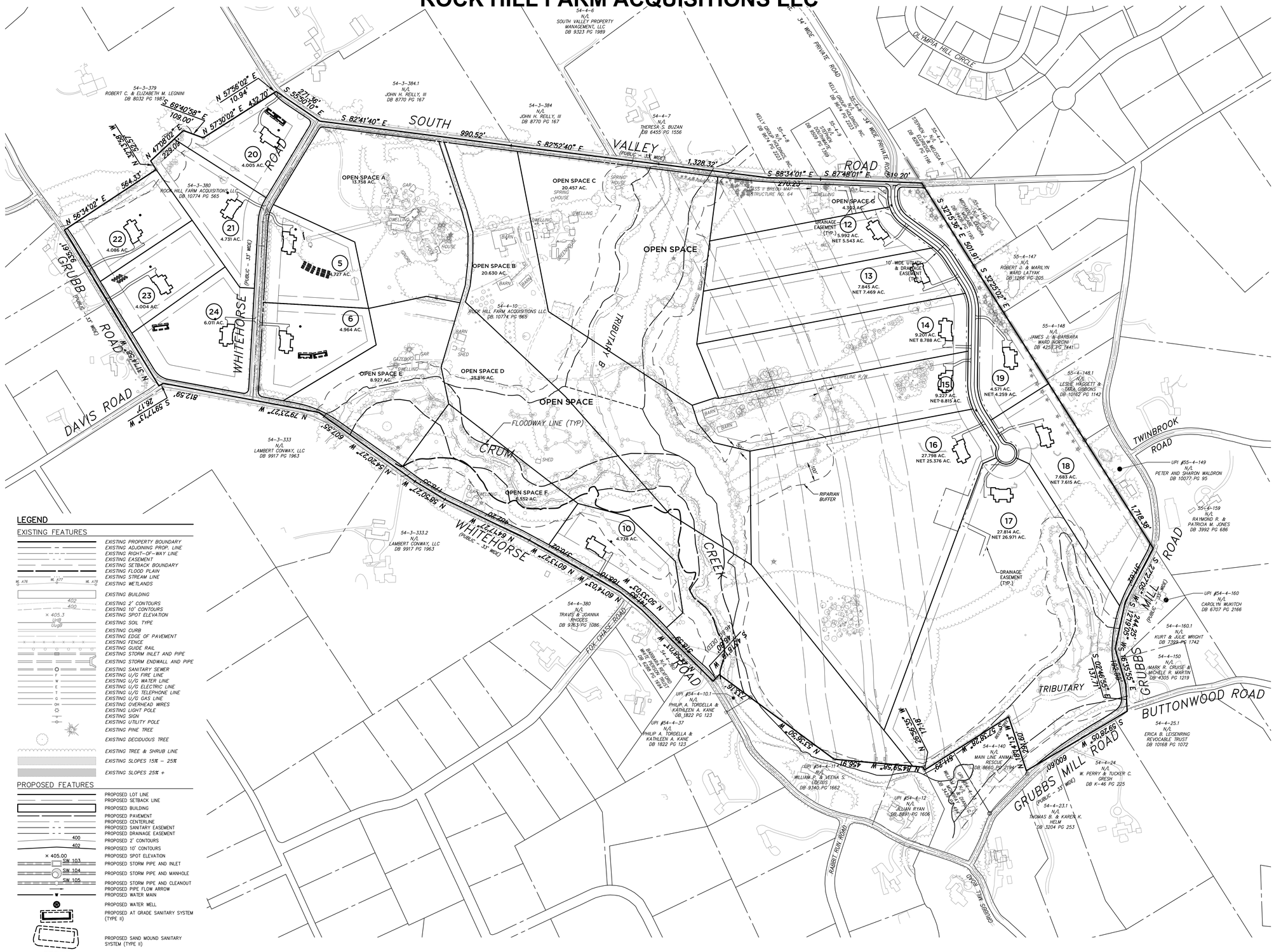
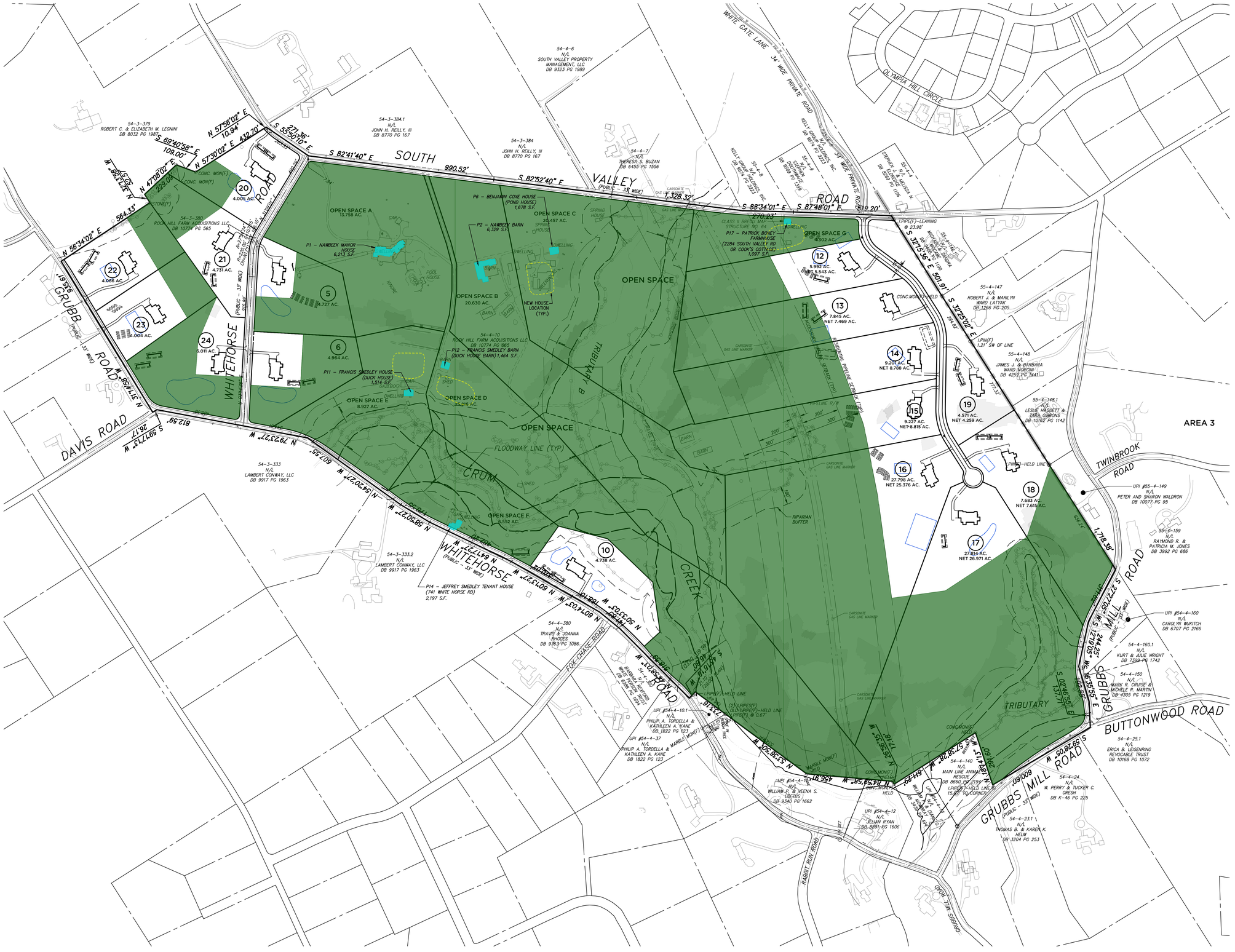
OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC


SOUTH VALLEY ROAD (PUBLIC - 33' WIDE)
GRUBB ROAD (PUBLIC - 33' WIDE)
WHITEHORSE ROAD (PUBLIC - 33' WIDE)
DAVIS ROAD
OLYMPIA HILL CIRCLE
34' WIDE PRIVATE ROAD
TWINBROOK ROAD
GRUBBS MILL ROAD (PUBLIC - 33' WIDE)
BUTTONWOOD ROAD
FOX CHASE ROAD
RABBIT RUN ROAD
CRUM CREEK
TRIBUTARY 'B'
TRIBUTARY
OPEN SPACE A 13.758 AC.
OPEN SPACE B 20.630 AC.
OPEN SPACE C 20.457 AC.
OPEN SPACE D 25.816 AC.
OPEN SPACE E 8.927 AC.
OPEN SPACE F 6.552 AC.
OPEN SPACE G 4.344 AC.
OPEN SPACE
4.086 AC.
4.731 AC.
4.004 AC.
6.011 AC.
4.727 AC.
4.964 AC.
4.738 AC.
5.992 AC. NET 5.543 AC.
7.845 AC. NET 7.469 AC.
9.201 AC. NET 8.788 AC.
9.227 AC. NET 8.815 AC.
4.571 AC. NET 4.259 AC.
27.798 AC. NET 25.376 AC.
7.683 AC. NET 7.615 AC.
27.814 AC. NET 26.971 AC.
DRAINAGE EASEMENT (TYP.)
10' WIDE UTILITY & DRAINAGE EASEMENT (TYP.)
PIPELINE R/W
FLOODWAY LINE (TYP)
RIPARIAN BUFFER
54-4-6 N/A SOUTH VALLEY PROPERTY MANAGEMENT, LLC DB 9323 PG 1989
54-3-379 ROBERT C. & ELIZABETH M. LEGNINI DB 8032 PG 1983
54-3-384.1 N/A JOHN H. REILLY, III DB 8770 PG 167
54-3-384 N/A JOHN H. REILLY, III DB 8770 PG 167
54-4-7 N/A THERESA S. BUZAN DB 6455 PG 1556
54-4-8 KELLY GROUP ENTERPRISES, INC. DB 9874 PG 2223
54-4-9 STEPHEN J. & DEBORAH DUGAN DB 8509 PG 1599
54-4-4 N/A STEPHEN J. & DEBORAH N. NELSON DB 6859 PG 1196
54-4-5 N/A MICHAEL & SANDRA WARD DB 1196 PG 205
55-4-147 N/A ROBERT J. & MARILYN WARD LATYAK DB 1266 PG 205
55-4-148 N/A JAMES J. & BARBARA WARD NORONI DB 4253 PG 1441
55-4-148.1 N/A LESLIE HAGGETT & TARA GIBBONS DB 10162 PG 1142
55-4-159 N/A RAYMOND R. & PATRICIA M. JONES DB 3992 PG 686
UPI #55-4-149 N/A PETER AND SHARON WALDRON DB 10077 PG 95
UPI #54-4-160 N/A CAROLYN WURITCH DB 6707 PG 2166
54-4-160.1 N/A KURT & JULIE WRIGHT DB 7329 PG 1742
54-4-150 N/A MARK R. CRUISE & MICHELE R. MARTIN DB 4305 PG 1219
54-4-25.1 N/A ERICA B. LESENRING REVOCABLE TRUST DB 10168 PG 1072
54-4-24 N/A W. PERRY & TUCKER C. GRESH DB K-46 PG 225
54-4-23.1 N/A THOMAS B. & KAREN K. HELM DB 3204 PG 253
54-4-140 N/A MAIN LINE ANIMAL RESCUE DB 8665 DB 2194
54-4-11 N/A WILLIAM P. & VENA S. LOCUS DB 9340 PG 1662
54-4-12 N/A JUHAN RYAN DB 8891 PG 1606
54-4-10 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 965
54-3-380 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-3-333 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-3-333.2 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-4-380 N/A TRAVIS & JOANNA RHODES DB 9763 PG 1086
54-4-1 N/A BARBARA A. KROSS WIFE DB 1088 PG 1994
UPI #54-4-10.1 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
UPI #54-4-37 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
S 82°41'40" E 990.52'
S 82°52'40" E 1,328.32'
S 88°34'01" E 270.23'
S 87°48'01" E 519.20'
S 32°15'36" E 501.91'
S 32°25'02" E 1,778.38'
S 55°50'10" E 271.36'
N 57°56'02" E 10.94'
S 69°40'56" E 109.00'
N 57°30'02" E 432.70'
N 47°08'01" E 229.09'
N 56°34'02" E 564.33'
S 82°51'40" W 812.59'
S 89°17'17" W 26.17'
N 79°23'27" W 607.35'
N 54°20'27" W 502.11'
N 39°20'27" W 202.39'
N 69°47'27" W 202.39'
N 60°47'27" W 202.39'
N 60°47'27" W 202.39'
N 60


SOUTH VALLEY ROAD
WHITE GATE LANE 34' WIDE PRIVATE ROAD
OLYMPIA HILL CIRCLE
WHITEHORSE ROAD (PUBLIC - 33' WIDE)
DAVIS ROAD
GRUBB ROAD (PUBLIC - 33' WIDE)
FOX CHASE ROAD
GRUBBS MILL ROAD (PUBLIC - 33' WIDE)
BUTTONWOOD ROAD
TWINBROOK ROAD
CRUM CREEK
TRIBUTARY B
TRIBUTARY
FLOODWAY LINE (TYP)
RIPARIAN BUFFER
RABBIT RUN ROAD
OPEN SPACE A 13.758 AC.
OPEN SPACE B 20.630 AC.
OPEN SPACE C 20.457 AC.
OPEN SPACE D 25.214 AC.
OPEN SPACE E 8.927 AC.
OPEN SPACE F 8.552 AC.
OPEN SPACE G 4.503 AC.
OPEN SPACE
P1 – NAWBEEK MANOR HOUSE 6,213 S.F.
P2 – NAWBEEK BARN 6,329 S.F.
P6 – BENJAMIN COXE HOUSE (POND HOUSE) 1,678 S.F.
P11 – FRANCIS SMEDLEY HOUSE (DUCK HOUSE) 1,514 S.F.
P12 – FRANCIS SMEDLEY BARN (DUCK HOUSE BARN) 1,464 S.F.
P14 – JEFFREY SMEDLEY TENANT HOUSE (741 WHITE HORSE RD) 2,197 S.F.
P17 – PATRICK BONEY FARMHOUSE (2284 SOUTH VALLEY RD OR COOK'S COTTAGE) 1,097 S.F.
NEW HOUSE LOCATION (TYP.)
AREA 3
54-3-379 ROBERT C. & ELIZABETH M. LEGNINI DB 8032 PG 1987
54-3-384.1 N/A JOHN H. REILLY, III DB 8770 PG 167
54-3-384 N/A JOHN H. REILLY, III DB 8770 PG 167
54-4-6 N/A SOUTH VALLEY PROPERTY MANAGEMENT, LLC DB 9323 PG 1989
54-4-7 N/A THERESA S. BUZAN DB 6455 PG 1556
54-4-8 N/A KELLY GROUP & FRIENDS, INC. DB 9674 PG 2225
54-4-9 STEPHEN J. & DEBORAH WEAVER DB 9501 PG 1589
54-4-4 STEPHEN J. & REBECCA N. WEAVER DB 8259 PG 1186
54-3-380 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-3-333 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-3-333.2 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-4-380 N/A TRAVIS & JOANNA RHODES DB 9763 PG 1086
54-4-10 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-4-147 N/A ROBERT J. & MARILYN WARD LATYAK DB 1266 PG 205
54-4-148 JAMES J. & BARBARA WARD BORONI DB 4259 PG 1441
54-4-148.1 N/A LESLIE HAGGETT & TARA GIBBONS DB 10162 PG 1142
54-4-159 N/A RAYMOND R. & PATRICIA M. JONES DB 3992 PG 686
UPI #55-4-149 N/A PETER AND SHARON WALDRON DB 10077 PG 95
UPI #54-4-160 N/A CAROLYN WURTOCH DB 6707 PG 2166
54-4-160.1 N/A KURT & JULIE WRIGHT DB 7359 PG 1742
54-4-150 N/A MARK R. CRUISE & MICHELE R. MARTIN DB 4305 PG 1219
54-4-25.1 N/A ERICA B. LEISENRING REVOCABLE TRUST DB 10168 PG 1072
54-4-24 N/A W. PERRY & TUCKER C. GRESH DB K-46 PG 225
54-4-23.1 N/A THOMAS B. & KAREN K. HELM DB 3204 PG 253
54-4-140 N/A MAIN LINE ANIMAL RESCUE DB 8660 PG 2194
UPI #54-4-10.1 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
UPI #54-4-37 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123.
UPI #54-4-10 N/A WILLIAM P. & VEENA S. TARGUS DB 9340 PG 1662
UPI #54-4-12 N/A SUSAN RYAN DB 8891 PG 1606
S 82°41'40" E 990.52'
S 82°52'40" E 1,328.32'
S 87°48'01" E 279.20'
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N 57°30'02" E 432.70'
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N 56°34'02" E 564.33'
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S 59°17'13" W 26.17'
N 79°23'27" W 607.55'
N 54°20'27" W 1,328.32'
N 39°30'27" W 1,469.19'
N 60°13'27" W 1,010.96'
N 60°13'27" W 1,010.96'
N 60°13'27" W 1,010.96

UPI #54-3-380 OVERALL TRACT
PERMITTED DENSITY CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	1,070,206	24.569
LESS EXISTING & PROPOSED ROAD R/W'S	114,045	2.618
LESS EXISTING UTIL. R/W'S	0	0.000
BASE SITE AREA=	956,161	21.950

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	55,584	1.276	100%	55,584	1.276
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	7,486	0.172	75%	5,615	0.129
SLOPES15-25%=	4,025	0.092	50%	2,013	0.046
HYDRIC SOILS=	0	0.000	50%	0	0.000
		TOTAL PROTECTED LAND=		63,211	1.451
DEVELOPABLE LAND (BASE SITE AREA - TOTAL PROTECTED LAND)=				892,950	20.499
MAX. ALLOWABLE UNITS (DEVELOPABLE LAND ÷ 4 AC)=				5	

PROPOSED LOTS = 5

UPI #54-4-10 OVERALL TRACT
PERMITTED DENSITY CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	9,674,343	222.092
LESS EXISTING & PROPOSED ROAD R/W'S	283,220	6.502
LESS EXISTING UTIL. R/W'S	157,672	3.620
BASE SITE AREA=	9,233,451	211.971

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	2,644,041	60.699	100%	2,644,041	60.699
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	8,378	0.192	100%	8,378	0.192
SLOPES>25%=	332,026	7.622	100%	332,026	7.622
WOODLANDS	1,598,470	36.696	75%	1,198,853	27.522
SLOPES15-25%=	343,346	7.882	50%	171,673	3.941
HYDRIC SOILS=	34,014	0.781	50%	17,007	0.390
		TOTAL PROTECTED LAND=		4,371,978	100.367
DEVELOPABLE LAND (BASE SITE AREA - TOTAL PROTECTED LAND)=				4,861,473	111.604
MAX. ALLOWABLE UNITS (DEVELOPABLE LAND ÷ 4 AC)=				27	

PROPOSED LOTS = 11

OPEN SPACE – 185.647 ACRES PROVIDED IN 2 CONTIGUOUS AREAS

1. ALL OPEN SPACE TO BE SUBJECT TO A PERPETUAL CONSERVATION EASEMENT.
2. CONDITIONAL USE APPROVAL IS NOT REQUIRED IN ACCORDANCE WITH SEC. 139-152.B(5)
3. OPEN SPACE IS PROVIDED ON AREAS OF 13 LOTS AND ON 7 OPEN SPACE PARCELS, EACH CONTAINING A STRUCTURE ON THE TOWNSHIP'S HISTORIC RESOUCE INVENTORY.
4. RECONSTRUCTION, ALTERATION OR RESTORATION OF HISTORIC STRUCTURES SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE UNITED STATES SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.
5. FOR OPEN SPACE PARCELS, WHERE THE HISTORIC STRUCTURE IS 2,000 SQUARE FEET OR LESS, AND THE HISTORIC STRUCTURE IS PRESERVED, CONSTRUCTION OF A NEW PRIMARY RESIDENTIAL STRUCTURE CONSISTENT WITH THE HISTORIC AND ARCHITECTURAL CHARACTER OF THE CONTRIBUTING STRUCTURE MAY OCCUR.

LOT	GROSS LOT AREA AC	NET LOT AREA AC	NET LOT AREA SF	ZONING: ALLOWABLE BUILDING AREA SF	ZONING: PROPOSED BUILDING AREA SF	ZONING: PROPOSED BUILDING AREA %	ZONING: ALLOWABLE IMPERMOUS AREA SF	ZONING: PROPOSED IMPERMOUS AREA SF	ZONING: PROPOSED IMPERMOUS AREA %	STORMWATER IMPERMOUS AREA: SHOWN SF	STORMWATER IMPERMOUS AREA: ALLOWANCE SF	STORMWATER IMPERMOUS AREA: TOTAL SF
5	5.076	5.020	218,671	10%	21,867	6,070	2.8%	13%	28,427	10,936	5.0%	10,936	500	11,436
6	4.001	4.001	174,284	10%	17,428	5,988	3.4%	13%	22,657	8,578	4.9%	8,578	500	9,078
10	4.738	4.738	206,405	10%	20,641	5,764	2.8%	13%	26,833	8,195	4.0%	8,195	500	8,695
12	5.992	5.543	241,463	10%	24,146	5,988	2.5%	13%	31,390	8,704	3.6%	8,824	500	9,324
13	7.845	7.469	325,350	10%	32,535	5,988	1.8%	13%	42,295	9,083	2.8%	9,203	500	9,703
14	9.201	8.788	382,807	10%	38,281	5,988	1.6%	13%	49,765	8,477	2.2%	8,597	500	9,097
15	9.227	8.815	383,986	10%	38,399	5,988	1.6%	13%	49,918	8,492	2.20%	8,611	500	9,111
16	27.798	25.376	1,105,385	10%	110,539	5,988	0.5%	13%	143,700	8,917	0.8%	9,037	500	9,537
17	27.814	26.971	1,174,867	10%	117,487	5,988	0.5%	13%	152,733	9,427	0.8%	9,704	500	10,204
18	7.683	7.615	331,719	10%	33,172	5,988	1.8%	13%	43,123	9,771	2.9%	9,894	500	10,394
19	4.571	4.259	185,504	10%	18,550	5,988	3.2%	13%	24,116	9,875	5.3%	9,995	500	10,495
20	4.005	4.005	174,458	10%	17,446	5,988	3.4%	13%	22,680	9,580	5.5%	9,580	500	10,080
21	4.731	4.731	206,082	10%	20,608	5,988	2.9%	13%	26,791	8,619	4.2%	8,619	500	9,119
22	4.086	4.086	177,986	10%	17,799	5,988	3.4%	13%	23,138	10,484	5.9%	10,484	500	10,984
23	4.004	4.004	174,414	10%	17,441	5,988	3.4%	13%	22,674	10,253	5.9%	10,253	500	10,753
24	6.011	6.011	261,839	10%	26,184	5,988	2.3%	13%	34,039	8,592	3.3%	8,592	500	9,092

NOTES
1. NET LOT AREA = GROSS LOT AREA - AREA WITHIN EASEMENTS
2. IMPERMOUS AREAS WITHIN EASEMENTS IS NOT INCLUDED IN THE IMPERMOUS AREA SHOWN FOR ZONING
3. IMPERMOUS AREAS FOR STORMWATER MANAGEMENT INCLUDE A 500 SF ALLOWANCE FOR ADDITIONAL IMPERMOUS AREA ON LOTS WITH PROPOSED HOMES

ZONING DATA
RU RESIDENTIAL DISTRICT

ITEM	REQUIRED
LOT AREA (MIN.)	4.0 AC.
LOT WIDTH @ BSL. (MIN.)	300 FEET
BUILDING COVERAGE (MAX.)	10%
FRONT YARD (MIN.)	75 FEET
SIDE YARDS (2)	40 FEET (MIN.)
REAR YARD (MIN.)	40 FEET
BUILDING HEIGHT (MAX.)	35 FEET (3-1/2 STORIES)

GENERAL NOTES:

1. BEING CHESTER COUNTY UPI #54-3-380 AND UPI #54-4-10.
2. BOUNDARY AND PHYSICAL FEATURES FROM AN ACTUAL FIELD SURVEY PERFORMED BY CHESTER VALLEY ENGINEERS, INC. IN ACCORDANCE WITH COMMITMENT FOR TITLE INSURANCE NO. 9476295, COMMITMENT DATE: APRIL 21, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
3. SCHEDULE B, PART II OF THE TITLE COMMITMENT REFERENCED ABOVE INCLUDES THE FOLLOWING EXCEPTIONS:
   6. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF SOUTH VALLEY ROAD, GRUBBS MILL ROAD, DAVIS ROAD, WHITE HORSE ROAD AND BUTTONWOOD ROAD [ROAD RIGHT OF WAYS PLOTTED].
   7. STREAM OF WATER FLOWS THROUGH PREMISES HEREON, SUBJECT TO RIGHTS OF OTHER RIPARIAN OWNERS ABUTTING STREAM [STREAM PLOTTED].
   8. RIGHTS OF SUN PIPE LINE COMPANY, HOWEVER ACQUIRED [50-FOOT WIDE RIGHT OF WAY PLOTTED ON EXISTING GAS PIPELINE].
   9. RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS SET FORTH IN MISC. DEED BOOK 58 PAGE 486 [BLANKET IN GRUBBS MILL ROAD, NOT PLOTTABLE]; MISC. DEED BOOK 60 PAGE 455 [BLANKET IN WHITE HORSE ROAD, NOT PLOTTABLE]; MISC. DEED BOOK 66 PAGE 545 [BLANKET IN GRUBBS MILL ROAD, NOT PLOTTABLE]; MISC. DEED BOOK 86 PAGE 51 [BLANKET IN SOUTH VALLEY ROAD, NOT PLOTTABLE] AND MISC. DEED BOOK 92 PAGE 415 [BLANKET IN HILLVIEW ROAD, DOES NOT AFFECT PREMISES].
   10. RIGHTS GRANTED TO THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS SET FORTH IN MISC. DEED BOOK 231 PAGE 162 [BLANKET IN SOUTH VALLEY ROAD, NOT PLOTTABLE].
   11. COVENANT AS SET FORTH IN DEED BOOK L-41 PAGE 506 [AGREEMENT THAT "THE PREMISES HEREIN CONVEYED SHALL ONLY BE DEVELOPED IN ACCORDANCE WITH THE THEN EXISTING ZONING ORDINANCES ON THE DATES OF SUBDIVISION OF THE SAID PREMISES"].
   12. RESTRICTIONS AS SET FORTH IN DEED BOOK R-25 PAGE 176 [SUBJECT PROPERTY IS ON HILLVIEW AND DAVIS ROADS, DOES NOT AFFECT PREMISES]; AGREEMENT THERETO AS IN MISC. DEED BOOK 162 PAGE 258 [SUBJECT PROPERTY IS ON HILLVIEW AND DAVIS ROADS, DOES NOT AFFECT PREMISES].
   13. RIGHTS AND PRIVILEGES AS SET FORTH IN DEED BOOK X-24 PAGE 94 [INCLUDE DESCRIBED PREMISES IN TERMS AND CONDITIONS OF 1952 DEED OF TRUST TO PROVIDENT TRUST COMPANY, DEED NOT PROVIDED, NOT PLOTTABLE].
   14. RIGHTS GRANTED TO UNITED STATES PIPE LINE COMPANY AS REFERENCED IN TRACT 9 OF DEED BOOK X-24 PAGE 94 [LOCATION NOT DESCRIBED, NOT PLOTTABLE].
   15. AGRICULTURAL AREA RESOLUTIONS AS SET FORTH IN RECORD BOOK 3998 PAGE 1970 [NOT A PLOTTABLE CONDITION] AND RECORD BOOK 5618 PAGE 1069 [NOT A PLOTTABLE CONDITION].
   16. CONTRACT AND COVENANT UNDER ACT 319 AS SET FORTH IN RECORD BOOK 4118 PAGE 1891 [NOT A PLOTTABLE CONDITION].
4. BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE PREMISES SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42029C0165G, MAP REVISED SEPTEMBER 29, 2017, ISSUED BY FEMA.
5. GROSS TRACT AREA = 246.661 AC.
6. BOUNDARY OF UPI #54-3-380 FORMS A MATHEMATICALLY CLOSED FIGURE WITH A CLOSURE PRECISION OF 1:1,151,737; BOUNDARY OF UPI #54-4-10 FORMS A MATHEMATICALLY CLOSED FIGURE WITH A CLOSURE PRECISION OF 1:863,096.
7. BEARINGS ARE BASED ON NAD83 PENNSYLVANIA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM AND ELEVATIONS ARE BASED ON NAVD88 BY GPS OBSERVATIONS PERFORMED BY CHESTER VALLEY ENGINEERS.
8. SITE BENCHMARK ON UPI #54-3-380 IS TOP OF STONE FOUND AT LANDS OF LEONINI, ELEVATION = 394.45; SITE BENCHMARK ON UPI #54-4-10 IS TOP OF IRON PIPE FOUND AT LANDS OF MCCABE, ELEVATION = 405.63.
9. PHYSICAL FEATURES PHOTOGRAMMETRICALLY COMPILED BY QUANTUM SPATIAL, DULLES, VA, GROUND CONTROLLED AND SUPPLEMENTED WITH PHYSICAL FIELD SURVEYS BY CHESTER VALLEY ENGINEERS.
10. WETLANDS SHOWN HEREON DELINEATED BY GHD SERVICES, EXTON, PA. -REFERENCE GHD PROJECT NO. 12557575, DATED JULY 1, 2022.
11. GAS PIPELINE LOCATION FROM MARKOUTS ON THE GROUND BY QPRS AND FIELD LOCATED BY CHESTER VALLEY ENGINEERS.
12. THIS PROPERTY IS ZONED RU RURAL DISTRICT ACCORDING TO THE WILLISTOWN TOWNSHIP ZONING MAP.
13. TOTAL NUMBER OF LOTS PERMITTED : 33 (PARCELS 54-4-10 & 54-3-380)
    TOTAL NUMBER OF LOTS SHOWN: 16
14. TOTAL LENGTH OF CUL-DE-SAC:
    ROAD A: 1,570 LF. (TO CENTER OF BULB).
15. EXISTING AND PROPOSED DWELLINGS SERVED BY ON-LOT SANITARY SEWAGE SERVICES. LOTS OPEN SPACE G AND 12-19 SERVED BY PUBLIC WATER FROM AQUA PENNSYLVANIA. OTHER LOTS SERVED BY ON-LOT WATER WELLS.
17. A LETTER OF ADEQUACY FROM THE CONSERVATION DISTRICT AND A NPDES PERMIT FROM PADEP ARE REQUIRED FOR FINAL PLAN APPROVAL.
18. PRIOR APPROVAL IS REQUIRED FOR ANY FINAL GRADING THAT REDIRECTS RUNOFF ONTO ADJOINING LOTS.
19. NO PROPERTY OWNER SHALL OBSTRUCT OR ALTER THE FLOW, LOCATION OR CARRYING CAPACITY OF A WATERCOURSE, STREAM, CHANNEL OR DRAINAGE SWALE TO THE DETRIMENT OF ANY OTHER PROPERTY OWNER, WHETHER UPSTREAM OR DOWNSTREAM.
20. ALL DOWNSPOUTS DISCHARGING INTO THE INFILTRATION BEDS SHALL HAVE LEAF STRAINERS OR GRATE TO RETAIN DEBRIS.
21. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLETING FINAL AS-BUILT PLANS OF ALL BMPS, CONVEYANCES, OR OTHER STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED SWM SITE PLAN. AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A QUALIFIED LICENSED PROFESSIONAL.
22. THE FOLLOWING SHALL BE FINAL PLAN REQUIREMENTS:
    A. ALL COMMON STORMWATER MANAGEMENT FACILITIES (I.E. THOSE THAT SERVICE MORE THAN ONE LOT OR THE PROPOSED ROAD) MUST BE EITHER DEDICATED TO THE TOWNSHIP, OR OWNED BY A COMMUNITY ENTITY SUCH AS AN HOA THAT CAN PERFORM THE REQUIRED MAINTENANCE [43.A.4.C].
    B. NO REGULATED ACTIVITY SHALL COMMENCE UNTIL THE TOWNSHIP ISSUES WRITTEN APPROVAL OF THE SWM SITE PLAN AND CHESTER COUNTY CONSERVATION DISTRICT ISSUES WRITTEN APPROVAL OF THE EROSION AND SEDIMENT CONTROL PLAN [73-36.F.2].
    C. THE PLANS AND ISSUANCE OF ANY BUILDING OR OCCUPANCY PERMIT SHALL NOT PROCEED UNTIL THE APPLICANT HAS RECEIVED WRITTEN APPROVAL OF THE SWM SITE PLAN FROM THE TOWNSHIP [73-36.F.3].
    D. THE APPROVED SWM SITE PLAN SHALL BE ON SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY [73-36.F.4].
    E. THE APPLICANT SHALL PAY ALL REQUIRED FEES [73-36.F.5.E].
    F. PROVIDE THE APPROVED NPDES PERMIT [73-37.B.1].
    G. THE APPLICANT SHALL PROVIDE FINANCIAL SECURITY TO THE TOWNSHIP PRIOR TO APPROVAL OF THE SWM SITE PLAN [73-37.H.7].
    H. THE APPLICANT SHALL RECORD THE ENTIRETY OF THE SWM SITE PLAN [73-37.I.8].
    I. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLETING FINAL AS-BUILT PLANS OF ALL BMPS, CONVEYANCES, OR OTHER STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED SWM SITE PLAN. AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A QUALIFIED LICENSED PROFESSIONAL [73-36.F.9].
    J. PROVIDE A SIGNED OPERATIONS AND MAINTENANCE AGREEMENT [73-43.D].
23. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO MAINTAIN WATERCOURSES, STORMWATER MANAGEMENT SYSTEMS, SWALES, PIPES AND/OR OTHER DRAINAGE INFRASTRUCTURE WITHIN THE DRAINAGE EASEMENTS AND SEEK REIMBURSEMENT FROM THE PROPERTY OWNER AS ALLOWED BY LAW.

OPEN SPACE A
LIMITED PROTECTED LAND CALCULATION (SECTION 139-154.C.)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	599,287	13.758

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
FLOODPLAN=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	8,153	0.187	100%	8,153	0.187
			TOTAL =	8,153	0.187
TOTAL PERCENTAGE=					1.4%

OPEN SPACE B
LIMITED PROTECTED LAND CALCULATION (SECTION 139-154.C.)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	898,656	20.630

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
FLOODPLAN=	294,334	6.757	100%	294,334	6.757
WETLANDS=	108,980	2.502	100%	108,980	2.502
SLOPES>25%=	8,951	0.205	100%	8,951	0.205
			TOTAL =	412,265	9.464
TOTAL PERCENTAGE=					45.9%

OPEN SPACE C
LIMITED PROTECTED LAND CALCULATION (SECTION 139-154.C.)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	891,113	20.457

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
FLOODPLAN=	295,135	6.775	100%	295,135	6.775
WETLANDS=	28,855	0.662	100%	28,855	0.662
SLOPES>25%=	30,949	0.710	100%	30,949	0.710
			TOTAL =	354,939	8.148
TOTAL PERCENTAGE=					39.8%

OPEN SPACE D
LIMITED PROTECTED LAND CALCULATION (SECTION 139-154.C.)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	1,124,540	25.816

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
FLOODPLAN=	439,634	10.093	100%	439,634	10.093
WETLANDS=	58,889	1.352	100%	58,889	1.352
SLOPES>25%=	195,685	4.492	100%	195,685	4.492
			TOTAL =	694,208	15.937
TOTAL PERCENTAGE=					61.7%

OPEN SPACE E
LIMITED PROTECTED LAND CALCULATION (SECTION 139-154.C.)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	388,866	8.927

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
FLOODPLAN=	159,804	3.669	100%	159,804	3.669
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	1,217	0.028	100%	1,217	0.028
			TOTAL =	161,021	3.697
TOTAL PERCENTAGE=					41.4%

OPEN SPACE F
LIMITED PROTECTED LAND CALCULATION (SECTION 139-154.C.)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	285,399	6.552

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
FLOODPLAN=	165,405	3.797	100%	165,405	3.797
WETLANDS=	343	0.008	100%	343	0.008
SLOPES>25%=	0	0.000	100%	0	0.000
			TOTAL =	165,748	3.805
TOTAL PERCENTAGE=					58.1%

OPEN SPACE G
LIMITED PROTECTED LAND CALCULATION (SECTION 139-154.C.)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	187,383	4.302

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
FLOODPLAN=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
			TOTAL =	0	0.000
TOTAL PERCENTAGE=					0.0%

Lot 5
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	205,890	4.727

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	80,386	1.845	75%	60,290	1.384
SLOPES15-25%=	8,026	0.184	50%	4,013	0.092
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	64,303	1.476
TOTAL PERCENTAGE OF PROTECTED LAND=					31.2%

Lot 6
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	216,240	4.964

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	0	0.000	75%	0	0.000
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	0	0.000
TOTAL PERCENTAGE OF PROTECTED LAND=					0.0%

Lot 10
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	206,405	4.738

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	79,771	1.831	100%	79,771	1.831
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	21,633	0.497	75%	16,225	0.372
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	13,970	0.321	50%	6,985	0.160
			TOTAL PROTECTED LAND=	102,981	2.364
TOTAL PERCENTAGE OF PROTECTED LAND=					49.9%

Lot 12
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	261,001	5.992

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	366	0.008	100%	366	0.008
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	2,516	0.058	100%	2,516	0.058
WOODLANDS	133,781	3.071	75%	100,336	2.303
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	103,218	2.370
TOTAL PERCENTAGE OF PROTECTED LAND=					39.5%

Lot 13
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	341,730	7.845

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	13,888	0.319	100%	13,888	0.319
WOODLANDS	140,227	3.219	75%	105,170	2.414
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	119,058	2.733
TOTAL PERCENTAGE OF PROTECTED LAND=					34.8%

Lot 14
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	400,789	9.201

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	29,565	0.679	100%	29,565	0.679
WOODLANDS	150,980	3.466	75%	113,235	2.600
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	142,800	3.278
TOTAL PERCENTAGE OF PROTECTED LAND=					35.6%

Lot 15
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	401,944	9.227

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	28,814	0.661	100%	28,814	0.661
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	8,432	0.194	100%	8,432	0.194
SLOPES>25%=	2,045	0.047	100%	2,045	0.047
WOODLANDS	93,015	2.135	75%	69,761	1.601
SLOPES15-25%=	9,870	0.227	50%	4,935	0.113
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	113,987	2.617
TOTAL PERCENTAGE OF PROTECTED LAND=					28.4%

Lot 16
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	1,210,874	27.798

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	96,318	2.211	100%	96,318	2.211
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	13,141	0.302	100%	13,141	0.302
WOODLANDS	258,594	5.937	75%	193,946	4.452
SLOPES15-25%=	29,119	0.668	50%	14,560	0.334
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	317,964	7.299
TOTAL PERCENTAGE OF PROTECTED LAND=					26.3%

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALFON LOAM							
CoB	3% TO 8% SLOPES	6"-36"	72"-99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"-80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"-97"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GxD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"-6"	60"-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MkB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PoC	8% TO 15% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PoD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PkD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PsF	25% TO 60% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							

Lot 17
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	1,211,598	27.814

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	390,100	8.955	100%	390,100	8.955
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	46,454	1.066	100%	46,454	1.066
WOODLANDS	75,201	1.726	75%	56,401	1.295
SLOPES15-25%=	129,423	2.971	50%	64,712	1.486
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	557,666	12.802
			TOTAL PERCENTAGE OF PROTECTED LAND=		46.0%

Lot 18
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	334,668	7.683

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	6,360	0.146	100%	6,360	0.146
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	15,426	0.354	100%	15,426	0.354
WOODLANDS	59,318	1.362	75%	44,489	1.021
SLOPES15-25%=	26,975	0.619	50%	13,488	0.310
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	79,762	1.831
			TOTAL PERCENTAGE OF PROTECTED LAND=		23.8%

Lot 19
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	199,101	4.571

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	0	0.000	75%	0	0.000
SLOPES15-25%=	29,105	0.668	50%	14,553	0.334
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	14,553	0.334
			TOTAL PERCENTAGE OF PROTECTED LAND=		7.3%

Lot 20
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	174,469	4.005

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	4,770	0.110	100%	4,770	0.110
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	3,906	0.090	75%	2,930	0.067
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	7,700	0.177
			TOTAL PERCENTAGE OF PROTECTED LAND=		4.4%

Lot 21
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	206,095	4.731

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	25,113	0.577	100%	25,113	0.577
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	121	0.003	75%	91	0.002
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	25,204	0.579
			TOTAL PERCENTAGE OF PROTECTED LAND=		12.2%

Lot 22
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	177,974	4.086

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	25,696	0.590	100%	25,696	0.590
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	3,460	0.079	75%	2,595	0.060
SLOPES15-25%=	0	0.000	50%	0	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	28,291	0.649
			TOTAL PERCENTAGE OF PROTECTED LAND=		15.9%

Lot 23
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	174,410	4.004

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	0	0.000	75%	0	0.000
SLOPES15-25%=	2	0.000	50%	1	0.000
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	1	0.000
			TOTAL PERCENTAGE OF PROTECTED LAND=		0.0%

Lot 24
PROTECTED LANDS CALCULATION (§73-11.1)

	AREA (S.F.)	AREA (AC.)
GROSS TRACT AREA=	261,842	6.011

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	0	0.000	100%	0	0.000
WOODLANDS	0	0.000	75%	0	0.000
SLOPES15-25%=	4,023	0.092	50%	2,012	0.046
HYDRIC SOILS=	0	0.000	50%	0	0.000
			TOTAL PROTECTED LAND=	2,012	0.046
			TOTAL PERCENTAGE OF PROTECTED LAND=		0.8%

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.:
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING"
(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: ____

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALIFON LOAM							
CaB	3% TO 8% SLOPES	6"-36"	72"-99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"-80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"-67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"-6"	60"-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MlB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"-6"	48"-96"	NONE	NONE	C/D	YES

NOTES

EQUITABLE OWNER/ APPLICANT:
ROCK HILL FARM ACQUISITIONS LLC
201 KING OF PRUSSIA ROAD, SUITE 501
RADNOR, PA 19087
ATT: EDMUND J. CAMPBELL, JR., ESQUIRE
(610) 992-5885

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
AS NOTED	10/16/2024	PT	NJC	

J:\CVE-21000\21563\dwg\Lots 4 Acres - 03\Sheets\02-Notes.dwg, 10/16/2024 1:47:50 PM, ...

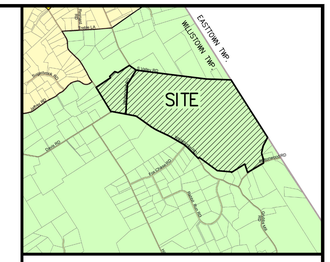

WHITE GATE LANE 34' WIDE PRIVATE ROAD
OLYMPIA HILL CIRCLE
SOUTH VALLEY ROAD (PUBLIC - 33' WIDE)
WHITEHORSE ROAD (PUBLIC - 33' WIDE)
GRUBB ROAD (PUBLIC - 33' WIDE)
DAVIS ROAD
TRIBUTARY B
ZONE A
ZONE AE
FLOODWAY LINE (TYP)
CRUM CREEK
FEMA 100-YEAR FLOOD LINE (TYP)
RIPARIAN BUFFER
WOODLANDS DRIP LINE (TYP)
WOODLANDS DRIP LINE (TYP)
MULCH PILE
PIPELINE R/W
RESIDENTIAL PERIMETER SETBACK (TYP)
ACCESSORY PERIMETER SETBACK (TYP)
CARSONITE GAS LINE MARKER
FOX CHASE ROAD
RABBIT RUN ROAD
GROBBS MILL ROAD
TWINBROOK ROAD
GRUBBS MILL ROAD (PUBLIC - 33' WIDE)
BUTTONWOOD ROAD
TRIBUTARY
54-3-379 ROBERT C. & ELIZABETH M. LEGNINI DB 8032 PG 1987
54-3-380 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-3-384.1 N/A JOHN H. REILLY, III DB 8770 PG 167
54-3-384 N/A JOHN H. REILLY, III DB 8770 PG 167
54-3-333 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-3-333.2 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-4-6 N/A SOUTH VALLEY PROPERTY MANAGEMENT, LLC DB 9323 PG 1989
54-4-7 N/A THERESA S. BUZAN DB 6455 PG 1556
54-4-8 N/A KELLY GROUP HOMES DB 9874 PG 2205
54-4-9 N/A STEPHEN J. & MARY ANN KELLY DB 9874 PG 2205
54-4-4 N/A STEPHEN J. & MARY ANN KELLY DB 8230 PG 1984
54-4-10 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-4-380 N/A TRAVIS & JOANNA RHODES DB 9763 PG 1086
54-4-37 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
54-4-10.1 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
54-4-12 N/A WILLIAM P. & VEENA S. LOBOS DB 9340 PG 1662
54-4-140 N/A MAIN LINE ANIMAL RESCUE DB 8687 PG 2194 & DB 9007 PG 1405 & DB 9009 PG 2086
54-4-24 N/A W. PERRY & TUCKER C. ORSINI DB K-46 PG 225
54-4-23.1 N/A THOMAS R. & KAREN K. HELM DB 3204 PG 253
55-4-147 N/A ROBERT J. & MARILYN WARD LATYAK DB 1266 PG 305
55-4-148 N/A JAMES J. & BARBARA WARD BORONI DB 4259 PG 1441
55-4-148.1 N/A LESLIE HAGGETT & TARA GIBBONS DB 10102 PG 1142
UPI #55-4-149 N/A PETER AND SHARON WALDRON DB 10077 PG 95
55-4-159 N/A RAYMOND R. & PATRICIA M. JONES DB 3992 PG 686
UPI #54-4-160 N/A CAROLYN WUMITCH DB 6707 PG 2166
54-4-160.1 N/A KURT & JULIE WRIGHT DB 7359 PG 1742
54-4-150 N/A MARK A. CROSE & MICHELE R. MARTIN DB 4305 PG 1219
54-4-25.1 N/A ERICA B. LEISENRING REVOCABLE TRUST DB 10168 PG 1072
S 82°41'40" E 990.52'
S 82°52'40" E 1,328.32'
S 88°34'01" E 270.23'
S 87°48'01" E 319.20'
S 32°15'58" E 501.91'
S 32°51'02" E 1,178.39'
S 55°50'10" E 271.36'
N 57°56'02" E 10.94'
S 69°40'58" E 109.00'
N 57°30'02" E 432.70'
N 47°08'02" E 229.09'
N 56°34'02" E 554.33'
N 35°54'44" W 525.37'
N 79°23'27" W 812.59'
S 59°17'17" W 261.17'
N 54°20'27" W 369.7'
N 24°05'59" W 202.28'
N 22°46'59" W 207.15'
N 20°14'09" W 168.10'
N 20°06'06" W 581.19'
N 10°58'10" W 316.92'
N 02°46'55" W 137.71'
N 05°56'50" W 178.18'
N 11°39'28" W 456.18'
S 50°56'59" W 69.23'
S 02°46'55" E 137.71'
S 20°06'06" E 581.19'
S 22°46'59" E 207.15'
S 24°05'59" E 244.85'
S 54°20'27" E 369.7'
S 79°23'27" E 812.59'
S 35°54'44" E 525.37'
S 56°34'02" W 554.33'
S 47°08'02" W 229.09'
S 57°30'02" W 432.70'
N 69°40'58" W 109.00'
N 57°56'02" W 10.94'
N 55°50'10" W 271.36'
N 32°51'02" W 1,178.39'
N 32°15'58" W 501.91'
N 87°48'01" W 319.20'
N 88°34'01" W 270.23'
N 82°52'40" W 1,328.32'
N 82°41'40" W 990.52'
CONC. MON(F)
STONE(F)
LPIN(F) 1.21' SW OF LINE
LPIN(F)-HELD LINE
LPIPE(F)-LEANING @ 23.98'
CONC.MON(F)-HELD
(2) LPIPES(F) 0.5' LPIPE(F)-HELD LINE
PIPE(F)-HELD LINE
UPI #54-4-37
UPI #54-4-10.1
UPI #54-4-12
UPI #54-4-140
UPI #54-4-24
UPI #54-4-23.1
UPI #55-4-149
UPI #55-4-159
UPI #54-4-160
UPI #54-4-160.1
UPI #54-4-150
UPI #54-4-25.1
DWELLING
BARN
SHED
GAZEBO
SPRING HOUSE
WELL
SEPTIC TANK
SEPTIC TANK & LEACH FIELD
GAR
HOUSE
POOL
TENNIS COURT
TENNIS COURT FENCE
GUIDE RAIL
STONE WALL
TREE LINE
TREE MASS II BREAK HEIGHT STRUCTURE INC. 64
T.C. 402.93 BIG BASED W/DEBRIS
T.C. 402.51 BIG BASED W/DEBRIS


WHITE GATE LANE 34' WIDE PRIVATE ROAD
OLYMPIA HILL CIRCLE
SOUTH VALLEY ROAD (PUBLIC - 33' WIDE)
WHITEHORSE ROAD (PUBLIC - 33' WIDE)
GRUBB ROAD (PUBLIC - 33' WIDE)
DAVIS ROAD
FOX CHASE ROAD
RABBIT RUN ROAD
GRUBBS MILL ROAD (PUBLIC - 33' WIDE)
TWINBROOK ROAD
BUTTONWOOD ROAD
TRIBUTARY B
CRUM CREEK
ZONE A
ZONE AE
FLOODWAY LINE (TYP)
FEMA 100-YEAR FLOOD LINE (TYP)
RIPARIAN BUFFER
54-3-379 ROBERT C. & ELIZABETH M. LEGNINI DB 8032 PG 1987
54-3-380 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-3-384.1 N/A JOHN H. REILLY, III DB 8770 PG 167
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54-4-6 N/A SOUTH VALLEY PROPERTY MANAGEMENT, LLC DB 9323 PG 1989
54-4-7 N/A THERESA S. BUZAN DB 6455 PG 1556
54-4-8 N/A KELLY GROUP HOLDINGS, INC DB 9814 PG 2205
54-4-9 N/A STEPHEN LAWRENCE FEIGLEY DB 9001 PG 1589
54-4-4 N/A STEPHEN LAWRENCE FEIGLEY DB 8230 PG 1989
54-4-10 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 965
54-3-333 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-3-333.2 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-4-380 N/A TRAVIS & JOANNA RHODES DB 9763 PG 1086
54-4-10.1 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
54-4-37 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
54-4-12 N/A WILLIAM P. & VEENA S. LOBUS DB 9340 PG 1662
54-4-140 N/A MAIN LINE KNOLL RESORT DB 8661 PG 2194
54-4-24 N/A W. PERRY & TUCKER G. OSSIM DB K-46 PG 225
54-4-23.1 N/A THOMAS B. & KAREN K. HELM DB 3204 PG 253
54-4-25.1 N/A ERICA B. LEISENRING REVOCABLE TRUST DB 10168 PG 1072
54-4-150 N/A MARK H. CRUSE & MICHELE R. MARTIN DB 4305 PG 1219
54-4-160.1 N/A KURT & JULIE WRIGHT DB 7329 PG 1742
55-4-147 N/A ROBERT J. & MARILYN WARD LATYAK DB 1266 PG 205
55-4-148 JAMES J. & BARBARA WARD NORONI DB 4259 PG 1441
55-4-148.1 N/A LESLIE HAGGETT & TARA GIBBONS DB 10102 PG 1142
UPI #55-4-149 N/A PETER AND SHARON WALDRON DB 10077 PG 95
55-4-159 N/A RAYMOND R. & PATRICIA M. JONES DB 3992 PG 686
UPI #54-4-160 N/A CAROLYN WUNITCH DB 6707 PG 2166
N 57°56'02" E 10.94'
S 69°40'58" E 109.00'
N 57°30'02" E 432.70'
S 55°50'10" E 271.36'
S 82°41'40" E 990.52'
S 82°52'40" E 1,328.32'
S 87°48'01" E 270.23'
S 87°48'01" E 219.20'
S 32°15'58" E 501.91'
S 32°25'02" E 1,178.39'
N 47°08'02" E 229.09'
N 56°34'02" E 554.33'
N 35°44'58" W 425.37'
S 59°17'17" W 261.17'
N 79°23'27" W 812.58'
N 54°20'27" W 369.7'
N 24°30'55" W 407.58'
N 12°42'49" W 202.05'
N 60°17'27" W 168.10'
N 60°17'27" W 202.78'
N 10°05'06" W 282.16'
N 10°05'06" W 316.26'
N 10°05'06" W 91.62'
N 53°39'55" W 77.18'
N 53°39'55" W 455.28'
N 67°39'55" W 611.89'
N 67°39'55" W 129.60'
N 00°46'55" E 137.77'
S 27°19'05" W 244.28'
S 27°19'05" W 31.76'
S 00°46'55" E 1,337.77'
S 00°46'55" E 1,337.77'
S 00°46'55" E 1,337.77

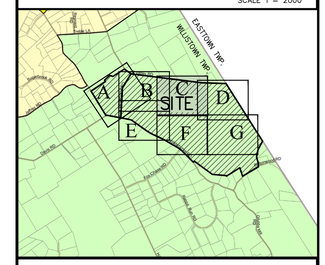

N 56°34'02" E
564.33'
N 32°13'58" W
52.57'
N 47°08'02" E
229.09'
S 68°40'58" E
100.00'
N 57°30'02" E
432.70'
N 57°56'02" E
10.94'
S 55°50'10" E
271.36'
S
N 31°39'31" E
490.29'
N 31°14'58" W
812.39'
S 59°17'13" W
26.17'
S 68°40'58" E
316.97'
GRUBB ROAD
(PUBLIC - 33' WIDE)
WHITEHORSE ROAD
(PUBLIC - 33' WIDE)
SOUTH VALLEY ROAD
(PUBLIC - 33' WIDE)
SOUTH VALLEY ROAD
(PUBLIC - 33' WIDE)
CONC. MON(T)
STONE(T)
SITE BENCHMARK
TOP OF STONE(T)
ELEV. = 394.45
ROCK HILL FARM ACQUISITIONS LLC
DB 10774 PG 363
54-3-380
UP PECO #96550 OLD
UP PECO #96550
UP PECO #94255
UP PECO #94244 OLD
UP PECO #94244
UP PECO #78302
UP PECO #78306
UP PECO #78306 OLD
UP PECO #441 OLD
UP PECO #441
UP PECO #440
UP PECO #439
UP PECO #438
UP PECO #437
UP PECO #436
UP PECO #435
UP PECO #434
UP PECO #433
UP PECO #432
UP PECO #432_NEW
4.5' POST AND RAIL FENCE
4' STONE FENCE
4' WOVEN WIRE FENCE
4' DEER FENCE
MASONRY WALL
STONE CURB
GRAVEL PATH
WELL
ELECTRIC BOX
ELECTRIC METER
LIGHTING
DWELLING
SHED
PATIO
STEPS
SPIGOT
GAZEBO
GdB
GdC
CnB
CoC
ToA
GdB
X404.8
Δ=22°54'24"
R=220.00'
CH=N17°13'58" E
CH=108.19'
L=109.57'
TP #101-21
TP #102-22
TP #103-23
TP #104-24
TP #105-25
TP #106-26
TP #107-27
TP #108-28
TP #109-29
TP #110-30
TP #111-31
TP #112-32
TP #113-33
TP #114-34
TP #115-35
TP #116-36
TP #117-1
TP #118-2
TP #119-3
TP #120-4
TP #121-5
TP #122-6
TP #123-7
TP #124-8
TP #125-9
TP #126-10
TP #127-11
TP #128-12
TP #129-13
TP #130-14
TP #131-15
TP #132-16
TP #133-17
TP #134-18
TP #135-19
TP #136-20
TP


SOUTH VALLEY ROAD
TWP. ROAD
S 82°41'40" E
271.36'
S 82°52'40" E
990.52'
SOUTH
WHITEHORSE ROAD
(PUBLIC - 33' WIDE)
54-3-384.1
N/L
JOHN H. REILLY, III
DB 8770 PG 167
54-3-384
N/L
JOHN H. REILLY, III
DB 8770 PG 167
GAR
DWELLING
BARN
POOL
POOL HOUSE
SPRING HOUSE
SHED
SEPTIC TANK
WELL
TRANSFORMER
ELEC. PANEL
ELECTRIC OUTLET
ELEC. METER
GROUND LIGHT(TYP.)
ELECTRIC BOX
GROUND BOX LIGHT/OUTLET
ELECTRIC OUTLET
WATER VALVE
SPIGOT
STONE WALL
PATIO
STEPS
STONE CURB
GRAVEL PATH
MASONRY RETAINING WALL
4' STONE WALL & IRON FENCE
4.5' POST AND RAIL FENCE
9' WROUGHT IRON FENCE
6' DEER FENCE
EDGE OF WOODS
EDGE OF WATER
TOP OF BANK
TOE OF SLOPE
TOP OF SLOPE
TREE LINE
HEDGE
GdB
GdC
GeD
GdB
GdC
GeD
TP #3-21-15
TP #3-21-16
TP #3-21-17
TP #223.84
TP #221.84
TP #3-21-7
TP #3-21-6
TP #3-21-5
TP #3-21-8
TP #3-21-9
TP #3-21-10
TP #3-21-11
TP #177.32
TP #178.42
TP #219.84
TP #218.28
TP #217.38
TP #220.21
TP #3-21-2
TP #3-21-1
TP #174.84
TP #173.48
TP #176.84
TP #214.28
TP #215.84
TP #216.48
TP #3-21-3
TP #3-21-4
TP #170.54
TP #171.43
24" OAK
18" MAPLE
28" MAPLE
36" BEECH
16" BEECH
36" CHERRY
60" ASH
31" OAK
10" OAK
36" CHESTNUT
18" CHESTNUT
8" TWIN HOLLY
48" SYCAMORE
42" SYCAMORE
36" SYCAMORE
30" SYCAMORE
24" SYCAMORE
18" SYCAMORE
12" SYCAMORE
SCREEN
3" SPRUCE
4" MAPLE
30" MAPLE
24" MAPLE
18" MAPLE
12" MAPLE
9" MAPLE
8" MAPLE
7" CEDAR
8" CEDAR
6" HOLLY
20" APPLE
18" APPLE
16" APPLE
14" APPLE
12" APPLE
10" APPLE
8" APPLE
7" APPLE
6" APPLE
18" APPLE QUAD
8" APPLE TWIN
40' PINE
MASONRY WALL
STONE WALL
WOOD FENCE
CHAIN LINK FENCE
IRON FENCE
UP #04
UP #03
UP #02
UP #01
UP #04
UP #05
UP #06
UP PECO #701
UP PECO #702
UP PECO #703
UP PECO #704
UP PECO #705
UP PECO #706
WF-DP1001
N 31°39'31" E
R=250.00'
CH=N71°39'02" E 108.10'
CH=N71°27'34" E 316.89'
CURVE TABLE
LINE TABLE
L1 N 31°39'31" E 108.10'
L2 N 31°39'31" E 316.89'
L3 N 31°39'31" E 424.99'
L4 N 31°39'31" E 424.99'
L5 N 31°39'31" E 424.99'
L6 N 31°39'31" E 424.99'
L7 N 31°39'31" E 424.99'
L8 N 31°39'31" E 424.99'
L9 N 31°39'31" E 424.99'
L10 N 31°39'31" E 424.99'





LOCATION MAP SCALE 1"= 2000'



KEY MAP SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

DEMOLITION FEATURES

- TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs. _____

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(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALIFON LOAM							
CoB	3% TO 8% SLOPES	6"–36"	72"–99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CoB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
GLADSTONE–PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"–6"	60"–99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MrB	3% TO 8% SLOPES	12"–30"	48"–99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PARKER LOAM							
PaD	8% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PaF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

DETAILED EXISTING CONDITIONS, CONSERVATION AND DEMOLITION PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

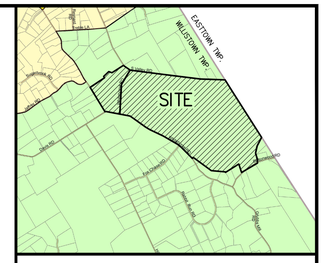
ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

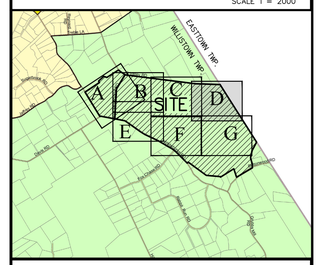
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

J:\CV\21000\21563\dwg\civil\4 Acres - CS\Sheets\03A - Detailed Conservation.dwg, 10/15/2024 1:49:11 PM,





LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
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- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
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- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
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- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

DEMOLITION FEATURES

- TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF FLOODING	PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALIFON LOAM							
CoB	3% TO 8% SLOPES	6"-36"	72"-99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GaB	3% TO 8% SLOPES	80"+	60"-80"	NONE	NONE	B	NO
GaC	8% TO 15% SLOPES	80"+	65"-67"	NONE	NONE	B	NO
GaD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GaD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"-6"	60"-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MlB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"-6"	48"-96"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

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610-644-4623
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PROJECT NO.	F.B.
21563	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

SHEET 3D OF 15

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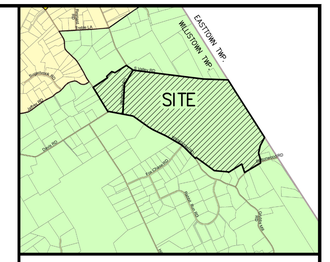
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NICHOLAS J. CHRISTOPHER

J:\CV\21563\2156\Dwg\plots 4 Acres - CVS\Sheet\03A-C Detailed Conservation.dwg, 10/15/2024 1:49:26 PM, -

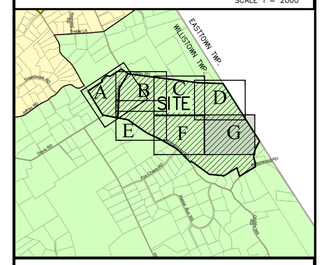

WHITEHORSE
(PUBLIC - 33' WIDE)
54-3-333
N/A
LAMBERT CONWAY, LLC
DB 9917 PG 1963
54-3-333.2
N/A
LAMBERT CONWAY, LLC
DB 9917 PG 1963
MIB
Ha
GdB
GdC
GeD
GaC
GaD
HaB
ToB
BRN
UPR
BARN
SHED
GAR
GAZEBO
DWELLING
SEPTIC TANK
CRUM
FLOODWAY LINE (TYP)
FEMA 100-YEAR FLOOD
M 72°27'27" W
M 72°02'45" N
M 68°17'27" W
M 72°05'05" N
S 25°42'09" E
607.35'
178.35'
432.20'
369.7
M 72°27'27" N
M 68°17'27" W
M 72°02'45" N
M 72°05'05" N
S 25°42'09" E
607.35'
178.35'
432.20'
369.7
UP #453
UP #452
UP #454
UP #455
UP #457
UP #458
UP #459
UP #460
UP #461
UP #462
UP #463
UP #464
UP #465
UP #466
UP #467
UP #468
UP #469
UP #470
UP #471
UP #472
UP #473
UP #474
UP #475
UP #476
UP


ZONE A
ZONE AE
FLOODWAY LINE (TYP)
FEMA 100-YEAR FLOOD LINE (TYP)
EXISTING GRAVEL DRIVE
WOODLANDS DRIP LINE (TYP)
BRUSH LINE
BARN
BARN
SHED
LEAF PILE
MULCH PILE
CREEK
H - 355.3'
54-4-380
N/A
TRAVIS & JOANNA RHODES
DB 9763 PG 1086
N 64°17'27" W 452.20'
N 60°13'27" W 370.00'
N 60°14'03" W 141.85'
N 30°33'02" W 518.89'
GdB Ha
GdB HaA
GdB HaB
GdC HaC
GdC PbF
HaB CaB
HaC CaB
HaC GdC
PbD GdC
HaB GdB
HaC GdB
PbD HaB
PbD HaC
PbD HaA
PbD PbF
PbD GdB
PbD GdC
PbD HaC
PbD CaB
PbD HaB
PbD PbD
PbD HaA
PbD GdB
PbD HaB
PbD HaC
PbD GdC
PbD PbF
PbD CaB
PbD HaA
PbD HaB
PbD HaC
PbD GdB





LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

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- EXISTING SANITARY SEWER
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- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% – 25%
- EXISTING SLOPES 25% +

DEMOLITION FEATURES

- TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED

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SOILS LIST

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CALFON LOAM							
CaB	3% TO 8% SLOPES	6"–36"	72"–99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CoA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CoB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CoB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
GLADSTONE–PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"–6"	60"–99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MlB	3% TO 8% SLOPES	12"–30"	48"–99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PoC	8% TO 15% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PoD	15% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PARKER LOAM							
PsD	8% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PsF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ENGINEER
JOEL OWENS
PENNSYLVANIA

DETAILED EXISTING CONDITIONS, CONSERVATION AND DEMOLITION PLAN

NO.	DATE	REVISION

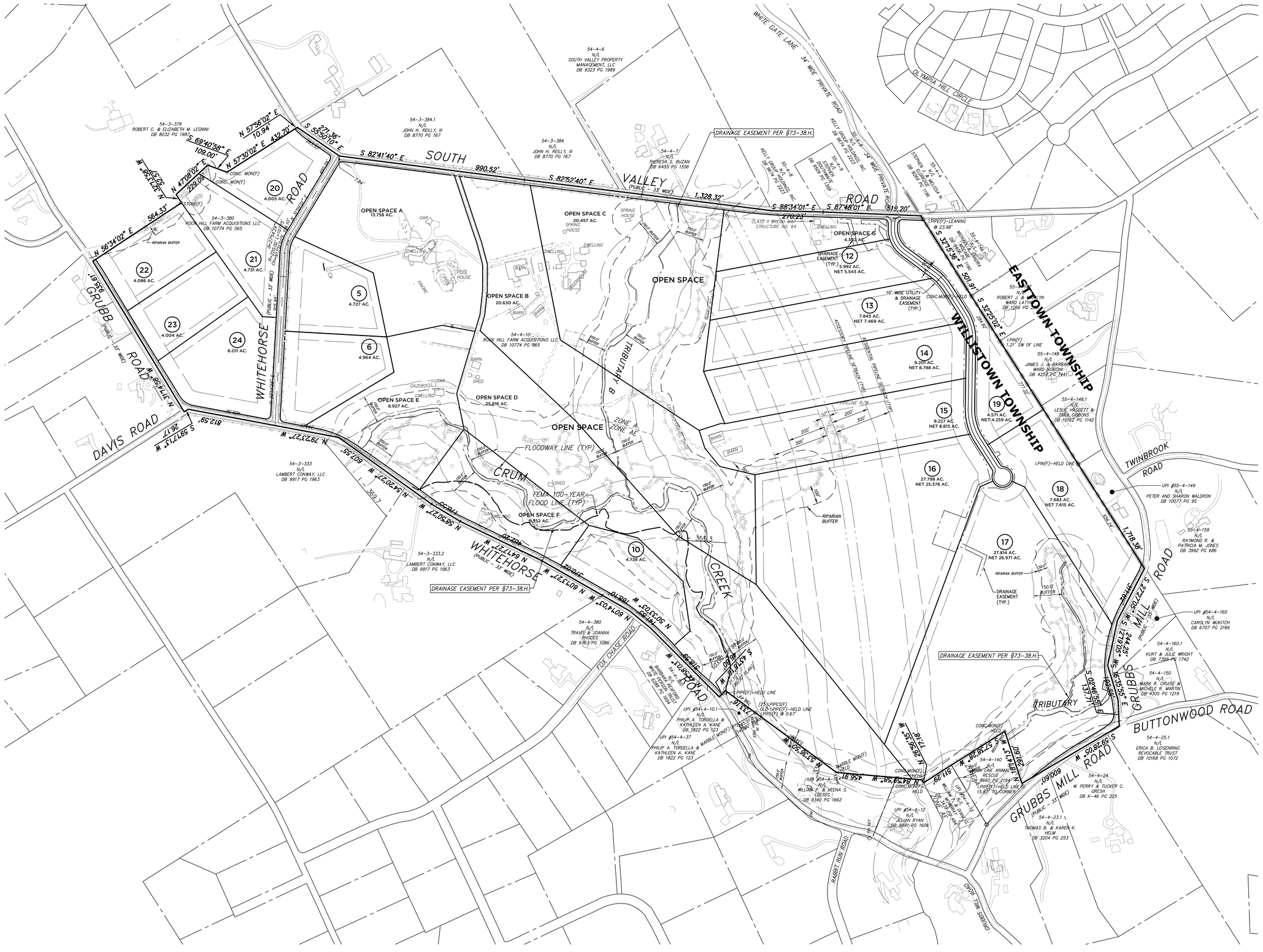
OPEN SPACE CONSERVATION - CONVENTIONAL PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

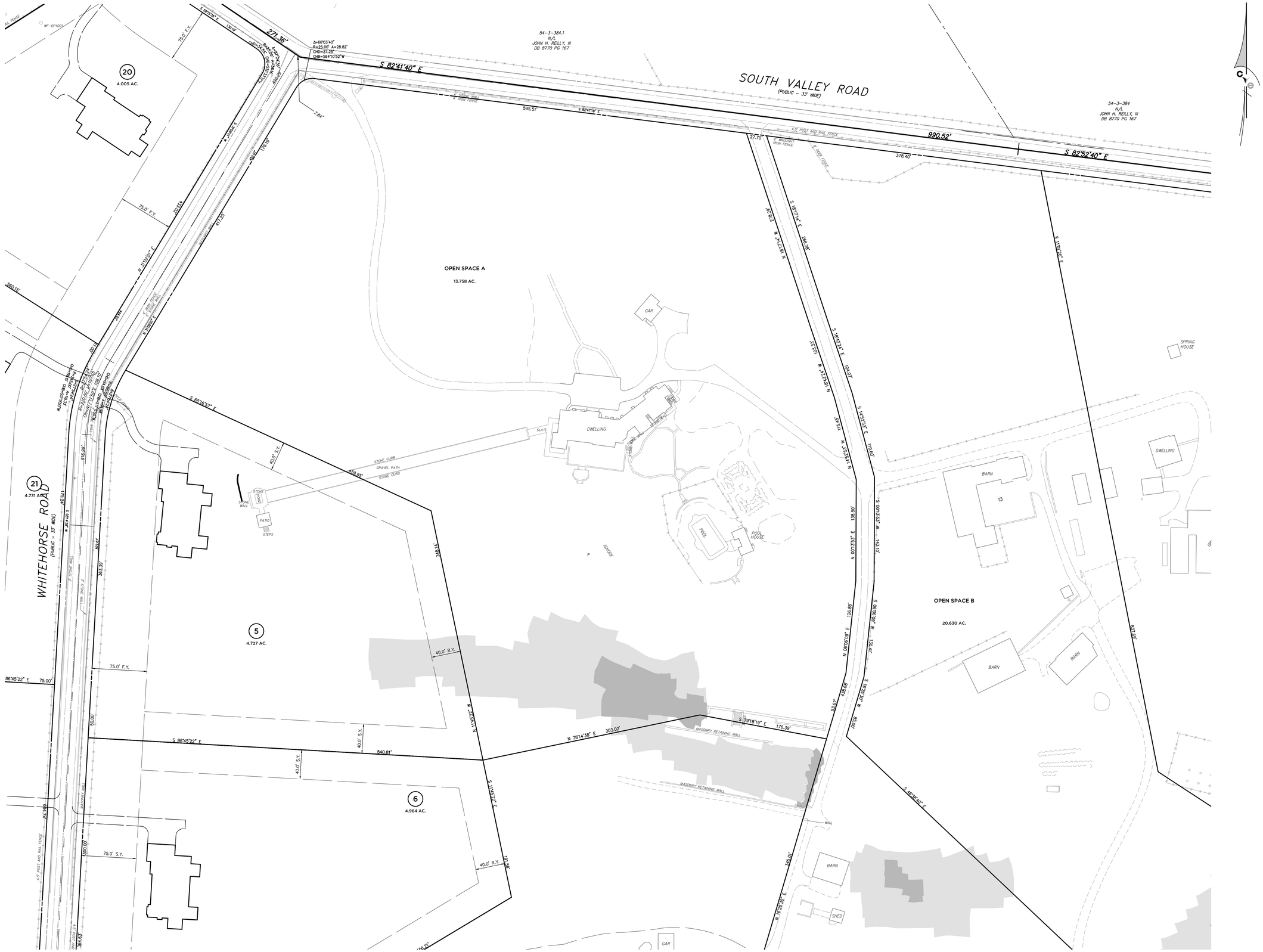
PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

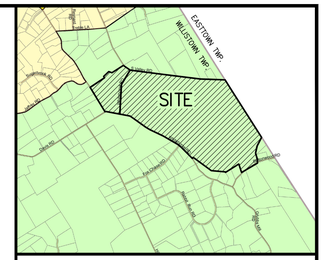
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SOUTH VALLEY ROAD
WHITEHORSE ROAD
DAVIS ROAD
GRUBB ROAD
WHITE GATE LANE - 34' WIDE PRIVATE ROAD
OLYMPIA HILL CIRCLE
EASTTOWN TOWNSHIP
WILLISTOWN TOWNSHIP
TWINBROOK ROAD
GRUBBS MILL ROAD
BUTTONWOOD ROAD
FOX CHASE ROAD
RABBIT RUN ROAD
CHURCH ROAD
CRUM CREEK
TRIBUTARY
DRAINAGE EASEMENT PER §73-38.H.
OPEN SPACE A 13.758 AC.
OPEN SPACE B 20.630 AC.
OPEN SPACE C 20.457 AC.
OPEN SPACE D 25.816 AC.
OPEN SPACE E 8.927 AC.
OPEN SPACE F 8.852 AC.
OPEN SPACE G 4.334 AC.
OPEN SPACE
FEMA 100-YEAR FLOODWAY LINE (TYP)
FEMA 100-YEAR FLOOD LINE (TYP)
ZONE A
ZONE AE
RIPARIAN BUFFER
50' BUFFER
100' BUFFER
150' BUFFER
200' BUFFER
300' BUFFER
ACCESSORY PIPELINE SETBACK (TYP)
PRINCIPAL PIPELINE SETBACK (TYP)
PIPELINE R/W
10' WIDE UTILITY & DRAINAGE EASEMENT (TYP.)
DRAINAGE EASEMENT (TYP.)
20 4.005 AC.
21 4.731 AC.
22 4.086 AC.
23 4.004 AC.
24 6.011 AC.
5 4.727 AC.
6 4.964 AC.
10 4.738 AC.
12 5.992 AC. NET 5.543 AC.
13 7.845 AC. NET 7.469 AC.
14 9.201 AC. NET 8.788 AC.
15 9.227 AC. NET 8.815 AC.
16 27.798 AC. NET 25.376 AC.
17 27.814 AC. NET 26.971 AC.
18 7.683 AC. NET 7.615 AC.
19 4.571 AC. NET 4.259 AC.
54-3-379 ROBERT C. & ELIZABETH M. LEGNINI DB 8032 PG 1987
54-3-380 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-3-384.1 N/A JOHN H. REILLY, III DB 8770 PG 167
54-3-384 N/A JOHN H. REILLY, III DB 8770 PG 167
54-4-6 N/A SOUTH VALLEY PROPERTY MANAGEMENT, LLC DB 9323 PG 1989
54-4-7 N/A THERESA S. BUZAN DB 6455 PG 1556
54-4-8 N/A KELLY GROVE HOMES, INC. DB 9674 PG 2223
54-4-9 N/A KELLY GROVE HOMES, INC. DB 9674 PG 2223
54-4-4 N/A STEPHEN J. & ELAINE NELSON H. DB 6269 PG 1196
54-4-5 N/A MICHAEL & BARBARA DB 9208 PG 1180
55-4-147 N/A ROBERT J. & KATHRYN WARD LATVIS DB 1266 PG 2
55-4-148 N/A JAMES J. & BARBARA WARD NORDINI DB 4259 PG 1441
55-4-148.1 N/A LESLIE HAGGETT & TARA GIBBONS DB 10162 PG 1142
55-4-149 N/A PETER AND SHARON WALDRON DB 10077 PG 95
55-4-159 N/A RAYMOND R. & PATRICIA M. JONES DB 3992 PG 686
UPI #55-4-149 N/A PETER AND SHARON WALDRON DB 10077 PG 95
UPI #54-4-160 N/A CAROLYN MUKITCH DB 6707 PG 2166
54-4-160.1 N/A KURT & JULIE WRIGHT DB 7339 PG 1742
54-4-150 N/A MARK R. CRUISE & MICHELE R. MARTIN DB 4305 PG 1219
54-4-25.1 N/A ERICA B. LESSERING REVOCABLE TRUST DB 10168 PG 1072
54-4-24 N/A W. PERRY & TUCKER C. CRESH DB K-46 PG 225
54-4-23.1 N/A THOMAS B. & KAREN K. HELM DB 3204 PG 253
54-4-140 N/A LOWER LINE ANIMAL RESCUE DB 8660 PG 2194
54-4-12 N/A JILLIAN RYAN DB 8891 PG 1606
54-4-10 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-4-10.1 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 121
54-4-37 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
54-4-38 N/A BARRY N. & ELLEN RECORD DB 6284 PG 1924
54-4-39 N/A WILLIAM P. & KEENA S. LOEBUS DB 9340 PG 1662
54-3-333 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-3-333.2 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-4-380 N/A TRAVIS & JOANNA RHODES DB 9783 PG 1086
S 82°41'40" E 990.52'
S 82°52'40" E 1,328.32'
S 87°48'01" E 519.20'
S 32°19'56" E 501.91'
S 32°25'02" E
S 55°30'10" E 221.36'
N 57°36'02" E 10.94'
S 69°40'58" E 109.00'
N 57°30'02" E 432.70'
N 47°08'02" E 229.09'
N 56°34'02" E 564.33'
N 37°54'58" W 1958.68'
S 52°05'02" W 26.17'
N 79°23'27" W 812.59'
N 60°22'27" W 602.35'
N 22°05'55" W 369.7'
N 64°17'27" W 720.01'
N 60°13'27" W 150.00'
N 60°47'03" W 457.84'
N 30°33'03" W 458.81'
N 23°16'57" W 133.16'
N 53°50'39" W 456.81'
N 65°55'39" W 171.19'
N 24°39'28" W 181.47'
S 27°20'50" W 1,718.38'
S 12°46'55" E 137.71'
S 35°55'55" E 1,279.05'
S 27°20'50" W 248.28'
S 50°08'59" W 1,091.09'
S 50°08'59" W 1,091.09'
S 50°08'59" W 1,091.09

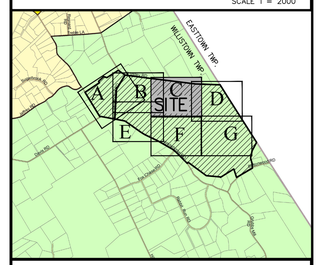

N 56°34'02" E
564.33'
546.85'
935.61'
GRUBB ROAD
(PUBLIC - 33' WIDE)
N 32°13'58" W
52.57'
N 47°08'02" E
229.09'
164.50'
S 68°40'58" E
108.00'
CONC. MON(T)
STONE(T)
SITE BENCHMARK
TOP OF MONUMENT
ELEV. = 394.45'
N 57°30'02" E
427.97'
4.5' POST AND RAIL FENCE
N 57°56'02" E
10.94'
S 55°50'10" E
271.36'
SOUTH VALLEY ROAD
(PUBLIC - 33' WIDE)
S 32°09'50" W
S 57°30'02" E
N 56°20'15" E
566.91'
N 54°35'00" E
588.25'
N 31°09'01" E
417.25'
N 30°49'48" E
179.19'
N 31°09'01" E
N 30°49'48" E
S 65°50'59" E
S 86°45'29" E
75.01'
S 86°45'29" E
360.14'
S 59°17'13" W
26.17'
N 31°14'58" W
219.44'
S 59°17'13" W
812.59'
N 13°17'39" E
S 32°09'01" W
N 13°26'27" W
340.81'
N 78°14'38" E
303.02'
S 3°26'01" S
N 30°49'48" E
N 31°09'01" E
N 30°49'48" E
N 31°09'01" E
N 30°49'48" E
N 31°09'01" E


SOUTH VALLEY ROAD
(PUBLIC - 33' WIDE)
WHITEHORSE ROAD
(PUBLIC - 33' WIDE)
S 82°41'40" E
595.51'
S 82°47'18" E
990.52'
S 82°52'40" E
271.36'
Δ=66°03'40"
R=25.00'
A=28.82'
CHD=27.25'
CHB=S64°10'52"W
378.40'
27.70'
54-3-384.1
N/L
JOHN H. REILLY, III
DB 8770 PG 167
54-3-384
N/L
JOHN H. REILLY, III
DB 8770 PG 167
OPEN SPACE A
13.758 AC.
OPEN SPACE B
20.630 AC.
20
4.005 AC.
21
4.731 AC.
5
4.727 AC.
6
4.964 AC.
DWELLING
BARN
SPRING HOUSE
GAR
POOL
POOL HOUSE
SHED
SLATE
STONE CURB
GRAVEL PATH
STONE WALL
PATIO
STEPS
MASONRY RETAINING WALL
4' STONE WALL
4' POST AND RAIL FENCE
4' WROUGHT IRON FENCE
STONE EDGE
75.0' F.Y.
75.0' S.Y.
40.0' R.Y.
40.0' S.Y.
50.00'
500.00'
S 86°45'22" E
75.00'
N 78°14'38" E
303.02'
S 79°18'19" E
176.39'
S 11°45'22" E
540.81'
S 65°18'57" E
459.84'
N 87°27'14" E
266.28'
N 34°43'41" W
N 18°04'24" E
104.07'
N 34°43'41" W
N 14°52'57" E
119.68'
N 34°43'41" W
116.55'
S 11°00'28" E
S 60°09'53" W
143.10'
N 00°13'53" E
138.50'
N 06°06'09" E
156.86'
S 60°09'53" W
130.41'
N 34°43'41" W
93.67'
S 46°58'00" E
N 11°28'30" E
345.09'
S 11°00'28" E
N 34°43'41" W
316.89'
N 34°43'41" W
363.38'
S 11°45'22" E
459.84'
S 11°45'22" E
150.56'
S 11°45'22" E
364.63'
S 11°45'22" E
300.00'
S 11°45'22" E
S 46°58'00" E
N 34°43'41" W
56.62'
N 34°43'41" W
68.08'
S 34°43'41" E
68.68'
N 34°43'41" W
84.09'
S 11°00'28" E
S 60°09'53" W
N 60°09'53" E
S 60°09'53" W
N 60°09'53" E
S 60°09'53" W
N 60°09'53





LOCATION MAP SCALE 1"= 2000'



KEY MAP SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs.

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EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING"

(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.

CALL 3 WORKING DAYS BEFORE YOU DIG

1-800-242-1776

POCS SERIAL NUMBER: _____

Scale in Feet

0 10 20 30 40 50 100 150 200

1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR
JOSEPH H. HOLSTEN, III
No. 5061639

DETAILED TITLE PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

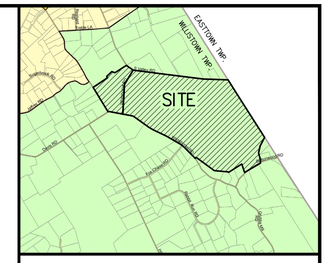
ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO.	F.B.
21563	

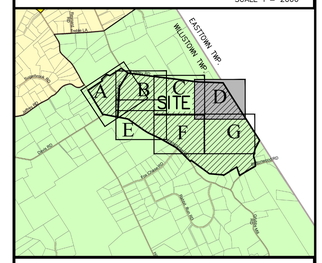
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

J:\CVE 21500\21563\dwg\Lots 4 Acres - OS\Sheet\04A-C Detailed Title.dwg 10/16/2024 1:51:32 PM...





LOCATION MAP SCALE 1"= 2000'



KEY MAP SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
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- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
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- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

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CALL 3 WORKING DAYS BEFORE YOU DIG

1-800-242-1776

POCS SERIAL NUMBER: _____

Scale in Feet

0 10 20 30 40 50 100 150 200

1" = 50'

DETAILED TITLE PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563

F.B.

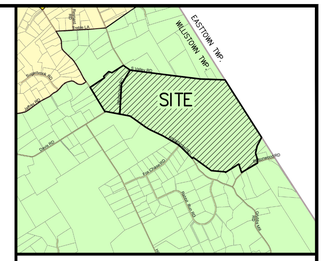
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

REGISTERED PROFESSIONAL ENGINEER
JOSEPH H. WICKBURN, III
No. 51061639

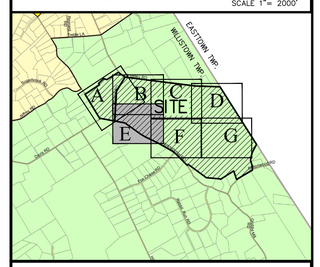
LAND SURVEYOR
No. SU061639

J:\CVE 21000s\21563\dwg\Lots 4 Acres - OS\Sheets\04A-C Detailed Title.dwg, 10/16/2024 1:5:41 PM,





LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- × 405.3 EXISTING SPOT ELEVATION
- UnIB / UugB EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% – 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- 400 PROPOSED 2' CONTOURS
- 402 PROPOSED 10' CONTOURS
- × 405.00 PROPOSED SPOT ELEVATION
- SW 103 PROPOSED STORM PIPE AND INLET
- SW 104 PROPOSED STORM PIPE AND MANHOLE
- SW 105 PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

DETAILED TITLE PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.
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EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

JOSEPH H. HOLLAUD, III
REGISTERED PROFESSIONAL
No. 50616
LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA

P:\CVE 21000\21563\Dwg\Lnch 4 Acres - OS\Dwnr\04A C Detailed Title.dwg, 10/16/2024 11:15:2 PM,

3-38.H.
CURVE TABLES

FLOODWAY LINE (TYP)

FEMA 100-YEAR FLOOD LINE (TYP)

ZONE A

ZONE AE

150' BUFFER

DRAINAGE EASEMENT PER §73-38.H.
SEE SHEET 41 FOR LINE AND CURVE TABLES

SHED

OPEN SPACE F
6.552 AC.

10
4.738 AC.

EXISTING GRAVEL DRIVE

BARN

BARN

RESERVATION PIPELINE SETBACK (TYP)

ACCESSORY PIPELINE SETBACK (TYP)

200'

300'

N 79°

H = 355.3'

WHITEHORSE ROAD
(PUBLIC - 33' WIDE)

54-4-380
N/A
TRAVIS & JOANNA
RHODES
DB 9763 PG 1086

Δ=19°42'37"
R=1425.00'
A=490.21'
CHD=487.80'
CHB=S50°13'22"E

N 64°17'27" W 462.20'

S 80°43'43" E 359.47'

N 80°13'27" W 300.00'

S 80°43'43" E 245.76'

N 80°13'27" W 141.85'

N 80°13'27" W 318.59'

S 75°26'16" E 269.40'

N 39°21'44" E 259.39'

S 46°09'00" E 332.81'

S 58°30'00" E

S 58°53'14" E

N 72°06'44" E 122.05'

S 84°53'16" E 20.21'

N 79°17'40" E

N 24°53'20" W 880.89'

N 31°57'51" W 198.98'

N 76°49'10" W 192.82'

N 64°17'27" W 402.20'

W 515.00' N

563.91'

401.86'

265.50'

S 58°53'14" E

40.0'

75.0'

60.0'

150' BUFFER

EASTTOWN TWP.

WILLISTOWN TWP.

SITE

LOCATION MAP
SCALE 1"= 2000'

A B C D E F G

KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- WL A76 / WL A77 / WL A78 — EXISTING WETLANDS
- EXISTING BUILDING
- 402 / 400 — EXISTING 2' CONTOURS / EXISTING 10' CONTOURS
- × 405.3 — EXISTING SPOT ELEVATION
- UnB / UugB — EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- F — EXISTING U/G FIRE LINE
- W — EXISTING U/G WATER LINE
- E — EXISTING U/G ELECTRIC LINE
- T — EXISTING U/G TELEPHONE LINE
- G — EXISTING U/G GAS LINE
- OH — EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- 400 — PROPOSED 2' CONTOURS
- 402 — PROPOSED 10' CONTOURS
- × 405.00 — PROPOSED SPOT ELEVATION
- SW 103 — PROPOSED STORM PIPE AND INLET
- SW 104 — PROPOSED STORM PIPE AND MANHOLE
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- PROPOSED PIPE FLOW ARROW
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CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: ____

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

REGISTERED PROFESSIONAL
JOSEPH H. CARBURN, III
LAND SURVEYOR
No. SU061639

DETAILED TITLE PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM
ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO.: 21563
F.B.:

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

J:\CVE 21500\21563\dwg\Lists 4 Acres - OS\Sheet\04A-C Detailed Title.dwg 10/16/2024 1:53:07 PM


ROAD A
19
4.571 AC.
NET 4.259 AC.
15
9.227 AC.
NET 8.815 AC.
16
27.798 AC.
NET 25.376 AC.
17
27.814 AC.
NET 26.971 AC.
18
7.683 AC.
NET 7.615 AC.
55-4-148.1
N/A
LESLIE HAGGETT &
TARA GIBBONS
DB 10162 PG 1142
PIPELINE R/W
ACCESSORY PIPELINE SETBACK (TYP)
RESIDENTIAL PIPELINE SETBACK (TYP)
WETLANDS AREA
LESS THAN
20,000 S.F.
RIPARIAN
BUFFER
150' BUFFER
DRAINAGE
EASEMENT
(TYP.)
BUILDING SETBACK
10' WIDE UTILITY &
DRAINAGE
EASEMENT (TYP.)
DRAINAGE EASEMENT PER §73-38.H.
SEE SHEET 4I FOR LINE AND CURVE TABLES
I.PIN(F)=HELD LINE
PETER AND
DB 1(
1,303.45'
1,165.53'
1,460.63'
S 79°17'40" E
N 79°17'40" W
S 07°47'51" E
N 11°55'11" W
S 10°30'00" E
S 32°20'00" E
N 57°40'08" E
N 66°23'45" E
S 69°49'31" E
S 69°49'31" W
S 07°47'51" E
S 07°47'51" E
S 32°20'00" E
S 10°30'00" E
S 79°17'40" E
S 79°17'40" W
N 79°17'40" W
N 11°55'11" W
S 07°47'51" E
S 10°30'00" E
S 32°20'00" E
S 57°40'08" W


ACCESSORY PIPELINE SETBACK (TYP.)
RESIDENTIAL PIPELINE SETBACK (TYP.)
BUILDING SETBACK
DRAINAGE EASEMENT (TYP.)
200'
300'
40'
1,480.93'
150' BUFFER
DRAINAGE EASEMENT PER §73-38.H.
SEE SHEET 4I FOR LINE AND CURVE TABLES
904.92'
75'
244.39'
S 12°19'05" W
GRUBBS MILL ROAD
(PUBLIC - 33' WIDE)
S 16°15'55" E
192.55'
S 02°46'55" E
137.71'
TRIBUTARY
DRAINAGE EASEMENT PER §73-38.H.
SEE SHEET 4I FOR LINE AND CURVE TABLES
RIPARIAN BUFFER
50'
FEMA ZONE A FLOOD
CONC.MON(F) HELD
S 73°38'28" W
172.18'
N 26°56'35" W
N 18°14'13" W
291.60'
150' BUFFER
ZONE A
54-4-140
N/A
MAIN LINE ANIMAL RESCUE
DB 8660 PG 2194
54-4-24
N/A
W. PERRY & TUCKER C. GRESH
DB K-46 PG 225
S 30°04'04" E
600.60'
511.29'
N 84°39'58" W
456.97'
S 53°36'50" W
MARBLE MON(F) HELD
CONC.MON(F) HELD
1,088.98'
N 30°21'15" E
341.98'
N 07°42'52" E
122.62'
S 01°49'35" E
128.81'
N 01°49'35" W
N 07°42'52" W
S 07°42'52" E
S 82°17'25" W
N 82°17'25" E
S 82°17'25" W
N 82°17'25" E
S 82°17'25" W
N 82°17'25

DRAINAGE EASEMENT LINE TABLES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 28°34'37" E	60.42'
L2	N 02°51'54" W	23.54'
L3	N 47°10'18" E	22.14'
L4	N 62°25'58" E	138.30'
L5	S 83°21'00" E	17.94'
L6	N 73°52'24" E	55.02'
L7	N 81°39'44" E	60.26'
L8	N 74°35'54" E	48.29'
L9	N 84°26'13" E	84.08'
L10	S 63°06'43" E	14.37'
L11	S 14°39'47" E	12.66'
L12	S 63°37'43" E	13.57'
L13	S 41°05'00" E	14.11'
L14	S 24°11'54" E	18.57'
L15	S 40°34'41" E	36.33'
L16	S 72°23'25" E	68.12'
L17	N 74°21'26" E	13.32'
L18	S 51°44'19" E	19.31'
L19	S 10°29'38" E	70.81'
L20	S 22°12'55" W	35.67'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S 15°38'20" E	18.92'
L22	S 02°46'49" E	25.97'
L23	S 38°36'11" E	30.30'
L24	S 05°38'48" E	20.50'
L25	S 30°11'38" E	31.01'
L26	S 42°00'25" E	27.89'
L27	S 58°40'52" E	54.90'
L28	S 85°06'32" E	52.36'
L29	S 37°56'09" E	17.38'
L30	N 81°43'46" E	17.73'
L31	N 11°30'24" E	9.60'
L32	S 89°26'54" E	16.59'
L33	S 68°07'51" E	74.32'
L34	S 53°21'58" E	47.52'
L35	S 09°34'57" E	26.36'
L36	S 05°21'10" W	48.78'
L37	S 27°36'51" E	130.18'
L38	S 73°25'18" E	16.09'
L39	N 82°21'43" E	51.82'
L40	N 65°14'19" E	77.52'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 63°38'11" E	22.53'
L42	N 81°29'20" E	37.44'
L43	N 25°35'19" E	40.98'
L44	N 54°35'58" E	29.16'
L45	N 70°12'10" E	59.23'
L46	S 74°13'42" E	12.63'
L47	N 65°25'27" E	51.41'
L48	N 43°52'31" E	57.49'
L49	N 63°42'10" E	33.73'
L50	S 68°27'07" E	63.18'
L51	N 09°28'02" E	22.97'
L52	N 22°40'24" W	40.56'
L53	N 04°14'23" W	57.45'
L54	N 43°54'56" W	56.78'
L55	N 01°12'59" E	44.90'
L56	N 21°24'26" W	78.38'
L57	N 04°29'13" W	29.00'
L58	N 77°15'05" W	13.28'
L59	N 39°00'17" W	16.50'
L60	N 20°15'07" W	18.41'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N 03°07'08" W	70.81'
L62	N 21°45'50" W	67.04'
L63	N 01°17'37" E	41.83'
L64	N 00°40'28" E	40.34'
L65	N 09°50'56" E	39.47'
L66	N 01°11'12" W	151.87'
L67	N 20°37'46" E	40.76'
L68	N 31°17'44" E	45.27'
L69	N 54°46'25" E	102.29'
L70	N 16°55'42" E	40.24'
L71	N 58°18'50" W	13.01'
L72	N 24°36'54" E	97.18'
L73	N 39°11'32" E	29.02'
L74	N 00°44'41" E	64.14'
L75	N 52°42'48" W	44.00'
L76	N 22°05'59" W	26.10'
L77	N 16°17'24" E	62.07'
L78	N 41°12'15" E	39.24'
L79	N 52°06'35" E	81.55'
L80	N 40°18'09" E	73.38'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	N 52°52'57" E	29.72'
L82	N 40°24'06" E	76.25'
L83	N 15°36'04" E	29.80'
L84	N 13°17'38" W	91.34'
L85	N 19°48'23" E	24.32'
L86	S 82°47'18" E	33.38'
L87	S 20°36'52" E	19.97'
L88	S 05°28'28" E	88.05'
L89	S 12°45'07" W	57.84'
L90	S 38°21'21" W	149.45'
L91	S 25°21'57" E	50.41'
L92	S 03°20'09" E	21.86'
L93	S 34°32'36" W	68.42'
L94	S 16°13'10" W	120.54'
L95	S 04°04'32" W	94.02'
L96	S 39°49'33" W	27.62'
L97	S 73°27'27" W	68.20'
L98	S 38°36'17" W	81.43'
L99	S 51°29'27" W	63.70'
L100	N 84°28'33" W	13.75'

LINE TABLE		
LINE #	BEARING	DISTANCE
L101	S 53°54'09" W	10.11'
L102	S 26°03'42" W	43.73'
L103	S 08°59'00" W	36.83'
L104	S 00°04'50" W	131.96'
L105	S 09°32'11" W	55.35'
L106	S 01°24'29" E	63.90'
L107	S 33°17'21" E	25.74'
L108	S 19°48'06" E	26.33'
L109	S 06°20'41" E	63.12'
L110	S 09°40'17" E	44.36'
L111	S 41°54'40" E	20.67'
L112	S 04°31'03" E	25.87'
L113	S 21°30'59" E	77.73'
L114	S 02°40'10" W	44.06'
L115	S 45°28'36" E	57.56'
L116	S 03°00'59" E	59.68'
L117	S 28°50'21" E	24.74'
L118	S 15°11'29" E	17.03'
L119	S 06°58'00" W	25.22'
L120	S 68°27'07" E	24.37'

LINE TABLE		
LINE #	BEARING	DISTANCE
L121	S 04°30'42" E	40.14'
L122	S 62°48'02" E	25.10'
L123	S 84°12'03" E	25.92'
L124	N 65°34'06" E	24.07'
L125	N 56°07'41" E	33.46'
L126	N 90°00'00" E	16.14'
L127	S 45°28'53" E	27.35'
L128	N 73°26'41" E	13.45'
L129	N 34°58'13" E	21.20'
L130	N 03°22'39" W	57.27'
L131	N 04°18'45" E	33.19'
L132	N 43°12'49" E	30.51'
L133	S 70°51'15" E	72.45'
L134	S 53°14'52" E	19.29'
L135	N 77°00'53" E	13.59'
L136	N 54°38'10" E	14.37'
L137	N 90°00'00" E	14.60'
L138	S 47°15'51" E	25.58'
L139	S 23°17'36" E	47.97'
L140	S 10°18'47" W	15.28'

LINE TABLE		
LINE #	BEARING	DISTANCE
L141	S 26°10'34" W	78.63'
L142	S 48°41'08" E	28.12'
L143	S 65°38'31" E	34.38'
L144	S 47°20'19" E	18.12'
L145	S 25°13'56" E	32.88'
L146	S 07°32'19" E	32.76'
L147	S 00°46'39" E	38.70'
L148	S 69°25'05" E	30.88'
L149	S 08°21'53" W	94.45'
L150	S 27°38'17" W	21.52'
L151	S 08°29'55" E	23.51'
L152	S 29°58'09" E	123.62'
L153	S 45°01'06" W	48.14'
L154	S 15°39'06" E	35.34'
L155	S 28°33'58" W	35.13'
L156	S 83°25'20" W	47.54'
L157	S 05°21'11" W	21.94'
L158	S 53°28'58" E	78.43'
L159	S 33°25'40" E	97.77'
L160	S 05°21'32" E	18.31'

LINE TABLE		
LINE #	BEARING	DISTANCE
L161	S 29°02'05" E	90.29'
L162	S 19°46'03" E	43.47'
L163	S 03°58'32" E	70.84'
L164	S 12°57'17" W	83.06'
L165	S 04°55'51" E	27.94'
L166	N 53°36'50" W	59.88'
L167	N 13°29'33" E	120.95'
L168	N 11°56'44" W	82.53'
L169	N 28°27'29" W	50.38'
L170	N 10°57'52" W	21.16'
L171	N 29°57'05" W	97.44'
L172	N 54°10'07" W	68.63'
L173	N 17°42'36" W	43.09'
L174	N 32°20'48" E	27.22'
L175	N 78°04'19" E	36.62'
L176	N 11°43'17" E	50.88'
L177	N 44°41'53" E	23.26'
L178	N 21°45'56" W	39.16'
L179	N 22°03'55" W	87.61'
L180	N 13°07'03" W	27.71'

LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N 04°31'28" E	32.82'
L182	N 39°39'20" E	23.24'
L183	N 11°06'38" E	44.81'
L184	N 43°16'55" W	38.13'
L185	N 02°50'12" E	55.05'
L186	N 34°08'47" W	54.25'
L187	N 68°35'35" W	21.78'
L188	N 52°48'54" W	32.74'
L189	N 29°04'01" W	33.36'
L190	N 31°42'23" E	73.82'
L191	N 26°23'26" W	49.91'
L192	N 90°00'00" W	53.69'
L193	N 68°21'57" W	66.73'
L194	S 24°22'57" W	24.89'
L195	S 10°40'32" E	54.41'
L196	S 29°07'59" W	50.64'
L197	S 80°21'14" W	29.09'
L198	N 46°48'48" W	30.76'
L199	S 62°19'19" W	39.87'
L200	S 72°06'54" W	39.35'

LINE TABLE		
LINE #	BEARING	DISTANCE
L201	N 69°59'56" W	31.34'
L202	N 37°07'29" W	28.12'
L203	N 09°31'36" W	30.64'
L204	N 74°26'30" W	36.42'
L205	N 55°15'41" W	28.92'
L206	N 81°09'51" W	17.63'
L207	S 71°21'52" W	26.63'
L208	S 28°44'37" W	33.00'
L209	S 48°23'27" W	30.38'
L210	S 57°48'38" W	30.93'
L211	S 74°22'02" W	12.17'
L212	N 88°03'16" W	16.11'
L213	N 55°20'41" W	11.40'
L214	S 67°33'30" W	40.13'
L215	S 75°20'47" W	13.98'
L216	S 34°40'32" W	29.35'
L217	S 19°04'10" W	23.41'
L218	S 60°25'43" W	35.86'
L219	N 81°10'55" W	53.15'
L220	S 58°28'03" W	61.19'

LINE TABLE		
LINE #	BEARING	DISTANCE
L221	S 79°14'11" W	50.44'
L222	N 80°07'13" W	45.14'
L223	N 26°57'35" W	137.55'
L224	N 02°10'46" W	30.85'
L225	N 19°10'13" E	20.74'
L226	N 14°20'00" W	30.01'
L227	N 67°39'24" W	106.86'
L228	S 75°42'34" W	21.72'
L229	N 83°39'51" W	18.69'
L230	N 35°17'22" W	10.36'
L231	N 79°45'59" W	32.50'
L232	S 76°14'39" W	10.41'
L233	N 71°34'35" W	33.93'
L234	N 46°31'30" W	66.60'
L235	N 28°02'30" W	76.41'
L236	N 20°16'54" W	47.80'
L237	N 01°56'30" E	24.65'
L238	S 75°04'40" E	16.22'
L239	N 26°01'08" E	19.05'
L240	N 11°19'35" W	38.61'

LINE TABLE		
LINE #	BEARING	DISTANCE
L241	N 31°19'05" W	35.03'
L242	N 69°48'26" W	97.14'
L243	N 34°40'58" W	79.97'
L244	S 80°07'54" W	75.81'
L245	S 70°51'05" W	47.72'
L246	S 84°51'13" W	60.98'
L247	S 83°05'35" W	63.89'
L248	S 89°24'17" W	20.50'
L249	S 54°58'20" W	57.64'
L250	S 46°09'14" W	53.30'
L251	S 03°58'08" W	21.61'
L252	S 28°44'22" W	24.52'
L253	S 34°33'01" W	32.93'
L254	S 52°41'53" W	27.48'
L255	N 54°57'57" W	27.20'
L256	N 53°39'33" E	143.70'
L257	N 04°49'43" W	26.62'
L258	N 64°11'36" E	45.43'
L259	N 19°37'24" W	24.36'
L260	N 17°54'54" E	36.03'

LINE TABLE		
LINE #	BEARING	DISTANCE
L261	S 82°03'41" E	11.46'
L262	S 17°37'23" W	34.87'
L263	S 21°48'50" E	22.73'
L264	S 87°59'48" E	52.81'
L265	N 73°55'59" E	79.09'
L266	N 37°33'43" E	78.04'
L267	N 26°48'22" W	11.73'
L268	N 22°52'04" E	53.75'
L269	N 73°48'00" W	19.99'
L270	N 24°06'03" E	18.62'
L271	N 50°12'06" E	60.24'
L272	S 66°09'48" E	2.74'
L273	N 47°22'00" E	22.29'
L274	N 03°25'01" W	16.95'
L275	N 13°55'57" E	26.21'
L276	N 04°21'12" W	159.08'
L277	N 23°25'35" W	71.65'
L278	N 32°16'57" W	153.30'
L279	N 00°56'42" W	77.36'
L280	N 12°50'48" W	39.93'

LINE TABLE		
LINE #	BEARING	DISTANCE
L281	N 04°03'08" E	20.51'
L282	N 34°33'34" E	47.28'
L283	S 61°42'52" E	10.70'
L284	S 34°40'06" W	44.92'
L285	S 06°45'00" W	16.96'
L286	S 14°21'08" E	40.94'
L287	S 01°04'14" E	74.57'
L288	S 32°26'23" E	151.02'
L289	S 22°56'47" E	72.89'
L290	S 03°36'27" E	163.08'
L291	S 15°46'54" W	25.43'
L292	S 00°00'00" E	21.11'
L293	S 49°08'25" W	29.42'
L294	N 90°00'00" W	3.74'
L295	S 50°04'45" W	51.91'
L296	S 22°23'34" W	8.67'
L297	S 73°56'14" E	20.33'
L298	S 21°25'16" W	58.04'
L299	S 24°04'46" E	13.43'
L300	S 36°09'41" W	76.99'

LINE TABLE		
LINE #	BEARING	DISTANCE
L301	S 69°14'23" E	17.84'
L302	S 51°15'08" E	32.44'
L303	N 89°04'18" E	35.47'
L304	N 55°22'50" E	35.41'
L305	N 62°54'15" E	45.00'
L306	S 86°07'41" E	27.22'
L307	N 71°09'29" E	16.77'
L308	N 40°26'14" E	46.24'
L309	N 25°28'39" E	31.49'
L310	N 70°29'44" W	32.43'
L311	N 08°54'05" E	45.02'
L312	N 77°09'35" E	14.95'
L314	S 34°14'52" W	19.33'
L315	S 64°52'37" E	20.36'
L316	S 17°03'36" E	26.35'
L317	S 15°28'27" W	27.70'
L318	S 47°11'06" W	50.65'
L319	S 78°46'41" W	26.83'
L320	S 83°42'26" W	28.23'
L321	S 57°14'57" W	72.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L322	S 71°51'54" W	48.76'
L323	N 49°26'42" W	42.80'
L324	N 84°15'08" W	27.20'
L325	S 69°28'44" W	50.82'
L326	S 78°55'44" W	41.23'
L327	N 75°47'34" W	43.73'
L328	S 56°03'28" W	28.61'
L329	S 02°07'21" W	17.55'
L330	S 31°57'04" W	44.01'
L331	S 55°08'10" W	122.41'
L332	N 18°14'13" W	31.96'

DRAINAGE EASEMENT CURVE TABLE

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C-1	000°23'22"	565.00'	3.84'	3.84'	N 55°09'38" W
C-2	004°13'11"	325.00'	23.94'	23.93'	S 14°57'00" E

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs. _____

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(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776

POCS SERIAL NUMBER: _____

DETAILED TITLE PLAN
DRAINAGE EASEMENTS DIMENSIONS

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM
ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

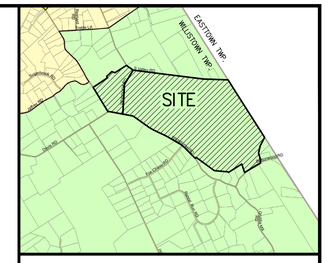
ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
P.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N/A	10/16/2024	PT	NJC	

J:\CVE-21000\21563\dwg\civil\4 Acres - OS\Sheets\04A - Detailed Title.dwg, 10/16/2024 1:12:41 PM, PT





LOCATION MAP SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

NOTE:
ALL DWELLINGS ARE TO BE CONNECTED TO THEIR RESPECTIVE BMP. SCREENS, GRATES, OR LEAF SCREANS SHOULD BE PROVIDED ON THE DOWNSPOUTS PRIOR TO ENTERING THE BMP.

NOTE:
ALL ROOF-LEADER MANIFOLDS FOR ALL PROPOSED HOMES ARE 8"ø @ 1.00%.

Scale in Feet
0 50 100 150 200 400 600 800
1" = 200'

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALFON LOAM							
CoB	3% TO 8% SLOPES	6"-36"	72"-99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"-80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"-67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ho	0% TO 3% SLOPES	0"-6"	60"-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MnB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PoC	8% TO 15% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PoD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PsD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PsF	25% TO 60% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"-6"	48"-96"	NONE	NONE	C/D	YES

GRADING & STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervc.com

PROJECT NO. 21563
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1"= 200'	10/16/2024	PT	NJC	

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NJC NICHOLAS J. CYMBROWSKI ENGINEER PENNSYLVANIA

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PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs. _____

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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED)

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

DETAILED GRADING & STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL PRELIMINARY LAND DEVELOPMENT PLAN
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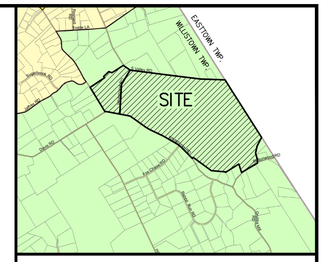
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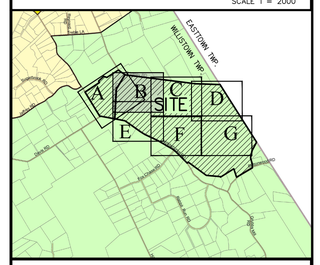
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ENGINEER
NICHOLAS J. CRAWFORD

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LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
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- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% – 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
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- PROPOSED STORM PIPE AND INLET
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- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

DETAILED GRADING & STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION

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1" = 50'	10/16/2024	PT	NJC	

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
NICHOLAS J. CHRISTENS
PENNSYLVANIA

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

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SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

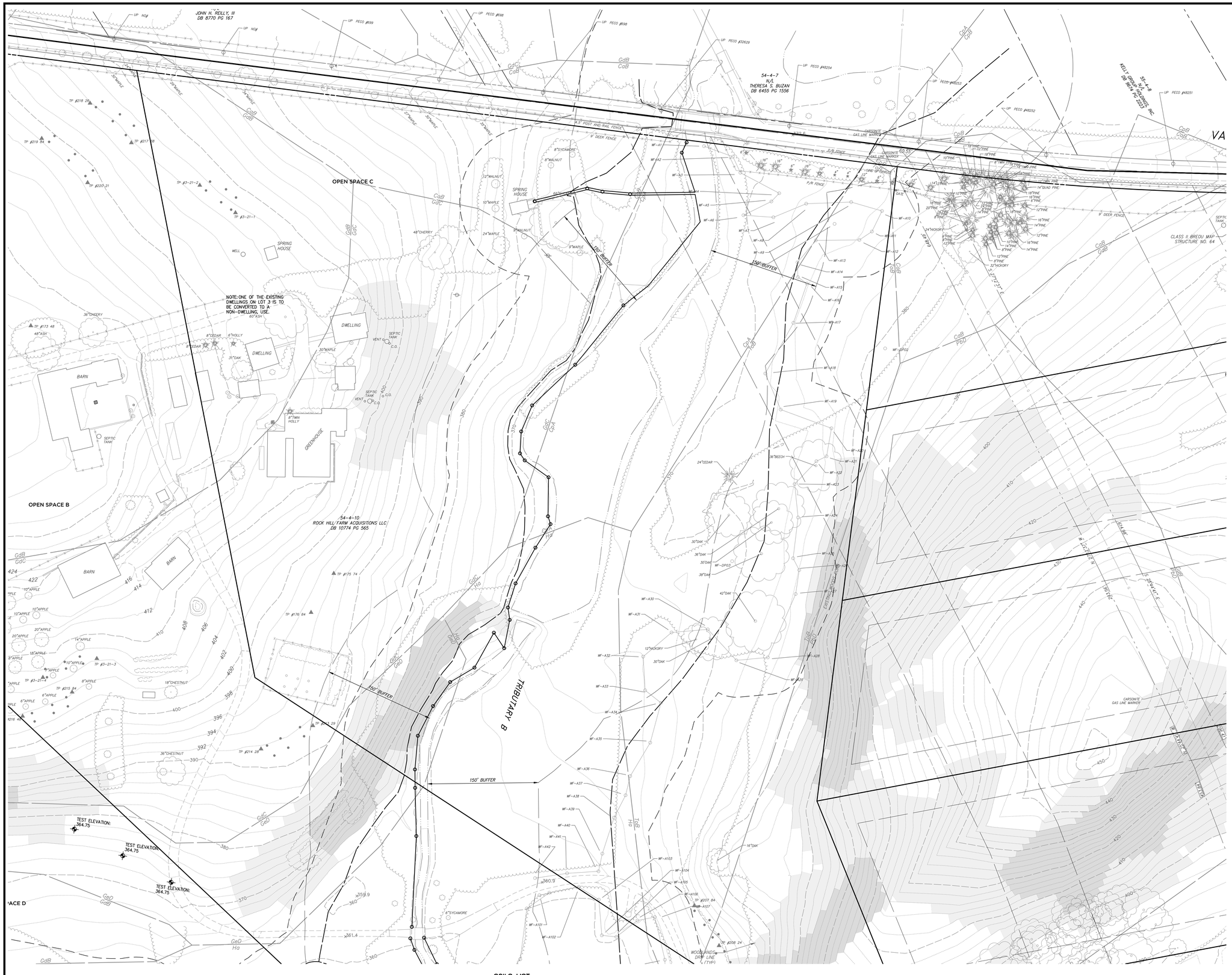
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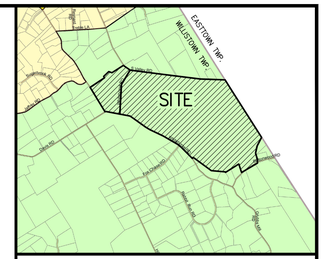
SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALIFON LOAM							
CaB	3% TO 8% SLOPES	6"–36"	72"–99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GaB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GaC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
GaD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
GLADSTONE–PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO

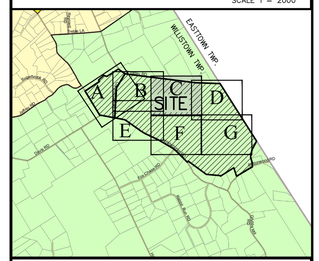
SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"–6"	60"–99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MlB	3% TO 8% SLOPES	12"–30"	48"–99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

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LOCATION MAP SCALE 1"= 2000'



KEY MAP SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
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- EXISTING 2' CONTOURS
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PROPOSED FEATURES

- PROPOSED LOT LINE
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SOILS LIST

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CpA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
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PARKER GRAVELLY LOAM							
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PbF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

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POCS SERIAL NUMBER: _____

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

COMMONWEALTH OF PENNSYLVANIA
SEAL OF ENGINEER
SEAL OF SURVEYOR

DETAILED GRADING & STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

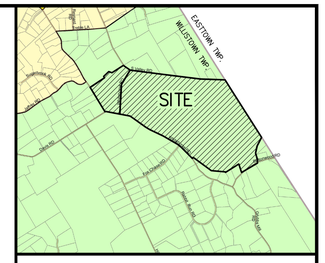
ChesterValley ENGINEERS, INC.
152 Hoover Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

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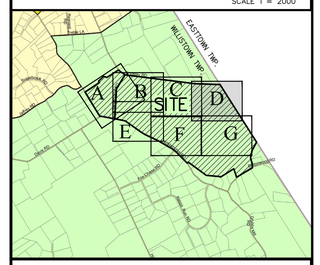
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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LOCATION MAP SCALE 1"= 2000'



KEY MAP SCALE 1"= 2000'

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- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALFON LOAM							
CoB	3% TO 8% SLOPES	6"-36"	72"-99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"-80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"-67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"-6"	60"-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MkB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"-6"	48"-96"	NONE	NONE	C/D	YES

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) "CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING"
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED)

SEE SHEET ___ FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

DETAILED GRADING & STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

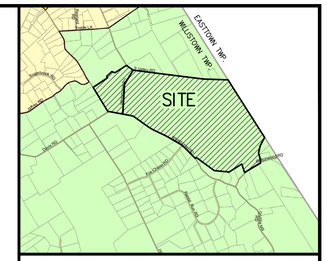
SHEET 5D OF 15

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NICHOLAS J. CRISCUOLO

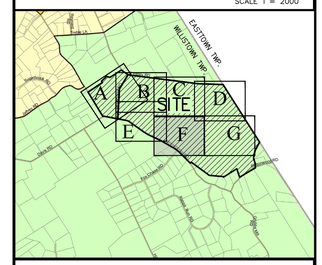
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WHITEHORSE
(PUBLIC - 33' WIDE)
POSTED SPEED LIMIT = 40 MPH
REQUIRED SIGHT DIST. = 538'
AVAILABLE SIGHT DISTANCE = 595'
TEST ELEVATION: 396.75
TEST ELEVATION: 398.75
POSTED SPEED LIMIT = 40 MPH
REQUIRED SIGHT DIST. = 460'
AVAILABLE 460'
WITH GRADING AND TREE/WALL REMOVAL
POSTED SPEED LIMIT = 40 MPH
REQUIRED SIGHT DIST. = 538'
AVAILABLE 425' TO INTERSECTION
WITH GRADING AND TREE/WALL REMOVAL
TOP BERM LEVEL @ 394.79
GF 398.5
PROPOSED HOUSE
FF 420.00
BF 390.0
LOT 6
RAIN GARDEN 600
BOTTOM LEVEL @381.00
TOP BERM LEVEL @ 383.50
SWG03
TYPE D ENDWALL
IE381.00
SWG02 (6)
I/O382.25
SWG02 (9)
I/O382.25
SWG01
I/O376.00
LEVEL SPREADER 650
TOP AGGREGATE
LEVEL @375.75
OPEN SPACE E
OPEN SPACE D
OPEN SPACE F
NOTE: THE EXISTING DWELLING ON LOT-6 IS TO BE CONVERTED TO A NON-DWELLING USE.
DWELLING
GAR
GAZEBO
SEPTIC TANK
BARN
SHED
MASONRY RETAINING WALL
150' BUFFER
FLOODWAY LINE (TYP)
FEMA 100-YEAR FLOOD
CRUM
TEST ELEVATION: 364.75
54-3-333
N/A
LAMBERT CONWAY, LLC
DB 9917 PG 1963
54-3-333.2
N/A
LAMBERT CONWAY, LLC
DB 9917 PG 1963
I - 369.7
MIB
Ha
GdB
GdC
GeD
GeB
GdA
ToB
ToC
HaB
HaC
PoC
PoD
PbF
PbE
W-DP2002
W-DP01
W-DP03
W-DP04
W-DP05
W-DP06
W-DP07
W-DP08
W-DP09
W-DP10
W-DP11
W-DP12
W-DP13
W-DP14
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W-DP31
W-DP32
W-DP33
W-DP34
W-DP35
W-DP36
W-DP37
W-DP38
W-DP39
W-DP40
W-DP41
W-DP42





LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
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PROPOSED FEATURES

- PROPOSED LOT LINE
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- PROPOSED BUILDING
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- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALIFON LOAM							
CaB	3% TO 8% SLOPES	6"–36"	72"–99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GaB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
GLADSTONE–PARKER GRAVELLY LOAM							
GaD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"–6"	60"–99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MkB	3% TO 8% SLOPES	12"–30"	48"–99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

DETAILED GRADING & STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.
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(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ____ FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

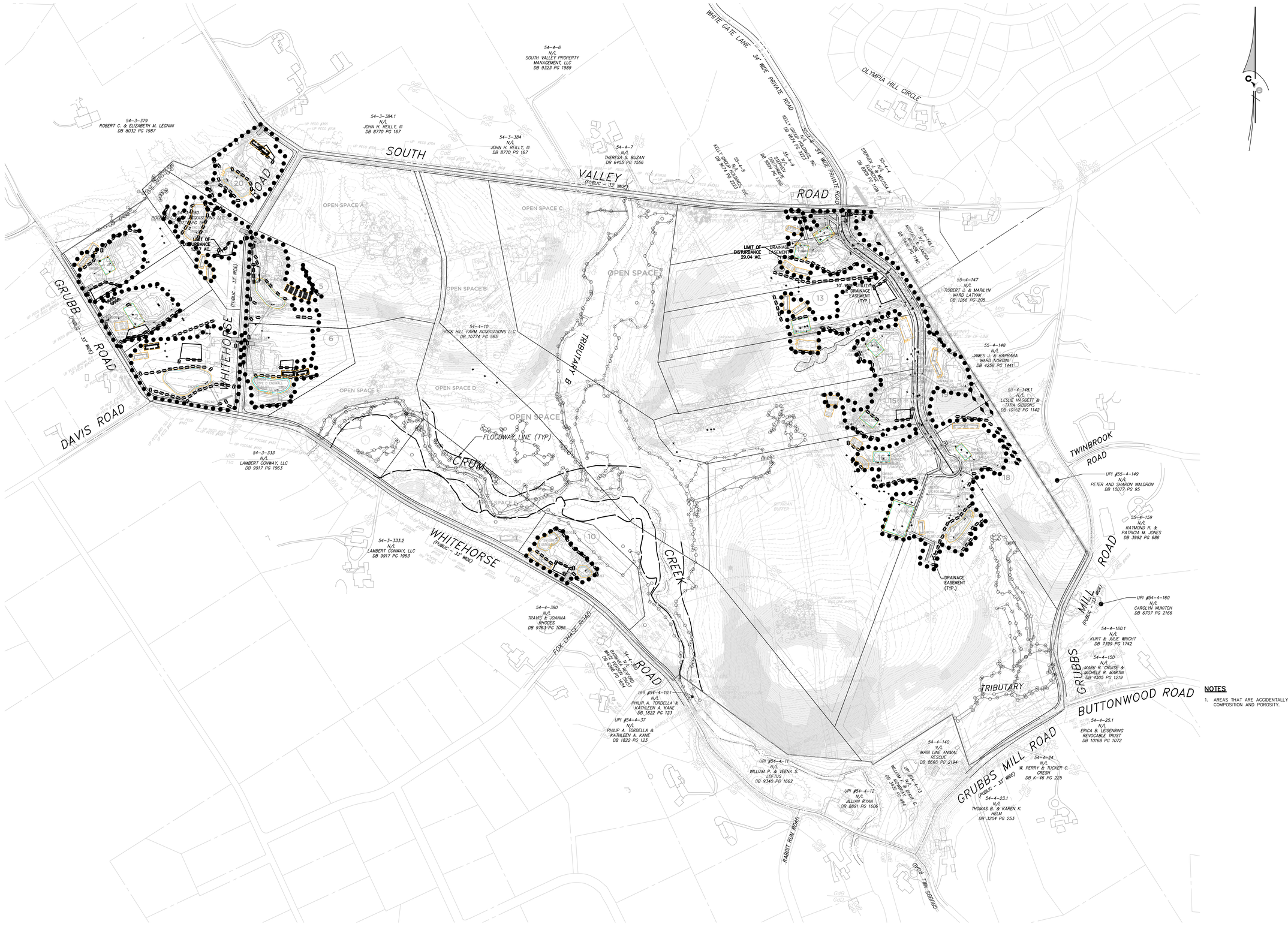
PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

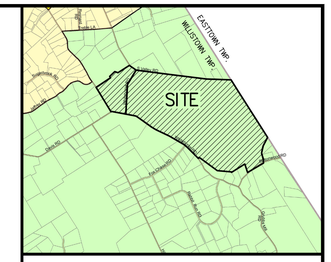
CHRISTOPHER ALLEN GALLAGHER
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

SHEET 5F OF 15

J:\CVE 21500s\21563\dwg\Lists & Keys - QS\Sheets\QSA-C Detailed Grading - SWM.dwg, 10/16/2024 1:55:18 PM...


SANITARY STSTEM (TYPE II) (TYP.)
SPREADER SURFACE LEVEL @ 414.00
RESIDENTIAL PIPELINE SETBACK (TYP.)
ACCESSORY PIPELINE SETBACK (TYP.)
PIPELINE R/W
WETLANDS AREA LESS THAN 20,000 S.F.
RIPARIAN BUFFER
CARGONITE GAS LINE MARKER
GF 426.5
GF 450.5
PROPOSED HOUSE FF 452.0 BF 442.0
GF 430.5
PROPOSED HOUSE FF 432.0 BF 422.0
PC 11+80.88
CUT TO DRAIN
PROPOSED FIRE HYDRANT
10' WIDE UTILITY & DRAINAGE EASEMENT (TYP.)
LOT 15 UG SWM BED 1500 TOP: 426.0 BOTTOM: 420.00
LEVEL SPREADER 1850 TOP AGGREGATE LEVEL @ 426.00
LOT 16 UG SWM BED 1600 TOP: 406.0 BOTTOM: 402.0
TOP BERM 409.0
GRADE TO DRAIN 1.00% (MIN), 2.00% (MAX.)
LEVEL SPREADER 1850 TOP AGGREGATE LEVEL @ 406.00
GF 413.50
PROPOSED HOUSE FF 415.0 BF 405.0
GF 410.5
PROPOSED HOUSE FF 412.0 BF 402.0
LOT 14 UG SWM BED 1400 TOP: 405.5 BOTTOM: 398.5
BLOWOFF
LEVEL SPREADER 1850 TOP AGGREGATE LEVEL @ 395.00
GF 402.5
PROPOSED HOUSE FF 404.0 BF 394.0
UG SWM BED C TOP: 397.5 BOTTOM: 393.5
OS2B
OS2C
4.1%
DRAINAGE EASEMENT (TYP.)
LOT 17 BIOINFILTRATION BED
TOP BERM LEVEL @ 385.0
LEVEL SPREADER 1750 TOP AGGREGATE LEVEL @ 381.0
LEVEL SPREADER 1250 TOP AGGREGATE LEVEL @ 392.0
ROCK RIPRAP APRON LEVEL @ 383.00
55-4-148.1 N/L LESLIE HAGGETT & TARA GIBBONS DB 10162 PG 1142
PETER AND DB 1(
150' BUFFER
1.PIN(F)-HELD LINE
SW-1A
SW-1B
SW-1C
SW-2
SW-3
SW-4
SW-5A
SW-5B
SW-5C
SW-6A
SW-6B
SW-6C
SW-7A
SW-7B
SW-7C
SW-8A
SW-8B
SW-8C
SW-9A
SW-9B
SW-9C
SW-10A
SW-10B
SW-10C
SW-11A
SW-11B
SW-11C
SW-12A
SW-12B
SW-12C
TR210I
TR210H
TR210G
TR210D
TR210F
TR210E
TR210C
TR210B
TR210A
TR310A
TR310B
TR310C
TR310D
TR310E
TR310F
TR310G
TR310H
SWM1 T/0403.24
SWM2 RIM444.50
SWM3 T/0403.32
SWM4 T/0401.09
SWM5 T/0405.35
SWM6 RIM409.30
SWM7 T/0407.32
SWM8 RIM410.70
SWM9 T/0408.00
SWM10 T/0408.00
SWM11 RIM442.30
SWM12 RIM444.50
SWM13 T/0441.25
SWM14 RIM433.00
SWM15 T/0427.41
SWM16 T/0427.41
SWM17 T/0425.00
SWM18 T/0425.50
SWM19 T/0427.50
SWM20 RIM428.50
SWM21 T/0416.25
SWM22 RIM428.50
SWM23 T/0416.25
SWM24 T/0408.17
SWM25 T/0408.00
SWM26 T/0408.00
SWM27 T/0408.25
SWM28 T/0408.25
SWM29 T/0408.25
SWM30 T/0408.25
SWM31 T/0408.25
SWM32 T/0408.25
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SWM36 T/0408.25
SWM37 T/0408.25
SWM38 T/0408.25
SWM39 T/0408.25
SWM40 T/0408.25
SWM41 T/0408.25
SWM42 T/0408.25
SWM43 T/0408.25
SWM44 T/0408.25
SWM45 T/0408.25
SWM46 T/0408.25





LOCATION MAP SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

EROSION CONTROL FEATURES

- PROJECT (NPDES) BOUNDARY
- LIMIT OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE WITH WASH RACK
- EROSION CONTROL BLANKET
- COMPOST FILTER SOCK
- TREE PROTECTION FENCE
- ORANGE CONSTRUCTION FENCE
- TEMPORARY INLET/PIPE BLOCK

NOTES

1. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY.

LIMIT OF DISTURBANCE
TOTAL LIMIT OF DISTURBANCE = 52.85 AC.

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALFON LOAM							
CoB	3% TO 8% SLOPES	6"-36"	72"-99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"-80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"-97"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"-6"	60"-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MkB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"-6"	48"-96"	NONE	NONE	C/D	YES

Scale in Feet
0 50 100 150 200 400 600 800
1" = 200'

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO.:
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

COMMONWEALTH OF PENNSYLVANIA
PAUL T. CARENS
ENGINEER
PENNSYLVANIA

EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

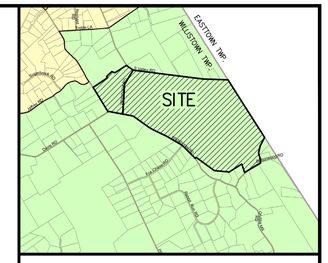
ChesterValley ENGINEERS, INC.
152 Hooven Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 21563
F.B.

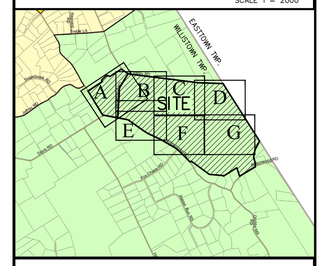
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1" = 200'	10/16/2024	PT	NJC	

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LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
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- EXISTING FENCE
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- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
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- PROPOSED BUILDING
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- DISCHARGE POINT

DETAILED EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Hoopes Road, Suite 200, Malvern, PA 19355
610-644-6623
www.chestervalley.com

PROJECT NO.	F.B.
21563	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO's.
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SEE SHEET 1 FOR FACILITY OWNER DESIGNATED OFFICIAL ADDRESS AND TELEPHONE NUMBER.

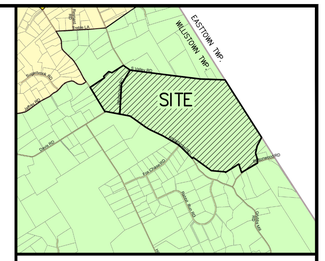
PENNSYLVANIA ONE CALL SYSTEM, INC.
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1-800-242-1776
POCS SERIAL NUMBER: _____

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
PAUL GIBBENS
PENNSYLVANIA

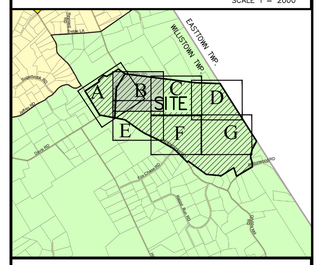
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1" = 50'

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LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
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- EXISTING RIGHT-OF-WAY LINE
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- EXISTING SLOPES 25% +

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- TEMPORARY INLET/PIPE BLOCK
- DISCHARGE POINT

DETAILED EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-6623
www.chestervalley.com

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PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

SOILS LIST

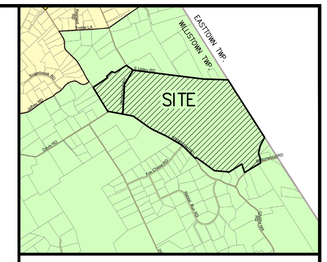
SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALFON LOAM							
CoB	3% TO 8% SLOPES	6"-36"	72"-99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"-80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"-67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ho	0% TO 3% SLOPES	0"-6"	60"-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MnB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PoC	8% TO 15% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PoD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PoD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PoF	25% TO 60% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"-6"	48"-96"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

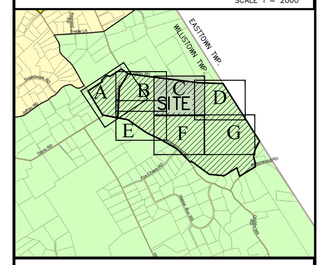
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PAUL J. CHRISTENS
PROFESSIONAL ENGINEER

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LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% – 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
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EROSION CONTROL FEATURES

- PROJECT (NPDES) BOUNDARY
- LIMIT OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE WITH WASH RACK
- EROSION CONTROL BLANKET
- COMPOST FILTER SOCK
- TREE PROTECTION FENCE
- ORANGE CONSTRUCTION FENCE
- TEMPORARY INLET/PIPE BLOCK
- DISCHARGE POINT

DETAILED EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM
ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO's.
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SEE SHEET ___ FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

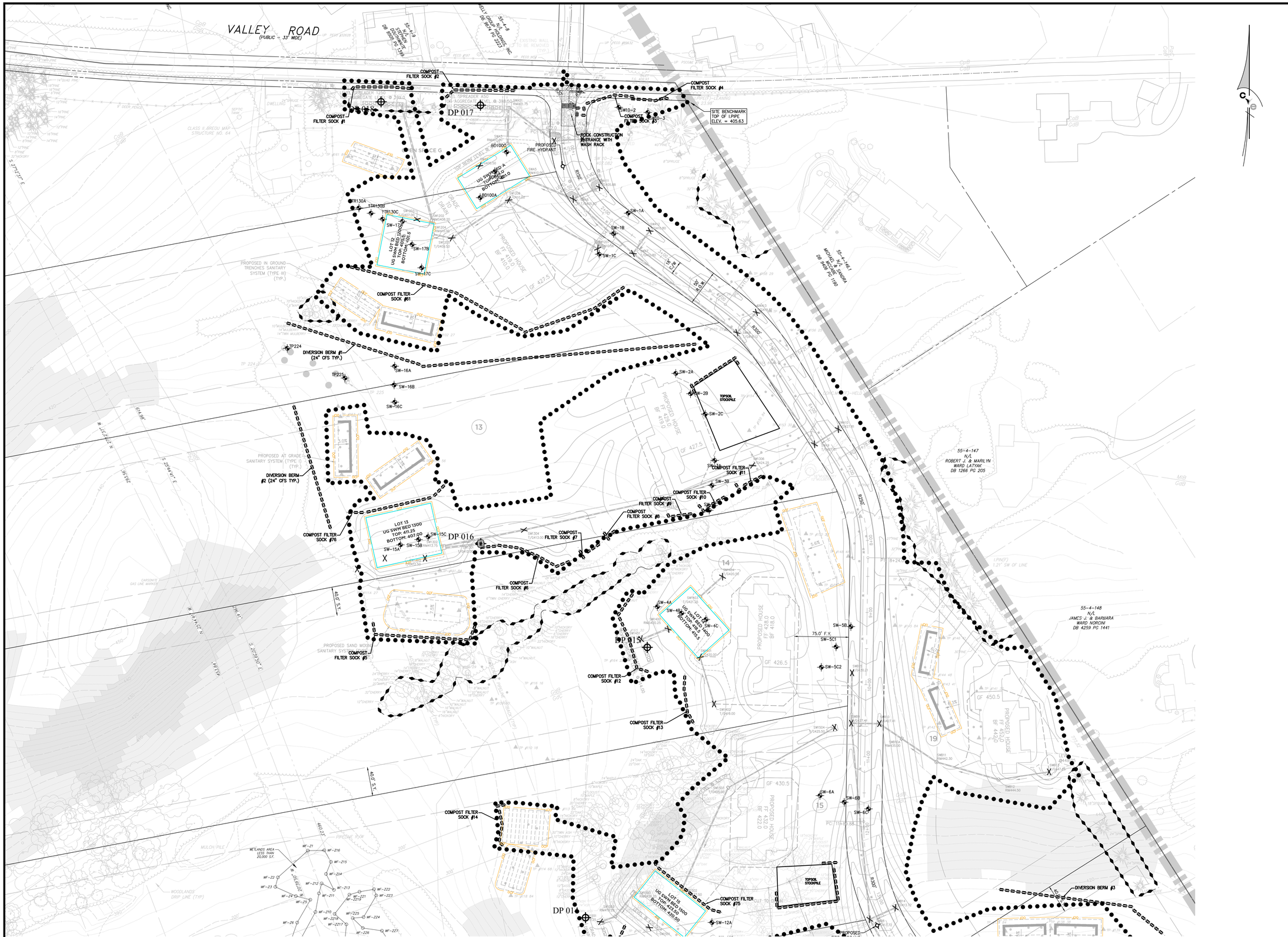
SOILS LIST

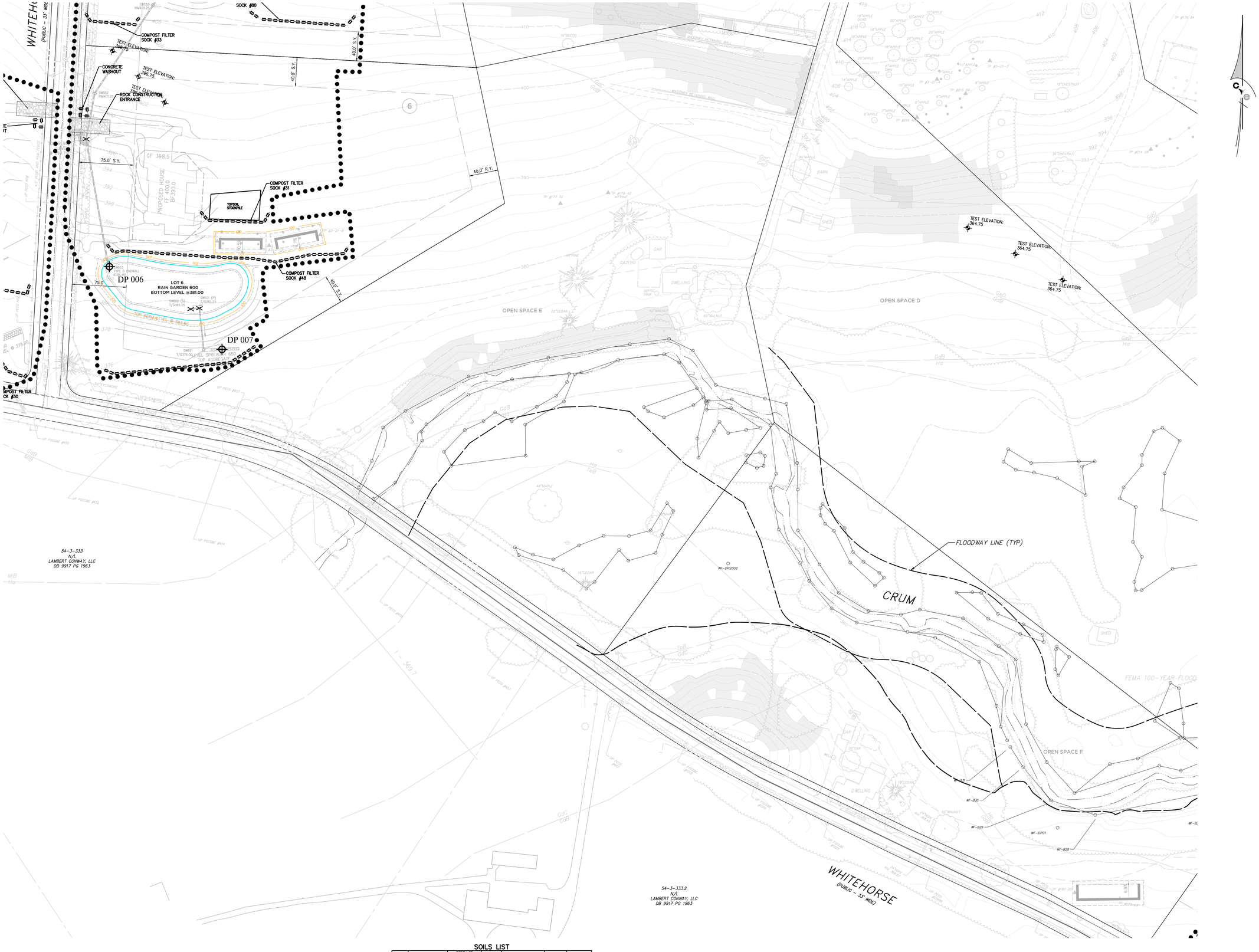
SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALFON LOAM							
CoB	3% TO 8% SLOPES	6"–36"	72"–99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CoA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CoB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CoB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
GLADSTONE-PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
HATBORO SILT LOAM							
Ho	0% TO 3% SLOPES	0"–6"	60"–99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MnB	3% TO 8% SLOPES	12"–30"	48"–99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PoC	8% TO 15% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PoD	15% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PARKER LOAM							
PsD	8% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PsF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

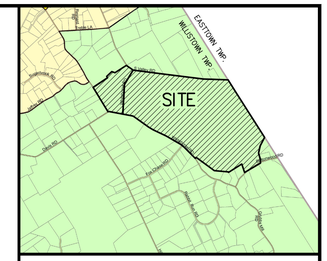
Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NICHOLAS J. CAMILLI ENGINEER

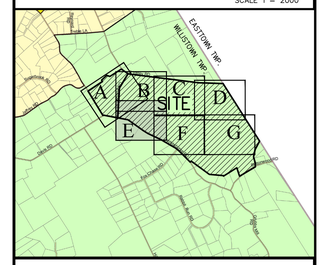
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VALLEY ROAD
(PUBLIC - 33' WIDE)
DP 017
DP 016
DP 015
DP 014
COMPOST FILTER SOCK #1
COMPOST FILTER SOCK #2
COMPOST FILTER SOCK #3
COMPOST FILTER SOCK #4
COMPOST FILTER SOCK #5
COMPOST FILTER SOCK #6
COMPOST FILTER SOCK #7
COMPOST FILTER SOCK #8
COMPOST FILTER SOCK #9
COMPOST FILTER SOCK #10
COMPOST FILTER SOCK #11
COMPOST FILTER SOCK #12
COMPOST FILTER SOCK #13
COMPOST FILTER SOCK #14
COMPOST FILTER SOCK #15
COMPOST FILTER SOCK #16
SITE BENCHMARK TOP OF I.PIPE ELEV. = 405.63
ROCK CONSTRUCTION ENTRANCE WITH WASH RACK
PROPOSED FIRE HYDRANT
DIVERSION BERM #1 (24" CFS TYP.)
DIVERSION BERM #2 (24" CFS TYP.)
DIVERSION BERM #3
TOPSOIL STOCKPILE
PROPOSED HOUSE FF 428.0 BF 418.0
PROPOSED HOUSE FF 422.0 BF 419.0
PROPOSED HOUSE FF 439.0 BF 429.0
PROPOSED HOUSE FF 440.0 BF 430.0
PROPOSED HOUSE FF 426.0 BF 416.0
PROPOSED HOUSE FF 420.0 BF 410.0
PROPOSED HOUSE FF 442.0 BF 432.0
PROPOSED HOUSE FF 448.0 BF 438.0
PROPOSED HOUSE FF 444.0 BF 434.0
PROPOSED HOUSE FF 450.0 BF 440.0
LOT 1 UG SWM BSD 1300 TOP: 411.25 BOTTOM: 407.00
LOT 13 UG SWM BSD 1300 TOP: 411.25 BOTTOM: 407.00
LOT 14 UG SWM BSD 1300 TOP: 415.5 BOTTOM: 411.25
LOT 15 UG SWM BSD 1300 TOP: 423.50 BOTTOM: 419.50
UG SWM BSD-A TOP: 410.0 BOTTOM: 401.0
55-4-129 N/A ROBERT L. & MARILYN WARD LATYAK DB 1266 PG 205
55-4-147 N/A ROBERT L. & MARILYN WARD LATYAK DB 1266 PG 205
55-4-148 N/A JAMES J. & BARBARA WARD NORCINI DB 4259 PG 1441
55-4-1461 N/A MICHAEL & SANDRA DB 9408 PG 1190
55-4-8 N/A KELLY GLEN A. HUGHES DB 9674 PG 2225
WETLANDS AREA LESS THAN 20,000 S.F.
WOODLANDS DRIP LINE (TYP)
MULCH PILE
PROPOSED IN GROUND TRENCHES SANITARY SYSTEM (TYPE III) (TYP.)
PROPOSED AT GRADE SANITARY SYSTEM (TYPE II) (TYP.)
PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
GRADE DRAIN
TOP BERM ELEV. = 410.0
CLASS II RIPRAP APRON
STRUCTURE NO. 64
GAS LINE MARKER
S 27°27'37" E
S 22°29'50" E
S 25°41'41" E
N 17°43'27" W
N 17°43'27" W
614.96'
256.41'
254.43'
195.61'
40.0' S.T.
40.0' S.T.
75.0' F.Y.
18' C.W.
50' R.W.
R1000'
R1500'
R1200'
R1300'
R1400'
R1500'
CUT TO FILL
SW-1A
SW-1B
SW-1C
SW-2A
SW-2B
SW-2C
SW-3B
SW-4A
SW-4B
SW-4C
SW-5B
SW-5C1
SW-5C2
SW-6A
SW-6B
SW-6C
SW-12A
SW-15A
SW-15B
SW-15C
SW-16A
SW-16B
SW-16C
SW-17A
SW-17B
SW-17C
SW10-2
SW10-3
BD100A
BD100D
TR130A
TR130B
TR130C
TP224
TP225
TP226
TP227
TP228
TP229
TP230
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TP261
TP262
TP263





LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS (402 / 400)
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION (× 405.3)
- EXISTING SOIL TYPE (UnB / UugB)
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% – 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS (400 / 402)
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION (× 405.00)
- PROPOSED STORM PIPE AND INLET (SW 103)
- PROPOSED STORM PIPE AND MANHOLE (SW 104)
- PROPOSED STORM PIPE AND CLEANOUT (SW 105)
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

EROSION CONTROL FEATURES

- PROJECT (NPDES) BOUNDARY
- LIMIT OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE WITH WASH RACK
- EROSION CONTROL BLANKET
- COMPOST FILTER SOCK
- TREE PROTECTION FENCE
- ORANGE CONSTRUCTION FENCE
- TEMPORARY INLET/PIPE BLOCK
- DISCHARGE POINT (DP 001)

DETAILED EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

SHEET 6E OF 15

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALIFON LOAM							
CaB	3% TO 8% SLOPES	6"–36"	72"–99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GdB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
GLADSTONE–PARKER GRAVELLY LOAM							
GeD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO

HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"–6"	60"–99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MrB	3% TO 8% SLOPES	12"–30"	48"–99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PoC	8% TO 15% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PoD	15% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

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PENNSYLVANIA ACT 187 REQUIREMENTS
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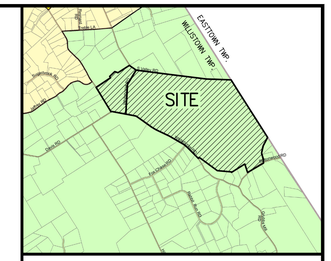
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CALL 3 WORKING DAYS BEFORE YOU DIG
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POCS SERIAL NUMBER: _____

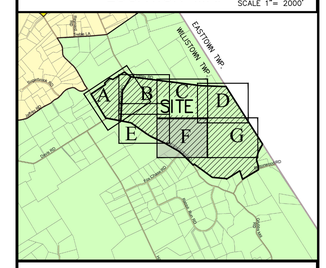
COMMONWEALTH OF PENNSYLVANIA
NICHOLAS J. CHRISTOPHER
PROFESSIONAL ENGINEER
No. PE082202
COMMONWEALTH OF PENNSYLVANIA
RACHEL L. SIMENS
PROFESSIONAL LANDSCAPE ARCHITECT
No. LA002202

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LOCATION MAP
SCALE 1"= 2000'



KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
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PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

EROSION CONTROL FEATURES

- PROJECT (NPDES) BOUNDARY
- LIMIT OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE WITH WASH RACK
- EROSION CONTROL BLANKET
- COMPOST FILTER SOCK
- TREE PROTECTION FENCE
- ORANGE CONSTRUCTION FENCE
- TEMPORARY INLET/PIPE BLOCK
- DISCHARGE POINT

DETAILED EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

SHEET 6F OF 15

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO.s:
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL SUBSURFACE STRUCTURES ARE LOCATED PRIOR TO CONSTRUCTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING"

(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

SOILS LIST

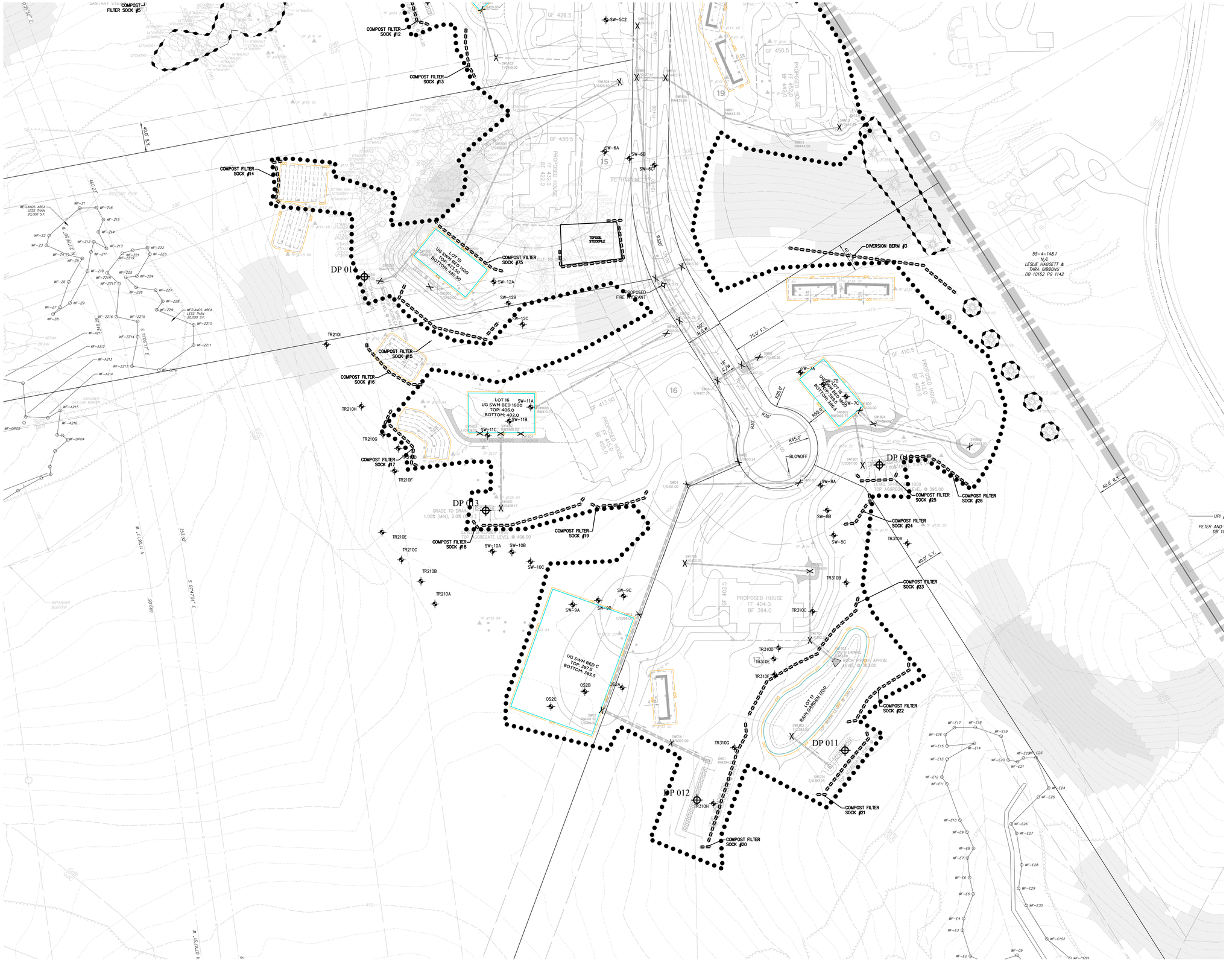
SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
CALIFON LOAM							
CaB	3% TO 8% SLOPES	6"–36"	72"–99"	NONE	NONE	D	NO
COKESBURY SILT LOAM							
CpA	0% TO 3% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"–12"	72"–99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
GaB	3% TO 8% SLOPES	80"+	60"–80"	NONE	NONE	B	NO
GdC	8% TO 15% SLOPES	80"+	65"–67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO
GLADSTONE–PARKER GRAVELLY LOAM							
GaD	15% TO 25% SLOPES	80"+	60"–100"	NONE	NONE	A	NO

HATBORO SILT LOAM							
Ha	0% TO 3% SLOPES	0"–6"	60"–99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM							
MkB	3% TO 8% SLOPES	12"–30"	48"–99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
PaC	8% TO 15% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PaD	15% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PARKER LOAM							
PbD	8% TO 25% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
PbF	25% TO 60% SLOPES	80"+	60"–118"	NONE	NONE	A	NO
TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"–6"	48"–96"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'



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LOCATION MAP
SCALE 1"= 2000'

KEY MAP
SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

EROSION CONTROL FEATURES

- PROJECT (NPDES) BOUNDARY
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JACKIE J. GIBBONS — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
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CpA	0% TO 3% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
CpB	3% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	D	YES
CpB	0% TO 8% SLOPES	0"-12"	72"-99"	NONE	NONE	C/D	YES
GLADSTONE GRAVELLY LOAM							
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GdC	8% TO 15% SLOPES	80"+	65"-67"	NONE	NONE	B	NO
GdD	15% TO 25% SLOPES	80"+	60"-100"	NONE	NONE	A	NO
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MlB	3% TO 8% SLOPES	12"-30"	48"-99"	NONE	NONE	C/D	NO
PARKER GRAVELLY LOAM							
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PoD	15% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
PARKER LOAM							
PsD	8% TO 25% SLOPES	80"+	60"-118"	NONE	NONE	A	NO
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TOWHEE SILT LOAM							
ToB	3% TO 8% SLOPES	0"-6"	48"-96"	NONE	NONE	C/D	YES

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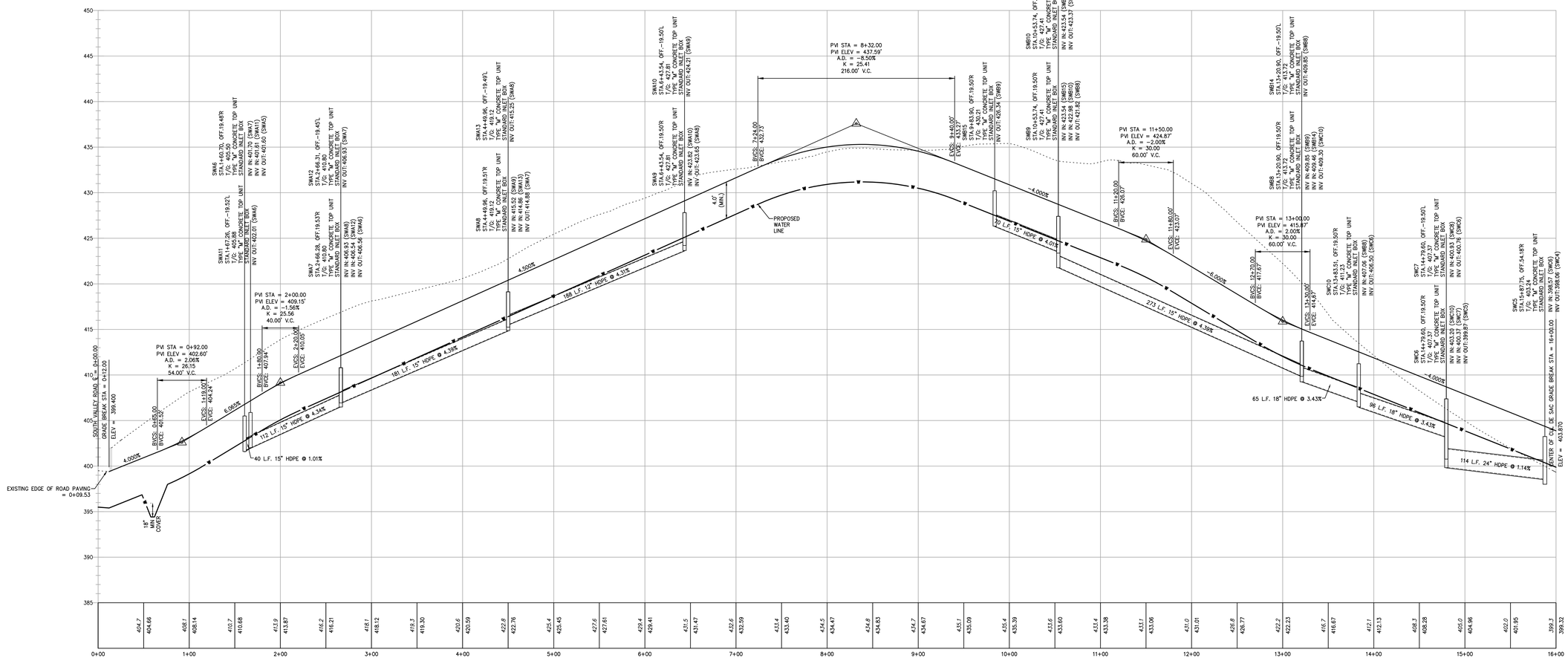
SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

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54-3-379
ROBERT C. & ELIZABETH M. LEGNINI
DB 8032 PG 1987
54-3-384.1
N/A
JOHN H. REILLY, III
DB 8770 PG 167
54-4-6
N/A
SOUTH VALLEY PROPERTY MANAGEMENT, LLC
DB 9323 PG 1989
54-3-384
N/A
JOHN H. REILLY, III
DB 8770 PG 167
54-4-7
N/A
THERESA S. BUZAN
DB 6455 PG 1556
54-4-8
N/A
KELLY GROUP PARTNERS, INC.
DB 9814 PG 2325
55-4-5
N/A
KELLY GROUP PARTNERS, INC.
DB 9814 PG 2325
55-4-3
N/A
STEPHEN DOUGH
DB 9203 PG 1589
55-4-4
N/A
STEPHEN J. & MELISSA N. LORENZ
DB 8239 PG 1186
55-4-146.1
N/A
MICHAEL G. & SANDRA L. GORE
DB 1190 PG 1178
55-4-147
N/A
ROBERT J. & MARILYN WARD LATYAK
DB 1266 PG 205
55-4-148
N/A
JAMES J. & BARBARA WARD NORONI
DB 4240 PG 1441
55-4-148.1
N/A
LESLIE HARGETT & TARA GIBBONS
DB 11012 PG 1142
UPI #55-4-149
N/A
PETER AND SHARON WALDRON
DB 10077 PG 95
55-4-159
N/A
RAYMOND R. & PATRICIA M. JONES
DB 3992 PG 686
UPI #54-4-160
N/A
CAROLYN WUKITCH
DB 6707 PG 2166
54-4-160.1
N/A
KURT & JULIE WRIGHT
DB 7393 PG 1742
54-4-150
N/A
MARK R. CRUISE & MICHELE R. MARTIN
DB 4305 PG 1219
54-4-25.1
N/A
ERICA B. LEISENRING REVOCABLE TRUST
DB 10168 PG 1072
54-4-24
N/A
W. PERRY & TUCKER C. GRESH
DB K-46 PG 225
54-4-23.1
N/A
THOMAS B. & KAREN K. HELM
DB 3204 PG 253
54-4-140
N/A
MAIN LINE ANIMAL RESCUE
DB 8665 PG 2194
54-4-10
N/A
ROCK HILL FARM ACQUISITIONS LLC
DB 10774 PG 585
54-4-10.1
N/A
WILLIAM P. & VERNA S. LOFTUS
DB 9340 PG 1662
54-4-12
N/A
JILLIAN RYAN
DB 8691 PG 1606
54-4-13
N/A
WILLIAM P. & DIANE G. MUSSER
DB 3409 PG 491
54-4-37
N/A
PHILIP A. TORDELLA & KATHLEEN A. KANE
DB 1822 PG 123
54-4-380
N/A
TRAVIS & JOANNA RHOADES
DB 9763 PG 1086
54-3-333
N/A
LAMBERT CONWAY, LLC
DB 9917 PG 1963
54-3-333.2
N/A
LAMBERT CONWAY, LLC
DB 9917 PG 1963
OPEN SPACE
OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
OPEN SPACE D
OPEN SPACE E
OPEN SPACE F
DP 001
DP 002
DP 003
DP 004
DP 005
DP 006
DP 007
DP 008
DP 009
DP 010
DP 011
DP 012
DP 013
DP 014
DP 015
DP 016
DP 017
DP 018
S 82°41'40" E 990.52'
S 82°52'40" E 1,328.32'
S 88°34'01" E 270.23'
S 87°48'01" E 519.20'
S 32°15'58" E 507.91'
S 32°25'02" E
1,178.39'
N 57°56'02" E 10.94'
S 68°40'58" E 109.00'
N 57°30'02" E 432.70'
S 35°54'10" E 27.36'
N 47°08'02" E 229.03'
N 56°34'02" E 554.33'
N 56°34'02" W 425.43'
N 31°14'55" W 425.13'
S 59°17'13" W 261.17'
N 79°23'27" W 812.59'
N 79°23'27" W 607.59'
N 54°20'27" W 48.20'
N 59°30'27" W 100.00'
N 64°17'27" W 48.20'
N 60°14'02" W 482.00'
N 50°35'02" W 48.20'
N 51°39'38" W 318.39'
N 47°30'02" W 233.16'
N 51°26'50" W 456.16'
N 54°59'58" W 511.28'
N 26°35'25" W 177.19'
N 57°39'28" W 221.60'
S 17°27'02" W 311.02'
S 17°27'02" W 244.25'
S 02°46'55" E 137.77'
S 60°55'55" E 124.52'
S 60°55'55" E 124.52'
S 60°55'55" E 124.52



PROFILE VIEW OF ROAD A
SCALE: 1"=50' HORIZ. 1"=5' VERT.

LEGEND

EXISTING GRADE ℄ ROAD @ INDICATED STATION — 303.80 — PROPOSED GRADE CONTROL, ℄ ROAD @ INDICATED STATION (SEE "TYPICAL ROAD CROSS-SECTION")

12+00 ℄ ROAD STATION

ROAD PROFILE

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

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Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — NICHOLAS J. CHRISTENS — 084222 — PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA

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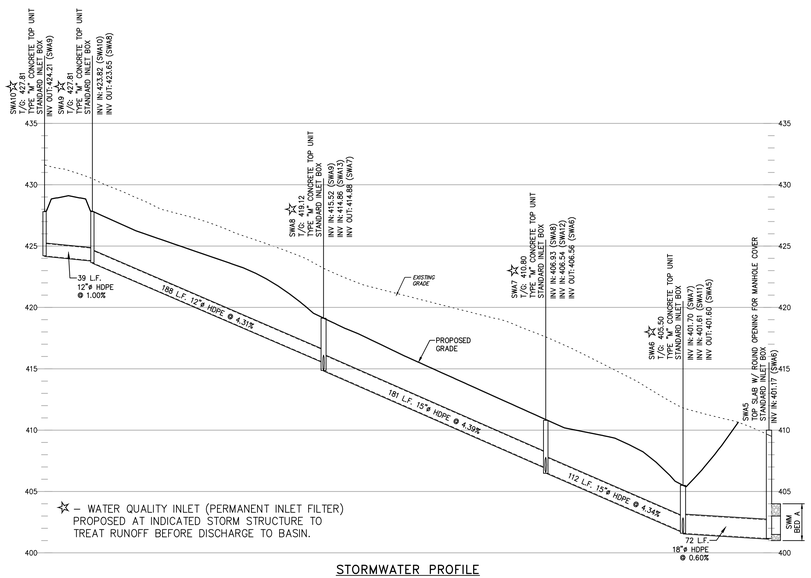
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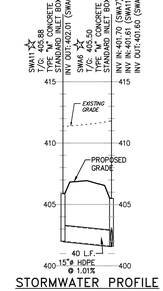
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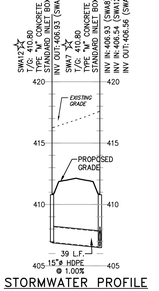
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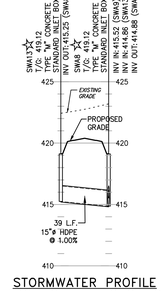
STORMWATER PROFILE
FROM SWA10 TO SWA5
SCALE: 1"=50' HORIZ. 1"=5' VERT.



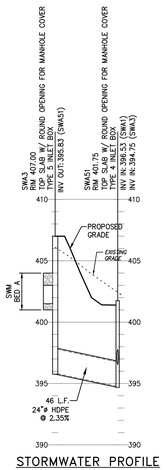
STORMWATER PROFILE
FROM SWA11 TO SWA6
SCALE: 1"=50' HORIZ. 1"=5' VERT.



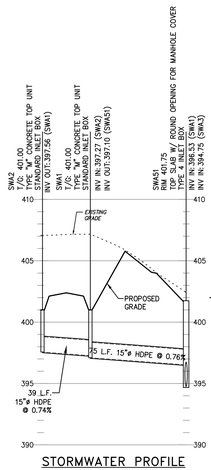
STORMWATER PROFILE
FROM SWA12 TO SWA7
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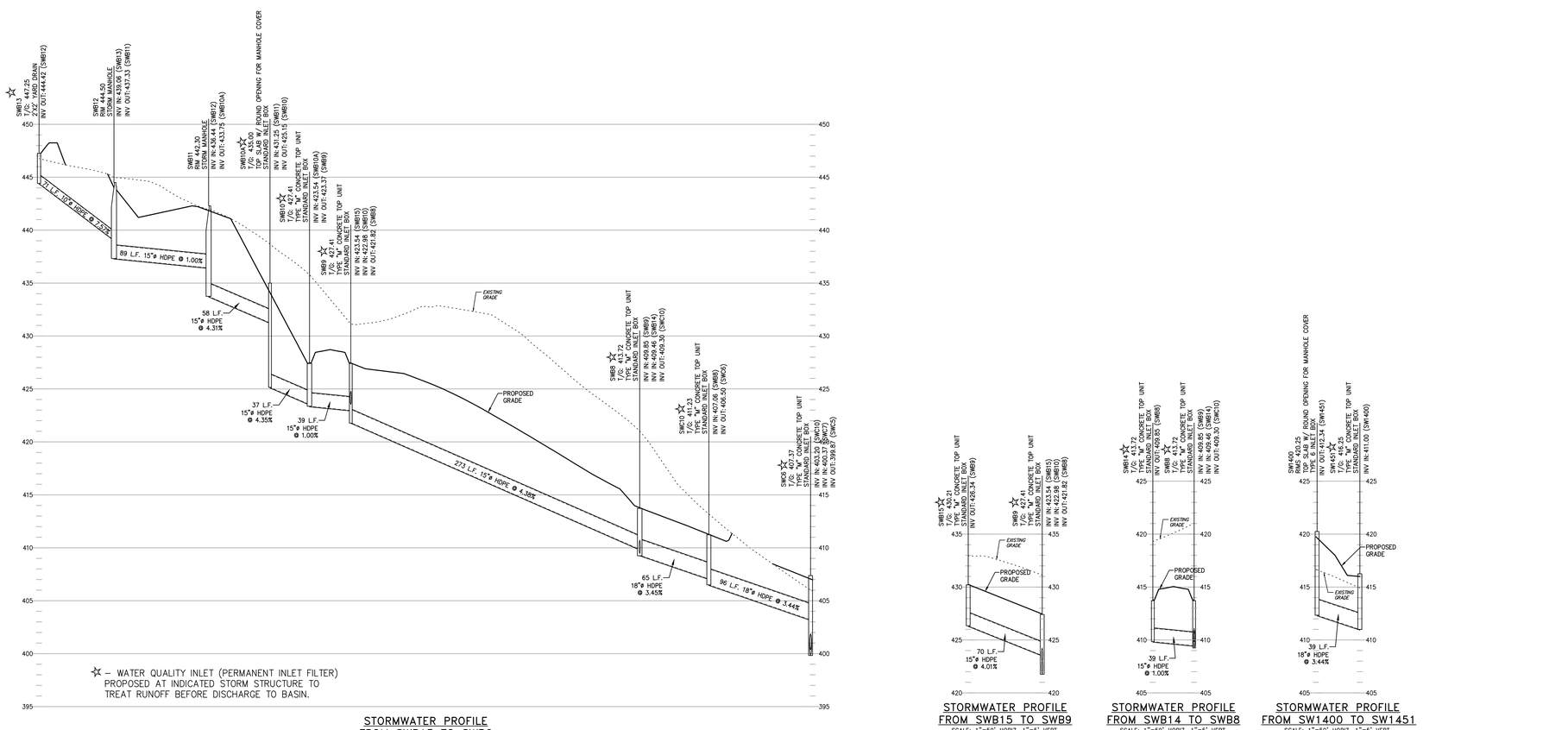
STORMWATER PROFILE
FROM SWA13 TO SWA8
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SWA3 TO SWA51
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SWA2 TO SWA51
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SWB13 TO SWB6
SCALE: 1"=50' HORIZ. 1"=5' VERT.

STORMWATER PROFILE
FROM SWB15 TO SWB9
SCALE: 1"=50' HORIZ. 1"=5' VERT.

STORMWATER PROFILE
FROM SWB14 TO SWB8
SCALE: 1"=50' HORIZ. 1"=5' VERT.

STORMWATER PROFILE
FROM SW1400 TO SW1451
SCALE: 1"=50' HORIZ. 1"=5' VERT.

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(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING."

(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

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POCS SERIAL NUMBER: ____

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
NICHOLAS J. CRISCITIELLO
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

STORMWATER PROFILES

NO.	DATE	REVISION

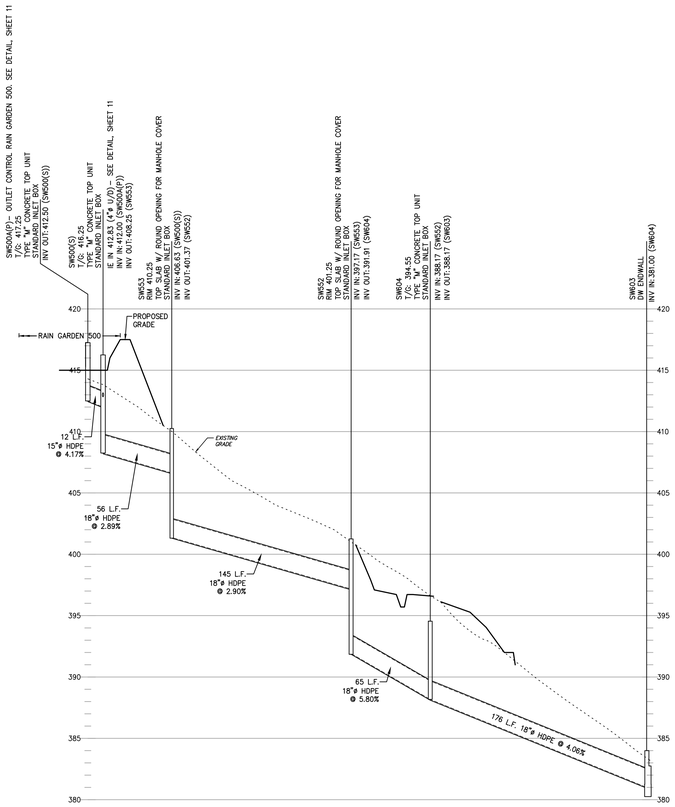
OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM
ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

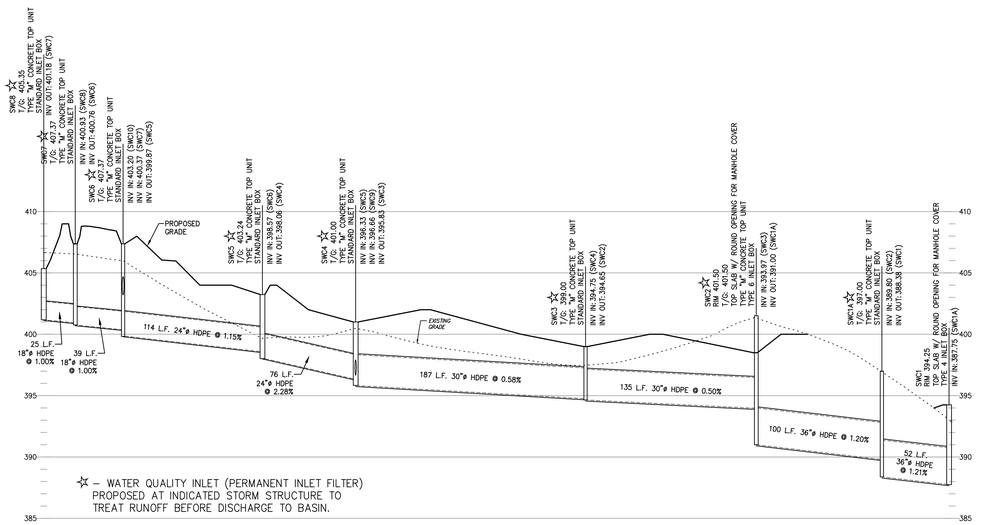
PROJECT NO.	F.B.
21563	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

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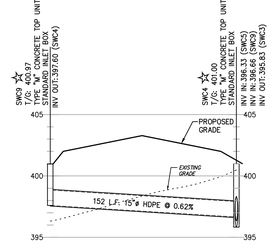


STORMWATER PROFILE
FROM SW500A TO SW603
SCALE: 1"=50' HORIZ. 1"=5' VERT.

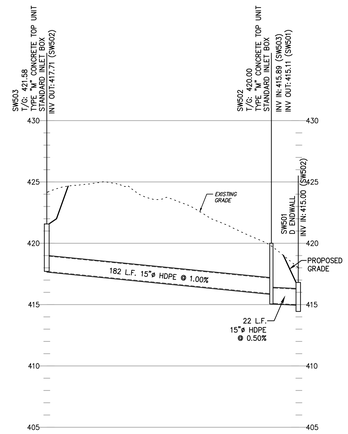


☆ – WATER QUALITY INLET (PERMANENT INLET FILTER)
PROPOSED AT INDICATED STORM STRUCTURE TO TREAT RUNOFF BEFORE DISCHARGE TO BASIN.

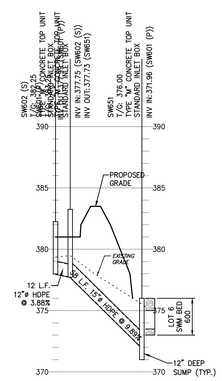
STORMWATER PROFILE
FROM SWC8 TO SWC1
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SWC9 TO SWC4
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SW503 TO SW501
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SW602(S) TO SW651
SCALE: 1"=50' HORIZ. 1"=5' VERT.

STORMWATER PROFILES

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
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PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

Scale in Feet
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1" = 50'

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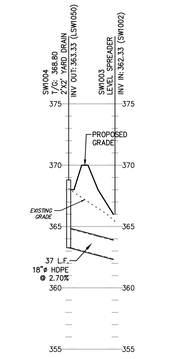
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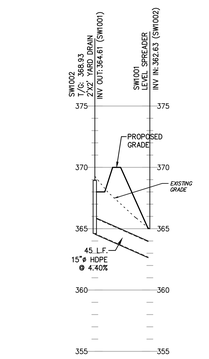
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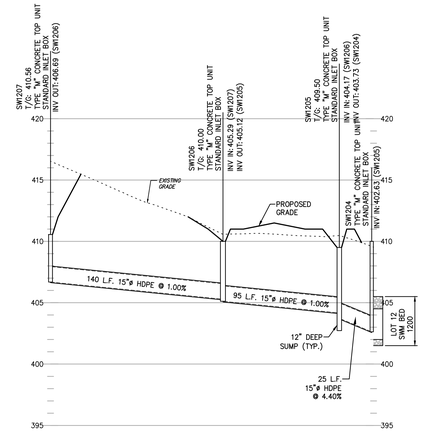
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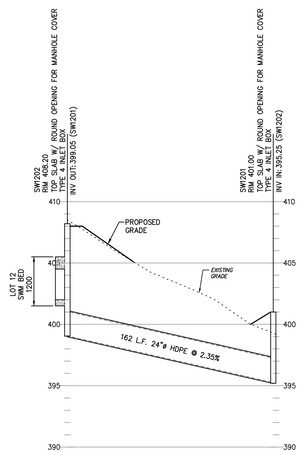
STORMWATER PROFILE
FROM SW1004 TO SW1003
SCALE: 1"=50' HORIZ. 1"=5' VERT.



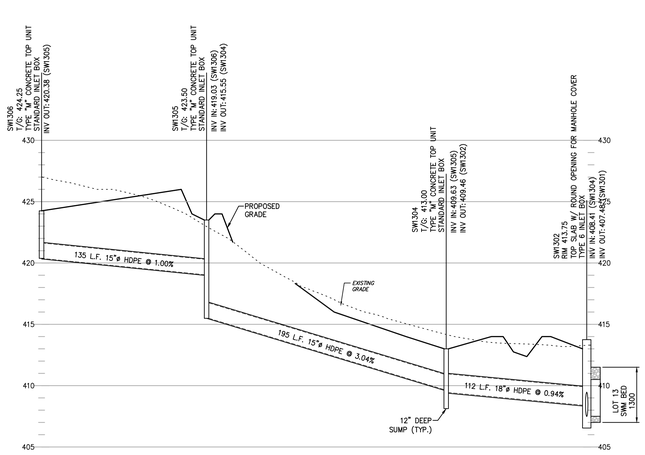
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FROM SW1002 TO SW1001
SCALE: 1"=50' HORIZ. 1"=5' VERT.



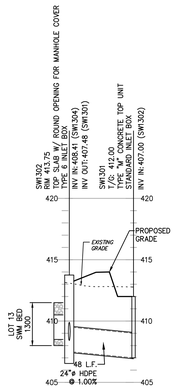
STORMWATER PROFILE
FROM SW1207 TO SW1204
SCALE: 1"=50' HORIZ. 1"=5' VERT.



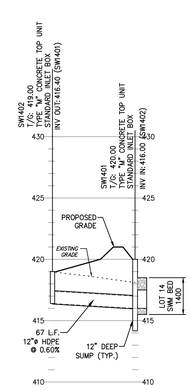
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FROM SW1202 TO SW1201
SCALE: 1"=50' HORIZ. 1"=5' VERT.



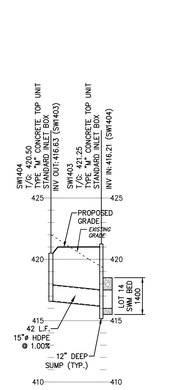
STORMWATER PROFILE
FROM SW1306 TO SW1302
SCALE: 1"=50' HORIZ. 1"=5' VERT.



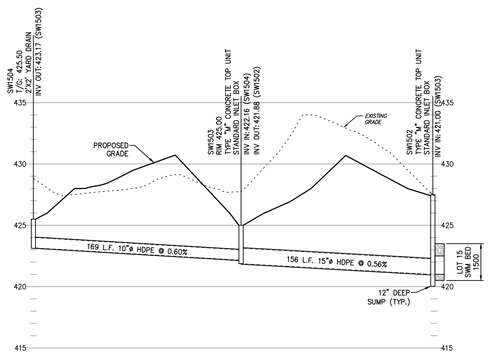
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FROM SW1302 TO SW1301
SCALE: 1"=50' HORIZ. 1"=5' VERT.



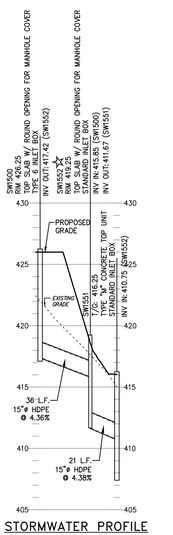
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FROM SW1402 TO SW1401
SCALE: 1"=50' HORIZ. 1"=5' VERT.



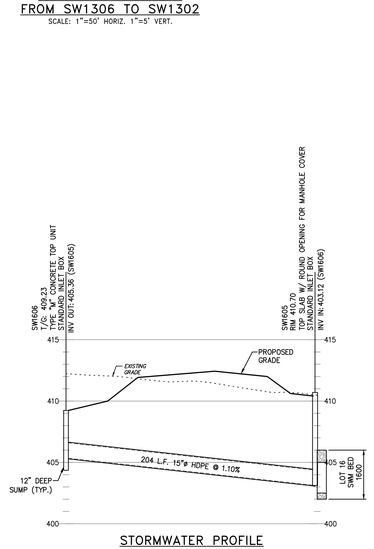
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FROM SW1404 TO SW1403
SCALE: 1"=50' HORIZ. 1"=5' VERT.



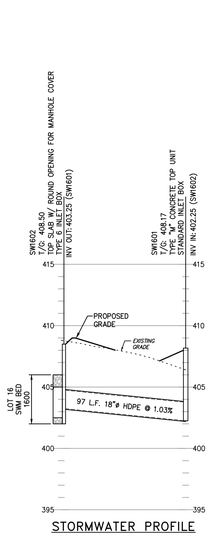
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FROM SW1504 TO SW1502
SCALE: 1"=50' HORIZ. 1"=5' VERT.



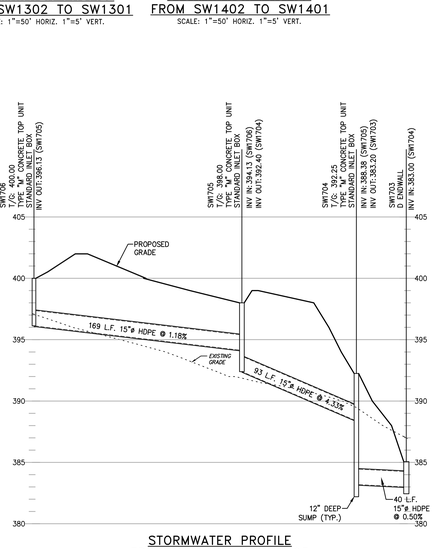
STORMWATER PROFILE
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SCALE: 1"=50' HORIZ. 1"=5' VERT.



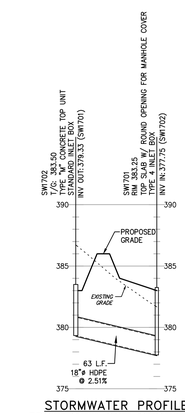
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FROM SW1606 TO SW1605
SCALE: 1"=50' HORIZ. 1"=5' VERT.



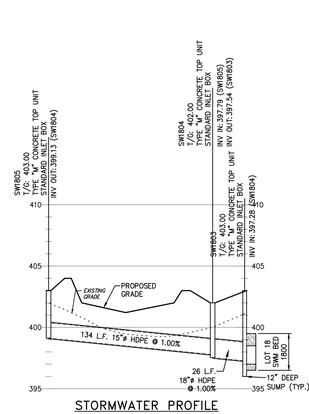
STORMWATER PROFILE
FROM SW1602 TO SW1601
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SW1706 TO SW1703
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SW1702 TO SW1701
SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SW1805 TO SW1803
SCALE: 1"=50' HORIZ. 1"=5' VERT.

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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

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PENNSYLVANIA ONE CALL SYSTEM, INC.
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POCS SERIAL NUMBER: ____

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL S. GREENBERG
No. PE082111
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

STORMWATER PROFILES

NO.	DATE	REVISION

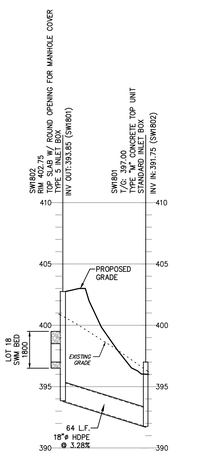
OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

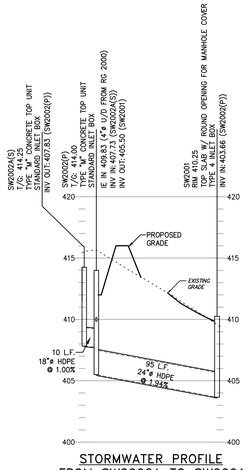
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

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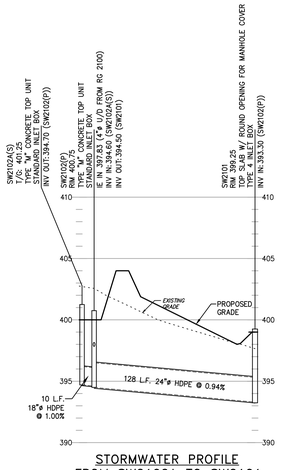
STORMWATER PROFILE
FROM SW1802 TO SW1801

SCALE: 1"=50' HORIZ. 1"=5' VERT.



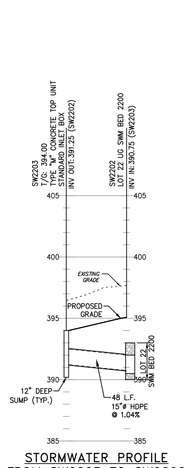
STORMWATER PROFILE
FROM SW2002A TO SW2001

SCALE: 1"=50' HORIZ. 1"=5' VERT.



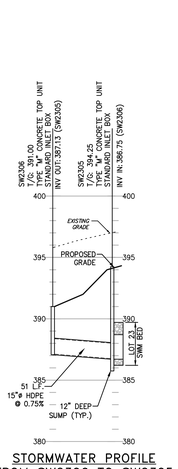
STORMWATER PROFILE
FROM SW2102A TO SW2101

SCALE: 1"=50' HORIZ. 1"=5' VERT.



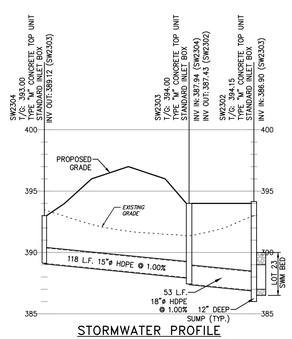
STORMWATER PROFILE
FROM SW2203 TO SW2202

SCALE: 1"=50' HORIZ. 1"=5' VERT.



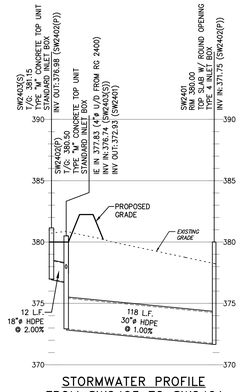
STORMWATER PROFILE
FROM SW2306 TO SW2305

SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SW2304 TO SW2302

SCALE: 1"=50' HORIZ. 1"=5' VERT.



STORMWATER PROFILE
FROM SW2403 TO SW2401

SCALE: 1"=50' HORIZ. 1"=5' VERT.

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

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1-800-242-1776

POCS SERIAL NUMBER: _____

Scale in Feet

0 10 20 30 40 50 100 150 200

1" = 50'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ENGINEER
NJC
NICHOLAS J. CUMMINGS
No. PE084245

STORMWATER PROFILES

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
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610-644-4623
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PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

J:\CVE-21000\21563\dwg\civil\4 Acres - CD\Sheets\08B Stormwater Profiles.dwg, 10/16/2024 2:51:50 PM,


SOUTH VALLEY ROAD (PUBLIC - 33' WIDE)
WHITE GATE LANE - 34' WIDE PRIVATE ROAD
OLYMPIA HILL CIRCLE
WHITEHORSE ROAD (PUBLIC - 33' WIDE)
GRUBB ROAD (PUBLIC - 33' WIDE)
DAVIS ROAD
GRUBBS MILL ROAD (PUBLIC - 33' WIDE)
TWINBROOK ROAD
BUTTONWOOD ROAD
FOX CHASE ROAD
RABBIT RUN ROAD
GRUBBS MILL ROAD
TRIBUTARY A
TRIBUTARY B
CRUM CREEK
OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
OPEN SPACE D
OPEN SPACE E
OPEN SPACE F
OPEN SPACE G
OPEN SPACE
ZONE A
ZONE AE
FLOODWAY LINE (TYP)
FEMA 100-YEAR FLOOD LINE (TYP)
DRAINAGE EASEMENT (TYP.)
10' WIDE UTILITY & DRAINAGE EASEMENT (TYP.)
54-3-379 ROBERT C. & ELIZABETH M. LEGNINI DB 8032 PG 1987
54-3-380 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 565
54-3-384.1 N/A JOHN H. REILLY, III DB 8770 PG 167
54-3-384 N/A JOHN H. REILLY, III DB 8770 PG 167
54-4-6 N/A SOUTH VALLEY PROPERTY MANAGEMENT, LLC DB 9323 PG 1989
54-4-7 N/A THERESA S. BUZAN DB 6455 PG 1556
54-4-8 N/A KELLY GRUB & WENDY DB 9614 PG 2225
54-4-9 N/A STEPHEN J. & DEBORAH M. DOUGH DB 9501 PG 1581
54-4-4 N/A STEPHEN J. & DEBORAH M. KELLISON DB 8235 PG 1969
54-4-10 ROCK HILL FARM ACQUISITIONS LLC DB 10774 PG 965
54-3-333 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-3-333.2 N/A LAMBERT CONWAY, LLC DB 9917 PG 1963
54-4-380 N/A TRAVIS & JOANNA RHODES DB 9763 PG 1086
54-4-10.1 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
54-4-37 N/A PHILIP A. TORDELLA & KATHLEEN A. KANE DB 1822 PG 123
54-4-12 N/A WILLIAM P. & VEENA S. DEVUS DB 9340 PG 1662
54-4-12.1 N/A JULIAN RYAN DB 8691 PG 1606
55-4-147 N/A ROBERT J. & MARILYN WARD LATYAK DB 1286 PG 305
55-4-148 N/A JAMES J. & BARBARA WARD IACOBONI DB 4259 PG 1441
55-4-148.1 N/A LESLIE HAGGETT & TARA GIBBONS DB 10122 PG 1142
55-4-149 N/A PETER AND SHARON WALDRON DB 10077 PG 95
55-4-159 N/A RAYMOND R. & PATRICIA M. JONES DB 3992 PG 686
54-4-160 N/A CAROLYN WURITCH DB 6707 PG 2166
54-4-160.1 N/A KURT & JULIE WRIGHT DB 7529 PG 1742
54-4-150 N/A MARK R. CRUISE & MICHELLE R. MARTIN DB 4305 PG 1219
54-4-25.1 N/A ERICA B. LESENRING REVOCABLE TRUST DB 10168 PG 1072
54-4-24 N/A W. PERRY & TUCKER C. GRESH DB K-46 PG 225
54-4-23.1 N/A THOMAS B. & KAREN K. HELM DB 3204 PG 253
N 57°56'02" E 10.94'
S 69°40'58" E 109.00'
N 57°30'02" E 432.10'
S 35°50'10" E 27.36'
S 82°41'40" E 990.52'
S 82°52'40" E 1,328.32'
S 87°48'01" E 270.23'
S 87°48'01" E 1,718.38'
N 56°34'02" E 564.33'
N 47°08'09" E 229.03'
N 35°43'25" W 425.37'
S 35°25'02" E 1,718.38'
S 69°40'58" E 812.59'
S 59°17'13" W 261.17'
N 79°23'27" W 369.7'
N 54°20'27" W 607.59'
N 42°05'59" W 1,178.49'
N 42°05'59" W 1,178.49'
N 42°05'59" W 1,178.49


VALLEY ROAD
(PUBLIC - 33' WIDE)
11 EXISTING EVERGREEN TREES TO BE RETAINED TO SATISFY STREET TREE LANDSCAPE REQUIREMENTS
S 88°34'01" E 1,328.32'
S 87°48'01" E 270.23'
519.20'
501.9'
N 35°25'12" E 325.42'
26 EXISTING EVERGREEN TREES TO BE RETAINED TO SATISFY PROPERTY LINE LANDSCAPE REQUIREMENTS
N/L ROBERT J. & MARILYN WARD LATYAK DB 1266 PG 205
55-4-148 N/L JAMES J. & BARBARA WARD NORONI DB 4529 PG 1441
55-1-46.1 N/L MICHAEL & SANDRA WARD DB 1266 PG 201
OPEN SPACE G
CLASS II BREOU MAP STRUCTURE NO. 64
DWELLING
SEPTIC TANK
WELL
9' DEER FENCE
PROPOSED HOUSE FF 419.0 BF 410.0
PROPOSED HOUSE FF 428.0 BF 418.0
PROPOSED HOUSE FF 426.5 BF 416.5
PROPOSED HOUSE FF 450.5 BF 442.0
PROPOSED HOUSE FF 432.0 BF 422.0
PROPOSED IN GROUND TRENCHES SANITARY SYSTEM (TYPE III) (TYP.)
PROPOSED AT GRADE SANITARY SYSTEM (TYPE II) (TYP.)
PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
LOT 12 UG SWM BED #1 TOP: 404.67 BOTTOM: 401.67
LOT 13 UG SWM BED 1500 TOP: 411.25 BOTTOM: 407.00
LOT 14 UG SWM BED 14000 BOTTOM: 415.5
LOT 15 UG SWM BED 15000 TOP: 420.00 BOTTOM: 420.00
RESIDENTIAL PIPELINE SETBACK (TYP)
ACCESSORY PIPELINE SETBACK (TYP)
40.0' S.V.
PIPELINE R/W
MULCH PILE
LEAF PILE
WOODLANDS DRIP LINE (TYP)
WETLANDS AREA LESS THAN 20,000 S.F.
WETLANDS AREA LESS THAN 20,000 S.F.
WF-1
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WF-218
WF-219
WF-220



LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

LANDSCAPING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

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SEE SHEET 9G FOR LANDSCAPE NOTES AND DETAILS.

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

DETAILED LANDSCAPE PLAN B

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
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FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

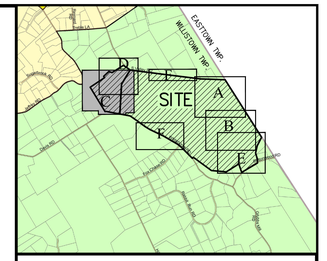
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www.chestervy.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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KEY MAP

SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

LANDSCAPING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

DETAILED LANDSCAPE PLAN C

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'

ChesterValley ENGINEERS, INC.
152 Heaney Road, Suite 200, Malvern, PA 19355
610-644-6623
www.chestervalley.com

PROJECT NO.	F.B.
21563	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.:
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EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING"

(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

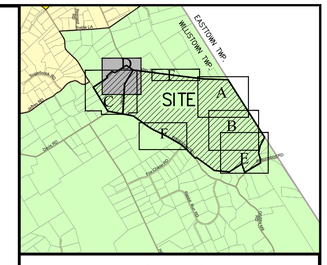
SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT ALL DEVELOPMENT WILL BE DONE IN ACCORDANCE WITH THIS PLAN.
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES

I HEREBY CERTIFY THAT THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS IN CONFORMITY WITH THE ORDINANCES AND REGULATIONS OF WILLISTOWN TOWNSHIP AND THAT I AM AWARE OF THE PROVISIONS OF SECTION 1101 OF THE PENNSYLVANIA CRIMINAL CODE, TITLE 18, RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES





KEY MAP

SCALE 1"= 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
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- EXISTING SPOT ELEVATION
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LANDSCAPING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

DETAILED LANDSCAPE PLAN D

SEE SHEET 9G FOR LANDSCAPE NOTES AND DETAILS.

Scale in Feet

0 10 20 30 40 50 100 150 200

1" = 50'

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 21563

F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

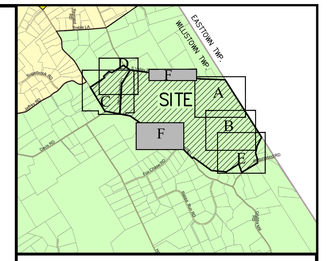
SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

J:\CVE 21000\21563\dwg\Land & Acres - CO\Sheet\09d-1 Detailed Landscape.dwg, 10/16/2024 2:03:49 PM,


MILL ROAD
(PUBLIC - LOCAL ROAD)
1,718.38'
S 27°04'40" E
358.58'
S 12°09'51" E
274.50'
S 16°15'55" E
192.55'
S 02°46'55" E
137.71'
N 50°42'05" E
291.60'
N 18°14'13" W
209.09'
S 17°38'28" W
N 26°58'15" W
171.18'
N 84°58'58" W
51.29'
TRIBUTARY
BUTTONWOOD
GRUBBS
MILLSTONE
ZONE A
EXISTING WOODS TO SATISFY STREET FRONTAGE LANDSCAPE REQUIREMENTS
EXISTING WOODS TO SATISFY STREET FRONTAGE LANDSCAPE REQUIREMENTS
54-4-140
N/L
MAIN LINE ANIMAL RESCUE
DB 8660 PG 2194
54-4-150
N/L
MARY B. CRUISE & MICHELE R. MARTIN
DB 4305 PG 1219
54-4-160.1
N/L
KURT & JULIE WRIGHT
DB 7399 PG 1742
54-4-24
N/L
W. PERRY & TUCKER B. CRESH
DB K-46 PG 225
54-4-25.1
N/L
ERICA B. LESENRING REVOCABLE TRUST
DB 10168 PG 1072
CONC.MON(F) HELD
CONC.MON(F) HELD
CONC.MON(F) HELD
L.P.PIPE(F)-HELD LINE
24"CHERRY
30"OAK
36"OAK
LOT 1 RAIN GARDEN(TYP.)
DRAINAGE EASEMENT (TYP.)
LOD, SPREADER DCD INFILTRATION BERM @ 380.0
LOD, SPREADER DCD INFILTRATION BERM @ 380.0
LOD, SWALE @ 381.0
SWC1 EL.381.00
SWC2 EL.380.25
SWC3 EL.379.25
SWT01 EL.383.25
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SWT1210 EL.-221.25
SWT1211 EL.-221.75
SWT1212 EL.-222.25
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KEY MAP

SCALE 1" = 2000'

LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL
- PROPOSED AT GRADE SANITARY SYSTEM (TYPE II)
- PROPOSED SAND MOUND SANITARY SYSTEM (TYPE II)
- PROPOSED IN GROUND SANITARY SYSTEM (TYPE III)

LANDSCAPING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

DETAILED LANDSCAPE PLAN F

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563

F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 50'	10/16/2024	PT	NJC	

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UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO's.
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

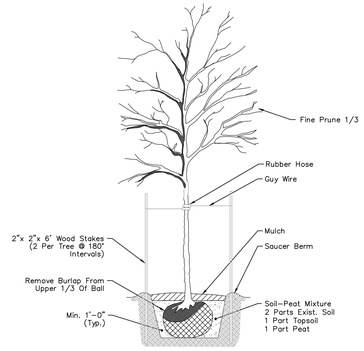
PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

Scale in Feet
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1" = 50'

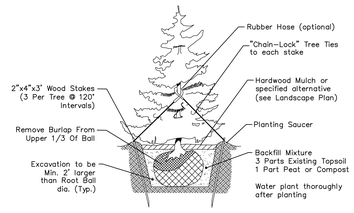
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LANDSCAPE REQUIREMENTS

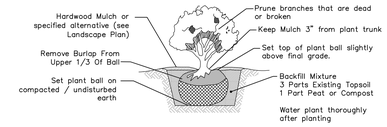
ITEM	REQUIRED
BUILDING AREA (Sec. 73-54.A.1)	(NA)
NEW STREET (Sec. 73-54.A.2)	
Road A	(3,292 LF.)
1 Deciduous Tree / 40 LF.	83
1 Evergreen Tree / 40 LF.	83
PARKING AREA (Sec. 73-54.A.3)	(0 SF.)
EXISTING STREET (Sec. 73-54.A.4)	
Parcel 4-10	(7,059 LF.)
(SL w/Existing Woods to Remain)	(2,693 LF.)
(SL Requiring New Plantings)	(4,366 LF.)
1 Deciduous Tree / 40 LF.	109
1 Evergreen Tree / 40 LF.	109
Parcel 3-380	(3,060 LF.)
1 Deciduous Tree / 40 LF.	77
1 Evergreen Tree / 40 LF.	77
PROPERTY LINE (Sec. 73-54.A.5)	
Parcel 4-10	(4,283 LF.)
(PL w/ Existing Woods to Remain)	(2,038 LF.)
(PL Requiring new Plantings)	(2,245 LF.)
3 Deciduous Trees / 100 LF.	68
3 Evergreen Trees / 100 LF.	68
3 Deciduous Shrubs / 100 LF.	68
10 Evergreen Shrubs / 100 LF.	225
Parcel 3-380	(1,365 LF.)
(PL w/ Existing Woods to Remain)	(963 LF.)
(PL Requiring new Plantings)	(402 LF.)
3 Deciduous Trees / 100 LF.	12
3 Evergreen Trees / 100 LF.	12
3 Deciduous Shrubs / 100 LF.	12
10 Evergreen Shrubs / 100 LF.	40
TOTAL REQUIRED PLANTINGS:	349 Deciduous Trees
	349 Evergreen Trees
	80 Deciduous Shrubs
	265 Evergreen Shrubs
TOTAL PROVIDED PLANTINGS:	387 Deciduous Trees
	75 Ex Deciduous Trees to remain
	462 Total Deciduous Trees
	345 Evergreen Trees
	39 Ex Evergreen Trees to remain
	384 Total Evergreen Trees
	89 Deciduous Shrubs
	265 Evergreen Shrubs



TYPICAL DECIDUOUS TREE PLANTING
N.T.S.



TYPICAL EVERGREEN TREE PLANTING
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	ROOT	NOTES
CANOPY TREES*						
AR	Acer rubrum October Glory	October Glory Red Maple	47	2.5" Cal.	B & B	
AS	Acer sacchrum Bonfire	Bonfire Sugar Maple	30	2.5" Cal.	B & B	
BN	Betula nigra	River Birch	11	2.5" Cal.	B & B	
CC	Carpinus caroliniana	Hornbeam	36	2.5" Cal.	B & B	
FA	Fagus grandiflora	American Beech	4	2.5" Cal.	B & B	
NS	Nyssa slyvatica	Black Gum	18	2.5" Cal.	B & B	
PL	Platnus acerfolia	Plane Tree	75	2.5" Cal.	B & B	
QM	Quercus macrocarpa	Bur Oak	9	2.5" Cal.	B & B	
QW	Quercus phellos	Willow Oak	34	2.5" Cal.	B & B	
QP	Quercus palustris	Pin Oak	32	2.5" Cal.	B & B	
QR	Quercus rubra	Red Oak	42	2.5" Cal.	B & B	
TA	Tillia americana Redmond	Redmond American Linden	20	2.5" Cal.	B & B	
UA	Ulmus americana Valley Forge	Valley Forge Elm	29	2.5" Cal.	B & B	
* All canopy trees to be installed with deer guards.						
EVERGREEN TREES						
AB	Abies concolor	White Fir	85	6'	B & B	
PA	Picea abies	Norway Spruce	85	6'	B & B	
PM	Pseudotsuga menzezii	Douglas Fir	90	6'	B & B	
PS	Pinus strobus	White Pine	85	6'	B & B	
SHRUBS						
AA	Aronia arbut. Brilliantissima	Red Chokeberry	10	24"	B & B	D
IC	Ilex crenata	Japanese Holly	54	24"	Can	E
IG	Ilex glabra Shamrock	Shamrock Inkberry Holly	6	24"	Can	E
IV	Ilex verticillata Winter King	Winter King Holly	19	24"	Can	E
IM	Ilex mes Blue Prince/Princess	Blue Hollies	11	24"	Can	E
IS	Ilex Nellie Stevens	Nellie Stevens Holly	10	24"	Can	E
JC	Juniperus chinenes	Chinese Juniper	65	24"	Can	E
JS	Juniperus scop. Blue Arrow	Blue Arrow Juniper	49	24"	Can	E
LB	Lindera benzoin	Spice Bush	9	24"	Can	D
MP	Myrica pennsylvanica	Bayberry	14	24"	B & B	D
VD	Viburnum dentatum	Arrowwood Viburnum	18	24"	B & B	D
VP	Viburnum prunifolium	Blackhaw Viburnum	16	24"	B & B	D
VX	Viburnum x pragense	Prague Viburnum	22	24"	B & B	D
VR	Viburnum rhytidophyllum	Leatherleaf Viburnum	51	24"	B & B	E

RAIN GARDEN SEED MIX

ERNST SEED ERNMX-180 Rain Garden Mix

PLANTING NOTES

1. This Landscape Plan is intended to be used for landscaping purposes only.
2. Landscape contractor shall inspect the site and become familiar with the planting area prior to the installation of any plant material.
3. Plant material quantities listed for the convenience of the Contractor. Actual numbers of symbols shall take precedence over quantities listed in cases of conflict.
4. The Landscape Contractor is responsible for supplying all materials, supplies, equipment and labor required to install the landscaping shown on these plans.
5. All plant material subject to approval by the Owner or Owners representative prior to installation. Plant material shall be nursery grown locally, freshly dug , shall be free of disease and pests, and shall be full and well shaped. Any material found to be unacceptable shall be replaced with acceptable material at no cost to the owner.
6. The Contractor shall advise the Township Landscape Architect and Owner in writing of any proposed substitutions for the plant material specified and these substitutions shall be subject to the approval by the Township Landscape Architect and Owner prior to installation.
7. Plant material and installation shall be in accordance with the American Standard for Nursery Stock of the American Association of Nurserymen (as last revised) and with the general planting specifications of the municipality.
8. All plant material shall be of the minimum size noted on the plans. Plant material shall be measured in accordance with the American Standard for Nursery Stock as last revised.
9. All areas to be landscaped, especially next to building areas, shall be excavated of all building material, debris and poor soils to a minimum depth of 12"-18" and backfilled with a good, medium textured planting soil. All lawn areas shall have a minimum of 4"-6" of topsoil spread prior to seeding or sodding as may be specified. Areas adjacent to curbs and walks shall be crowned a minimum of 4" higher than the top of curb or walk to allow for settling, however finished grade immediately adjacent to the curb or walk shall be sufficiently depressed to allow for the surface of any mulching or sod to be even with the top of curb or walk.
10. All borders between lawn areas and planting beds shall not have edging unless otherwise noted on the plans.
11. Compacted existing soils shall be remediated with soil additives or soil replacement prior to planting.
12. See Tree Planting Details for tree planting, staking and guying directions. See Shrub Planting Details for shrub planting directions. Tree shall be staked immediately after planting.
13. Remove all twine and wire from tree and shrub root balls. Remove all non-rot burlap and twine from all plant material prior to planting. Untie all twine and/or burlap from the trunk of the plant material and drape down the root ball or remove from plant. Remove all plant containers prior to planting.
14. Prune all plant material after planting in accordance with the American Association of Nurserymen standards. Fine prune all plants to shape, but do not disfigure plant material. Prune all dead branches from plant material.
15. Limb deciduous, high canopy (shade) trees to 6' above grade.
16. All plantings shall be installed in the locations shown on the Landscape Plans. Minor adjustments for field conditions amy be required. Significant adjustments needs to be approved by the Owner prior to planting.
17. Canopy trees to be placed a minimum of 30' from paved areas and walkways unless otherwise directed.
18. Contractor shall final grade all planting areas and berms as necessary prior to the installation of the plant material unless final grading is to be performed by others. Regardless, planting areas shall be fine raked smooth and even after the installation of the plant material and prior to mulching. No plant material shall be installed and no raking shall occur if the soils are saturated or muddy
19. Trees and shrubs to be planted slightly higher (2" max.) than the grade that the plants were grown at the nursery (roughly the top of the root ball). Contractor is responsible for plant installation to the proper height.
20. Trees and shrubs shall not be planted over any underground utility, nor within any underground utility easement (minimum of 10' from the center of the pipe). Contractor shall verify location of all underground utilities prior to starting work.
21. Trees planted in lawn areas to be mulched with a ring a minimum of 2' wide with a minimum of 3" of mulch unless otherwise noted or required for tree protection. Shrub beds to be mulched to a minimum depth of 3".
22. Shrub groupings shown on the Landscape plans shall be planted as a single bed.
23. Mulch to be shredded hardwood bark. Prior to installation of the mulch, spread a pre-emergient herbicide.
24. Plant material shall be installed the same day as it is delivered to the site to the extent practical. Any plant material the is not planted the same day it arrives shall be protected from drying out by the Contractor until it can be planted.
25. Contractor shall thoroughly water all material planted at the end of each day.
26. Contractor shall apply anti-desiccant to plant material for late summer and fall plantings.
27. Upon completion of planting and mulching and at the end of each day, Contractor shall remove all extraneous material and debris, broom sweep and wash the area clean.
28. Contractor shall guarantee all plant material for a period of 2 years from the date of acceptance by the Owner. All plant material that does not survive the guarantee period shall be replaced by the Contractor. Dead plants shall be replaced no later than the next planting season.
29. Contractor shall notify the Owner upon the completion of the guarantee period and schedule a final inspection of the plant material and lawn areas. At or before the final inspection, Contractor shall remove any remaining tree stakes and prune the plant material as needed unless otherwise directed by the Owner.
30. All areas disturbed by construction activities that are not shown to be planting beds on the Landscape Plans, shall be seeded as lawn areas per the seeding specifications on these plans.
31. Contractor shall provide all topsoil, fertilizers and other additives as required unless otherwise directed by the Owner. All materials used shall be as specified or better.
32. Contractor shall be responsible for the maintenance of the plant material until such time as the project is accepted by the Owner. Maintenance shall include, but is not limited to, watering, fertilizing, pruning, mowing and weeding.
33. Contractor shall provide the Owner with written instructions regarding the care of the plant material and any special circumstances.

LANDSCAPE DETAILS AND NOTES

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
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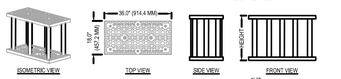
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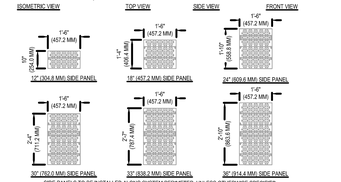
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

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STORMTANK (BRENTWOOD INDUSTRIES)
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com





- SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
- ALL HEIGHTS TO BE CUT FROM A 36" (914.4 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS, EXCEPT 33" (838.2 MM) & 12" (304.8 MM) SIDE PANEL.

MODEL	HEIGHT (MM)	CAPACITY (MM)	NOMINAL (CY)	NOMINAL WEIGHT (KG)
2512	12" (304.8)	4,216 CF (0.1194)	93.72%	17.56 LBS. (7.965)
2518	18" (457.2)	6,636 CF (0.1879)	95.50%	27.70 LBS. (12.24)
2524	24" (609.6)	8,690 CF (0.2454)	96.05%	36.30 LBS. (16.47)
2530	30" (762.0)	10,579 CF (0.2996)	96.50%	29.50 LBS. (13.38)
2533	33" (838.2)	11,986 CF (0.3395)	96.90%	29.82 LBS. (13.53)
2536	36" (914.4)	13,393 CF (0.3793)	97.00%	33.53 LBS. (15.01)

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

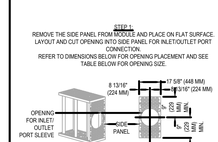
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 10-15 De

STORMTANK MODULE
25 SERIES DETAIL

10-15 De
REVISION DATE 16/10/2024

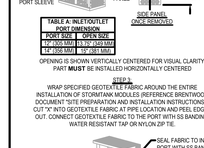
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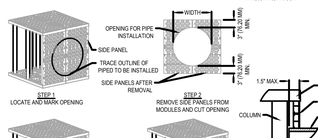


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 10-15 De

STORMTANK MODULE
INLET & OUTLET PORT INSTALLATION DETAIL



STORMTANK (BRENTWOOD INDUSTRIES)
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DIMENSION TABLE				
MODULE 20 SERIES	MODULE 25 SERIES	MAX. OPENING HEIGHT (MM)	SINGLE PANEL MAX. OPENING WIDTH (MM)	DOUBLE PANEL MAX. OPENING WIDTH (MM)
	2512	9" (152.4)	15" (381.0)	30" (762.0)
2018	2518	12" (304.8)	15" (381.0)	30" (762.0)
2024	2524	18" (457.2)	15" (381.0)	30" (762.0)
	2530	24" (609.6)	15" (381.0)	30" (762.0)
	2533	27" (685.8)	15" (381.0)	30" (762.0)
2036	2536	30" (762.0)	15" (381.0)	30" (762.0)

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
2. INFLUENT AND EFFLUENT ORIFICE CONFIGURATIONS MAY VARY. ROUND, SQUARE, RECTANGULAR AND MULTI-STAGE ARE ACCEPTABLE, AS LONG AS MEETING DIMENSION AND LOCATION REQUIREMENTS.
3. IF OPENING IS GREATER THAN AS PERMITTED IN THE TABLE ABOVE, THE CONNECTION WILL NEED SPLIT INTO A MANIFOLD.

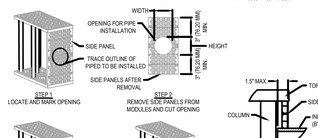
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STORMTANK MODULE
LARGE DIAMETER PIPE CONNECTION DETAIL

REVISION DATE 16/10/2024

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DIMENSION TABLE				
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MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
2. INFLUENT AND EFFLUENT ORIFICE CONFIGURATIONS MAY VARY. ROUND, SQUARE, RECTANGULAR AND MULTI-STAGE ARE ACCEPTABLE, AS LONG AS MEETING DIMENSION AND LOCATION REQUIREMENTS.
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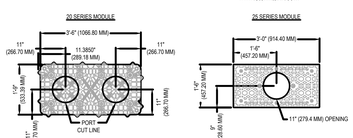
NOTES:
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 10-15 De

STORMTANK MODULE
SMALL DIAMETER PLASTIC PIPE CONNECTION DETAIL

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MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

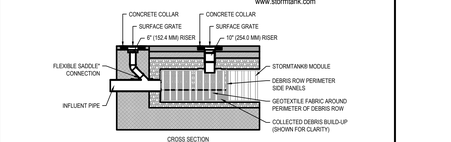
NOTES:
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5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 10-15 De

STORMTANK MODULE
OBSERVATION PORT INSTALLATION DETAIL

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MANUFACTURER NOTES:
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STORMTANK MODULE
DEBRIS ROW DETAIL

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MANUFACTURER NOTES:
1. 25 SERIES MODULE USED FOR ILLUSTRATION PURPOSES ONLY; DEBRIS ROW CAN BE INSTALLED IN EITHER MODULE CONFIGURATION.
2. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
3. CONCRETE COLLAR REQUIRED AROUND ACCESS BOXES TO MEET HS-20 AND HS-25 LOAD RATING (DESIGN BY ENGINEER OF RECORD).

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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STORMTANK MODULE
DEBRIS ROW DETAIL

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MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
2. SEE LOCAL PRECAST CONCRETE MANUFACTURERS FOR DETAILED INFORMATION ON CATCH BASIN DIMENSIONS AND MANUFACTURING.
2. INFLUENT AND EFFLUENT ORIFICE CONFIGURATIONS MAY VARY. ROUND, SQUARE, RECTANGULAR AND MULTI-STAGE ARE ACCEPTABLE, AS LONG AS MEETING DIMENSION AND LOCATION REQUIREMENTS.
3. TOP OF OPENING MUST BE A MINIMUM 2" BELOW THE TOP OF THE TOP PLATEN, WHILE THE BOTTOM OF THE OPENING MUST BE MINIMUM 2" ABOVE THE BOTTOM OF THE BOTTOM PLATEN.
4. CATCH BASIN OPENING ARE NOT INTENDED TO SPAN THE CENTER PLATENS OF A DOUBLE STACK SYSTEM.
5. WHEN INSTALLING WITH 20 SERIES MODULES, HORIZONTAL CONNECTOR TABS WILL NEED REMOVED FROM MODULE TO ALLOW FOR ABUTMENT.

NOTES:
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5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 10-15 De

STORMTANK MODULE
CATCH BASIN ABUTMENT DETAIL

10-15 De
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MANUFACTURER NOTES:
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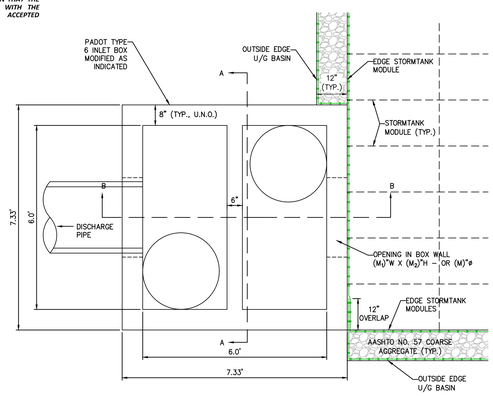
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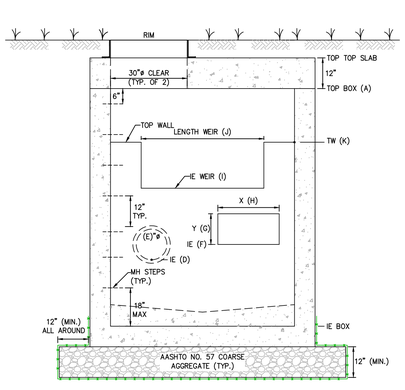
STORMTANK MODULE
OBSERVATION PORT DETAIL

REVISION DATE 16/10/2024

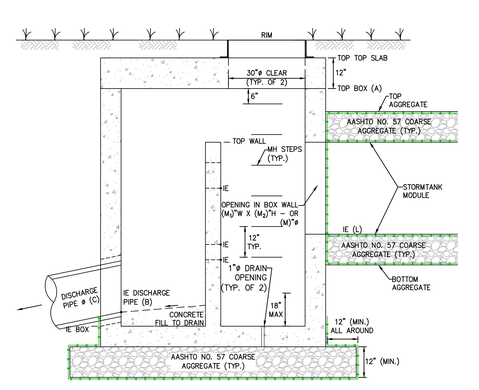
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OBSERVATION OF THE CONSTRUCTION OF THE STORMTANK SYSTEMS BY A REGISTERED PROFESSIONAL OR REPRESENTATIVE OF THE SUPPLIER OR MANUFACTURER IS REQUIRED - INCLUDING CERTIFICATION THAT THE SYSTEMS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN CHANGES, SPECIFICATIONS, AND ACCEPTED CONSTRUCTION PRACTICES.

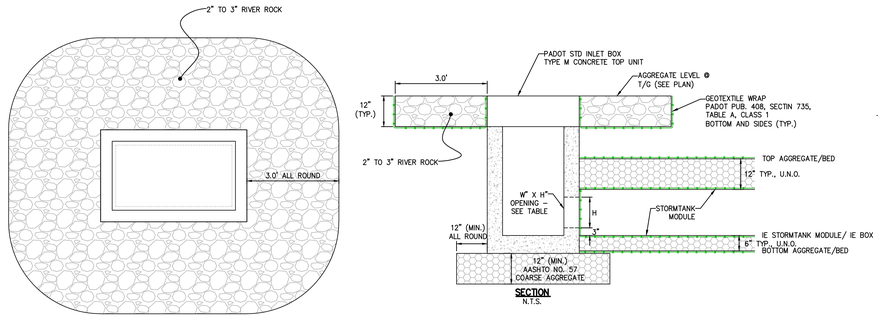




SECTION A–A:
N.T.S.



SECTION B–B:
N.T.S.

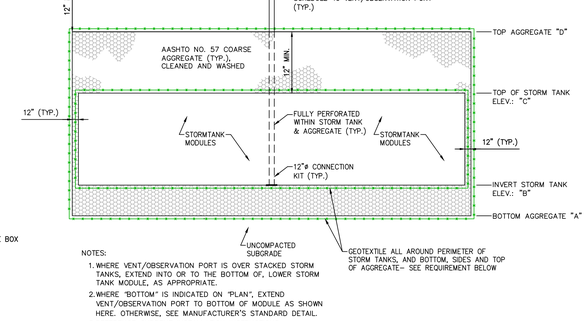


SECTION
N.T.S.

BASIN	SW	W	H
BED 1300	SW1301	30"	18"
BED 2200	SW2201	24"	12"
BED 2300	SW2301	24"	18"

PLAN
N.T.S.

DETAIL: BASIN OVERFLOW



NOTES:
1. WHERE VENT/OBSERVATION PORT IS OVER STACKED STORM TANKS, EXTEND INTO OR TO THE BOTTOM OF, LOWER STORM TANK MODULE, AS APPROPRIATE.
2. WHERE "BOTTOM" IS INDICATED ON "PLAN", EXTEND VENT/OBSERVATION PORT TO BOTTOM OF MODULE AS SHOWN HERE. OTHERWISE, SEE MANUFACTURER'S STANDARD DETAIL.
3. REFERENCE CURRENT INSTALLATION INSTRUCTIONS (WWW.BRENTWOODINDUSTRIES.COM) FOR PROPER INSTALLATION PRACTICES.
4. DOWNSPOUTS DISCHARGING INTO THE INFILTRATION BEDS SHALL HAVE LEAF STRAINERS OR GRATE TO RETAIN DEBRIS
5. A SEDIMENT TRAP OR SUMP IS TO BE PROVIDED FOR THE INFLOW INTO INFILTRATION BEDS

GEOTEXTILE: POLYPROPYLENE, STAPLE FIBER, NEEDLE–PUNCHED, NONWOVEN, PROPEX GEOTEX 601 OR APPROVED EQUAL

UNDERGROUND INFILTRATION BED DETAIL
N.T.S.

BASIN SUMMARY TABLE

BED #	BOTTOM OF STONE "A"	BOTTOM OF TANKS "B"	TOP OF TANKS "C"	TOP OF STONE "D"	BED HEIGHT (FT.)	BED WIDTH (FT.)	BED LENGTH (FT.)	MODULE SIZE (IN.)	MODULE MODEL #
A	401.00	401.50	403.00	404.00	3.00	50.0	86.0	18	2518
C	393.50	394.00	396.50	397.50	4.00	116.0	168.5	30	2530
600	392.50	393.00	394.50	395.50	3.00	38.0	158.0	18	2518
1200	401.50	402.00	404.00	405.50	4.00	66.5	71.0	24	2524
1300	407.00	407.50	410.25	411.25	4.25	71.0	92.0	33	2533
1400	415.50	416.00	417.50	418.50	3.00	57.5	80.0	18	2518
1500	420.50	421.00	422.50	423.50	3.00	47.0	89.0	18	2518
1600	402.00	402.50	405.00	406.00	4.00	53.0	89.0	30	2530
1800	396.50	397.00	398.50	399.50	3.00	42.5	83.0	18	2518
2200	390.00	390.50	392.00	393.00	3.00	57.5	77.0	18	2518
2300	386.50	387.00	389.00	390.00	3.50	59.0	119.0	24	2524

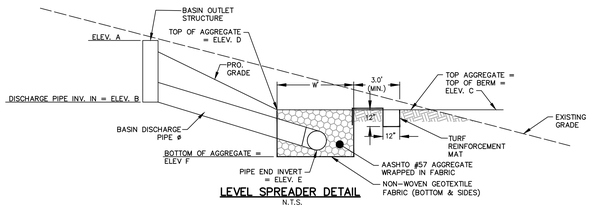
NOTES:

AT THE TIME THE INDIVIDUAL PERMIT APPLICATION, A STORMWATER ANALYSIS FOR EACH DWELLING WILL BE REQUIRED TO VERIFY THAT THE TYPICAL OR GENERIC INFILTRATION DESIGNS IS ACCEPTABLE

DETAIL: UNDERGROUND INFILTRATION BED – TYPICAL OUTLET CONTROL

UNDERGROUND INFILTRATION BEDS OUTLET CONTROL STRUCTURES SUMMARY TABLE

BMP	Outlet Structure	Top Box	Discharge Pipe IE	Discharge Pipe Diameter	Lowest Opening IE	Lowest Opening Diameter	Middle Opening IE	Middle Opening Height	Middle Opening Width	Weir IE	Weir Length	Top of Wall	Opening in Box Wall (Bed to Inflow Chamber) IE	Opening in Box Wall (Bed to Inflow Chamber) Dia / Dims.	Remarks
#	SW #	A	B	C	D	E	F	G	H	I	J

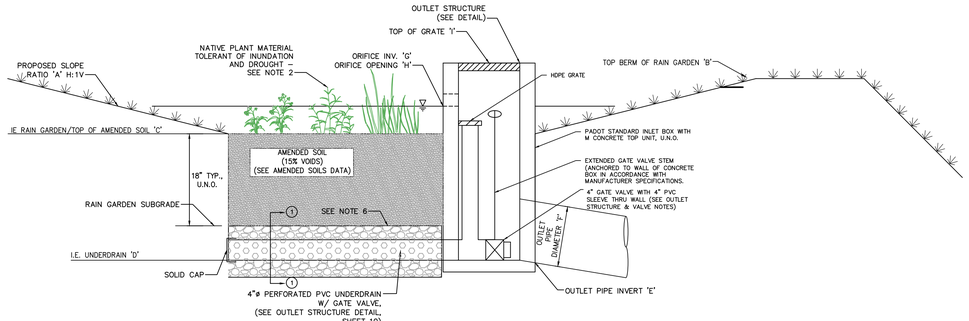


LEVEL SPREADER DETAIL
N.T.S.

LEVEL SPREADER SUMMARY TABLE

LEVEL SPREADER #	OUTLET STRUCTURE RIM ELEV. A	DISCHARGE PIPE INV. ELEV. B	TOP OF BERM ELEV. C	TOP OF AGGREGATE ELEV. D	PIPE END INV. ELEV E	BOTTOM OF AGGREGATE ELEV. F	LENGTH FT.	BASIN DISCHARGE PIPE ø INCHES	SPREADER DISCHARGE PIPE ø INCHES	SPREADER DISCHARGE PIPE IE	SPREADER WIDTH, W FEET
W1050	368.70	363.33	365.00	365.00	362.33	361.50	60'	18"	18"	362.33	4.0'
E1050	368.67	364.61	365.00	365.00	362.63	362.00	30'	15"	12"	362.76	3.5'

NOTE: MATCH ℄'S OF BASIN DISCHARGE & LEVEL SPREADER PIPES



RAIN GARDEN WITH UNDERDRAIN CROSS-SECTION
N.T.S.

RAIN GARDEN SUMMARY TABLE

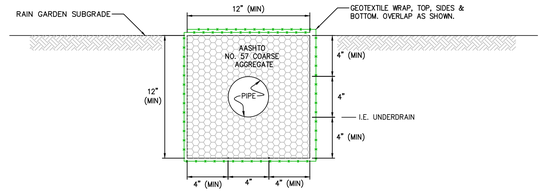
					PRIMARY OUTLET STRUCTURE						SUPPLEMENTAL OUTLET STRUCTURE			
RAIN GARDEN #	PRO. SLOPE RATIO 'A'	TOP BERM 'B'	IE RAINGARDEN/ TOP OF AMENDED SOIL 'C'	IE UNDERDRAIN 'D'	OUTLET STRUCTURE	IE OUTLET PIPE 'E'	OUTLET PIPE DIA. 'F'	IE ORIFICE 'G'	ORIFICE OPENING 'H'	TOP OF GRATE 'I'	OUTLET STRUCTURE	IE OUTLET PIPE 'E'	OUTLET PIPE DIA. 'F'	TOP OF GRATE 'I'
RG 500	4:1	417.50	415.00	412.83	SW500A	412.50	15"	415.75	12"W X 6"H	417.25	SW500*	408.25	18"	416.25
RG W1000	3:1	370.00	368.00	365.83	SW1004	363.33	18"	N/A	N/A	368.80	N/A	N/A	N/A	N/A
RG E1000	3:1	370.00	368.00	365.83	SW1002	364.61	15"	N/A	N/A	368.85	N/A	N/A	N/A	N/A
RG 1700	4:1	386.00	383.00	380.83	SW1702	379.33	18"	N/A	N/A	383.50	N/A	N/A	N/A	N/A
RG 2000	3:1	416.00	412.00	409.83	SW2002	405.50	24"	412.50	12"W X 6"H	414.00	SW2002A	407.83	18"	414.25
RG 2100	3:1	404.00	400.00	397.83	SW2102	394.50	24"	N/A	N/A	400.75	SW2102A	394.70	18"	401.25
RG 2400	4:1	382.00	380.00	377.83	SW2402	372.93	30"	N/A	N/A	380.50	SW2403	376.98	18"	381.15

NOTE RAIN GARDEN SUMMARY TABLE:

1. WHERE APPLICABLE, PRIMARY OUTLET STRUCTURE IS DEFINED AS THE STRUCTURE TO BE PROVIDED WITH THE LOWEST OPENINGS FOR CONTROL OF RAIN GARDEN DISCHARGE.
2. UNDERDRAIN PIPE DISCHARGES TO PRIMARY OUTLET STRUCTURE UNLESS NOTED OTHERWISE (BY "*" AT SUPPLEMENTAL OUTLET STRUCTURE NUMBER).
3. USE AREA DRAIN FOR OUTLET CONTROL STRUCTURES FOR RAIN GARDENS W1000 AND E1000.

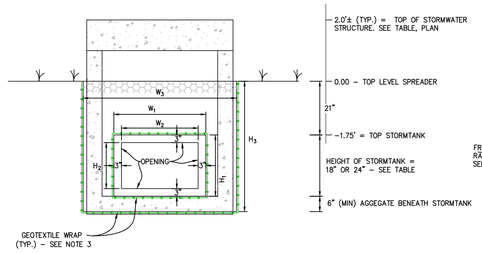
TYPICAL RAIN GARDEN NOTES:

1. CONTRACTOR SHALL TREAT COMPACTED SUBGRADE SOILS AS SPECIFIED IN THE SOIL AMENDMENT SPECIFICATION PRIOR TO PLACEMENT OF THE UNDERDRAIN AND SOIL AMENDMENT.
2. RAIN GARDEN PLANTINGS: REFER TO LANDSCAPE PLAN.
3. REFER TO GRADING AND UTILITIES PLAN AND STORMWATER PROFILES FOR OUTLET STRUCTURE LOCATIONS AND ELEVATIONS.
4. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE BMP PRIOR TO CONTINUING CONSTRUCTION.
5. GRADING OF RAIN GARDEN SUBGRADE SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
6. ALL SUB SOILS BENEATH THE SPECIFIED RAIN GARDEN SUBGRADE SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHOULD PROVIDE A ONE-YEAR 80% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTING BEGINNING AFTER INSTALLATION AND INSPECTION OF ALL PLANTS.
8. REFER TO OPERATIONS AND MAINTENANCE PLAN FOR POST-DEVELOPMENT CONSTRUCTION SEQUENCING AND MAINTENANCE SPECIFICATIONS.
9. ALL CONNECTIONS TO INLET/OUTLET STRUCTURES AND CLEANOUT PIPES SHALL HAVE WATERTIGHT SEALS.

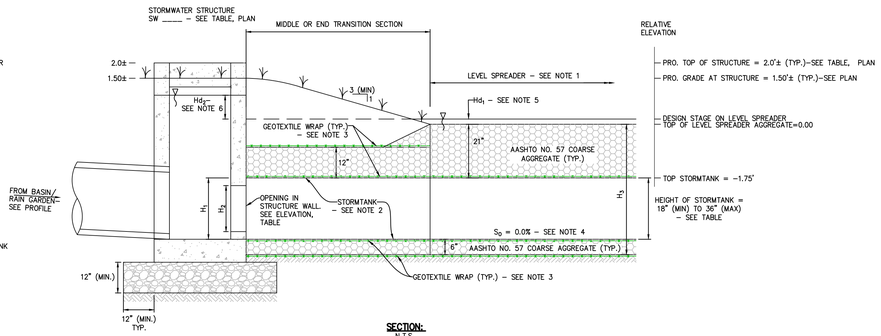


RAIN GARDEN
SECTION 1-1

PIPE: 4"ø PERFORATED PVC PIPE



ELEVATION:
N.T.S.



SECTION:
N.T.S.

NOTES- STORMTANK LEVEL SPREADER DETAIL (ELEVATION)

1. LEVEL SPREADER IN FOREGROUND OF STORMWATER STRUCTURE SHOWN. SEE SECTION FOR GRADE RELATIONSHIP BETWEEN STORMWATER STRUCTURE AND LEVEL SPREADER. AGGREGATE BASE OF STORMWATER STRUCTURE OMITTED FOR CLARITY.
2. STORMTANK: BRENTWOOD INDUSTRIES, MODULE 25 SERIES. SEE SHEET _ FOR DETAILS. MODULE HEIGHT AND NUMBER OF MODULES AS INDICATED IN TABLE.
3. WRAP STORMTANK(S) (TOP, BOTTOM AND SIDES) WITH GEOTEXTILE. WRAP CLEAN AGGREGATE (AASHTO NO. 57 COARSE AGGREGATE) ENCASEMENT OF STORMTANK(S) AT INTERFACE BETWEEN SOIL AND AGGREGATE (I.E. BOTTOM AND SIDES OF ENCASEMENT) WITH GEOTEXTILE.
4. H1, W_3= HEIGHT, WIDTH OF STORMTANK(S). SEE TABLE.
5. H2, W_2 = HEIGHT, WIDTH OF OPENING IN STRUCTURE WALL. SEE TABLE. HEIGHT OF OPENING= HEIGHT OF STORMTANK(S) - 6". WIDTH OF OPENING= WIDTH OF STORMTANK(S) - 6". CENTER STORMTANK VERTICALLY AND LATERALLY ON WALL OPENING.
6. H3, W3= HEIGHT, WIDTH OF LEVEL SPREADER (LS). SEE TABLE. HEIGHT OF LS= 21" + HEIGHT OF STORMTANK(S) + 6". WIDTH OF LS= WIDTH OF STORMTANK(S) + 24"(MIN., 12"MIN. EACH SIDE OF STORMTANK). SEE TABLE.

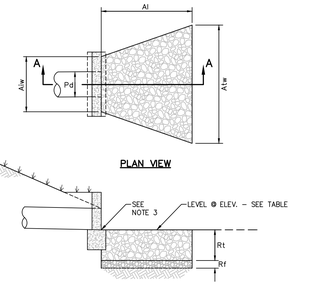
NOTES- STORMTANK LEVEL SPREADER DETAIL (SECTION)

1. SEE TABLE FOR REQUIRED LENGTH OF LEVEL SPREADER.
2. STORMTANK: BRENTWOOD INDUSTRIES, MODULE 25 SERIES. SEE SHEET _ FOR DETAILS. MODULE HEIGHT AND NUMBER OF MODULES AS INDICATED IN TABLE.
3. WRAP STORMTANK(S) (TOP, BOTTOM AND SIDES) WITH GEOTEXTILE. WRAP CLEAN AGGREGATE (AASHTO NO. 57 COARSE AGGREGATE) ENCASEMENT OF STORMTANK(S) AT INTERFACE BETWEEN SOIL AND AGGREGATE (I.E. BOTTOM AND SIDES OF ENCASEMENT) WITH GEOTEXTILE.
4. INSTALL STORMTANK LEVEL (S_o = 0.0%) FROM STORMWATER STRUCTURE THROUGH LEVEL SPREADER.
5. HD_1 = DESIGN HEAD ON LEVEL SPREADER. SEE CALCULATIONS.
6. HD_2 = DESIGN HEAD ON OPENING WITHIN STRUCTURE WALL WHEN LEVEL SPREADER DISCHARGING DESIGN FLOW. SEE CALCULATIONS.
7. AT CERTAIN LEVEL SPREADERS, THE STORMTANK CONNECTION TO LEVEL SPREADER STORMTANK IS ROTATED 90° TO THE LEVEL SPREADER. SEE PLANS.

DETAIL: STORMTANK LEVEL SPREADER

LEVEL SPREADER SUMMARY TABLE

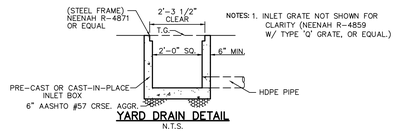
LEVEL SPREADER #	STRUCTURE NAME	ELEV. TOP OF AGGREGATE	NUMBER/HEIGHT OF STORMTANK	LENGTH, FT.	INV. OF STORMTANK	TRANSITION SECTION
A50	SWA1	398.50	2-24"	64	394.75	END, 9'
C50	SWC1	392.00	2-36"	86	387.25	END, 9'
550	SW551	391.00	2-24"	28	387.25	END, 9'
650	SW651	391.50	1-24"	14	387.75	END, 9'
750	SW751	384.50	2-30"	60	377.75	END, 9'
1250	SW1201	399.00	2-24"	42	395.75	END, 9'
1450	SW1451	414.00	2-18"	22	410.75	END, 9'
1550	SW1551	414.00	1-18"	14	410.75	END, 9'
1650	SW1601	406.00	2-18"	24	402.75	END, 9'
1750	SW1701	381.00	2-18"	34	377.75	END, 9'
1850	SW1801	395.00	2-18"	30	391.75	END, 9'
2050	SW2001	408.00	2-24"	54	404.25	END, 9'
2150	SW2101	397.00	2-18"	32	393.75	END, 9'
2450	SW2401	378.00	3-36"	75	373.25	END, 9'



RIPRAP APRON AT PIPE OUTLET
N.T.S.

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE (R-__)	RIPRAP THICK. Rt (IN)	FILTER SIZE	FILTER THICK. Rf (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)	APRON ELEV.
SW 501	15	3	12	AASHTO#8 CA	3	8	3.75	12	415.0
SW 1703	15	3	12	AASHTO#8 CA	3	8	3.75	12	383.0

NOTES:
1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS, IF APPLICABLE.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
3. PIPE IE TO MATCH ELEVATION TOP OF RIPRAP APRON.



YARD DRAIN DETAIL
N.T.S.

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

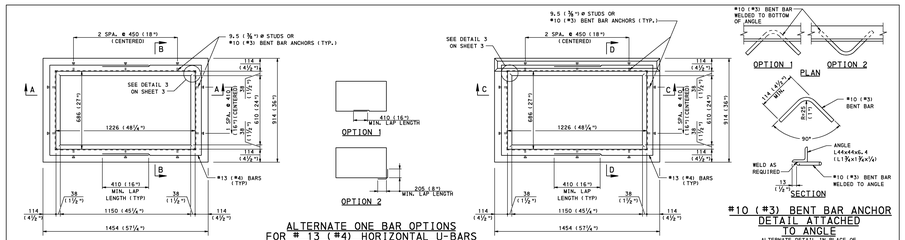
ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NEIL J. CHRISTENS

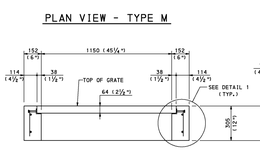
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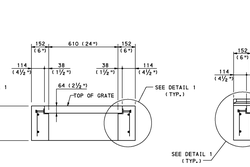
ALTERNATE ONE BAR OPTIONS FOR # 13 (#4) HORIZONTAL U-BARS

#10 (#3) BENT BAR ANCHOR DETAIL ATTACHED TO ANGLE

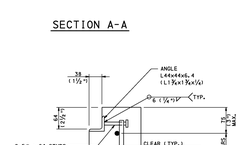
ALTERNATE DETAIL IN PLACE OF PROVIDING 9.5 (⅜") ø STUDS



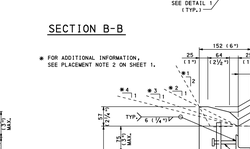
PLAN VIEW - TYPE M



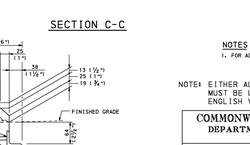
PLAN VIEW - TYPE S



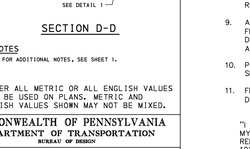
SECTION A-A



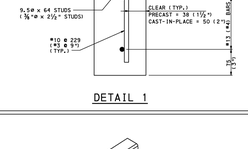
SECTION B-B



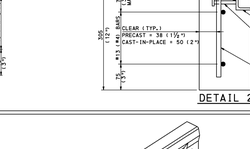
SECTION C-C



SECTION D-D



DETAIL 1

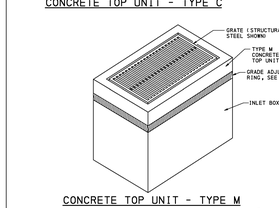


DETAIL 2

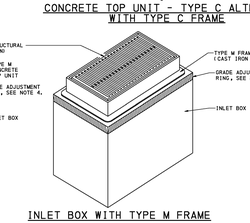
NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION BUREAU OF DESIGN		
INLET TOPS, GRATES, AND FRAMES CONCRETE TOP UNITS TYPE M AND TYPE S		
RECOMMENDED JUN. 1, 2010 CHIEF, INFR. MA DIVISION	RECOMMENDED JUN. 1, 2010 DIRECTOR, BUREAU OF DESIGN	SHT 2 OF 20 RC-45M

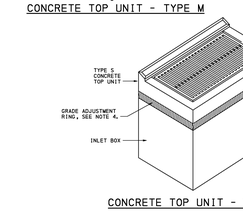
NOTES:
1. FOR ADDITIONAL NOTES, SEE SHEET 1.



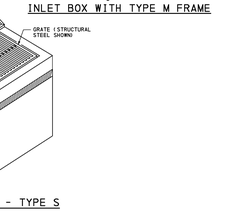
CONCRETE TOP UNIT - TYPE C



CONCRETE TOP UNIT - TYPE C ALTERNATE WITH TYPE C FRAME



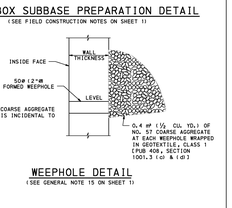
CONCRETE TOP UNIT - TYPE M



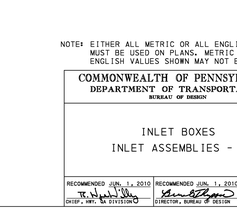
INLET BOX WITH TYPE M FRAME

CONCRETE TOP UNIT - TYPE S

NOTES:
1. FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
2. STANDARD INLET BOXES SHOWN, PROVIDE TOP SLABS FOR OTHER INLET BOX TYPES.
3. SEE RC-45M FOR DETAILS FOR THE CONCRETE TOP UNITS, FRAMES, AND GRATES.
4. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE RC-45M FOR DETAILS.



INLET BOX SUBBASE PREPARATION DETAIL
(SEE FIELD CONSTRUCTION NOTES ON SHEET 11)



NOTE: COST OF NO. 57 COARSE AGGREGATE AND GEOTEXTILE IS INCIDENTAL TO THE INLET BOX.

0.4 m³ (½ CU. YD.) OF NO. 57 COARSE AGGREGATE AT EACH WEEPHOLE WRAPPED IN GEOTEXTILE, CLASS 1 (PUB 408, SECTION 1001.3 (d) & (e))

WEEPHOLE DETAIL
(SEE GENERAL NOTE 15 ON SHEET 1)

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION BUREAU OF DESIGN		
INLET BOXES INLET ASSEMBLIES - 1		
RECOMMENDED JUN. 1, 2010 CHIEF, INFR. MA DIVISION	RECOMMENDED JUN. 1, 2010 DIRECTOR, BUREAU OF DESIGN	SHT 4 OF 45 RC-46M

TABLE A
BASE SLAB DIMENSIONS

MAXIMUM DIAMETER OF PIPE	TYPE OF MANHOLE	DEPTH FROM TOP OF MANHOLE TO INVERT OF PIPE	AS DESIGNED ** TONS PER SQUARE FOOT	MINIMUM WIDTH OF BASE	MINIMUM THICKNESS OF BASE BELOW BOTTOM OF THE PIPE
30"	A	MAX. 10'-0"	0.55	6'-0"	0'-8"
30"	A	MAX. 20'-0"	1.69	7'-0"	0'-8"
30"	A	MAX. 30'-0"	1.72	7'-0"	0'-8"
30"	B	MAX. 40'-0"	1.38	7'-6"	1'-0"
30"	B	MAX. 50'-0"	1.50	8'-0"	1'-0"
30"	B	MAX. 60'-0"	1.55	9'-0"	2'-0"
____	MOD	MAX. 40'-0"	1.05	7'-0"	1'-0"

** A SAFE BEARING CAPACITY OF 1.50 TONS PER SQUARE FOOT IS ASSUMED TO DETERMINE THE BASE SIZE. WHEN THE SUBSOIL IS EXTREMELY POOR, PROCEED WITH CONSTRUCTION ONLY AFTER THE ENGINEER SPECIFIES AN ADEQUATE BASE DESIGN.

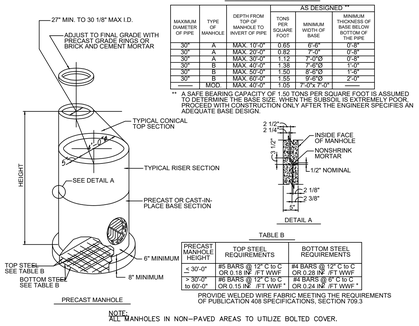


TABLE B

PRECAST MANHOLE HEIGHT	TOP STEEL REQUIREMENTS	BOTTOM STEEL REQUIREMENTS
< 30'-0"	#5 BARS @ 12" C TO C OR 0.18 IN² /FT W/F	#4 BARS @ 12" C TO C OR 0.28 IN² /FT W/F
> 30'-0" to 60'-0"	#6 BARS @ 12" C TO C OR 0.15 IN² /FT W/F *	#4 BARS @ 6" C TO C OR 0.24 IN² /FT W/F *

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 709.3

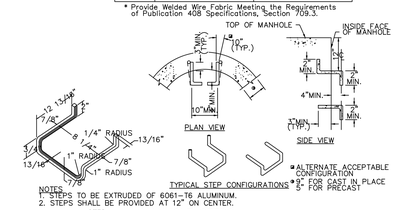
NOTE: ALL MANHOLES IN NON-PAVED AREAS TO UTILIZE BOLTED COVER.

STORM MANHOLE DETAIL
N.T.S.

TABLE B

Precast Manhole Height	Top Steel Requirements	Bottom Steel Requirements
< 30'-0"	#5 Bars @ 12" C. To C. or 0.18 In²/Ft. W/F *	#4 Bars @ 12" C. To C. or 0.28 In²/Ft. W/F *
> 30'-0" To 60'-0"	#6 Bars @ 12" C. To C. or 0.15 In²/Ft. W/F *	#4 Bars @ 6" C. To C. or 0.24 In²/Ft. W/F *

* Provide Welded Wire Fabric Meeting the Requirements of Publication 408 Specifications, Section 709.3.



TYPICAL STEP CONFIGURATIONS

NOTES:
1. STEPS TO BE EXTRUDED OF 6061-T6 ALUMINUM.
2. STEPS SHALL BE PROVIDED AT 12" ON CENTER.

ALUMINUM STEP
N.T.S.

MANHOLE STEPS
N.T.S.

GENERAL NOTES:

1. STORMWATER MANAGEMENT DESIGN:
   REFER TO THE "POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT", PREPARED BY CHESTER VALLEY ENGINEERS.
2. MAINTENANCE NOTES:
   A. THE BMP'S LISTED BELOW WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
      - INFILTRATION BED
      - WATER QUALITY FILTER(S)
      - STORM SEWER AND ASSOCIATED STRUCTURES
3. DESIGN CONSIDERATIONS:
   SUBSURFACE BED DESIGNED TO STORE AND MITIGATE POST-DEVELOPMENT RUNOFF TO RATES LESS THAN THOSE REQUIRED BY TOWNSHIP CODE. SUBSURFACE BED DESIGNED TO MITIGATE THE POST-DEVELOPMENT VOLUME INCREASE DUE TO DEVELOPMENT. WATER QUALITY FILTERS DESIGNED TO FILTER ALL SURFACE RUNOFF.
4. THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN HAS BEEN DESIGNED TO MEET THE FOLLOWING GOALS AND GUIDELINES:
   A. PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF RECEIVING STREAMS.
   B. PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF.
   C. MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME.
   D. MAINTAIN EXISTING AREAS.
   E. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION.
   F. MINIMIZE LAND CLEARING AND GRADING.
   G. MINIMIZE SOIL COMPACTION.
   H. UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMP'S THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF.
5. THE RECEIVING WATERCOURSE FOR THIS PROJECT IS CRUM CREEK. THE CHAPTER 93 CLASSIFICATION FOR CRUM CREEK IS HIGH QUALITY, COLD WATER FISHES, MIGRATORY FISHES (HQ-CWF, MF).
6. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE. CONSTRUCTION WASTES MUST BE RECYCLED TO THE EXTENT PRACTICABLE, AND DISPOSAL METHODS MUST COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
7. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPS. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.
8. AS-BUILT PLANS OF THE STORMWATER BMP'S SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL ENGINEER.
9. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMP'S.
10. PCSM REPORTING AND RECORDKEEPING. THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.
11. FINAL CERTIFICATION. THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:

"I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 P.A.C.S.A. § 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

(1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
(2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS.

12. UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §§ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION MUST INCLUDE:
(1) THE FACILITY NAME, ADDRESS AND LOCATION.
(2) THE OPERATOR NAME AND ADDRESS.
(3) THE PERMIT NUMBER.
(4) THE REASON FOR PERMIT TERMINATION.
(5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH § 102.8(M)(2).

PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

INTENT OF CONSERVATION PROGRAM: THE INTENT OF THIS PROGRAM IS TO PREVENT ACCELERATED EROSION OF THE EXPOSED SITE SOILS DURING THE CONSTRUCTION AND PERMANENT LIFE PERIODS OF THE DEVELOPMENT. THE PROGRAM REQUIRES RETENTION OF ALL SEDIMENTS ON THE CONSTRUCTION SITE TO MINIMIZE THE IMPACT OF DEVELOPMENT ON EXISTING STREAMS AND ADJACENT PROPERTY OWNERS. THESE OBJECTIVES WILL BE ACHIEVED BY MINIMIZING THE EXPOSURE TIME OF POTENTIALLY EROSIVE SOILS TO RUNOFF AND INSTALLATION OF THE TEMPORARY CONSTRUCTION. THE INTENT OF THIS PROGRAM SHOULD BE UNDERSTOOD AND IMPLEMENTED THROUGHOUT THE ENTIRE DEVELOPMENT. THE VARIOUS CONSTRUCTION TRADES SHOULD BE APPRAISED OF THIS PROGRAM AND DIRECTED TO PREVENT UNDUE DISTURBANCE OF PREPARED AND PROTECTED SURFACES.

SURFACE STABILIZATION CRITERIA: ALL DISTURBED SOIL SURFACES, INCLUDING SOIL STOCKPILES, ARE SUBJECT TO EROSION AND SHALL BE STABILIZED EITHER TEMPORARILY OR PERMANENTLY. IMMEDIATELY DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. ALL DISTURBED ZONES AND VEGETATED REGIONS SHALL BE STABILIZED. PREFERABLY WITH A PERMANENT TREATMENT.

CRITICAL VEGETATION AREAS (CVA)

CRITICAL VEGETATION AREAS ARE TO BE GRADED, HYDROSEEDED, AND MULCHED WITHIN 10 DAYS OF THE BEGINNING OF EXCAVATION. IN GENERAL, CRITICAL VEGETATION AREAS ARE DEFINED AS CUT SLOPES STEEPER THAN 3:1, ALL FILL SLOPES STEEPER THAN 4:1 AND IN ALL DRAINAGE SWALES.

DISPOSAL AND RECYCLING

CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED OR UNUSED CONSTRUCTION MATERIALS. GARBAGE SHALL BE COLLECTED ON-SITE UNTIL RETRIEVED BY AN APPROVED DISPOSAL OR RECYCLING COMPANY, CONTRACTOR SHALL NOT INCINERATE EXCESS MATERIALS.

LIKELY WASTE TO BE GENERATED AT THIS SITE:
- UNUSED CONCRETE TO BE PLACED IN CONCRETE WASHOUT AREAS;
- EXCESS SILT SOCK AND FENCING MATERIALS;
- GENERAL RUBBISH AND DEBRIS

THERMAL IMPACT

STORMWATER RUNOFF DRAINS TO A SUBSURFACE INFILTRATION BED VIA UNDERGROUND STORM DRAIN PIPES. THEREFORE, THE INITIAL RUNOFF THAT IS MOST LIKELY TO WARMER IS SENT UNDERGROUND AND NOT DISCHARGED TO THE WATERCOURSE. WATER HAS TIME TO COOL PRIOR TO LEAVING THE SITE AND DRAINING TO THE WATER COURSE.

SPECIAL GEOLOGIC AND SOIL CONDITIONS

NO SPECIAL SOIL OR GEOLOGICAL ISSUES ARE KNOWN.

POST CONSTRUCTION STORMWATER MANAGEMENT (PCSWM) LONG-TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

1. UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSWM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.
2. THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSWM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSWM BMPs.
3. FOR ANY PROPERTY CONTAINING A PCSWM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSWM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSWM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSWM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSWM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON ANY AND ENFORCEABLE BY THE SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.7(b)(5) (RELATING TO PERMIT TERMINATION).
4. THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER RESPONSIBILITY FOR PCSWM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION..
5. A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF PCSWM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSWM BMPs LOCATED ON THE PROPERTY.
6. IN THE EVENT THAT THE BMP IS NOT FUNCTIONING PROPERLY, THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE SHALL BE REQUIRED TO REPAIR OR REPLACE THE BMP TO ENSURE FUNCTION AND OPERATION.
7. THE PERMITTEE SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES TO THE TOWNSHIP, CONSERVATION DISTRICT, AND THE DEPARTMENT UPON REQUEST.
8. "UNDER AND SUBJECT, NEVERTHELESS, TO THE FOLLOWING CONDITIONS AND RESTRICTIONS: PRIOR TO THE CONSTRUCTION OF A DWELLING OR ANY OTHER EARTHMOVING ACTIVITIES, GRANTEE SHALL CONSTRUCT THE PERMANENT STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THE STORMWATER MANAGEMENT PLAN PREPARED BY P.E., DATED AND LAST REVISED AND APPROVED BY WILLISTOWN TOWNSHIP, THEREAFTER, THE GRANTEE, HIS HEIRS, EXECUTORS, ADMINISTORS, SUCCESSORS AND ASSIGNS ("OWNER"), AT HIS OR THEIR SOLE COST AND EXPENSE, SHALL OPERATE, MAINTAIN AND REPAIR SAID STORMWATER MANAGEMENT FACILITIES ON THE LOT IN ACCORDANCE WITH SAID PLAN, SO THAT THE FACILITIES SHALL AT ALL TIMES CONTINUE TO OPERATE AND FUNCTION IN THE SAME MANNER AND CAPACITY AS THEY WERE DESIGNED. IN THE EVENT OF THE FAILURE OF THE OWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, WILLISTOWN TOWNSHIP SHALL HAVE SAID STORMWATER MANAGEMENT FACILITIES REPAIRED OR RESTORED AS REQUIRED, AND THE COSTS THEREOF SHALL BE ASSESSED TO THE OWNER; SAID ASSESSMENT SHALL BE A CHARGE AND A CONTINUING LIEN UPON THE PROPERTY HEREIN. THE TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE OWNER BY CERTIFIED MAIL OF ITS INTENTION TO TAKE THE AFORENOTED ACTION. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS NEGLECTED THE OPERATION AND MAINTENANCE OF OR REPAIR TO THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT OR REPAIR THE ITEMS LISTED IN THE NOTICE FROM THE TOWNSHIP, THEN AND ONLY THEN MAY THE TOWNSHIP EXERCISE THIS RIGHT."

BMP FAILURE NOTES (PER PROTOCOL 2 OF THE BMP MANUAL)

THE TERM "FAILURE" FOR THE PROPOSED SUBSURFACE BED SHALL BE DEFINED AS:

1) THE LOSS OF FUNCTIONALITY OF THE PROPOSED OUTLET STRUCTURE OR DISCHARGE PIPE
2) THE LOSS OF STRUCTURAL INTEGRITY OF THE STONE AND PIPES
3) THE ACCUMULATION OF SEDIMENT, TRASH OR DEBRIS IN PERIMETER DRAINAGE STRUCTURES;
4) STANDING WATER IS OBSERVED IN THE BASIN AFTER 72 HOURS

THE PERMITTEE SHALL MAKE THE NECESSARY REPAIRS TO THE OUTLET STRUCTURE, DISCHARGE PIPING, STONE, AND PERFORATED PIPE AS NEEDED. IF STANDING WATER IS OBSERVED AFTER 72 HOURS, CONSULT ENGINEER FOR REMEDIATION OF THE UNDERGROUND BED.

THE TERM "FAILURE" FOR THE PROPOSED WATER QUALITY INLETS (FILTER INSERTS) SHALL BE DEFINED AS:

1) DISCOVER EVIDENCE OF DAMAGED FILTER MEDIA
2) DISCOVER EVIDENCE OF THE FILTER MEDIA'S INABILITY TO SUPPORT ACCUMULATED SEDIMENT OR DEBRIS.

THE PERMITTEE SHALL REPAIR BMP FAILURE BY REPLACING THE FILTER MEDIA IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

POST CONSTRUCTION STORMWATER MANAGEMENT REPORTING AND RECORD KEEPING

A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPOARI AND MAINTENANCE ACTIVITIES MUST BE PROVIDED AS PART OF THE LONG-TERM OPERATION AND MAINTENANCE PROGRAM.

THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, INSPECTION REPORTS, AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

SUBSURFACE INFILTRATION BEDS

IT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM(S).

SPECIFICATIONS

1. AGGREGATE: AGGREGATE FOR BEDS SHALL BE 3/8 INCH TO 3/4 INCH UNIFORMLY GRADED COARSE AGGREGATE, AASHTO NUMBER 57 PER TABLE 4, AASHTO SPECIFICATIONS, PART I, 13TH ED., 1998 (P. 47).
2. NON-WOVEN GEOTEXTILE: SHALL CONSIST OF NEEDLED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
   a. GRAB TENSILE STRENGTH (ASTM-D4632): 120 LBS.
   b. MULLEN BURST STRENGTH (ASTM-D3786): 225 PSI.
   c. FLOW RATE (ASTM-D4491): 95 GPM/FT²
   d. UV RESISTANCE AFTER 500 HOURS (ASTM-D4355®): 70%
   e. HEAT-SET OR HEAT-CALENDARED FABRICS ARE NOT PERMITTED

   ACCEPTABLE TYPES INCLUDE MIRAFI 140N, AMOCO 4547, AND GEOTEX 451.
3. STORAGE PIPE: SHALL BE CONTINUOUSLY PERFORATED, SMOOTH INTERIOR, HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL MEET AASHTO M252, TYPE S OR AASHTO M294, TYPE S.

INSPECTION REQUIREMENTS

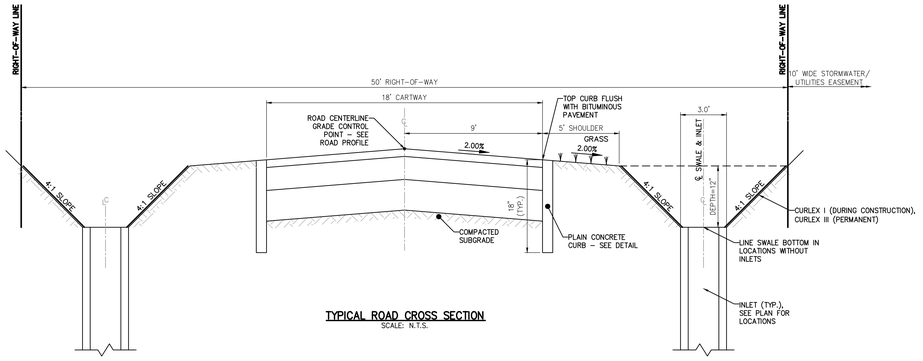
1. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE INSPECTED ANNUALLY, OR AFTER EACH RAINFALL EVENT IN EXCESS OF TWO (2") INCHES (MAJOR STORM EVENT), FOR TRASH AND DEBRIS; ANY DISCOVERED TRASH OR DEBRIS SHALL BE REMOVED IMMEDIATELY.

GENERAL MAINTENANCE NOTES:

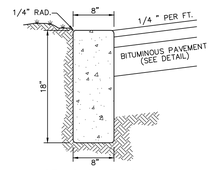
1. ACCESS FOR VIEWING OR VACUUMING IS PROVIDED THROUGH OBSERVATION PORTS AND INLET GRATES..
2. REMOVE SEDIMENT/TRASH/DEBRIS FROM PERIMETER DRAINAGE STRUCTURES AND OUTLET STRUCTURE.
3. THE OVERLYING VEGETATION OF SUBSURFACE DETENTION FEATURES SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
4. VEHICULAR ACCESS ON SUBSURFACE INFILTRATION AREAS SHOULD BE PROHIBITED IN UNPAVED AREAS, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. IF CONTINUAL ACCESS IS NEEDED, USE OF PERMEABLE TURF REINFORCEMENT SHOULD BE CONSIDERED.
5. CONTACT QUALIFIED ENGINEER IMMEDIATELY AFTER DISCOVERY OF SINKHOLE OCCURRENCE, SINKHOLE SHOULD BE PROMPTLY AND PROPERLY REPAIRED.

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
2. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF INFILTRATION AREA TO PREVENT CONSTRUCTION TRAFFIC FROM COMPACTING EXISTING SUBGRADE AREAS.
3. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, STORAGE PIPE, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.



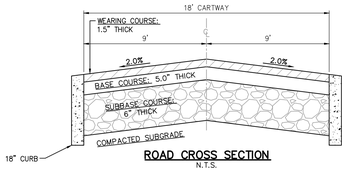
TYPICAL ROAD CROSS SECTION
SCALE: N.T.S.



STANDARD FLUSH CONCRETE CURB DETAIL
N.T.S.

NOTES

1. CONCRETE TO BE CLASS A 3500 PSI 28-DAY STRENGTH AIR ENTRAINED.
2. SLOPE TOP SURFACE OF CURB BACK TO FRONT AT 1/4" PER FOOT



ROAD CROSS SECTION
N.T.S.

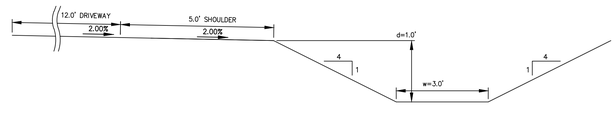
BITUMINOUS PAVEMENT SPECIFICATIONS, ALL ROADS

WEARING COURSE:	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, 10 TO <30 MILLION ESALS, 9.5 MM MIX, SLR-H
BASE COURSE:	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BASE COURSE, PG 64-22, 10 TO <30 MILLION ESALS, 25.0 MM MIX
SUBBASE COURSE:	PENNDOT NO. 2A COARSE AGGREGATE

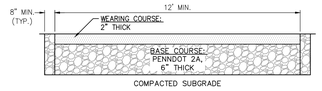
NOTE:
FOR PAVEMENT WHERE UNCURBED, EXTEND BASE COURSE TWELVE INCHES BEYOND EACH REQUIRED EDGE OF THE BINDER AND SURFACE COURSES.

NOTE:

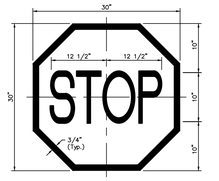
1. PAVEMENT SHOULD BE INSTALLED LATE IN CONSTRUCTION WHEN MOST HEAVY CONSTRUCTION TRAFFIC WILL NO LONGER COME ON-SITE, PRIOR TO PAVING, THE SITE SHOULD BE PROOFROLLED AGAIN, NEW SOFT AREAS TREATED IN ACCORDANCE WITH SOIL REMEDIATION NOTES, THE BASE LEVELED AND THICKENED AS REQUIRED, AND THE SITE PAVED AT THE END OF CONSTRUCTION.
2. FOR PAVEMENT WHERE UNCURBED, EXTEND SUBBASE AND/OR BASE COURSE EIGHT INCHES BEYOND EACH REQUIRED EDGE OF THE BINDER AND SURFACE COURSES.
3. FLEXIBLE (AGGREGATE) BASE SHOULD BE COMPACTED TO 100% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS PER MODIFIED PROCTOR (ASTM D-1557).
4. PAVEMENT MUST BE PLACED OVER WELL PREPARED SUBRADE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR (ASTM D-698) DENSITY IN THE UPPER 2' BELOW SUBGRADE AND TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY ELSEWHERE.
5. SEALING MATERIAL FOR FILLING PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3405 OR D1190. ALTERNATIVELY, LOW MODULUS MATERIALS SUCH AS SILICONE, HOT OR COLD-POURED RUBBERIZED ASPHALT OR NITRILE RUBBER MEETING THE MANUFACTURER'S SPECIFICATIONS MAY BE USED.
6. CAR TRAFFIC SHOULD SHOULD NOT BE ALLOWED ON THE NEW PAVEMENT FOR AT LEAST 3-DAYS; SIMILARLY NO TRUCK TRAFFIC FOR 7-DAYS.



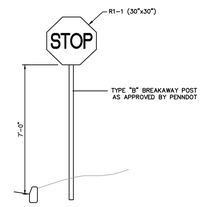
LOT 18 DRIVEWAY SWALE



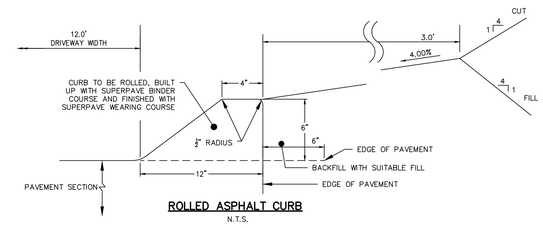
TYPICAL DRIVEWAY CROSS SECTION
N.T.S.



30" STOP SIGN R1-1
N.T.S.



TYPICAL STOP SIGN
N.T.S.



ROLLED ASPHALT CURB
N.T.S.

NOTES:

1. CONTRACTOR TO FIELD ADJUST CURB DIMENSIONS AS REQUIRED TO TRANSITION TO CONCRETE CURB PER PLAN.
2. WHERE ASPHALT CURB IS TO CONNECT TO STORM INLET TOP UNITS, CONTRACTOR IS TO PROVIDE A SMOOTH TRANSITION TO CONCRETE TOP UNIT AND ADJUST CURB DIMENSIONS AS REQUIRED.

CONSTRUCTION DETAILS

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

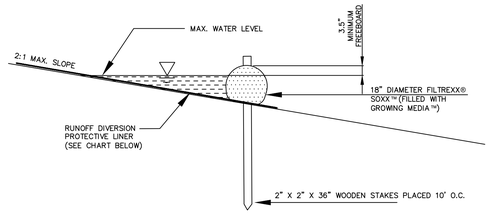
PROJECT NO: 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NICHOLAS J. CUMMINS PENNSYLVANIA

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

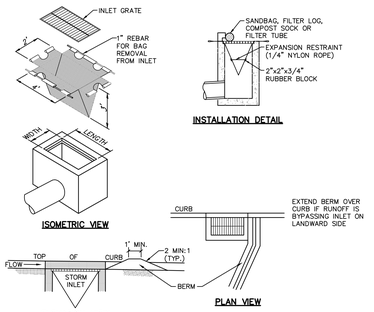
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FILTREXX® RUNOFF DIVERSION SECTIONS

MAINTENANCE:

1. THE CONTRACTOR SHALL MAINTAIN THE RUNOFF DIVERSION IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. IF THE RUNOFF DIVERSION HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT AND DEBRIS AT THE BASE OF THE UPSLOPE SIDE OF THE RUNOFF DIVERSION WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SOXX OR AS DIRECTED BY THE ENGINEER.
4. A FREEBOARD HEIGHT OF 3.5 IN BELOW THE TOP EDGE OF THE DEVICE MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVICE.
5. RUNOFF DIVERSIONS SHALL BE MAINTAINED UNTIL THE HILL SLOPE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
6. THE GROWING MEDIA WILL BE DISPERSED ON SITE ONCE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED, CONSTRUCTION ACTIVITY HAS CEASED, OR AS DETERMINED BY THE ENGINEER.



FILTER BAG INLET PROTECTION – TYPE C INLET DETAIL

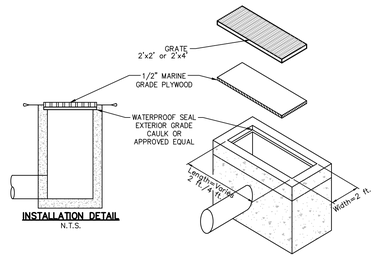
N.T.S.

NOTES:

1. MAXIMUM DRAINAGE AREA = ½ ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

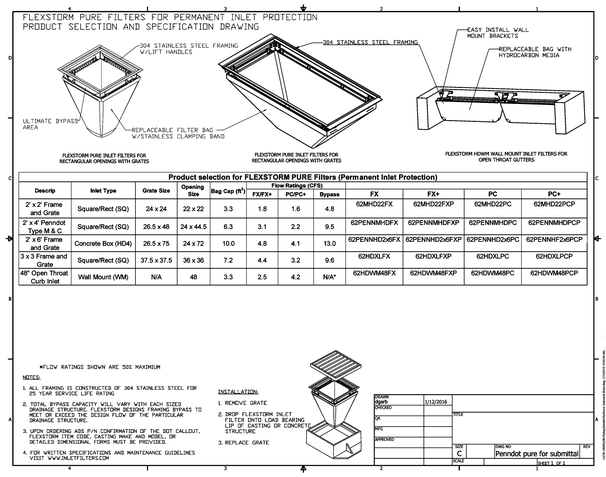
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

TEMPORARY INLET PROTECTION



INLET TEMPORARY SEAL DETAIL

N.T.S.



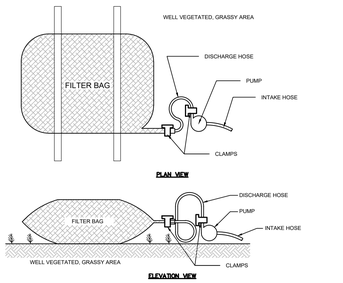
Water Quality Inlets

Water Quality Inlets include:

1. Permanent Stormwater Filter depicted on this detail.
2. Twelve (12) inch deep sump in bottom of inlet box. Sump depth measured from the invert of the inlet's discharge pipe to structure invert.

Water Quality Inlets are proposed at the following stormwater inlets:

SWA6	SWB8	SWC5
SWA7	SWB9	SWC6
SWA8	SWB10	SWC7
SWA9	SWB14	SWC8
SWA10	SWB15	SWC9
SWA11		SWC10
SWA12		
SWA13		



PUMPED WATER FILTER BAG DETAIL

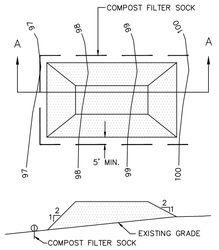
N.T.S.

NOTES:

1. 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

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. 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.
4. 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.
5. 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.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



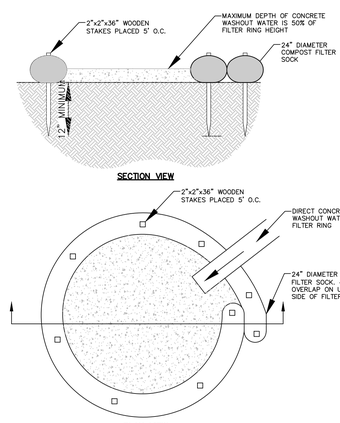
SECTION A–A

NOTES:

1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
4. COMPOST FILTER SOCK SHALL BE INSTALLED AS DETAILED HEREON.
5. LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUAL STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.

STOCKPILE DETAIL

N.T.S.

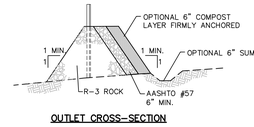


COMPOST FILTER SOCK CONCRETE WASHOUT DETAIL

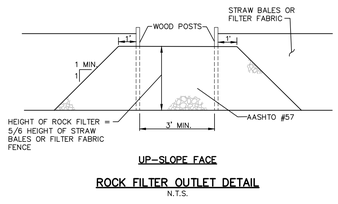
N.T.S.

NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER SILT SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SILK SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.



OUTLET CROSS–SECTION



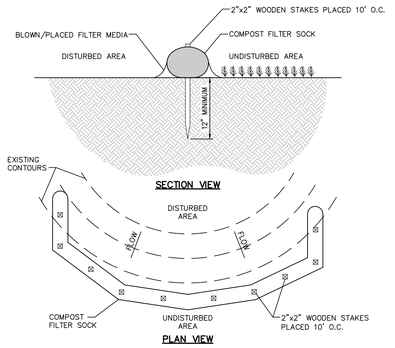
UP–SLOPE FACE

ROCK FILTER OUTLET DETAIL

N.T.S.

NOTES:

1. A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
2. IF INSTALLED, INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.



NOTES:

1. SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF TECH SOCK AND DISPOSED IN THE MATTER DESCRIBED ELSEWHERE IN THE PLAN.
5. 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.
6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. 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.
8. REFER TO E&S PLAN FOR COMPOST SOCK LOCATIONS, SIZE, IDENTIFICATIONS AND CONSTRUCTION SPECIFICATIONS.

COMPOST FILTER SOCK DETAIL

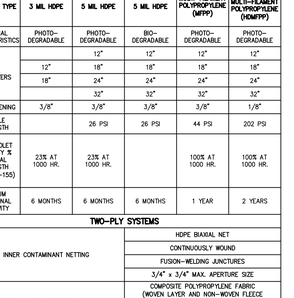
N.T.S.

TABLE 4.1 – COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOC DIAMETERS	12"	12"	12"	12"	12"
	12"	18"	18"	18"	18"
	18"	24"	24"	24"	24"
		32"	32"	32"	32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	6 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAMINANT NETTING				HDPE BIAXIAL NET	
				CONTINUOUSLY WOUND	
				FUSION-WELDING JUNCTURES	
				3/4" x 3/4" MAX. APERTURE SIZE	
OUTER FILTRATION MESH				COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)	
				3/16" MAX. APERTURE SIZE	
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

TABLE 4.2 – COMPOST STANDARDS

ORGANIC MATTER CONTENT	80% – 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 – 8.0
MOISTURE CONTENT	35% – 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM



NOTES

1. PROTECTION BARRIER SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL (PLASTIC ORANGE CONSTRUCTION FENCE AND/OR SNOW-FENCE MAY BE USED).
2. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.

TREE PROTECTION BARRIER FENCE DETAIL

N.T.S.

EROSION & SEDIMENTATION CONTROL DETAILS

FlexStorm Pure™
Inlet Filters

FlexStorm Pure inlet filters are the preferred choice for permanent inlet protection and stormwater runoff control. Constructed of stainless steel, FlexStorm Pure inlet filters will fit any drainage structure and are available with site-specific filter bags providing various levels of filtration.

Applications

- Car washes
- Commercial
- Loading ramps
- Industrial
- Gas stations
- Parking lots
- Dock drains
- Maintenance

Features

- Custom stainless steel frames are configured to fit into any drainage structure
- Flow and bypass rates meet specific inlet requirements
- Works below grade with bypass to drain area if bag is full
- Installed and maintained by one worker, without additional equipment

Benefits

- Stainless steel frame provides extended service life
- Easily replaceable filter bags
- Meets stringent removal requirements:
  - All bags rated >80% removal efficiency of street sweep-size particles
  - Optional FXP/PCP bags can be used for hydrocarbon removal when required





FlexStorm Pure Inlet Filters Specification

Material and Performance

The filter is comprised of a stainless steel frame and a replaceable geotextile filter bag attached to the frame with a stainless steel locking band. The filter bag hangs suspended below the grate that shall allow full bypass flow into the drainage structure if the bag is completely filled with sediment. The standard woven polypropylene "FX" filters bags are rated for 200 gpm/sqft with a removal efficiency of 82% when filtering a USDA Sandy Loam sediment load. The post-construction PCP filter bags are rated for 137 gpm/sqft and have been third-party tested at 99% TSS removal.

Installation

1. Remove the grate from the inlet.
2. Clean debris from the ledges of the inlet.
3. Place the inlet filter onto the load bearing ledges of the structure.
4. Replace the grate and confirm it is not elevated more than ¼" (3 mm).

Frequency of Inspections

1. Inspection should occur following rain events greater than ½" (13 mm).
2. Filter inspections should occur a minimum of three times per year, and in snowfall affected regions, inspections prior to and after snowfall season.
3. Industrial application site inspections (loading ramps, wash racks & maintenance facilities) to be scheduled on a recurring basis no less than four times per year or as needed.

Maintenance Guidelines

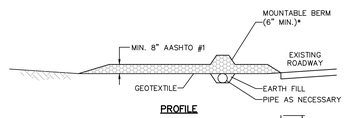
1. Empty the filter bag manually or by industrial vacuum taking care not to damage the geotextile bag when more than half filled or during scheduled inspection period.
2. Remove compacted silt from sediment bag and flush with medium spray.
3. "PCP" style bags should be pressed or wrung to recover retained oils.
4. Oil skimmer pouches solidify and darken when saturated, indicating time for replacement.
5. Dispose of all oil-contaminated products and recovered oils in accordance with EPA guidelines. Oil skimmer pouches, since a solidifier, will not leach and can be disposed of directly.
6. Inspect and replace bag if torn or punctured.

Filter Bag Replacement

1. Remove the bag by loosening or cutting off clamping band.
2. Take the new correctly sized sediment bag and secure hose clamping band to the frame channel as previously removed.
3. Ensure bag is secure and there is no slack around perimeter.

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adspipe.com
800-821-6710



* MOUNTABLE BERM USED TO PROVIDE COVER FOR PIPE.

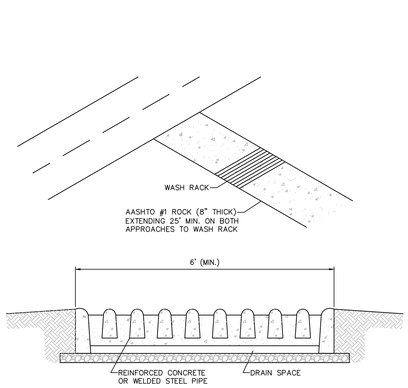
NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. 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.

ROCK CONSTRUCTION ENTRANCE DETAIL

N.T.S.



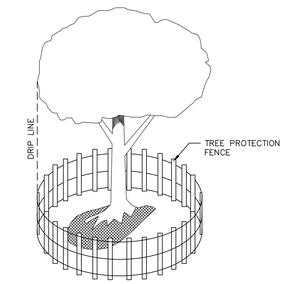
ROCK CONSTRUCTION ENTRANCE WITH WASH RACK DETAIL

N.T.S.

NOTES:

1. WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.
2. WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
3. A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE:
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



TREE PROTECTION FENCE DETAIL

N.T.S.

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER / LANDSCAPE ARCHITECT. FENCING OR BARRIERS SHALL BE PLACED AS NOTED BELOW, UNLESS PRIOR DETERMINATION HAS BEEN MADE BY THE TOWNSHIP ENGINEER / LANDSCAPE ARCHITECT REGARDING A MORE APPROPRIATE LOCATION.

DESCRIPTION: TREES ARE OFTEN DAMAGED BY MOVING CONSTRUCTION EQUIPMENT OR BY SEDIMENT BUILDUP AROUND THE ROOTS. TREE PROTECTION FENCING, WHEN PLACED ALONG OR AROUND TREES, SERVES AS A BOUNDARY MARKER TO INDICATE THAT CLEARING AND STOCKPILING ARE NOT PERMITTED BEYOND THAT POINT.

WHEN USED: TREE PROTECTION FENCE MAY BE USED WHENEVER THERE ARE SPECIFIC TREES OR WOODED AREAS THAT MUST BE PROTECTED.

REQUIREMENTS FOR INSTALLATION: THE TREE PROTECTION FENCE IS INSTALLED BY HAMMERING WOOD OR METAL STAKES INTO THE GROUND AND CONNECTING THE FENCING MATERIAL SECURELY TO THE POSTS PER THE MANUFACTURERS' INSTRUCTIONS.

PLACE THE TREE PROTECTION FENCE ALONG THE DRIPLINES OF TREES OR 1 FOOT FROM THE TREE TRUNK FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. A DRIPLINE IS AN IMAGINARY LINE EXTENDING DOWN FROM THE OUTER-MOST BRANCHES OF A TREE TO THE GROUND. THIS IS GENERALLY THE OUTER BOUNDARY FOR TREE ROOTS. IF THE TREE PROTECTION FENCE IS PLACED ANY CLOSER TO A TREE, ITS PURPOSE MAY BE DEFEATED.

MAINTENANCE: INSPECT THE TREE PROTECTION FENCING PERIODICALLY DURING CONSTRUCTION TO MAKE SURE THAT IT IS POSITIONED SECURELY.

NO.	DATE	REVISION

OPEN SPACE CONSERVATION - CONVENTIONAL
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISTIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 21563
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
N.T.S.	10/16/2024	PT	NJC	

I:\CVE 21\2021\21563\dwg\Land 4 Acres - CP\Sheets\10-15 Details.dwg, 10/16/2024 2:05:27 PM, JL

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS.

ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS, SHALL BE DONE IN ACCORDANCE WITH APPROVED E&S PLANS. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN (STAMPED, SIGNED, AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO THE IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

1. THE CHESTER COUNTY CONSERVATION DISTRICT (CCCD)
   674 UNIONVILLE ROAD, SUITE #105
   KENNETT SQUARE, PA 19348
   PHONE: (610) 455-1360
   FAX: (610) 455-1361
2. THE RECEIVING WATERCOURSE FOR THIS PROJECT IS CRUM CREEK. THE CHAPTER 93 CLASSIFICATION FOR CRUM CREEK IS HIGH QUALITY, COLD WATER FISHES, MIGRATORY FISHES (HQ-CWF, MF).
3. NOTIFY THE CHESTER COUNTY CONSERVATION DISTRICT AND ARRANGE A PRE-CONSTRUCTION MEETING FOR ALL INVOLVED PARTIES (INCLUDING CCCD, APPLICANT, ENGINEER, AND TOWNSHIP OFFICIALS).
4. NOTIFY THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN A MANNER SUCH THAT ALL EROSION AND AIR/WATER POLLUTION IS MINIMIZED. STATE AND LOCAL LAWS CONCERNING ABATEMENT SHALL BE FOLLOWED.
6. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
7. THE LIMITS OF WORK SHOWN ON THIS PLAN ARE THE REAL EXTENT REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO THESE LIMITS IN MINIMIZING DISTURBED LAND, AND ALL CONSTRUCTION SHALL BE CONFINED WITHIN THESE LIMITS. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE LAND DISTURBANCE ACTIVITIES AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDED WITH A VEGETATIVE COVER AND STOCKPILED FOR REUSE IN FINISH GRADING. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1 OR FLATTER. SEDIMENT BARRIER SHALL BE INSTALLED ON THE LOW SIDE OF THE PILE. THERE SHALL BE NO EARTH DISTURBANCE WITHIN THE STOCKPILE AREA.
9. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND STREAMS IN ACCORDANCE WITH PADOT 408, SECTION 845. STOCKPILES OF CRUSHED STONE AND MULCHES MUST BE MAINTAINED AT THE SITE IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
10. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE. CONSTRUCTION WASTES MUST BE RECYCLED TO THE EXTENT PRACTICABLE, AND DISPOSAL METHODS MUST COMPLY WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. 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.
13. 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.
14. 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.
15. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING 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.
16. SEDIMENT TRACKED ONTO A PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY OR AS NEEDED THROUGHOUT THE WORKDAY, OR AS DIRECTED BY THE CONSERVATION DISTRICT OR MUNICIPALITY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO THE PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING, I.E. KARST.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OF SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILLS SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THE PLAN.
26. ANY DISTURBED AREA, ON WHICH ACTIVITY HAS CEASED FOR ANY AMOUNT OF TIME, MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATE PERIODS, AREAS SHALL BE PROTECTED BY BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. DISTURBED AREAS WHICH ARE NOT AT FINISH GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISH GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
27. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED PERMANENT STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION, CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
28. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
30. AFTER FINAL STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST-CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING THE REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
32. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAM LAW. THE CLEAN STREAM LAW PROVIDES FOR UP TO $10,000 PER DAY CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR OR CRIMINAL PENALTIES FOR EACH VIOLATION.
33. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
34. THE PERMITTEE SHALL NOTIFY THE CHESTER COUNTY CONSERVATION DISTRICT IMMEDIATELY PRIOR TO ANY CESSATION IN EARTHMOVING ACTIVITIES.
35. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THOSE CONTROLS BEGINS. RUNOFF FROM DISTURBED AREAS MUST PASS THROUGH A SEDIMENT REMOVAL OR RETENTION FACILITY BEFORE LEAVING THE SITE.
36. ONLY LIMITED UP SLOPE DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO SEDIMENT TRAPS AND CHANNELS OF CONVEYANCE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE CONTROLS.
37. WHERE BMPS ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
    A. THE LOCATION AND SEVERITY OF THE BMPS FAILURE AND ANY POLLUTION EVENTS.
    B. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
    C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
39. ACCUMULATED SILT SHALL BE REMOVED ALONG SILT FENCING OR COMPOST FILTER SOCKS, REGRADED, AND STABILIZED ELSEWHERE ON THE SITE. SILT SHALL ALSO BE REMOVED FROM THE SEDIMENT TRAPS AT THE CLEANOUT ELEVATIONS. THE SILT SHALL BE SPREAD ELSEWHERE ON THE SITE AND SEEDED.
40. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE TO BE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO THE DISCHARGE OF OR STABILIZING OF SURFACES INVOLVED, ADDITIONAL MEASUREMENT MUST BE IMPLEMENTED IMMEDIATELY BY THE OWNER/ DEVELOPER TO ELIMINATE SUCH PROBLEMS.
41. CHANNELS, SEDIMENTATION BASINS, SEDIMENTATION TRAPS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
42. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTHMOVING PROCEDURES. TEMPORARY SEED SHALL BE ANNUAL RYE GRASS APPLIED AT THE RATES SPECIFIED. MULCH SHALL BE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
43. LIME SHALL BE APPLIED TO ALL TEMPORARILY SEEDED AREAS AT A MINIMUM RATE AS SPECIFIED.
44. ALL TEMPORARILY SEEDED AREAS SHALL HAVE 5-5-5 FERTILIZER APPLIED AT THE MINIMUM RATES SPECIFIED.
45. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED. PERMANENT SEEDING SHALL BE AT THE RATES SPECIFIED. FERTILIZER AND LIME SHALL BE APPLIED AT THE MINIMUM RATES SPECIFIED.
46. PERMANENTLY SEEDED AREAS SHALL HAVE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
47. ANY AREAS WHERE HYDROSEED IS USED, MULCH IS NEEDED AT A MINIMUM RATE OF 3 TONS PER ACRE.
48. SILT FENCING AND COMPOST FILTER SOCKS ARE TO BE MAINTAINED, AND REPLACED IF NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD UNTIL A PERMANENT VEGETATIVE COVER WITHIN THE TRIBUTARY AREA IS ESTABLISHED.
49. DUST CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.
50. CONSTRUCTION VEHICLES LEAVING THE SITE SHALL NOT DEPOSIT ANY MATERIAL OUTSIDE OF THE PROJECT SITE BOUNDARIES AND/OR A PUBLIC RIGHT-OF-WAY. ANY MATERIAL DEPOSITED SHALL BE IMMEDIATELY REMOVED.
51. IF ANY SIGNIFICANT CHANGES ARE TO BE MADE TO THE EROSION AND SEDIMENTATION CONTROL PLAN, THE BUILDER OR LANDOWNER WILL CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT AT (610) 892-9484 FOR THE ADEQUACY OF THESE CHANGES.
52. SEDIMENT MUST BE REMOVED FROM STORMWATER INLETS NOT DRAINING TO A SEDIMENT TRAP WITH INLET PROTECTION AFTER EACH RUNOFF EVENT.
53. EACH SEDIMENT TRAP/BASIN MUST BE STABILIZED AND FUNCTIONING PROPERLY PRIOR TO ANY FURTHER EARTH DISTURBANCE ACTIVITY. UPON INSTALLATION OF THE TEMPORARY SEDIMENT TRAP/BASIN RISER(S), AN IMMEDIATE INSPECTION OF THE RISER(S) SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE AND THE CHESTER COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE PROPER RISER IS INSTALLED AND SEALED, PER PLAN. SEDIMENT TRAPS/BASINS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
54. UPON REQUEST, THE PERMIT HOLDER AND/OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT, OR DEP.
55. 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.
56. ALL CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA PRIOR TO LEAVING THE SITE.
57. UTILITY LINE TRENCH EXCAVATION NOTES:
    A. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
    B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
    C. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
    D. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
    E. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/ OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
    F. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

SPECIAL GEOLOGIC AND SOIL CONDITIONS

NO SPECIAL SOIL OR GEOLOGICAL ISSUES ARE KNOWN.

CONSTRUCTION SEQUENCE

A. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE CHESTER COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.

B. UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.

C. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

D. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

E. PRIOR TO EARTH DISTURBANCE ACTIVITY DESCRIBED IN ANY STEP OF THE CONSTRUCTION SEQUENCE, CLEAR AND GRUB AND STRIP TOPSOIL IN ONLY THAT AREA DESCRIBED IN EACH STAGE. STOCKPILE TOPSOIL IN THE DESIGNATED LOCATIONS.

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

G. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE CONSTRUCTION, THE OWNER/ENGINEER SHALL BE CONTACTED IMMEDIATELY.

CONSTRUCTION OF THE PROPOSED STREET MAY PROCEED INDEPENDENTLY OF IMPROVEMENTS ON LOTS 2-8, 10, AND 20-24. IMPROVEMENTS ON LOTS 12-19 MAY PROCEED ONCE BASE PAVING HAS BEEN INSTALLED FOR THE PROPOSED STREET.

THE DETAILED SEQUENCE BELOW IS FOR CONSTRUCTION OF THE PROPOSED STREET AND ASSOCIATED IMPROVEMENTS. INDIVIDUAL HOUSE CONSTRUCTION WILL BE IN ACCORDANCE WITH A DETAILED CONSTRUCTION SEQUENCE TO BE INCLUDED WITH INDIVIDUAL HOUSE GRADING PERMIT PLANS.

1. FIELD MARK LIMITS OF DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE WITH WASH RACK, INCLUDING REMOVING WALLS AND FENCING NEEDED FOR SITE ACCESS.
3. INSTALL COMPOST FILTER SOCKS, TREE PROTECTION AND CONSTRUCTION NO-DISTURBANCE FENCING.
4. CLEAR AND GRUB, STRIP, STOCKPILE AND TEMPORARILY STABILIZE TOPSOIL.
5. BEGIN ROUGH GRADING OF SITE.
6. INSTALL STORM DRAINAGE PROGRESSING THROUGH SITE OR FOLLOWING ROUGH GRADING.
7. STORMWATER MANAGEMENT FACILITIES INSTALLATION MAY PROCEED PROGRESSING WITH STORM DRAINAGE. SEE SEPARATE SEQUENCE ON SHEET 12 - BLOCK INLETS DRAINING TO STORMWATER FACILITIES. ROOF RUNOFF TO ENTER SWM FACILITIES UNTIL ALL TRIBUTARY AREAS HAVE ACHIEVED FINAL STABILIZATION.
8. INSTALL UTILITIES INCLUDING WATER, GAS, ELECTRIC, TELECOMMUNICATION, AND ELECTRIC.
9. FINE GRADE ROAD. INSTALL SUBBASE AND PAVING BASE COURSE.
10. HOME CONSTRUCTION ON LOTS 12-19 MAY BEGIN.
11. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO EROSION AND SEDIMENT CONTROL DEVICES AND DIVERT ANY SEDIMENT-LADEN WATERS, FROM STORMWATER FACILITIES UNTIL THE TRIBUTARY DRAINAGE AREA ACHIEVES FINAL STABILIZATION. ALL DEWATERING ACTIVITIES MUST BE DONE USING A SUMP PIT IN COMBINATION WITH A PUMPED WATER FILTER BAG.
12. FINE GRADE ALL PREVIOUSLY DISTURBED AREAS THAT ARE READY FOR FINAL STABILIZATION, RESPREAD STOCKPILED TOPSOIL AS NEEDED AND STABILIZE AS DESCRIBED ON THE EROSION AND SEDIMENT CONTROL AND MULCHING SPECIFICATIONS. EROSION CONTROL BLANKET, IN ACCORDANCE WITH THE DETAILS, SHALL BE APPLIED ON ALL SLOPES THAT ARE 3:1 OR STEEPER.
13. COLLECT ALL SILT AND SEDIMENT DEPOSITS IN EROSION CONTROL DEVICES AND PLACE ON SITE IN NON-ERODIBLE AREAS AND PERMANENTLY STABILIZE ALL DISTURBED AREAS. TEMPORARY EROSION CONTROLS MAY NOT BE REMOVED UNTIL STABILIZATION IS ATTAINED. (70% UNIFORM COVERAGE OF A PERENNIAL VEGETATIVE SPECIES AS DETERMINED BY A SITE INSPECTION AND APPROVAL BY THE COUNTY CONSERVATION DISTRICT). NO STORMWATER SHALL BE PERMITTED TO ENTER A BMP AREA UNTIL 70% OF PERMANENT SITE STABILIZATION, AS DESCRIBED ABOVE, IS ATTAINED.
14. INSTALL LANDSCAPING. ON-DWELLING PLANTINGS AND STREET TREES MAY BE INSTALLED ON A DWELLING-BY-DWELLING BASIS WITH HOUSE CONSTRUCTION.
15. ONCE PREVIOUSLY DISTURBED AREAS IN THE TRIBUTARY DRAINAGE AREA TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES HAVE ACHIEVED 70% STABILIZATION, A REPRESENTATIVE FROM THE COUNTY CONSERVATION DISTRICT SHALL BE CONTACTED TO PERFORM A SITE VISIT. ONCE APPROVAL IS RECEIVED, INLETS CAN BE UNBLOCKED AND TEMPORARY PLUGS REMOVED TO ALLOW CLEAN WATER TO ENTER THE STORMWATER MANAGEMENT FACILITIES. INSTALL WATER QUALITY INSERTS, AS INDICATED ON THE PLANS. CRITICAL STAGE OF CONSTRUCTION: CONTACT ENGINEER TO CONFIRM THE INSTALLATION OF WATER QUALITY INSERTS.
16. FINAL PAVING OF THE STREET IS TO BE INSTALLED BASED ON COORDINATION WITH THE DEVELOPER, HOME BUILDERS, HOME OWNERS, AND THE TOWNSHIP.
17. UPON STABILIZATION OF ALL DISTURBED AREAS, REMOVE REMAINING SEDIMENT BARRIERS AND CONTROLS. IMMEDIATELY STABILIZE AREAS DISTURBED BY REMOVAL PROCESS IN ACCORDANCE WITH PERMANENT SEED AND MULCH SPECIFICATIONS. CRITICAL STAGE CONSTRUCTION: CONTACT ENGINEER TO INSPECT AND VERIFY THAT ALL PCSM BMPS ARE IN WORKING ORDER AND HAVEN'T BEEN IMPACTED BY CONSTRUCTION ACTIVITIES.
18. SUBMIT A NOTICE OF TERMINATION TO THE COUNTY CONSERVATION DISTRICT ONCE ALL TEMPORARY E&S BMP'S HAVE BEEN REMOVED AND THE ENTIRE PROJECT SITE IS PERMANENTLY STABILIZED.

TYPICAL HOUSE CONSTRUCTION SEQUENCE

EACH LOT WILL REQUIRE AN INDIVIDUAL GRADING PERMIT PLAN AND PERMIT.

1. THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, AND THE ENGINEER TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. DELINEATE LIMITS OF DISTURBANCE WITH CONSTRUCTION FENCING OR OTHER VISIBLE MATERIALS. INSTALL TREE PROTECTION FENCING AND NON-DISTURBANCE FENCING, IF REQUIRED. FOR LOTS ON WHICH THE PETROLEUM PIPELINE IS LOCATED (LOTS 12-16, OPEN SPACE C), DELINEATE THE LIMITS OF THE PIPELINE EASEMENT WITH CONSTRUCTION FENCING OR OTHER VISIBLE MATERIALS AND POST SIGNAGE NOTING THE PIPELINE AND EASEMENT.
3. INSTALL COMPOST FILTER SOCKS.
4. CLEAR AND GRUB, STRIP, STOCKPILE AND TEMPORARILY STABILIZE TOPSOIL.
5. BEGIN ROUGH GRADING OF SITE.
6. BEGIN BUILDING CONSTRUCTION.
7. CONSTRUCT INFILTRATION BED OR RAIN GARDEN PER CONSTRUCTION SEQUENCES ON SHEET 12.
8. INSTALL STORM DRAINAGE INLETS AND PIPING. BLOCK INLETS DRAINING TO STORMWATER FACILITIES. ROOF DRAINAGE MAY BE CONNECTED TO STORMWATER FACILITIES.
9. CONSTRUCT SEPTIC TANK, DISPOSAL FIELD AND ASSOCIATED PIPING.
10. WHEN CONSTRUCTION PERMITS, REDISTRIBUTE TOPSOIL AND STABILIZE WITH PERMANENT SEED.
11. ONCE PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED (70% UNIFORM VEGETATIVE COVER), REMOVE REMAINING EROSION CONTROL DEVICES AND UNBLOCK INLETS.

EROSION CONTROL MAINTENANCE PROGRAM TEMPORARY

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S ON A DAILY BASIS AND AFTER EACH RUNOFF EVENT. ALL SITE INSPECTIONS SHALL 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 SHALL BE NOTED. THE INSPECTION LOG SHALL BE KEPT ON SITE AT ALL TIMES, AND MADE AVAILABLE TO THE TOWNSHIP UPON REQUEST.

ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, 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 AND SEDIMENTATION POLLUTION, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION:

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

VEGETATIVE STABILIZATION NOTES

1. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE