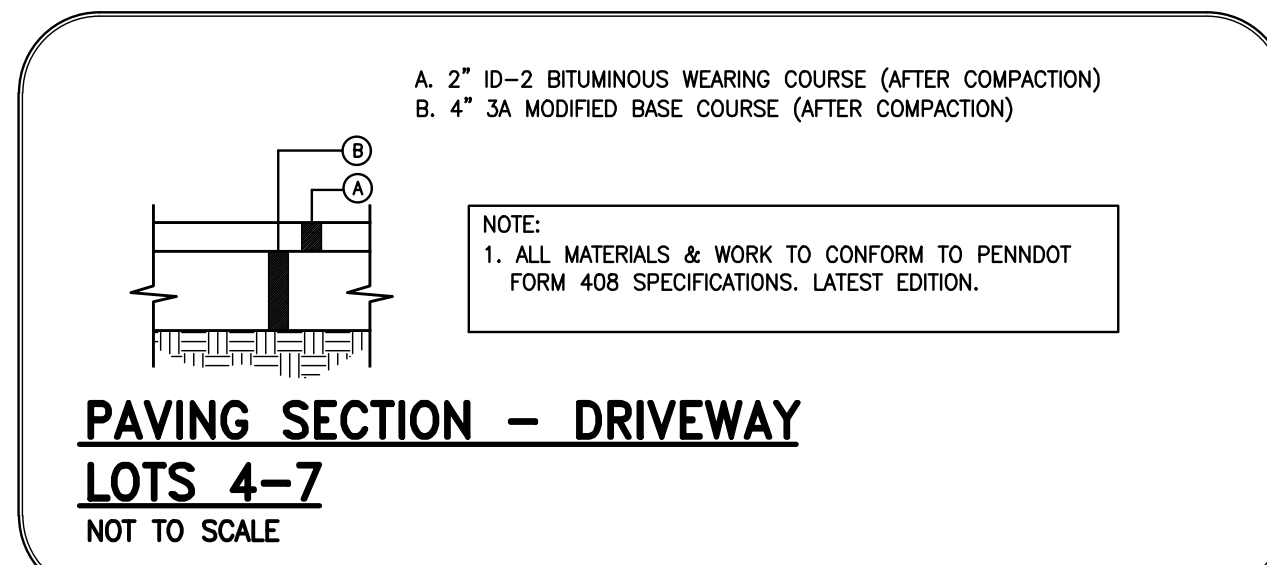
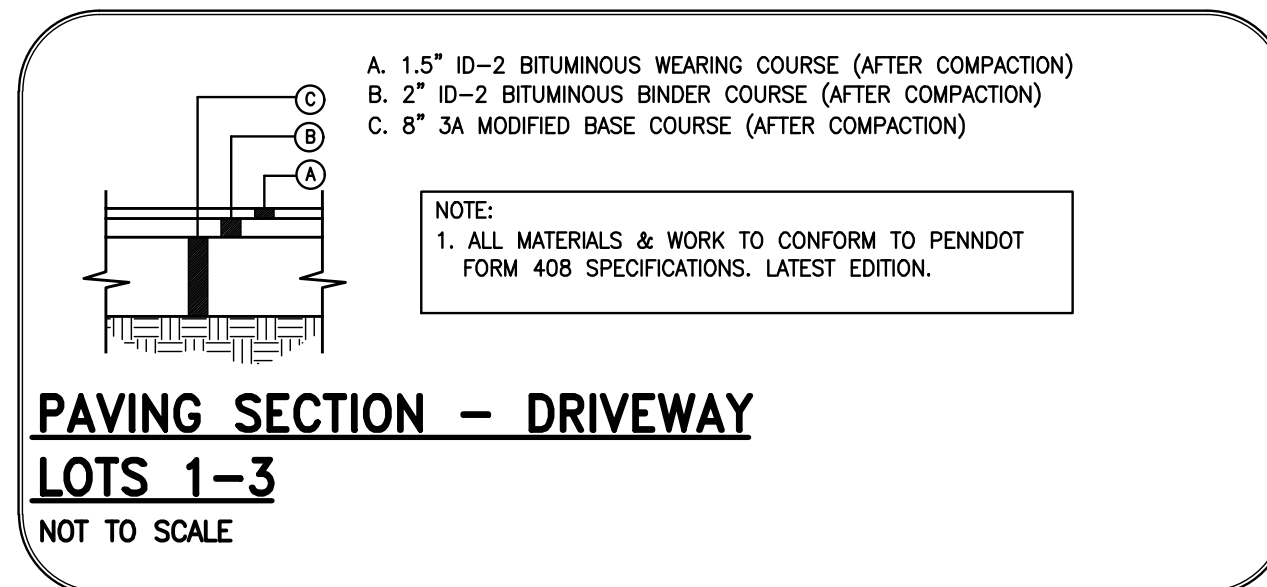
LOT 5 DRIVEWAY PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=10'



LOT 6 DRIVEWAY PROFILE
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=10'



SAFE SIGHT STOPPING DISTANCE PROFILE STA -0+25 - 4+78.86
 HORIZ SCALE: 1"=30'
 VERT SCALE: 1"=3'



| REV. | DATE | DESCRIPTION |
|------|------------|--|
| 8 | 03/03/2026 | PER TOWNSHIP REVIEW LETTERS DATED 07/29/2023 |
| 7 | 05/05/2025 | PER RVE REVIEW LETTER DATED 04/22/2025 |
| 6 | 02/14/2025 | FINAL PLAN COMMENTS |
| 5 | 03/06/2024 | PER COCD TECHNICAL REVIEW LETTER #2 |
| 4 | 01/12/2024 | PER COCD TECHNICAL REVIEW LETTER |
| 3 | 09/19/2023 | PER COCD INCOMPLETENESS REVIEW LETTER |
| 2 | 07/10/2023 | PER TOWNSHIP REVIEW |
| 1 | | |

PRELIMINARY/FINAL
PROFILE AND DETAIL SHEET
 CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
 PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
 LOCATION: 1354 POTTSTOWN PIKE
 WEST WHITELAND TWP., CHESTER COUNTY, PA

| | |
|--------------|-----------------|
| DATE: | 04/30/2023 |
| SCALE: | AS SHOWN |
| DRAWN BY: | AJC |
| CHECKED BY: | JWB |
| PROJECT NO.: | 4689 |
| CAD FILE: | 11 PROFILES.dwg |
| PLOTTED: | 03/03/2026 |
| DRAWING NO.: | C06.4 |
| SHEET | 15A of 19 |

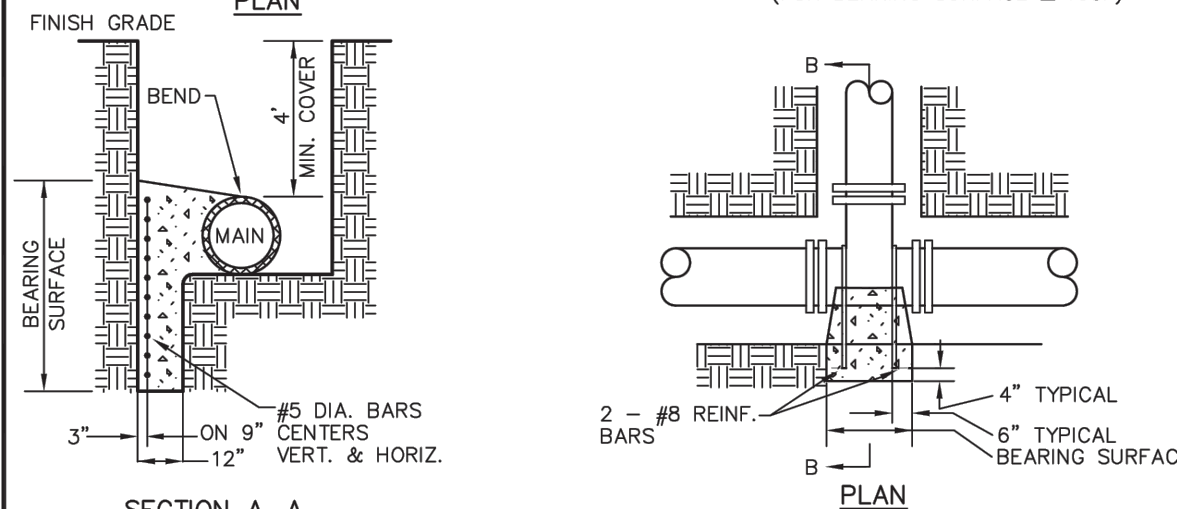
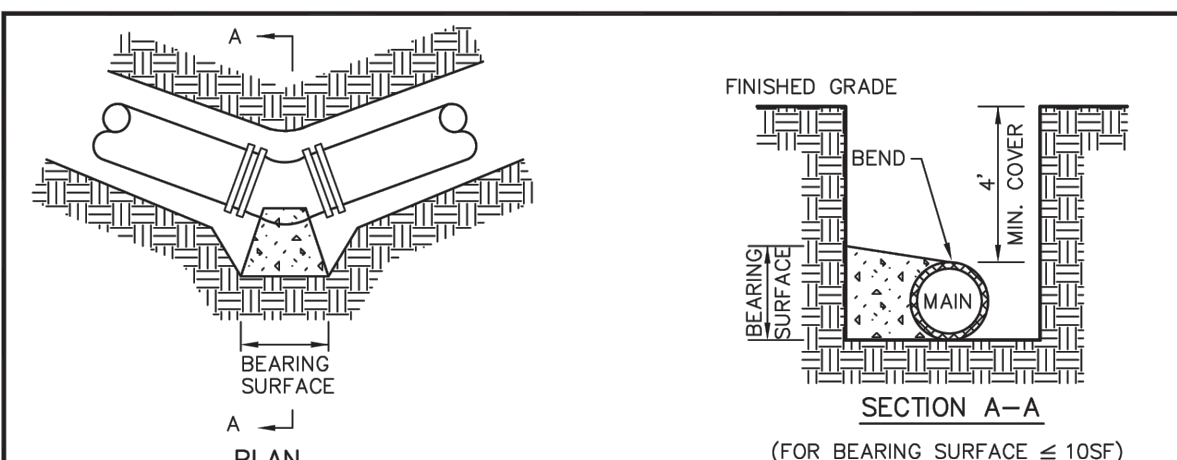
BEARING SURFACE REQUIRED - Sq. Ft. FOR PRESSURES LESS THAN 100 P.S.I.

| PIPE SIZE | 3" | | | | 4" | | | | 6" | | | | 8" | | | | |
|--|--------|-----|------|-------|--------|-----|------|-------|--------|-----|------|-------|--------|-----|------|-------|-----|
| | DEGREE | | BEND | | DEGREE | | BEND | | DEGREE | | BEND | | DEGREE | | BEND | | |
| TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS | 0.5° | 90° | 45° | 22.5° | 0.5° | 90° | 45° | 22.5° | 0.5° | 90° | 45° | 22.5° | 0.5° | 90° | 45° | 22.5° | |
| SOFT CLAY (1,000#/SF) | 1.8 | 2.6 | 1.4 | 1.0 | 2.7 | 3.8 | 2.1 | 1.1 | 5.6 | 7.9 | 4.3 | 2.2 | 1.1 | 9.6 | 13.6 | 7.4 | 3.8 |
| SILT (1,000#/SF) | 1.2 | 1.7 | 1.0 | 1.0 | 1.8 | 2.6 | 1.4 | 1.0 | 3.7 | 5.3 | 2.9 | 2.2 | 1.0 | 6.4 | 9.1 | 4.9 | 2.5 |
| SANDY SILT (3,000#/SF) | 1.0 | 1.0 | 1.0 | 1.0 | 1.3 | 1.0 | 1.0 | 1.0 | 1.9 | 2.6 | 1.4 | 1.1 | 1.0 | 3.2 | 4.5 | 2.5 | 1.3 |
| SAND (4,000#/SF) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.4 | 2.0 | 1.1 | 1.0 | 1.0 | 2.4 | 3.4 | 1.8 | 1.0 |
| SANDY CLAY (6,000#/SF) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.3 | 1.0 | 1.0 | 1.0 | 1.0 | 1.6 | 2.3 | 1.2 | 1.0 |
| HARD CLAY (8,000#/SF) | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.1 | 1.5 | 1.0 | 1.0 | 1.0 |

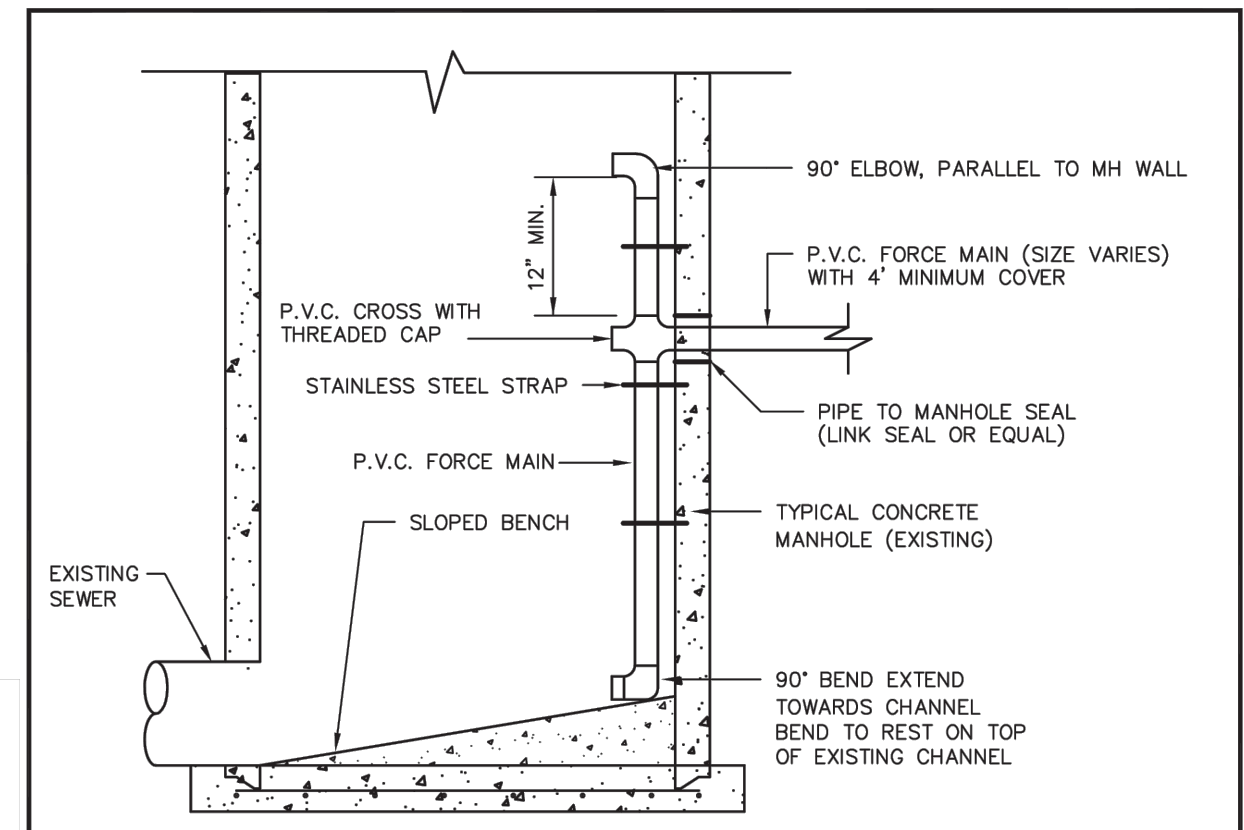
| PIPE SIZE | 10" | | | | 12" | | | | 14" | | | | 16" | | | | | | | |
|--|--------|------|------|-------|--------|------|------|-------|--------|-----|------|-------|--------|------|------|-------|------|------|------|-----|
| | DEGREE | | BEND | | DEGREE | | BEND | | DEGREE | | BEND | | DEGREE | | BEND | | | | | |
| TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS | 0.5° | 90° | 45° | 22.5° | 0.5° | 90° | 45° | 22.5° | 0.5° | 90° | 45° | 22.5° | 0.5° | 90° | 45° | 22.5° | | | | |
| SOFT CLAY (1,000#/SF) | 14.5 | 20.5 | 11.1 | 5.7 | 2.8 | 20.5 | 29.0 | 15.7 | 8.0 | 4.0 | 27.6 | 39.0 | 21.1 | 10.8 | 5.4 | 35.7 | 50.4 | 27.3 | 13.9 | 7.0 |
| SILT (1,000#/SF) | 9.7 | 13.7 | 7.4 | 5.8 | 1.9 | 13.7 | 19.3 | 10.5 | 5.3 | 2.7 | 18.4 | 26.0 | 14.1 | 7.2 | 3.6 | 23.8 | 33.6 | 18.2 | 9.3 | 4.7 |
| SANDY SILT (3,000#/SF) | 4.8 | 6.8 | 3.7 | 1.9 | 1.0 | 6.8 | 9.7 | 5.2 | 2.7 | 1.3 | 9.2 | 13.0 | 7.0 | 3.6 | 1.8 | 11.8 | 16.8 | 9.1 | 4.8 | 2.3 |
| SAND (4,000#/SF) | 3.6 | 5.1 | 2.8 | 1.4 | 1.0 | 5.1 | 7.3 | 3.9 | 2.0 | 1.0 | 6.9 | 9.7 | 5.3 | 2.7 | 1.4 | 8.9 | 12.6 | 6.8 | 3.5 | 1.7 |
| SANDY CLAY (6,000#/SF) | 2.4 | 3.4 | 1.9 | 1.0 | 1.0 | 3.4 | 4.8 | 2.6 | 1.3 | 1.0 | 4.6 | 6.5 | 3.5 | 1.8 | 1.0 | 5.9 | 8.4 | 4.5 | 2.3 | 1.2 |
| HARD CLAY (8,000#/SF) | 1.6 | 2.3 | 1.2 | 1.0 | 1.0 | 2.3 | 3.2 | 1.7 | 1.0 | 1.0 | 3.1 | 4.3 | 2.3 | 1.2 | 1.0 | 4.0 | 5.6 | 3.0 | 1.5 | 1.0 |

NOTE: D.E. DENOTES DEAD END OR TEE ALL AREAS IN SQUARE FEET.

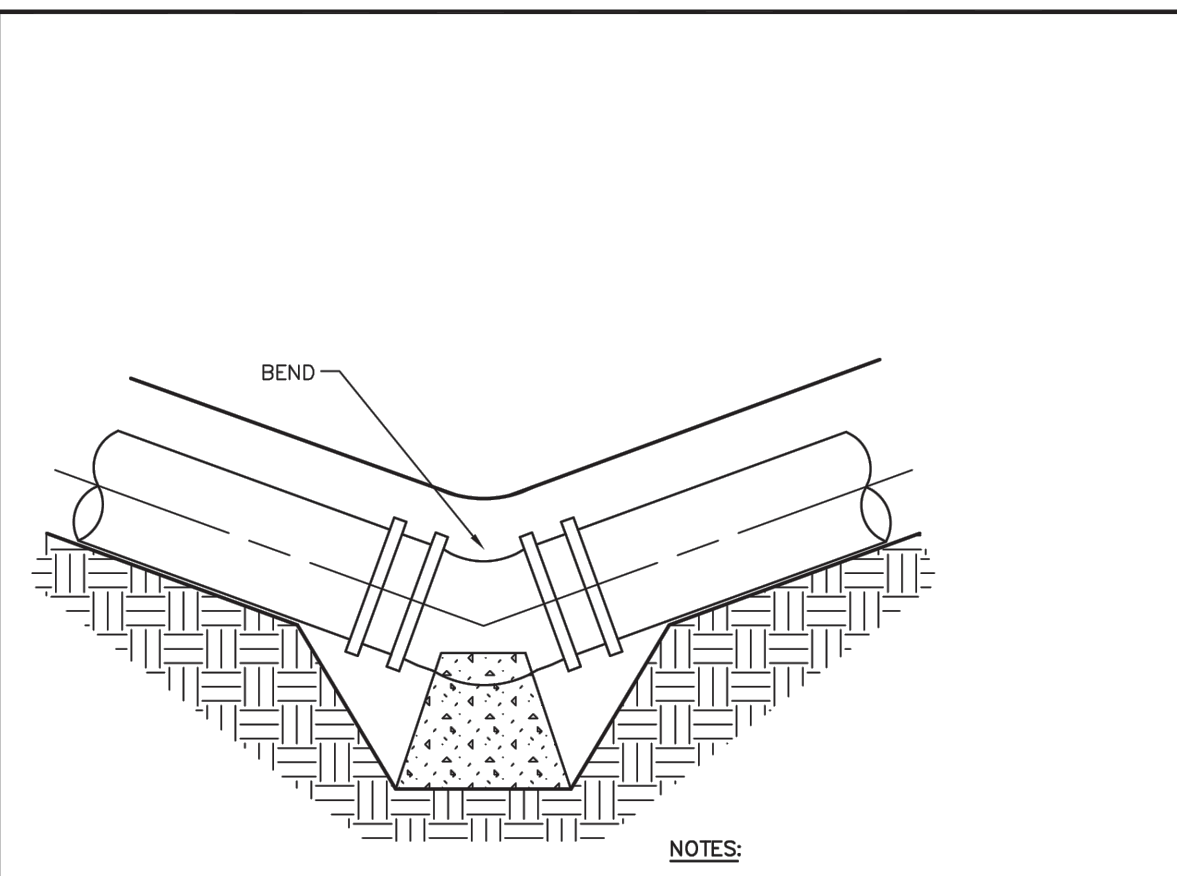
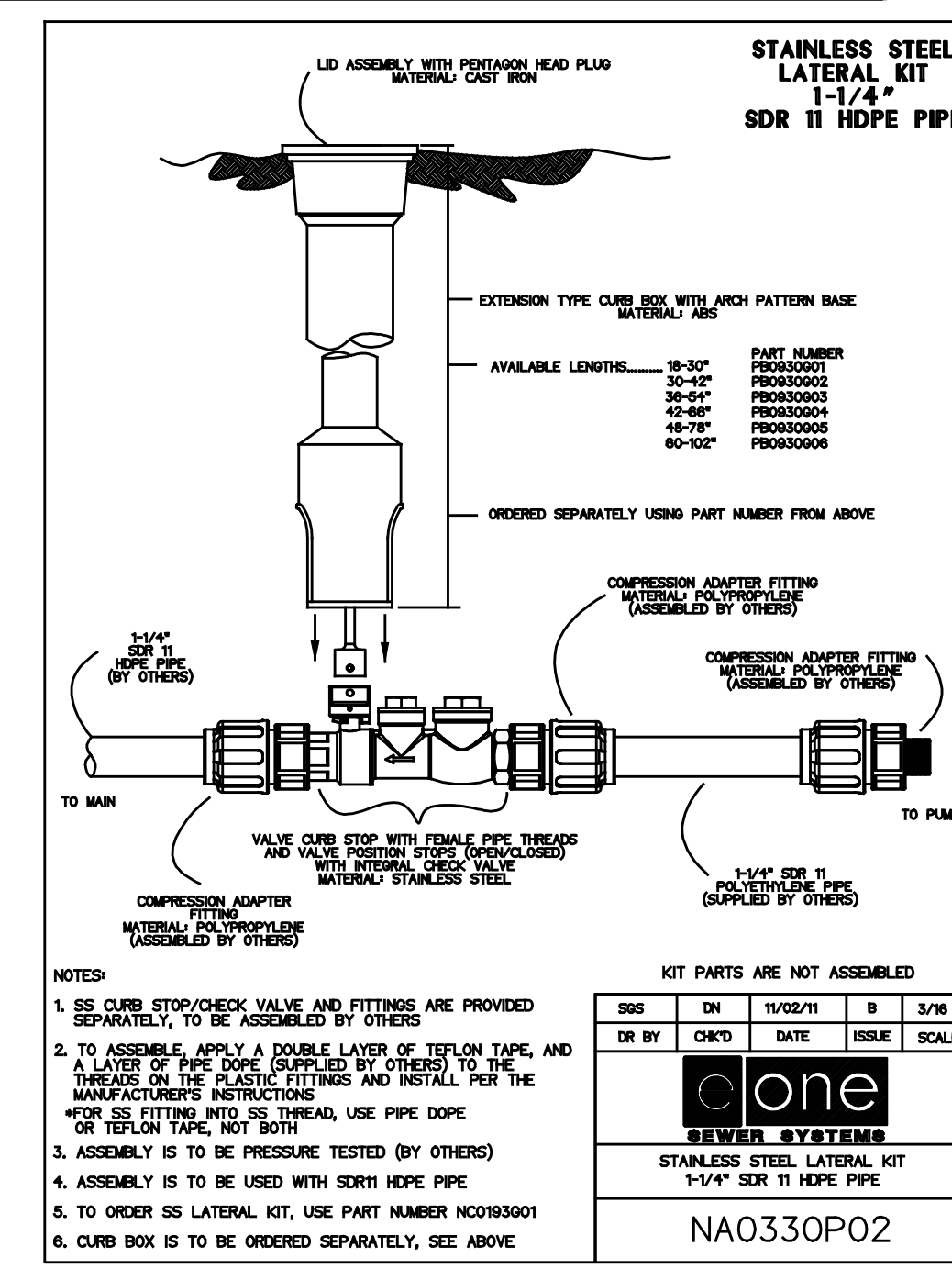
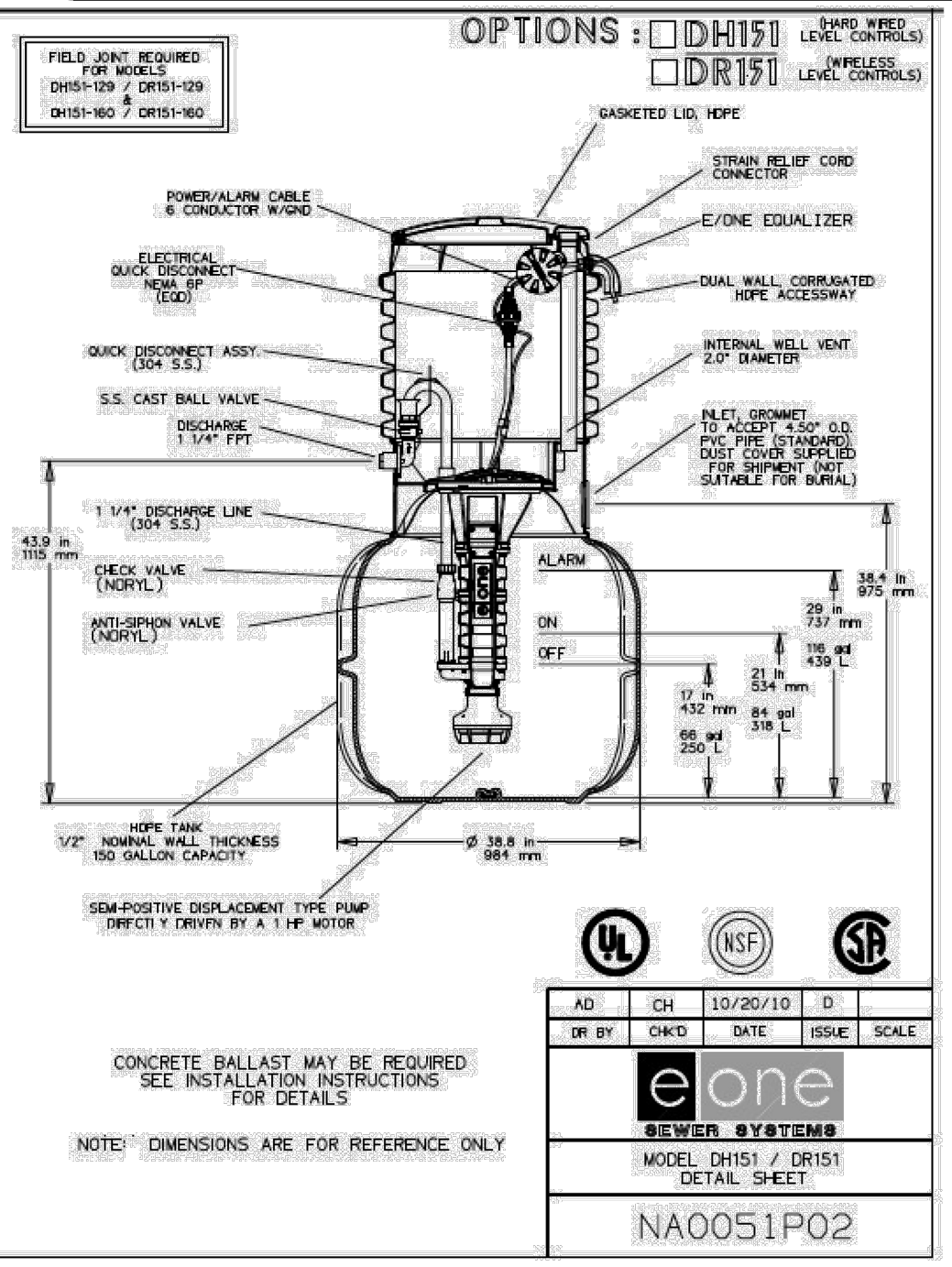
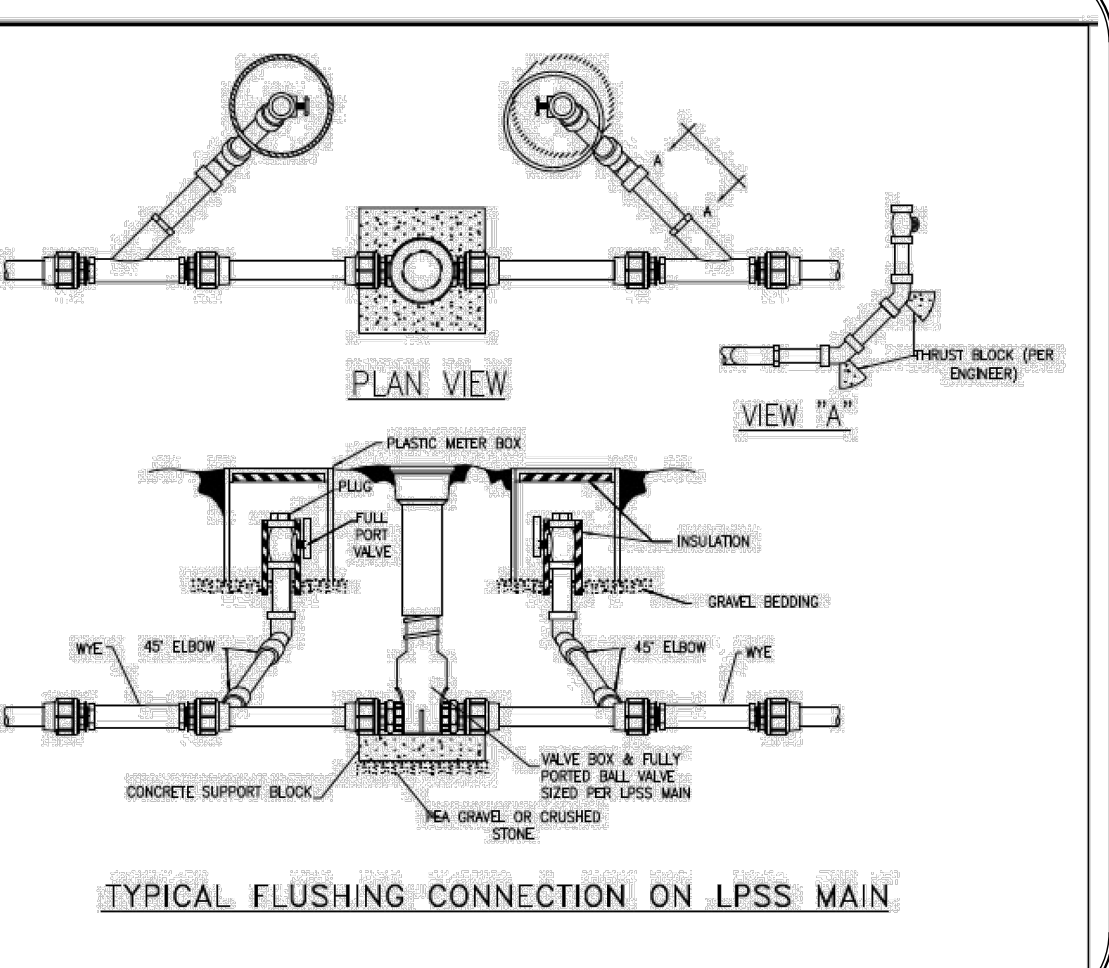
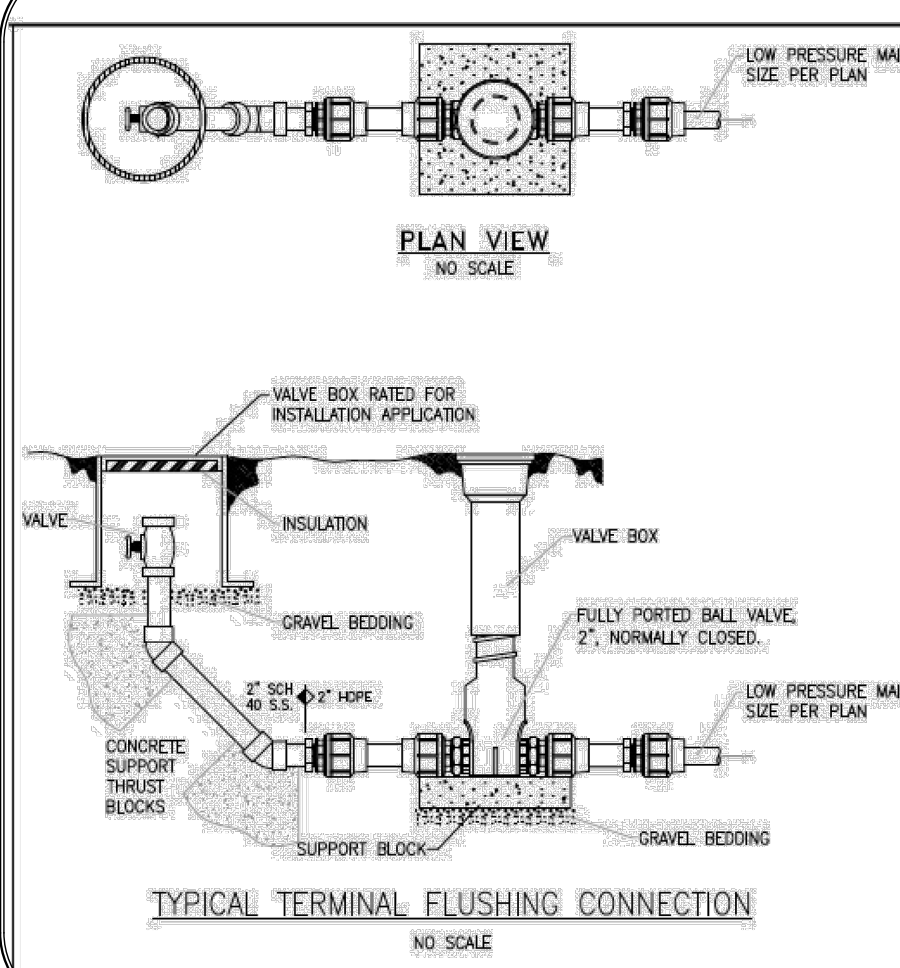
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|---------------------------|--|
| DSG. BY: MTY OKD. BY: WNM | SEWER FORCE MAIN HORIZONTAL & VERTICAL DOWNWARD THRUST BLOCK AREAS |
| DATE: 2-24-14 SCALE: NONE | |
| REVISION | DATE |
| | |
| STANDARD DETAIL | |



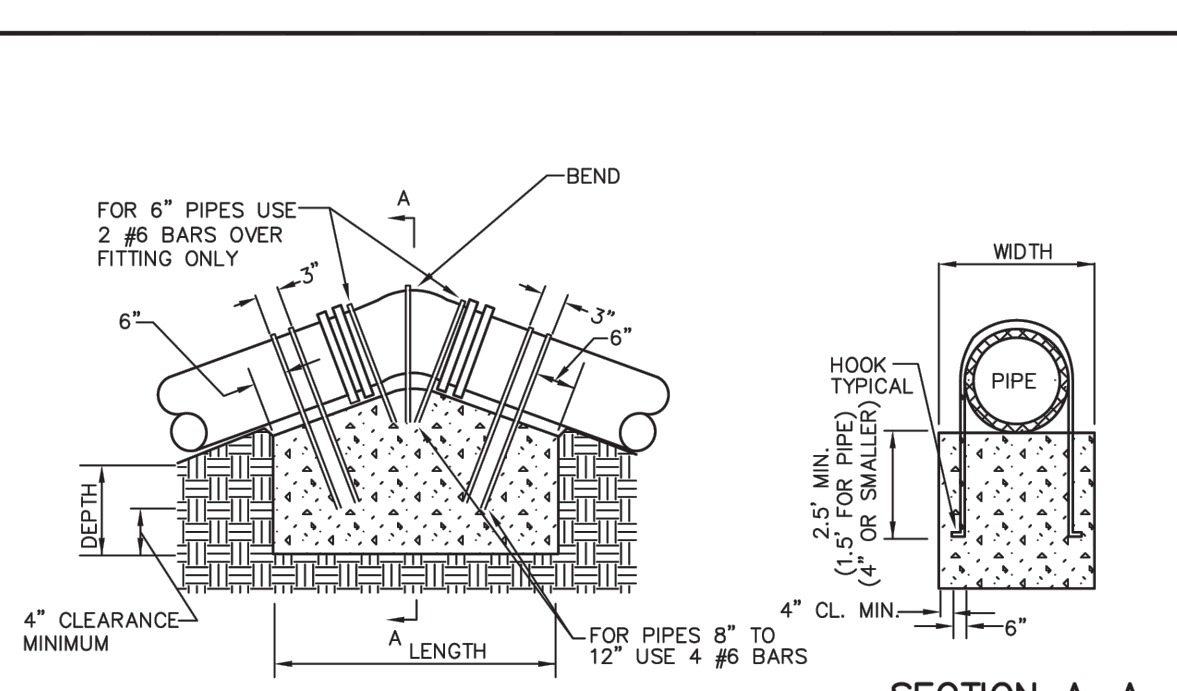
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|---------------------------|--|
| DSG. BY: MTY OKD. BY: WNM | SEWER FORCE MAIN HORIZONTAL THRUST BLOCK |
| DATE: 2-24-14 SCALE: NONE | |
| REVISION | DATE |
| | |
| STANDARD DETAIL | |



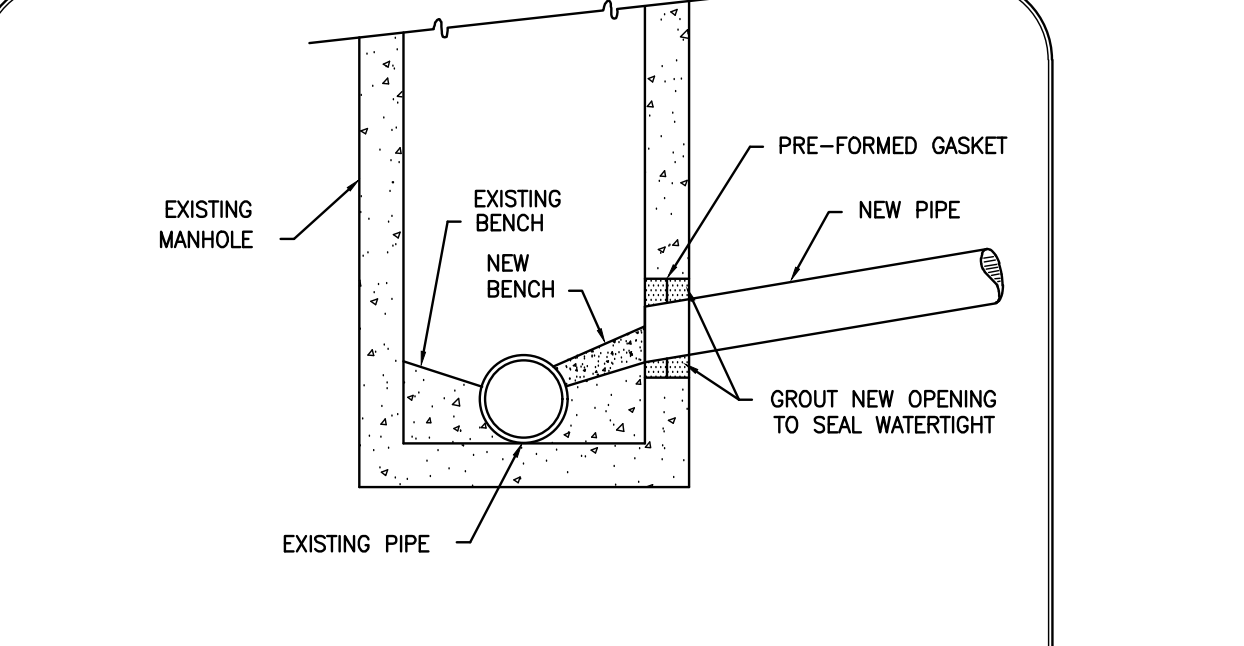
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|---------------------------|--|
| DSG. BY: MTY OKD. BY: WNM | FORCE MAIN TO GRAVITY MANHOLE CONNECTION |
| DATE: 2-24-14 SCALE: NONE | |
| REVISION | DATE |
| | |
| STANDARD DETAIL | |



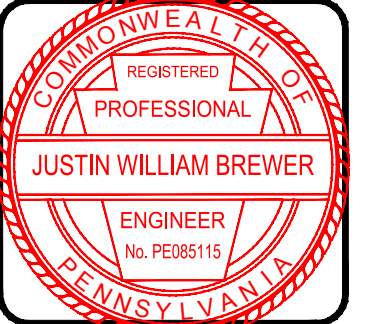
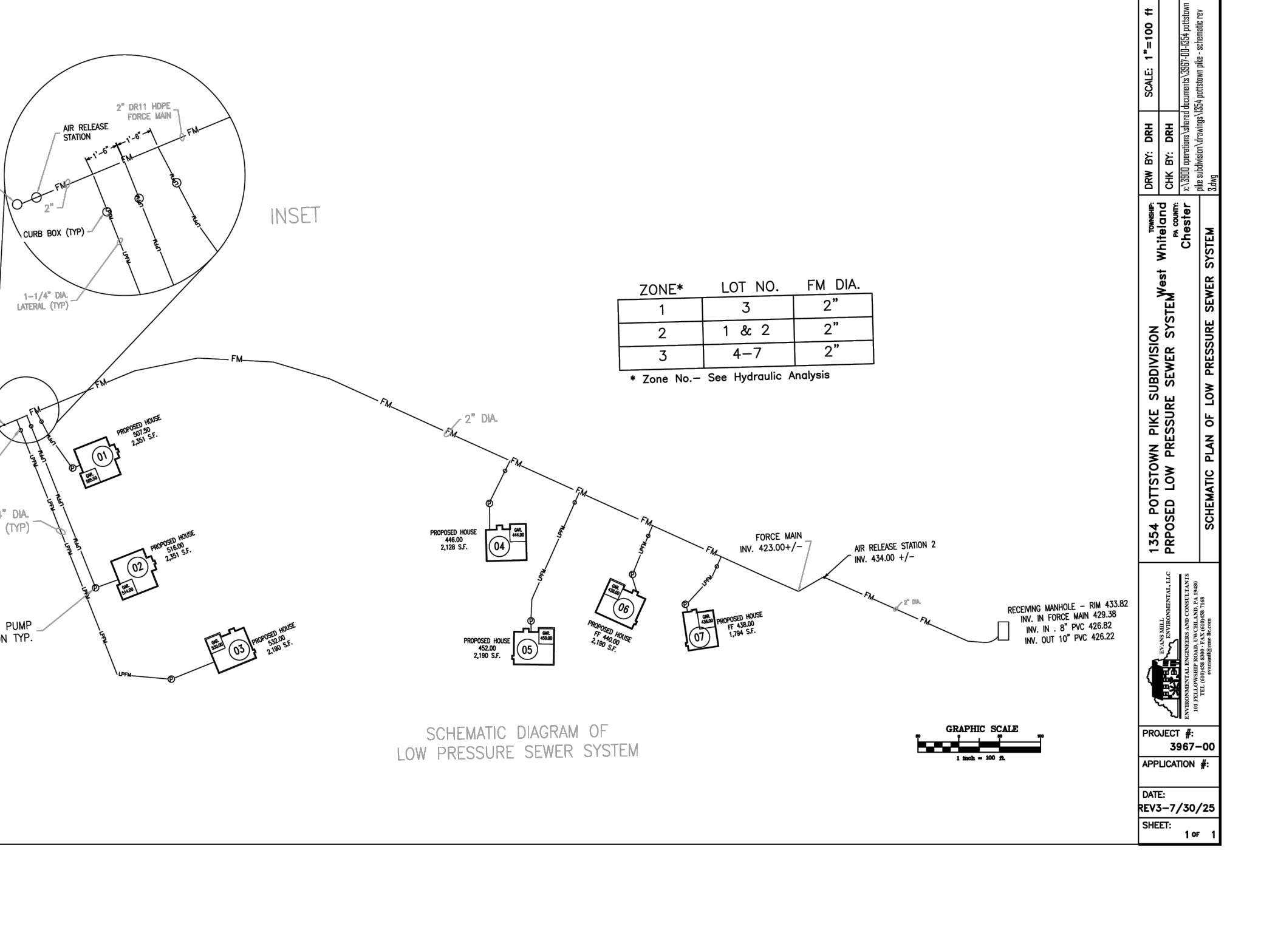
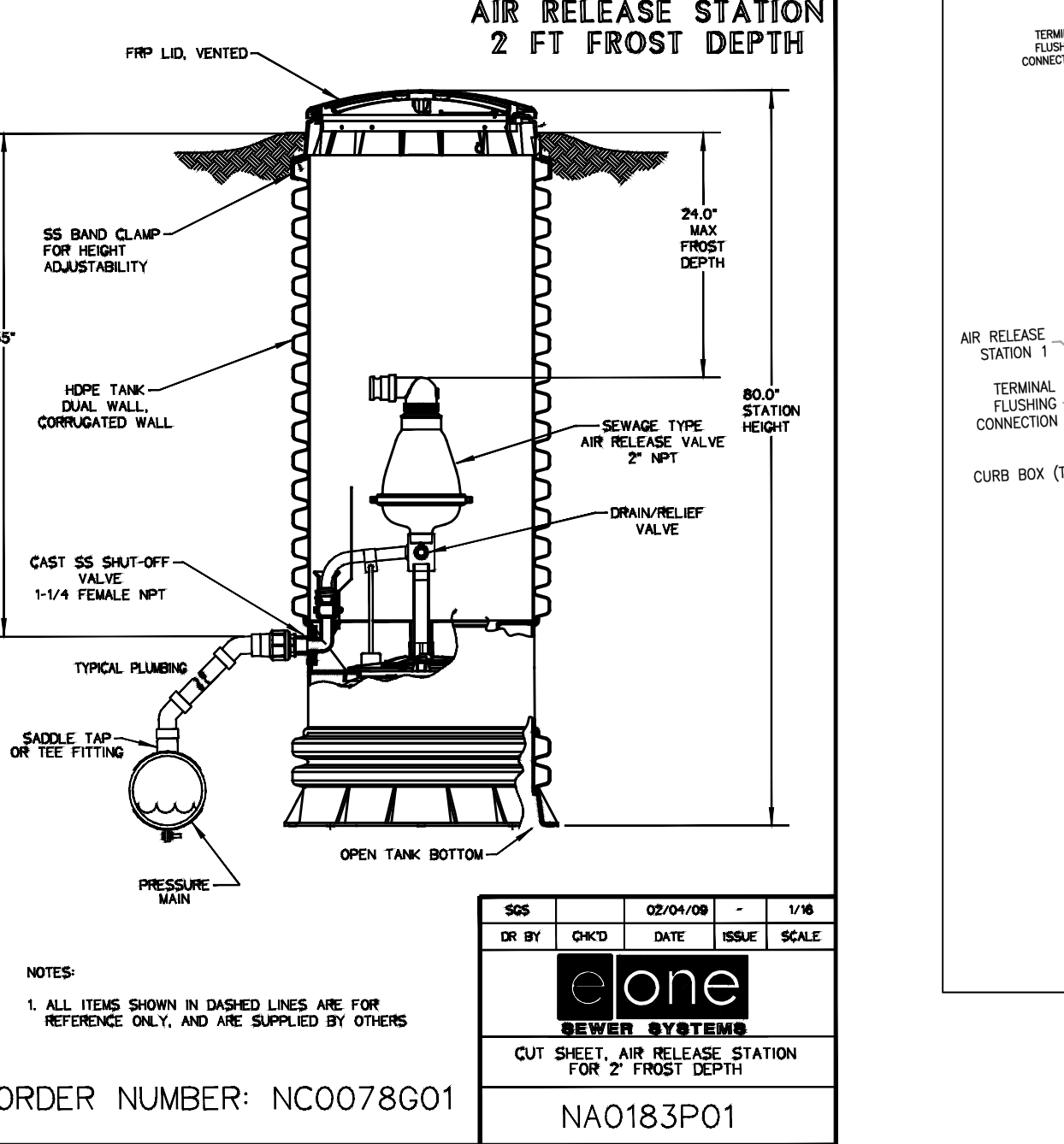
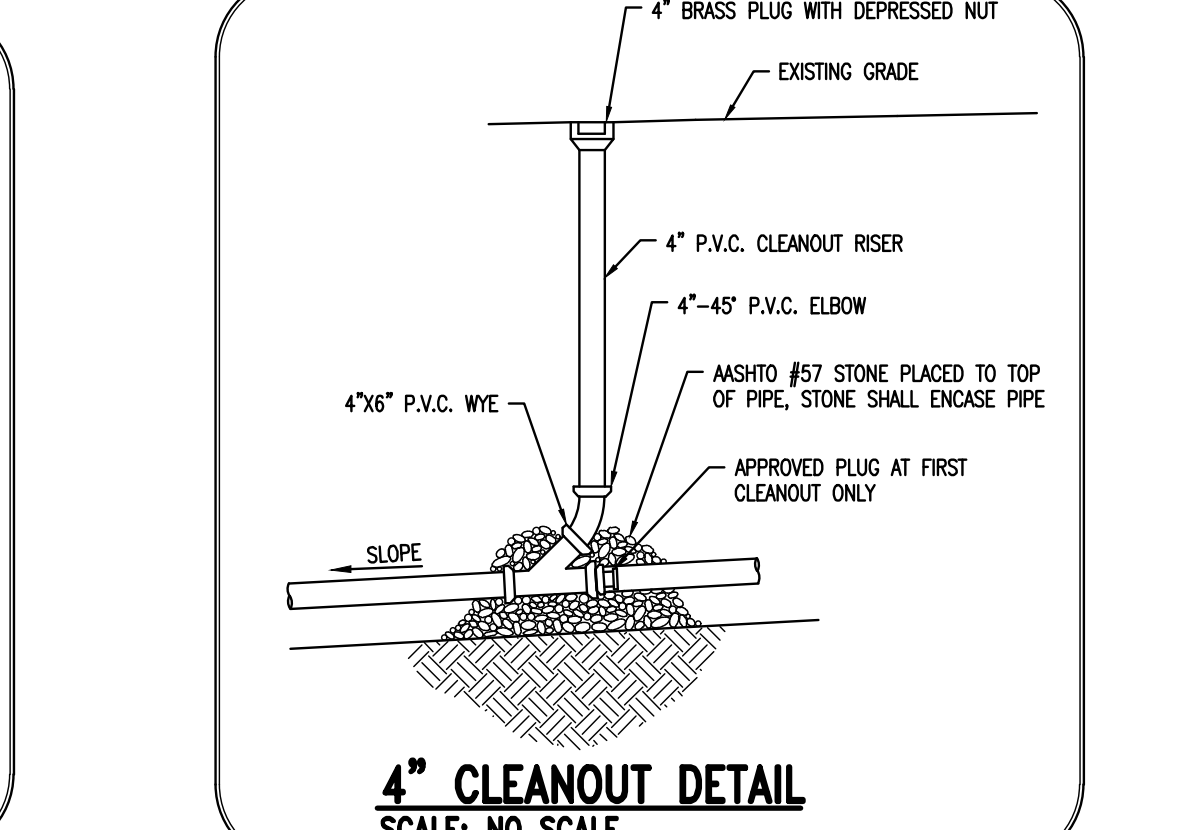
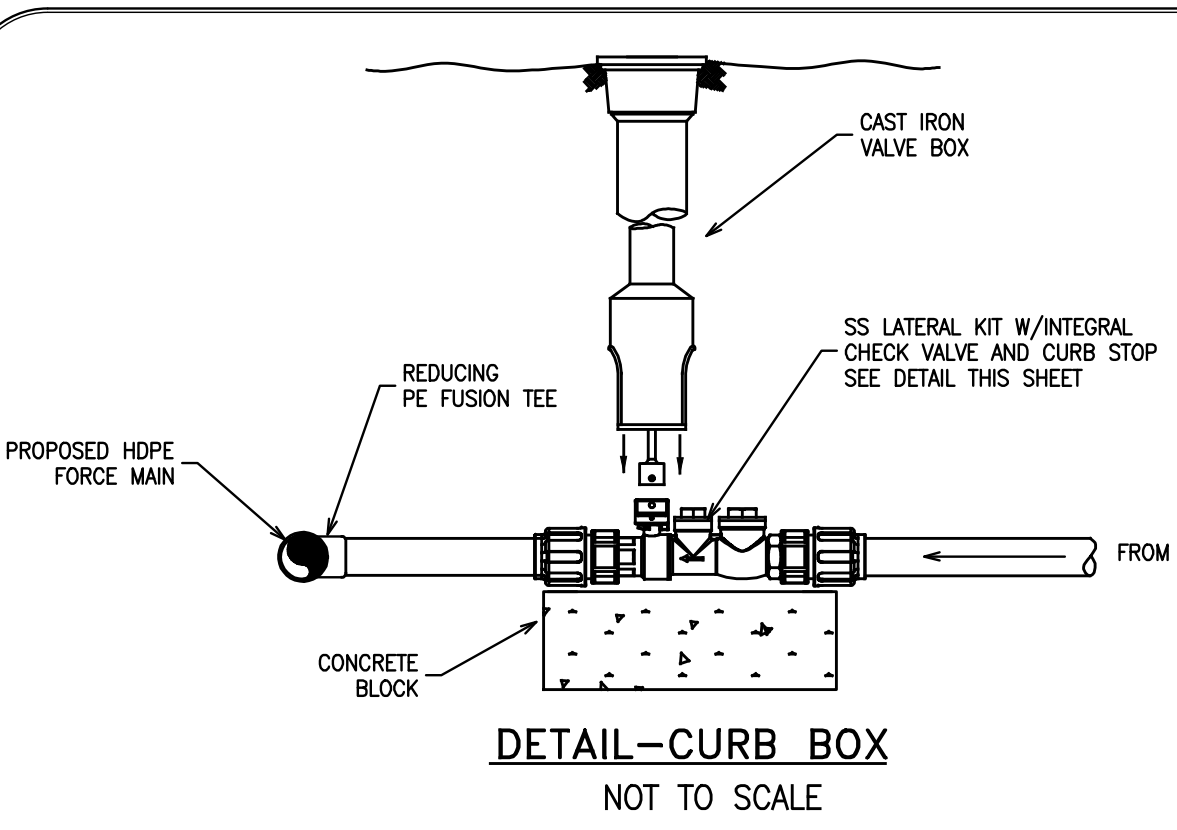
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|---------------------------|--|
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| DATE: 2-24-14 SCALE: NONE | |
| REVISION | DATE |
| | |
| STANDARD DETAIL | |



| | |
|---------------------------|--|
| DSG. BY: MTY OKD. BY: WNM | SEWER FORCE MAIN VERTICAL UPWARD THRUST BLOCKS |
| DATE: 2-24-14 SCALE: NONE | |
| REVISION | DATE |
| | |
| STANDARD DETAIL | |



| | |
|---------------------------|---------------------------------------|
| DSG. BY: MTY OKD. BY: WNM | CONNECTION TO EXISTING MANHOLE DETAIL |
| DATE: 2-24-14 SCALE: NONE | |
| REVISION | DATE |
| | |
| STANDARD DETAIL | |



| NO. | DATE | DESCRIPTION |
|-----|------------|---|
| 8 | 03/03/2026 | PER TOWNSHIP REVIEW LETTER DATED 07/29/2023 |
| 7 | 05/09/2025 | PER RVC REVIEW LETTER DATED 04/22/2025 |
| 6 | 02/14/2025 | FINAL PLAN COMMENTS |
| 5 | 02/14/2024 | PER CCD TECHNICAL REVIEW LETTER #2 |
| 4 | 03/09/2024 | PER CCD TECHNICAL REVIEW LETTER |
| 3 | 07/12/2024 | PER CCD INCOMPLETE REVIEW LETTER |
| 2 | 09/19/2023 | PER CCD INCOMPLETE REVIEW LETTER |
| 1 | 07/10/2023 | PER TOWNSHIP REVIEW |

PRELIMINARY/FINAL CONSTRUCTION DETAILS
CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE WEST, WHITELAND TWP., CHESTER COUNTY, PA

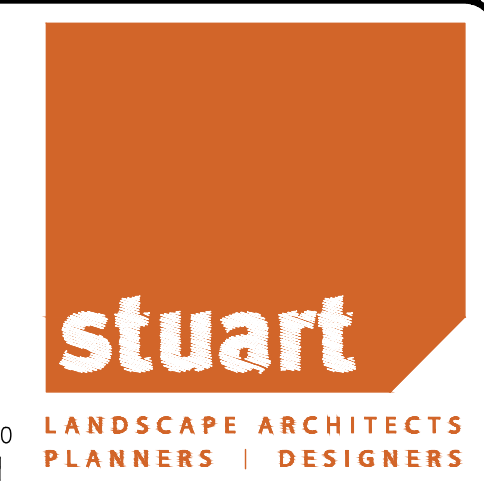
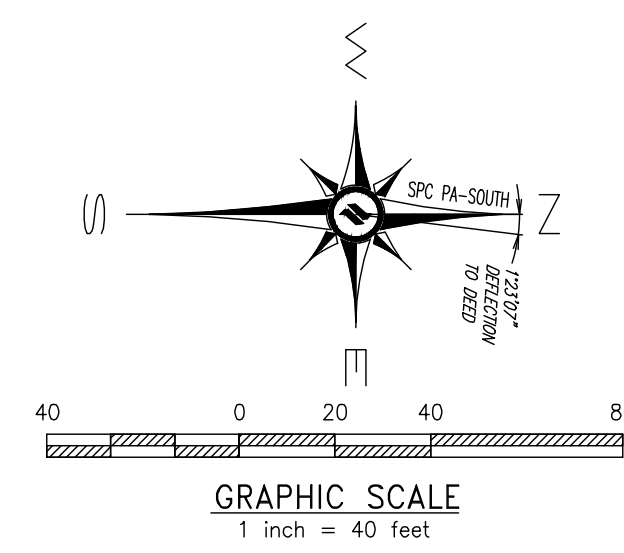
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|--------------|-----------------------------|
| DATE: | 04/30/2023 |
| SCALE: | N.T.S. |
| DRAWN BY: | AJC |
| CHECKED BY: | JWB |
| PROJECT NO.: | 4689 |
| CAD FILE: | 12 CONSTRUCTION DETAILS.dwg |
| PLOTTED: | 03/03/2026 |
| DRAWING NO.: | C07.2 |
| SHEET: | 17 OF 19 |

N/A LANDS OF ALFRED L. & SUSAN MARTINELLI U.P.A. #41-8-187.2 RECORD BOOK 6249, PAGE 279

N/A LANDS OF JEFFREY & LAUREN BRYANT U.P.A. #41-8-187.1 RECORD BOOK 7907, PAGE 1855

N/A LANDS OF WEST WHITELAND TOWNSHIP U.P.A. #41-80-58(E) RECORD BOOK 1648, PAGE 216

N/A LANDS OF BANBURY HOMEOWNERS U.P.A. #41-80 RECORD BOOK 1530



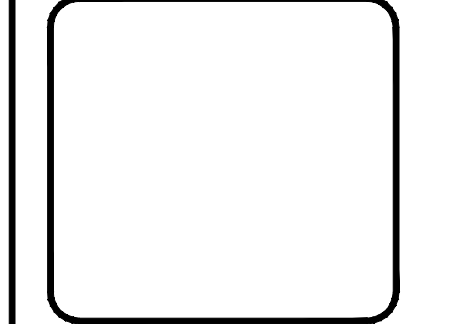
HOWELL ENGINEERING
Local Knowledge. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003



POTTSTOWN PIKE
(S.R. 0100, L.R. 147)

SITE PLAN NOTES:

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
3. PLANS CREATED FROM DRAWINGS FROM D.L. HOWELL ENGINEERING DATED, 09/26/2023.
4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.



| REV. | DATE | DESCRIPTION |
|------|------------|---------------------------------------|
| 8 | | |
| 7 | | |
| 6 | 02/14/2025 | FINAL PLAN COMMENTS |
| 5 | 03/08/2024 | PER CCOD TECHNICAL REVIEW LETTER #2 |
| 4 | 01/12/2024 | PER CCOD TECHNICAL REVIEW LETTER |
| 3 | 09/19/2023 | PER CCOD INCOMPLETENESS REVIEW LETTER |
| 2 | 07/07/2023 | PER TOWNSHIP REVIEW |

PRELIMINARY / FINAL
TOWNSHIP LANDSCAPE PLAN
CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC
PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION
LOCATION: 1354 POTTSTOWN PIKE
WEST WHITELAND TWP., CHESTER COUNTY, PA

| | |
|--------------|-------------------|
| DATE: | 04/23/2025 |
| SCALE: | 1"=40' |
| DRAWN BY: | JMH |
| CHECKED BY: | PJS |
| PROJECT NO.: | 4689 |
| CAD FILE: | RWP 202504 02.dwg |
| PLOTTED: | 02/14/2025 |
| DRAWING NO.: | C08.1 |
| SHEET | 18 of 19 |

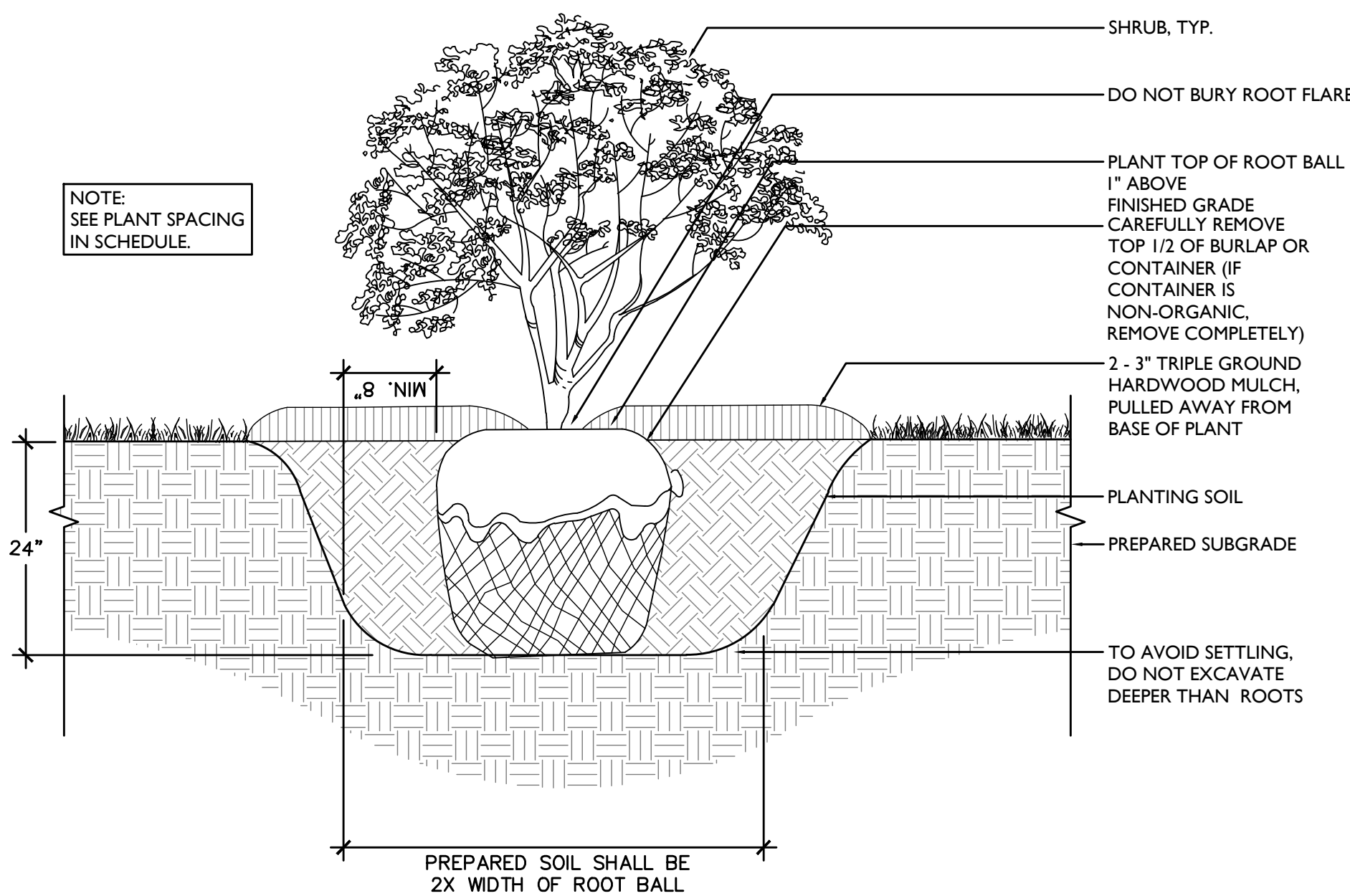
WEST WHITELAND TOWNSHIP LANDSCAPE REQUIREMENTS

| REQUIRED | PROPOSED |
|---|---|
| Chapter 281 - Subdivision and Land Development Article IV. Subdivision and Land Development Design Standards | |
| Section 281-34: Tree Protection and Compensatory Planting | |
| 281-34.G(2). Compensatory trees shall be provided in the following ratios, based on the sum total diameter inches of trees being removed. | |
| 281-34.G(3)...the number of compensatory trees should be calculated from the total diameter of inches to be calculated from the total diameter inches to be replaced, divided by two, rounded up to the next whole number. | |
| (a) For deciduous trees of twelve(12) inches up to twenty four (24) inches DBH , one (1) inch of new tree caliper for every four (4) inches of existing tree diameter TBR. 2,074 caliper inches of trees / 4 = 518.5 / 2in. caliper tree = 259 Trees | |
| (b) For deciduous trees of twenty four (24) inches up to thirty six (36) inches DBH, one (1) inch of new tree caliper for three inches of existing tree diameter TBR. 255 caliper inches of trees / 3 = 85 / 2in. caliper tree = 43 Trees | |
| 259 + 43 = 302 Compensatory Trees | 153 Compensatory Trees* |
| *Waiver requested from section 281-34.G.(3) to not provide 149 Compensatory Trees | |
| 281-35.Buffer and Screen Planting Standards | |
| 281-35.A. Proposed residential use abuts adjoining residential use, requires "Perimeter Screen" | |
| 281-35.E(3). Perimeter buffers shall be 25 feet width, placed at the property line, right-of-way line or around the circumference of stormwater management basins. Perimeters buffers shall comply with the planting requirements. | |
| (a) One (1) shade tree per 100 feet of length. Up to 25% of the required shade trees may be substituted with ornamental trees at a ratio of two (2) ornamental trees for each shade tree | |
| (b) Two (2) evergreen trees per 100 feet of length | |
| (c) Ten (10) small shrubs or five (5) large shrubs per 100 feet of length. | |
| South Boundary: 360 LF Buffer Required* (a) 360 / 100 x 1 Shade Tree = 3.6 (b) 360 / 100 x 2 Evergreen Trees = 7.2 (c) 360 / 100 x 5 Large Shrubs = 18 | 4 Shade Trees 7 Evergreen Trees 18 Large Shrubs |
| Pottstown Pike | |
| Lot 3: 185 LF* (a) 185 / 100 x 1 Shade Tree = 1.85 (b) 185 / 100 x 2 Evergreen Trees = 3.7 (c) 185 / 100 x 5 Large Shrubs = 9.25 | 2 Shade Trees 4 Evergreen Trees 9 Large Shrubs |
| Lot 5: 100LF* (a) 100 / 100 x 1 Shade Tree = 1 (b) 100 / 100 x 2 Evergreen Trees = 2 (c) 100 / 100 x 5 Large Shrubs = 5 | 1 Shade Tree 2 Evergreen Trees 5 Large Shrubs |
| Lot 6: 110LF* (a) 110 / 100 x 1 Shade Tree = 1.1 (b) 110 / 100 x 2 Evergreen Trees = 2.2 (c) 110 / 100 x 5 Large Shrubs = 5.5 | 1 Shade Tree 2 Evergreen Trees 6 Large Shrubs |
| Lot 7: 290LF* (a) 290 / 100 x 1 Shade Tree = 2.9 (b) 290 / 100 x 2 Evergreen Trees = 5.8 (c) 290 / 100 x 5 Large Shrubs = 14.5 | 3 Shade Tree 6 Evergreen Trees 15 Large Shrubs |
| * Length of proposed disturbance ** Requirement met by existing vegetation to remain | |
| 281-36. Street Trees | |
| 281-36.D. Trees shall be planted at a ratio of at least one (1) tree per 50 linear feet of right-of-way | |
| 281-36.E. The street requirement may be waived where existing preserved vegetation is considered sufficient to meet these requirements and is reasonably assured of continued survival. | |
| Pottstown Pike: 1,079 LF 909 LF Satisfied by Existing Vegetation 170 LF Street Trees Required* 170 / 50 X 1 Street Tree = 3.4 | 3 Street Trees |
| Old Pottstown Pike: 1,315 LF 695 LF of Satisfied by Existing Vegetation 620 LF of Street Trees Required (Lots 1-3=220LF & Lots 4-7=400LF) | 4 Street Trees |
| Lots 1-3: 220LF** 220 / 50 x 1 Street Tree = 4.4 | 4 Street Trees |
| Lots 4-7: 400 LF** 400 / 50 x 1 Street Tree = 8 | 8 Street Trees |
| *Frontage in front of existing house without existing trees. **Frontage where existing trees are removed for development | 7 Street Trees + 1 Existing Tree to Remain |

WEST WHITELAND TOWNSHIP PLANT SCHEDULE

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|--------------------------|--------|---------------------------------|----------------------------|----------------------------------|
| Tree Replacements | | | | |
| 35 | ☉ | Acer rubrum | Red Maple | 2" cal., 12-14'ht., 6-7'sp., B&B |
| 15 | ☉ | Betula nigra | River Birch | 2" cal., 12-14'ht., 6-7'sp., B&B |
| 15 | ☉ | Celtis occidentalis | Common Hackberry | 2" cal., 12-14'ht., 6-7'sp., B&B |
| 4 | ☉ | Quercus bicolor | Swamp White Oak | 2" cal., 12-14'ht., 6-7'sp., B&B |
| Perimeter Buffers | | | | |
| 4 | ☉ | Platanus x acerifolia | Bloodgood London Planetree | 2" cal., 12-14'ht., 6-7'sp., B&B |
| 12 | ☉ | Picea abies | Norway Spruce | 7-8' ht. min., 4-5' sp., B&B |
| 12 | ☉ | Pinus strobus | White Pine | 7-8' ht. min., 4-5' sp., B&B |
| 28 | ☉ | Thuja standishii x plicata | 'Green Giant' Arborvitae | 7-8' ht. min., 4-5' sp., B&B |
| 14 | ☉ | Ilex Opaca | American Holly | 7-8' ht. min., 4-5' sp., B&B |
| 4 | ☉ | Clethra alnifolia | Summersweet | 36" ht. min., 18-24" sp., Cont. |
| 24 | ☉ | Hamamelis virginiana | Witch Hazel | 36" ht. min., 18-24" sp., Cont. |
| 17 | ☉ | Calycanthus floridus | Carolina Allspice | 36" ht. min., 18-24" sp., Cont. |
| 7 | ☉ | Cornus sericea 'Bailey' | Bailey's Red Twig Dogwood | 36" ht. min., 18-24" sp., Cont. |
| Street Trees | | | | |
| 4 | ☉ | Gleditsia triacanthos inermis | Thornless Honey Locust | 2" cal., 12-14'ht., 6-7'sp., B&B |
| 4 | ☉ | Ulmus parvifolia | Chinese Elm | 2" cal., 12-14'ht., 6-7'sp., B&B |
| 6 | ☉ | Quercus phellos | Willow Oak | 2" cal., 12-14'ht., 6-7'sp., B&B |
| Drainage Basin | | | | |
| 1,480 SF | ☉ | Raingarden Seed Mix (ERNMX 180) | | See Raingarden Seed Mix Note |

NOTE: ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED AND SEEDED. CONTRACTOR IS TO VERIFY SEEDING QUANTITY PRIOR TO BID.



3 SHRUB DETAIL ON GRADE
SCALE: 1" = 1'-0"

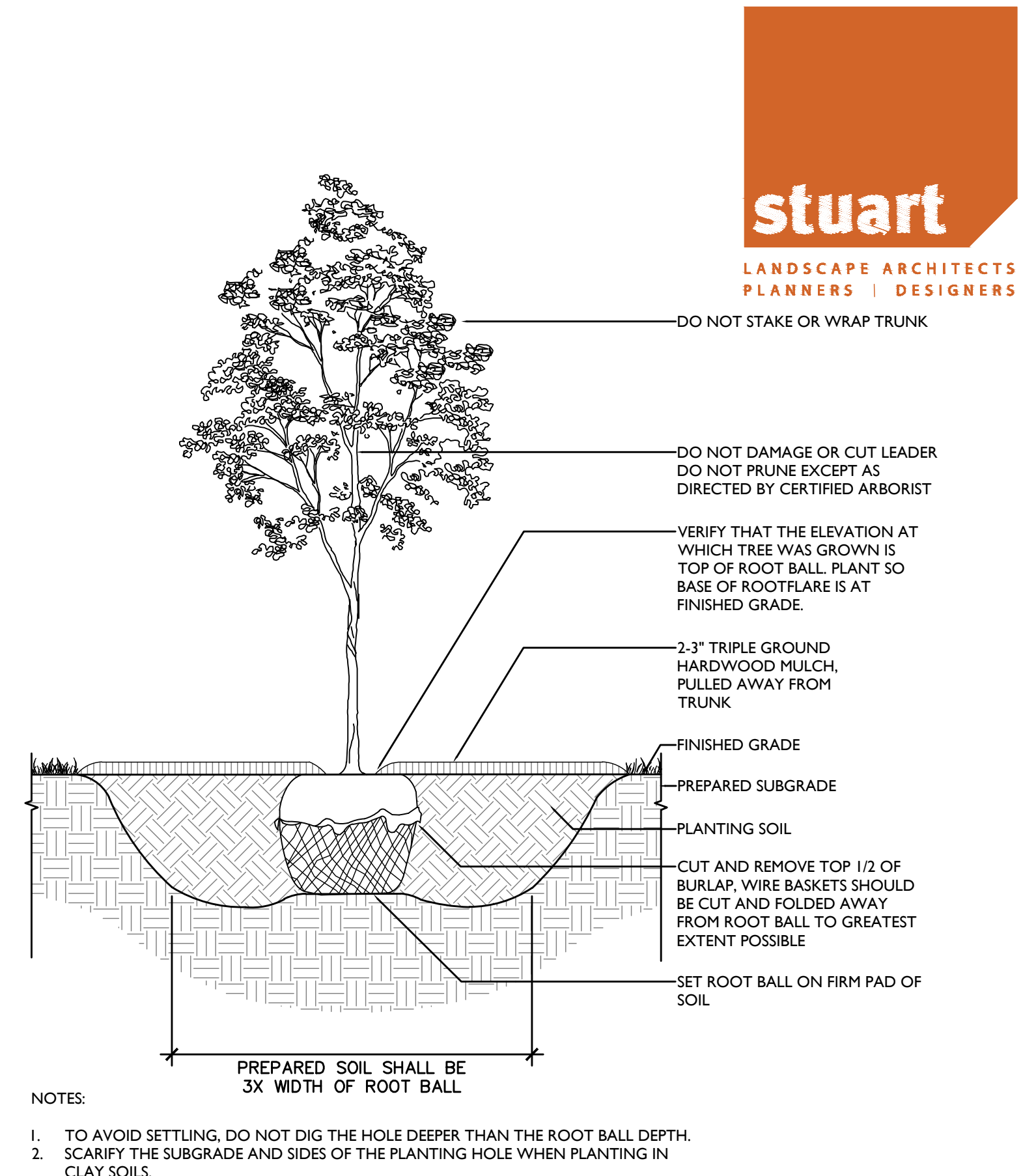
SEED MIX SPECIFICATION FOR RAIN GARDEN - ERNMX 180

| % | Scientific Name | Common Name |
|-------|---|---|
| 29.0% | Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype | Little Bluestem, Fort Indiantown Gap-PA Ecotype |
| 20.0% | Elymus virginicus, PA | Ecotype Virginia Wildrye, PA Ecotype |
| 7.5% | Echinacea purpurea | Purple Coneflower |
| 7.0% | Carex vulpinoidea, PA | Ecotype Fox Sedge, PA Ecotype |
| 5.8% | Panicum rigidulum, PA Ecotype | Redtop Panicgrass, PA Ecotype |
| 5.0% | Chasmanthium latifolium, WV Ecotype | River Oats, WV Ecotype |
| 3.0% | Chamaecrista fasciculata, PA Ecotype | Partridge Pea, PA Ecotype |
| 3.0% | Coreopsis lanceolata | Lanceleaf Coreopsis |
| 3.0% | Rudbeckia hirta | Blackeyed Susan |
| 2.1% | Verbena hastata, PA Ecotype | Blue Vervain, PA Ecotype |
| 2.0% | Panicum clandestinum, | Tioga Deertongue, Tioga |
| 1.8% | Heliopsis helianthoides, PA Ecotype | Oxeye Sunflower, PA Ecotype |
| 1.5% | Asclepias incarnata, PA Ecotype | Swamp Milkweed, PA Ecotype |
| 1.0% | Carex scoparia, PA Ecotype | Blunt Broom Sedge, PA Ecotype |
| 1.0% | Penstemon digitalis, PA Ecotype | Tall White Beardtongue, PA Ecotype |
| 1.0% | Senna hebecarpa, VA & WV Ecotype | Wild Senna, VA & WV Ecotype |
| 0.9% | Pycnanthemum tenuifolium | Narrowleaf Mountainmint |
| 0.9% | Zizia aurea, PA Ecotype | Golden Alexanders, PA Ecotype |
| 0.5% | Baptisia australis, Southern WV Ecotype | Blue False Indigo, Southern WV Ecotype |
| 0.5% | Geum canadense, PA Ecotype | White Avens, PA Ecotype |
| 0.5% | Juncus effusus | Soft Rush |
| 0.5% | Juncus tenuis, PA Ecotype | Path Rush, PA Ecotype |
| 0.5% | Vernonia noveboracensis, PA Ecotype | New York Ironweed, PA Ecotype |
| 0.4% | Monarda fistulosa, Fort Indiantown Gap-PA Ecotype | Wild Bergamot, Fort Indiantown Gap-PA Ecotype |
| 0.3% | Aster novae-angliae, PA Ecotype | New England Aster, PA Ecotype |
| 0.2% | Aster lanceolatus | Lance Leaved Aster |
| 0.2% | Aster prenanthoides, PA Ecotype | Zigzag Aster, PA Ecotype |
| 0.2% | Helenium autumnale, PA Ecotype | Common Sneezeweed, PA Ecotype |
| 0.2% | Solidago nemoralis, PA Ecotype | Gray Goldenrod, PA Ecotype |
| 0.1% | Aster lateriflorus | Calico Aster |
| 0.1% | Aster pilosus, PA Ecotype | Heath Aster, PA Ecotype |
| 0.1% | Eupatorium perfoliatum, PA Ecotype | Boneset, PA Ecotype |
| 0.1% | Mimulus ringens, PA Ecotype | Square Stemmed Monkeyflower, PA Ecotype |
| 0.1% | Solidago rugosa, PA Ecotype | Wrinkleleaf Goldenrod, PA Ecotype |

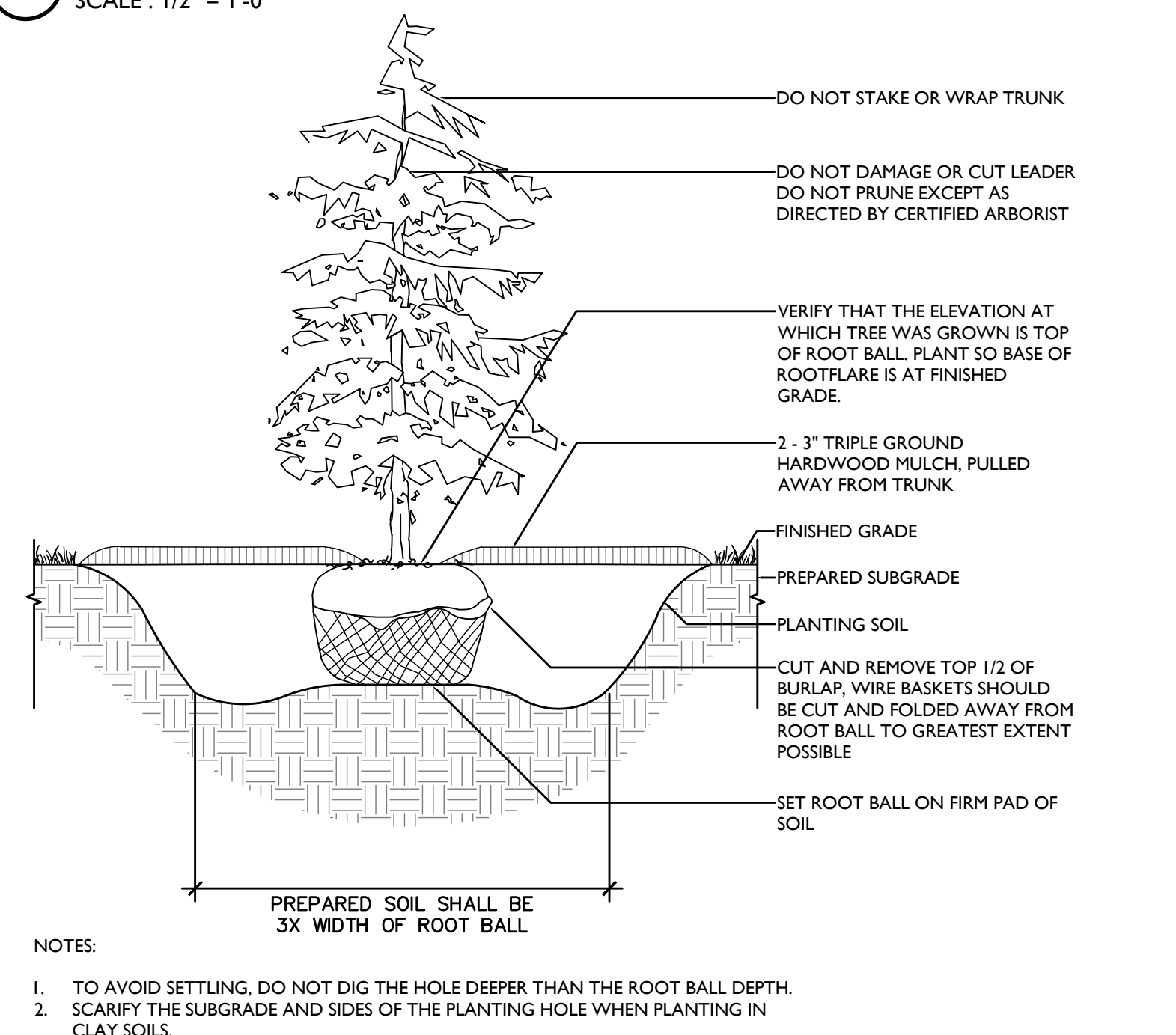
PROVIDE THE NECESSARY SOIL TO SEED CONTACT. THE SEEDING IS TO BE MULCHED WITH NORTH AMERICAN GREEN S-150 BN (BIODEGRADABLE EROSION BLANKET) AND SECURED WITH BIO-STAKES (BIODEGRADABLE ANCHORS).

SEEDING INSTRUCTION NOTES:

- RECOMMENDED COVERAGE IS 20 LBS PER ACRE.
- SEED MIX CAN BE PURCHASED FROM ERNST CONSERVATION SEEDS, MEADVILLE PA 16335, 1 (800) 873-3321
- HAND SEEDING IS RECOMMENDED AND SHOULD TAKE PLACE BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH.
- IMMEDIATELY PRIOR TO SEEDING THE SOIL IS TO BE PREPARED SO AS TO BE FREE OF LARGE CLODS, EVENLY SMOOTH, AND LEVEL. A SHALLOW TILLING TO A DEPTH OF 2 INCHES IS ACCEPTABLE TO BREAK UP SOILS IN WHICH THE SURFACE HAS BECOME CRUSTED.
- PLANTING AREAS SHALL BE SOAKED TO MAINTAIN A CONSISTENT LEVEL OF MOISTURE FOR AT LEAST FOUR (4) TO SIX (6) WEEKS AFTER SEEDING.
- AFTER HAND SEEDING, EACH AREA IS TO BE ROLLED TO PUSH THE SEEDS INTO FIRM CONTACT WITH THE SOIL AND FIRM THE SEEDBED. A FIRM SEEDBED IS CRITICAL TO PROPER SEEDLING GROWTH. DO NOT ROLL THE SITE WHEN THE SOIL IS WET. WAIT UNTIL THE SOIL IS DRIER TO AVOID COMPACTION. ALTERNATIVELY A CULTIPAKER COULD BE USED TO ENSURE SOIL TO SEED CONTACT. IF SEEDING IN THE FALL, THIS STEP IS NOT REQUIRED AS THE CUMULATIVE EFFECT OF RAIN AND SNOW WITH NUMEROUS FREEZE/THAW CYCLES WILL



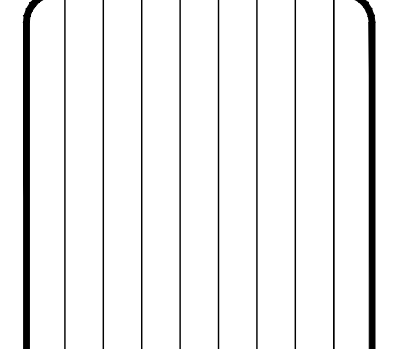
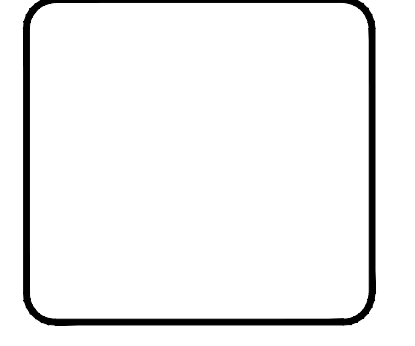
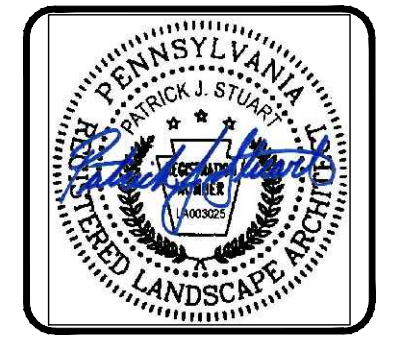
2 DECIDUOUS TREE PLANTING DETAIL ON GRADE
SCALE: 1/2" = 1'-0"



1 EVERGREEN TREE PLANTING DETAIL ON GRADE
SCALE: 1/2" = 1'-0"

GENERAL PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 18 MONTHS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANT MATERIAL SHALL BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT. (NOTE: NO SHRUBS SHALL BE PLANTED UNTIL ALL TREE PLANTING IS COMPLETED.)
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING INSTALLATION AND THROUGHOUT THE GUARANTEE PERIOD.
- ALL PLANT MATERIAL SHALL BE WATERED BY CONTRACTOR AT LEAST THREE (3) TIMES IN ABSENCE OF NATURAL RAINFALL OR UNTIL THE END OF THE GUARANTEE PERIOD.
- ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH NURSERY SOURCE OF ALL PLANT MATERIAL. LANDSCAPE ARCHITECT SHALL PERFORM A SITE VISIT TO INSPECT NURSERY SOURCE PRIOR TO DELIVERY OF ANY PLANT MATERIAL.
- ALL TREES AND SHRUBS DELIVERED TO THE SITE SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL TREES AND SHRUBS SHALL HAVE WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP.
- ANY PLANT MATERIAL EXHIBITING SIGNS OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT SHALL BE REJECTED.
- ALL PROPOSED SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS, CONSISTING OF 3" OF OAK BARK MULCH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH THE ANSI A300 SPECIFICATIONS. IF ADDITIONAL PRUNING IS NECESSARY, IT SHALL BE DONE BY A CERTIFIED ARBORIST.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
- DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.
- LANDSCAPING MATERIALS SHALL BE FIELD ADJUSTED DURING INSTALLATION TO AVOID CONFLICT BETWEEN THE LIGHT FIXTURES, UTILITIES, AND TREE CANOPIES.



| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------------------------|
| 1 | 02/14/2025 | FINAL PLAN COMMENTS |
| 2 | 03/09/2024 | PER CCOD TECHNICAL REVIEW LETTER #2 |
| 3 | 07/12/2024 | PER CCOD TECHNICAL REVIEW LETTER |
| 4 | 09/19/2023 | PER CCOD INCOMPLETENESS REVIEW LETTER |
| 5 | 07/10/2023 | PER TOWNSHIP REVIEW |

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| PRELIMINARY / FINAL | TOWNSHIP LANDSCAPE PLAN |
| CLIENT: 1354 OLD POTTSTOWN PARTNERS, LLC | PROJECT: 1354 POTTSTOWN PIKE SUBDIVISION |
| LOCATION: 1354 POTTSTOWN PIKE | WEST WHITELAND TWP., CHESTER COUNTY, PA |

| | |
|--------------|-------------------|
| DATE: | 04/23/2023 |
| SCALE: | VARIABLES |
| DRAWN BY: | JMH |
| CHECKED BY: | PJS |
| PROJECT NO.: | 4689 |
| CAD FILE: | RWH 202306 12.dwg |
| PLOTTED: | 02/14/2025 |
| DRAWING NO.: | C08.2 |
| SHEET: | 19 of 19 |