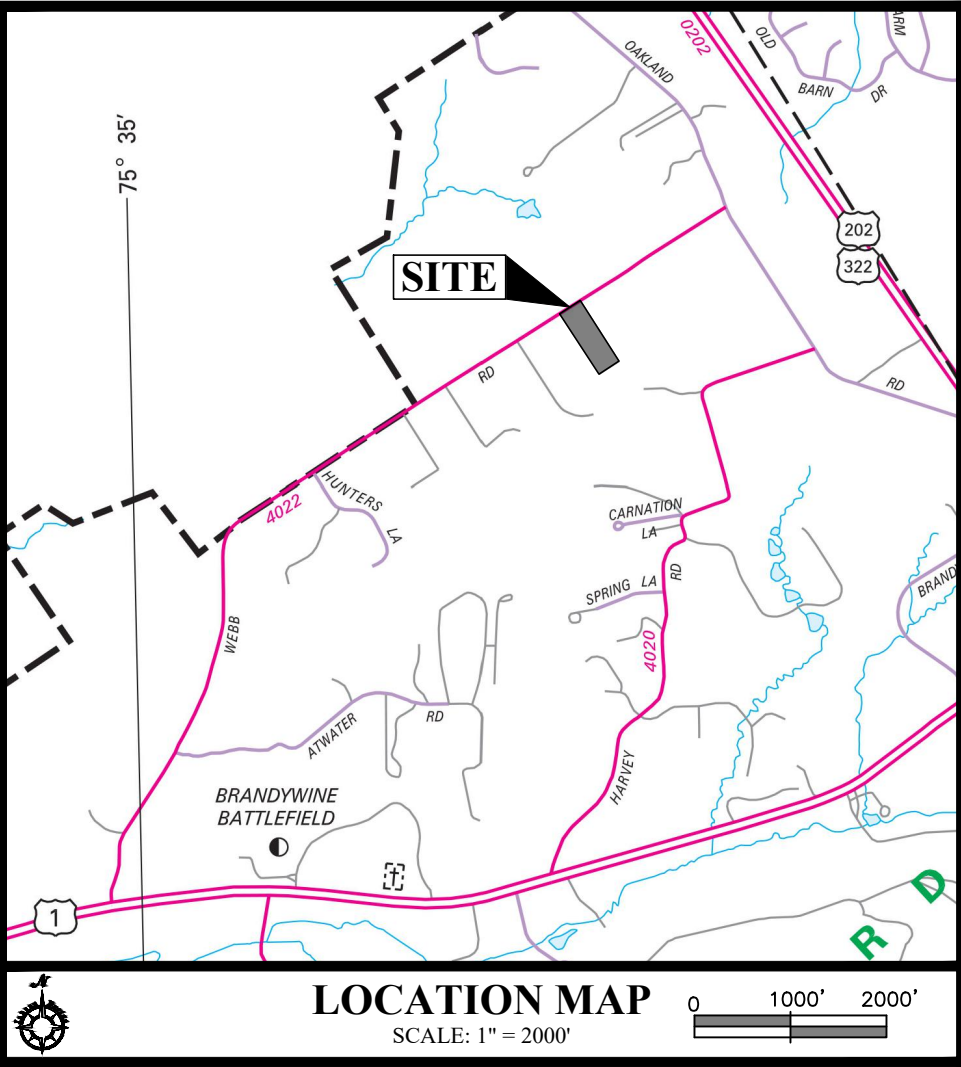


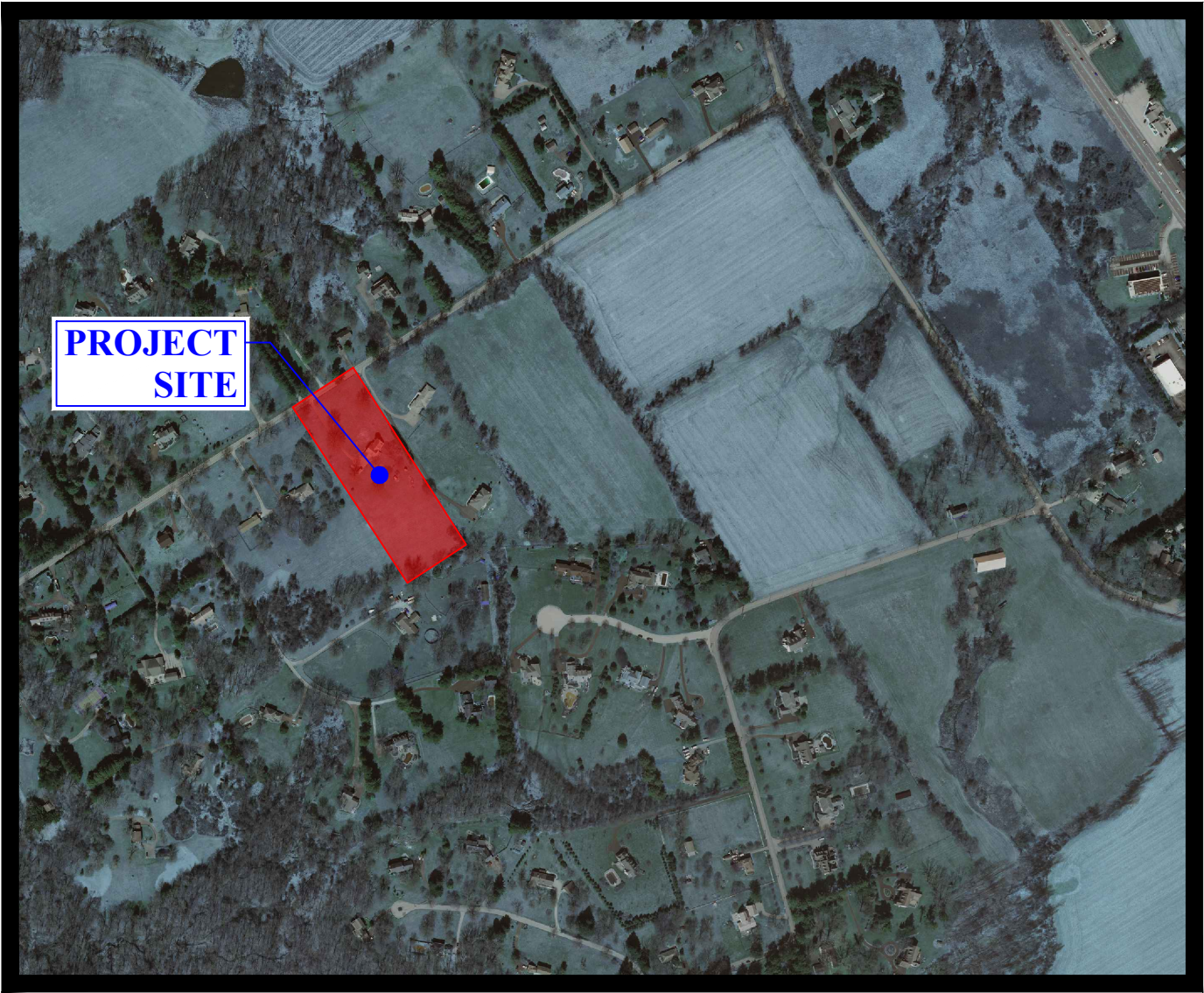
PRELIMINARY/FINAL
MINOR SUBDIVISION PLAN
FOR
438 WEBB ROAD
CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER SHEET
2	TITLE PLAN
3	EXISTING CONDITIONS AND CONSERVATION PLAN
4	GRADING PLAN
5	PCSWM PLAN
6	EROSION AND SEDIMENT CONTROL PLAN
7	E&S DETAILS
8	LANDSCAPING PLAN
9	CONSTRUCTION DETAILS



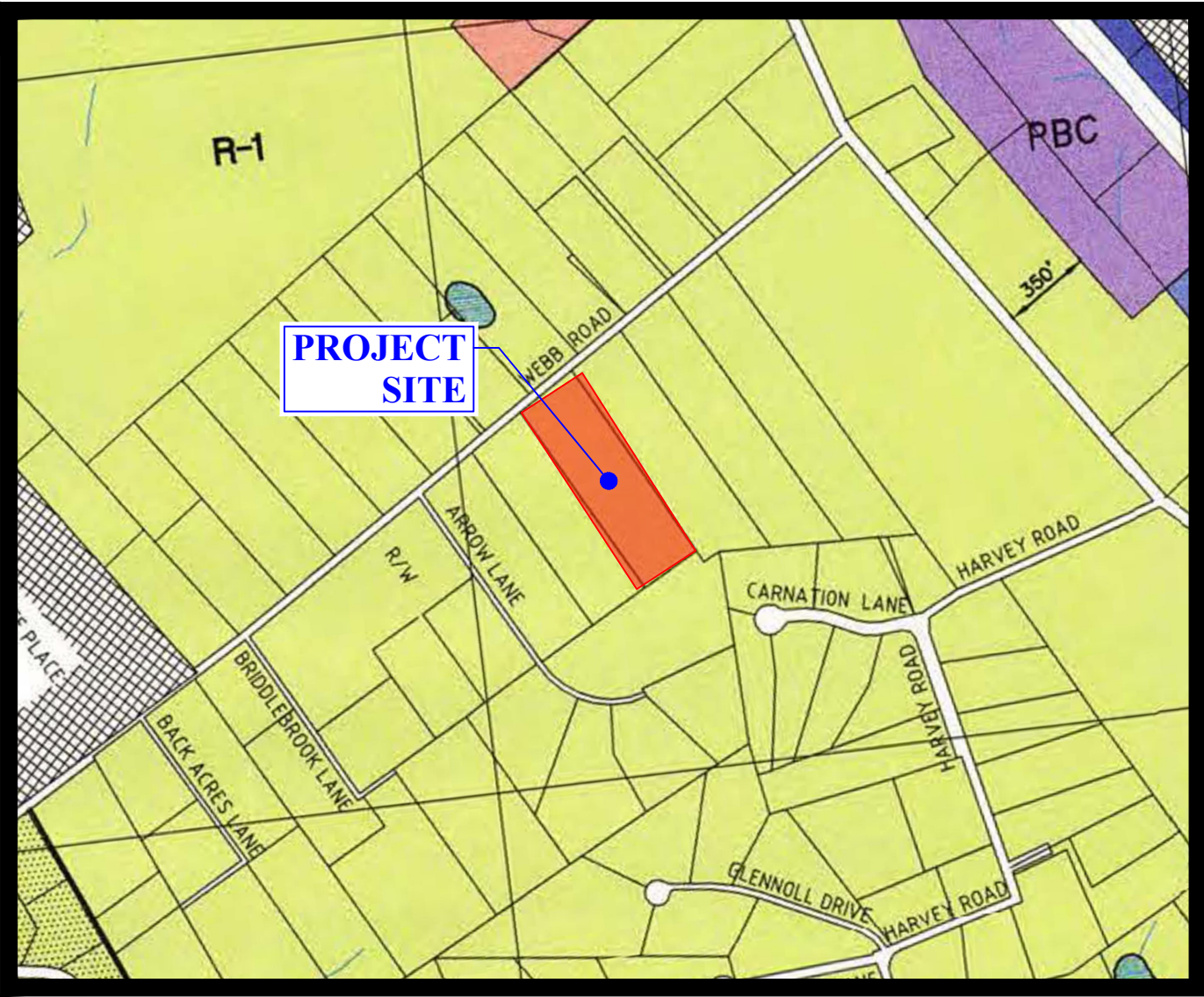
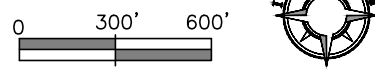
GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 4.375 ACRE PROPERTY INTO TWO (2) SEPARATE LOTS IN ORDER TO CREATE A NEW LOT TO BE USED FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DETACHED DWELLING.
- BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN APRIL, 2021 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS BASED ON STATE PLANE COORDINATES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN OCTOBER, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
- ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON OCTOBER 5, 2023.
- THE PROPERTY IS LOCATED WITHIN THE R-1 RESIDENTIAL ZONING DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42045C0064G, EFFECTIVE JULY 5, 2017.
- THE PROPERTY IS SERVICED BY ON-LOT SEWER AND ON-LOT WATER.
- THE SITE IS LOCATED IN THE BRANDYWINE CREEK WATERSHED; PA CH. 93 DESIGNATION WARM WATER FISHES, MIGRATORY FISH (MFWWF).
- SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
- SITE GEOLOGY IS CHARACTERIZED AS MAFIC GNEISS (mgb).
- ACCORDING TO AVAILABLE MAPPING THERE ARE NO WETLANDS LOCATED ON THIS TRACT.
- THERE ARE NO STEEP OR VERY STEEP SLOPES LOCATED ON THIS TRACT.
- THE CHADDS FORD COMPREHENSIVE PLAN DESIGNATES THIS TRACT AS AN AREA FOR SUBSTANTIVELY DIVIDED RESIDENTIAL PROPERTIES WITH DETACHED HOMES.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- THE AREA OF ADDITIONAL RIGHT OF WAY ALONG WEBB ROAD IS OFFERED FOR DEDICATION TO PENNDOT IN PERPETUITY.
- CHADDS FORD TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREAS NOT DULY ACCEPTED BY THE BOARD OF SUPERVISORS AS DEDICATED FOR PUBLIC USE.
- CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS.



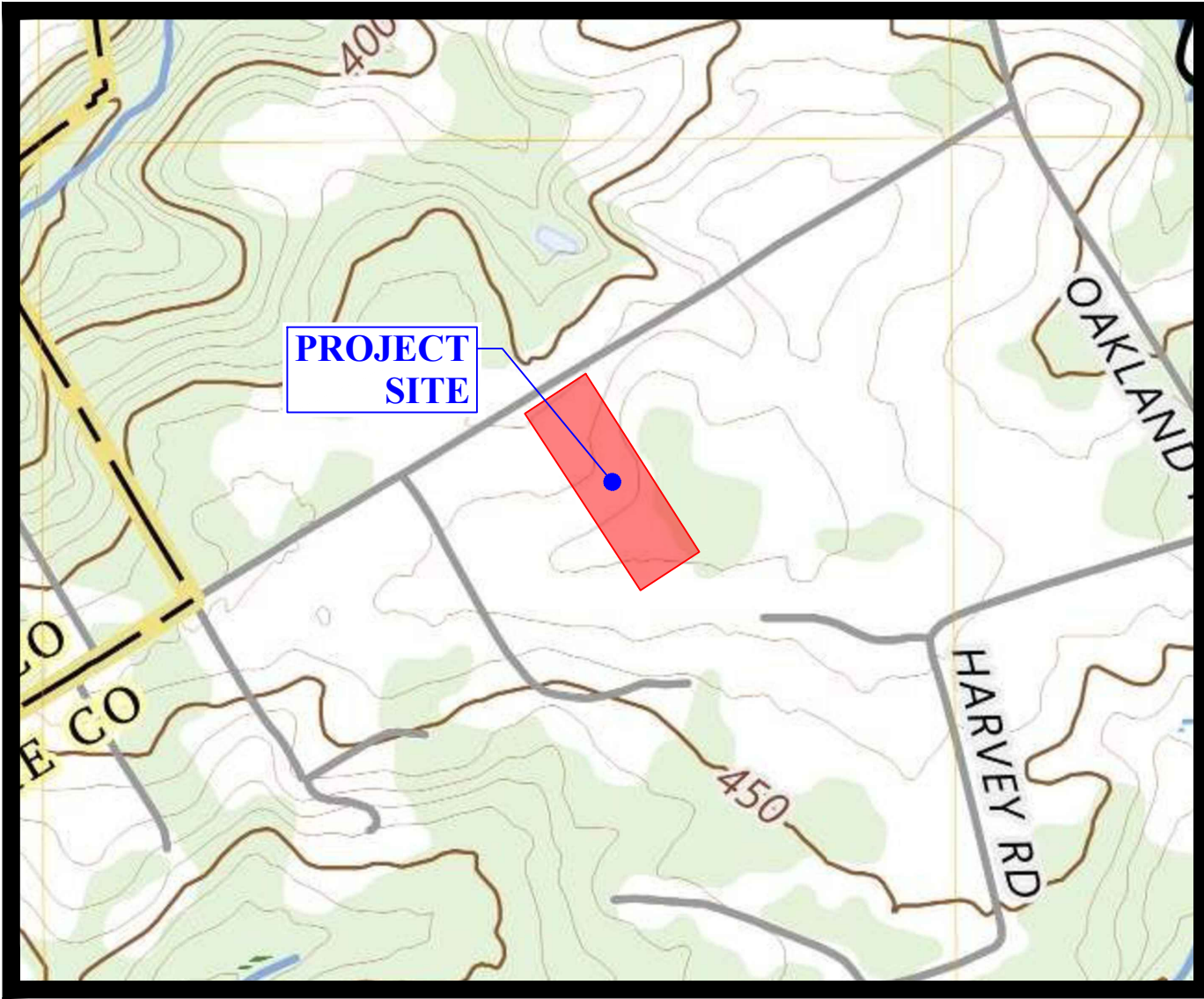
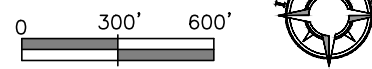
AERIAL MAP

(SCALE: 1" = 600')



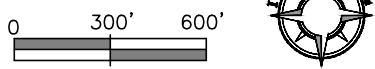
CHADDS FORD TOWNSHIP
ZONING MAP

(SCALE: 1" = 600')



USGS MAP

(SCALE: 1" = 600')



ZONING DATA
R-1 DISTRICT (RESIDENCE)

DESCRIPTION	REQUIRED
MINIMUM LOT AREA [1]	2 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE	200 FEET
MAXIMUM BUILDING COVERAGE	15%
MINIMUM FRONT YARD SETBACK	100 FEET
MINIMUM SIDE YARD SETBACK	50 FEET
MINIMUM REAR YARD SETBACK	50 FEET
MAXIMUM BUILDING HEIGHT	40 FEET

WAIVERS REQUESTED:

- ~~§110.10:~~ A WAIVER IS REQUESTED TO ALLOW A CONCURRENT PRELIMINARY/FINAL MINOR SUBDIVISION PLAN SUBMISSION.

ZONING VARIANCES RECIEVED:

THE CHADDS FORD TOWNSHIP ZONING HEARING BOARD GRANTED THE FOLLOWING VARIANCES AT THEIR MEETING ON APRIL 16, 2024:

- FROM SECTION §135-9.C REQUIRING A MINIMUM LOT AREA (NET) OF 2 AC. WHILE A GROSS LOT AREA OF 2.181 IS PROPOSED, WITH THE PROPOSED RIGHT OF WAY AND SHARED DRIVEWAY AREA NETTED OUT, THE NET LOT AREA IS 1.921 AC.
- FROM SECTION §135-9.H REQUIRING A SEPARATION OF 10 FEET FROM DRIVEWAY AND SIDE LOT LINE. THE PLAN PROPOSES TO PROVIDE THE 10 FOOT SEPARATION FROM THE ADJOINING PROPERTY TO THE WEST, BUT TO HAVE THE DRIVEWAY FOR LOT 2 ALONG THE PROPOSED PROPERTY LINE WITH LOT 1.

ANTICIPATED PROJECT SCHEDULE:

- CONSTRUCTION START: JULY 2024
- INSTALLATION OF STORMWATER BMP: AUGUST 2024
- PROJECTED COMPLETION: DECEMBER 2024

OWNERS:

ANTHONY BAFILE, JENNIFER BAFILE, AND TIFFANY BAFILE
438 WEBB ROAD
CHADDS FORD, PA 19317

APPLICANT:

JENNIFER DEVLIN (NEE BAFILE)
667 SHROPSHIRE DR.
WEST CHESTER, PA 19382
(484) 645-0804

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Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers:
20232891400

PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

TAX PARCEL: 04-00-00317-04 | DEED BOOK 6761 | PAGE 2620



INLAND DESIGN
Civil Engineers, Surveyors & Land Development Consultants
16 Hagerty Blvd.
West Chester, PA 19382
www.InLandDesign.net

Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InLandDesign.net



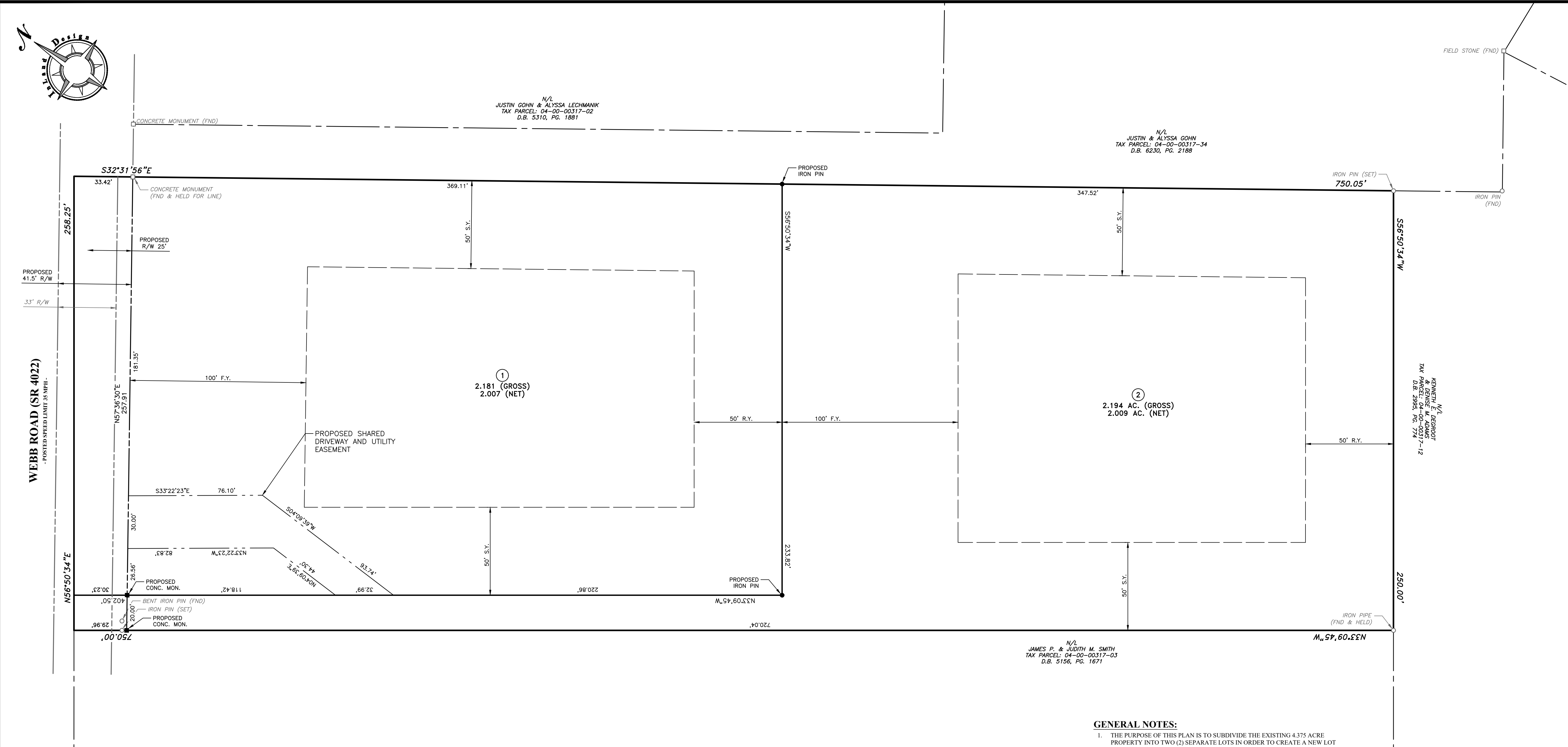
No.	Date:	Description:
1	04/17/2024	REVISED PER TWP ENGINEER REVIEW

PRELIMINARY/FINAL
MINOR SUBDIVISION PLAN

Date: 1/15/2024
Scale: AS NOTED
Drawn by: SMF
Checked by: JDC
Project No. 11711

COVER SHEET
FOR
JENNIFER DEVLIN
438 WEBB ROAD
CHADDS FORD, PA 19317
CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

S H E E T
1
OF 9



- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINE
 - FLOOD PLAIN LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - EXISTING ROAD / PAVING
 - EXISTING UTILITY POLE
 - EXISTING IRON PIN
 - EXISTING MONUMENT
 - PROPOSED IRON PIN
 - PROPOSED MONUMENT
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED DRIVEWAY

DRIVEWAY NOTES

- A DECLARATION OF EASEMENT AND A MAINTENANCE AGREEMENT SHALL BE PREPARED FOR THE SHARED DRIVEWAY AND SHALL BE SUBMITTED TO THE TOWNSHIP SOLICITOR FOR THEIR REVIEW AND APPROVAL AND WILL BE RECORDED WITH THE DELAWARE COUNTY RECORDER OF DEEDS. THE OWNERS OF LOTS 1 AND 2 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SHARED DRIVEWAY.
- THE PROPOSED SHARED PRIVATE DRIVEWAY IS NOT TO BE DEDICATED TO CHADDS FORD TOWNSHIP FOR PUBLIC USE. IT IS TO BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE ESTABLISHED DEEDS AND ACCESS/UTILITY EASEMENT IN PERPETUITY.
- NO OBJECT GREATER THAN 2.5 FEET IN HEIGHT AND NO OTHER OBJECT THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE TO PROPERLY MAINTAIN THEIR DRIVEWAYS IN A CONDITION THAT PROVIDES SAFE ACCESS TO WEBB ROAD.
- THE DRIVEWAY ACCESS IS SUBJECT TO A PENNDOT MINIMUM USE DRIVEWAY.

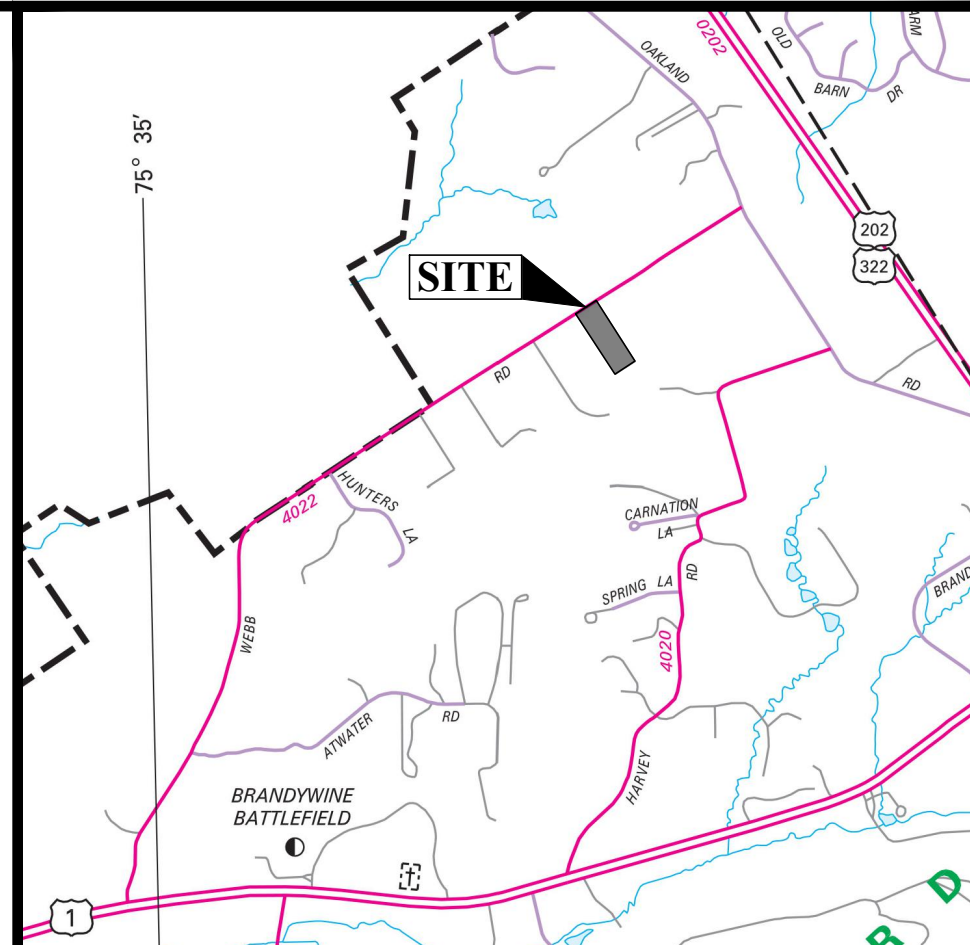
**ZONING DATA
R-1 DISTRICT (RESIDENCE)**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	PROPOSED
MINIMUM LOT AREA [1]	2 ACRES	4.238 AC (NET)	1.921 AC (NET) [2]	2.009 AC (NET)
		4.375 AC (GROSS) - 0.137 AC (R/W)	2.181 AC (GROSS) - 0.174 (R/W) - 0.086 (EASEMENT)	2.194 AC (GROSS) - 0.171 AC (FLAG AREA) - 0.014 (R/W)
MINIMUM LOT WIDTH @ BUILDING LINE	200 FEET	256.90 FEET	236.80 FEET	252.72 FEET
MAXIMUM BUILDING COVERAGE	15%	1.7% (3,067 S.F.)	3.5% (3,067 S.F.)	4.3% (3,772 S.F.)
MINIMUM FRONT YARD SETBACK	100 FEET	232.0 FEET	223.5 FEET	163.0 FEET
MINIMUM SIDE YARD SETBACK	50 FEET	52.9 FEET	52.9 FEET	51.0 FEET
MINIMUM REAR YARD SETBACK	50 FEET	437.1 FEET	89.6 FEET	94.1 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	EXISTING	EXISTING	< 40 FEET

[1] THE LOT SHALL HAVE AN AREA OF AT LEAST TWO ACRES, AND IF IT HAS NO FRONTAGE ON A STREET OR ROAD THE LOT SHALL BE CONNECTED THERETO BY A DRIVEWAY AT LEAST 20 FEET WIDE, WHICH SHALL BE IN ADDITION TO THE LOT AREA OF TWO ACRES.
[2] VARIANCE GRANTED (SEE NOTE ON SHEET 1).

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 4.375 ACRE PROPERTY INTO TWO (2) SEPARATE LOTS IN ORDER TO CREATE A NEW LOT TO BE USED FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DETACHED DWELLING.
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- ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON OCTOBER 5, 2023.
- THE PROPERTY IS LOCATED WITHIN THE R-1 RESIDENTIAL ZONING DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 4205C0064G, EFFECTIVE JULY 5, 2017.
- THE PROPERTY IS SERVICED BY ON-LOT SEWER AND ON-LOT WATER.
- THE SITE IS LOCATED IN THE BRANDYWINE CREEK WATERSHED, PA CH. 93 DESIGNATION WARM WATER FISHES, MIGRATORY FISH (MF/WWF).
- SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
- SITE GEOLOGY IS CHARACTERIZED AS MAFIC GNEISS (mgb).
- ACCORDING TO AVAILABLE MAPPING THERE ARE NO WETLANDS LOCATED ON THIS TRACT.
- THERE ARE NO STEEP OR VERY STEEP SLOPES LOCATED ON THIS TRACT.
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- THE AREA OF ADDITIONAL RIGHT OF WAY ALONG WEBB ROAD IS OFFERED FOR DEDICATION TO PENNDOT IN PERPETUITY.
- CHADDS FORD TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREAS NOT DULY ACCEPTED BY THE BOARD OF SUPERVISORS AS DEDICATED FOR PUBLIC USE.
- CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS.



LOCATION MAP
SCALE: 1" = 2000'

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF CHADDS FORD TOWNSHIP THIS _____ DAY OF _____, 2024.

CHAIRMAN _____
VICE CHAIRMAN _____
SECRETARY _____

DELAWARE COUNTY PLANNING DEPARTMENT

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE DELAWARE COUNTY PLANNING DEPARTMENT IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____
FOR THE DIRECTOR _____

RECORDED IN THE DELAWARE COUNTY COURTHOUSE THIS _____ DAY OF _____, IN PLAN BOOK _____, PAGE _____.

SURVEY CERTIFICATION:

I HEREBY CERTIFY TO MY USUAL AND CUSTOMARY AND PROFESSIONAL CARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS AND THAT ALL THE EXISTING MONUMENTS, PIPES, STONES, ETC., ARE AS SHOWN.

SURVEYOR _____ DATE _____

PROFESSIONAL ENGINEER CERTIFICATION:

I, JOEL D. COMANDA, A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

PROFESSIONAL ENGINEER _____ (DATE) 04/17/2024

AFFIDAVIT OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED JENNIFER DEVLIN, ANTHONY BAFILE & TIFFANY BAFILE, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

WE ARE THE EQUITABLE OWNERS OF PARCEL 04-00-00317-04 TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. WE ACKNOWLEDGE THAT THIS PLAN IS OUR ACT AND DEED AND IS AUTHORIZED BY US TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES.

JENNIFER DEVLIN _____
ANTHONY BAFILE _____
TIFFANY BAFILE _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____.

NOTARY PUBLIC _____

OWNERS:
ANTHONY BAFILE, JENNIFER BAFILE, AND TIFFANY BAFILE
438 WEBB ROAD
CHADDS FORD, PA 19317

APPLICANT:
JENNIFER DEVLIN (NEE BAFILE)
667 SHROPSHIRE DR.
WEST CHESTER, PA 19382
(484) 645-0804

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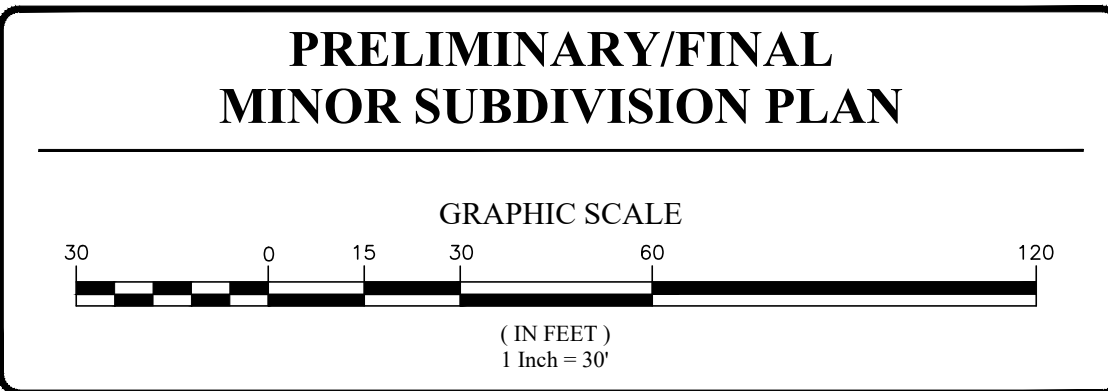
Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers:
20232891400

PENNSYLVANIA ACT 187 REQUIREMENTS:
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INLAND DESIGN
Civil Engineers, Surveyors & Land Development Consultants
16 Hagerty Blvd.
West Chester, PA 19382
www.InlandDesign.net
Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER (PE070740)

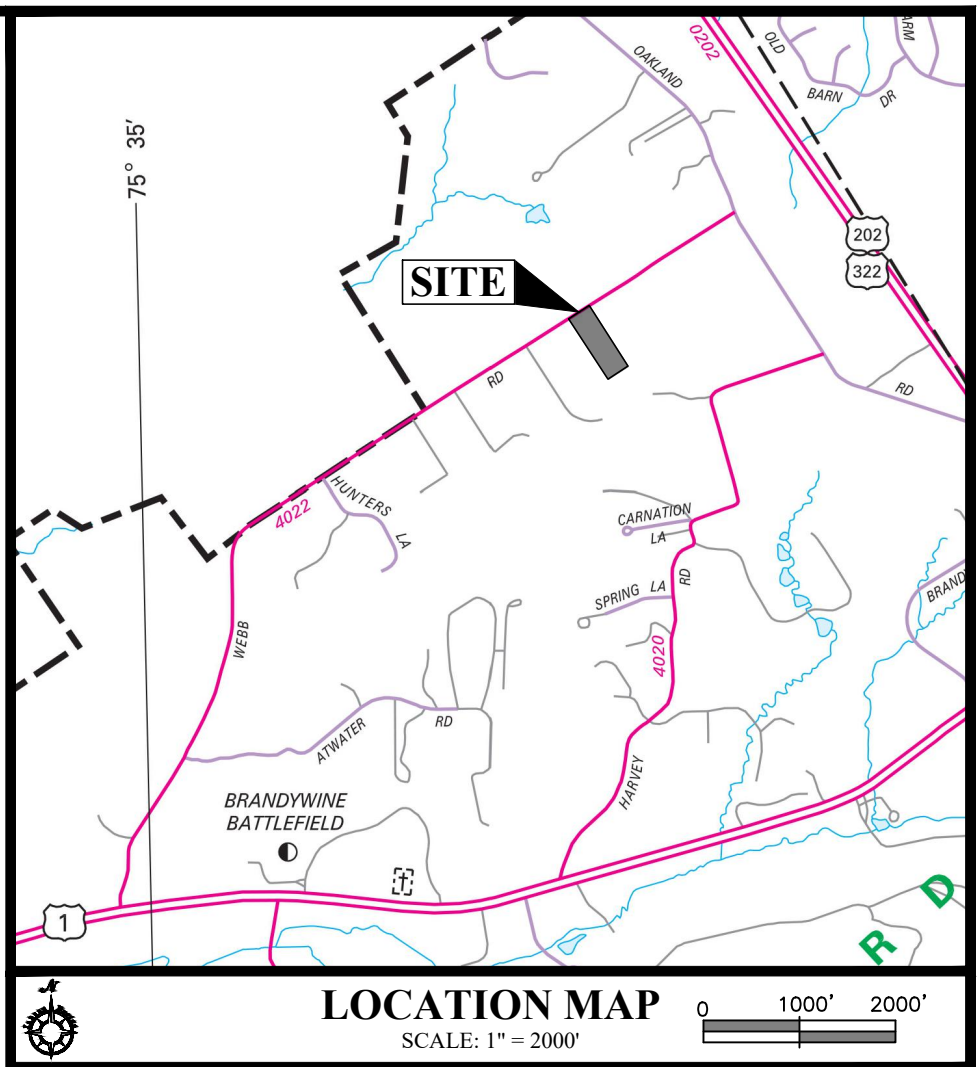
No.	Date:	Description:
1	04/17/2024	REVISED PER TWP ENGINEER REVIEW



Date:
1/15/2024
Scale:
1" = 30'
Drawn by:
SMF
Checked by:
JDC
Project No.
11711

**TITLE PLAN
FOR
JENNIFER DEVLIN
438 WEBB ROAD
CHADDS FORD, PA 19317
CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA**

S H E E T
2
OF 9



1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 4.375 ACRE PROPERTY INTO TWO (2) SEPARATE LOTS IN ORDER TO CREATE A NEW LOT THAT WILL BE USED FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DETACHED DWELLING.
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5. ELEVATIONS BASED ON NAVD84 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON OCTOBER 5, 2023.
6. THE PROPERTY IS LOCATED WITHIN THE R-1 RESIDENTIAL ZONING DISTRICT.
7. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER GPS 050642, EFFECTIVE DATE OF 2018.
8. THE PROPERTY IS SERVICED BY ON-LOT SEWER AND ON-LOT WATER.
9. THE SITE IS LOCATED IN THE BRANDYWINE CREEK WATERSHED, PA CH. 93 DESIGNATION WARM WATER FISHES, MIGRATORY FISH (MFW/FW).
10. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
11. SITE GEOLOGY IS CHARACTERIZED AS MAFIC GNEISS (mgb).
12. ACCORDING TO AVAILABLE MAPPING THERE ARE NO WETLANDS LOCATED ON THIS TRACT.
13. THERE ARE NO STEEP OR VERY STEEP SLOPES LOCATED ON THIS TRACT.
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16. THE AREA OF ADDITIONAL RIGHT OF WAY ALONG WEBB ROAD IS OFFERED FOR DEDICATION TO PENNDOT IN PERPETUITY.
17. CHADDS FORD TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREAS NOT DULY ACCEPTED BY THE BOARD OF SUPERVISORS AS A PUBLIC ROAD OR PUBLIC UTILITY.
18. CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS.

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	TEST PIT LOCATION
-----	EXISTING RIGHT OF WAY LINE
-----	EXISTING EASEMENT LINE
-----102-----	EXISTING 2' CONTOUR W/ ELEVATION
-----100-----	EXISTING 10' CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING CONCRETE
	EXISTING TREELINE
	EXISTING TREE SYMBOLS
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING SIGN
-----X-----X-----	EXISTING FENCE LINE
	SOILS LINE AND DESCRIPTION
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
-----	EXISTING ROAD CENTERLINE
-----	EXISTING CURB LINE
-----	EXISTING ROAD PAVING
-----	EXISTING DRIVEWAY
-----	EXISTING STONE DRIVE
-----L-----L-----	EXISTING SANITARY LATERAL
-----W-----W-----	EXISTING WATER LINE
-----E-----E-----	EXISTING ELECTRIC LINE
-----T-----T-----	EXISTING TELEPHONE LINE
-----OH-----OH-----	EXISTING TELEPHONE LINE
	EXISTING FEATURES TO BE REMOVED
	EXISTING TREES TO BE REMOVED

DESCRIPTION	REQUIRED	EXISTING
MINIMUM LOT AREA [1]	2 ACRES	4.238 AC (NET)
		4.375 AC (GROSS) - 0.137 AC (R/W)
MINIMUM LOT WIDTH @ BUILDING LINE	200 FEET	256.90 FEET
MAXIMUM BUILDING COVERAGE	15%	1.7% (3,067 S.F.)
MINIMUM FRONT YARD SETBACK	100 FEET	232.0 FEET
MINIMUM SIDE YARD SETBACK	50 FEET	52.9 FEET
MINIMUM REAR YARD SETBACK	50 FEET	437.1 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	EXISTING

DWELLING	2,884 S.F.
SHED	179 S.F.
COVERED PORCH	42 S.F.
DRIVEWAY	4,508 S.F.
FLAGSTONE	329 S.F.
WALLS	208 S.F.
WOOD DECKING	121 S.F.
TOTAL EXISTING IMPERVIOUS	8,271 S.F.

GROSS LOT AREA	190,594 S.F. (4.375 ACRES)
AREA WITHIN RIGHT OF WAY	5,985 S.F. (0.137 ACRES)
LOT AREA	184,609 S.F. (4.238 ACRES)

ANTHONY BAFILE, JENNIFER BAFILE, AND TIFFANY BAFILE
438 WEBB ROAD
CHADDS FORD, PA 19317

JENNIFER DEVLIN (NEE BAFILE)
667 SHROPSHIRE DR.
WEST CHESTER, PA 19382
(484) 645-0804

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
CdB	CHESTER SILT LOAM	3% - 8%	HIGH ABOUT 10.3 INCHES	WELL DRAINED	MORE THAN 80 INCHES	MORE THAN 80 INCHES	1	D
GeC	GAILA SILT LOAM	8% - 15%	MODERATE ABOUT 8.7 INCHES	WELL DRAINED	MORE THAN 80 INCHES	MORE THAN 80 INCHES	4c	B
GdB	GLADSTONE GRAVELLY LOAM	3% - 8%	MODERATE ABOUT 7.7 INCHES	WELL DRAINED	MORE THAN 80 INCHES	61 TO 67 INCHES	2c	C

GRAPHIC SCALE

(IN FEET)
1 Inch = 30'

Date:
1/15/2024

Scale:
1" = 30'

Drawn by:
SMF

Checked by:
JDC

Project No.
1171

JENNIFER DEVLIN
438 WEBB ROAD
CHADDS FORD, PA 19317
CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

30

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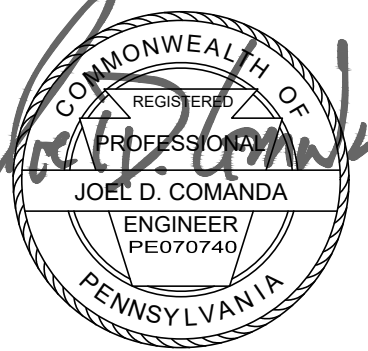


Pennsylvania One Call System
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Serial Numbers:
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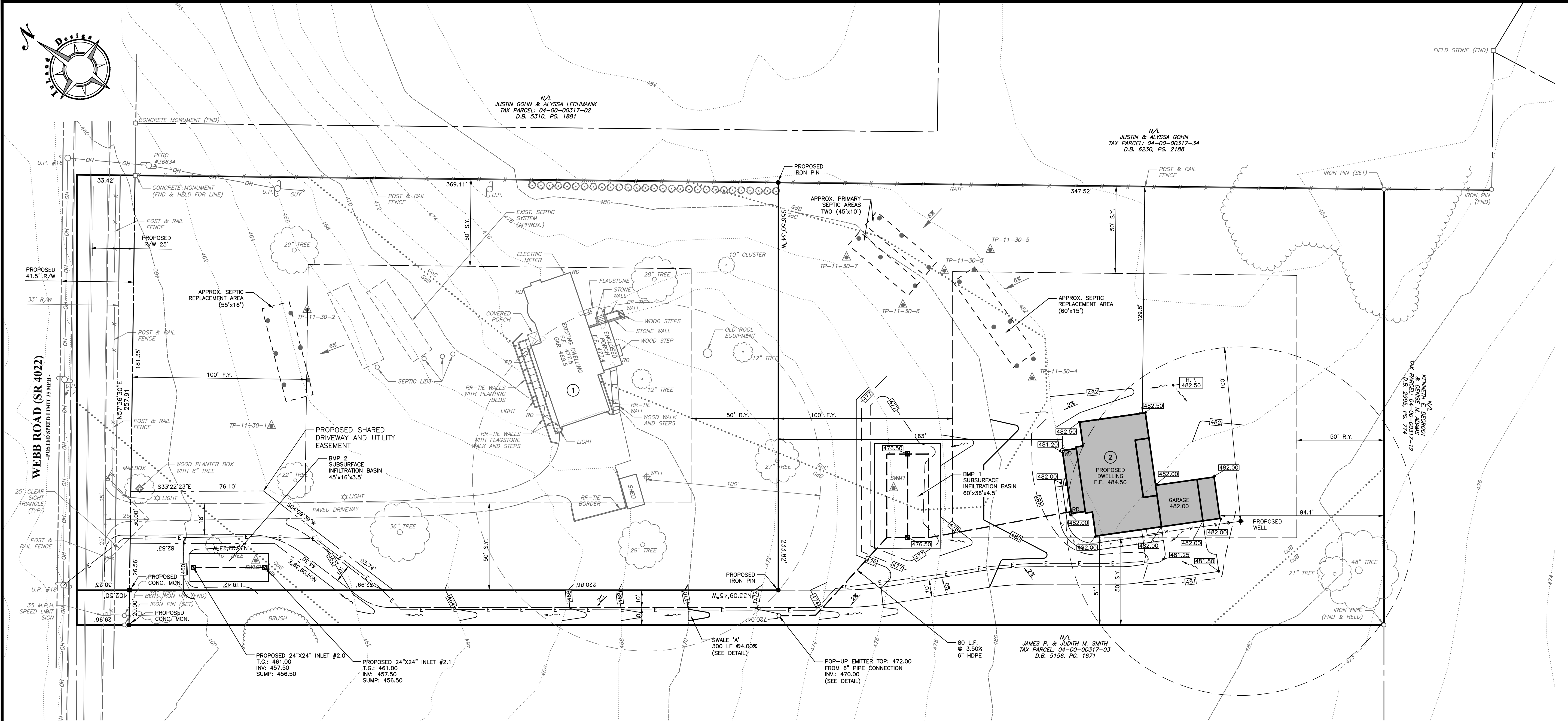
PENNSYLVANIA ACT 187 REQUIREMENTS:
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[illegible]

Date: 1/15/2024
Scale: 1" = 30'
Drawn by: SMF
Checked by: JDC
Project No. 11711



LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	FLOOD PLAIN LINE
	TEST PIT LOCATION
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 10' CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING CONCRETE
	EXISTING TREELINE
	EXISTING TREE SYMBOLS
	EXISTING LIGHT
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING SIGN
	EXISTING FENCE LINE
	SOILS LINE AND DESCRIPTION
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING ROAD CENTERLINE
	EXISTING CURB LINE
	EXISTING ROAD / PAVING
	EXISTING DRIVEWAY
	EXISTING STONE DRIVE
	EXISTING SANITARY LATERAL
	EXISTING WATER LINE
	EXISTING ELECTRIC LINE
	EXISTING TELEPHONE LINE
	SEPTIC FIELD TEST PIT LOCATION
	PERC. TEST LOCATION

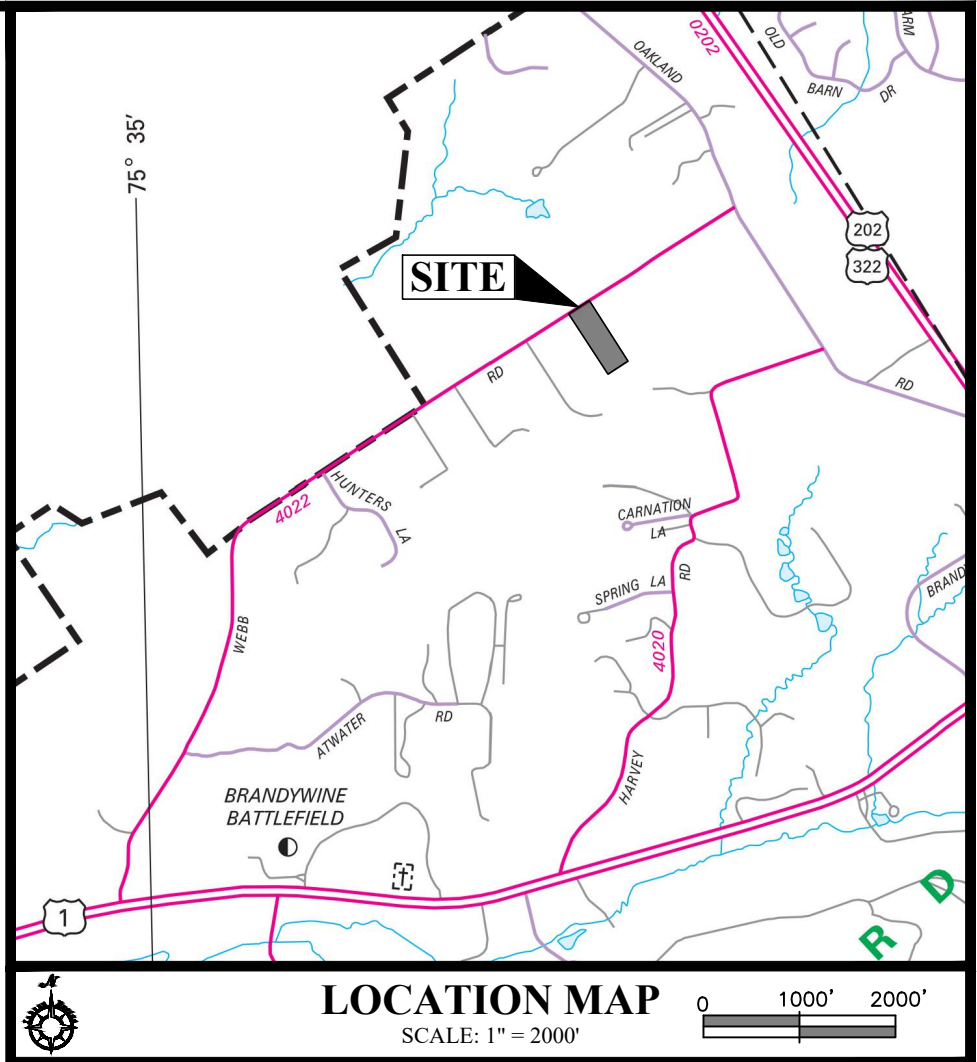
GRADING AND UTILITY NOTES:

- SEPTIC SYSTEM IS TO BE INSTALLED ACCORDING TO THE APPROVED SEPTIC PERMIT.
- THERE ARE NO SEPTIC FIELDS WITHIN 100 FEET OF THE PROPOSED WELL.
- ALL UTILITIES FROM WEBB ROAD TO LOT 2 ARE TO BE LOCATED WITHIN THE PROVIDED DRIVEWAY AND UTILITY EASEMENT.

PROPOSED IMPERVIOUS COVERAGE

DESCRIPTION	LOT 1		LOT 2	
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
DWELLING	2,884 S.F.	-0 S.F.	0 S.F.	2,884 S.F.
SHED	179 S.F.	-0 S.F.	0 S.F.	179 S.F.
COVERED PORCH	42 S.F.	-0 S.F.	0 S.F.	42 S.F.
DRIVEWAY	4,508 S.F.	-0 S.F.	1,356 S.F.	5,864 S.F.
FLAGSTONE	329 S.F.	-0 S.F.	0 S.F.	329 S.F.
WALLS	208 S.F.	-0 S.F.	0 S.F.	208 S.F.
WOOD DECKING	121 S.F.	-0 S.F.	0 S.F.	121 S.F.
MISCELLANEOUS	0 S.F.	-0 S.F.	0 S.F.	0 S.F.
TOTAL	8,271 S.F.	0 S.F.	1,356 S.F.	9,627 S.F.

STORMWATER CALCULATIONS WERE PERFORMED FOR A TOTAL OF 11,867 SF OF IMPERVIOUS COVERAGE ON LOT 2. THIS ALLOWS FOR 2,300 SF OF FUTURE IMPERVIOUS ON LOT 2.



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 4.375 ACRE PROPERTY INTO TWO (2) SEPARATE LOTS IN ORDER TO CREATE A NEW LOT TO BE USED FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DETACHED DWELLING.
- BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN APRIL, 2021 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS BASED ON STATE PLANE COORDINATES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
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- THE PROPERTY IS LOCATED WITHIN THE R-1 RESIDENTIAL ZONING DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42045C0064G, EFFECTIVE JULY 5, 2017.
- THE PROPERTY IS SERVICED BY ON-LOT SEWER AND ON-LOT WATER.
- THE SITE IS LOCATED IN THE BRANDYWINE CREEK WATERSHED; PA CHL 93 DESIGNATION WARM WATER FISHES, MIGRATORY FISH (MF-WWF).
- SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
- SITE GEOLOGY IS CHARACTERIZED AS MAFIC GNEISS (mgb).
- ACCORDING TO AVAILABLE MAPPING THERE ARE NO WETLANDS LOCATED ON THIS TRACT.
- THERE ARE NO STEEP OR VERY STEEP SLOPES LOCATED ON THIS TRACT.
- THE CHADDS FORD COMPREHENSIVE PLAN DESIGNATES THIS TRACT AS AN AREA FOR SUBSTANTIVELY DIVIDED RESIDENTIAL PROPERTIES WITH DETACHED HOMES.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- THE AREA OF ADDITIONAL RIGHT OF WAY ALONG WEBB ROAD IS OFFERED FOR DEDICATION TO PENNDOT IN PERPETUITY.
- CHADDS FORD TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREAS NOT DULY ACCEPTED BY THE BOARD OF SUPERVISORS AS DEDICATED FOR PUBLIC USE.
- CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS.

DRIVEWAY NOTES

- A DECLARATION OF EASEMENT AND A MAINTENANCE AGREEMENT SHALL BE PREPARED FOR THE SHARED DRIVEWAY AND SHALL BE SUBMITTED TO THE TOWNSHIP SOLICITOR FOR THEIR REVIEW AND APPROVAL AND WILL BE RECORDED WITH THE DELAWARE COUNTY RECORDER OF DEEDS. THE OWNERS OF LOTS 1 AND 2 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SHARED DRIVEWAY.
- THE PROPOSED SHARED PRIVATE DRIVEWAY IS NOT TO BE DEDICATED TO CHADDS FORD TOWNSHIP FOR PUBLIC USE. IT IS TO BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE ESTABLISHED DEEDS AND ACCESS/UTILITY EASEMENT IN PERPETUITY.
- NO OBJECT GREATER THAN 2.5 FEET IN HEIGHT AND NO OTHER OBJECT THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE TO PROPERLY MAINTAIN THEIR DRIVEWAYS IN A CONDITION THAT PROVIDES SAFE ACCESS TO WEBB ROAD.
- THE DRIVEWAY ACCESS IS SUBJECT TO A PENNDOT MINIMUM USE DRIVEWAY.

ZONING DATA R-1 DISTRICT (RESIDENCE)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA [1]	2 ACRES	4,238 AC (NET)	1,921 AC (NET) [2]	2,009 AC (NET)
			2,181 AC (GROSS) - 0.174 AC (RW) - 0.086 (EASEMENT)	2,194 AC (GROSS) - 0.171 AC (FLAG AREA) - 0.014 (RW)
MINIMUM LOT WIDTH @ BUILDING LINE	200 FEET	256.90 FEET	236.80 FEET	252.72 FEET
MAXIMUM BUILDING COVERAGE	15%	1.7% (3,067 S.F.)	3.5% (3,067 S.F.)	4.3% (3,772 S.F.)
MINIMUM FRONT YARD SETBACK	100 FEET	232.0 FEET	223.5 FEET	163.0 FEET
MINIMUM SIDE YARD SETBACK	50 FEET	52.9 FEET	52.9 FEET	51.0 FEET
MINIMUM REAR YARD SETBACK	50 FEET	437.1 FEET	89.6 FEET	94.1 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	EXISTING	EXISTING	< 40 FEET

[1] THE LOT SHALL HAVE AN AREA OF AT LEAST TWO ACRES, AND IF IT HAS NO FRONTAGE ON A STREET OR ROAD THE LOT SHALL BE CONNECTED THERETO BY A DRIVEWAY AT LEAST 20 FEET WIDE, WHICH SHALL BE IN ADDITION TO THE LOT AREA OF TWO ACRES.

[2] VARIANCE GRANTED (SEE NOTE ON SHEET 1).

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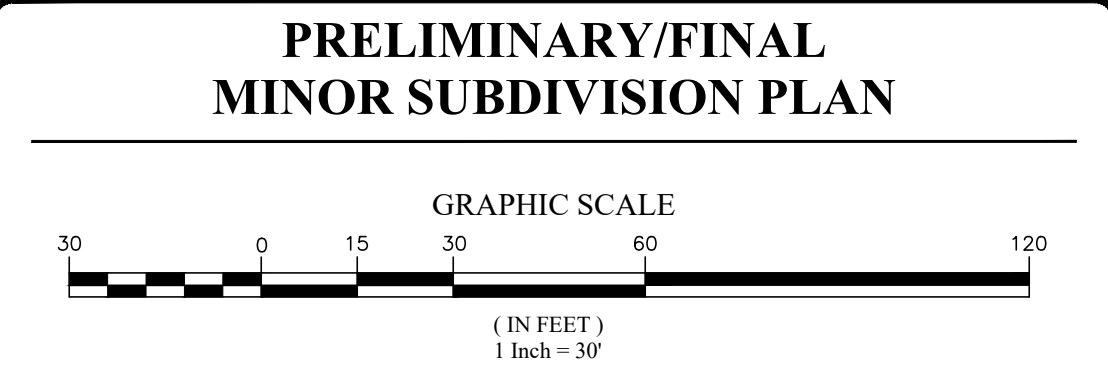
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COMMONWEALTH OF
PENNSYLVANIA
REGISTERED
PROFESSIONAL
ENGINEER
JOEL D. COMANDA
(ENGINEER
PE070740)

No.	Date:	Description:
1	04/17/2024	REVISED PER TWP ENGINEER REVIEW



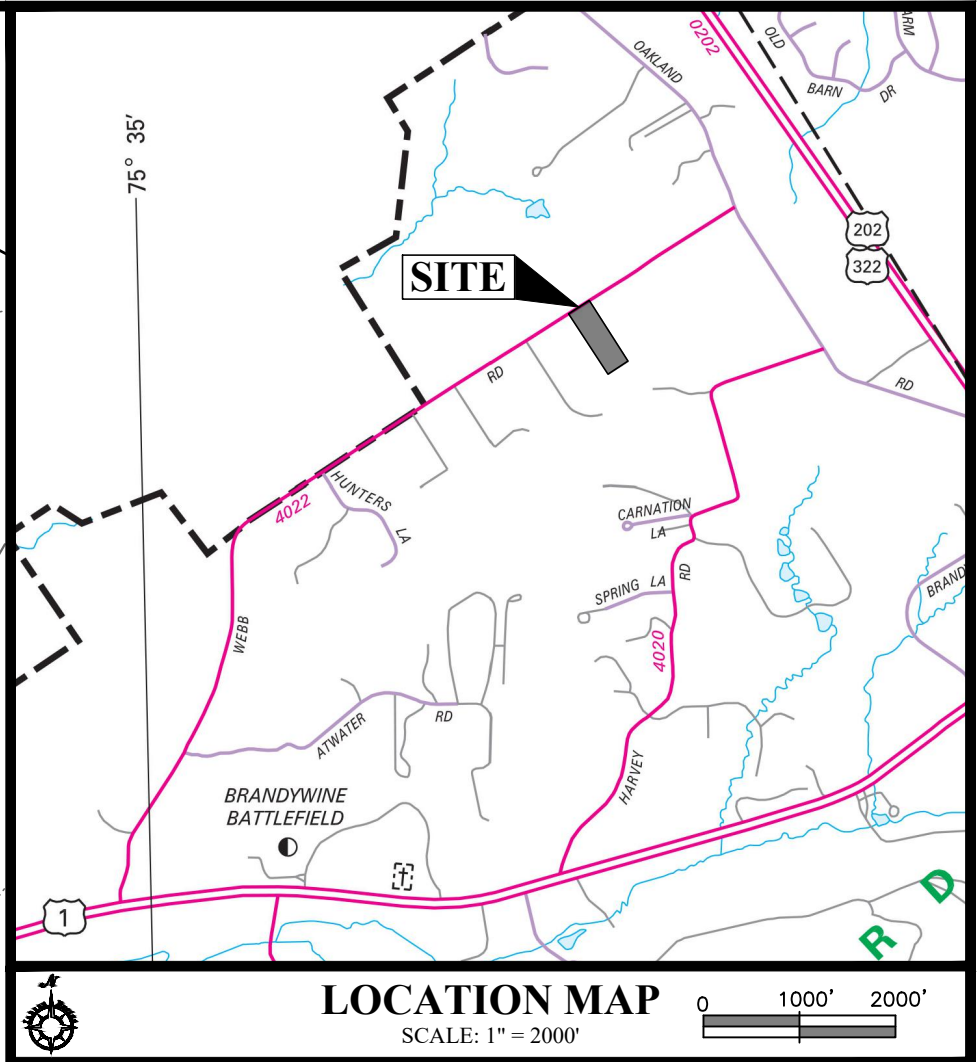
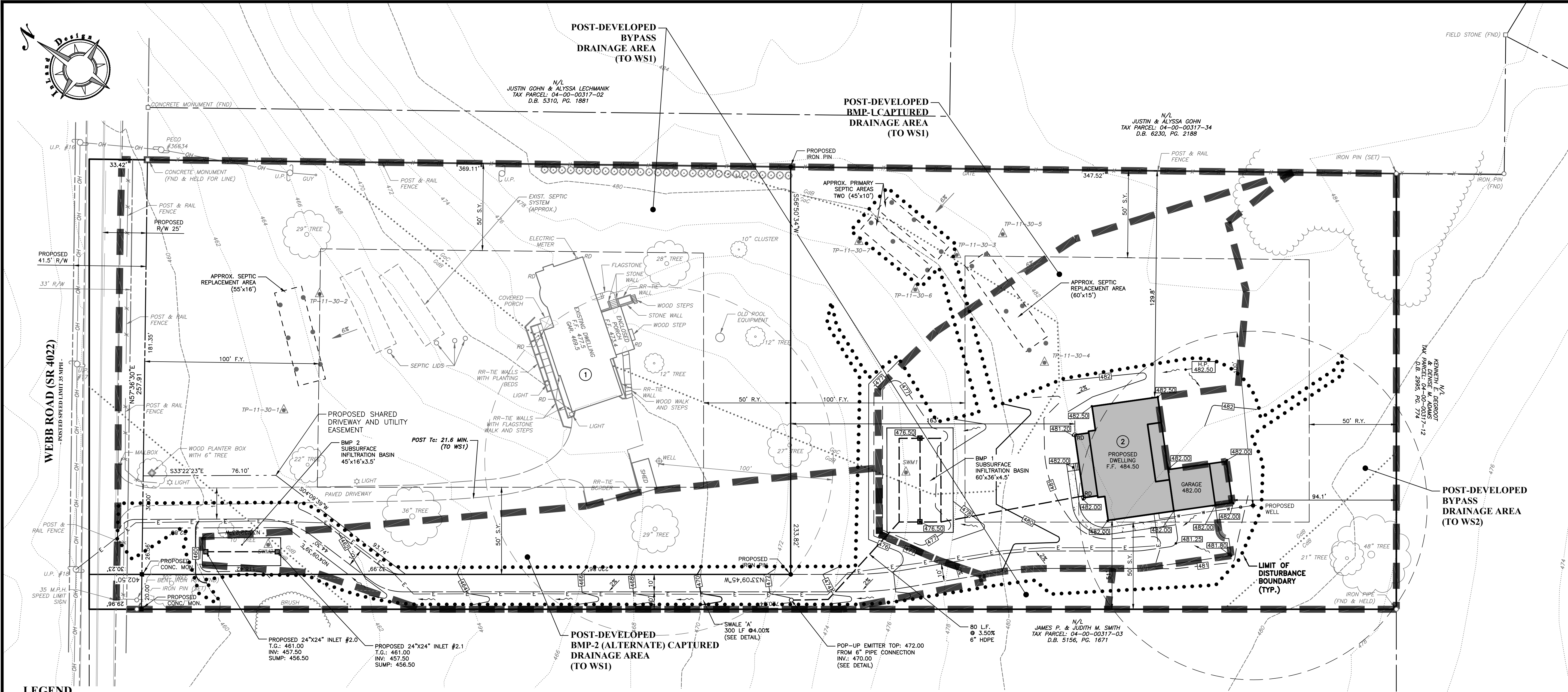
Date:
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Scale:
1" = 30'
Drawn by:
SMF
Checked by:
JDC
Project No.
11711

**GRADING PLAN
FOR
JENNIFER DEVLIN
438 WEBB ROAD
CHADDS FORD, PA 19317
CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA**

S H E E T

4

OF 9



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- PCSWM NOTES:**
- EACH LOT OWNER IS RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER BMPs LOCATED ON THEIR LOT AS SHOWN AS A PART OF THIS PLAN.
 - THE OWNER, HEREBY GRANTS A BLANKET EASEMENT, ACROSS THE PROPERTY FOR PURPOSES OF INSPECTION OF THE IMPLEMENTATION, CONDITIONS, AND OPERATIONS AND MAINTENANCE OF THE STORMWATER FACILITIES AND BMPs AS SET FORTH ON THIS PLAN. WITHOUT LIMITING THE FOREGOING, THIS EASEMENT IS TO ENABLE THE MUNICIPALITY TO INSPECT AND ENFORCE THE OWNER'S OBLIGATIONS AS SET FORTH IN THE INSPECTION AND MAINTENANCE PROVISION AS SET FORTH ON THESE PLANS AND/OR TO ASSURE COMPLIANCE WITH THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE. THIS EASEMENT SHALL RUN WITH THE LAND IN PERPETUITY AND SHALL BE BINDING UPON THE OWNERS, AND ALL SUCCEEDING OWNERS OF THE SUBJECT PARCEL.
 - THE LANDOWNER ACKNOWLEDGES THAT, PER THE PROVISIONS OF THE MUNICIPALITY'S 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 OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.
 - THE PERMITTEE MUST NOTIFY THE TOWNSHIP 48 HOURS IN ADVANCE OF THE CONSTRUCTION OF PERMANENT STORMWATER MANAGEMENT FACILITIES SO THAT THEY CAN SCHEDULE THE NECESSARY INSPECTIONS.
 - ALL ROOF DRAIN LEADERS ARE TO BE 6" PVC AT A MINIMUM OF 1% SLOPE UNLESS OTHERWISE NOTED.

DESIGN PROFESSIONAL CERTIFICATION:

I, JOEL D. COMANDA, P.E., HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORM WATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CHADDS FORD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, CHAPTER 105.

JOEL D. COMANDA, P.E. 04/17/2024

LANDOWNER CERTIFICATION:

I, JENNIFER DEVLIN, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - EXISTING 2' CONTOUR W/ ELEVATION
 - EXISTING 10' CONTOUR W/ ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CONCRETE
 - EXISTING TREELINE
 - EXISTING TREE SYMBOLS
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - SOILS LINE AND DESCRIPTION
 - WETLAND AREA
 - EXISTING STORM STRUCTURES & PIPE
 - EXISTING SANITARY STRUCTURES & PIPE
 - EXISTING ROAD / PAVING
 - EXISTING DRIVEWAY
 - EXISTING STONE DRIVE
 - EXISTING SANITARY LATERAL
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TELEPHONE LINE
 - PROPOSED IRON PIN
 - PROPOSED MONUMENT
 - TP-5 TEST PIT LOCATION
 - TP-11-30-1 SEPTIC FIELD TEST PIT LOCATION
 - PERC. TEST LOCATION
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONCRETE
 - PROPOSED TREELINE
 - PROPOSED WELL
 - PROPOSED DRIVEWAY
 - PROPOSED WALL
 - PROPOSED SANITARY LATERAL
 - PROPOSED WATER LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED LIMIT OF DISTURBANCE
 - POST-CONSTRUCTION DRAINAGE

105-502. AS-BUILT PLANS, COMPLETION CERTIFICATE, AND FINAL INSPECTIONS.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL SWM BMPs INCLUDED IN THE APPROVED SWM SITE PLAN FOR ACTIVITIES INVOLVING PROPOSED IMPERVIOUS SURFACES OF 1,000 SQUARE FEET OR GREATER AND FOR EARTH DISTURBANCES OF 4,000 SQUARE FEET OR GREATER. THE AS-BUILT PLANS AND ALL EXPLANATIONS OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMPs.
- AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION:
 - IMPERVIOUS SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS, AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.
- THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
- THE MUNICIPALITY WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE MUNICIPALITY, THE MUNICIPALITY MAY CONDUCT A FINAL INSPECTION.

SOIL TEST PIT DATA

TEST PIT	RATE (IN/HR)	GROUND ELEV.	TEST DEPTH (IN)	TEST DEPTH ELEV.	*LIMITING ZONE DEPTH ELEV.	DESIGN RATE (IN/HR)
SW1	7.75	476.00	60	471.00	> 469.00	3.88
SW2	6.50	461.00	60	456.00	> 459.00	3.25

*NO LIMITING ZONE ENCOUNTERED TO 84"± BELOW GROUND ELEVATION

LONG TERM BMP OPERATIONS & MAINTENANCE PROCEDURES:

THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LONG TERM OPERATION AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE PCSWM BMPs FOR THIS PROJECT INCLUDE THE FOLLOWING:

INFILTRATION BMP - THE INFILTRATION BMP SHALL BE INSPECTED QUARTERLY AND AFTER RAINFALL EVENTS TO ENSURE THAT IT IS WORKING PROPERLY AND THAT DEBRIS AND/OR SEDIMENT HAS NOT ENTERED THE SYSTEM. IF THE INSPECTION REVEALS THAT THE SEEPAGE BED HAS BEEN CONTAMINATED WITH SILT, THE SYSTEM SHALL BE REPAIRED OR REPLACED. ACCUMULATED SILT AND DEBRIS THAT HAS DEPOSITED IN THE BOTTOM OF ALL INLETS WITHIN THE SYSTEM WILL BE REMOVED ON A QUARTERLY BASIS. INFLOW AND OUTFLOW POINTS TO INFILTRATION 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.

CATCH BASIN INLETS - CATCH BASIN INLETS MUST BE INSPECTED REGULARLY FOR ACCUMULATED DEBRIS, EROSION AROUND THE INLET GRATE, AND ANY DAMAGE TO THE STRUCTURE. THE DEBRIS SHALL BE REMOVED QUARTERLY. ANY DAMAGED INLETS MUST BE REPLACED PROMPTLY.

ALL INSPECTIONS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE PERFORMED BY THE APPOINTED REPRESENTATIVE OF THE INDIVIDUAL LOT OWNERS.

IF ANY DEFICIENT CONDITIONS ARE FOUND DURING THE INSPECTION A PLAN FOR ADDRESSING THEM SHALL BE PREPARED WITHIN TWO MONTHS AND THE PLAN SHALL BE CARRIED OUT WITHIN SIX MONTHS.

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE INDIVIDUAL LOT OWNERS.

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PENNSYLVANIA ONE CALL SYSTEM

PA. act 172 of 1986 requires three working days notice

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COMMONWEALTH OF PENNSYLVANIA

REGISTERED PROFESSIONAL ENGINEER

JOEL D. COMANDA

ENGINEER
PE07040

No. 1

Date: 04/17/2024

Description: REVISED PER TWP ENGINEER REVIEW

PRELIMINARY/FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30'

PCSWM PLAN FOR JENNIFER DEVLIN 438 WEBB ROAD CHADDS FORD, PA 19317 CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

SHEET 5 OF 9

DATE: 1/15/2024

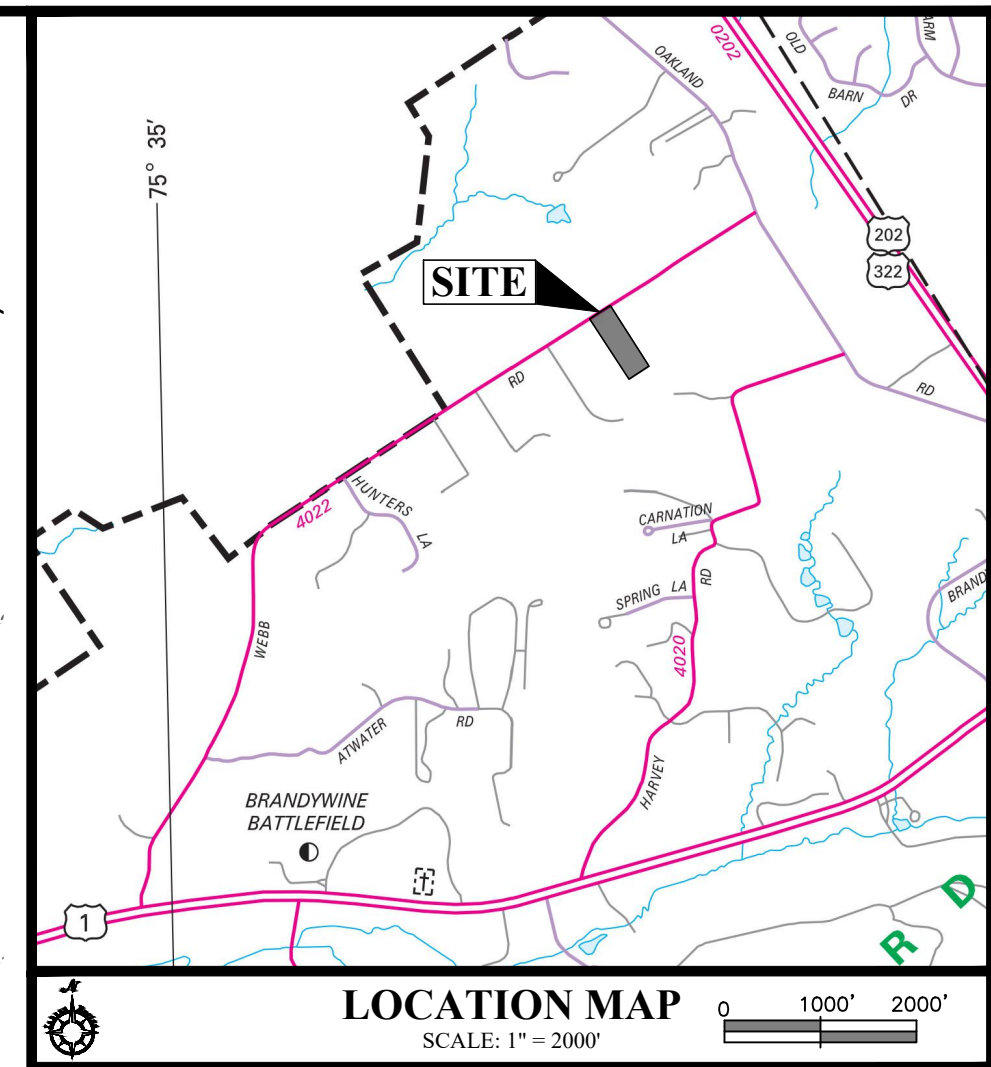
SCALE: 1" = 30'

DRAWN BY: SMF

CHECKED BY: JDC

PROJECT NO.: 11711

N:\11700\11711\Drawings\Subdivision Plan\05 PCSWM PLAN.dwg



3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 4.375 ACRE PROPERTY INTO TWO (2) SEPARATE LOTS IN ORDER TO CREATE A NEW LOT TO BE USED FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DETACHED DWELLING.
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7. ELEVATIONS BASED ON NAVD83 DATUM, VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON OCTOBER 5, 2023.
8. THE PROPERTY IS LOCATED WITHIN THE R-1 RESIDENTIAL ZONING DISTRICT.
9. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42045C0064G, EFFECTIVE JULY 5, 2017.
10. THE PROPERTY IS SUBJECT TO ANY AND ALL SEWER AND WAT-LOD WATER.
11. THE SITE IS LOCATED IN THE BRANDYWINE CREEK WATERSHED, PA CH 93 DESIGNATION WARM WATER FISHES, MIGRATORY FISH (MF/WFF).
12. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
13. SITE GEOLOGY IS CHARACTERIZED AS MAFIC GNEISS (mgh).
14. ACCORDING TO AVAILABLE MAPPING THERE ARE NO WETLANDS LOCATED ON THIS TRACT.
15. THERE ARE NO STEEP OR VERY STEEP SLOPES LOCATED ON THIS TRACT.
16. THE CHADDS FORD COMPREHENSIVE PLAN DESIGNATES THIS TRACT AS AN AREA FOR SUSTAINABLY DIVIDED RESIDENTIAL PROPERTIES WITH DETACHED HOMES.
17. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
18. THE AREA OF ADDITIONAL RIGHT OF WAY ALONG WEBB ROAD IS OFFERED FOR DEDICATION TO PENNDOT IN PERPETUITY.
19. CHADDS FORD TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREAS NOT DULY ACCEPTED BY THE BOARD OF SUPERVISORS AS DEDICATED TO OR FOR PUBLIC USE.
20. CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS.

	PROPERTY BOUNDARY		PROPOSED MONUMENT
	ADJOINING PROPERTY LINE		PROPOSED RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE		PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE		EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 2' CONTOUR W/ ELEVATION		EXISTING 10' CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING TREELINE		PROPOSED TREELINE
	EXISTING TREE SYMBOLS		PROPOSED UTILITY POLE
	EXISTING UTILITY POLE		PROPOSED WELL
	EXISTING WELL		
	EXISTING SIGN		
	SOILS LINE AND DESCRIPTION		
	WETLAND AREA		
	EXISTING STORM STRUCTURES & PIPE		
	EXISTING SANITARY STRUCTURES & PIPE		
	EXISTING ROAD / PAVING		
	EXISTING DRIVEWAY		
	EXISTING STONE DRIVE		
	EXISTING SANITARY LATERAL		
	EXISTING WATER LINE		
	EXISTING ELECTRIC LINE		
	EXISTING TELEPHONE LINE		

1. 3 DAYS BEFORE CONSTRUCTION COMMENCES THE CONTRACTOR MUST CONTACT PA ONE CALL TO MARK OUT ANY UTILITIES IN THE AREA OF DISTURBANCE.
2. IDENTIFY THE LIMITS OF DISTURBANCE AND MARK USING STANDARD CONSTRUCTION PRACTICES. INSTALL ORANGE CONSTRUCTION FENCE AROUND RECHARGE BMPs.
3. INSTALL ROCK CONSTRUCTION ENTRANCE, AND 2'x4'x8' STOCK ON SITE. ESTABLISH TOP-SOIL STRIP LOCATION WHERE SHOWING OF TOP-SOIL IS REQUIRED.
4. CLEAR AND GRUB FOR CONSTRUCTION OF THE DRIVEWAY AND HOUSE.
5. STRIP TOPSOIL IN AREA OF DISTURBANCE AND STOCKPILE IN TOPSOIL STOCKPILE. IMMEDIATELY STABILIZE STOCKPILE.
6. ROUGH GRADE DRIVEWAY AND BUILDING FOUNDATION AREA AND INSTALL WALLS AS NECESSARY. STABILIZE DRIVEWAY WITH STONE BASE.
7. BEGIN HOME CONSTRUCTION.
8. INSTALL PROPOSED RECHARGE BMPs 1 AND 2 ALONG WITH INLETS AND OUTLETS AND TRIBUTARY SWALES. BLOCK INLETS UNTIL TRIBUTARY AREAS ARE STABILIZED.
9. COMPLETE FINAL GRADING AND IMMEDIATELY STABILIZE ALL SLOPES WITH EROSION CONTROL, BLANKETING AND ALL SURFACES WITH FINAL VEGETATIVE COVER.
10. INSTALL ANY REMAINING STORMWATER FLOW DRAINS, CATCH BASINS, (IMMEDIATELY INSTALL INLET PROTECTION) AND ASSOCIATED PIPES. ALLOW DISCHARGE OF RUN-OFF TO RECHARGE BMP WITHIN THE ASSOCIATED DRAINAGE AREAS PRE-100% STABILIZED.
11. ONCE TRIBUTARY AREAS HAVE BEEN STABILIZED, REMOVE EROSION CONTROLS AND REPAIR ANY DAMAGE AS NECESSARY. REESTABLISH ANY AREAS THAT WERE DISTURBED DURING THIS STAGE.

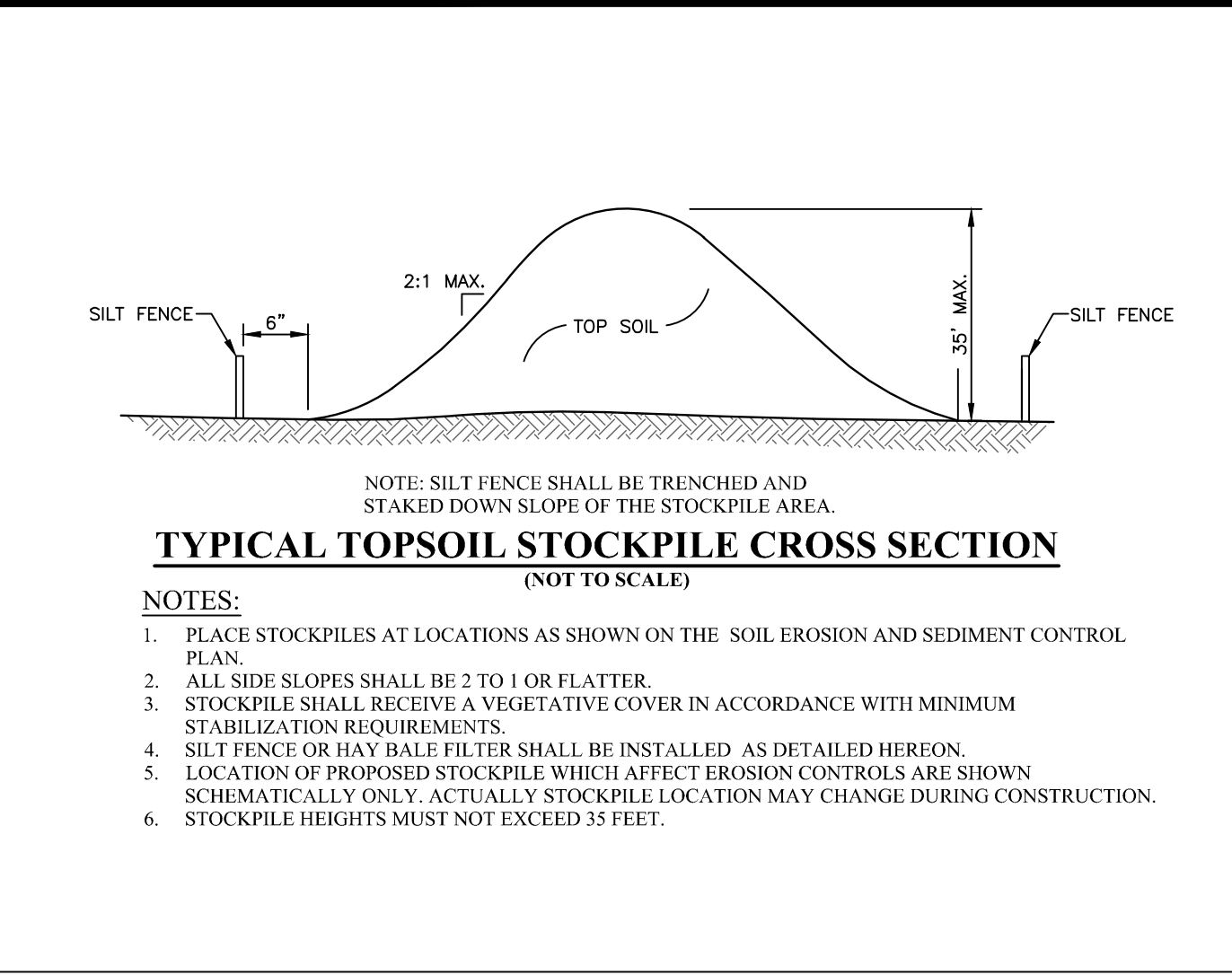
UNCONTAMINATED, NONWATER-SOLUBLE, NONDECOMPOSABLE, INERT SOLID MATERIAL USED TO LEVEL, AN AREA OR BRING AN AREA TO GRADE. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH. ALTHOUGH THE PLACEMENT OF CLEAN FILL IN OR ON WATERS OF THE COMMONWEALTH CANNOT BE MANAGED UNDER THIS POLICY, PLACEMENT OF CLEAN FILL IN OR ON WATERS OF THE COMMONWEALTH MAY BE MANAGED UNDER THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL." CLEAN FILL IS MATERIAL THAT IS IDENTIFIED AS "FILL," AS THE TERM IS DEFINED IN THIS POLICY. THE TERM DOES NOT INCLUDE FILL THAT HAS BEEN BLENDED, MIXED OR TREATED WITH THE PURPOSE OF MEETING THE DEFINITION OF "CLEAN FILL" AND THAT WITHOUT BEING BLENDED, MIXED OR TREATED WOULD FAIL TO MEET THE NUMERIC LIMITS IDENTIFIED IN THE DEFINITION OF "CLEAN FILL."

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL PROPERTY USE GUIDELINES. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MAY BE ANY PERSON PLACED CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE. MUST USE FORM PM-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM PM-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY WHERE THE FILL IS PLACED. FORM PM-001 CANNOT BE USED TO DETERMINE THE ORIGIN OF THE FILL OR ENVIRONMENTAL DUE DILIGENCE. THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. 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 USE HISTORY, VISUAL INSPECTION OF THE PROPERTY, AND VISUAL INSPECTION OF THE LANDS ADJACENT TO THE PROPERTY 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. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING MUST BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'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 DEPARTMENTS MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 CMR 1.00. THE DEPARTMENT HAS THE AUTHORITY TO ENFORCE THE WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM

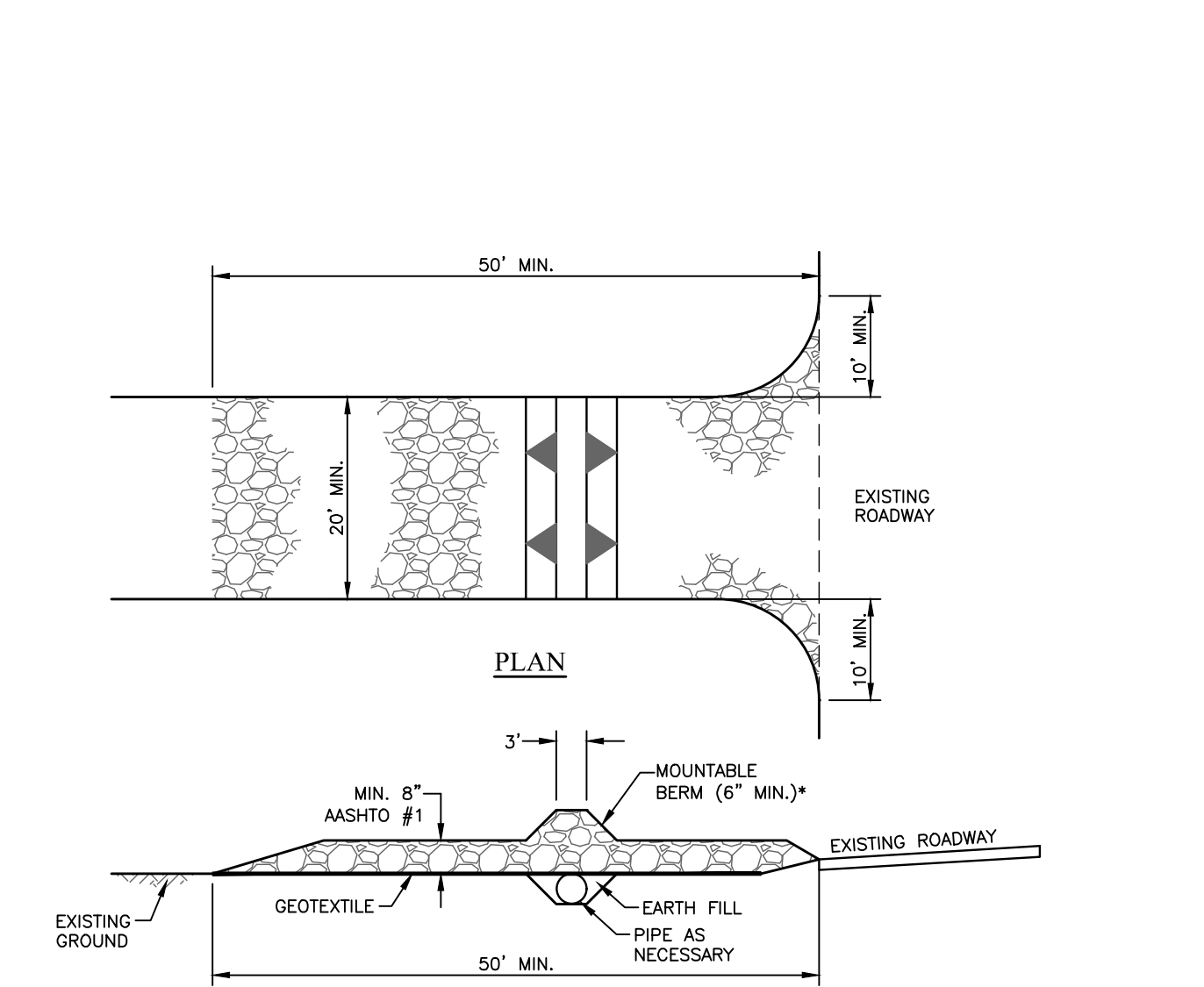
LIMIT OF DISTURBANCE: 41,258 SF (0.94 AC)

N:\11700\11711\Dwg\Sheets\Subdivision Plan\06 EROSION AND SEDIMENT CONTROL PLAN.dwg



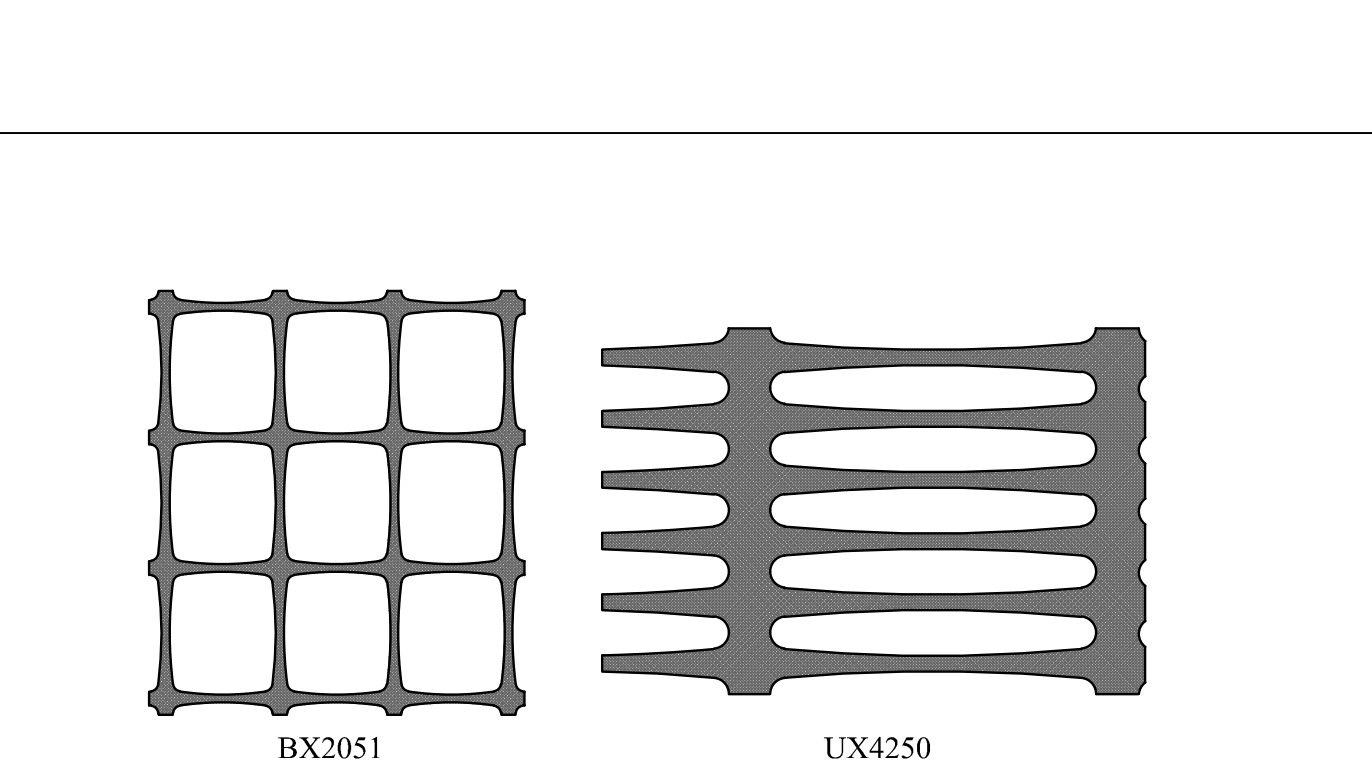
NOTES:

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



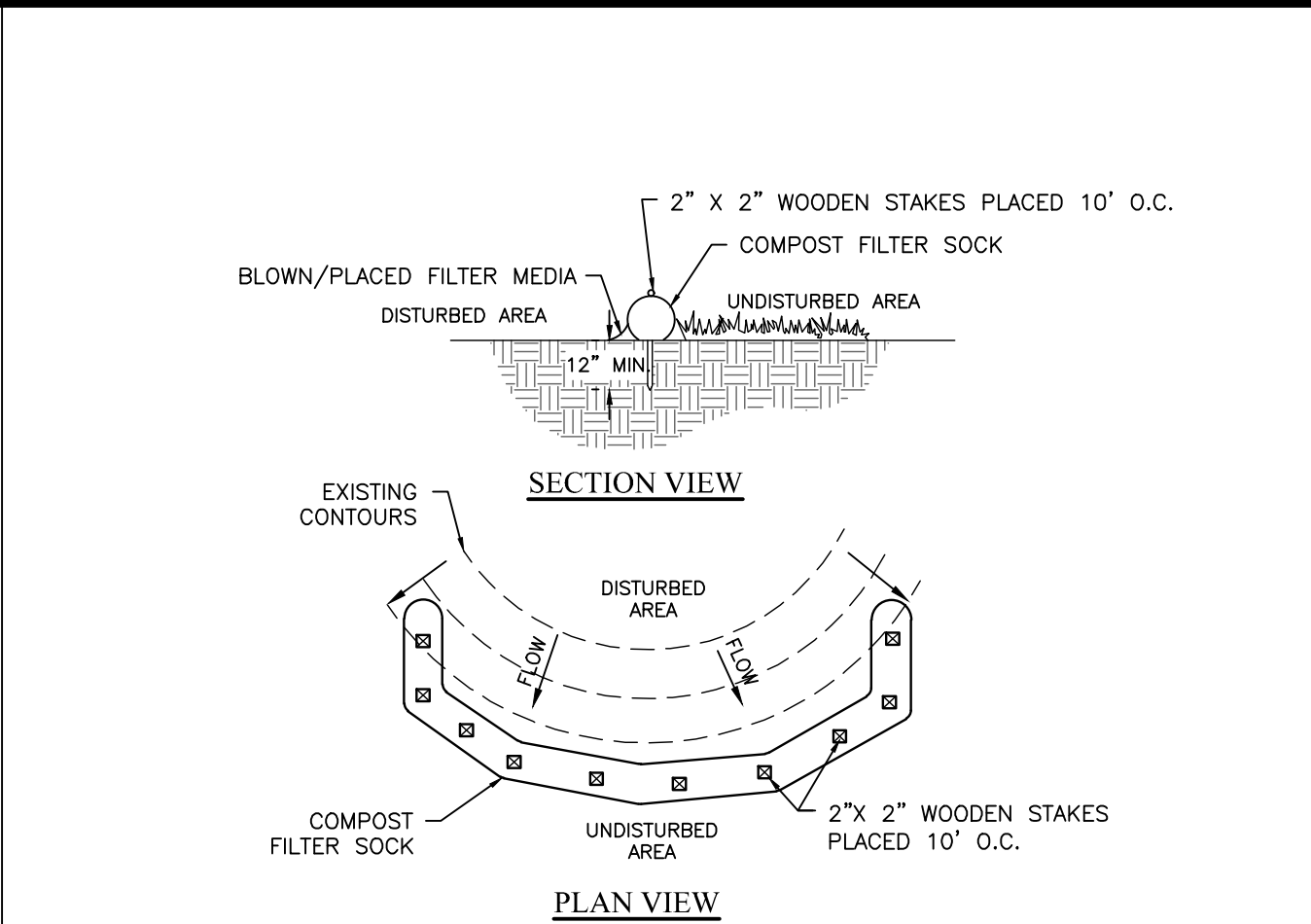
ROCK CONSTRUCTION ENTRANCE DETAIL (NOT TO SCALE)

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



- FOR GENERAL USE:
- TENSAR SAFETY FENCE BX 2051, 4' HT., ORANGE FOR EXTRA PROTECTION:
- TENSAR SAFETY FENCE UX 4250, 4' HT., ORANGE FOR EXTRA PROTECTION:
- ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL (NOT TO SCALE)



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1).

MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

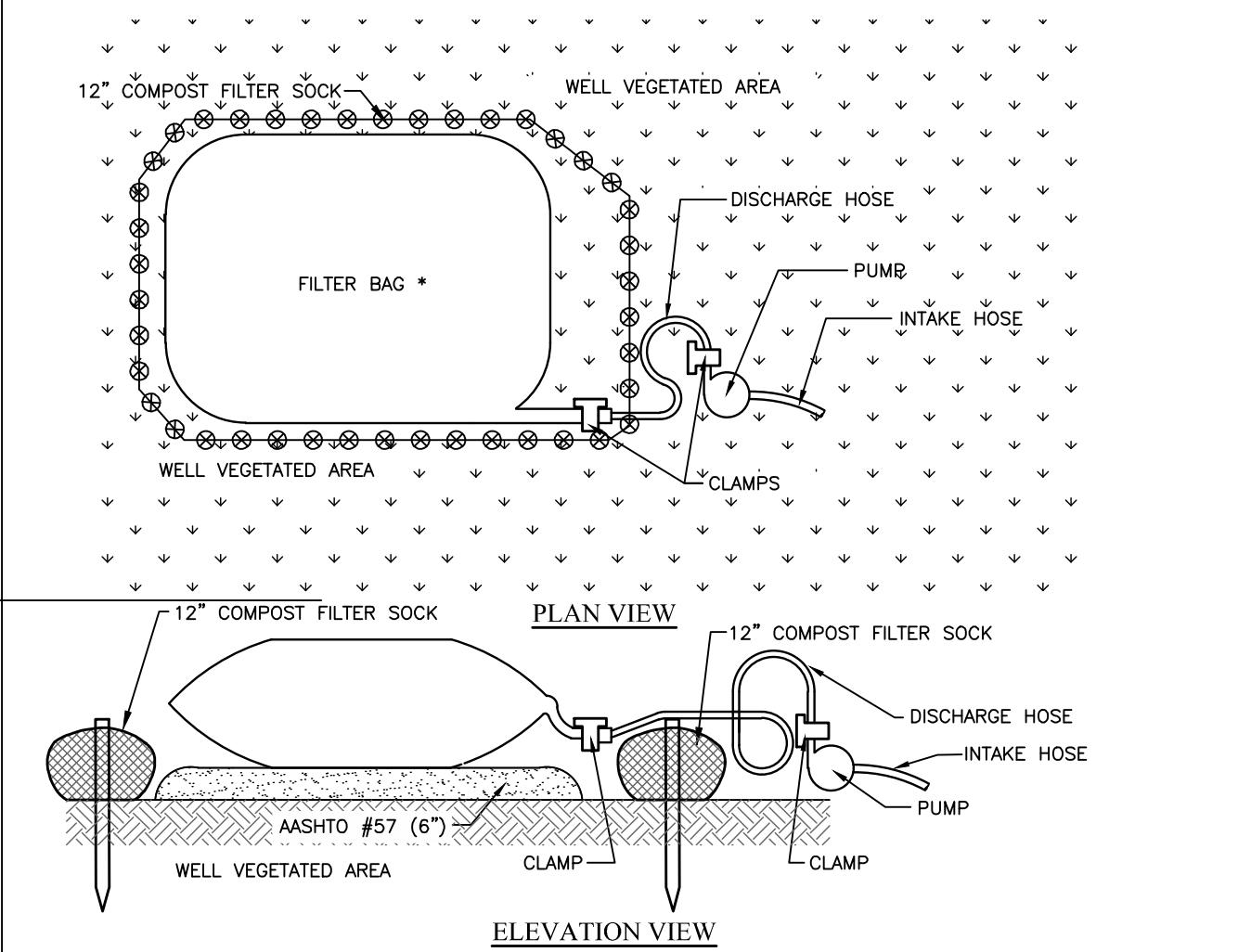
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

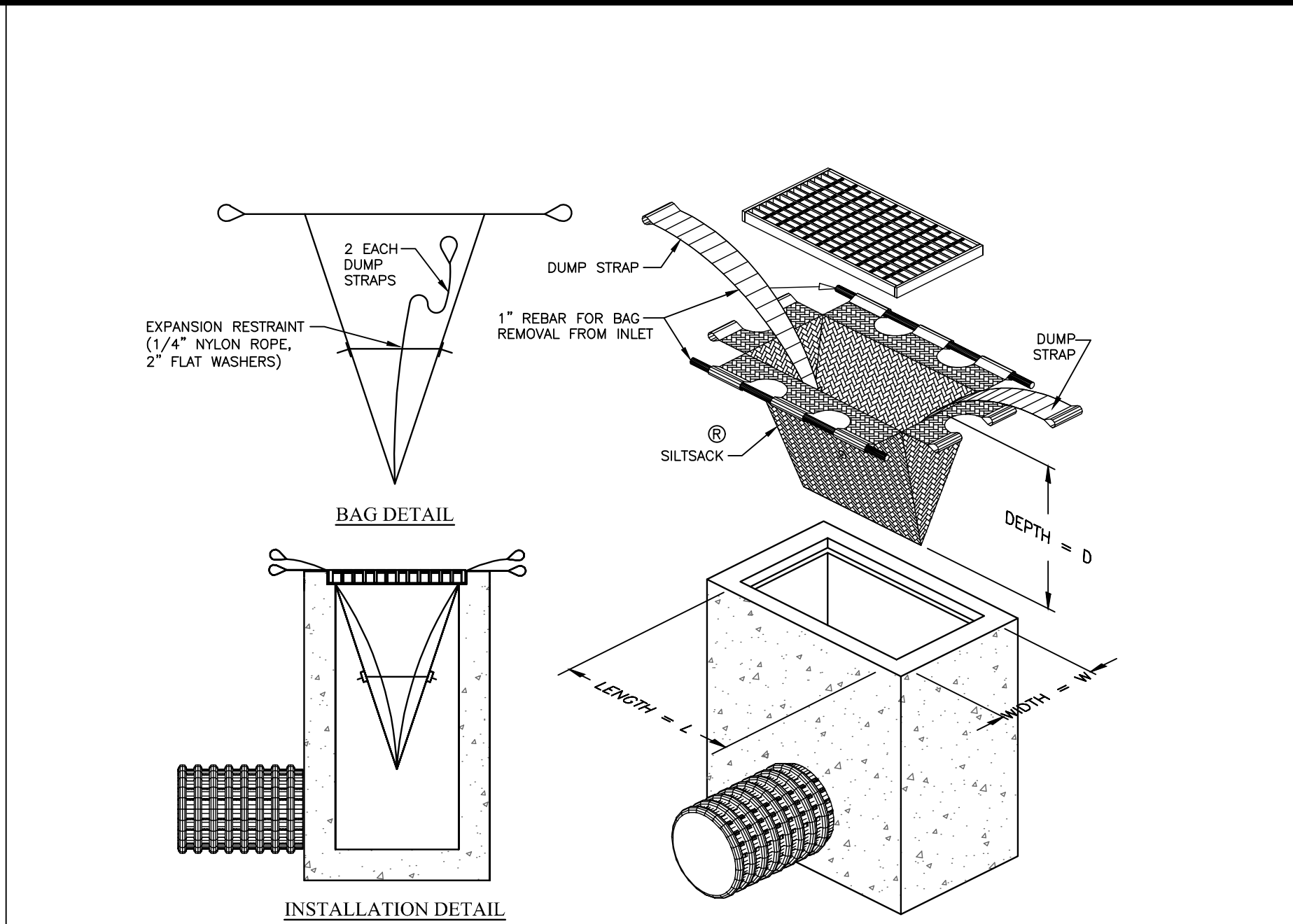
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK (NOT TO SCALE)



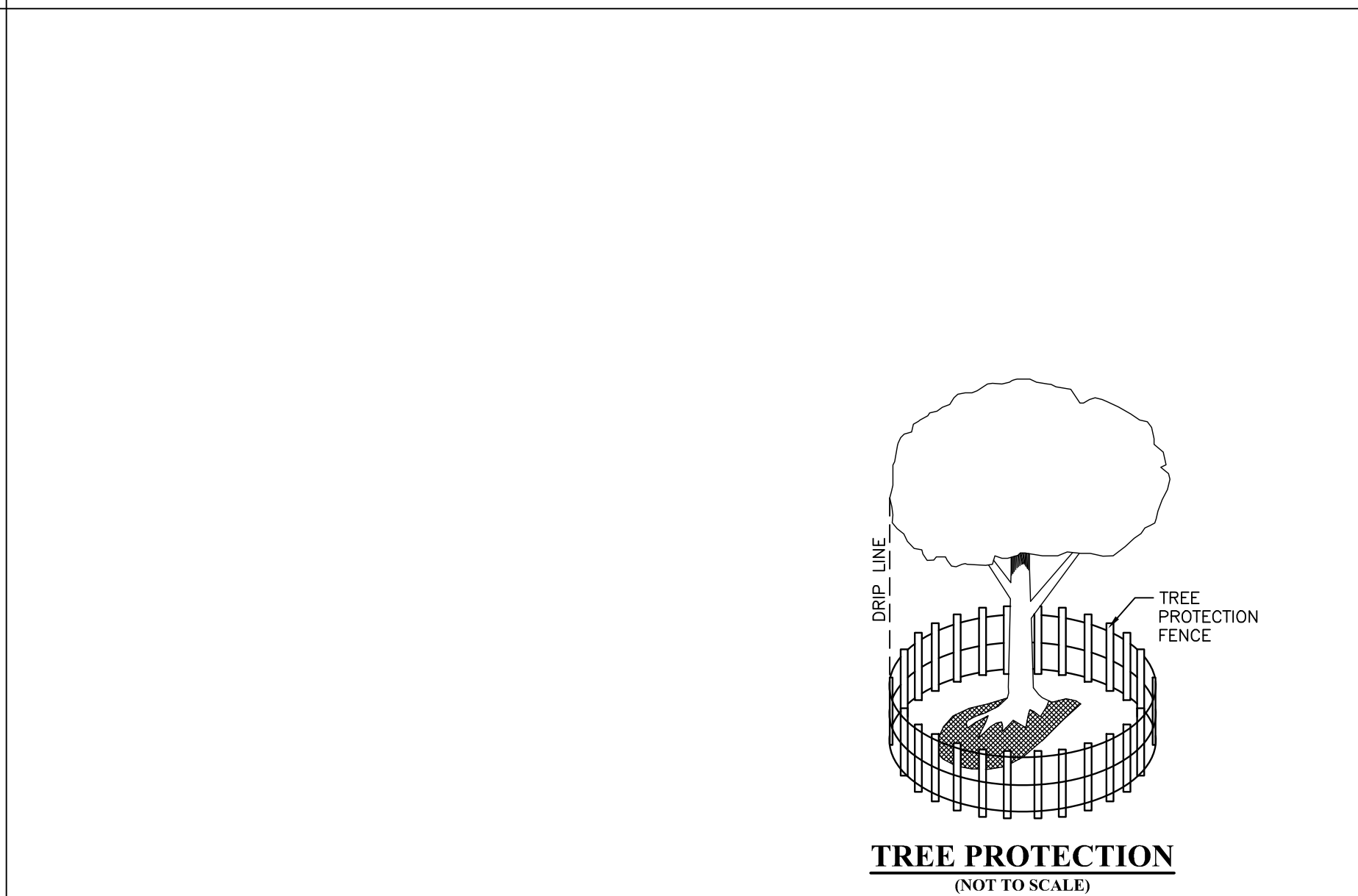
PUMPED WATER FILTER BAG WITH COMPOST FILTER SOCK (NOT TO SCALE)

1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.



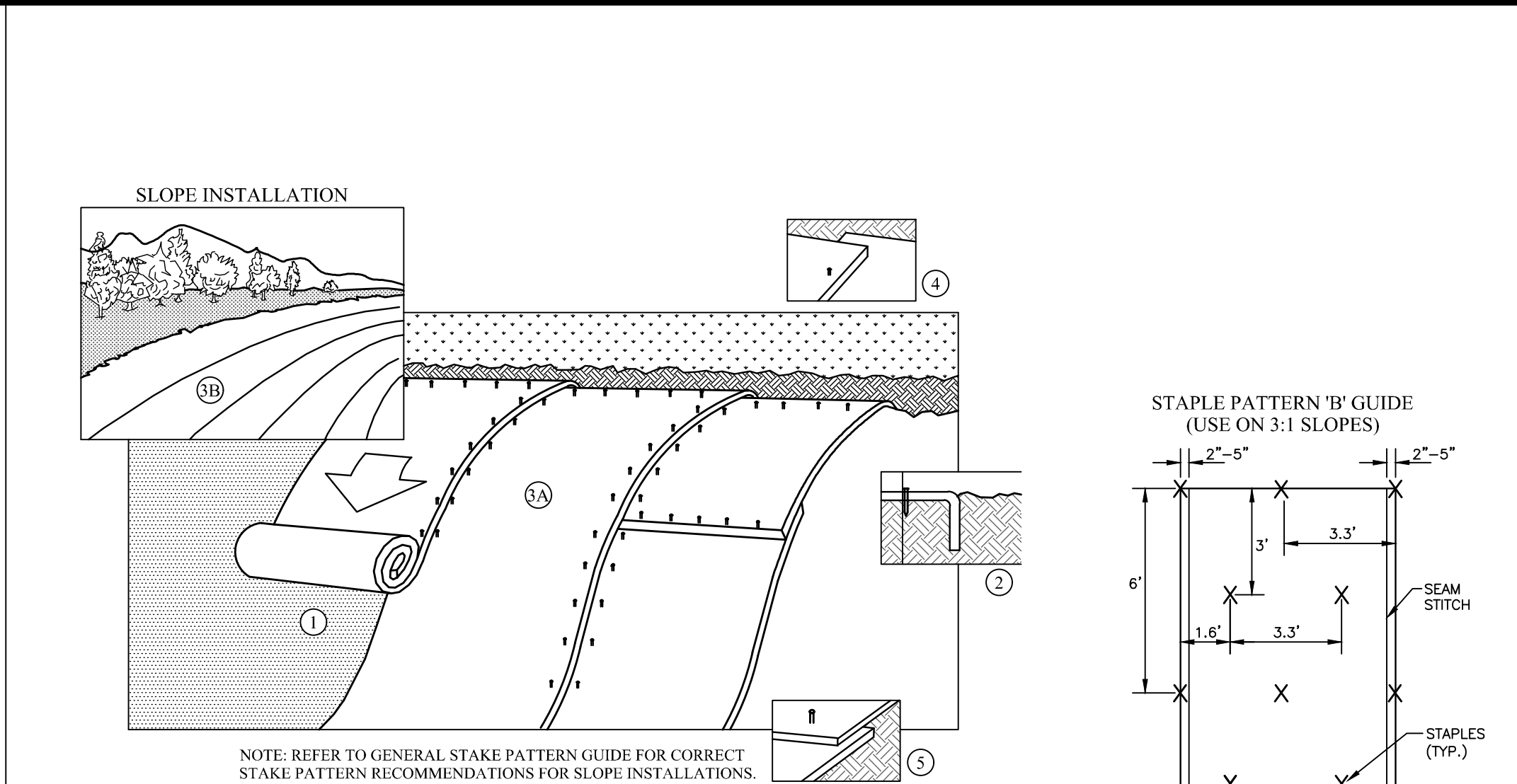
SEDIMENT FILTER BAG INLET PROTECTION DETAIL (NOT TO SCALE)

1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED.

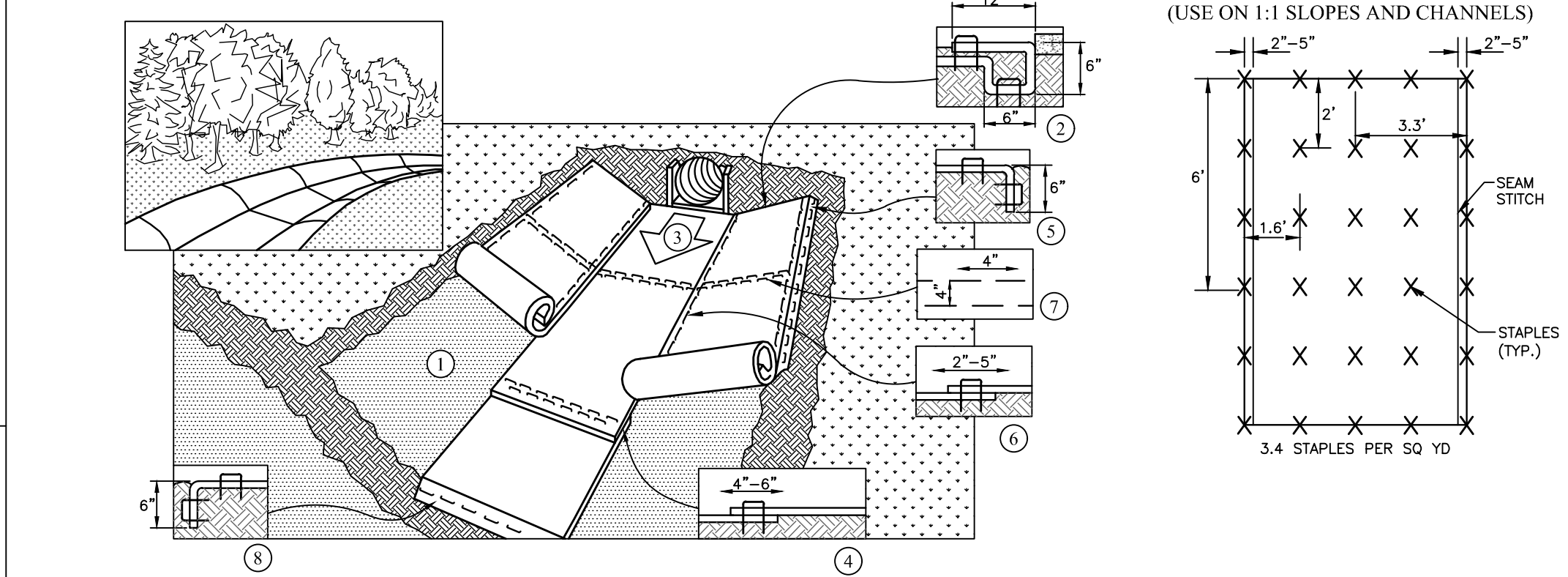


TREE PROTECTION (NOT TO SCALE)

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY A WOOD SLAT SNOW FENCING. APPROVED BY THE TOWNSHIP ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DRIPLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.

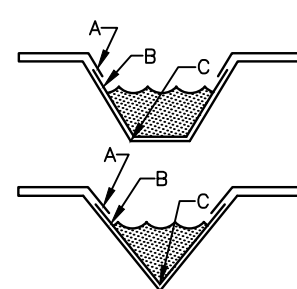


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL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



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY 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 CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE. ** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

DETAIL PROVIDED BY:
NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

NORTH AMERICAN GREEN MATTING DETAIL (NOT TO SCALE)

EroNet™ DS75® EROSION CONTROL BLANKET SPECIFICATIONS:

DESCRIPTION
THE ULTRA SHORT-TERM SINGLE NET EROSION CONTROL BLANKET SHALL BE A MACHINE-PRODUCED MAT OF 100% AGRICULTURAL STRAW WITH A FUNCTIONAL LONGEVITY OF UP TO 45 DAYS. (NOTE: FUNCTIONAL LONGEVITY MAY VARY DEPENDING UPON CLIMATIC CONDITIONS, SOIL, GEOGRAPHICAL LOCATION, AND ELEVATION). THE BLANKET SHALL BE OF CONSISTENT THICKNESS WITH THE STRAW EVENLY DISTRIBUTED OVER THE ENTIRE AREA OF THE MAT. THE BLANKET SHALL BE COVERED ON THE TOP SIDE WITH A POLYPROPYLENE NON-DEGRADABLE 0.60 X 0.50 (1.27 X 1.27 CM) MESH WITH PHOTODEGRADABLE ACCELERATORS TO PROVIDE BREAKDOWN OF THE NETTING WITHIN APPROXIMATELY 45 DAYS, DEPENDING UPON GEOGRAPHICAL LOCATION AND ELEVATION. THE BLANKET SHALL BE SEWN TOGETHER ON 1.50 INCH (3.81 CM) CENTERS WITH DEGRADABLE THREAD. THE BLANKET SHALL BE MANUFACTURED WITH A COLORED THREAD STITCHED ALONG BOTH OUTER EDGES (APPROXIMATELY 2-5 INCHES [5-12.5 CM] FROM THE EDGE) AS AN OVERLAP GUIDE FOR ADJACENT MATS.

THE DS75 SHALL MEET TYPE I, C SPECIFICATION REQUIREMENTS ESTABLISHED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC) AND FEDERAL HIGHWAY ADMINISTRATIONS (FHWA) FP-03 SECTION 713.17

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Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers:
20232891400

PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the Plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
Civil Engineers, Surveyors & Land Development Consultants
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West Chester, PA 19382
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Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InLandDesign.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER
PE070740

TAX PARCEL: 04-00-00317-04 | DEED BOOK 6761 | PAGE 2620

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER
PE070740

No.	Date:	Description:
1	04/17/2024	REVISED PER TWP ENGINEER REVIEW

**PRELIMINARY/FINAL
MINOR SUBDIVISION PLAN**

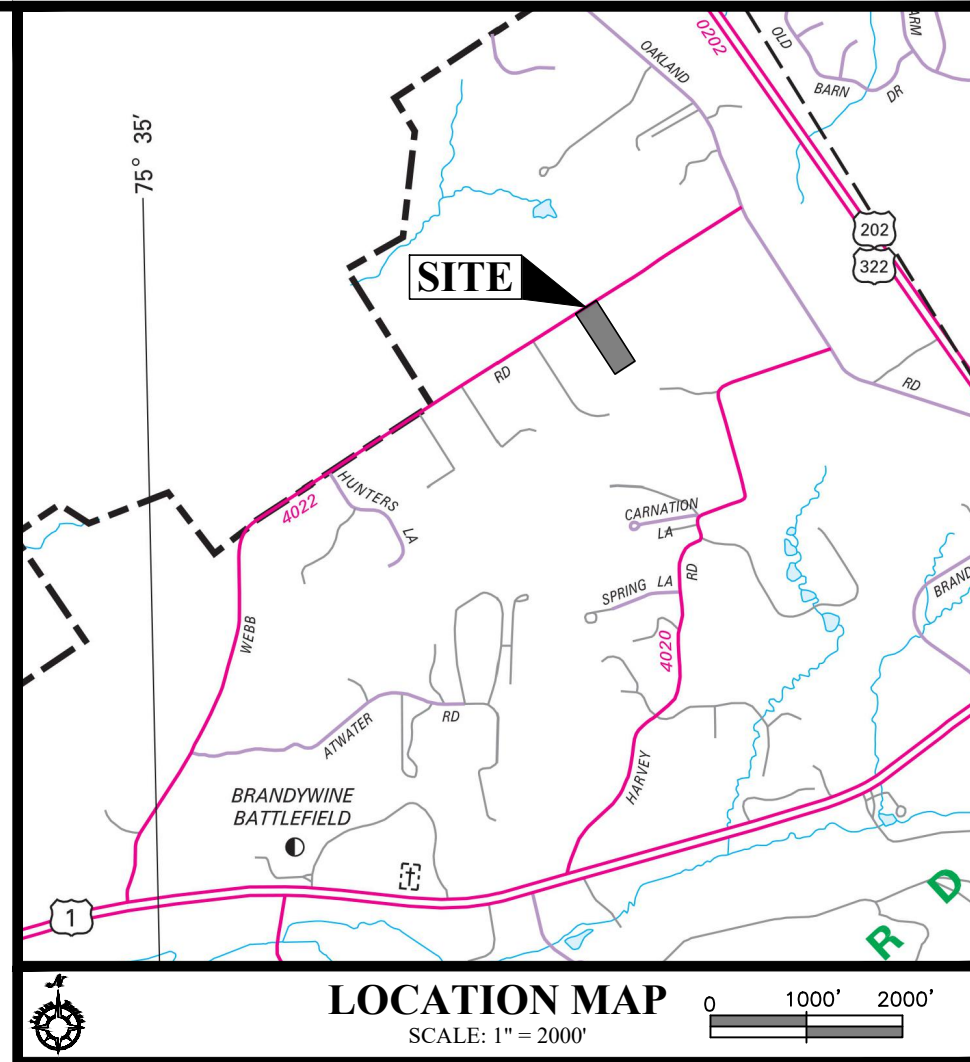
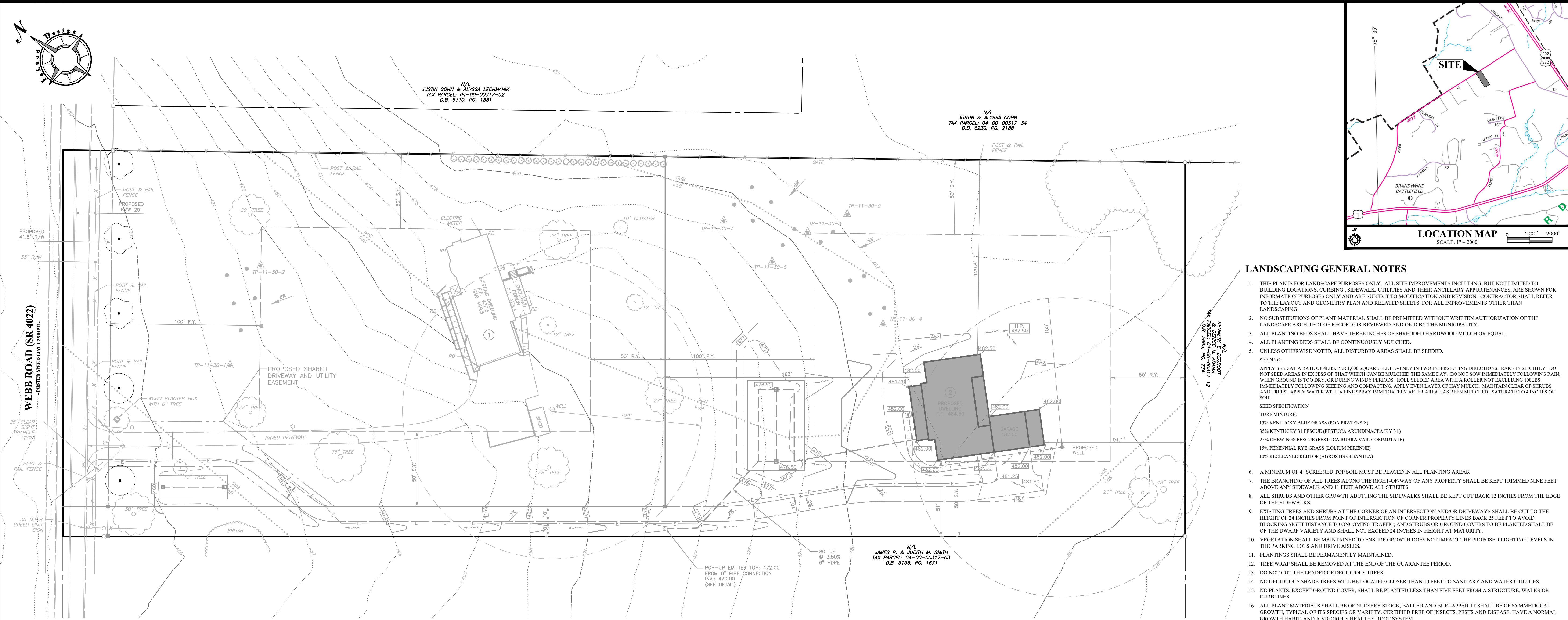
DATE:
1/15/2024
SCALE:
AS SHOWN
DRAWN BY:
SMF
CHECKED BY:
JDC
PROJECT NO.:
11711

**E&S DETAILS
FOR
JENNIFER DEVLIN
438 WEBB ROAD
CHADDS FORD, PA 19317
CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA**

DATE:
1/15/2024
SCALE:
AS SHOWN
DRAWN BY:
SMF
CHECKED BY:
JDC
PROJECT NO.:
11711

S H E E T
7
OF 9

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- ### LANDSCAPING GENERAL NOTES
- THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATIONS, CURBING, SIDEWALK, UTILITIES AND THEIR ANCILLARY APPURTENANCES, ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION AND REVISION. CONTRACTOR SHALL REFER TO THE LAYOUT AND GEOMETRY PLAN AND RELATED SHEETS, FOR ALL IMPROVEMENTS OTHER THAN LANDSCAPING.
 - NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OF RECORD OR REVIEWED AND OK'D BY THE MUNICIPALITY.
 - ALL PLANTING BEDS SHALL HAVE THREE INCHES OF SHREDDED HARDWOOD MULCH OR EQUAL.
 - ALL PLANTING BEDS SHALL BE CONTINUOUSLY MULCHED.
 - UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE SEEDDED.
SEEDING:
APPLY SEED AT A RATE OF 4LBS. PER 1,000 SQUARE FEET EVENLY IN TWO INTERSECTING DIRECTIONS. RAKE IN SLIGHTLY. DO NOT SEED AREAS IN EXCESS OF THAT WHICH CAN BE MULCHED THE SAME DAY. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, WHEN GROUND IS TOO DRY, OR DURING WINDY PERIODS. ROLL SEED AREA WITH A ROLLER NOT EXCEEDING 100LBS. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY EVEN LAYER OF HAY MULCH. MAINTAIN CLEAR OF SHRUBS AND TREES. APPLY WATER WITH A FINE SPRAY IMMEDIATELY AFTER AREA HAS BEEN MULCHED. SATURATE TO 4 INCHES OF SOIL.
SEED SPECIFICATION
TURF MIXTURE:
15% KENTUCKY BLUE GRASS (POA PRATENSIS)
35% KENTUCKY 31 FESCUE (FESTUCA ARUNDINACEA 'KY 31')
25% CHEWINGS FESCUE (FESTUCA RUBRA VAR. COMMUTATE)
15% PERENNIAL RYE GRASS (LOLIUM PERENNE)
10% RECLEANED REDTOP (AGROSTIS GIGANTEA)
 - A MINIMUM OF 4" SCREENED TOP SOIL MUST BE PLACED IN ALL PLANTING AREAS.
 - THE BRANCHING OF ALL TREES ALONG THE RIGHT-OF-WAY OF ANY PROPERTY SHALL BE KEPT TRIMMED NINE FEET ABOVE ANY SIDEWALK AND 11 FEET ABOVE ALL STREETS.
 - ALL SHRUBS AND OTHER GROWTH ABUTTING THE SIDEWALKS SHALL BE KEPT CUT BACK 12 INCHES FROM THE EDGE OF THE SIDEWALKS.
 - EXISTING TREES AND SHRUBS AT THE CORNER OF AN INTERSECTION AND/OR DRIVEWAYS SHALL BE CUT TO THE HEIGHT OF 24 INCHES FROM POINT OF INTERSECTION OF CORNER PROPERTY LINES BACK 25 FEET TO AVOID BLOCKING SIGHT DISTANCE TO ONCOMING TRAFFIC; AND SHRUBS OR GROUND COVERS TO BE PLANTED SHALL BE OF THE DWARF VARIETY AND SHALL NOT EXCEED 24 INCHES IN HEIGHT AT MATURITY.
 - VEGETATION SHALL BE MAINTAINED TO ENSURE GROWTH DOES NOT IMPACT THE PROPOSED LIGHTING LEVELS IN THE PARKING LOTS AND DRIVE AISLES.
 - PLANTINGS SHALL BE PERMANENTLY MAINTAINED.
 - TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
 - DO NOT CUT THE LEADER OF DECIDUOUS TREES.
 - NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES.
 - NO PLANTS, EXCEPT GROUND COVER, SHALL BE PLANTED LESS THAN FIVE FEET FROM A STRUCTURE, WALKS OR CURB LINES.
 - ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED. IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
 - ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORM, AND ROOT CONDITION.
 - TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY AND HAVE NORMAL GROWTH HABITS; WELL DEVELOPED, DENSELY FOLIATED BRANCHES; AND VIGOROUS, FIBROUS ROOT SYSTEMS.
 - ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP.
 - PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
 - TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLANS.
 - ANY SUBSTITUTIONS OF PLANT MATERIALS MUST BE REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP BEFORE INSTALLATION.
 - ALL PLANTINGS WILL BE INSTALLED, MAINTAINED, AND REPLACED WITHIN SIX MONTHS IF DEAD OR DISEASED, IN LOCATIONS AS SHOWN ON THE APPROVED LANDSCAPING PLAN.
 - IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS, TENANTS AND/OR OTHER OCCUPANTS OF THE PREMISES TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH RESPONSIBILITY SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.
 - THE LANDSCAPE CONTRACTOR WILL PROVIDE A TWO-YEAR MAINTENANCE AND REPLACEMENT GUARANTEE TO THE TOWNSHIP.
 - ANY PLANT MATERIAL 25% OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR 25% OF THE CROWN IS DEAD. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
 - ANY TREE OR SHRUB WHICH DIES SHALL BE REPLACED. ANY TREE OR SHRUB WHICH IS DISEASED, IN THE OPINION OF THE TOWNSHIP, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY ONLY BE MADE WHEN APPROVED BY THE BOARD OF SUPERVISORS.

LANDSCAPE REQUIREMENTS

	REQUIRED	PROPOSED
\$135-161.D(2) - STREET TREES		
1 - 34" 4" CALIPER DECIDUOUS SHADE TREE PER 30 FEET OF ROADWAY LENGTH -ALTERNATING SIDES OF THE STREET (60 FEET APART)		
WEBB ROAD (SR 4022): 258.25 L.F. / 60 L.F. = 4.3 ~ 5		
DECIDUOUS SHADE TREE	5	5
		1 EXISTING TREE + 4 PROPOSED NEW TREES
TOTAL LANDSCAPE		
TREES	5	5

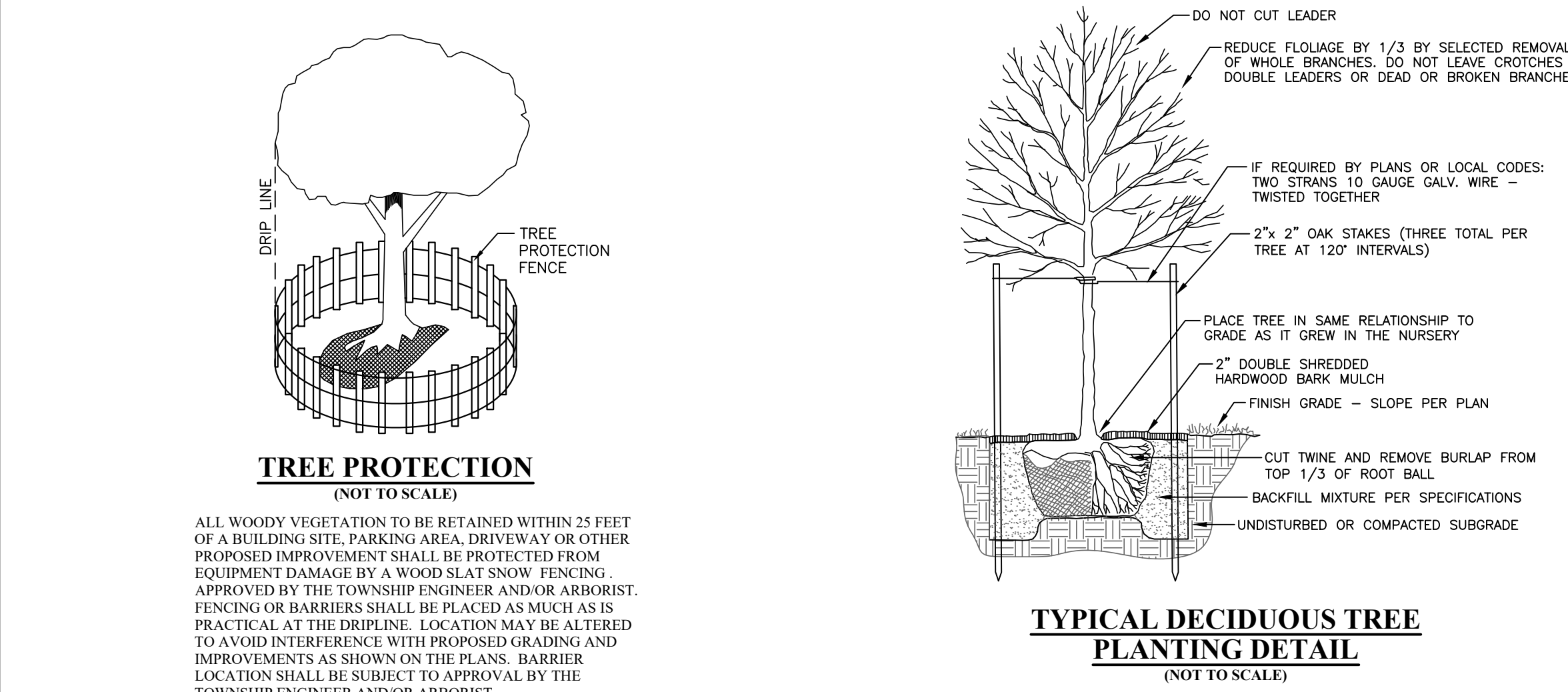
PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
STREET TREES					
	AO	2	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	3 1/2" - 4" CAL.	B&B
	QB	3	QUERCUS BOREALIS / NORTHERN RED OAK	3 1/2" - 4" CAL.	B&B

NARRATIVE

THE PROPOSED LANDSCAPE FOR THIS SITE OCCURS ALONG THE STREET FRONTAGE. TREES WERE CHOSEN TO ENHANCE THE STREETVIEW AND ADD TO THE CANOPY OF THE AREA.

- ### TREE PROTECTION NOTES
- NO MORE THAN FIVE INCHES OF SOIL SHALL BE PLACED AROUND THE TRUNKS OF TREES WHICH ARE TO REMAIN. FOR THOSE TREES WHICH ARE TO REMAIN, WHERE MORE THAN FIVE INCHES OF SOIL ARE TO BE PLACED, TREE WELLS SHALL BE CONSTRUCTED TO PRESERVE SUCH TREES.
 - TREES WITHIN 25 FEET OF A BUILDING SITE OR BORDERING ENTRANCES OR EXITS SHALL BE PROTECTED BY WOODEN SLATE SNOW FENCING TO BE PLACED AROUND SUCH TREES.
 - NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION, AND NO TREES SHALL BE SPRAYED WITH BRIGHT COLORED PAINT.
 - 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 BY BEING PRUNED FLUSH, AND IF TRUNKS ARE SCARRED THEY SHALL BE TRACED OUT FOR PROPER HEALING.
 - TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE SAWED FLUSH TO TREE TRUNKS AND TREATED WITH TREE PAINTS AS NECESSARY.
 - THE OPERATION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS OF SUCH TREES SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
 - DECIDUOUS TREES SHALL BE GIVEN A HEAVY APPLICATION OF FERTILIZER TO AID IN THEIR RECOVERY FROM POSSIBLE DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
 - CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND THE BASES OF SUCH TREES.



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Pennsylvania One Call System

PA. act 172 of 1986 requires three working days notice
Serial Numbers:
20232891400

PENNSYLVANIA ACT 187 REQUIREMENTS:

Inland Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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No. Date: Description:

1	04/17/2024	REVISED PER TWP ENGINEER REVIEW

PRELIMINARY/FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30'

Date: 1/15/2024

Scale:
1" = 30'
Drawn by:
MEAS
Checked by:
MEAS
Project No.
11711

LANDSCAPING PLAN FOR JENNIFER DEVLIN 438 WEBB ROAD CHADDS FORD, PA 19317 CHADDS FORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

SHEET 8 OF 9

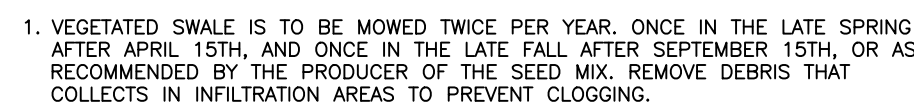


BMP-2 INFILTRATION BED
(NOT TO SCALE)



1. DURING SITE CONSTRUCTION, THE INFILTRATION BED SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL AND SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE IMMEDIATELY RESTORED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW. THE INFILTRATION BED SHALL NOT RECEIVE FINAL UTILITY. THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.
2. IT IS RECOMMENDED THAT A SOILS ENGINEER OR REPRESENTATIVE THEREOF IS PRESENT ON SITE DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM. IN ORDER TO ENSURE THE SYSTEM WAS CONSTRUCTED AS DESIGNED AND TO OVERSEE THE EXCAVATION OF THE FINE GRAIN SOILS. GIVEN THE LOCALIZED INVESTIGATIONS, IT IS PARAMOUNT THAT THE ENTIRE FACILITY BOTTOM BE VERIFIED TO BE SITUATED WITHIN THE CORRECT INFILTRATION STRATUM.
3. THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PRECIPITATION IN THE FORM OF RAIN FOR THE DURATION OF THE INFILTRATION BED CONSTRUCTION.
4. APPROPRIATE, PERMANENT MEASURES, AS SHOWN ON THE PLAN, SHALL BE IMPLEMENTED TO PROTECT THE INFILTRATION BED FROM SEDIMENT LADEN RUNOFF ENTERING IT.
5. ROOF DRAINS DISCHARGING TO THE INFILTRATION BED SHALL HAVE APPROPRIATE MEASURES TO PREVENT CLOGGING BY UNWANTED DEBRIS (E.G. LITTER, COMPOST, LILP, LEAVES AND VEGETATION). THESE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, LEAF TRAPS, GUTTER GUARDS AND CLEANOUTS.
6. THE FOLLOWING PROCEDURES AND MATERIALS SHALL BE REQUIRED DURING THE CONSTRUCTION OF THE INFILTRATION BED:
 - a. EXCAVATION FOR THE INFILTRATION BED SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED.
 - b. THE BOTTOM OF THE BED SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
 - c. ONLY CLEAN AGGREGATE WITH DOCUMENTED POROSITY, FREE OF FINES, SHALL BE ALLOWED.
 - d. THE TOP AND SIDES OF THE INFILTRATION BED SHALL BE COVERED WITH DRAINAGE FABRIC. FABRIC SHALL BE NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER.
 - e. STORMWATER SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE INFILTRATION BED AND PROVISIONS FOR THE COLLECTION OF DEBRIS SHALL BE PROVIDED AS SHOWN ON THE PLAN.

1. STAKE OUT THE LIMITS OF THE BMP TO BE INSTALLED.
2. PROTECT INFILTRATION BMP AREAS FROM COMPACTION DURING CONSTRUCTION.
3. EXCAVATE UNDERGROUND INFILTRATION BMP TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE. INSTALL 12" FILTER SOIL ALONG THE UPSLOPE PERIMETER OF THE EXCAVATED AREA TO PREVENT RUNOFF FROM THE EXCAVATED AREA AND TO PROTECT THE INFILTRATION AREA.
4. IF UNFAVORABLE CONDITIONS, SUCH AS GROUNDWATER AND/OR BEDROCK, ARE ENCOUNTERED DURING INSTALLATION OF THE INFILTRATION SYSTEM, THE CONTRACTOR SHALL NOTIFY THE CITY OF CHICAGO IMMEDIATELY. IF NOTIFIED, AN ALTERNATIVE SYSTEM SUITABLE TO THE FIELD CONDITIONS SHALL BE DESIGNED AND APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT PRIOR TO FURTHER INSTALLATION BY THE CONTRACTOR.
5. INSTALL BMP COMPLETE WITH OUTLET PIPE.
6. THE INSTALLATION OF THE INFILTRATION BMP SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE INFILTRATION ZONE.
7. SPREAD TOPSOIL AND STABILIZE IMMEDIATELY WITH EROSION CONTROL FABRIC AND PERMANENT SEEDING.



VEGETATED SWALE DETAIL
(NOT TO SCALE)

1. BEGIN VEGETATED SWALE CONSTRUCTION ONLY WHEN THE UPGRADED TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE (EROSION AND SEDIMENT CONTROL METHODS SHALL BE DESCRIBED IN THE EROSION AND SEDIMENT CONTROL MEASURES SECTION OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, MARCH 2012 (OR LATEST EDITION)).
2. ROUGH GRADE THE VEGETATED SWALE. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND LAND DISTURBANCE. EXCAVATING EQUIPMENT SHOULD OPERATE FROM THE SIDE OF THE SWALE AND NOT FROM THE BOTTOM OF THE SWALE. IT WILL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MACROPORES. FOLLOWING THIS, THE AREA SHALL BE DISKED PRIOR TO FINAL GRADING OF TOPSOIL.
3. SEED THE VEGETATED SWALE.
4. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO FINAL PLANTING LIST. PLANT THE SWALE AT A TIME OF THE YEAR WHEN SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF DROUGHT OR DRY WEATHER. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
5. FOLLOW MAINTENANCE GUIDELINES.
6. REGRADE AND RESTED PERMANENT SWALES IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION.
7. REPAIR AND RESEED AREAS SHOULD BE FULLY REPAIRED TO ENSURE FUNCTIONALITY AND FUNCTIONALITY OF THE SWALE.

NOTE: IF A VEGETATED SWALE IS USED FOR RUNOFF CONVEYANCE DURING CONSTRUCTION, IT SHOULD BE REGRADED AND RESEED (IF NEEDED) IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION HAS OCCURRED. ANY DAMAGED AREAS SHOULD BE FULLY RESTORED TO ENSURE FUTURE FUNCTIONALITY OF THE SWALE.

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1	04/17/2024	REVISED PER TWP ENGINEER REVIEW

OF 9