

ACT 287 UNDERGROUND UTILITY PROTECTION ACT, AS AMENDED BY:

ACT 172 OF 1986, ACT 38 OF 1991, ACT 187 OF 1996, ACT 199 OF 2004, ACT 181 OF 2006, ACT 121 OF 2008

PENNSYLVANIA ACT 287, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND FIVE (5) WORKING DAYS NOTICE IN DESIGN STAGE.



PENNSYLVANIA ACT 287, AS AMENDED BY ACT 121 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

ACT 287 UNDERGROUND UTILITY PROTECTION ACT, AS AMENDED BY: ACT 172 OF 1986, ACT 38 OF 1991, ACT 187 OF 1996, ACT 199 OF 2004, ACT 181 OF 2006, ACT 121 OF 2008

FRY SURVEYING INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- 1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, FRY SURVEYING INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 4, CLAUSE (2) OF SAID ACT, NOT LESS THAN 190 WORKING DAYS BEFORE FINAL DESIGN TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, FRY SURVEYING INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, FRY SURVEYING INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

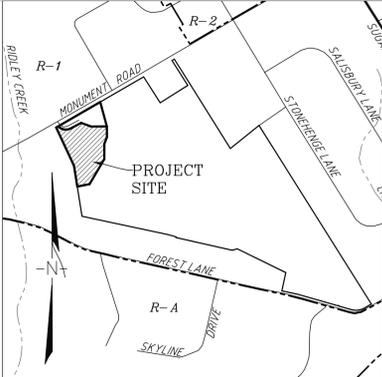
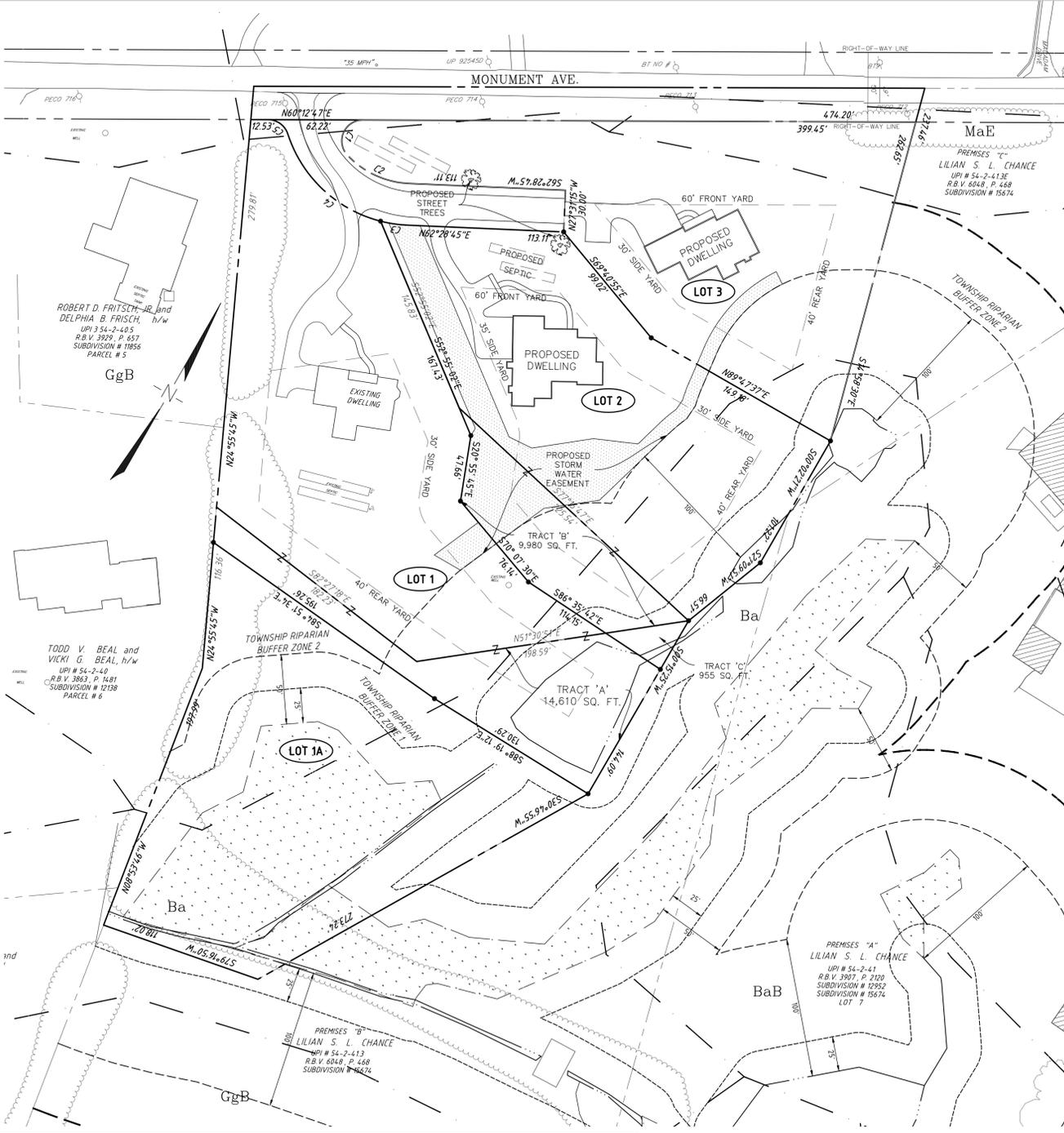
AND FRY SURVEYING INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT FRY SURVEYING INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF NOVEMBER 29, 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY FRY SURVEYING INC. ONE CALL SYSTEM SERIAL NUMBER: 20193440384-000 DATE: 12/12/2018

UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 287, AS AMENDED, UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. FRY SURVEYING INC. CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE.

- GENERAL NOTES:
1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED AND PREPARED BY FRY SURVEYING, INC. IN DECEMBER 2018.
2. THE BOUNDARY INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE PLANS ENTITLED "FINAL MAJOR SUBDIVISION PLAN, TROUTBECK FARM II", RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE, SUBDIVISION PLAN # 1574 (PRIOR SUBDIVISION PLAN).
3. THE BOUNDARY INFORMATION PROVIDED ON THIS PLAN HAS BEEN ROTATED TO BE PROVIDED ON STATE PLAN COORDINATE BASE.
4. THE STORMWATER EASEMENTS SHOWN ON THIS PLAN SHALL SUPERSEDE THE PREVIOUSLY PROPOSED STORMWATER EASEMENTS SHOWN IN PRIOR SUBDIVISION PLAN (SEE NOTE 2).
5. IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, ETC.
6. EXISTING WETLANDS AND WATERS OF THE U.S. WERE DELINEATED BY MELLON BIOLOGICAL SERVICES LLC, AND FIELD LOCATED ON OR ABOUT THE 21ST OF JULY OF 2014. LOTS 1A-3 ARE INCLUDED IN PADEP NPDES PERMIT NO. PA01516009, DATED MARCH 13, 2017.
8. REFER TO BUILDING PERMIT PLANS PREPARED BY INTEGRATED LAND MANAGEMENT, INC. FOR DETAILS ON STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROLS.
9. ALL BOUNDARY AND LOT CORNERS WILL BE SET UPON FINAL PLAN APPROVAL.
10. LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AS SHOWN HEREON. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS AND ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AT THE TIME OF THIS SURVEY. AVAILABLE MARK-OUTS AND UTILITY PLANS DO NOT ENSURE UNDERGROUND UTILITY AND STRUCTURE LOCATIONS. IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, ETC.
11. NO STRUCTURES, GRADING OR LANDSCAPING EXCEEDING THIRTY (30) INCHES IN HEIGHT SHOULD BE INSTALLED OR OTHER ACTION TAKEN THAT WOULD OBSTRUCT VISION WITHIN THE CLEAR SIGHT TRIANGLE EASEMENT.
12. NO IMPROVEMENTS ARE PERMITTED WITHOUT APPROVAL FROM WILLISTOWN TOWNSHIP IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES.
13. LOT MARKERS SHALL BE PLACED AT ALL LOT CORNERS. ALL LOT CORNER MARKERS SHALL BE SO LOCATED THAT INDIVIDUAL PROPERTIES MAY BE READILY ASCERTAINED AFTER DEVELOPMENT OF THE SUBDIVISION. MARKERS SHALL BE SET IN THE GROUND ONE INCH ABOVE THE FINISHED GRADE. ANY CERTIFICATE OF OCCUPANCY SHALL BE CONDITIONAL UNTIL MARKERS ARE CLEARLY LOCATED. MARKERS SHALL CONSIST OF IRON PIPES OR STEEL BARS AT LEAST 30 INCHES LONG AND NOT LESS THAN (3/4) INCH DIAMETER.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL STREET MONUMENTS, BOUNDARY PINS AND/OR MONUMENTS AND LOT CORNER PINS INDICATED ON THE PLANS. ALL MARKERS MUST BE INSTALLED PRIOR TO CLOSE OUT OF THE PROJECT WITH WILLISTOWN TOWNSHIP.
15. PER FEMA MAP 42029C0160G, EFFECTIVE DATE SEPTEMBER 29, 2017, THE ENTIRE TRACT IS LOCATED WITHIN ZONE X.
16. 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.
17. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS FOR 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. ALL APPLICABLE PROPOSED STRUCTURES AND FACILITIES SHALL COMPLY WITH "THE AMERICAN DISABILITIES ACT", "ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES", AND "THE PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT".
18. LOT 1A IS CONSIDERED AN OPEN SPACE LOT. NO STRUCTURES MAY BE ERRECTED OR MAINTAINED ON LOT 1A AND NO USE MAY TAKE PLACE ON LOT 1A OTHER THAN THE USE FOR OPEN SPACE.
19. ALL LOTS HAVE LANDS WITHIN THE WILLISTOWN RIPARIAN BUFFER ZONE. NO CONSTRUCTION, EARTH DISTURBANCE OR OTHER ACTIVITIES INCONSISTENT WITH THE STANDARDS OF SECTION 73, WILLISTOWN CODE OF ORDINANCES SHALL BE PERMITTED WITHIN THE RIPARIAN BUFFER ZONE.
20. PER SECTION 73.6.D OF THE WILLISTOWN TOWNSHIP ENVIRONMENTAL PROTECTION ORDINANCE, TWO STREETS TREES ARE PROPOSED. THE TREES SHALL BE ACER RUBRUM (RED MAPLE) WITH A DIAMETER 2" TO 2.5" INCH CALIPER AND A HEIGHT OF 12 TO 14 FEET.

- ACCESS AND MAINTENANCE NOTES:
1. LUCAS LANE SHALL BE A PRIVATE WAY TO SERVE LOTS 1, 2, AND 3. LUCAS LANE, AND THE PARCEL ON WHICH IT LIES, SHALL BE OWNED BY THE OWNER OF LOT 1 AND SHALL BE USED AND MAINTAINED BY THE OWNERS OF LOTS 1, 2, AND 3 IN ACCORDANCE WITH A WRITTEN USE AND MAINTENANCE AGREEMENT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY.
2. THE RESPECTIVE OWNERS OF ANY LOT ON WHICH ANY STORMWATER MANAGEMENT FACILITY REFERENCED ON THIS PLAN IS LOCATED SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF THE FACILITY SITUATED ON SUCH LOT AT THE SHARED COST OF THE OWNERS OF LOTS 1, 2, AND 3 IN ACCORDANCE WITH A WRITTEN STORMWATER FACILITIES MAINTENANCE AGREEMENT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY.
3. THESE AGREEMENTS SUPERSEDE THE THE HOMEOWNERS ASSOCIATION REFERENCED IN THE PRIOR PLAN FOR TROUTBECK FARMS II.

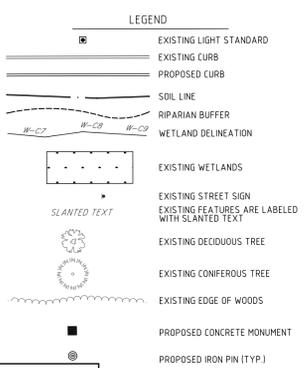


APPLICANT: WILLIAM LUCAS, 3 LUCAS LANE, MALVERN, PA 19355
RECORD OWNER & SOURCE OF TITLE: UPI # 54-2-413A, MARGARET MCKEY CHANCE SCHMITT
UPI # 54-2-413B, WILLIAM L. LUCAS AND SUSAN E. LUCAS, 3 LUCAS LANE, MALVERN, PA 19355
UPI # 54-2-413C, LILLIAN S. L. CHANCE, 730 MONUMENT AVENUE, MALVERN, PA 19355
UPI # 54-2-413D, RENEHAN BUILDING GROUP, INC., 318 E. KING STREET, MALVERN, PA 19355

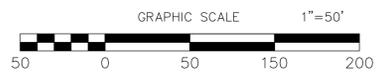
SCOPE: THE SCOPE OF THIS PLAN IS TO ADJUST THE PROPERTY LINES OF LOTS 1, 1A AND 2. THERE IS NO MODIFICATION TO THE BOUNDARY OF LOT 3 PROPOSED AS PART OF THIS PLAN.
TRACT 'A' TO BE JOINED IN COMMON WITH LOT 1, PROPERTY OF WILLIAM L. LUCAS AND SUSAN E. LUCAS, RESULTING IN A COMBINED AREA OF 150 ACRES, (148 ACRES NET)
TRACTS 'B' & 'C' TO BE JOINED IN COMMON WITH LOT 2, PROPERTY OF LILLIAN S. L. CHANCE, RESULTING IN A COMBINED AREA OF 123 ACRES, (100 ACRES NET)

Table with 2 columns: Description and Area. Rows include: SINGLE FAMILY LOTS (1, 2, & 3) TOTAL AREA: 380 ACRES; OPEN SPACE PARCEL (LOT 1A) TOTAL AREA: 122 ACRES.

ZONING DATA TABULATION table with columns: REQUIRED, LOT 1A, LOT 1, LOT 2, LOT 3. Rows include: LOT AREA (NET AREA), LOT WIDTH, FRONT YARD, SIDE YARD, REAR YARD, BUILDING HEIGHT, MAXIMUMS, LOT AREA TABULATION.



CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, C. LENGTH, C. BEARING. Rows C1 through C5.



TOWNSHIP ENGINEER REVIEWED BY THE WILLISTOWN TOWNSHIP ENGINEER, THIS ___ DAY OF ___, 20__.

CHESTER COUNTY RECORDER OF DEEDS 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__.

CHESTER COUNTY PLANNING COMMISSION REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS ___ DAY OF ___, 20__.

CERTIFICATE OF MUNICIPAL APPROVAL - BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS ___ DAY OF ___, 20__.

CERTIFICATE OF REVIEW - PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS ___ DAY OF ___, 20__.

CHESTER COUNTY PLANNING COMMISSION REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS ___ DAY OF ___, 20__.

CERTIFICATE OF OWNERSHIP (LOT 1A)

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER ON THIS ___ THE DAY OF ___, 20___, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED ___ WHO ACKNOWLEDGED THEMSELVES TO BE OWNER OF THE DESIGNATED PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE ITS ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

CERTIFICATE OF OWNERSHIP (LOT 1)

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER ON THIS ___ THE DAY OF ___, 20___, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED WILLIAM C. LUCAS AND SUSAN E. LUCAS WHO ACKNOWLEDGED THEMSELVES TO BE OWNER OF THE DESIGNATED PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE ITS ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

CERTIFICATE OF OWNERSHIP (LOT 2)

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER ON THIS ___ THE DAY OF ___, 20___, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED MICHAEL P. AND PATRICIA M. WILKIN WHO ACKNOWLEDGED THEMSELVES TO BE EQUITABLE OWNER OF THE DESIGNATED PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE ITS ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

CERTIFICATE OF OWNERSHIP (LOT 3)

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER ON THIS ___ THE DAY OF ___, 20___, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ___ OF THE RENEHAN BUILDING GROUP, INC., AND THAT SAID ENTITY IS THE OWNER OF THE DESIGNATED PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE ITS ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

MICHAEL DUAIN HARTMAN, P.E. LIC. NO. PE059897

Vertical sidebar containing: '2815 PENN AVENUE, WEST LAWN, PA 610-927-4242', 'Enterprises', 'MICHAEL DUAIN HARTMAN ENGINEER (PROFESSIONAL)', 'TROUTBECK FARMS II - MINOR SUBDIVISION REVISION TO PLAN OF RECORD SUBDIVISION PLAN', 'MOSE CONSTRUCTION MANAGEMENT, LLC', 'CLIENT: WILLISTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA', 'DATE: JANUARY 16, 2019', 'DRAWN BY: M.D.HARTMAN', 'PROJ. MANAGER: M.D.HARTMAN', 'SCALE: 1"=50'', 'SHEET: 1 OF 2', 'PLAN NO: 17032-R-D-1.0'.

ZONING REQUIREMENTS
ARTICLE VII- R-1 RESIDENTIAL DISTRICT

SECTION 139-27 USE REGULATIONS

1. SINGLE FAMILY DETACHED DWELLINGS.
SECTIONS 139-28 & 139-29. AREA AND BULK REGULATIONS

LOT SIZE	REQUIRED		
LOT WIDTH @ BLDG. LINE	1,000 AC.		
LOT WIDTH @ STREET R.O.W.	100 FT.		
IMPERVIOUS COVERAGE	20 %		
BLDG. COVERAGE	15 %		
BLDG. SETBACK LINE	60 FT.		
SIDE YARD	30 FT.		
REAR YARD	65 FT.		
BUILDING HEIGHT	40 FT.		
	35 FT./3 ST.		

GENERAL NOTES

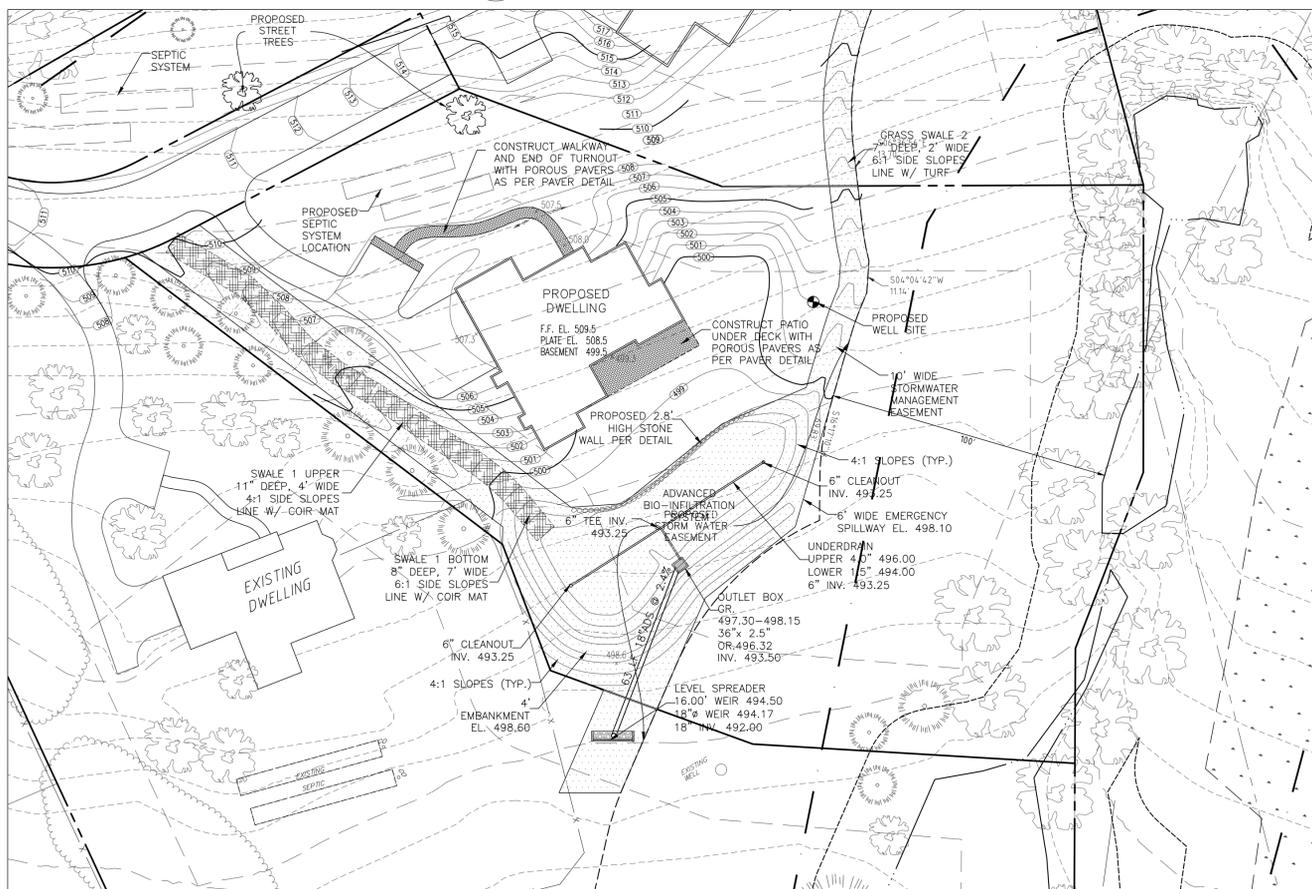
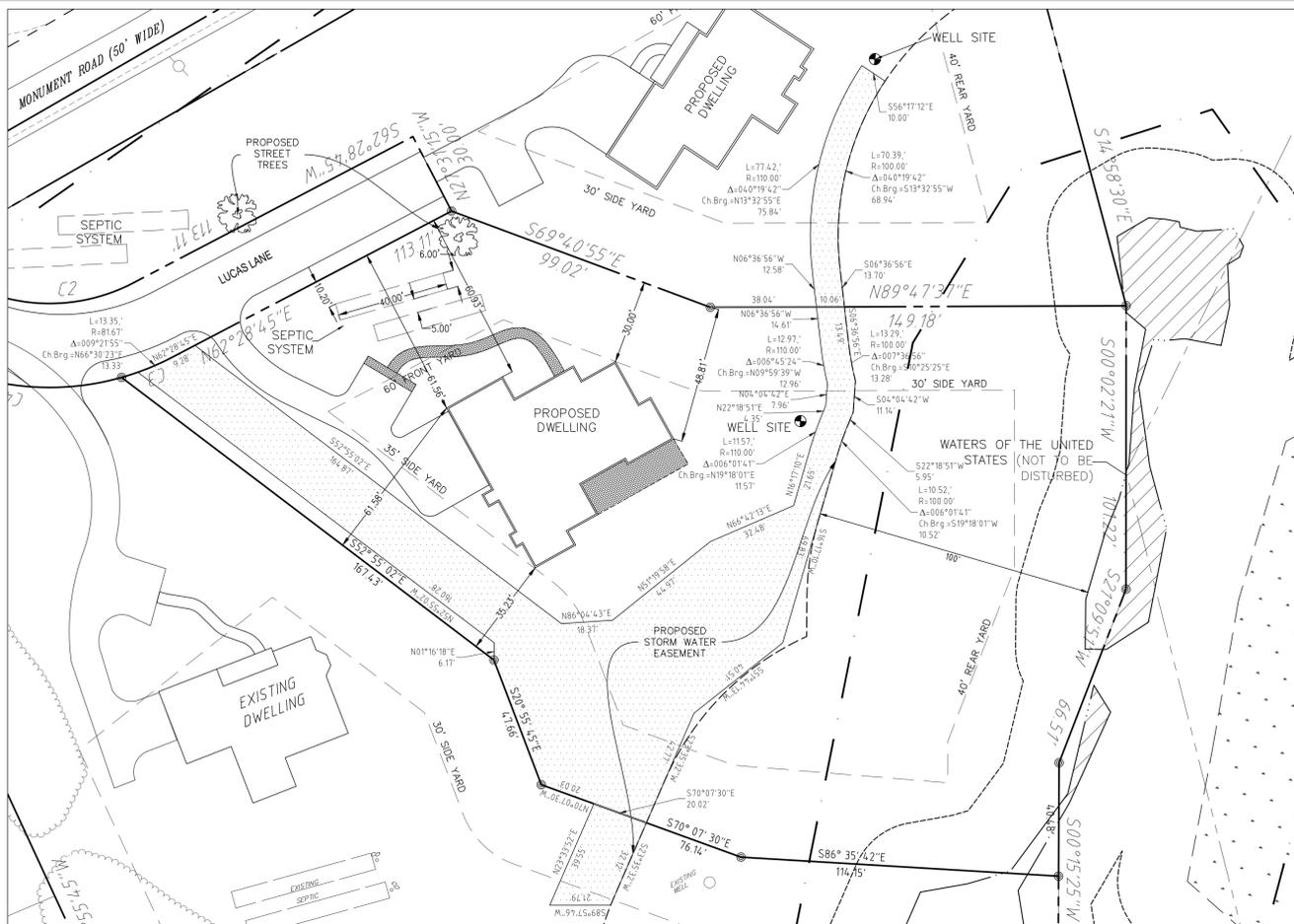
- FOR CONSTRUCTION DETAILS REGARDING THE GRADING, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROLS, REFER TO THE BUILDING PERMIT PLAN SET FOR TROUTBECK FARM II - LOTS 1, 2 & 3, PREPARED BY HORIZON ENGINEERING, DATED MARCH 20, 2015, LAST REVISED FEBRUARY 12, 2017 (PRIOR PLANS). REFER TO SAID PRIOR PLANS FOR DETAILED INFORMATION.
- LOTS 1-3 ARE INCLUDED IN PADEP NPDES PERMIT NO. PA0101516009, DATED MARCH 13, 2017. REFER TO PRIOR PLANS FOR DETAILS ON STORMWATER MANAGEMENT AND SEDIMENT AND EROSION CONTROLS.
- THIS PLAN SUPERSEDES THE LOT GRADING, DRIVEWAY AND STRUCTURE LOCATIONS SHOWN ON SHEET 3 OF THE PRIOR PLAN. NO CHANGES TO THE IMPROVEMENTS SET FORTH IN THE NPDES PLANS ARE PROPOSED BY THIS PERMIT PLAN EXCEPT FOR ADDING THE RETAINING WALL AND REVISING THE ALIGNMENT OF SWALE 1.
- BOUNDARY TAKEN FROM MINOR SUBDIVISION PLAN FOR TAX PARCELS TROUTBECK FARM II, PREPARED BY DH ENGINEERING ASSOCIATES, LLC, DATED JANUARY ??? 2019 (MINOR SUBDIVISION PLAN). THE BOUNDARY INFORMATION SHOWN THEREON IS BASED ON A FIELD SURVEY PERFORMED AND PREPARED BY FRY SURVEYING, INC. IN DECEMBER 2018.
- THIS PLAN IS FOR LOT 2 OF THE MINOR SUBDIVISION PLAN. REFER TO THE MINOR SUBDIVISION PLAN FOR DETAILED METES AND BOUNDS INFORMATION.
- NO ALTERATION OF GRADING OR INSTALLATION OF STRUCTURES SHALL BE PERMITTED WITHIN THE STORMWATER EASEMENTS OTHER THAN THAT SHOWN IN THESE PLANS.
- EXISTING TOPOGRAPHY AND OTHER SURFACE INFORMATION TAKEN FROM AERIAL PHOTOGRAMETRY COORDINATED BY PROMAPS, GROUND SURVEY CONTROLS WERE PERFORMED BARRY ISETT AND ASSOCIATES, INC. DURING JULY 1999. DATUM: TOP OF 30"x44" CULVERT ON MONUMENT AVENUE 200' EAST OF HICKORY LANE. ELEVATION 482.72. THE SITE WAS FLOWN ON THE 1ST OF APRIL, 2005.
- ADDITIONAL FIELD SURVEY OF GROUND ELEVATIONS, EXISTING TREES AND EDGE OF WATER CONDUCTED BY HORIZON ENGINEERING DURING MARCH 2015.
- EXISTING WETLANDS AND WATERS OF THE U.S. WERE DELINEATED BY MELLON BIOLOGICAL SERVICES LLC, AND FIELD LOCATED ON OR ABOUT THE 21ST OF JULY OF 2014.
- SITE FALLS IN ZONE X AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 42029C0160 F, PANEL 160 OF 380, EFFECTIVE SEPTEMBER 29, 2006.
- SOILS BOUNDARY SHOWN ARE FROM U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES, DATED MAY 1963. SURVEY PHOTOS ENLARGED AND ROTATED TO MATCH PHYSICAL FEATURES EXISTING ON SITE FROM ACTUAL SURVEY.
- IF ADDITIONAL IMPERVIOUS IS PROPOSED, SUCH AREAS SHALL USE THE NON-DISCHARGING PERMEABLE PAVING SECTION SHOWN ON THIS SHEET TO ELIMINATE RUNOFF.
- THERE SHALL BE NO EARTH DISTURBANCE BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE PRIOR PLANS.
- THE PROPOSED STORMWATER FACILITIES SHALL BE INSPECTED REGULARLY ACCORDING TO THE SCHEDULE SHOWN BELOW AND ON SHEET 5 OF THE PRIOR PLANS.
- ALL LOTS HAVE LANDS WITHIN THE WILLISTOWN RIPARIAN BUFFER ZONE. NO CONSTRUCTION, EARTH DISTURBANCE OR OTHER ACTIVITIES INCONSISTENT WITH THE STANDARDS OF SECTION 73, WILLISTOWN CODE OF ORDINANCES SHALL BE PERMITTED WITHIN THE RIPARIAN BUFFER ZONE.
- AN AS-BUILT PLAN OF THE STORMWATER MANAGEMENT BMPs AND AN EXPLANATION OF ANY DISCREPANCY WITH THE APPROVED SOIL AND EROSION CONTROL PERMIT PLAN WILL NEED TO BE SUBMITTED TO THE TOWNSHIP AND CHESTER COUNTY CONSERVATION DISTRICT.
- THE LOCATION OF THE LUCAS LANE RIGHT-OF-WAY LINE AND THE COMMON PROPERTY BOUNDARY LINES WITH LOTS 1 AND 3 WILL NEED TO BE SURVEY LOCATED AND FIELD IDENTIFIED FOR THE BUILDING SETBACK INSPECTION.

ACCESS AND MAINTENANCE NOTES:

- LUCAS LANE SHALL BE A PRIVATE WAY TO SERVE LOTS 1, 2, AND 3. LUCAS LANE, AND THE PARCEL ON WHICH IT LIES, SHALL BE OWNED BY THE OWNER OF LOT 1 AND SHALL BE USED AND MAINTAINED BY THE OWNERS OF LOTS 1, 2, AND 3 IN ACCORDANCE WITH A WRITTEN USE AND MAINTENANCE AGREEMENT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY.
- THE RESPECTIVE OWNER(S) OF ANY LOT ON WHICH ANY STORMWATER MANAGEMENT FACILITY REFERENCED ON THIS PLAN IS LOCATED SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF THE FACILITY SITUATED ON SUCH LOT AT THE SHARED COST OF THE OWNERS OF LOTS 1, 2, AND 3 IN ACCORDANCE WITH A WRITTEN STORMWATER FACILITIES MAINTENANCE AGREEMENT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY.

STORMWATER FACILITY MAINTENANCE SCHEDULE

- THE STORMWATER FACILITY IS A LANDSCAPED AREA THAT SHALL BE MAINTAINED IN A CLEAN APPEARANCE. TRASH AND DEBRIS SHALL BE REMOVED AS SOON AS IT ACCUMULATES IN THE BASIN.
- AFTER ANY UNUSUALLY LARGE EVENT, THE SWALES OUTLET STRUCTURE AND LEVEL SPREADER SHALL BE INSPECTED FOR ANY ACCUMULATION OF TRASH, SEDIMENTS OR DEBRIS. ANY ACCUMULATED SEDIMENTS AND DEBRIS SHALL BE REMOVED.
- FAILURE OF THE SWALES OR ANY VEGETATIVE CONVEYANCE SHALL BE DEFINED AS ANY AREA OF BARE GROUND.
- IMMEDIATE CORRECTIVE MEASURES SHALL INCLUDE SOIL PREPARATION FOLLOWED BY TURFING THE DISTURBED AREA.
- THE ENGINEER WILL FOLLOW THE FOLLOWING PROCEDURE TO TEST SATURATED HYDRAULIC CONDUCTIVITY (KSAT): 1) THE KNIFE VALVE SHALL BE CLOSED PRIOR TO A EVENT TO ACCUMULATE STANDING WATER. 2) LOWER THE UPPER OUTLET TO THE LOWEST ELEVATION AND PLUG THE LOWER OUTLET. 3) RECORD THE LEVEL OF THE PONDED WATER. 4) OPEN THE KNIFE VALVE AND RECORD ELEVATIONS DURING DRAINAGE TO THE SURFACE OF THE MEDIA. 5) COMPUTE THE OVERALL MEDIA KSAT BASED UPON THE FALLING HEAD TEST.
- BASED ON OBSERVED KSAT, THE ENGINEER WILL RECOMMEND OUTLET ELEVATIONS AND APERTURES THAT PROVIDE A MEDIA RESPONSE BETTER CORRESPONDING TO THE ORIGINAL COMPUTATIONS.
- FAILURE OF THE BIORETENTION SYSTEM WOULD BE DEFINED WHEN THE MEDIA SATURATED HYDRAULIC CONDUCTIVITY FALLS BELOW SOIL INFILTRATION RATE OF 2.75 INCHES PER HOUR.
- IN THE CASE OF MEDIA FAILURE, CORRECTIVE MEASURES SHALL INCLUDE REMOVING THE MEDIA AND REPLACING IT WITH FRESH MEDIA, AND REINSTALLING THE LANDSCAPING.

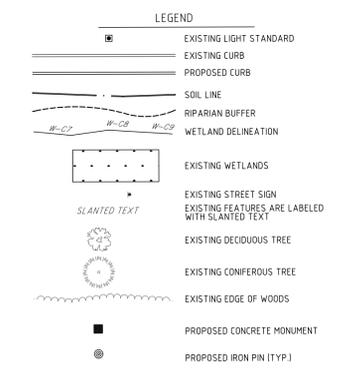
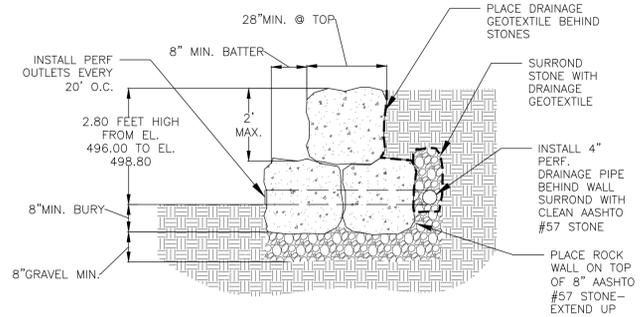
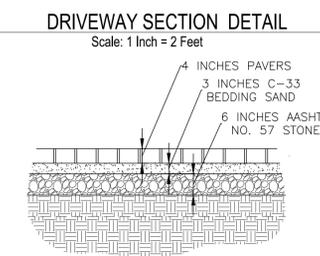
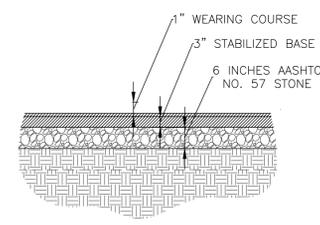
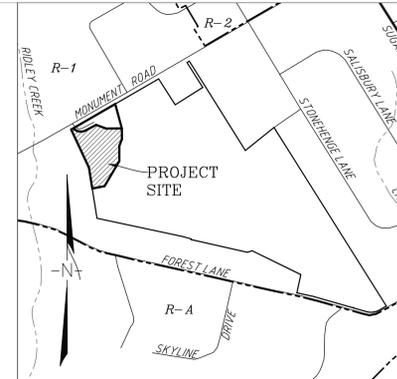


PENNSYLVANIA ACT 287, AS AMENDED BY ACT 121 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

APPLICANT:
WILLIAM LUCAS
3 LUCAS LANE
MALVERN, PA 19355

RECORD OWNER & SOURCE OF TITLE:
UPI # 54-2-413C
LILLIAN S. L. CHANCE R.B.V. 7541, P. 1900
730 MONUMENT AVENUE SUBDIVISION # 15674 LOT 2
MALVERN, PA 19355

MICHAEL P. AND PATRICIA M. WILKIN (EQUITABLE OWNER)
540 BRIGHTON WAY
PHOENIXVILLE, PA 19460



2815 PENN AVENUE WEST LAWN, PA 610-927-4242	2/16/19	Updated Plans to include proposed improvements on Lot 2
Enterprises	Revision	Date
<p>THIS DOCUMENT AND ALL INFORMATION AND WORK PRODUCT REPRESENTED BY AND CONTAINED HEREIN, IS THE SOLE AND EXCLUSIVE PROPERTY OF ENTERPRISES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ENTERPRISES, INC. COPYRIGHT, 2017, BY ENTERPRISES, INC. ALL RIGHTS RESERVED.</p>		
<p>SEAL: MICHAEL DUAIN HARTMAN ENGINEER PE#0897 PENNSYLVANIA</p>		
<p>"TROUTBECK FARMS II - MINOR SUBDIVISION" PERMIT PLAN - LOT 2 LAYOUT AND GRADING PLAN</p>		
<p>CLIENT: MOSER CONSTRUCTION MANAGEMENT, LLC LOCATION: WILLISTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA DATE: JANUARY 16, 2019</p>		
<p>DESIGNED BY: M.D.HARTMAN PROJECT MANAGER: M.D.HARTMAN</p>		
<p>SCALE: 1" = 30'</p>		
<p>SHEET: 2 OF 2</p>		
<p>PLAN NO: 17032-R-D-2.0</p>		