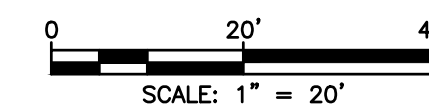
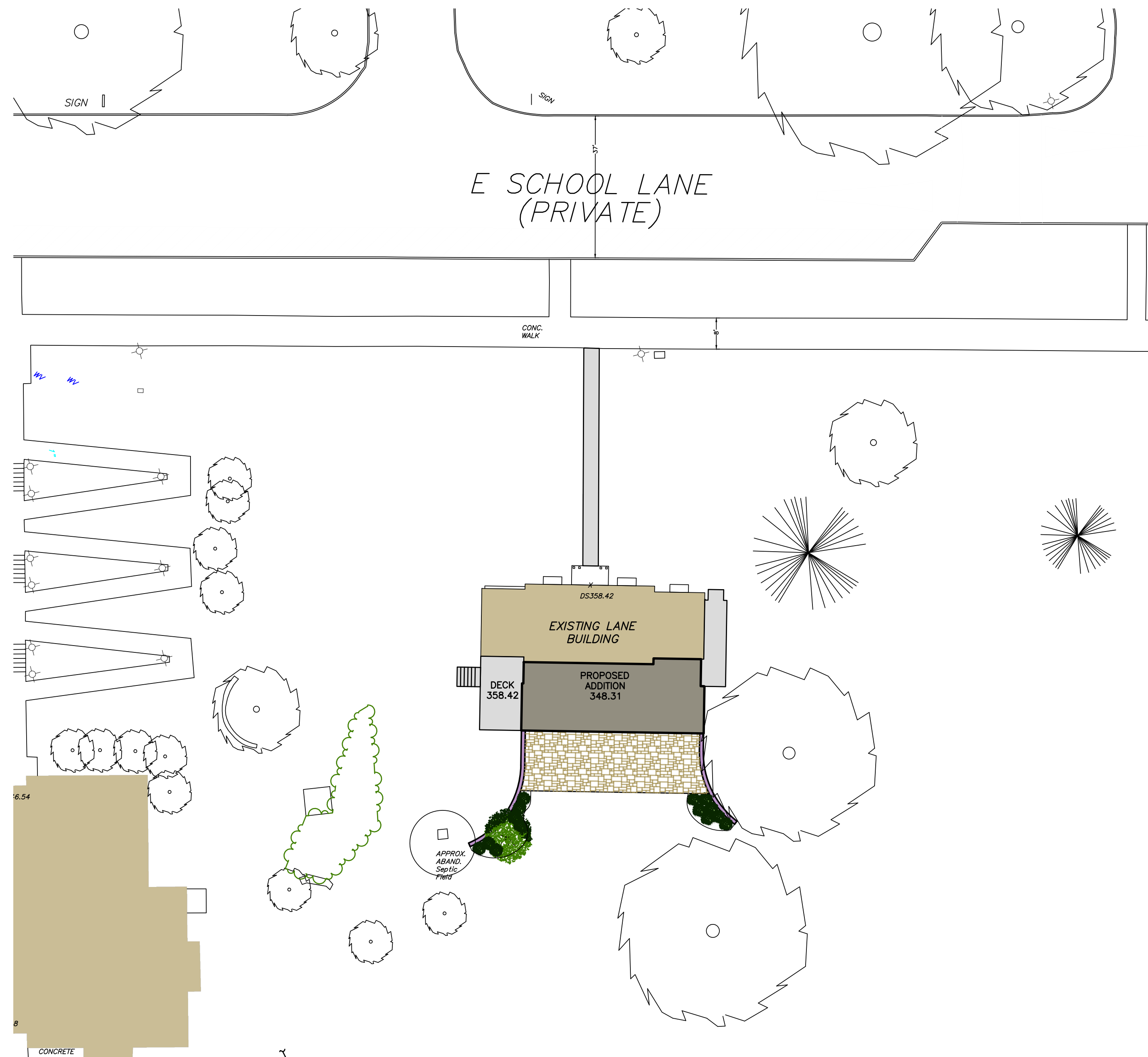
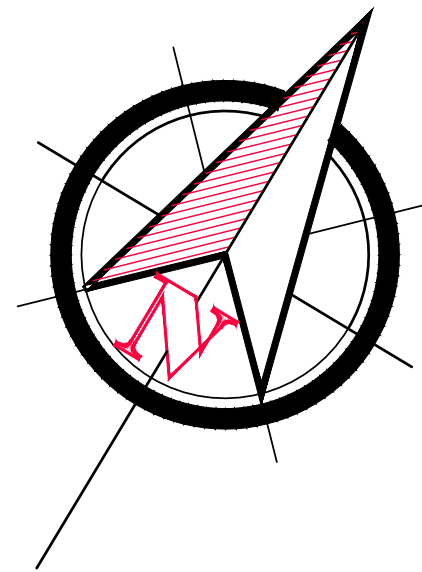


# WESTTOWN SCHOOL - LANE HOUSE

## PRELIMINARY / FINAL LAND DEVELOPMENT PLANS



LOCATION MAP  
SCALE: 1" = 1 MILE



| PLAN SHEET INDEX: |   | PLAN DATE  | REV DATE   |
|-------------------|---|------------|------------|
| SHEET-01:         | ILLUSTRATIVE SITE PLAN                  | 06/09/2022 | 08/30/2022 |
| SHEET-02:         | RECORD PLAN                             | 06/09/2022 | 08/30/2022 |
| SHEET-03:         | CONSERVATION/VICINITY PLAN              | 06/09/2022 | 08/11/2022 |
| SHEET-04:         | EXISTING CONDITIONS/<br>DEMOLITION PLAN | 06/09/2022 | 08/11/2022 |
| SHEET-05:         | STORMWATER MANAGEMENT PLAN              | 06/09/2022 | 08/30/2022 |
| SHEET-06:         | EROSION & SEDIMENT<br>CONTROL PLAN      | 06/09/2022 | 08/11/2022 |
| SHEET-07:         | CONSTRUCTION DETAILS                    | 06/09/2022 | 08/11/2022 |
| SHEET-08:         | LANDSCAPE PLAN                          | 06/09/2022 | 08/11/2022 |

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© APEX DESIGN + ENGINEERING GROUP, LLC  
PROJECT: 20220681829

|   |               |  |  |                    |                     |                      |
|---|---------------|--|--|--------------------|---------------------|----------------------|
| 1 08/30/22 FINAL PLAN FOR RECORDING<br>2 08/11/22 PER TWP ENG REVIEW<br>3 07/28/22 PER TWP ENG REVIEW<br>REV. DATE COMMENTS |               | PRELIMINARY/FINAL LAND DEVELOPMENT PLANS<br><b>WESTTOWN SCHOOL - LANE HOUSE</b><br>ILLUSTRATIVE SITE PLAN<br>WESTTOWN TOWNSHIP * CHESTER COUNTY * PENNSYLVANIA |  |                    |                     |                      |
|   |               | OWNER/APPLICANT<br>WESTTOWN SCHOOL<br>975 WESTTOWN ROAD<br>WEST CHESTER, PA 19382  | 1000 CONSHOHOCKEN ROAD, SUITE 202<br>CONSHOHOCKEN, PA 19428<br>PH: 610-234-2469<br>apexdeg.com |                    |                     |                      |
| UTILITY ONE CALL<br>20220681829   | DRAWN:<br>AGG | REVIEWED:<br>MJB   | DATE:<br>06-09-22  | SCALE:<br>1" = 20' | FILE NO.:<br>21-014 | SHEET NO.:<br>1 OF 8 |

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**ADJOINER LIST:**

- N/F WESTTOWN SCHOOL  
JOHNNYS WAY  
TAX PARCEL 67-02-00274-80-0  
DEED BOOK 9407 PAGE 491
- N/F WESTTOWN SCHOOL  
1400 JOHNNYS WAY  
TAX PARCEL 67-02-00620-00-0  
DEED BOOK 9407 PAGE 491
- N/F WILLIAM D KROUT  
903 SHADY GROVE WAY  
TAX PARCEL 67-02-00610-10-0  
DEED BOOK 850 PAGE 219
- N/F MARC & ELIZABETH MILLER  
905 SHADY GROVE WAY  
TAX PARCEL 67-02-00610-00-0  
DEED BOOK 7760 PAGE 716
- N/F BRYAN COLLINS & MEGAN MCGOLDRICK  
911 SHADY GROVE WAY  
TAX PARCEL 67-02-00010-00-0  
DEED BOOK 8729 PAGE 1921
- N/F JASON P & KRISTINE C LISI  
915 SHADY GROVE WAY  
TAX PARCEL 67-02-00800-10-0  
DEED BOOK 6782 PAGE 2306
- N/F JOSEPH M FIORAVANTI  
917 SHADY GROVE WAY  
TAX PARCEL 67-02-00190-00-0  
DEED BOOK 6591 PAGE 2190
- N/F JOSEPH M & ANNE E BURNS  
919 SHADY GROVE WAY  
TAX PARCEL 67-02-00180-00-0  
DEED BOOK 9251 PAGE 1037

**ADJOINER LIST:**

- N/F CHADD H & COURTNEY E CRIDDLE  
1400 CARROLL BROWN WAY  
TAX PARCEL 67-02-00274-70-0  
DEED BOOK 6602 PAGE 553
- N/F SUSANNE M HANSON  
1401 CARROLL BROWN WAY  
TAX PARCEL 67-02-00270-40-0  
DEED BOOK 7930 PAGE 1248
- N/F FRANK J & HAZEL M TROILO  
WALNUT HILL ROAD  
TAX PARCEL 67-02-00270-30-0  
DEED BOOK M35 PAGE 583
- N/F FRANK J & HAZEL TROILO  
509 WALNUT HILL ROAD  
TAX PARCEL 67-02-00270-20-0  
DEED BOOK E35 PAGE 271
- N/F FRANK J & HAZEL M TROILO  
WALNUT HILL ROAD  
TAX PARCEL 67-02-00270-10-0  
DEED BOOK G35 PAGE 208
- N/F PENNWOOD CIVIC ASSOCIATION  
WALNUT HILL ROAD  
TAX PARCEL 67-02-00270-00-0  
DEED BOOK H33 PAGE 540
- N/F MARY CUMMINGS  
1400 PONDS EDGE ROAD  
TAX PARCEL 67-02-00300-00-0  
DEED BOOK 8451 PAGE 581

BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP OF WESTTOWN CHESTER COUNTY, PENNSYLVANIA ORDER

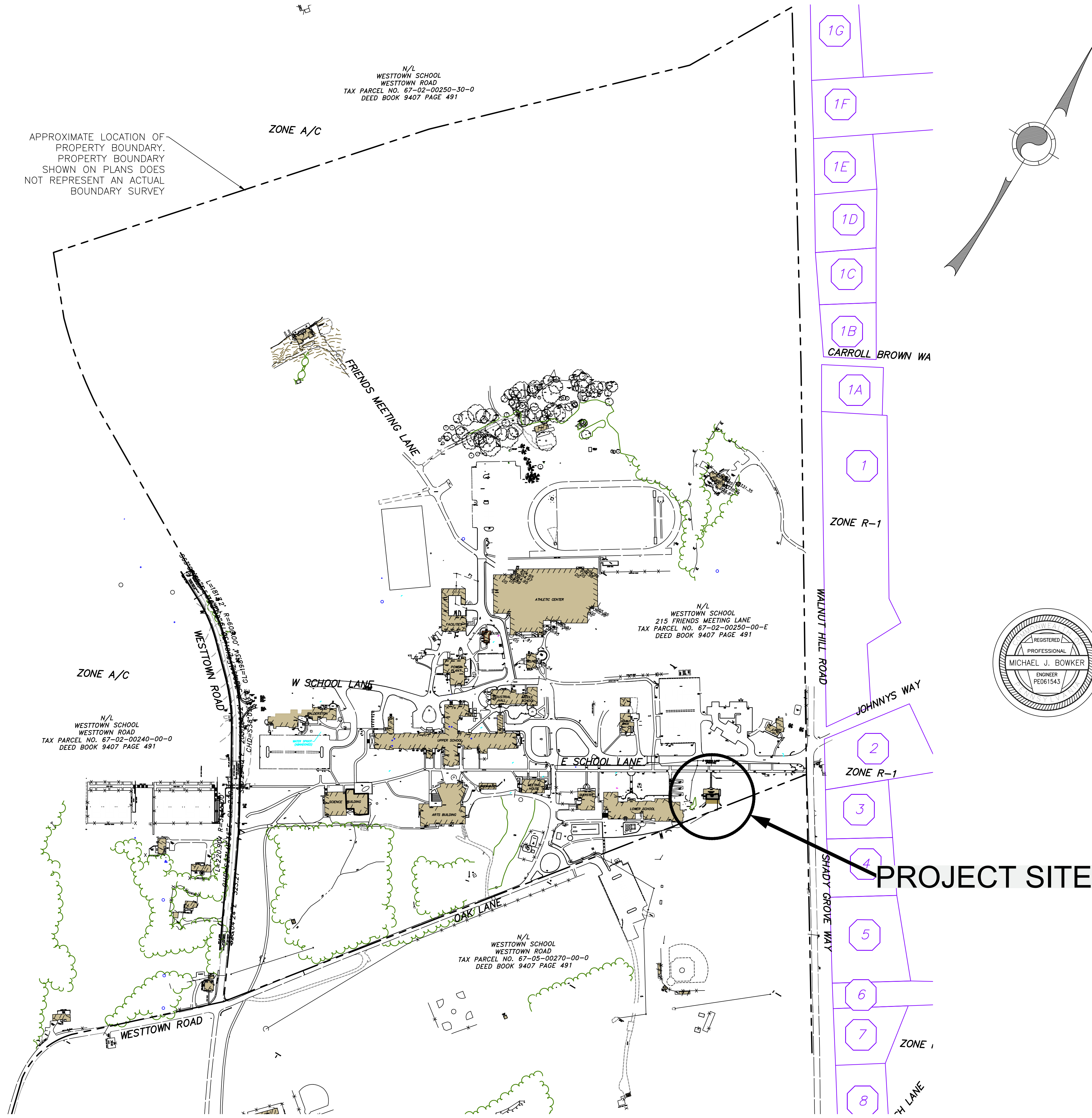
IN RE: APPLICATION OF WESTTOWN SCHOOL

HEARING WAS HELD AT THE STOKES ASSEMBLY HALL AT THE WESTTOWN TOWNSHIP MUNICIPAL BUILDING, 1039 WILMINGTON PIKE ON THURSDAY, MARCH 31, 2022, BEGINNING AT 6:31 P.M.

NOW, THIS 31ST DAY OF MARCH 2022, UPON CONSIDERATION OF THE TESTIMONY ADDUCED AND THE EXHIBITS PRESENTED, THE APPLICATION FOR SPECIAL EXCEPTION FOR THE AREA WITHIN THE LAND OWNED BY THE APPLICANT AS DESIGNATED ON THE PLAN SUBMITTED FOR EDUCATIONAL AND RELIGIOUS USES SHALL BE AND HEREBY IS GRANTED IN AND ONLY IN ACCORDANCE WITH THE TESTIMONY ADDUCED AND EXHIBITS PRESENTED. PROVIDED, HOWEVER, NOTHING HEREIN CONTAINED SHALL BE CONSTRUED TO IN ANY MANNER LIMIT THE APPLICANT'S RIGHT TO FURTHER EXPAND BY MAKING OF PROPER APPLICATION ADDITIONAL BUILDINGS UNDER THE PERMITTED USE.

UPON COMPLIANCE WITH ALL OF THE FOREGOING AND THE MAKING OF PROPER APPLICATION AND PAYMENT OF PROPER FEES AND DEMONSTRATING COMPLIANCE WITH OTHER APPLICABLE ORDINANCES OF THE TOWNSHIP, THE ZONING OFFICER IS AUTHORIZED AND DIRECTED TO ISSUE THE NECESSARY PERMITS FOR THE DESIGNATION OF THE PREMISES AS APPLIED FOR AS FALLING WITHIN A PERMITTED SPECIAL EXCEPTION FOR EDUCATIONAL AND RELIGIOUS USE.

APPROXIMATE LOCATION OF PROPERTY BOUNDARY SHOWN ON PLANS DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY

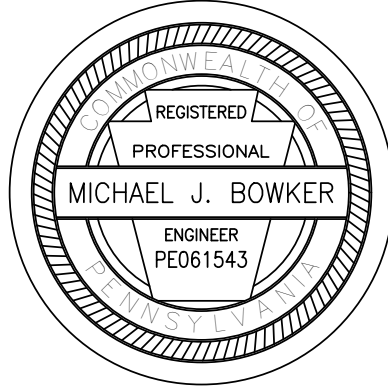


N/L WESTTOWN SCHOOL  
WESTTOWN ROAD  
TAX PARCEL NO. 67-02-00250-30-0  
DEED BOOK 9407 PAGE 491

N/L WESTTOWN SCHOOL  
WESTTOWN ROAD  
TAX PARCEL NO. 67-02-00240-00-0  
DEED BOOK 9407 PAGE 491

N/L WESTTOWN SCHOOL  
WESTTOWN ROAD  
TAX PARCEL NO. 67-02-00270-00-0  
DEED BOOK 9407 PAGE 491

N/L WESTTOWN SCHOOL  
215 FRIENDS MEETING LANE  
TAX PARCEL NO. 67-02-00250-00-E  
DEED BOOK 9407 PAGE 491



LAND DEVELOPMENT NO. \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
TAX PARCEL NO. 67-02-00250-00-E  
  
I HEREBY CERTIFY THAT WESTTOWN SCHOOL IS THE OWNER OF THESE LANDS, AND THAT I HEREBY ADOPTS THIS PLAN AND DESIRES THIS PLAN TO BE RECORDED.

BY: CHRIS BENBOW  
TITLE: HEAD OF SCHOOL  
  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_  
  
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHRIS BENBOW WHO ACKNOWLEDGED HIMSELF TO BE HEAD OF SCHOOL OF WESTTOWN SCHOOL, AND HE AS SUCH HEAD OF SCHOOL BEING AUTHORIZED TO DO SO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS HEAD OF SCHOOL.  
  
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN  
  
NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN.  
  
DATE \_\_\_\_\_ PROFESSIONAL ENGINEER  
  
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY WESTTOWN TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF WESTTOWN-CHAPTER 149.  
  
DATE \_\_\_\_\_ TOWNSHIP ENGINEER  
  
THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE WESTTOWN TOWNSHIP BOARD OF SUPERVISORS ON: \_\_\_\_\_  
  
DATE \_\_\_\_\_ TOWNSHIP SECRETARY

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

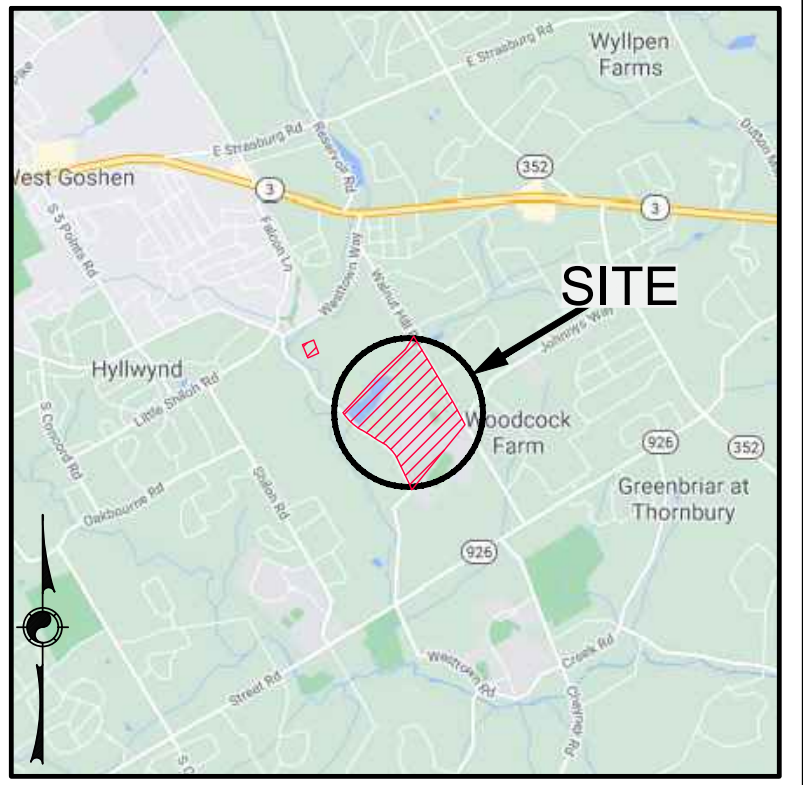
I, MICHAEL J. BOWKER, P.E., HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WESTTOWN TOWNSHIP CODE, CHAPTER 144, STORMWATER MANAGEMENT.  
  
MICHAEL, J. BOWKER, P.E. 08/30/2022 DATE

**PLANNING COMMISSION**  
Approved by the Westtown Township Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
  
Secretary  
Westtown Township  
Planning Commission

**BOARD OF SUPERVISORS**  
Approved by the Board of Supervisors of Westtown Township on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
  
Chairperson  
  
Township Manager

**RECORDER OF DEEDS**

| FILE NO.    | DATE     | REVISION | COMMENTS                 |
|-------------|----------|----------|--------------------------|
| 20220681829 | 08/11/22 | 1        | FINAL PLAN FOR RECORDING |
|             | 07/28/22 | 1        | PER TWP ENGR REVIEW      |
|             | 07/28/22 | 1        | PER TWP ENGR REVIEW      |



**ZONING DISTRICT A/C (AGRICULTURAL/CLUSTER RESIDENT DISTRICT)**  
LOT SIZE 2 ACRE MIN  
LOT WIDTH 100' MIN (AT BLDG LINE)  
IMPERVIOUS COVERAGE 15% MAX  
FRONT YARD 50' MIN  
SIDE YARD 50' MIN  
REAR YARD 50' MIN  
BUILDING HEIGHT 38' MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF THE TOWNSHIP OF WESTTOWN, LATEST EDITION.  
**TAX PARCEL NUMBER:** 67-02-00250-00-E  
**BLOCK AND UNIT NUMBER:** BLOCK 02, UNIT 0025000E

**SOURCE OF DEED:** BOOK 9407 PAGE 491  
**TOTAL AREA (TO THE TITLE LINE):** 7,426,980 SF (170.5 ACRES)  
**SURVEY NOTES:** 1. ELECTRONIC CAD FILE PROVIDED BY TRIMBLE SURVEYORS, 307 E LEXINGTON RD, LITIZ, PA 17543.

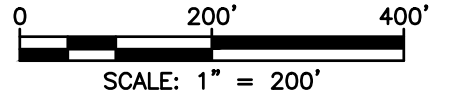
**RECORD OWNER / SOURCE OF TITLE:** WESTTOWN SCHOOL DEED BOOK 9407 PAGE 491  
215 FRIENDS MEETING LANE WEST CHESTER, PA 19382  
BLOCK 02 UNIT 0025000E PARCEL I.D. 67-02-00250-00-E PHONE: 610-399-0123

- GENERAL NOTES:**
- THE INTENT OF THIS PLAN SET IS TO ILLUSTRATE THE CONSTRUCTION OF A BUILDING ADDITION TO THE EXISTING LANE BUILDING ON THE CAMPUS. OTHER IMPROVEMENTS INCLUDES THE CONSTRUCTION OF A NEW DECK, AND THE ASSOCIATED GRADING AND STORMWATER MANAGEMENT IMPROVEMENTS.
  - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
  - PA ONE CALL NUMBER FOR THIS SITE IS 20220681829.
  - THE NOTED SURVEY PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
  - IN ACCORDANCE WITH FEMA PANEL NUMBER 42029C0215G EFFECTIVE DATE SEPTEMBER 29, 2017 PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS. THE PORTIONS OF THE PROPERTY WITHIN THE PROPOSED PROJECT AREA ARE LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
  - THIS SITE IS CURRENTLY SERVED BY AN ON SITE WELL AND PUBLIC SEWER.
  - NO PRECAUTIONARY SLOPE AREAS, PROHIBITIVE SLOPE AREAS, OR FLOODPLAIN AREAS ARE LOCATED WITHIN THE PROPOSED PROJECT SITE AREA.
  - PROJECT BENCHMARK - CONCRETE MONUMENT ELEV. 320.88
  - STORMWATER REPORT AND CALCULATIONS ARE IN ACCORDANCE WITH §144-304 AS PREPARED BY APEX ENGINEERING GROUP DATED JUNE 9, 2022 LAST REVISED AUGUST 11, 2022.
  - THIS PROJECT WILL NOT RESULT IN AN INCREASE OF EMPLOYEES OR OTHER USERS OF THE SCHOOL.

Serial Number: 2022-068-1829  
**CALL BEFORE YOU DIG!**  
CALL BEFORE ANY EXCAVATION WHETHER ITS ON PRIVATE OR PUBLIC LAND.  
Pennsylvania One Call System, Inc. 1-800-242-1776  
811  
APEX DESIGN + ENGINEERING GROUP, LLC PROJECT: 2022-068-1829

**LINETYPE LEGEND**  
--- EXISTING TRACT BOUNDARY LINE  
--- EXISTING RIGHT OF WAY  
--- ADJOINING PROPERTY LINE  
  
**WAIVER GRANTED:**  
THE FOLLOWING WAIVER FROM THE WESTTOWN TOWNSHIP SUBDIVISION OF LAND ORDINANCE (SOL) WAS GRANTED:  
  
1. §149-700.A TO PERMIT A COMBINED PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION AND APPROVAL DUE TO THE LIMITED NATURE OF THE PROPOSED IMPROVEMENTS.  
  
**TAX PARCEL NUMBER:** 67-02-00250-00-E

CCPC No. \_\_\_\_\_  
PROCESSED AND REVIEWED. A report has been prepared by the Chester County Planning Commission in accordance with the Municipalities Planning Code.  
Certified this date: \_\_\_\_\_  
For the Director  
Chester County Planning Commission



**Stormwater Controls and BMPs Alteration Acknowledgement**  
The Stormwater BMPs (as shown on this plan) are permanent facilities and shall not be modified or removed unless prior approval is granted by Westtown Township. The property owner(s), his/her successor or assigns, shall be responsible for the perpetual maintenance of all grades and elevations of such facilities, and shall do nothing to alter or damage same or other basin structures and devices. Landowner herein grants a blanket perpetual easement for access to, on and over the areas of the Stormwater BMPs shown on this plan for the purpose of inspection, emergency maintenance and repairs of the said permanent facilities in the event Landowner fails to maintain the Stormwater BMPs in accordance with the plan.  
  
Landowner: \_\_\_\_\_ Date: \_\_\_\_\_  
CHRIS BENBOW, HEAD OF SCHOOL

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
**WESTTOWN SCHOOL - LANE HOUSE**  
RECORD PLAN  
WESTTOWN TOWNSHIP \* CHESTER COUNTY \* PENNSYLVANIA  
  
OWNER/APPLICANT: WESTTOWN SCHOOL, 975 WESTTOWN ROAD, WEST CHESTER, PA 19382  
1000 CONSHOHOCKEN ROAD, SUITE 202, CONSHOHOCKEN, PA 19428, PH: 610-234-2408, apexdeg.com  
**APEX** DESIGN + ENGINEERING GROUP  
MICHAEL J. BOWKER, PE, PA ENGINEER PE061543  
DRAWN: AGG, REVIEWED: MJB, DATE: 06-09-22, SCALE: 1" = 200', FILE NO.: 21-014, SHEET NO.: 2 OF 8

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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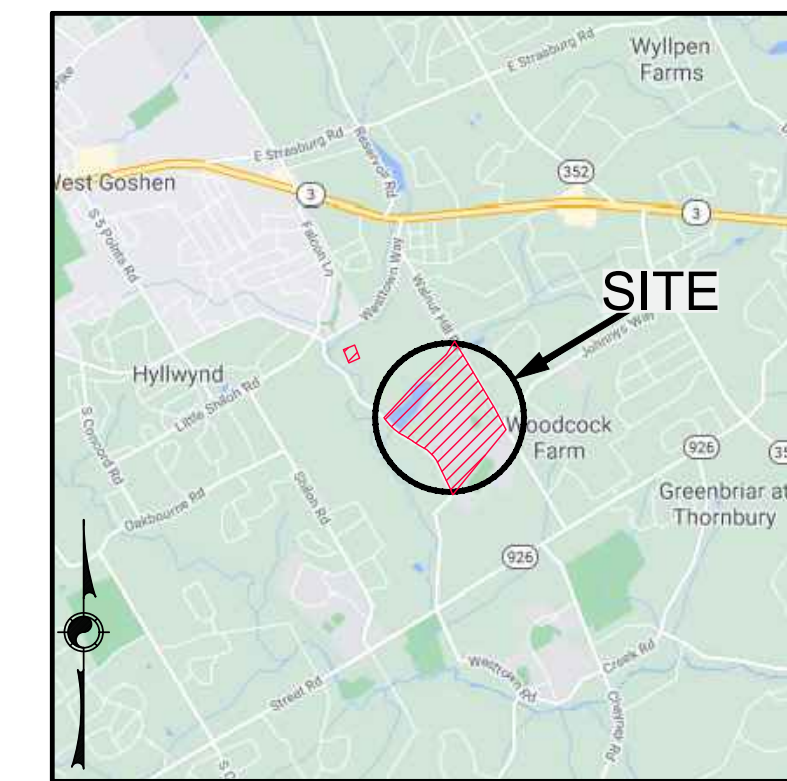
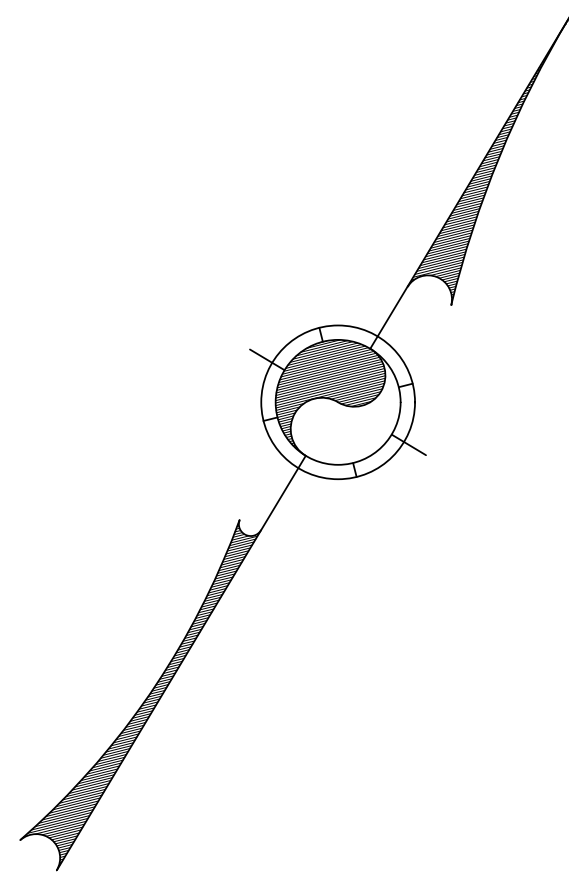
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**SYMBOL LEGEND**

|   |                              |
|---|------------------------------|
| ⊙ | IRON PIN FOUND               |
| □ | CONCRETE MONUMENT FOUND      |
| ⊕ | MARBLE MONUMENT FOUND        |
| ⊖ | EXISTING AIR CONDITIONER     |
| ⊕ | EXISTING GAS VALVE           |
| ⊕ | EXISTING GAS METER           |
| ⊕ | EXISTING ELECTRIC METER      |
| ⊕ | EXISTING CLEANOUT            |
| ⊕ | ROOF OVERHANG                |
| ⊕ | EXISTING TREE                |
| ⊕ | EXISTING UTILITY POLE        |
| ⊕ | EXISTING SPOT ELEVATION      |
| ⊕ | EXISTING DOOR SILL ELEVATION |

**LINE TYPE LEGEND**

|     |                            |
|-----|----------------------------|
| --- | EXISTING PROPERTY LINE     |
| --- | EXISTING RIGHT OF WAY      |
| --- | EXISTING BUILDING SETBACK  |
| --- | EXISTING FENCE             |
| --- | EXISTING EASEMENT          |
| --- | EXISTING TREE LINE         |
| --- | EXISTING 1' CONTOUR        |
| --- | EXISTING 5' CONTOUR        |
| --- | EXISTING OVERHEAD ELECTRIC |
| --- | EXISTING ELECTRIC LINE     |
| --- | EXISTING GAS LINE          |
| --- | EXISTING TELECOM LINE      |
| --- | EXISTING WATER LINE        |
| --- | EXISTING SANITARY LINE     |
| --- | EXISTING STORM PIPES       |
| --- | FEMA FLOODPLAIN BOUNDARY   |



LOCATION MAP  
SCALE: 1" = 1 MILE

**ZONING DISTRICT A/C (AGRICULTURAL/CLUSTER RESIDENT DISTRICT)**

|                     |                           |
|---------------------|---------------------------|
| LOT SIZE            | 2 ACRE MIN                |
| WIDTH               | 200' MIN (AT BLDG LINE)   |
|                     | 100' MIN (AT STREET LINE) |
| IMPERVIOUS COVERAGE | 15% MAX                   |
| FRONT YARD          | 50' MIN                   |
| SIDE YARD           | 50' MIN                   |
| REAR YARD           | 50' MIN                   |
| BUILDING HEIGHT     | 38' MAX                   |

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF THE TOWNSHIP OF WESTTOWN, LATEST EDITION.

TAX PARCEL NUMBER:  
67-02-00250-00-E

BLOCK AND UNIT NUMBER:  
BLOCK 02, UNIT 0025000E

SOURCE OF DEED:  
BOOK 9407 PAGE 491

TOTAL AREA (TO THE TITLE LINE)  
7,426,980 SF (170.5 ACRES)

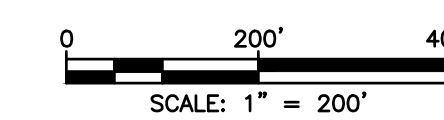
**SURVEY NOTES:**  
1. ELECTRONIC CAD FILE PROVIDED BY TRIMBLE SURVEYORS, 307 E LEXINGTON RD, LITITZ, PA 17543.

**EXISTING IMPERVIOUS COVERAGE WITHIN PROJECT SITE AREA:**

|                     |          |
|---------------------|----------|
| LANE HOUSE          | 1,133 SF |
| SIDE PORCH & STAIRS | 61 SF    |
| FRONT WALK & STEPS  | 243 SF   |
| BACK DECK           | 386 SF   |
| SHED                | 122 SF   |
| SHED WALL/PAD       | 63 SF    |
| TOTAL               | 1,998 SF |

- GENERAL NOTES:**
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
  - PA. ONE CALL NUMBER FOR THIS SITE IS 20220681829.
  - THE NOTED SURVEY PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
  - IN ACCORDANCE WITH FEMA PANEL NUMBER 42029C02156 EFFECTIVE DATE SEPTEMBER 29, 2017 PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS. THE PORTIONS OF THE PROPERTY WITHIN THE PROPOSED PROJECT AREA ARE LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
  - THIS SITE IS CURRENTLY SERVED BY AN ON SITE WELL AND PUBLIC SEWER.
  - PROJECT BENCHMARK - CONCRETE MONUMENT ELEV 320.88.

PROJECT SITE



Serial Number: 2022-068-1829

CALL BEFORE YOU DIG!  
BEFORE ANY EXCAVATION  
WHETHER ITS ON PRIVATE  
OR PUBLIC LAND.



APEX DESIGN + ENGINEERING GROUP, LLC  
1000 CONSHOHOCKEN ROAD, SUITE 202  
CONSHOHOCKEN, PA 19428  
PH: 610-234-2468  
APEXDESIGN.COM

|     |          |     |                    |
|-----|----------|-----|--------------------|
| REV | DATE     | BY  | DESCRIPTION        |
| 1   | 07/25/22 | MJB | ISSUED FOR PERMITS |
| 2   | 08/11/22 | MJB | PER TWP ENG REVIEW |

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
**WESTTOWN SCHOOL - LANE HOUSE**  
CONSERVATION / VICINITY PLAN  
WESTTOWN TOWNSHIP \* CHESTER COUNTY \* PENNSYLVANIA

OWNER/APPLICANT  
WESTTOWN SCHOOL  
975 WESTTOWN ROAD  
WEST CHESTER, PA 19382

1000 CONSHOHOCKEN ROAD, SUITE 202  
CONSHOHOCKEN, PA 19428  
PH: 610-234-2468  
APEXDESIGN.COM

**APEX**  
DESIGN + ENGINEERING GROUP

MICHAEL J. BOWKER, PE  
PA ENGINEER PER1543

|                  |             |       |     |          |     |      |          |       |           |          |        |           |        |
|------------------|-------------|-------|-----|----------|-----|------|----------|-------|-----------|----------|--------|-----------|--------|
| UTILITY ONE CALL | 20220681829 | DRAWN | AGG | REVIEWED | MJB | DATE | 06-09-22 | SCALE | 1" = 200' | FILE NO. | 21-014 | SHEET NO. | 3 OF 8 |
|------------------|-------------|-------|-----|----------|-----|------|----------|-------|-----------|----------|--------|-----------|--------|

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**TREE IDENTIFICATION**

|    |                |    |              |
|----|----------------|----|--------------|
| AP | APPLE          | LO | LOCUST       |
| AR | ARBORVITAE     | MA | MAGNOLIA     |
| AS | ASH            | MP | MAPLE        |
| BE | BEECH          | MU | MULBERRY     |
| BR | BIRCH          | OA | OAK          |
| CA | CRABAPPLE      | OC | OCCIDENTALIS |
| CE | CEDAR          | PA | PAULONIA     |
| CH | CHERRY         | PL | POPLAR       |
| CN | CHESTNUT       | PN | PINE         |
| CW | COTTONWOOD     | PR | PEAR         |
| DG | DOGWOOD        | RW | REDWOOD      |
| GK | GINKGO         | SA | SASSAPARASS  |
| HA | HACKBERRY      | SG | SWEET GUM    |
| HC | HORSE CHESTNUT | SP | SPRUCE       |
| HK | HICKORY        | SU | SUMMACH      |
| HL | HOLLY          | SY | SYCAMORE     |
| HM | HEMLOCK        | WN | WALNUT       |
| LA | LARCH          | WO | WILLOW       |
| LN | LINDEN         | YE | YEW          |

**SYMBOL LEGEND**

|             |                              |
|-------------|------------------------------|
| o/pf        | IRON PIN FOUND               |
| o/cm        | CONCRETE MONUMENT FOUND      |
| o/mm        | MARBLE MONUMENT FOUND        |
| o/ac        | EXISTING AIR CONDITIONER     |
| o/gv        | EXISTING GAS VALVE           |
| o/gm        | EXISTING GAS METER           |
| o/em        | EXISTING ELECTRIC METER      |
| o/co        | EXISTING CLEANOUT            |
| o/oh        | ROOF OVERHANG                |
| o           | EXISTING TREE                |
| o/up        | EXISTING UTILITY POLE        |
| x/100.00    | EXISTING SPOT ELEVATION      |
| x/25 100.00 | EXISTING DOOR SILL ELEVATION |

**LINE TYPE LEGEND**

|     |                            |
|-----|----------------------------|
| --- | EXISTING PROPERTY LINE     |
| --- | EXISTING RIGHT OF WAY      |
| --- | EXISTING BUILDING SETBACK  |
| --- | EXISTING FENCE             |
| --- | EXISTING EASEMENT          |
| --- | EXISTING SOILS             |
| --- | EXISTING TREE LINE         |
| --- | EXISTING 2' CONTOUR        |
| --- | EXISTING 10' CONTOUR       |
| --- | EXISTING OVERHEAD ELECTRIC |
| --- | EXISTING ELECTRIC LINE     |
| --- | EXISTING GAS LINE          |
| --- | EXISTING TELECOM LINE      |
| --- | EXISTING WATER LINE        |
| --- | EXISTING SANITARY LINE     |
| --- | EXISTING STORM PIPES       |
| --- | IMPERVIOUS TO BE REMOVED   |

**X** EXISTING TREE TO BE REMOVED

**SOILS INFORMATION**

| SYMBOL | NAME              | %SLOPE                | HYDROLOGIC GROUP | DEPTH TO SH | DEPTH TO WATER BEDROCK |
|--------|-------------------|-----------------------|------------------|-------------|------------------------|
| CaB    | CALIFON LOAM      | 3 TO 8 PERCENT SLOPES | D                | 1.50        | 1.90                   |
| GgB    | GLENELG SILT LOAM | 3 TO 8 PERCENT SLOPES | B                | 6.6+        | 6.6+                   |

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

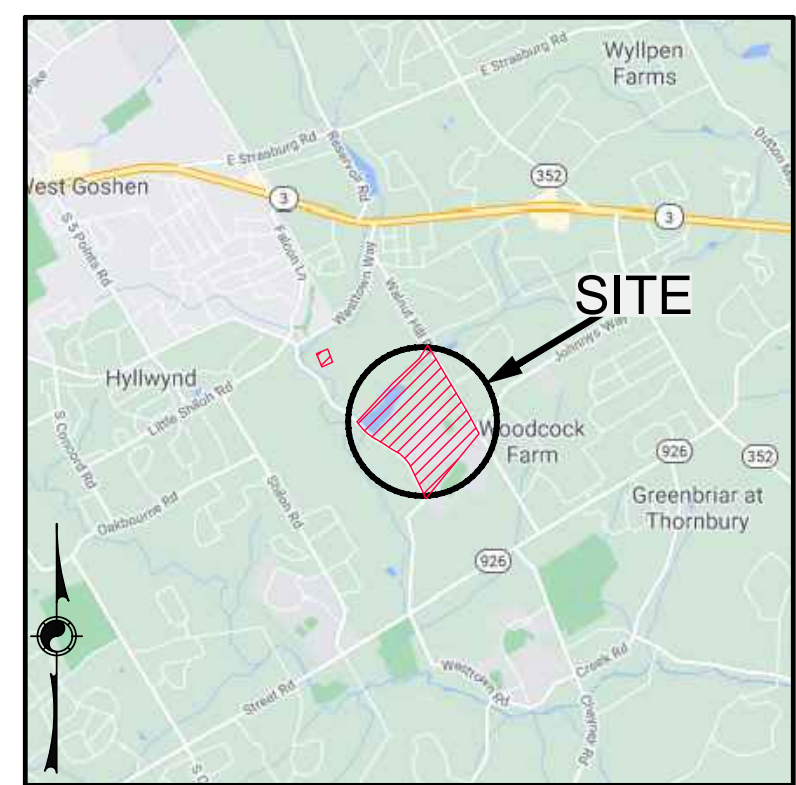
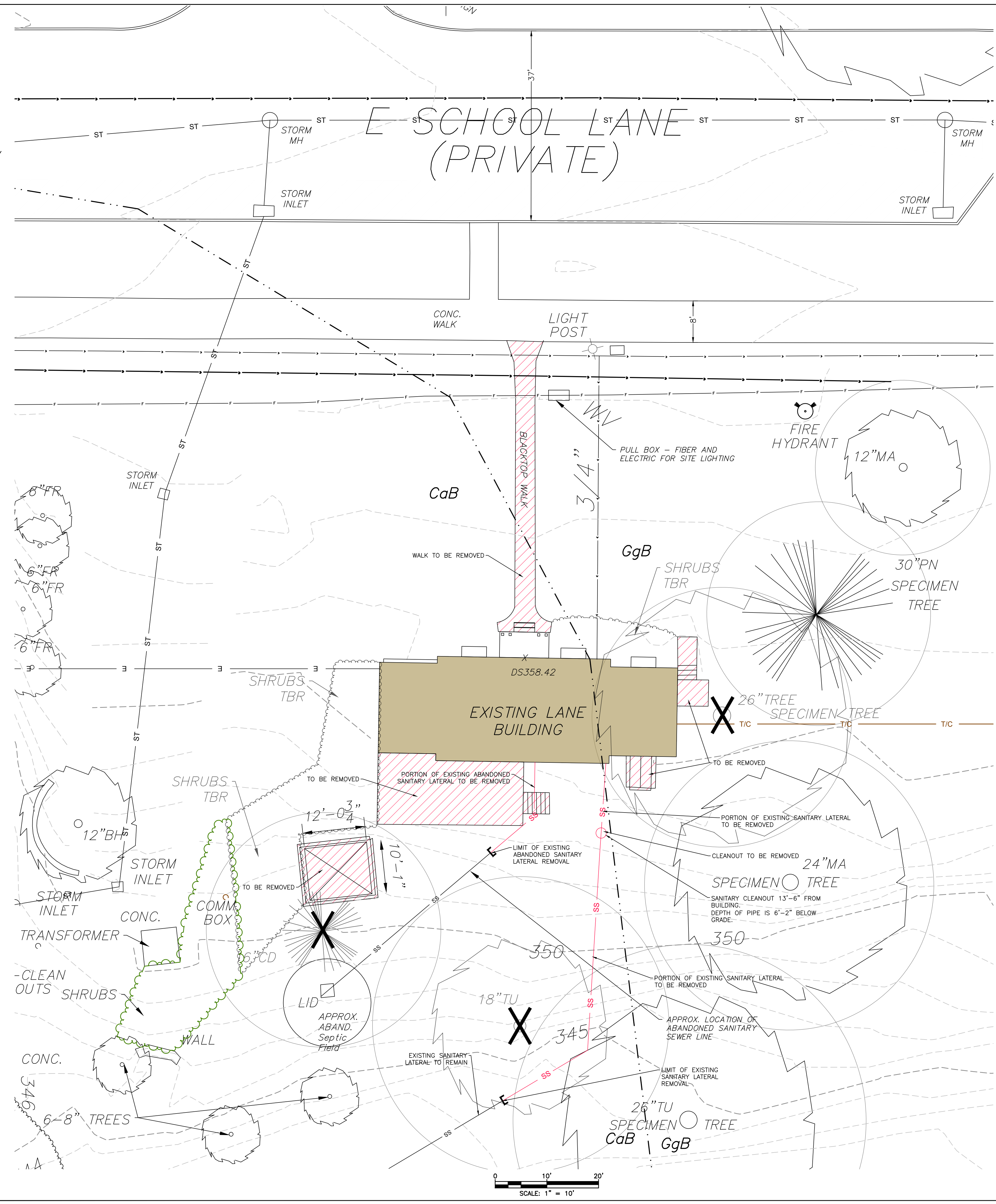
Serial Number: 2022-068-1829

**CALL BEFORE YOU DIG!**  
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER ITS ON PRIVATE OR PUBLIC LAND.

811  
Pennsylvania One Call System, Inc.  
1-800-242-1776

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APEX DESIGN & ENGINEERING GROUP, LLC  
PROJECT: 2022-068-1829



LOCATION MAP  
SCALE: 1" = 1 MILE

- GENERAL NOTES:**
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
  - PA. ONE CALL NUMBER FOR THIS SITE IS 20220681829.
  - THE NOTED SURVEY PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
  - IN ACCORDANCE WITH FEMA PANEL NUMBER 42029C0215G EFFECTIVE DATE SEPTEMBER 29, 2017 PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS. THE PORTIONS OF THE PROPERTY WITHIN THE PROPOSED PROJECT AREA ARE LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
  - THIS SITE IS CURRENTLY SERVED BY AN ON SITE WELL AND PUBLIC SEWER.

**ZONING DISTRICT A/C (AGRICULTURAL/CLUSTER RESIDENT DISTRICT)**

LOT SIZE 2 ACRE MIN  
WIDTH 200' MIN (AT BLDG LINE)  
100' MIN (AT STREET LINE)

**IMPERVIOUS COVERAGE**

FRONT YARD 50' MIN  
SIDE YARD 50' MIN  
REAR YARD 50' MIN  
BUILDING HEIGHT 38' MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF THE TOWNSHIP OF WESTTOWN, LATEST EDITION.

**TAX PARCEL NUMBER:**  
67-02-00250-00-E

**BLOCK AND UNIT NUMBER:**  
BLOCK 02, UNIT 0025000E

**SOURCE OF DEED:**  
BOOK 9407 PAGE 491

**TOTAL AREA (TO THE TITLE LINE)**  
7,426,980 SF (170.5 ACRES)

**SURVEY NOTES:**

- ELECTRONIC CAD FILE PROVIDED BY TRIMBLE SURVEYORS, 307 E LEXINGTON RD, LITITZ, PA 17543.

**EXISTING IMPERVIOUS COVERAGE WITHIN PROJECT SITE AREA:**

|                     |          |
|---------------------|----------|
| LANE HOUSE          | 1,133 SF |
| SIDE PORCH & STAIRS | 61 SF    |
| FRONT WALK & STEPS  | 243 SF   |
| BACK DECK           | 386 SF   |
| SHED                | 122 SF   |
| SHED WALL/PAD       | 53 SF    |
| TOTAL               | 1,998 SF |

- TREE PROTECTION NOTES:**
- WHERE EXISTING GROUND LEVELS ARE CHANGED, DRAINAGE TILE WILL BE PLACED AT THE OLD SOIL LEVEL AND OPEN INTO A WELL BUILT AROUND THE BASE OF THE TREE. SUCH WELL MAY BE LEFT OPEN OR CAN BE FILLED WITH COARSE STONES OR GRAVEL. TILES MAY BE INSTALLED IN A RADIATING PATTERN OR LAID IN PARALLEL LINES.
  - THOSE TREES WHICH HAVE BEEN DELINEATED ON THE PLAN AND ARE WITHIN 25 FEET OF A PROPOSED BUILDING EXCAVATION OR OTHER LOCATIONS DEEMED APPROPRIATE BY THE TOWNSHIP ENGINEER SHALL BE PROTECTED BY INSTALLING AND MAINTAINING A FENCE AT THE DRIP LINE.
  - NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION.
  - HEAVY EQUIPMENT OPERATORS SHALL AVOID DAMAGING EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN 25 FEET FROM TREE TRUNKS.
  - TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE AND TREATED IMMEDIATELY. TREE LIMBS DAMAGED SHALL BE PROPERLY PRUNED AND TREATED IMMEDIATELY.
  - THE OPERATION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS OF SUCH TREES SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
  - DAMAGED TREES SHALL BE FERTILIZED TO AID IN THEIR RECOVERY.
  - CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND THE BASES OF SUCH TREES.

**TREES TO BE REMOVED:**

3 TOTAL TREES PROPOSED TO BE REMOVED.

16" CD  
18" TU  
26" TREE

NO REPLACEMENT TREES REQUIRED.

PER TWO (2) ENGINEER REVIEW  
PER TWO (2) ENGINEER REVIEW  
DATE

08/11/22  
07/28/22

SEAL  
REGISTERED PROFESSIONAL ENGINEER  
MICHAEL J. BOWKER  
PA ENGINEER PER1543

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
**WESTTOWN SCHOOL - LANE HOUSE**  
EXISTING CONDITIONS/DEMOLITION PLAN

WESTTOWN TOWNSHIP \* CHESTER COUNTY \* PENNSYLVANIA

OWNER/APPLICANT  
WESTTOWN SCHOOL  
975 WESTTOWN ROAD  
WEST CHESTER, PA 19382

1000 CONSHOHOCKEN ROAD, SUITE 202  
CONSHOHOCKEN, PA 19428  
PH: 610-234-2469  
apexdeg.com

**APEX**  
DESIGN & ENGINEERING GROUP

|                                 |              |                 |                  |                   |                    |                     |
|---------------------------------|--------------|-----------------|------------------|-------------------|--------------------|---------------------|
| UTILITY ONE CALL<br>20220681829 | DRAWN<br>AGG | REVIEWED<br>MJB | DATE<br>06-09-22 | SCALE<br>1" = 10' | FILE NO.<br>21-014 | SHEET NO.<br>4 OF 8 |
|---------------------------------|--------------|-----------------|------------------|-------------------|--------------------|---------------------|

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**SYMBOL LEGEND**

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- MARBLE MONUMENT FOUND
- EXISTING AIR CONDITIONER
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING CLEANOUT
- ROOF OVERHANG
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING SPOT ELEVATION
- EXISTING DOOR SILL ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED PERC TEST LOCATION
- PROPOSED SQUARE SUMP BOX

**LINETYPE LEGEND**

- APPROXIMATE PROPERTY LINE LOCATION
- EXISTING BUILDING SETBACK
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING SOILS BOUNDARY
- EXISTING TREE LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELECOM LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM PIPES
- PROPOSED GRADING
- PROPOSED STORM PIPES
- EXISTING BUILDING AREA
- PROPOSED BUILDING AREA
- PROPOSED SIDEWALK
- PROPOSED DECK / STAIRS
- PROPOSED RETAINING WALL
- PROPOSED PATIO

**X**  
EXISTING TREE TO BE REMOVED

**SOILS INFORMATION**

| SYMBOL | NAME              | %SLOPE                | HYDROLOGIC GROUP | DEPTH TO SH | DEPTH TO WATER BEDROCK |
|--------|-------------------|-----------------------|------------------|-------------|------------------------|
| CaB    | CALIFON LOAM      | 3 TO 8 PERCENT SLOPES | D                | 1.50        | 1.90                   |
| GgB    | GLENELG SILT LOAM | 3 TO 8 PERCENT SLOPES | B                | 6.6+        | 6.6+                   |

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

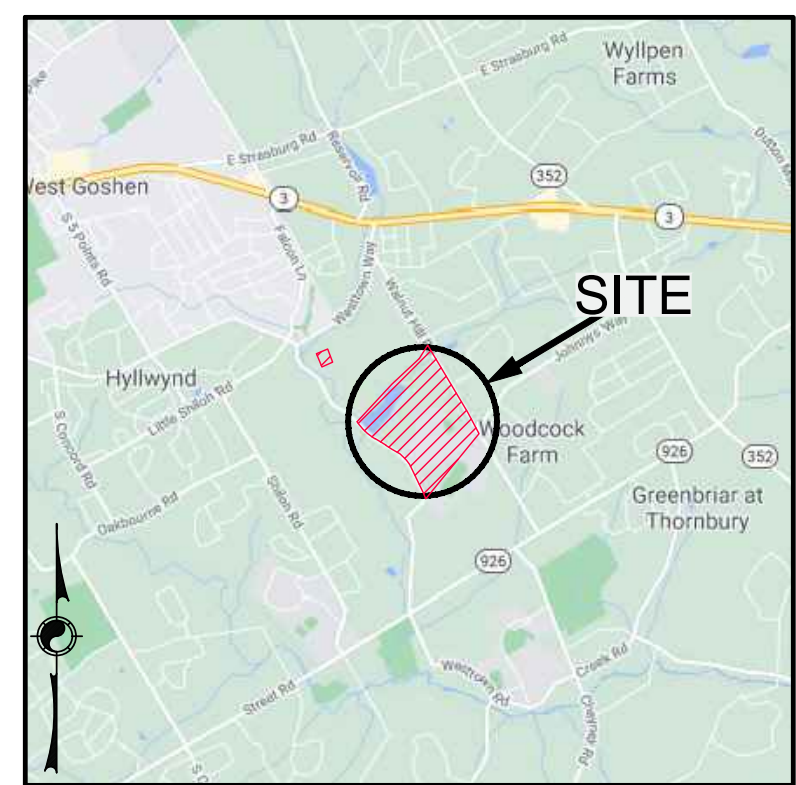
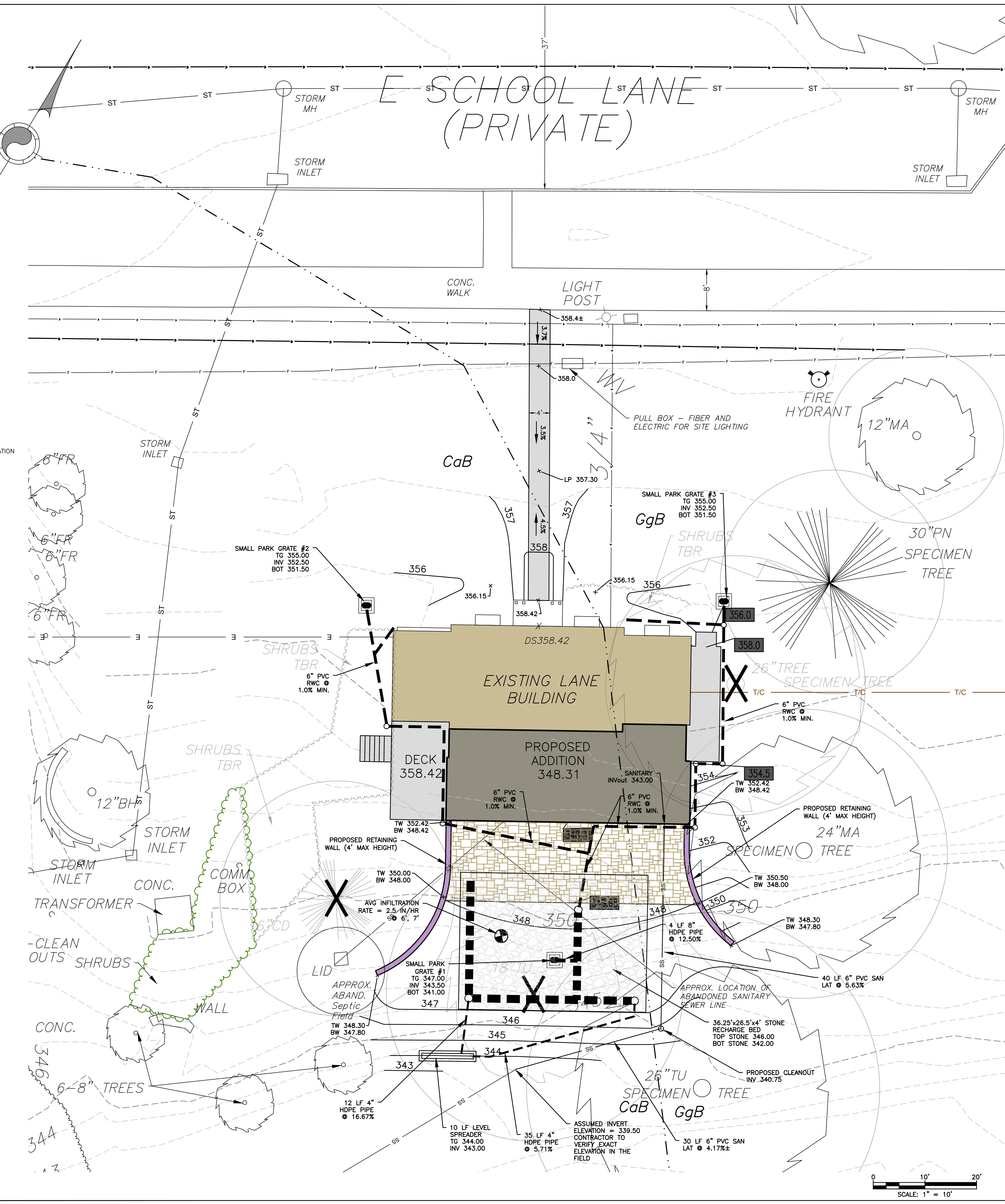
Serial Number: 2022-068-1829

**CALL BEFORE YOU DIG!**

BEFORE ANY EXCAVATION WHETHER ITS ON PRIVATE OR PUBLIC LAND.

811  
Pennsylvania One Call System, Inc.  
1-800-242-1776

APEX DESIGN + ENGINEERING GROUP, LLC  
2024.04.02/09.01.01



LOCATION MAP  
SCALE: 1" = 1 MILE

- GENERAL NOTES:**
- THE INTENT OF THESE PLANS IS TO ILLUSTRATE THE CONSTRUCTION OF A BUILDING ADDITION TO THE LANE HOUSE BUILDING ON THE CAMPUS. OTHER IMPROVEMENTS INCLUDES THE CONSTRUCTION OF A NEW DECK, AND THE ASSOCIATED GRADING AND STORMWATER MANAGEMENT IMPROVEMENTS.
  - TEST PITS TO DETERMINE INFILTRATION FEASIBILITY WERE EXCAVATED AND EVALUATED BY DELAWARE VALLEY SEPTICS, INC. ON DECEMBER 2, 2021.
  - THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
  - THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
  - THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED TO ACCOUNT FOR THE NET INCREASE IN IMPERVIOUS COVER SHOWN ON THIS PLAN OF 1,357 SF.
  - CLEANOUTS SHALL BE PLACED AT ALL GRADE CHANGES OR CHANGES IN ALIGNMENT OF THE RAIN WATER CONDUCTORS. RAIN WATER CONDUCTORS ARE TO COLLECT ALL ROOF RUNOFF AND CONVEY IT TO THE STORMWATER MANAGEMENT SYSTEMS.
  - THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE CONSTRUCTION OF THE INFILTRATION SYSTEM AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
  - THE ARCHITECTURAL PLANS MUST BE COORDINATED WITH AND MUST COMPLY WITH THE GRADING PROPOSED WITH THIS APPLICATION.
  - THE PROPOSED STAIRS SHALL COMPLY WITH ALL TOWNSHIP BUILDING CODE REQUIREMENTS AS TO NEED FOR RAILINGS, THE SIZE OF RISER AND TREADS, AND LOCATION OF LANDINGS.
  - THE GROUND IMMEDIATELY ADJACENT TO THE PROPOSED FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF TEN (10') FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN TEN (10') FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
  - NEWLY GRADED SLOPES OF OVER 25% MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.
  - STORMWATER FROM THE SITE DISCHARGES TO THE EAST BRANCH CHESTER CREEK (TSF, MF).
  - CONTRACTOR TO REPLACE SANITARY SEWER AS NECESSARY TO MAINTAIN MINIMUM COVER AND SLOPE.

**ZONING DISTRICT A/C (AGRICULTURAL/CLUSTER RESIDENT DISTRICT)**

|          |                           |
|----------|---------------------------|
| LOT SIZE | 2 ACRE MIN                |
| WIDTH    | 200' MIN (AT BLDG LINE)   |
|          | 100' MIN (AT STREET LINE) |

**IMPERVIOUS COVERAGE**

|                 |         |
|-----------------|---------|
| FRONT YARD      | 50' MIN |
| SIDE YARD       | 50' MIN |
| REAR YARD       | 50' MIN |
| BUILDING HEIGHT | 38' MAX |

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF THE TOWNSHIP OF WESTTOWN, LATEST EDITION.

**TAX PARCEL NUMBER:**  
67-02-00250-00-E

**BLOCK AND UNIT NUMBER:**  
BLOCK 02, UNIT 0025000E

**SOURCE OF DEED:**  
BOOK 9407 PAGE 491

**TOTAL AREA (TO THE TITLE LINE)**  
7,426,980 SF (170.5 ACRES)

**SURVEY NOTES:**  
1. ELECTRONIC CAD FILE PROVIDED BY TRIMBLE SURVEYORS, 307 E LEXINGTON RD, LITITZ, PA 17543.

**EXISTING IMPERVIOUS COVERAGE WITHIN PROJECT SITE AREA:**

|                     |          |
|---------------------|----------|
| LANE HOUSE          | 1,133 SF |
| SIDE PORCH & STAIRS | 61 SF    |
| FRONT WALK & STEPS  | 243 SF   |
| BACK DECK           | 386 SF   |
| SHED                | 122 SF   |
| SHED WALL/PAD       | 53 SF    |
| TOTAL               | 1,998 SF |

**EXISTING IMPERVIOUS TO BE REMOVED:**

|                            |        |
|----------------------------|--------|
| LANE HOUSE BASEMENT ACCESS | 37 SF  |
| FRONT WALK                 | 61 SF  |
| SIDE PORCH & STAIRS        | 243 SF |
| BACK DECK                  | 386 SF |
| SHED                       | 122 SF |
| SHED WALL/PAD              | 53 SF  |
| TOTAL                      | 902 SF |

**PROPOSED IMPERVIOUS TO BE ADDED:**

|                     |          |
|---------------------|----------|
| LANE HOUSE          | 1,133 SF |
| SIDE PORCH & STAIRS | 61 SF    |
| FRONT WALK          | 225 SF   |
| WALLS               | 61 SF    |
| PROPOSED ADDITION   | 881 SF   |
| REAR PATIO          | 713 SF   |
| BACK DECK & STEPS   | 238 SF   |
| TOTAL               | 2,259 SF |

**PROPOSED IMPERVIOUS COVERAGE:**

|                     |          |
|---------------------|----------|
| LANE HOUSE          | 1,096 SF |
| SIDE PORCH & STAIRS | 141 SF   |
| FRONT WALK          | 225 SF   |
| WALLS               | 61 SF    |
| PROPOSED ADDITION   | 881 SF   |
| REAR PATIO          | 713 SF   |
| BACK DECK & STEPS   | 238 SF   |
| TOTAL               | 3,355 SF |

**NET INCREASE**  
1,357 SF

**TREE PROTECTION NOTES:**

- WHERE EXISTING GROUND LEVELS ARE CHANGED, DRAINAGE TILE WILL BE PLACED AT THE OLD SOIL LEVEL AND OPEN INTO A WELL BUILT AROUND THE BASE OF THE TREE. SUCH WELL MAY BE LEFT OPEN OR CAN BE FILLED WITH COARSE STONES OR GRAVEL. TILES MAY BE INSTALLED IN A RADIATING PATTERN OR LAID IN PARALLEL LINES.
- THOSE TREES WHICH HAVE BEEN DELINEATED ON THE PLAN AND ARE WITHIN 25 FEET OF A PROPOSED BUILDING EXCAVATION OR OTHER LOCATIONS DEEMED APPROPRIATE BY THE TOWNSHIP ENGINEER SHALL BE PROTECTED BY INSTALLING AND MAINTAINING A FENCE AT THE DRIP LINE.
- NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION.
- HEAVY EQUIPMENT OPERATORS SHALL AVOID DAMAGING EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN 25 FEET FROM TREE TRUNKS.
- TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE AND TREATED IMMEDIATELY. TREE LIMBS DAMAGED SHALL BE PROPERLY PRUNED AND TREATED IMMEDIATELY.
- THE OPERATION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS OF SUCH TREES SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
- DAMAGED TREES SHALL BE FERTILIZED TO AID IN THEIR RECOVERY.
- CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND THE BASES OF SUCH TREES.

|                                  |  |   |
|----------------------------------|--|---|
| 08/29/24<br>08/11/24<br>07/28/24 | FINAL PLAN FOR RECORDING<br>PER TWP ENG REVIEW<br>PER TWP ENG REVIEW<br>PER TWP ENG REVIEW | SEAL<br>MICHAEL J. BOWKER<br>REGISTERED PROFESSIONAL ENGINEER<br>PA #001543 |
|----------------------------------|--|---|

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**  
**WESTTOWN SCHOOL - LANE HOUSE**  
**STORMWATER MANAGEMENT PLAN**  
WESTTOWN TOWNSHIP \* CHESTER COUNTY \* PENNSYLVANIA

OWNER/APPLICANT  
WESTTOWN SCHOOL  
975 WESTTOWN ROAD  
WEST CHESTER, PA 19382

1000 CONSHOHOCKEN ROAD, SUITE 202  
CONSHOHOCKEN, PA 19428  
Ph: 610-234-2400  
apexdeg.com

**APEX**  
DESIGN + ENGINEERING GROUP

|                                 |              |                 |                  |                   |                    |                     |
|---------------------------------|--------------|-----------------|------------------|-------------------|--------------------|---------------------|
| UTILITY ONE CALL<br>20220681829 | DRAWN<br>AGG | REVIEWED<br>MJB | DATE<br>06-09-22 | SCALE<br>1" = 10' | FILE NO.<br>21-014 | SHEET NO.<br>5 OF 8 |
|---------------------------------|--------------|-----------------|------------------|-------------------|--------------------|---------------------|



**INFILTRATION BMP NOTES**

- 1) INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (i.e. CLEANING THE SOIL/SEDIMENT FROM FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
- 2) ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- 3) THE BOTTOM OF ALL INFILTRATION BMPs SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
- 4) INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEM SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES AND DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THE SYSTEM. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.

**CONSTRUCTION SPECIFICATIONS STORMWATER DETENTION SYSTEMS**

1. ALTER AND REFINE THE GRADES AS NECESSARY TO BRING SUBGRADE TO REQUIRED GRADES AND SECTIONS AS SHOWN IN THE DRAWINGS.
2. THE TYPE OF EQUIPMENT USED IN SUBGRADE PREPARATION CONSTRUCTION SHALL NOT CAUSE UNDUE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM.
3. INSTALL POLYPROPYLENE GEOTEXTILE FABRIC (I.E., DUPONT TYPAR #3401, AMOCO PROPEX #4545, OR APPROVED EQUAL) ON BOTTOM OF BED AREAS AND TACK UP SIDES OF EXCAVATION WHERE EDGES OF ROLLS OVERLAP, THEY SHALL DO SO BY AT LEAST TWO FEET. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION) TO FACILITATE OVERTOPPING THE STONE AT COMPLETION OF BED AREA.
4. ALL STONE USED SHALL BE CLEAN, WASHED, CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #3 SPECIFICATIONS.
5. STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE. TO A DEPTH SHOWN IN DRAWINGS, IN LIFTS TO LAY NATURALLY COMPACTED. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL.
6. COVER STONE BED WITH REMAINING FABRIC.
7. STONE BED TO BE TOTALLY ENCLOSED IN THE GEOTEXTILE FABRIC.

**STORMWATER MANAGEMENT FACILITY MAINTENANCE PLAN**

THE STORMWATER MANAGEMENT SYSTEM ON THIS LOT CONSISTS OF A SUBSURFACE DETENTION/RECHARGE BASIN. THE BASIN IS COMPRISED OF A FULLY PERFORATED DISTRIBUTION PIPE WITHIN A STONE BED SURROUNDED BY FILTER FABRIC. WATER RUNOFF IS DIRECTED TO THE BASIN VIA A ROOF RAINWATER COLLECTION SYSTEM, SMALL PARK GRATES, AND THE ASSOCIATED CONVEYANCE PIPING WHICH CAPTURES AND COLLECTS RUNOFF FROM PORTIONS OF THE ROOF AND SOME YARD AREAS. THE SMALL PARK GRATES ARE PROVIDED WITH A ONE FOOT SUMP BELOW THE INLET AND OUTLET PIPES SO THAT DEBRIS CAN BE COLLECTED PRIOR TO FLOWING INTO THE SUBSURFACE SYSTEM.

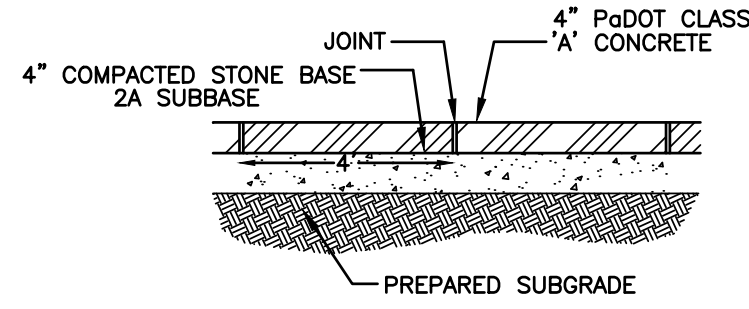
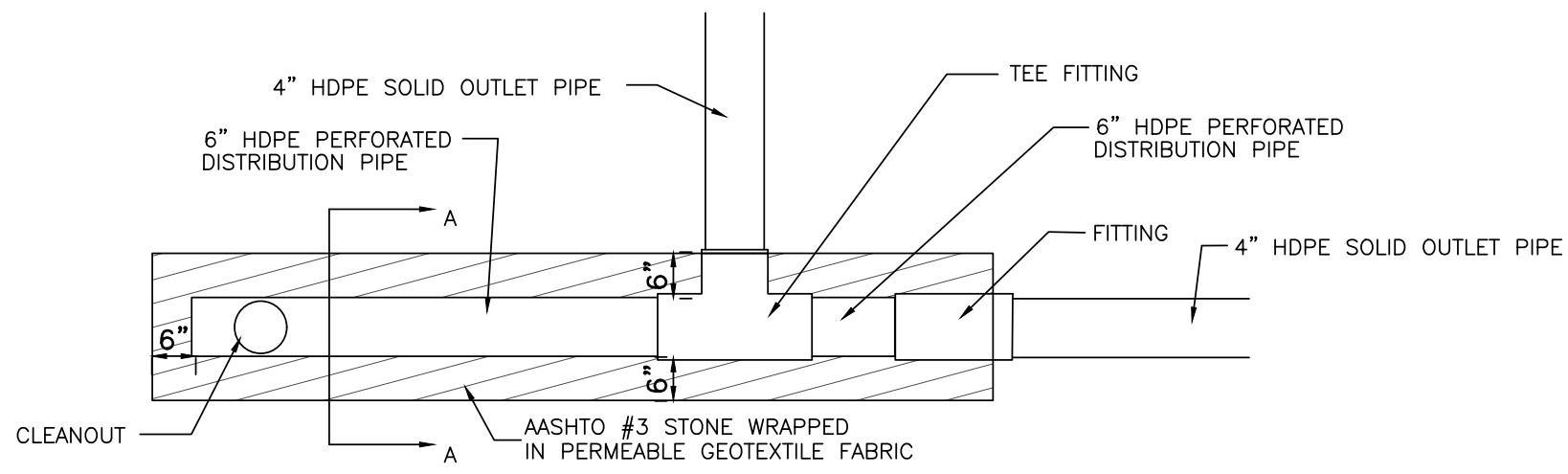
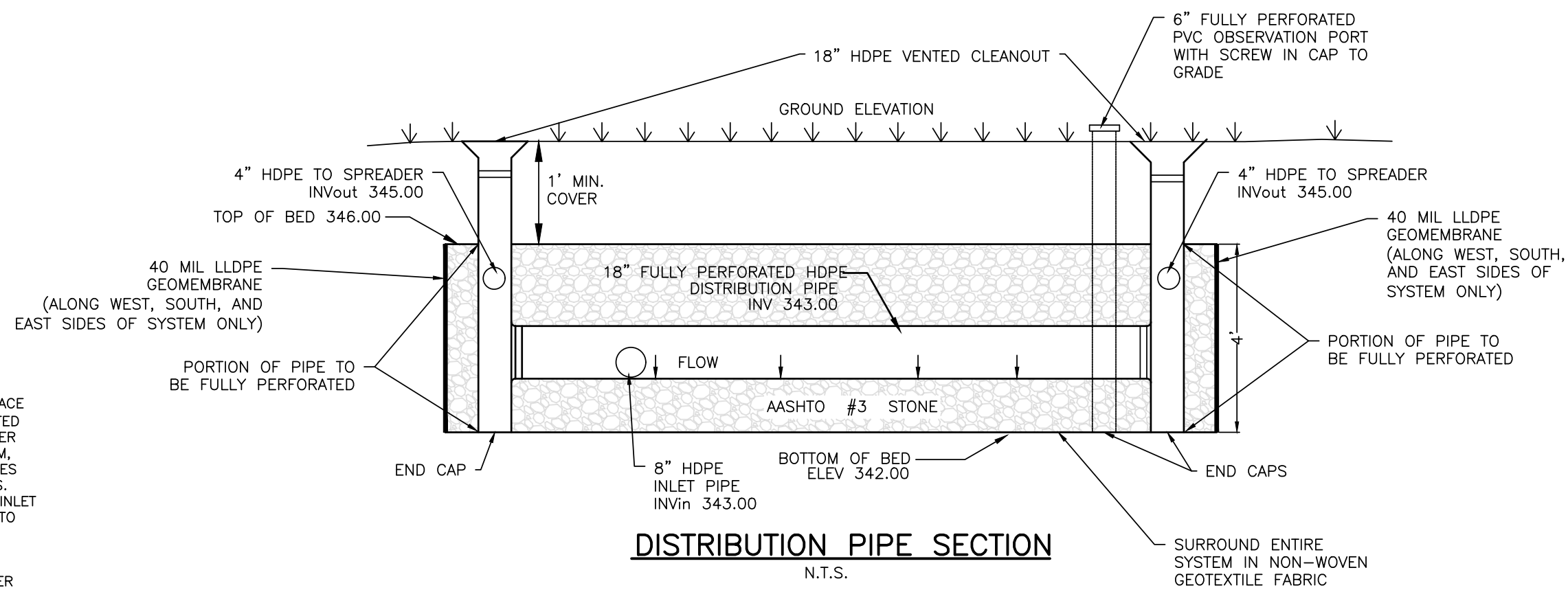
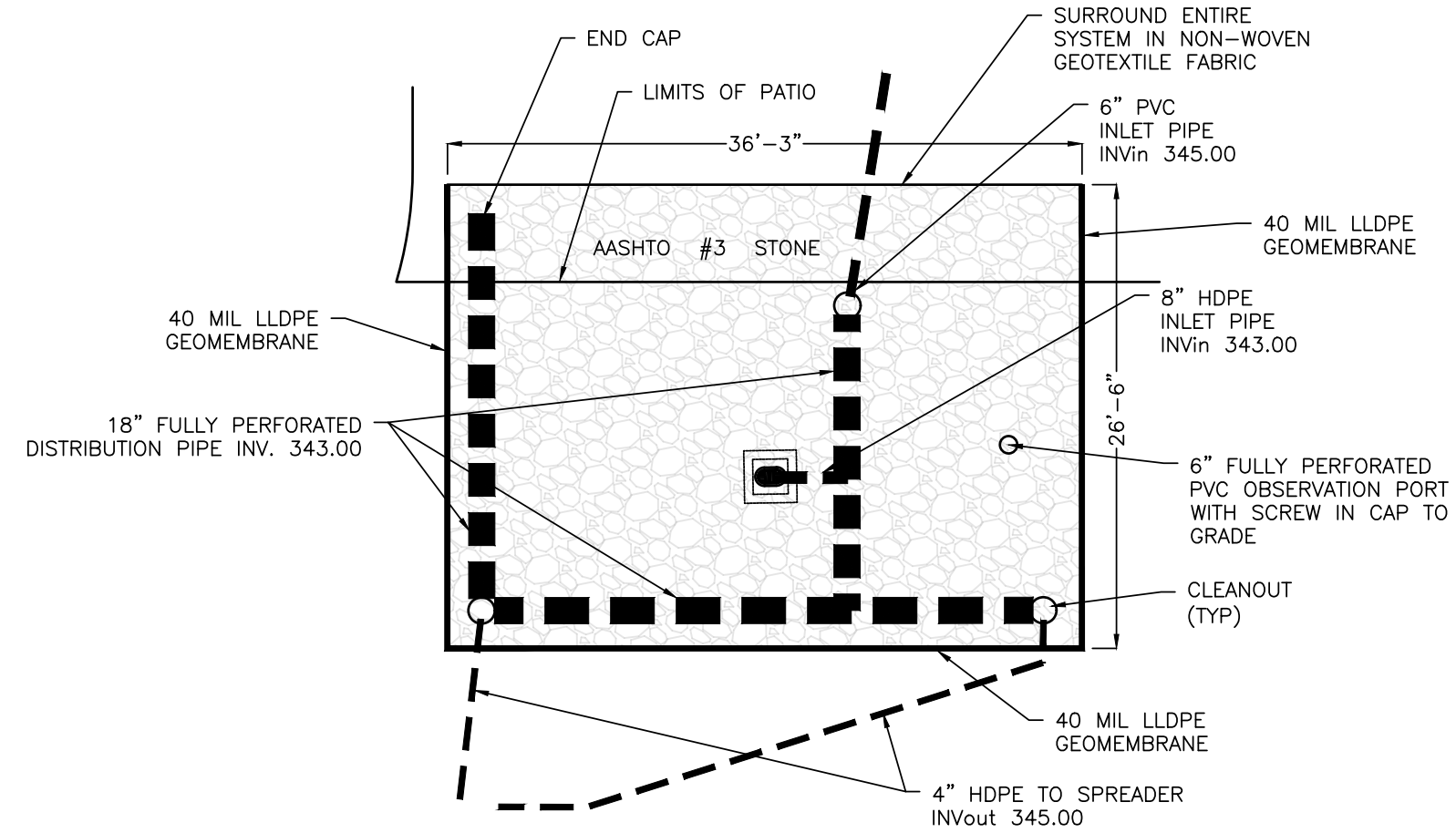
THE SYSTEM IS DESIGNED TO PROMOTE GROUNDWATER RECHARGE. RUNOFF IN EXCESS CAPACITY OF THE STONE BED WILL BE CONVEYED TO A LEVEL SPREADER WHERE IT MAY BE DISSIPATED TO GRADE IN AN UN-CONCENTRATED MANNER.

THE RESPONSIBILITY FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON THIS LOT IS THAT OF THE PROPERTY OWNER.

MAINTENANCE OF THE FACILITIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT IMPEDE THE FLOW OF WATER DRAINING TO THE STORMWATER MANAGEMENT BASIN.
2. ALL ROOF DOWNSPOUTS, INLETS, CURB OPENINGS AND OTHER WATER WAYS SHALL BE KEPT OPEN AND OPERATION TO PASS THE FLOW OF WATER TO THE BASIN AS INTENDED.
3. GRASS AND LANDSCAPING IN THE VICINITY OF ALL INLETS SHALL BE KEPT TRIM AND FREE FROM DEBRIS ACCUMULATION, AND DOWNSPOUTS AND INLETS SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER TO AND WITHIN THEM.
4. INLET SUMPS SHALL BE CLEANED OF ACCUMULATED DEBRIS BEFORE ANY DEBRIS CAN BE DISCHARGED INTO THE SYSTEMS. INLET STRUCTURES SHALL BE INSPECTED AT LEAST MONTHLY TO INSURE THAT THEY ARE CLEAN AND REMAIN OPERATIONAL.
5. SUBSURFACE PIPES SHALL BE INSPECTED ON AN ANNUAL BASIS TO INSURE THAT THEY ARE CLEAN AND OPERATIONAL. ANY ACCUMULATED DEBRIS AND SILT SHALL BE REMOVED IN A TIMELY MANNER. THE SUBSURFACE PIPES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER WITHIN THEM.
6. PROMPT REMEDIAL MEASURES ARE TO BE TAKEN IN THE EVENT OF ANY BLOCKAGE OR MALFUNCTION OF THE SYSTEM.

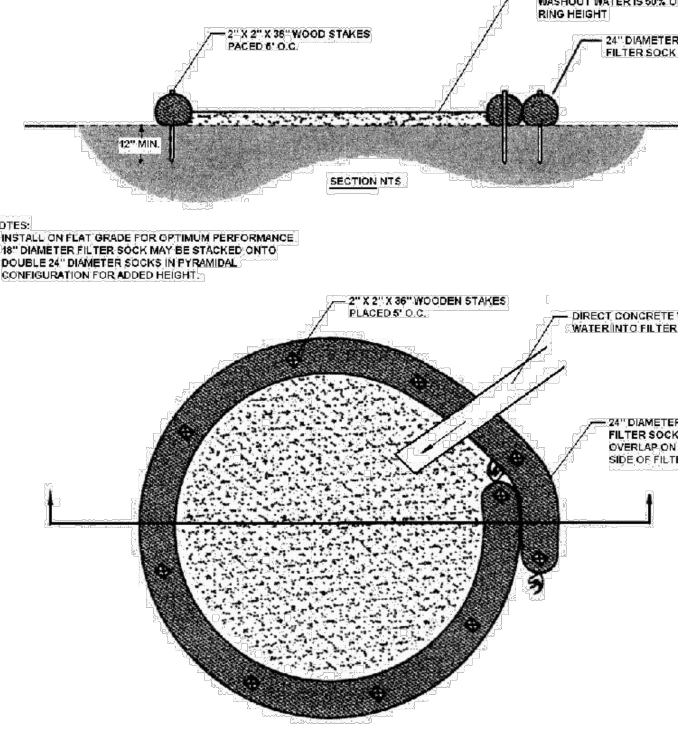
THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT TAKE ANY MEASURES TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF THE BASIN OR ITS CONTROLS. THIS INCLUDES ALTERATION OF GRADES IN ANY MANNER THAT WOULD DIVERT RUNOFF AWAY FROM INLET COLLECTION POINTS.



- NOTES:**
1. THE BED AND BASE COURSE FOR CONCRETE PAD AREA SHALL BE THOROUGHLY COMPACTED BY TAMPING AND, WHEN SO COMPACTED, SHALL BE UNIFORMLY 4 INCHES BELOW THE FINISHED SURFACE.
  2. ON THIS FOUNDATION SHALL BE CONSTRUCTED A 4 INCH THICK, CONCRETE PAVEMENT.
  3. JOINTS SHALL BE MADE EVERY 4 FEET.
  4. ALL CONCRETE SHALL BE CURED WITH THE USE OF AN APPROVED WHITE-PIGMENTED CURING COMPOUND.
  5. SIDEWALK SHALL BE A MINIMUM OF 4" WIDE WITH A MAXIMUM CROSS SLOPE OF 2.0%. REFER TO SITE PLAN FOR ACTUAL DIMENSIONS.
  6. ACCESSIBLE ROUTE SIDEWALKS SHALL HAVE A MAXIMUM 5.0% CROSS SLOPE AND A MAXIMUM 5.0% LONGITUDINAL SLOPE.



**FIGURE 3.18**  
 Typical Compost Sock Washout Installation



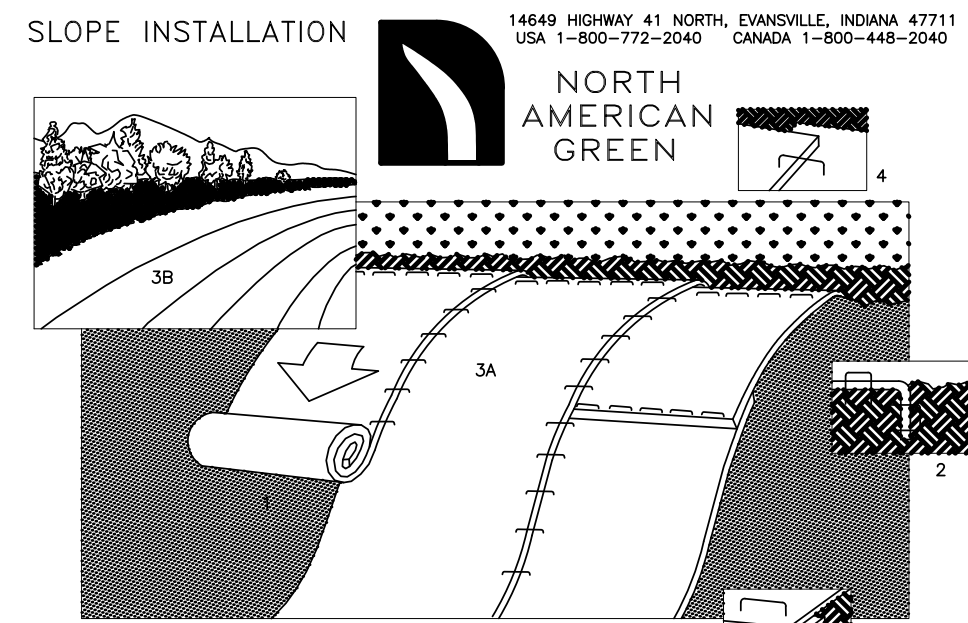
A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.  
 Adapted from Filtrax

363-2134-008 / March 31, 2012 / Page 68

**NOTES:**

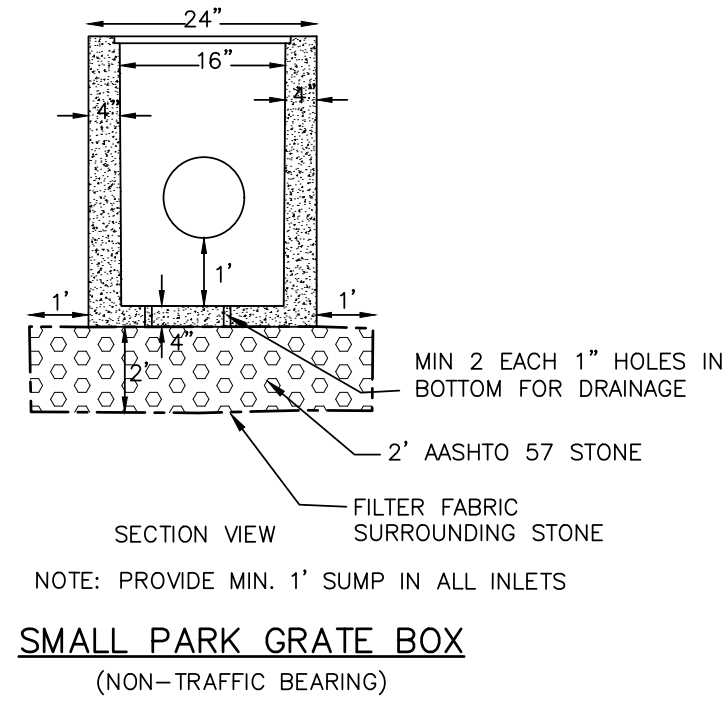
1. ACTUAL LAYOUT DETERMINED IN THE FIELD
2. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
3. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
4. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

**STANDARD CONSTRUCTION DETAIL #3-18**

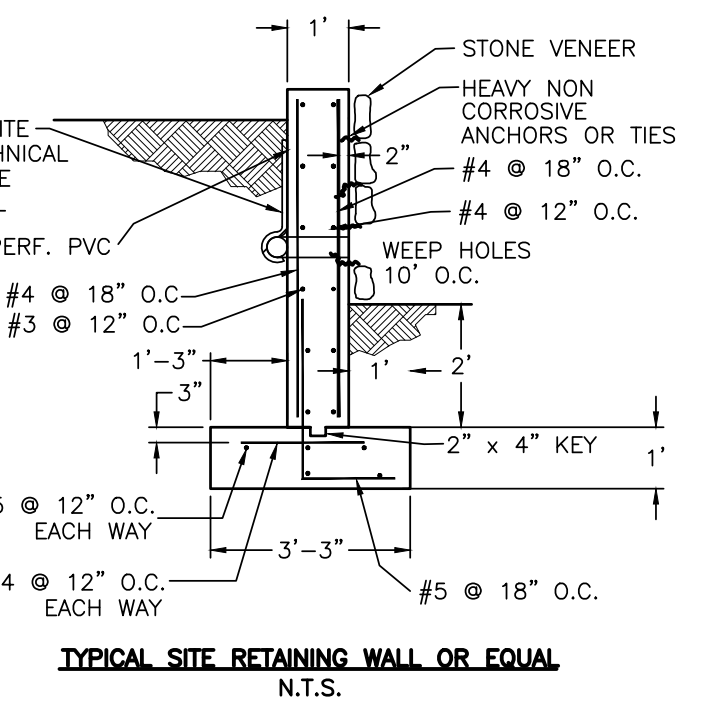


**NOTE:** REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

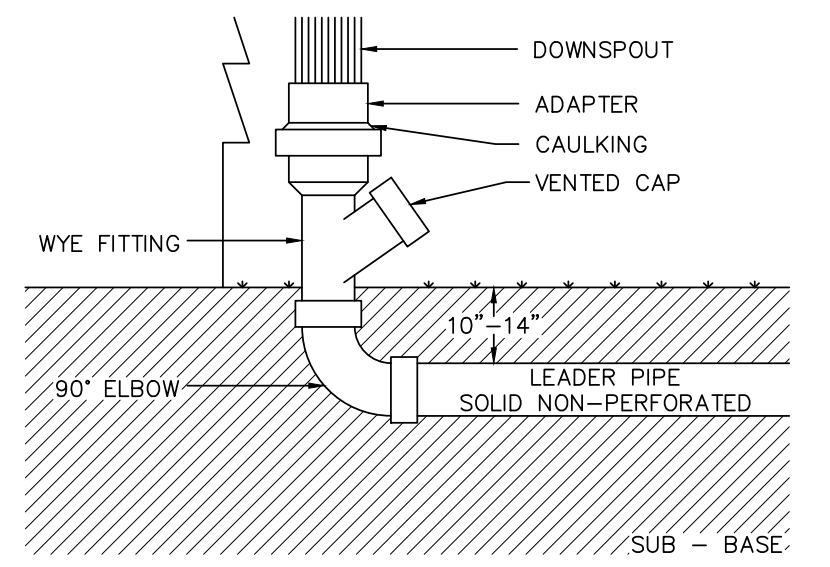
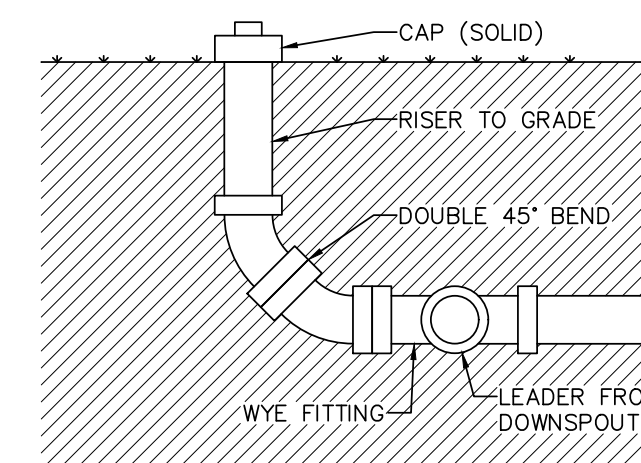
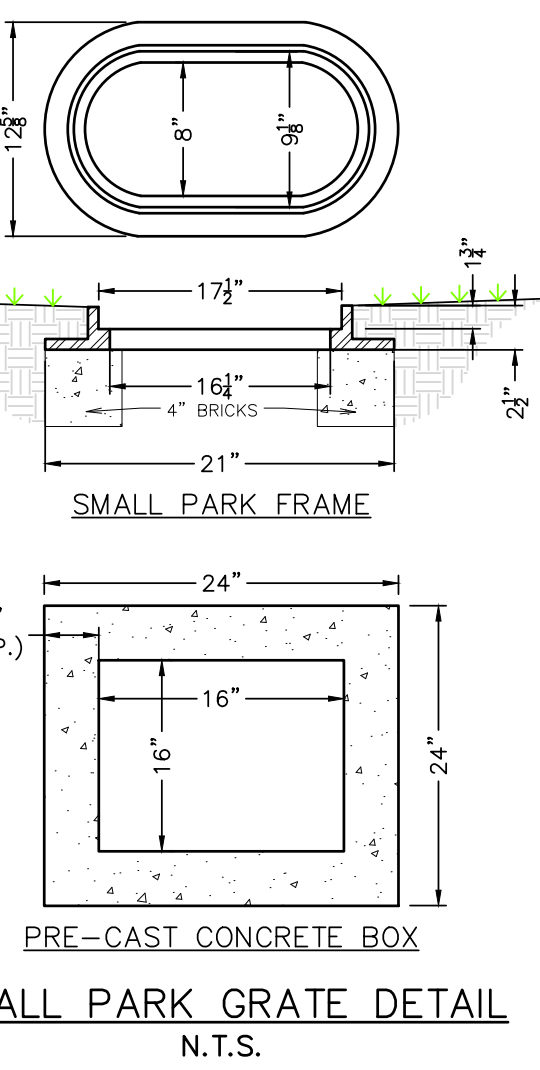
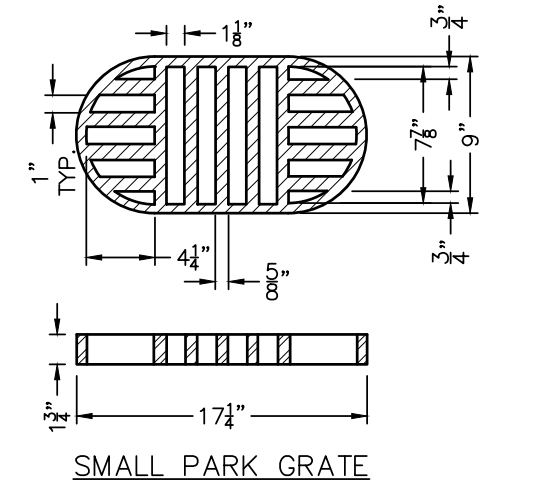
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



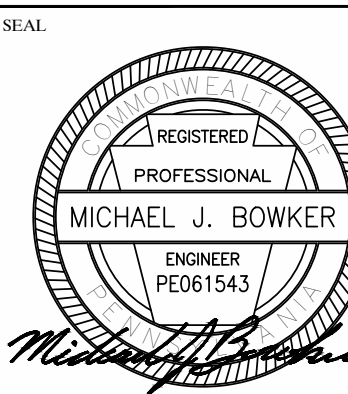
Manufactured by MODERN CONCRETE SEPTIC TANK CO. or other NPCA certified plant



- NOTES:**
1. RETAINING WALLS TO BE A MAXIMUM OF 4' HEAVY.
  2. RAILINGS SHALL BE INSTALLED IF REQUIRED.



| REV | DATE     | DESCRIPTION        |
|-----|----------|--------------------|
| 1   | 08/11/22 | PER TWP ENG REVIEW |
| 2   | 07/25/22 | PER TWP ENG REVIEW |



**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**  
**WESTTOWN SCHOOL - LANE HOUSE**  
 CONSTRUCTION DETAILS PLAN  
 WESTTOWN TOWNSHIP \* CHESTER COUNTY \* PENNSYLVANIA

|   |   |
|---|---|
| OWNER/APPLICANT<br>WESTTOWN SCHOOL<br>975 WESTTOWN ROAD<br>WEST CHESTER, PA 19382 | 1000 CONSHOHOCKEN ROAD, SUITE 202<br>CONSHOHOCKEN, PA 19428<br>PH: 610-234-2486<br>apexdc.com |
|---|---|

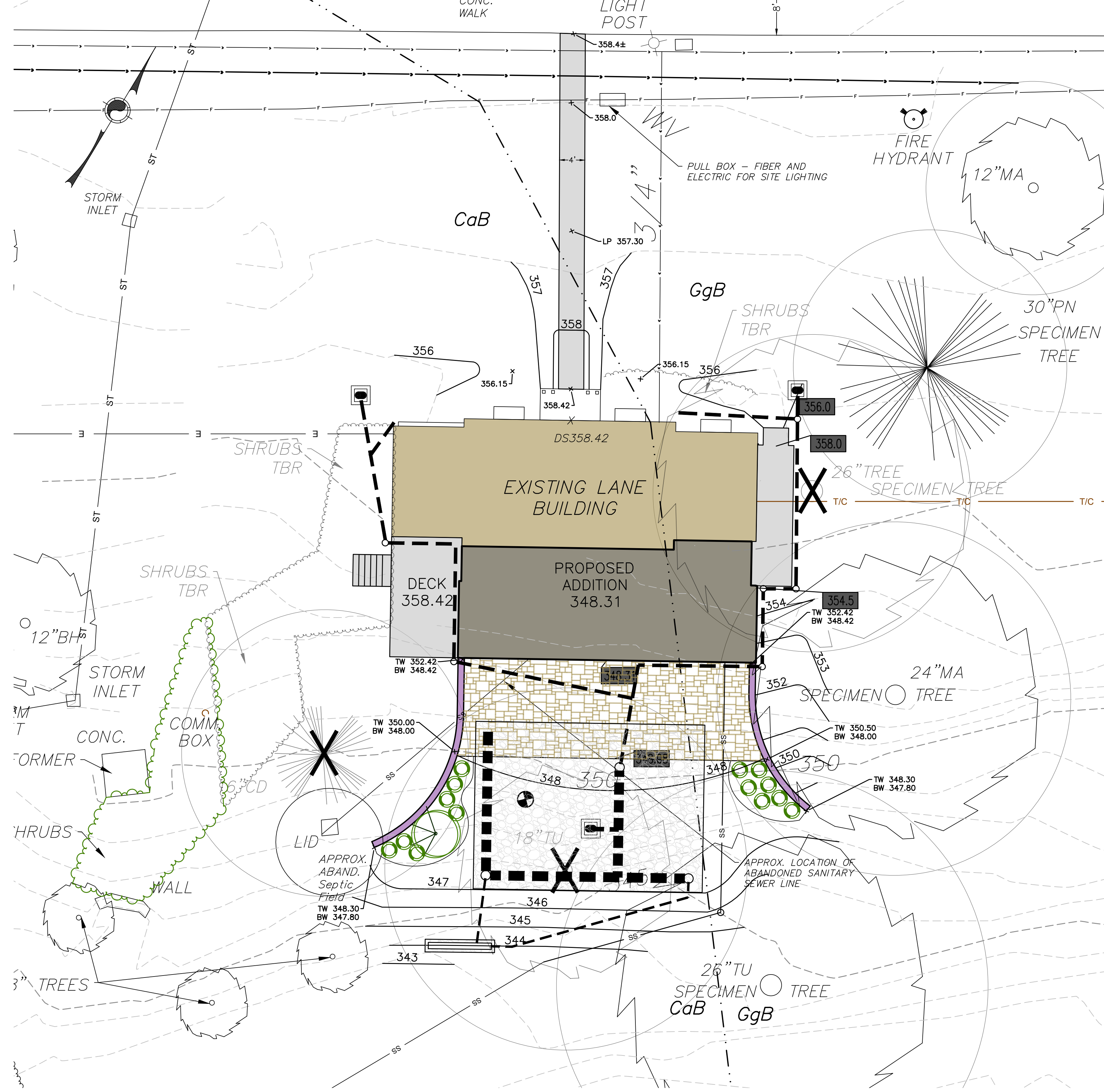
SCALE: NO SCALE  
 FILE NO: 21-014  
 SHEET NO: 7 OF 8

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ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

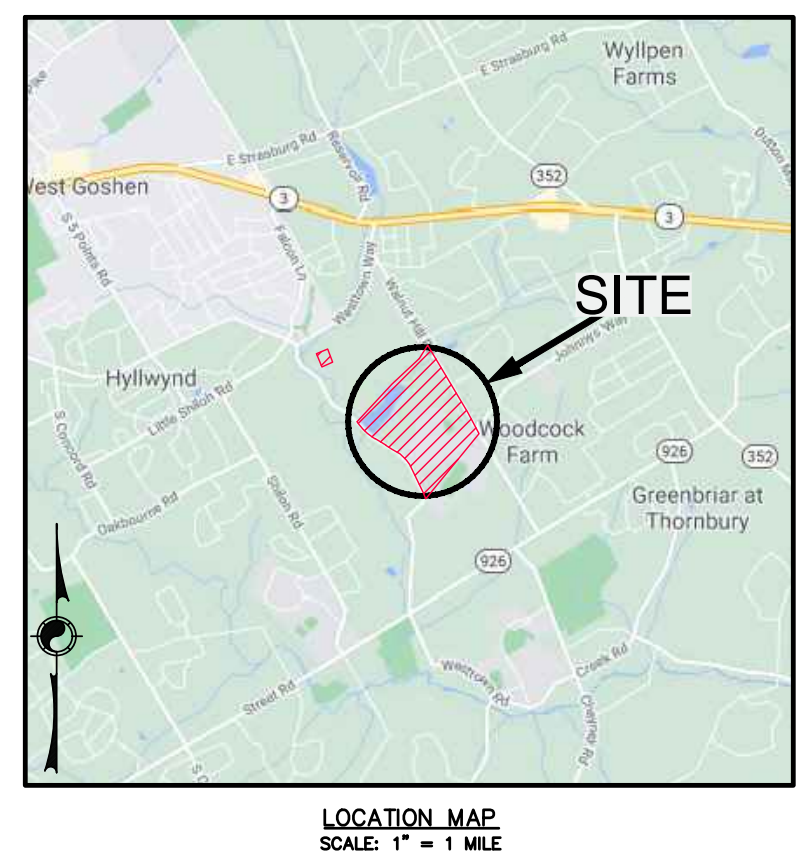
ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



**LANDSCAPE MAINTENANCE SCHEDULE**

| Frequency                                    | Maintenance Items   |
|--|---|
| During establishment, as needed (first year) | <ul style="list-style-type: none"> <li>Water trees and shrubs in planting beds during the first growing season. In general, water every 3 days for first month, and then weekly during the remainder of the first growing season (April - October), depending on rainfall.</li> </ul>   |
| Twice a year                                 | <ul style="list-style-type: none"> <li>Hand-pull weeds. Replace mulch and soil mix as needed if disturbed or removed with weeds' root mass.</li> </ul>  |
| Annually                                     | <ul style="list-style-type: none"> <li>Rake mulch to loosen, replace and repair mulch as needed. Add triple shredded mulch as needed to maintain 3" mulch layer, as desired.</li> <li>Replace vegetation during the appropriate growing season as needed. Remove stakes and guys from trees after two growing seasons from installation. Re-seed bare or damaged grass areas.</li> <li>Prune dead wood or shape as desired in October or following storm damage.</li> </ul> |



**ZONING DISTRICT A/C (AGRICULTURAL/CLUSTER RESIDENT DISTRICT)**  
 LOT SIZE 2 ACRE MIN  
 WIDTH 100' MIN (AT BLDG LINE)  
 100' MIN (AT STREET LINE)  
 IMPERVIOUS COVERAGE 15% MAX  
 FRONT YARD 50' MIN  
 SIDE YARD 50' MIN  
 REAR YARD 50' MIN  
 BUILDING HEIGHT 38' MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF THE TOWNSHIP OF WESTTOWN, LATEST EDITION.

**TAX PARCEL NUMBER:**  
67-02-00250-00-E

**BLOCK AND UNIT NUMBER:**  
BLOCK 02, UNIT 0025000E

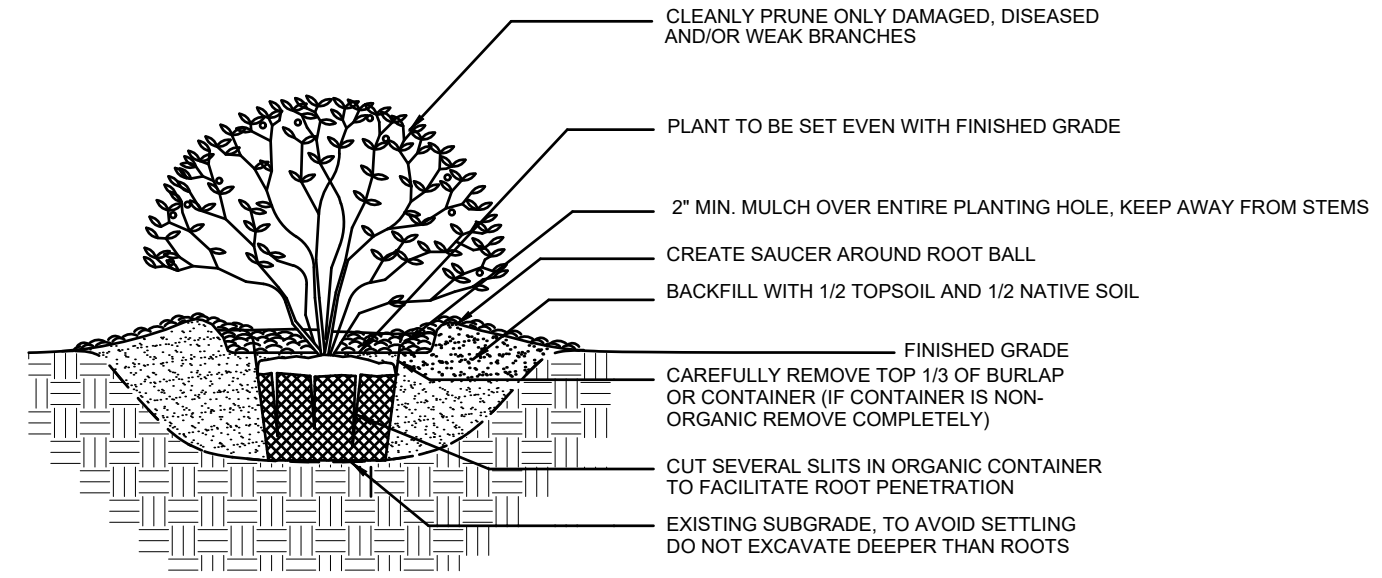
**SOURCE OF DEED:**  
BOOK 9407 PAGE 491

**TOTAL AREA (TO THE TITLE LINE)**  
7,426,980 SF (170.5 ACRES)

**SURVEY NOTES:**  
1. ELECTRONIC CAD FILE PROVIDED BY TRIMBLE SURVEYORS, 307 E LEXINGTON RD, LITITZ, PA 17543.

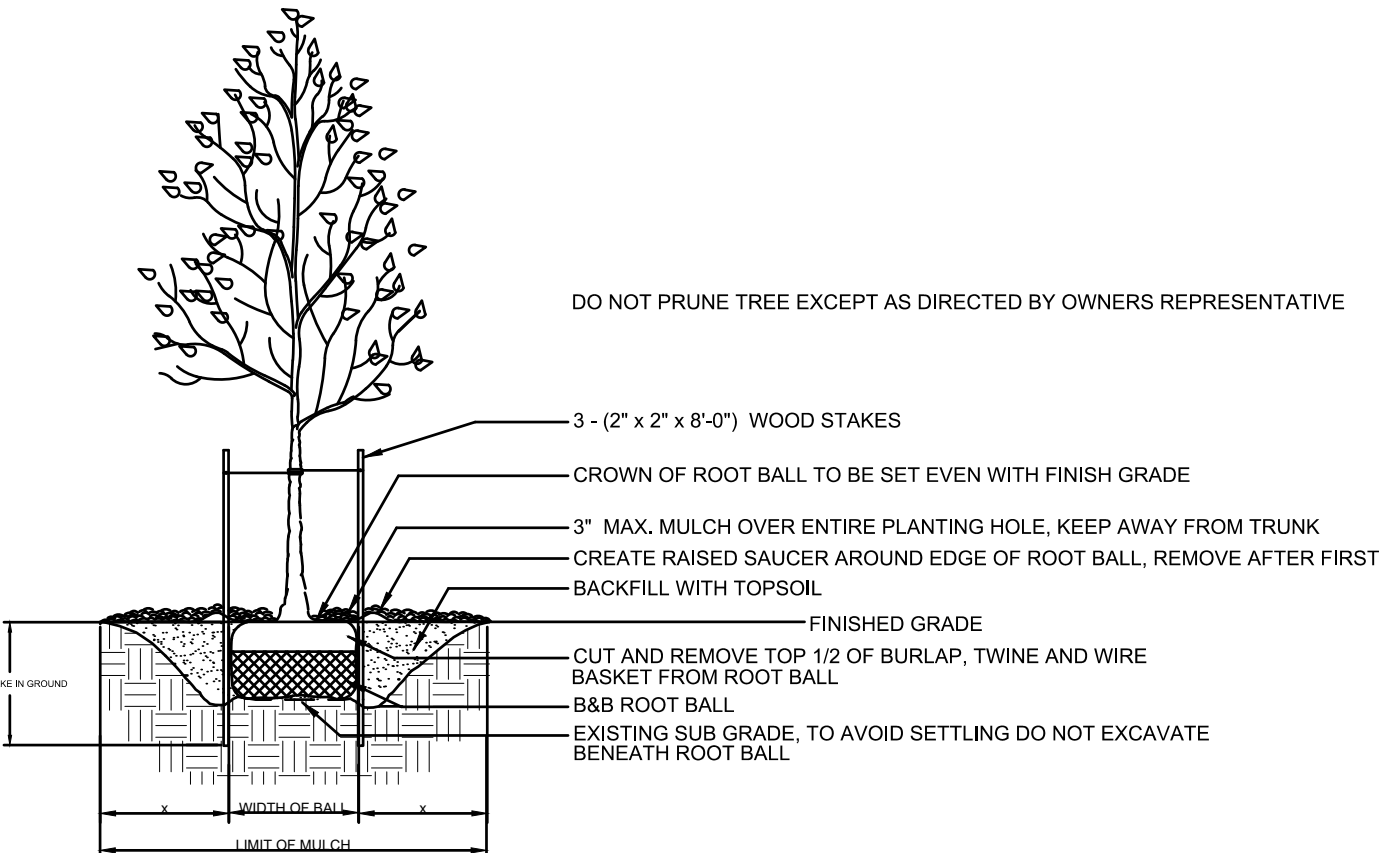
- GENERAL NOTES:**
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
  - PA. ONE CALL NUMBER FOR THIS SITE IS 20220681829.
  - THE NOTED SURVEY PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
  - IN ACCORDANCE WITH FEMA PANEL NUMBER 42029C0215G EFFECTIVE DATE SEPTEMBER 29, 2017 PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS. THE PORTIONS OF THE PROPERTY WITHIN THE PROPOSED PROJECT AREA ARE LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
  - THIS SITE IS CURRENTLY SERVED BY AN ON SITE WELL AND PUBLIC SEWER.
  - PROJECT BENCHMARK - CONCRETE MONUMENT ELEV 320.88.

- TREE PROTECTION NOTES:**
- WHERE EXISTING GROUND LEVELS ARE CHANGED, DRAINAGE TILE WILL BE PLACED AT THE OLD SOIL LEVEL AND OPEN INTO A WELL LEFT AROUND THE BASE OF THE TREE. SUCH WELL MAY BE LEFT OPEN OR CAN BE FILLED WITH COARSE STONES OR GRAVEL. TILES MAY BE INSTALLED IN A RADIATING PATTERN OR LAID IN PARALLEL LINES.
  - THOSE TREES WHICH HAVE BEEN DELINEATED ON THE PLAN AND ARE WITHIN 25 FEET OF A PROPOSED BUILDING EXCAVATION OR OTHER LOCATIONS DEEMED APPROPRIATE BY THE TOWNSHIP ENGINEER SHALL BE PROTECTED BY INSTALLING AND MAINTAINING A FENCE AT THE DRIP LINE.
  - NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION.
  - HEAVY EQUIPMENT OPERATORS SHALL AVOID DAMAGING EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN 25 FEET FROM TREE TRUNKS.
  - TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE AND TREATED IMMEDIATELY. TREE LIMBS DAMAGED SHALL BE PROPERLY PRUNED AND TREATED IMMEDIATELY.
  - THE OPERATION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS OF SUCH TREES SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
  - DAMAGED TREES SHALL BE FERTILIZED TO AID IN THEIR RECOVERY.
  - CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND THE BASES OF SUCH TREES.



**NOTES:**  
 1. DO NOT DAMAGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKE.  
 2. WATER THOROUGHLY AFTER INSTALLATION.  
 3. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.  
 4. CONTRACTOR IS NOT TO USE TREE WRAP.

**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE



**NOTES:**  
 1. DO NOT DAMAGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKE.  
 2. WATER THOROUGHLY AFTER INSTALLATION.  
 3. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.  
 4. CONTRACTOR IS NOT TO USE TREE WRAP.

**TYPICAL DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

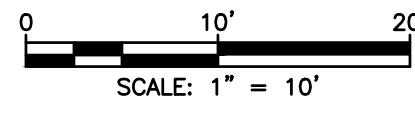
**TREES TO BE REMOVED:**  
 3 TOTAL TREES PROPOSED TO BE REMOVED.  
 16\"/>

NO REPLACEMENT TREES REQUIRED.  
**NOTE:**  
 REFER TO SHEET 3 OF 8 FOR OVERALL SITE PLAN.

**PROPOSED SEED MIX:**  
 SWEENEY SEED SURVIVOR MIX: 75% SR 8200 FESCUE, 20% SR 4200 PERENNIAL RYEGRASS, 5% MERIT KENTUCKY BLUEGRASS

**TREES TO BE REMOVED:**  
 3 TOTAL TREES PROPOSED TO BE REMOVED.  
 16\"/>

IN CONFORMANCE WITH SECTION 149-924.D OF THE WESTTOWN TOWNSHIP ORDINANCE, NO REPLACEMENT TREES ARE REQUIRED. IN THE EVENT THAT 10 OR MORE VIABLE TREES ARE REMOVED, REPLACEMENT TREES SHALL BE PROVIDED AS REQUIRED.



**PLANTING SCHEDULE**

| SHRUBS          |        |   |                      |                    |  |
|-----------------|--------|---|----------------------|--------------------|--|
| Quantity        | Symbol | Scientific Name   | Common Name          | Planting Size      |  |
| 14              | ○      | Prunus laurocerasus 'Schipkaensis'  | Skip Laurel          | 2-3' ht, 30-36\"/> |  |
| TREES           |        |   |                      |                    |  |
| Quantity        | Symbol | Scientific Name   | Common Name          | Planting Size      |  |
| 1               | ⊗      | Betula nigra 'Heritage'   | Heritage River Birch | 3-3.5\"/>          |  |
| Disturbed Areas |        | All disturbed areas to be lawn are to be fine graded, raked and seeded.<br>(Seed with drought tolerant mix: Sweeney Seed 'Survivor' mix or approved equal - see note below) |                      |                    |  |

**LINETYPE LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING TREE LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELECOM LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM PIPES

**SYMBOL LEGEND**

- /IP IRON PIN FOUND
- /CMF CONCRETE MONUMENT FOUND
- /DMF MARBLE MONUMENT FOUND
- /AC EXISTING AIR CONDITIONER
- /GV EXISTING GAS VALVE
- /GM EXISTING GAS METER
- /EM EXISTING ELECTRIC METER
- /CO EXISTING CLEANOUT
- /OH ROOF OVERHANG
- EXISTING TREE
- /UP EXISTING UTILITY POLE
- /100.00 EXISTING SPOT ELEVATION
- /DS 100.00 EXISTING DOOR SILL ELEVATION

**Serial Number: 2022-068-1829**

**CALL BEFORE YOU DIG!**  
 YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER ITS ON PRIVATE OR PUBLIC LAND.

**811**

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 PROJECT NO. 2022-068-1829

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**  
**WESTTOWN SCHOOL - LANE HOUSE**  
 LANDSCAPE PLAN  
 WESTTOWN TOWNSHIP \* CHESTER COUNTY \* PENNSYLVANIA

**OWNER/APPLICANT**  
 WESTTOWN SCHOOL  
 975 WESTTOWN ROAD  
 WEST CHESTER, PA 19382

**1000 CONSHOHOCKEN ROAD, SUITE 202**  
 CONSHOHOCKEN, PA 19428  
 PH: 610-234-2486  
 apexdesign.com

**MICHAEL J. BOWKER, PE**  
 REGISTERED PROFESSIONAL ENGINEER  
 (P081543)

**UTILITY ONE CALL:**  
20220681829

**DRAWN:** AGG  
**REVIEWED:** MJB  
**DATE:** 06-09-22  
**SCALE:** 1\"/>