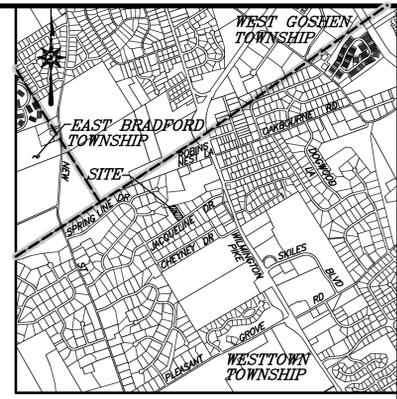


EXISTING IMPERVIOUS COVERAGE:	LOT 1
HOUSE, SHED & ROOF OVERHANGS:	2,150 SF
DRIVE:	1,335 SF
WALKS & PATIOS:	299 SF
TOTAL:	3,785 SF

ZONING DATA	PROPOSED			EXISTING
	R-2 RESIDENTIAL DISTRICT W/PUBLIC SEWER AND WATER	LOT 1	LOT 2	
MIN. LOT AREA	22,000 S.F.	24,436 S.F.	31,865 S.F.	56,301.00 S.F.
MIN. LOT WIDTH				
● BLDG. LINE	100'	163.81'	199.62'	150'
● STREET LINE	50'	138.80'	185.00'	150'
MIN. SIDE YARD	10' (25' AGO)	NO SIDE YARD	10', 15'	N/A
MIN. FRONT YARD	40'	40'	40'	40'
MIN. REAR YARD	30'	30'	30'	50'
MAX. LOT COVERAGE	25%	25%	20%	6.72%
MAX. BLDG. HEIGHT	35'	<35'	<35'	<35'
TOTAL TRACT AREA = 1.292 AC.				
NO. LOT PROPOSED = 2				



LOCATION MAP
SCALE: 1"=2000'

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

On this _____ day of _____ A.D. 2018 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in Chester County, Pa., personally appeared Adam R. Loew, who acknowledges himself to be the President of Southdown Properties Inc. the general Partner of Westtown Woods, L.P. and that as such President, being authorized to do so, he executed the foregoing plan by signing that the said partnership is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that the said partnership desires that the foregoing plan may be duly recorded.

Adam R. Loew
Notary Public
My Commission Expires: _____

APPROVED by the Board of Supervisors of Westtown Township, Chester County, Pa., this _____ day of _____, 2018.

Chairperson	Member
Vice-Chairperson	Member
Member	Member
Member	Member

REVIEWED by the Planning Commission of Westtown Township, Chester County, Pa., this _____ day of _____, 2018.

Chairperson	Supervisor
Vice-Chairperson	Supervisor
Member	Supervisor

REVIEWED by the Chester County Planning Commission this _____ day of _____, 2018.

Secretary

REVIEWED by the Westtown Township Engineer:

Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book _____ Page _____ on the _____ day of _____, 2018.

(Deputy) Recorder of Deeds

SUBDIVISION PLAN

PLAN OF SUBDIVISION
OF
UPI 67-4F-72

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0080
Fax: 610-903-0080

Project- 4062
Date- 3-16-18
Scale- 1"= 30'
Drawn- RBL
Checked- AE
Sheet- 1 OF 8

Plotted: 5/22/2018 File: F:\JB\4062\4062-B4_Ballester_sub.pro

LEGEND

- 430 --- EXISTING INDEX CONTOUR
- --- EXISTING INTERIOR CONTOUR
- W --- EXISTING WATER LINE
- --- SOILS LINE
- --- EXISTING TREE LINE
- --- EXISTING WETLANDS
- --- EDGE OF PAVING
- --- RIGHT OF WAY LINE
- --- NATURALLY OCCURRING PRECAUTIONARY SLOPES
- --- EXISTING TREE
- --- PROPOSED CURB
- X --- EXISTING FENCE
- --- PROPOSED WALL
- ① --- PROPOSED LOT NUMBER

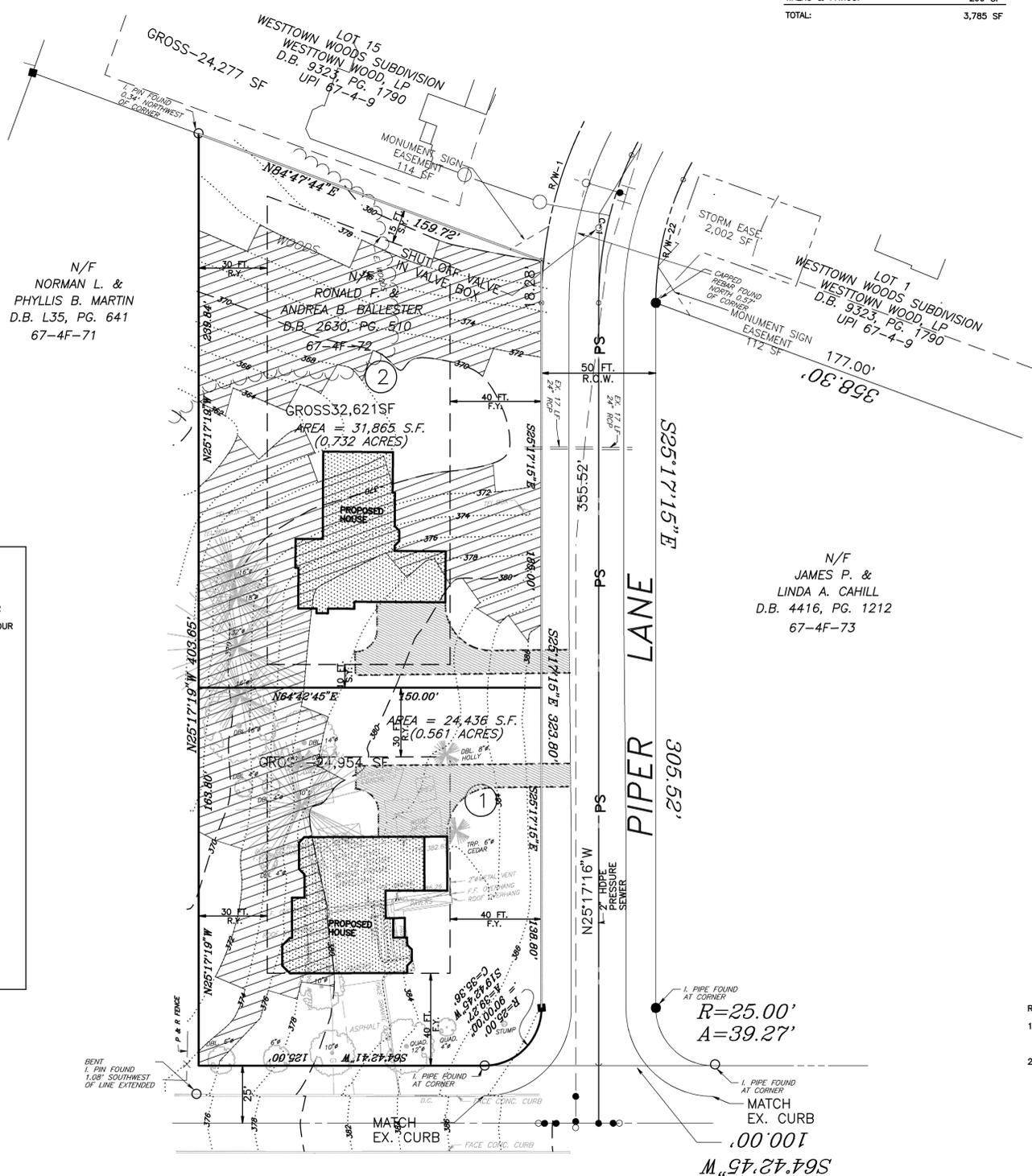
ACT 287 SERIAL NUMBER 20180862796
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

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

UTILITIES NOTIFIED

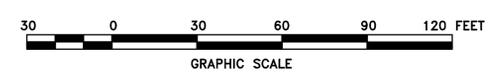
VERIZON PENNSYLVANIA, INC.
AQUA PENNSYLVANIA, INC.
COMCAST CABLE COMMUNICATIONS, INC.
WESTTOWN TOWNSHIP
PECO ENERGY

UPI 67-4F-72



- GENERAL NOTES:
- BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC FEATURES INFORMATION SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES ON FEBRUARY 27, 2018.
 - BOUNDARY IS BASED UPON THE RECORD DEED AS IN DEED BOOK 2630, PAGE 510 AND ON RECORD PLAN AS IN PLAN BOOK 13, PAGE 14 (BEING LOT 6 THEREON) RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
 - BEING UPI 67-4F-42 AT THE CHESTER COUNTY BOARD OF ASSESSMENTS.
 - RECORD OWNERS: RONALD F. AND ANDREA B. BALLESTER, 201 JACQUELINE DRIVE, WEST CHESTER, PA. 19382
 - EQUITABLE OWNER/ APPLICANT: WESTTOWN WOODS, L.P., 55 COUNTRY CLUB DRIVE, SUITE 204 DOWNTOWN, PA 19335
 - THE LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER.

- REFERENCE PLANS:
- "PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR WESTTOWN WOODS", PREPARED BY COMMONWEALTH ENGINEERS, INC., DOWNTOWN, PA, DATED JULY 02, 2014, SHEET 2
 - "MAP OF WESTTOWN NORTH, PROPERTY OF ALBERT P. MANDES, INC." PREPARED BY YERKES ENGINEERING CO., BRYN MAWR, PA. DATED JANUARY 19, 1962, REVISED FEBRUARY 27, 1962, RECORDED IN PLAN BOOK 13, PAGE 14 AT THE CHESTER COUNTY RECORDER OF DEEDS.

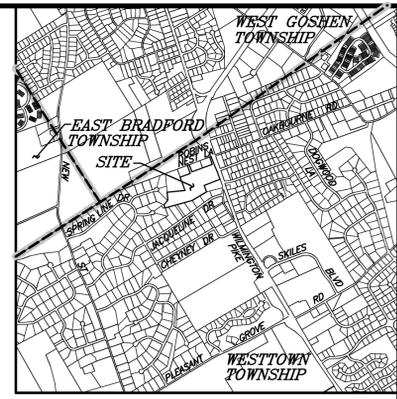


JACQUELINE DRIVE

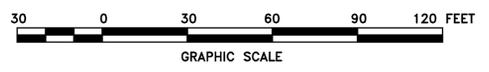
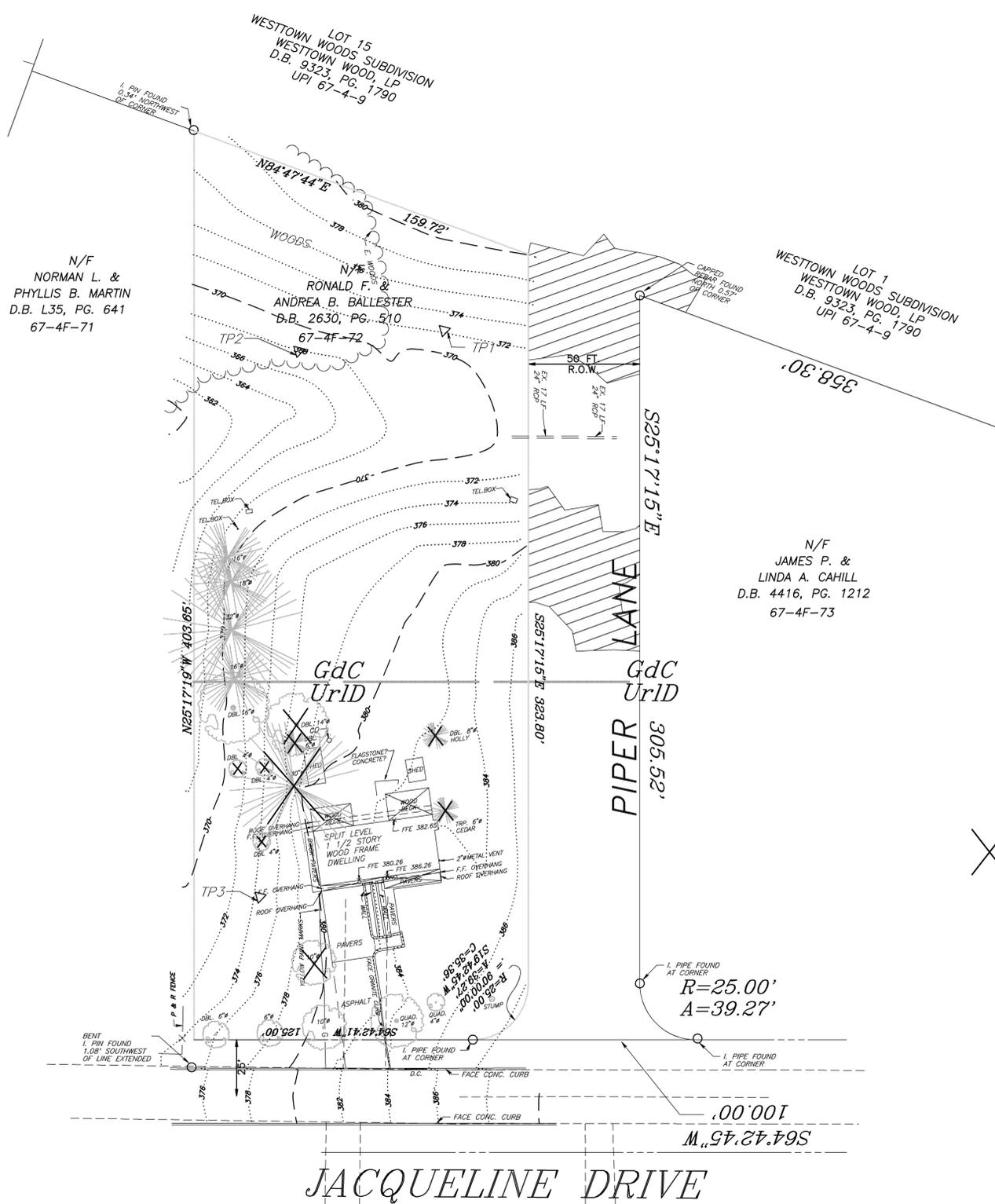
PIPER LANE

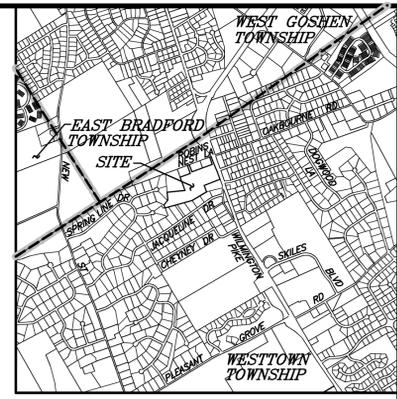
N/F
NORMAN L. &
PHYLLIS B. MARTIN
D.B. L35, PG. 641
67-4F-71

N/F
JAMES P. &
LINDA A. CAHILL
D.B. 4416, PG. 1212
67-4F-73

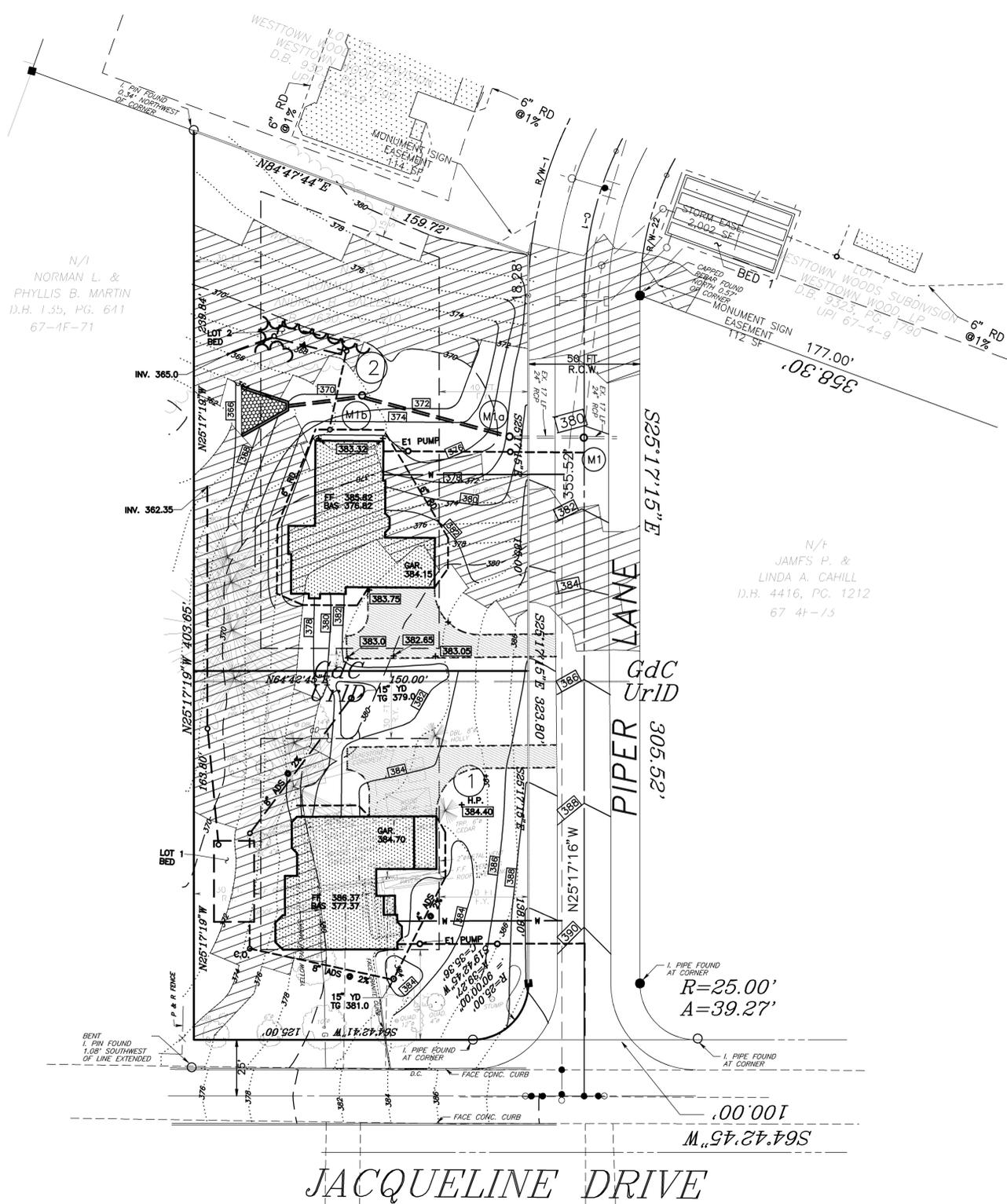


LOCATION MAP
SCALE: 1"=2000'





LOCATION MAP
SCALE: 1"=2000'



N/I
NORMAN L. &
PHYLLIS B. MARTIN
D.B. 1.35, PG. 611
67-4F-71

N/F
JAMES P. &
LINDA A. CAHILL
D.B. 4416, PG. 1212
67-4F-75

PRECAUTIONARY SLOPE DISTURBANCE

LOT 1
TOTAL PRECAUTIONARY SLOPE = 6,514 S.F. (26.66% LOT AREA)
TOTAL DISTURBED = 2,859 S.F. (43.89%)

LOT 2
TOTAL PRECAUTIONARY SLOPE = 18,819 S.F. (59.06% LOT AREA)
TOTAL DISTURBED = 8,454 S.F. (44.92%)

GENERAL NOTES:

- THE LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER.
- TAX PARCEL: 6704F-0073-0000
UPI: 67-4F-72 DB 2630 PAGE 510
- OWNER:
RONALD AND ANDREA BALLESTER
201 JACQUELINE DRIVE
WEST CHESTER, PA. 19382
EQUITABLE OWNER/ APPLICANT:
WESTTOWN WOODS, L.P.
55 COUNTRY CLUB DRIVE
SUITE 204 DOWNTOWN, PA. 19335

LEGEND	
---	EXISTING INDEX CONTOUR
.....	EXISTING INTERIOR CONTOUR
---	PROPOSED CONTOUR
94.88	PROPOSED SPOT ELEVATION
□	PROPOSED INLET
---	PROPOSED STORM SEWER PIPE
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	PROPOSED PRESSURE SEWER
---	SOILS LINE
---	EXISTING TREE LINE
---	EXISTING WETLANDS
---	EDGE OF PAVING
---	RIGHT OF WAY LINE
▨	NATURALLY OCCURRING PRECAUTIONARY SLOPES
○	EXISTING TREE
---	PROPOSED CURB
-X-X-	EXISTING FENCE
---	PROPOSED WALL
①	PROPOSED LOT NUMBER

**CONSERVATION
GRADING & UTILITIES PLAN**

ACT 287 SERIAL NUMBER 20180862796
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc., shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.
Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED
VERIZON PENNSYLVANIA, INC.
AQUA PENNSYLVANIA, INC.
COMCAST CABLE COMMUNICATIONS, INC.
WESTTOWN TOWNSHIP
PECO ENERGY

UPI 67-4F-72



PLAN OF SUBDIVISION
FOR
PARCEL 67 -4F -72
WESTTOWN TOWNSHIP CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4062
Date- 2/21/18
Scale- 1"=30'
Drawn-
Checked- AE
Sheet- 3 OF 8

Plotted: 5/24/2018 File: F:\JIB\4062\4062-B4_Ballester_sub.pro

SOILS SERIES AND MAP SYMBOL	DEPTH TO		PERMEABILITY (MICROMETER/HR.)	AVAILABLE MOISTURE CAPACITY (IN. PER IN. OF SOIL DEPTH)	REACTION PH	SULTABILITY AS SOURCE OF	
	SEASONAL HIGH WATER TABLE (FT.)	BEDROCK (FT.)				TOPSOIL	ROAD FILL
Gldstone GdC Gdc	5+	5+	9.17 22.30	.14 .14	6.3 6.1	Fair	Fair

SOILS CLASSIFICATION

GdC GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES

UdLd URBAN LAND-GLADSTONE COMPLEX, 5 TO 25 PERCENT SLOPES

SOIL NOTE

1. The site contains mapped Worham Soils that have been tested and found not to present to the extent mopped. The Worham Soils are limited to the shaded area depicted on the plan.

2. If any wet or unsuitable soils are encountered through the course of construction, they shall not be used to construct roadways, basin berms or other structural fill.

WATERSHED: UNNAMED TRIBUTARY OF PLUM RUN WWF MH

NOTE:
ALL SLOPES GREATER THAN 3:1 MUST UTILIZE ECB's.

PAST AND PRESENT USES

THE SITE HAS BEEN USED AS AGRICULTURAL PURPOSES 50 YEARS AGO UNTIL THE LAST 20 YEARS WHEN IT HAS BEEN LEFT TO BECOME WOODLAND.

POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES/ CRITICAL BMP'S INCLUDE THE FOLLOWING:

- INFILTRATION BEDS LOT 1 AND LOT 2
- SNOUTS

BMP CONSTRUCTION INSPECTIONS & ENGINEERING OVERSIGHT

- INFILTRATION BEDS LOT 1 AND LOT 2
- SNOUTS

GEOLOGIC FORMATIONS

THERE ARE NO GEOLOGIC FORMATIONS WITH LIMITATIONS PRESENT ON THIS SITE.

EROSION AND SEDIMENTATION CONTROL NOTES

- BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISION TO THE APPROVED EAS 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 AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PLUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
- THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPROVED EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 11, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE 11, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND IS BEING MAINTAINED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT OF SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 281.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURN, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
- SHOULD UNFORESEEN PROBLEMS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CORRECT THEM AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, WOOD BAILS, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OR EROSION.
- PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
- UNTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
- ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, RESEEDING, RESEEDING, RESEEDING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS TO THOSE INSTALLED WILL BE NEEDED. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTED OR CO-PERMITTED SHALL INCLUDE THE FOLLOWING INFORMATION:
 - THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
 - ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE NON-COMPLIANCE.
 - THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
- 3:1 SLOPES TO BE STABILIZED W/ EROSION CONTROL BLANKET NORTH AMERICAN 5-75.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFICATIONS WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS AND WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- Should unforeseen erosive conditions develop during construction, the contractor shall take action to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and or sediment displacement. Stockpiles of wood chips, hay bales, crushed stone and other mulches shall be held in readiness to deal immediately with emergency problems of erosion.
- The contractor is advised to become thoroughly familiar with the provisions of Appendix 6A, Erosion Control Rules and Regulations, Title 25, Part 11, Department of Environmental Resources, Sub-Part Protection of Natural Resources, Article 11, Water Resources, Chapter 102, Erosion Control.
- Protection to existing trees and shrubs shall be taken by the contractor to eliminate unnecessary damage.
- A COPY OF THESE EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.

CONSTRUCTION SEQUENCE

- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO OCCUR LESS THAN 7-DAYS PRIOR TO ANY EARTH DISTURBANCE UNLESS NOTIFIED OTHERWISE BY THE DISTRICT OR THE CHESTER COUNTY CONSERVATION DISTRICT. PERMITTED, CO-PERMITTED, OPERATORS, ALL APPROPRIATE MUNICIPAL OFFICIALS, REPRESENTATIVES FROM THE CHESTER COUNTY CONSERVATION DISTRICT AND THE SEED DEPT. AND LICENSED PROFESSIONALS OR DESIGNERS RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY, INCLUDING IMPLEMENTATION OF EAS AND BLOWN PLANS AND CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED FRESH PLAN, SHALL ATTEND A PRE-CONSTRUCTION MEETING. § 102.5(e).
- DELINEATE THE LIMIT OF DISTURBANCE IN THE FIELD WITH STAKES AND RIBBON EXCEPT WHERE CONSTRUCTION FENCE IS CALLED FOR.
- INSTALL THE CONSTRUCTION ENTRANCE ON LOT 1, TREE PROTECTION FENCE AND THE 18" SILT SOCK.
- ONCE THE FACILITIES ARE INSTALLED THEN BEGIN DEMOLITION OF THE EXISTING IMPROVEMENTS ON LOT 1, CONCURRENTLY CLEAR AND GRUB AS NEEDED AND INSTALL THE STORMWATER RUN FROM M1 TO THE CONCRETE END SECTION ON LOT 2. FILL LOT 2 AS THE STORMWATER PIPING IS COMPLETED.
- CONTINUE TO ROUGH GRADE THE SITE AND PAD THE SITE ONCE ROUGH GRADE AND PAVING IS COMPLETE THEN STABILIZE IMMEDIATELY.
- THE CONSTRUCTION ENTRANCES CAN STAY, BUT MUST BE CLEANED AND ENHANCED WHEN THE LOTS ARE SOLELY AND CONSTRUCTED.
- THE HOUSE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARD DETAIL AND THE SEQUENCE BELOW.

TEMPORARY LOT CONSTRUCTION SEQUENCE

- INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
- INSTALL FILTER SOCK AND ORANGE CONSTRUCTION FENCE AT LOCATIONS SHOWN.
- PERFORM CLEARING AND GRUBBING WHERE NECESSARY.
- BEGIN TO REMOVE TOPSOIL FROM AREA TO BE DISTURBED. STOCKPILE TO EXCEED 35 FEET AND SIDE SLOPES TO HEIGHT NOT TO EXCEED 3:1. UPON COMPLETION OF EROSION CONTROL REMOVAL, SEED AND MULCH STOCKPILE WITH TEMPORARY SEED MIX AND INSTALL 12" FILTER SOCK.
- BEGIN EARTHMOVING FOR DRIVEWAY SUBGRADE AND HOUSE AS SOON AS SLOPES, CHANNELS AND OTHER DISTURBED AREAS REACH FINAL GRADE. THEY MUST BE STABILIZED WITH PERMANENT SEED MIX AND MULCH.
- NOTE THAT DISTURBANCE OF THE RECHARGE BED AREAS ALONG THE DRIVEWAY MUST BE AVOIDED.
- BEGIN CONSTRUCTION OF HOUSE.
- INSTALL STONE BASE COURSE ON DRIVEWAY. INSTALL STONE RECHARGE BEDS, AND RAIN GARDENS IN ACCORDANCE WITH THE NOTES AND DETAILS HEREIN. THE SYSTEMS MUST BE SEED TO ENSURE NO RUNOFF ENTERS THE SYSTEM.
- THIS IS A CRITICAL BMP THAT MUST BE INSPECTED BY A LICENSED ENGINEER.
- PAVE DRIVEWAY WITH WEARING COURSE.
- UPON COMPLETION OF HOUSE CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIX AND MULCH.
- REMOVE ALL FILTER SOCK, INLET PROTECTION AND STABILIZE ANY AREAS THAT ARE DISTURBED.
- PROJECT ENGINEER MUST INSPECT ALL POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S TO ENSURE THEY ARE FUNCTIONING PER DESIGN. THIS IS A CRITICAL BMP THAT MUST BE INSPECTED BY A LICENSED ENGINEER.

CRITICAL STAGES

- SNOUTS
- MAINTENANCE AND CONSTRUCTION NOTES
- STORM WATER DETENTION BASIN CONSTRUCTION
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT WITHIN ONE (1) MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT SHALL BE SUBMITTED TO THE DISTRICT WITHIN ONE (1) MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:
 - INSPECTION PER YEAR FOR THE FIRST TWO YEARS.
 - ONE INSPECTION PER YEAR FOR THE FOLLOWING THREE YEARS.
 - INSPECTION EVERY THREE YEARS THEREAFTER.
 - DURING OR IMMEDIATELY AFTER CESSATION OF A 100-YEAR OR GREATER EROSION EVENT.
 - THE PROJECT ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE DISTRICT WITHIN ONE (1) MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:
 - INSPECTION PER YEAR FOR THE FIRST TWO YEARS.
 - ONE INSPECTION PER YEAR FOR THE FOLLOWING THREE YEARS.
 - INSPECTION EVERY THREE YEARS THEREAFTER.
 - DURING OR IMMEDIATELY AFTER CESSATION OF A 100-YEAR OR GREATER EROSION EVENT.
- THE INSPECTION REPORT SHALL BE SUBMITTED TO THE DISTRICT WITHIN ONE (1) MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:
 - INSPECTION PER YEAR FOR THE FIRST TWO YEARS.
 - ONE INSPECTION PER YEAR FOR THE FOLLOWING THREE YEARS.
 - INSPECTION EVERY THREE YEARS THEREAFTER.
 - DURING OR IMMEDIATELY AFTER CESSATION OF A 100-YEAR OR GREATER EROSION EVENT.
- THE PROJECT ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE DISTRICT WITHIN ONE (1) MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT SHALL INCLUDE THE FOLLOWING INFORMATION:
 - INSPECTION PER YEAR FOR THE FIRST TWO YEARS.
 - ONE INSPECTION PER YEAR FOR THE FOLLOWING THREE YEARS.
 - INSPECTION EVERY THREE YEARS THEREAFTER.
 - DURING OR IMMEDIATELY AFTER CESSATION OF A 100-YEAR OR GREATER EROSION EVENT.

CLEAN FILL RESPONSIBILITY

THE CONTRACTOR IS RESPONSIBLE TO PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE THAT IMPORTED FILL MATERIAL MEETS THE PADEP QUALIFICATIONS FOR CLEAN FILL. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK. BLOCK OR CONCRETE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

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

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

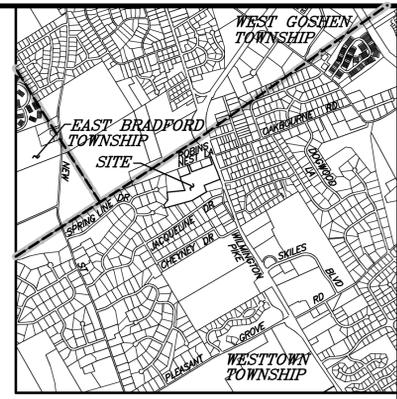
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER. IF THE FILL MATERIAL IS AFFECTED BY A SPILL OR RELEASE OF REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL, USE TO ANALYTICAL TESTING.

GENERAL BMP AND EAS NOTES

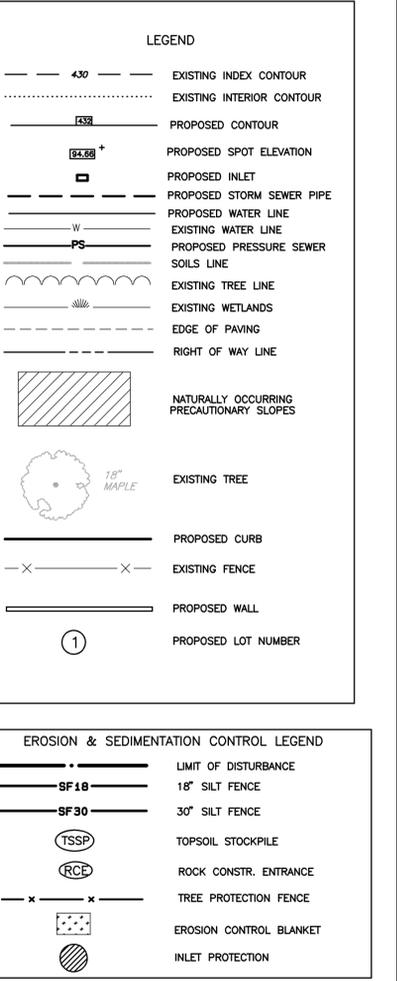
- ALL OF THE BMP'S IDENTIFIED/PROPOSED ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN AND THE NOTES CONTAINED ON THE SHEET. THE WETLAND VEGETATION FOR THE BASINS SHALL NOT BE INSTALLED UNTIL 70% STABILIZATION OF THE TRIBUTARY AREA IS ACHIEVED AND THE CONVERSION TO ITS FINAL CONFIGURATION IS COMPLETE.
- NO BMP SHALL BE INSTALLED UNTIL 70% VEGETATIVE COVER IS ACHIEVED. THE CONSERVATION DISTRICT SHALL BE NOTIFIED PRIOR TO THE INSTALLATION AND MUST CONCUR WITH THE 70% COVER BEFORE INSTALLATION IS BEGUN.
- DURING CONSTRUCTION THE CONTRACTOR SHALL TAKE EVERY EFFORT TO KEEP SEDIMENT LADEN WATER OUT OF THE INFILTRATION BMP'S. IF ANY SEDIMENT LADEN WATER SHALL ENTER THE FACILITY, IMMEDIATE MEASURES MUST BE UNDERTAKEN TO REMOVE IT, INCLUDING BUT NOT LIMITED TO CLEANING THE FABRIC AND STONE OR REPLACING IT DEPENDING ON THE SEVERITY OF THE INCURSION.
- 50' BUFFER AREAS ARE REQUIRED AT THE STREAM CROSSING. ALL CLEARING SOD DISTURBANCES, EXCAVATION AND EQUIPMENT TRAFFIC SHOULD BE AVOIDED AND/OR MINIMIZED. ALL OTHER CONSTRUCTION OPERATIONS SHALL TAKE PLACE OUTSIDE THE BUFFER.

GENERAL NOTES

- SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ABSOLUTELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE DEVELOPER TO ELIMINATE ALL SUCH PROBLEMS.
- ONLY LIMITED UPSLOPE DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO SEDIMENT TRAP AND INTERIOR SLOPE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THESE CONTROLS.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, RESEEDING, RESEEDING, MUST BE PERFORMED IMMEDIATELY.
- THE DEVELOPER IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 6A, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 11, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-APPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE 11, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- A COPY OF THIS PLAN MUST BE POSTED AT THE CONSTRUCTION SITE IMPLEMENTED IN ACCORDANCE WITH STATE LAW.
- LIMITS OF DISTURBANCE MUST BE CLEARLY MARKED IN THE FIELD PRIOR TO DISTURBANCE. ANY CHANGE OR ENCROACHMENT INTO THESE AREAS WITHOUT CONSERVATION DISTRICT APPROVAL MAY REQUIRE THE DEVELOPER TO CEASE DISTURBANCE.
- THE DEVELOPER MUST DEVELOP AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPILL, BORROW, OR OTHER WORK AREA NOT DETAILD IN THE APPROVED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE THE CONSTRUCTION LIMITS.
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 ABOVE GROUND HEIGHTS OF SILT FENCING.
- IF ANY SIGNIFICANT CHANGES ARE TO BE MADE TO THE LIMITS OF DISTURBANCE OR TO THE EROSION AND SEDIMENT CONTROL PLAN, THE BUILDER OR LANDOWNER MUST CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT AT 696-5126 FOR ADEQUACY OF THESE CHANGES.
- ALL AREAS REQUIRING INTERIM OR FINAL STABILIZATION MUST BE ADDRESSED IMMEDIATELY UPON COMPLETION OF DISTURBANCE. AREAS UTILIZING VEGETATIVE STABILIZATION MUST BE SEED/PLANTED AND MULCHED IN SUFFICIENT TIME TO GERMINATE BY OCTOBER 15 OF EACH YEAR. SEEDING WILL BE ACCOMPLISHED THROUGH THE USE OF HYDRO SEEDING TECHNIQUES OR CONVENTIONAL SEEDING AND MULCHING AT A RATE OF 3.0 TONS PER ACRE AS RECOMMENDED IN THE PENN STATE AGRONOMY GUIDE.



LOCATION MAP
SCALE: 1"=2000'



EROSION AND SEDIMENTATION CONTROL PLAN

PLAN OF SUBDIVISION FOR
PARCEL 67 -4F -72

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4062
Date- 2/21/18
Scale- 1"=30'
Drawn-
Checked- AE
Sheet- 4 OF 8

Plotted: 5/24/2018 File: F:\JUN4062\4062-B4 Ballester sub.pro

ACT 287 SERIAL NUMBER 20180862796

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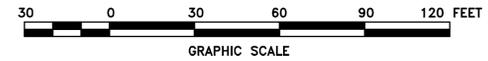
Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED

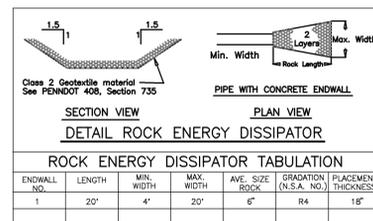
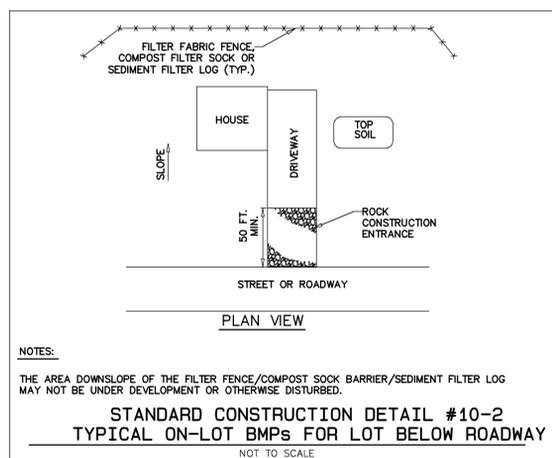
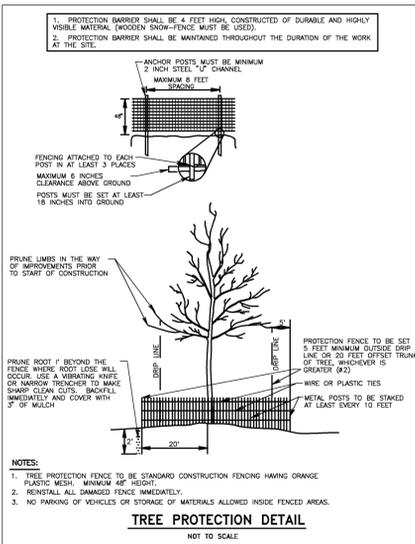
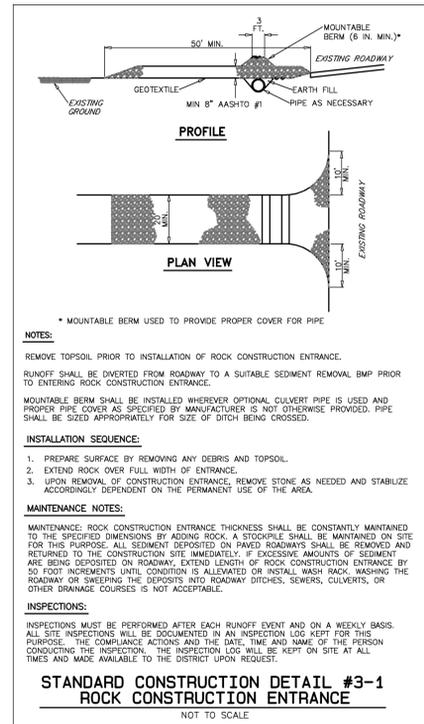
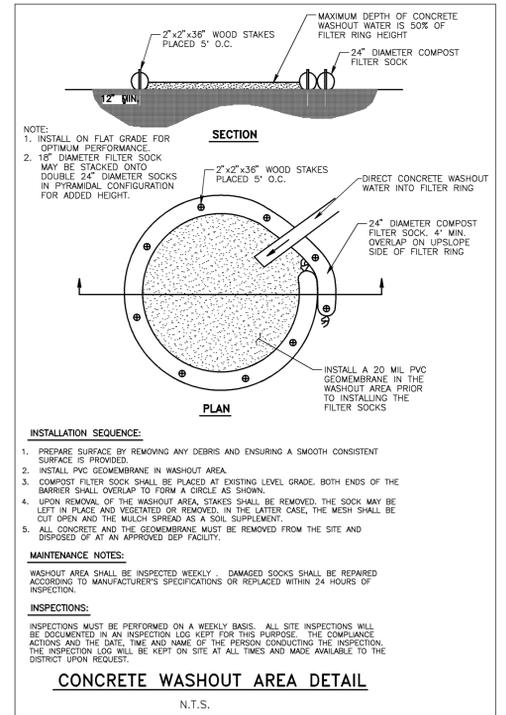
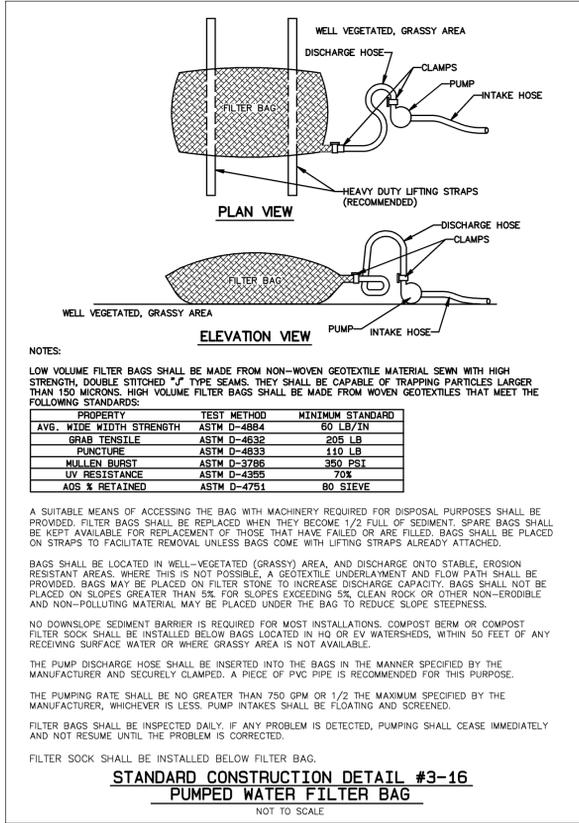
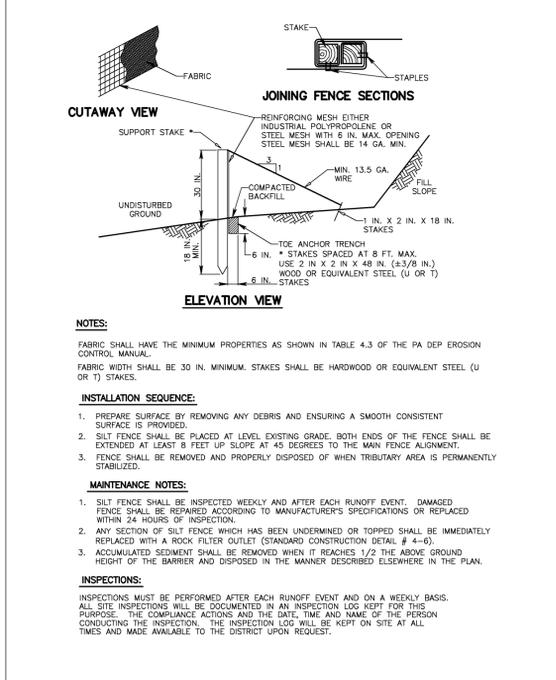
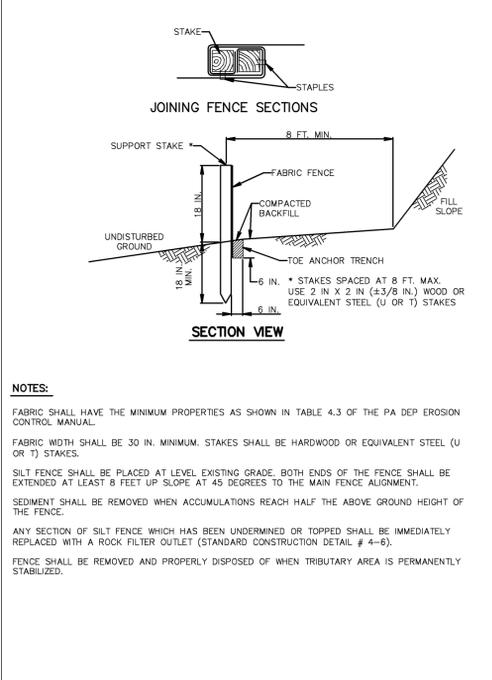
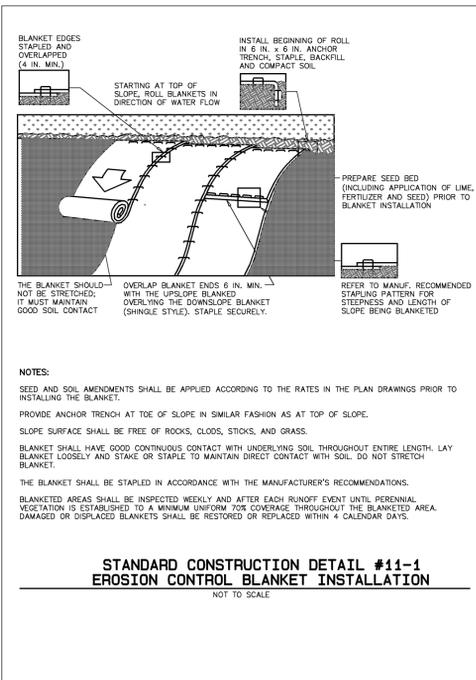
VERIZON PENNSYLVANIA, INC.
AQUA PENNSYLVANIA, INC.
COMCAST CABLE COMMUNICATIONS, INC.
WESTTOWN TOWNSHIP
PECO ENERGY

UPI 67-4F-72

JACQUELINE DRIVE



GRAPHIC SCALE



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

SEEDING AND MULCH NOTES
1. Any undisturbed area on which activity has ceased must be seeded and mulched immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at finished grade or will not be redisturbed within 1 year must be seeded and mulched with a permanent seed mixture and mulch.
2. Diversions, channels, sedimentation basins, sediment traps, and stockpiles must be seeded and mulched immediately.
3. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.
4. Graded areas are to be temporarily seeded and mulched immediately following earth moving procedures. Seed shall be annual ryegrass applied at the rate of 3 lbs. per 1000 sq. ft.
5. Establish permanent seeding as soon as possible after final grading is complete. Permanent seeding shall be 30% Penninn Red Fescue, 10% Penninn Perennial Ryegrass and 60% Kentucky Bluegrass applied at the rate of 3.5 lbs. per 1000 sq. ft.

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

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

Mulch: Shall be hay which is free of weeds and seeds, not moldy or rotten, and shall be applied at all disturbed areas at a rate of 3 tons per acre.
Kentucky Bluegrass Sod (if called for)
Sod shall be grown under supervision of the Bureau of Plant Industry Pennsylvania Department of Agriculture or shall be composed of only Blue Tag Certified Seed.
Temporary Seeding Dates: Anytime
Temporary Seeding: Shall be annual ryegrass at 40 lbs. per acre. Site preparation - apply 1 ton of agricultural grade limestone per acre plus fertilizer at the rate of 50-50-50 per acre and work in where possible. After seeding, mulch with hay or straw at a rate of 3 tons per acre.
Hydroseeding: Shall be lime, fertilizer, grass seeds, legume seeds and inculant mixed with water and applied as slurry, at a rate of 1,000 gallons per acre. Fertilizer: at rate of 50-100-100 per acre. Inculant: use 5 times rate recommended on the package when seeding with a hydroseeder.
PERMANENT SEEDING: For permanent seeding, soil supplements shall be applied to areas to be seeded as follows: 10-20-20 fertilizer shall be applied to 25 LBS/1000 Sq. Ft. pulverized dolomite limestone at 90 LBS/1000 Sq. Ft.

EROSION & SEDIMENTATION CONTROL DETAILS

PLAN OF SUBDIVISION FOR
PARCEL 67 -4F -72

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4062
Date- 2/21/18
Scale- N.T.S.
Drawn- Checked- AE
Sheet- 5 OF 8

EBW

Plotted: 5/22/2018 File: F:\JUN\4062\4062-B4 Ballester sub.pr

SOILS SERIES AND MAP SYMBOL	DEPTH TO		PERMEABILITY (MICROMETER/HR.)	AVAILABLE MOISTURE CAPACITY (IN. PER IN. OF SOIL DEPTH)	REACTION PH	SUITABILITY AS SOURCE OF	
	SEASONAL HIGH WATER TABLE (FT.)	BEDROCK (FT.)				TOPSOIL	ROAD FILL
Gladstone GdB GdC		5+	9.17 22.30	.14 .14	6.3 6.1	Fair	Fair

SOILS CLASSIFICATION

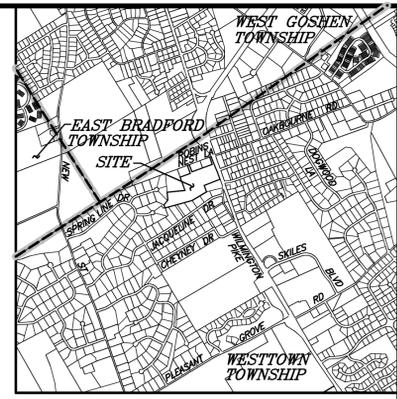
GdC GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES

U:LD URBAN LAND-GLADSTONE COMPLEX, 5 TO 25 PERCENT SLOPES

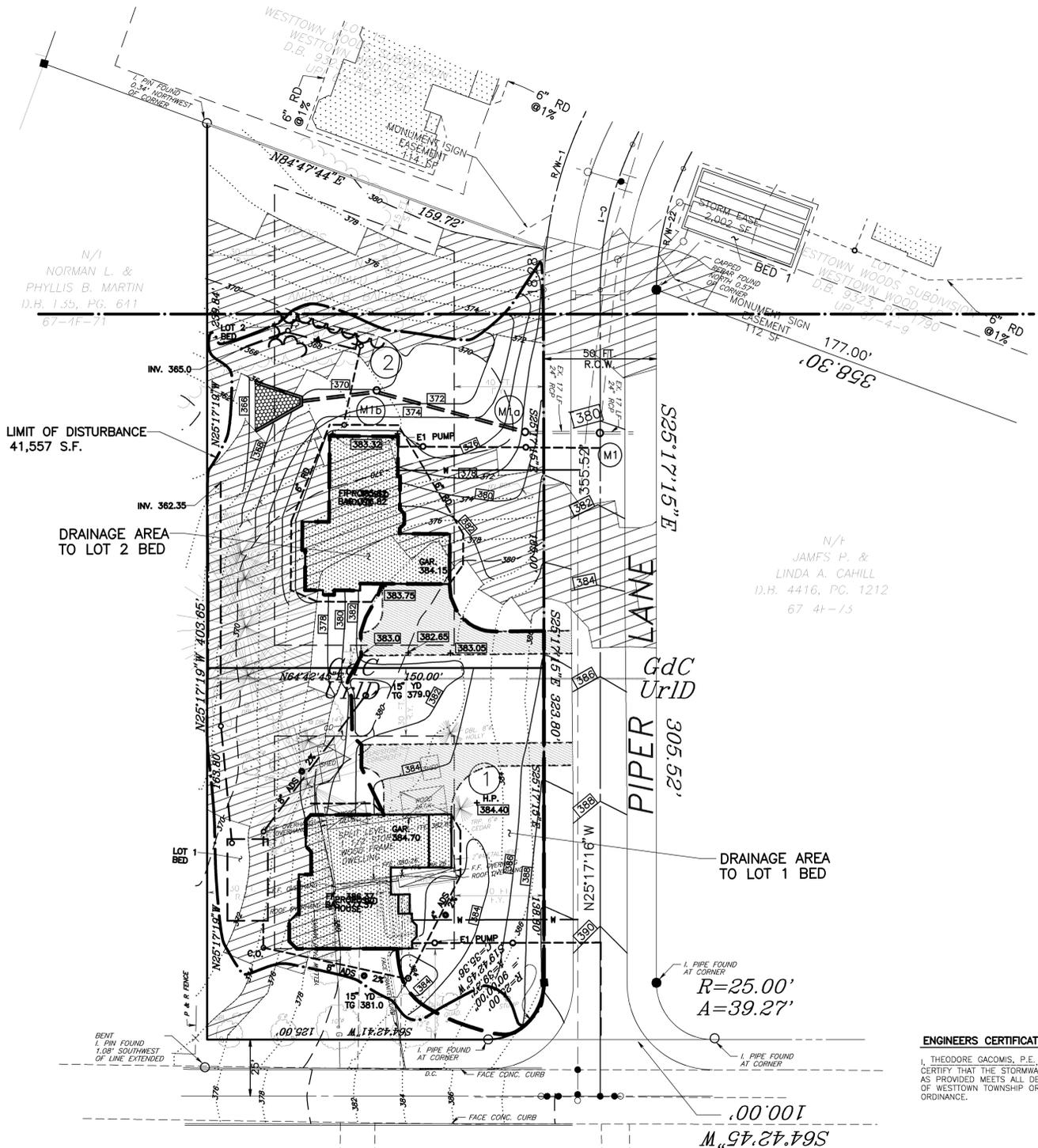
SOIL NOTE

1. The site contains mapped Worsham Soils that have been tested and found not to present to the extent mapped. The Worsham Soils are limited to the shaded area depicted on the plan.

2. If any wet or unsuitable soils are encountered through the course of construction, they shall not be used to construct roadways, basin berms or other structural fill.



LOCATION MAP
SCALE: 1"=2000'



LEGEND

- 430 --- EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- 438 --- PROPOSED CONTOUR
- 94.88 + PROPOSED SPOT ELEVATION
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- PROPOSED WATER LINE
- PS --- PROPOSED PRESSURE SEWER
- SOILS LINE
- EXISTING TREE LINE
- EXISTING WETLANDS
- EDGE OF PAVING
- RIGHT OF WAY LINE
- DRAINAGE AREA LINE
- ▨ NATURALLY OCCURRING PRECAUTIONARY SLOPES
- 18" MAPLE EXISTING TREE
- PROPOSED CURB
- X --- EXISTING FENCE
- PROPOSED WALL
- ① PROPOSED LOT NUMBER

ACT 287 SERIAL NUMBER 20180862796

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UTILITIES NOTIFIED

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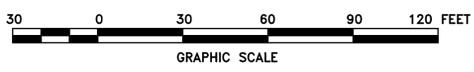
ENGINEERS CERTIFICATION

I, THEODORE GACOMIS, P.E., ON THIS DATE 5/24/2018, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT DESIGN AND SYSTEM AS PROVIDED MEETS ALL DESIGN STANDARDS AND CRITERIA OF WESTTOWN TOWNSHIP ORDINANCE, STORMWATER MANAGEMENT ORDINANCE.

PROPERTY OWNERS CERTIFICATION

THE LANDOWNER ACKNOWLEDGES THAT, PER THE PROVISIONS OF THE WESTTOWN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE TOWNSHIP. THE INDIVIDUAL LOT OWNER, HIS/HER HEIRS, ASSIGNS OR SUCCESSORS, SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE SAID FACILITIES. THE TOWNSHIP MAINTAINS THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER SAID PREMISES TO OBSERVE OR INSPECT THE FUNCTIONING OF THESE FACILITIES. IF THE PROPERTY OWNER, HIS/HER HEIRS, ASSIGNS OR SUCCESSORS FAILS IN ANY WAY TO MAINTAIN THE SAID FACILITIES OR CAUSES THESE FACILITIES TO BE ALTERED OR REMOVED, UPON WRITTEN NOTIFICATION BY THE TOWNSHIP, THE DEFECTS SHALL PROMPTLY BE CORRECTED BY PROPERTY OWNER. UPON THE OWNER'S FAILURE TO CORRECT THE DEFECTS WITHIN THE TIME SPECIFIED BY THE TOWNSHIP, THE OWNER, HIS/HER HEIRS, ASSIGNS OR SUCCESSORS DO HEREBY AUTHORIZE THE TOWNSHIP AND/OR THEIR CONTRACTOR TO ENTER UPON THE SAID PROPERTY AND CAUSE THE REPAIR, MAINTENANCE, AND/OR CORRECTION TO BE MADE. A LIEN MAY BE FILED AGAINST THE PROPERTY FOR THE COST OF ALL CORRECTIONS INCLUDING APPLICABLE ENGINEERING AND/OR ATTORNEY'S FEES. THE TOWNSHIP IS UNDER NO OBLIGATION TO TAKE ANY ACTION. ALL SUBSEQUENT REAL ESTATE TRANSACTIONS, THE EXISTENCE OF THESE STORMWATER FACILITIES AND THEIR MAINTENANCE RESPONSIBILITIES SHALL BE DISCLOSED TO THE NEW OWNERS. ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO THE TOWNSHIP ALONG WITH AN EROSION & SEDIMENTATION CONTROL PLAN FOR REVIEW AND APPROVAL.

JACQUELINE DRIVE



STORMWATER MANAGEMENT PLAN

PLAN OF SUBDIVISION FOR PARCEL 67 -4F -72

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

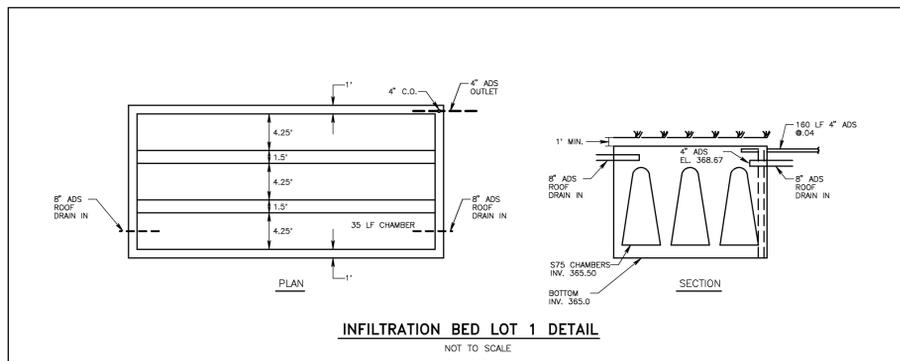
Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS

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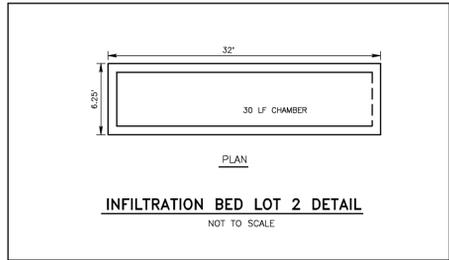
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Sheet- 6 OF 8

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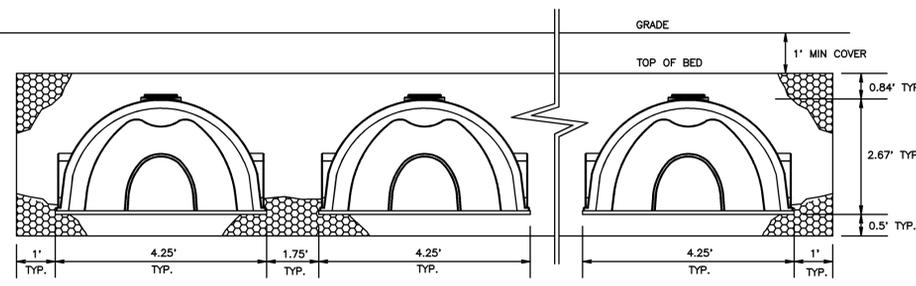
Owner



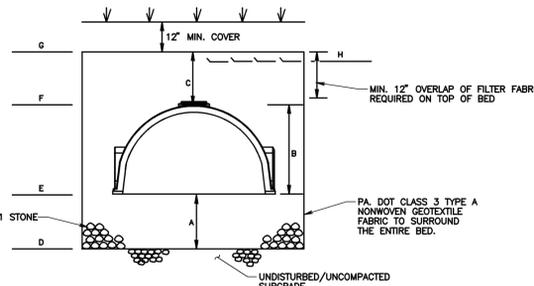
INFILTRATION BED LOT 1 DETAIL
NOT TO SCALE



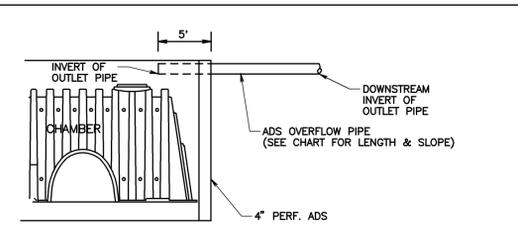
INFILTRATION BED LOT 2 DETAIL
NOT TO SCALE



NOTE: BED CHAMBER DESIGN LANE STORM KEEPER S75 INSTALL CHAMBERS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
	STONE UNDER PIPE (FT)	RECHARGER CHAMBER HEIGHT (N)	TOP PIPE TO TOP BED (FT)	BOTTOM BED	BOTTOM PIPE	TOP PIPE	TOP OF BED	100 YR ELEV.	# OF ROWS	LENGTH OF ROWS (FT)	TOTAL LINER FEET															
BED 1	0.50'	2.5'	1.0'	365.0	365.50	368.00	369.00	368.85	3	35'	105'															
BED 2	0.50'	2.5'	1.0'	362.0	363.00	365.50	366.50	366.36	1	30'	30'															



BED #	INVERT OF OUTLET PIPE	OUTLET PIPE DIA (IN)	OUTLET PIPE LENGTH (FT)	SLOPE OF OUTLET PIPE	DOWNSTREAM INVERT OF OUTLET PIPE
1	368.75	4"	160'	0.04	362.35
2	366.25	4"	25'	0.05	365.00

OVERFLOW PIPE DETAIL
NTS

THE PCSWM PLAN/DESIGN PROVIDES THE FOLLOWING:

1. PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.
2. PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF.
3. MINIMIZE ANY INCREASE IN STORMWATER RUNOFF.
4. MINIMIZE IMPERVIOUS AREAS.
5. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION.
6. MINIMIZE LAND CLEARING AND GRADING.
7. MINIMIZE SOIL COMPACTION.
8. UTILIZES BMP'S THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF.
9. UTILIZES BMP'S TO PREVENT THERMAL IMPACTS WITH THE STORMWATER DISCHARGE.

PCSWM SHORT TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

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 BMP'S ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSWM BMP'S UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSWM BMP'S.

FOR ANY PROPERTY CONTAINING A PCSWM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDS OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSWM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSWM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSWM BMP'S 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 AND ENFORCEABLE BY SUCCESSOR GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER 102-(b)(5) (RELATING TO PERMIT TERMINATION).

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 THE RESPONSIBILITY FOR PCSWM BMP'S OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE OF THE PCSWM BMP'S LOCATED ON THE PROPERTY.

A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE 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 BMP'S LOCATED ON THE PROPERTY.

POST CONSTRUCTION REPORTING & RECORD KEEPING

1. THE POST CONSTRUCTION STORMWATER PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE C.E.P. OR THE CONSERVATION DISTRICT.

GENERAL BMP AND E&S NOTES

- NOTES**
1. ALL OF THE BMP'S IDENTIFIED/PROPOSED ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN AND THE NOTES CONTAINED ON THE SHEET. THE WETLAND VEGETATION FOR THE BASINS SHALL NOT BE INSTALLED UNTIL 70% STABILIZATION OF THE TRIBUTARY AREA IS ACHIEVED AND THE CONVERSION TO ITS FINAL CONFIGURATION IS COMPLETE.
 2. NO BMP SHALL BE INSTALLED UNTIL 70% VEGETATIVE COVER IS ACHIEVED. THE CONSERVATION DISTRICT SHALL BE NOTIFIED PRIOR TO THE INSTALLATION AND MUST CONCUR WITH THE 70% COVER BEFORE INSTALLATION IS BEGUN.
 3. DURING CONSTRUCTION THE CONTRACTOR SHALL TAKE EVERY EFFORT TO KEEP SEDIMENT LADEN WATER OUT OF THE INFILTRATION BMP'S. IF ANY SEDIMENT LADEN WATER SHALL ENTER THE FACILITY, IMMEDIATE STEPS MUST BE UNDERTAKEN TO REMOVE IT, INCLUDING BUT NOT LIMITED TO CLEANING THE FABRIC AND STONE OR REPLACING IT DEPENDING ON THE SEVERITY OF THE INCURSION.
 4. 50' BUFFER AREAS ARE REQUIRED AT THE STREAM CROSSING. ALL CLEARING SOD DISTURBANCES, EXCAVATION AND EQUIPMENT TRAFFIC SHOULD BE AVOIDED AND/OR MINIMIZED. ALL OTHER CONSTRUCTION OPERATIONS SHALL TAKE PLACE OUTSIDE THE BUFFER.

POST CONSTRUCTION SNOOT BMP MAINTENANCE NOTES:

MONTHLY MONITORING FOR THE FIRST YEAR OF A NEW INSTALLATION RECOMMENDED AFTER THE SITE HAS BEEN STABILIZED. MEASUREMENT OF SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS WILL BE HELPFUL IN PLANNING MAINTENANCE.

THE STRUCTURE SHALL BE CLEANED WHEN THE SUMP IS HALF FULL WHEN A SPILL OR OTHER INCIDENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE. MAINTENANCE IS BEST PERFORMED WITH A VACUUM TRUCK.

AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED. A SIMPLE FLUSHING OF THE VENT, OR GENTLE RODDING WITH A FLEXIBLE WIRE SHOULD BE PERFORMED TO MAINTAIN THE ANTI-SIPHON PROPERTIES TO ENSURE TROUBLE-FREE SERVICE. OPENING AND CLOSING THE ACCESS HATCH AT THIS TIME IS ALSO RECOMMENDED.

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

SNOOTS GET PLACED AT YARD DRAINS.

CONSTRUCTION DEBRIS HANDLING:

1. CONSTRUCTION DEBRIS MUST BE STORED IN REFUSE CONTAINERS FOR REMOVAL FROM THE SITE. THE CONTAINERS MUST BE PLACED IN ACCESSIBLE LOCATIONS.
2. NO DEBRIS MAY BE STORED/LEFT IN AREAS OR DEPRESSIONS ON THE SITE.
3. NO FUEL MAY BE STORED ON SITE.

POST-CONSTRUCTION LONG TERM OPERATION AND MAINTENANCE OF STORMWATER FACILITIES:

THE OPERATION AND MAINTENANCE OF THE BMP'S IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

STORMWATER DETENTION FACILITY:

1. ALL SEDIMENT MUST BE REMOVED WHEN NOTED IN THE BOTTOM OF STRUCTURES. SEDIMENT REMOVAL MUST BE PERFORMED WHEN IT HAS NO STANDING WATER. ACCUMULATED SEDIMENT MUST BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER. IF THE AMOUNT OF SEDIMENT REQUIRES ITS TRANSPORT TO ANOTHER SITE, THE SITE MUST HAVE AN NPDES PERMIT.
2. SYSTEM DEWATERING: SHOULD DEWATERING OF THE BASIN AREA BE REQUIRED, THE WATER MUST BE DISCHARGED TO A DEP APPROVED DEWATERING FACILITY (DRIBAG OR EQUAL).
3. THE BASIN OUTLET MUST BE INSPECTED TO ENSURE THE STRUCTURES ARE FREE OF DEBRIS. ALL DEBRIS MUST BE REMOVED FROM THE STRUCTURES ON A YEARLY BASIS.
4. THE SYSTEM IS CONSIDERED FAILING IF IT DOES NOT DEWATER IN 72 HOURS. IF IT IS NOT DEWATERING, THE OUTLET SYSTEM MUST BE CHECKED AND CLEARED OF ANY DEBRIS CLOGGING THE OUTLET SYSTEM.

REGULAR REMOVAL OF LITTER AND DEBRIS WITHIN THE PROPERTY SHALL BE PERFORMED. STORMWATER FACILITIES SHALL BE INSPECTED AT LEAST ANNUALLY. THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL NOT BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE TOWNSHIP UPON THE COMPLETION OF EACH INSPECTION REQUIRED BY THIS PARAGRAPH. INSTEAD, THE PROFESSIONAL ENGINEER SHALL BE REQUIRED TO SUBMIT A WRITTEN INSPECTION REPORT TO THE TOWNSHIP IN ACCORDANCE WITH THE SCHEDULE ESTABLISHED UNDER THE POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES INSPECTION REQUIREMENTS SET FORTH SEPARATELY ON THESE PLANS. ANY TRASH, DEBRIS, SEDIMENT, ETC., SHALL BE REMOVED AND PROPERLY DISPOSED OF.

THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS, INCLUDING STORM INLETS, STORM DRAIN PIPES, DETENTION SYSTEMS, RAIN GARDENS, AND ROOF DRAIN CONNECTIONS ARE PERMANENT AND ARE NOT TO BE REMOVED.

UNDERGROUND STONE RECHARGE BED & STONE BED

1. IF WATER IS STILL IN THE BOTTOM OF THE INLETS AT THE RECHARGE BED 72 HOURS AFTER A STORM EVENT, THE SYSTEM HAS FAILED AND MUST BE REPAIRED. THE SYSTEM MAY NEED TO BE EXCAVATED AND NEW STONE INSTALLED.
2. SHOULD DEWATERING BE REQUIRED, THE WATER MUST BE DISCHARGED TO A DEP APPROVED DEWATERING FACILITY (DRIBAG OR EQUAL).
3. ANY DEBRIS OR TRASH IN THE BOTTOM OF THE INLETS MUST BE REMOVED AND DISPOSED OF PROPERLY.

RAIN GARDENS:

1. SYSTEM DEWATERING: IF WATER IS PONDING IN THE BOTTOM OF THE RAIN GARDEN BEYOND THREE DAYS FOLLOWING A STORM EVENT THE GATE VALVE SHOULD BE OPENED TO ALLOW THE UNDERGROUND TO FUNCTION. SHOULD DEWATERING OF THE BASIN AREA BE REQUIRED, THE WATER MUST BE DISCHARGED TO A DEP APPROVED DEWATERING FACILITY (DRIBAG OR EQUAL).
2. ANY DEBRIS THAT IS DEPOSITED IN THE RAIN GARDEN AREAS MUST BE RECYCLED OR REMOVED AND SENT TO AN APPROVED FACILITY.
3. THE SYSTEMS MUST BE CHECKED ANNUALLY. SHOULD IT NOT DEWATER FOR 72 HOURS FOLLOWING A RAIN EVENT IT IS CONSIDERED TO BE FAILING AND THE BOTTOM MUST BE TILLED TO LOOSEN THE SOIL. FOLLOWING THE TILLING, THE DISTURBED AREA MUST BE STABILIZED WITH THE SEED MIX SPECIFIED FOR THE RAIN GARDEN AREA.

INFILTRATION BED CONSTRUCTION SEQUENCE (ENGINEERING OVERSIGHT REQUIRED)

1. EXCAVATE AREA FOR BED TO SPECIFIED ELEVATION. CONTRACTOR MUST FOLLOW ALL NOTES AND DETAILS PROVIDED ON PCSWM PLAN REGARDING INSTALLATION.
2. CONTRACTOR SHALL BE VERY CAREFUL NOT TO RUN HEAVY EQUIPMENT OVER THE BOTTOM OF BED TO MINIMIZE POTENTIAL COMPACTION. SCARIFY BOTTOM.
3. PLACE GEOTEXTILE FABRIC ON BOTTOM AND ALL SIDES OF BED.
4. FILL BED WITH STONE TO THE ELEVATION OF THE INFLOW PIPES.
5. INSTALL INFLOW PIPES AND COMPLETE PLACEMENT OF STONE UP TO INVERT ELEVATION OF OUTLET STRUCTURE. INSTALL OUTLET STRUCTURE AND COMPLETE PLACEMENT OF STONE.
6. PLACE GEOTEXTILE OVER TOP OF BED WITH A MINIMUM OVERLAP OF 12 INCHES.
7. PLACE 1 FOOT OF COVER OVER ENTIRE BED AND INSTALL AN IMPERVIOUS GEOTEXTILE FABRIC AS SPECIFIED ON PLAN. BACKFILL THE REMAINDER OF THE BED. SEED MULCH AND STABILIZE IMMEDIATELY.

INFILTRATION BED AND STORMWATER FACILITIES MAINTENANCE NOTES

1. Regular removal of litter and debris within the property shall be performed. Stormwater facilities shall be inspected quarterly and any trash, debris, sediment, etc., shall be removed and properly disposed of.
 2. Observations shall be made to determine the length of time needed for retained water to infiltrate into the soil after a storm event. The observations shall be made by reading the water level in the inlet box(es) of the underground system several times over a period of two (2) days after a large storm event. The first of these observations shall provide a record of how well the system is working when comparing future observations. Observations shall be made twice the first year and yearly thereafter.
 3. Stormwater detention and retention basins or facilities shall be inspected by, or under the direction of, a registered professional engineer licensed in the Commonwealth of Pennsylvania on behalf of the applicant or responsible entity (including the Township Engineer for dedicated facilities) on the following basis:
 - a. Annually for the first five (5) years.
 - b. Once every three (3) years thereafter.
 - c. During or immediately after the cessation of a 100-year or greater storm event.
- The professional engineer conducting the inspection shall be required to submit a written report to the Township within one (1) month following completion of the inspection. The report will present documentation and include pictures regarding the condition of the facility and recommend necessary repairs or replacement, if needed. Any needed repairs shall be implemented by the owner within one (1) month of the report issuance date.
4. The stormwater management facilities shown on these plans, including storm inlets, storm drain pipes, underground detention systems, and roof drain connections, are permanent and are not to be removed. The Homeowner's Association, its successor or assigns shall assume the responsibility for perpetual maintenance of the said facilities. If the Homeowner, its successor or assigns, fails in any way to maintain the said facilities or causes the facilities to be altered or removed, upon written notification by the municipality, the defects shall be promptly corrected at the owner's expense. Upon the owner's failure to correct the defect within the time specified by the municipality, the owner, his successor or assigns do hereby authorize the municipality to enter upon the said property and cause the repairs maintenance and/or corrections to be made. A lien may be filed against the property for all costs of all corrections, including applicable engineering and/or attorney fees, although the municipality is under no obligation to take action. The permission granted herein shall constitute an access easement for maintenance purposes should some be necessary by the municipality in the sole opinion of the municipality. This maintenance responsibility shall be added into the deed.
 5. All inflow and outflow points to the individual on-lot systems should be kept clear of leaves and other debris. Any leaves or debris will negatively impact the performance of these systems. All downspouts and overflow pipes should be kept in good working order.

POST CONSTRUCTION INFILTRATION BED AND STORMWATER FACILITIES MAINTENANCE NOTES

1. Regular removal of litter and debris within the property shall be performed. Stormwater facilities shall be inspected quarterly and any trash, debris, sediment, etc., shall be removed and properly disposed of.
 2. Observations shall be made to determine the length of time needed for retained water to infiltrate into the soil after a storm event. The observations shall be made by reading the water level in the inlet box(es) of the underground system several times over a period of two (2) days after a large storm event. The first of these observations shall provide a record of how well the system is working when comparing future observations. Observations shall be made twice the first year and yearly thereafter.
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 5. All inflow and outflow points to the individual on-lot systems should be kept clear of leaves and other debris. Any leaves or debris will negatively impact the performance of these systems. All downspouts and overflow pipes should be kept in good working order.

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, _____ DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. SECTION 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 STATUTES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSWM 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 PCSWM PLAN.
- (2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS PART OF THE APPROVED PCSWM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSWM BMP'S.

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

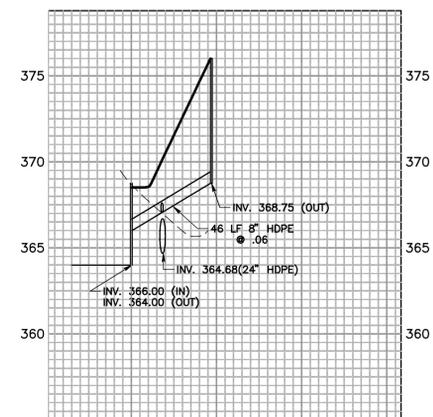
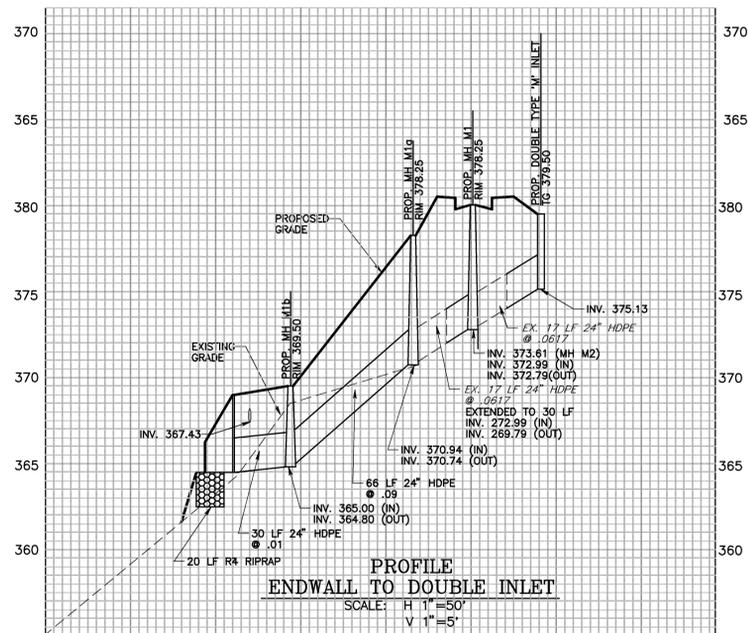
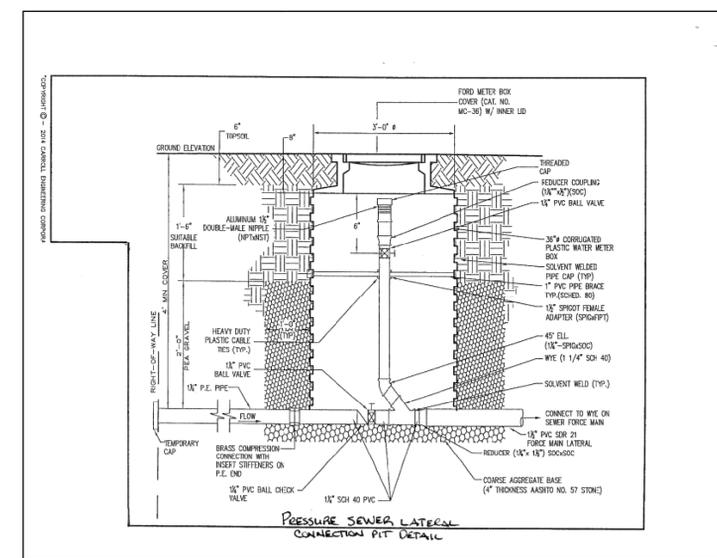
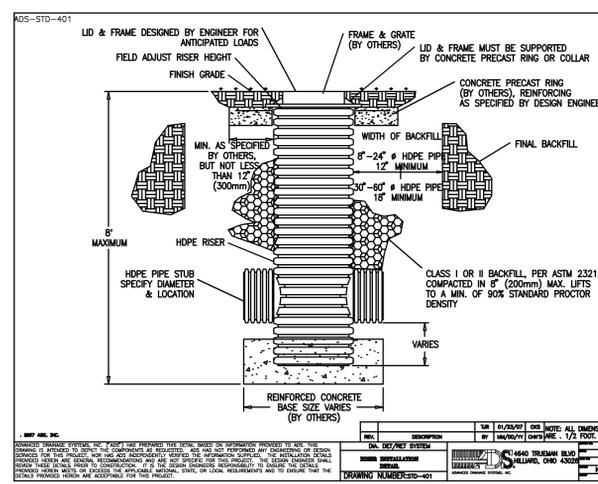
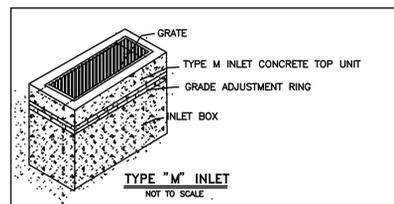
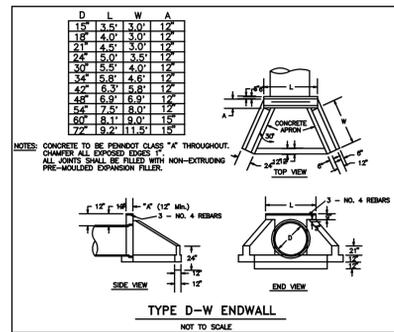
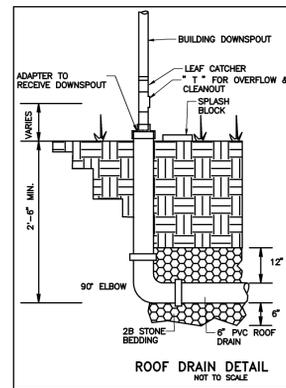
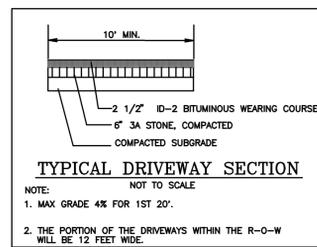
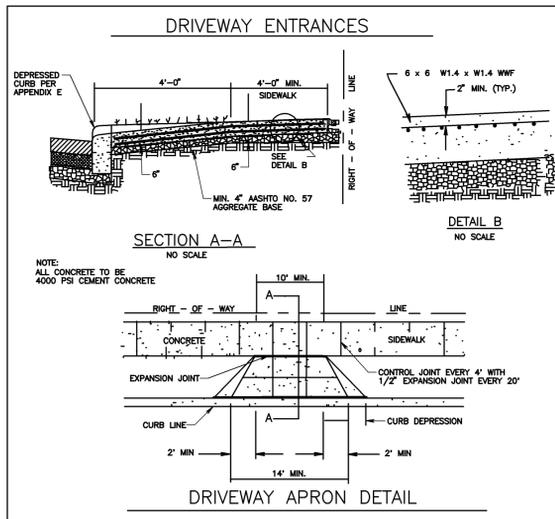
PLAN OF SUBDIVISION FOR PARCEL 67 -4F -72

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4062
Date- 2/21/18
Scale- N.T.S.
Drawn-
Checked- AE
Sheet- 7 OF 8

Plotted: 5/22/2018 File: F:\JIB\4062\4062-B4 Ballester sub.prc



PLAN OF SUBDIVISION
FOR
PARCEL 67 -4F -72

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

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