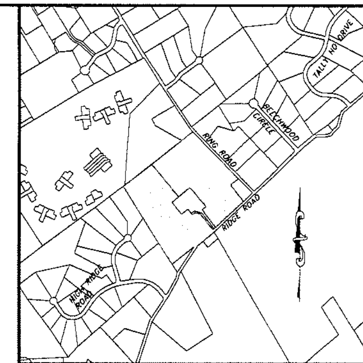
PRELIMINARY SUBDIVISION PLAN AND CONDITIONAL USE PLAN for ANTHONY DAMBRO

SITUATE IN CHADDS FORD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

SHEET 1 TITLE SHEET
SHEET 2–3 SUBDIVISION PLAN
SHEET 4–5 EXISTING CONDITIONS PLAN
SHEET 6 OVERALL SITE PLAN
SHEET 7–8 E & S CONTROL PLAN / CONSERVATION PLAN
SHEET 9–10 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEET 11 E&S AND POST CONSTRUCTION STORMWATER BMP DETAIL SHEET
SHEET 12 E&S AND POST CONSTRUCTION STORMWATER BMP DETAIL SHEET
SHEET 13 E&S AND POST CONSTRUCTION STORMWATER BMP DETAIL SHEET



LOCATION MAP SCALE - 1" = 800'

NOTES:

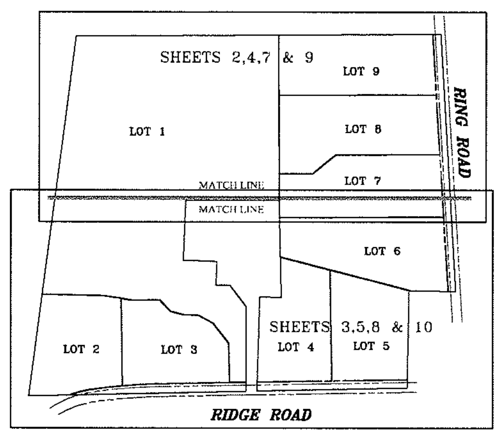
1. ANY/ALL STORMWATER CONVEYANCE SYSTEM(S) AND DETENTION FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THIS TOWNSHIP, AND AS SUCH, ARE TO BE PROTECTED, MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLANS. THE TOWNSHIP AND/OR ITS AGENTS ARE GRANTED A BLANKET EASEMENT TO ENTER UPON ALL LOTS ASSOCIATED WITH THIS SUBDIVISION FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER MANAGEMENT SYSTEM IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED.
2. IN THE EVENT THAT THE PARTY OR PARTIES RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES DO NOT PERFORM THE REQUIRED MAINTENANCE, CHADDS FORD TOWNSHIP MAY, BUT SHALL NOT BE OBLIGATED TO, PROVIDE SAID PARTIES WITH THIRTY (30) DAYS NOTICE OF THE TOWNSHIP'S INTENTION TO PERFORM SAID MAINTENANCE OR REPAIR. IN THE EVENT THAT SAID PARTIES DO NOT PERFORM OR COMMENCE TO PERFORM SAID MAINTENANCE OR REPAIR WITHIN THE THIRTY DAY (30) NOTICE PERIOD, CHADDS FORD TOWNSHIP MAY, BUT SHALL NOT BE OBLIGATED TO, PERFORM SAID MAINTENANCE OR REPAIR. IF CHADDS FORD TOWNSHIP MAINTAINS AND/OR REPAIRS THE STORM WATER MANAGEMENT FACILITIES, CHADDS FORD TOWNSHIP WILL CHARGE THE COST THEREOF, INCLUDING ANY FEES OF THE TOWNSHIP PROFESSIONALS (INCLUDING REASONABLE ATTORNEY'S FEES), TO THE PROPERTY OWNER INCLUDING INTEREST ON UNPAID AMOUNTS AT THE RATE OF TEN PERCENT (10%) PER ANNUM.
3. THE DEVELOPER AND/OR CONTRACTOR SHALL PROVIDE A SCHEDULE OF WORK AND NOTIFY THE TOWNSHIP ENGINEER NO LESS THAN FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY WORK ON ANY SITE IMPROVEMENTS.
4. THE FIRST ITEM IN THE SEQUENCE OF CONSTRUCTION SHALL BE A SITE MEETING AND THE FOLLOWING PARTIES SHALL ATTEND:
   A. DEVELOPER
   B. DESIGN ENGINEER
   C. ALL CONTRACTORS
   D. TOWNSHIP ENGINEERS
   E. CODE ENFORCEMENT OFFICERS
   F. DELAWARE CONSERVATION DISTRICT
5. THE DEVELOPER, IT'S SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF ANY LOT UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION TO THE PUBLIC AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE TOWNSHIP AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, IT'S SUCCESSORS AND ASSIGNS AND/OR THE TOWNSHIP ENGINEER, FOR STORMWATER MANAGEMENT.
6. THE DEVELOPER AGREES TO INDEMNIFY AND HOLD CHADDS FORD TOWNSHIP HARMLESS FOR ANY AND ALL COSTS AND/OR DAMAGES CAUSED BY ANY STORMWATER DIRECTED OFF-SITE.
7. NOTHING SHALL BE PERMITTED TO BE SET ON, PLACED OR PLANTED WITHIN, THE AREA OF ANY UTILITY OF STORMWATER EASEMENT EXCEPT LAWNS OR SUITABLE LOW GROUND COVER.
8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL O.S.H.A (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REQUIREMENTS.
9. THE DEVELOPER AND/OR CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED AND PROVIDE COPIES OF SUCH TO CHADDS FORD TOWNSHIP PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
10. THE DEVELOPER ACKNOWLEDGES THE REQUIREMENTS TO COMPLY WITH ALL STATE AND FEDERAL REGULATION REGARDING DISTURBANCE OF WETLANDS. ANY REVISIONS TO THESE PLANS RESULTING FROM THE DETERMINATION OF THE EXISTENCE OF WETLANDS WILL REQUIRE RESUBMISSION. ANY IMPROVEMENTS, WHICH CAN NOT BE COMPLETED AS SHOWN, SHALL BE AMENDED TO THE SATISFACTION OF THE TOWNSHIP. THE DEVELOPER EXCEPTS ALL RESPONSIBILITY WITH RESPECT TO FEDERAL AND STATE REGULATIONS AND AGREES TO HOLD CHADDS FORD TOWNSHIP HARMLESS FROM ANY CLAIMS AGAINST THE TOWNSHIP INCLUDING ANY FINES OR PENALTIES THAT MAY RESULT DO TO ENCROACHMENT UPON OR DEVELOPMENT WITHIN SAID WETLANDS.

GENERAL NOTES:

1. LANDOWNERS: ANTHONY B. & SHIRLEY L. DAMBRO
   737 NORTHBROOK ROAD
   KENNETT SQUARE, PA 19348
   PHONE 610-347-2506
2. FOLIO NUMBERS: 04-00-00229-00 & 04-00-00230-00
3. SOURCE OF TITLE: DEED BOOK 4470 PAGE 655 (FOLIO NO. 04-00-00229-00) AND DEED BOOK 4470 PAGE 651 (FOLIO NO. 04-00-00230-00)
4. TOTAL CONTENTS: 32.797 ACRES
5. A HIGHWAY OCCUPANCY PERMIT SHALL BE REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE ANY NEW OR MODIFIED DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE TOWNSHIP'S APPROVAL OF THE PLAN IN NO WAY IMPLIES THAT SUCH PERMIT MAY BE AQUIRED.
6. THIS PROJECT PROPOSES THE CONSTRUCTION OF EIGHT CUSTOM SINGLE FAMILY DWELLINGS.
7. THIS PLAN RESERVES ADDITIONAL RIGHT OF WAY ALONG ALL OF PORTIONS OF THE EXISTING ROAD FRONTAGE OF THE SUBJECT PROPERTY. THIS ADDITIONAL RIGHT OF WAY IS HEREBY RESERVED FOR POSSIBLE FUTURE USE BY PENNDOT AND/CHADDS FORD TOWNSHIP FOR FUTURE ROADWAY AND RELATED IMPROVEMENTS.
8. PERIMETER SHOWN PER FIELD SURVEY PERFORMED ON MAY 1, 2017 BY REGESTER ASSOCIATES, INC. DATUM = NAD83
9. TOPOGRAPHY SHOWN PER FIELD SURVEY PERFORMED ON MAY 1, 2017 BY REGESTER ASSOCIATES, INC. DATUM = NAVD88. PROJECT BENCHMARK TOP OF IRON PIN ELEVATION 401.50 LOCATED AT THE NORTHWEST CORNER OF EXISTING TAX PARCEL 04-00-00262-00. CONTOUR INTERVAL = 2 FEET.
10. SOILS INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
11. ACCORDING TO THE UNITED STATES DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY, THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS WISSAHICKON FORMATION OLIGOCLASE MICA SCHIST (Xw). THIS FORMATION IS MODERATELY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS AN AVERAGE GROUNDWATER YIELD OF 75 GPM AT A MEDIAN WELL DEPTH OF 150 TO 300 FEET; IS MODERATELY EASY TO EXCAVATE; HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
12. WETLANDS SHOWN PER BRICKHOUSE ENVIRONMENTAL.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR DELAWARE COUNTY, MAP NUMBER 42045C0152G, EFFECTIVE JULY 05, 2017, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
14. 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.
15. THE PROPOSED LOTS SHALL BE SERVICED BY ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
16. PER SECTION 135-144.6 OF THE CHADDS FORD TOWNSHIP ZONING ORDINANCE A CONDITIONAL USE IS REQUIRED FOR PROPOSED CONSTRUCTION WITHIN STEEP SLOPES. THE TOTAL AMOUNT OF STEEP SLOPES (15 - 25%) ON THIS SITE IS 238,750 SQUARE FEET AND 34,546 SQUARE FEET IS PROPOSED TO BE DISTURBED. THE TOTAL AMOUNT OF VERY STEEP SLOPES (25%+) ON THIS SITE IS 126,267 SQUARE FEET AND 0 SQUARE FEET IS PROPOSED TO BE DISTURBED.
17. THE TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DULY EXCEPTED BY THE SUPERVISORS AS DEDICATED TO THE PUBLIC USE.
18. NINE RESIDENTIAL LOTS ARE PROPOSED WITH THIS SUBDIVISION.
19. THE PLANNING MODULE MUST BE APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEFORE SEPTIC SYSTEM PERMITS MAY BE ISSUED.
20. AN ACCESS AND UTILITY EASEMENT AGREEMENT SHALL BE PREPARED AND RECORDED WITH THE FIRST DEED OF CONVEYANCE FOR LOTS 1, 2 AND 3.
21. ALL LOTS CONFORM TO THE RELEVANT AREA AND BULK REGULATIONS FOR THE R-1 ZONING DISTRICT.
22. THE EXISTING VEGETATION OF THIS SITE IS WOODLANDS, MEADOWS AND LAWN AREAS.
23. THE ESTIMATED STARTING DATE: JULY 2020
24. THE ESTIMATED COMPLETION DATE: JULY 2022
25. THE MAXIMUM LONGITUDINAL DRIVEWAY SLOPE SHALL BE 15% AND 4% WITHIN THE RIGHT OF WAY OF ANY STREET.
26. THE CHADDS FORD COMPREHENSIVE PLAN SHOWS A FUTURE LAND USE OF SUBSTANTIVELY DIVIDED RESIDENTIAL PROPERTIES WITH DETACHED HOMES.
27. NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL REDISTRIBUTION SHALL BE PLACED AT A 3 INCH MINIMUM DEPTH.
28. NO VISUAL OBSTRUCTIONS SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.
29. ALL DRIVEWAYS MUST REMAIN AT LEAST 10 FEET FROM SIDE OR REAR PROPERTY LINES, EXCEPT WHERE A DRIVEWAY ENTERS THE PROPERTY.
30. IF ADDITIONAL IMPERVIOUS COVERAGE IS PROPOSED AT THE TIME OF CONSTRUCTION, THEN REVISED STORMWATER MANAGEMENT CALCULATIONS, MUST BE SUBMITTED AND APPROVED BY THE TOWNSHIP ENGINEER.
31. THE CONTRACTOR SHALL ENSURE THAT PROPER MEASURES ARE TAKEN ASSOCIATED WITH RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH THE PROJECT.
32. PRIOR TO THE START OF CONSTRUCTION ON INDIVIDUAL LOTS, CONSTRUCTION FENCING SHALL BE INSTALLED AROUND THE PROPOSED SEPTIC SYSTEM LOCATIONS.
33. THE RECEIVING WATERSHED FOR THE PROJECT IS BRANDYWINE CREEK. THE CHAPTER 93 CLASSIFICATION OF THIS WATERSHED IS WWF-MF.
34. SEWAGE PLANNING WAS BASED ON FIVE BEDROOM HOMES. IF HOMES WITH ADDITIONAL BEDROOMS ARE PROPOSED AT A LATER DATE, ADDITIONAL PLANNING AND/OR SOIL TESTING MAY BE REQUIRED.
35. A MAINTENANCE AGREEMENT FOR THE SHARED STORMWATER BMP SHALL BE PREPARED AND RECORDED WITH THE FIRST DEED OF CONVEYANCE FOR LOTS 6 AND 7.

APPROVALS AND AGREEMENTS

1. THE PLANNING MODULE MUST BE APPROVED BY PA D.E.P. BEFORE SEPTIC PERMITS MAY BE ISSUED.
2. DELAWARE COUNTY CONSERVATION DISTRICT APPROVAL / NPDES PERMIT IS REQUIRED.
3. HIGHWAY OCCUPANCY PERMITS FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SHALL BE REQUIRED.
4. AN ACCESS AND UTILITY AGREEMENT SHALL BE PREPARED AND RECORDED WITH THE FIRST DEED OF CONVEYANCE FOR LOTS 1, 2 AND 3



KEY MAP SCALE - 1" = 200'

ZONING REQUIREMENTS

R-1 ZONING DISTRICT

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
MINIMUM LOT AREA	2.000 ACRES	10.380 ACRES	2.031 ACRES	2.000 ACRES	2.000 ACRES	2.000 ACRES	2.434 ACRES	2.144 ACRES	2.639 ACRES	2.334 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE	200 FEET	568.42 FEET	300.55 FEET	357.20 FEET	242.96 FEET	255.50 FEET	248.42 FEET	210.32 FEET	200.30 FEET	200.30 FEET
MINIMUM BUILDING SETBACK LINE	100 FEET	130.16 FEET	195.96 FEET	120.53 FEET	160.01 FEET	170.60 FEET	127.72 FEET	188.19 FEET	290.55 FEET	110.00 FEET
MINIMUM SIDE YARD SETBACK	50 FEET	161.47 FEET	69.87 FEET	55.99 FEET	54.98 FEET	60.55 FEET	72.15 FEET	58.32 FEET	54.39 FEET	56.91 FEET
MINIMUM REAR YARD SETBACK	50 FEET	663.37 FEET	62.67 FEET	53.92 FEET	161.31 FEET	94.02 FEET	357.51 FEET	286.71 FEET	171.03 FEET	343.22 FEET
MAXIMUM BUILDING COVERAGE	15%	1.77% (8,011 SF)	6.50% (5,749 SF)	7.39% (6,434 SF)	7.28% (6,346 SF)	8.83% (7,689 SF)	5.62% (5,961 SF)	8.23% (7,682 SF)	7.59% (8,723 SF)	5.69% (5,788 FEET)

NET LOT AREA CALCULATIONS

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
GROSS LOT AREA	13.462 ACRES	2.146 ACRES	2.000 ACRES	2.000 ACRES	2.000 ACRES	2.570 ACRES	2.394 ACRES	2.639 ACRES	2.379 ACRES
LESS 100% OF AREAS WITHIN ANY UTILITY EASEMENTS AND UTILITY RIGHTS-OF-WAY	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.136 ACRES	0.250 ACRES	0.000 ACRES	0.000 ACRES
LESS 100% OF AREA WITHIN ROAD RIGHTS-OF-WAY FOR PUBLIC OR PRIVATE ACCESS	0.466 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES
LESS 85% OF AREA WITHIN ONE-HUNDRED-YEAR FLOODPLAINS	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES
LESS 85% OF AREA OF WATERCOURSES AND SURFACE WATER BODIES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES
LESS 85% OF AREA WITHIN WETLANDS	0.270 ACRES	0.017 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES
LESS 70% OF AREA WITHIN VERY STEEP SLOPES	1.936 ACRES	0.028 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.045 ACRES
LESS 50% OF AREA WITHIN WETLAND/WATERCOURSE MARGINS	0.41 ACRES	0.070 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES	0.000 ACRES
TOTAL NET LOT AREA	10.380 ACRES	2.031 ACRES	2.000 ACRES	2.000 ACRES	2.000 ACRES	2.434 ACRES	2.144 ACRES	2.639 ACRES	2.334 ACRES

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT.

DATE ______ SIGNATURE ______

I HEREBY CERTIFY THAT THIS SITE IS GENERALLY SUITABLE FOR ON-LOT SEWAGE DISPOSAL SYSTEMS BASED ON THE PERCOLATION TEST RESULTS.

DATE ______ SIGNATURE ______

I HEREBY CERTIFY THAT BASED ON THE UNDERLYING GEOLOGY OF THIS SITE, THERE IS A HIGH PROBABILITY THAT SUCCESSFUL ON-SITE WATER SUPPLY CAN BE ACHIEVED.

DATE ______ SIGNATURE ______

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE DATA CONTAINED ON THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED PRACTICE, IS TRUE AND CORRECT.

DATE ______ SIGNATURE ______

I HEREBY CERTIFY THAT THE WETLAND DELINEATION SHOWN ON THE PLAN IS CORRECT.

DATE ______ SIGNATURE ______

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

ON THIS, THE ______ DAY OF ______, ______, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ______ WHO ACCORDING TO LAW DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER'S SIGNATURE ______

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES : ______

NOTARY PUBLIC OR OTHER OFFICER ______

REVIEWED BY THE PLANNING COMMISSION OF CHADDS FORD TOWNSHIP THIS, THE ______ DAY OF ______, ______.

______
______
______

REVIEWED BY THE TOWNSHIP ENGINEER OF CHADDS FORD TOWNSHIP THIS, THE ______ DAY OF ______, ______.

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

CHAIRMAN ______

VICE CHAIRMAN ______

SECRETARY ______

PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672

No.	Date	Description
2	08-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. BOX 406, KENNETT SQUARE, PA 19348, (610) 444-5554
330 WEST STATE STREET, QUARRYVILLE, PA 17566, (717) 786-8741
COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CHESTER R. DIEM III

Title Sheet
(280 Ridge Road)

Plan Prepared For
Anthony Dambro

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

Drawn By:	JMC
Checked By:	CRD III
Scale:	----
Job Number:	171065
Date:	06-25-19

Sheet 1 of 13

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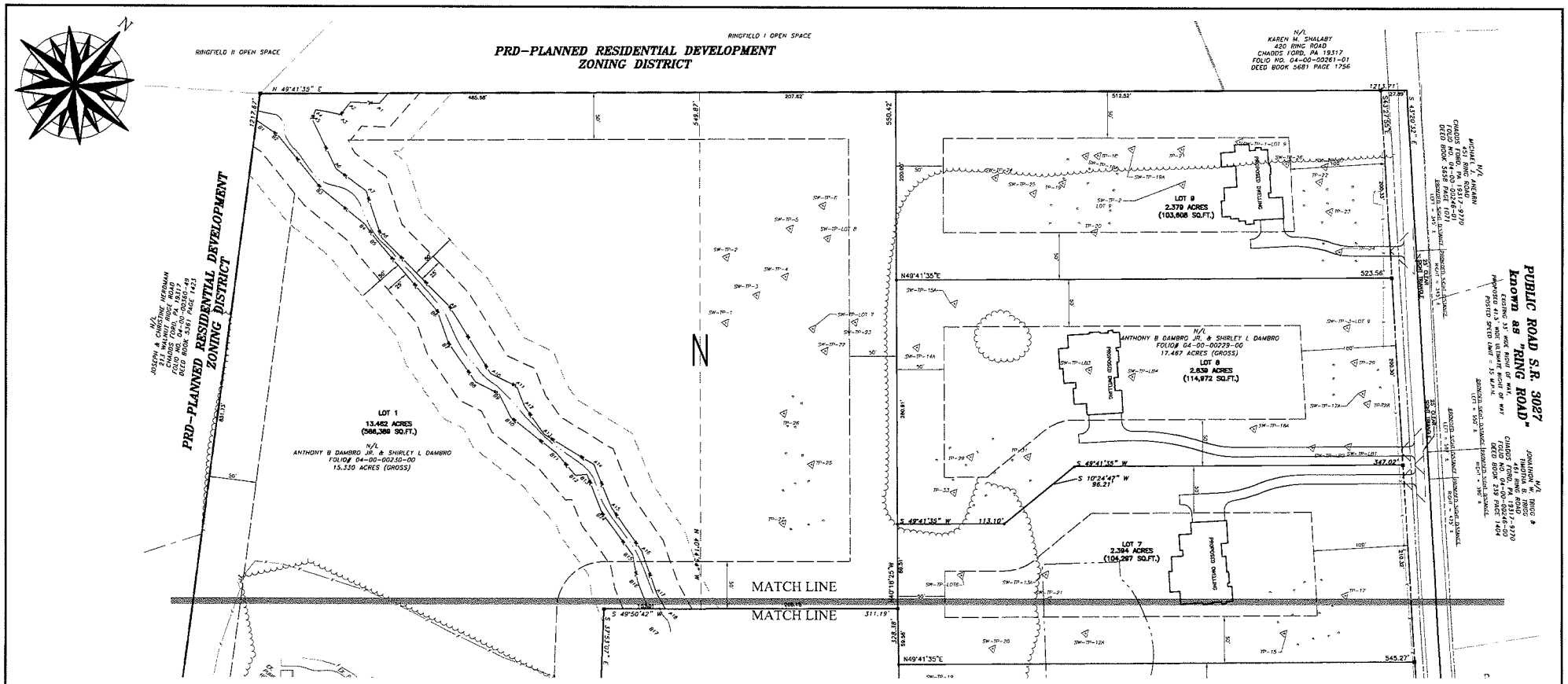

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- ADJOINERS LINE
- EXISTING FENCE
- EXISTING PAVING
- EXISTING TREELINE
- EXISTING INTERMITTENT STREAM
- EXISTING WETLANDS
- EXISTING WETLANDS MARGIN
- EXISTING SANITARY SEWAGE TEST PIT
- EXISTING SANITARY SEWAGE PERC HOLE
- EXISTING STORMWATER TEST PIT/PERC HOLE
- RIPARIAN BUFFER
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- ZONING LINE
- PROPOSED CONCRETE MONUMENT (to be set)
- PROPOSED IRON PIN (to be set)
- PROPERTY LINE TO BE EXTINGUISHED

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

PENNSYLVANIA ONE CALL SYSTEM
PA ACT 1 OF 1996 REQUIRES
THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672

No.	Date	Description
2	06-28-20	Revised per Township Engineer's Review Letter dated March 3, 2020
1	03-18-20	Revised per Township Engineer's Review Letter dated August 7, 2019

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS
P.O. BOX 406
KENNETT SQUARE, PA. 19348
(610) 444-5354
330 WEST STATE STREET
QUARRYVILLE, PA. 17566
(717) 786-8741

Subdivision Plan
(280 Ridge Road)

Plan Prepared For
Anthony Dambro

Drawn By:	JMC
Checked By:	CRDIII
Scale:	1" = 50'
Job Number:	171065
Date:	06-25-19

Sheet 2 of 13

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

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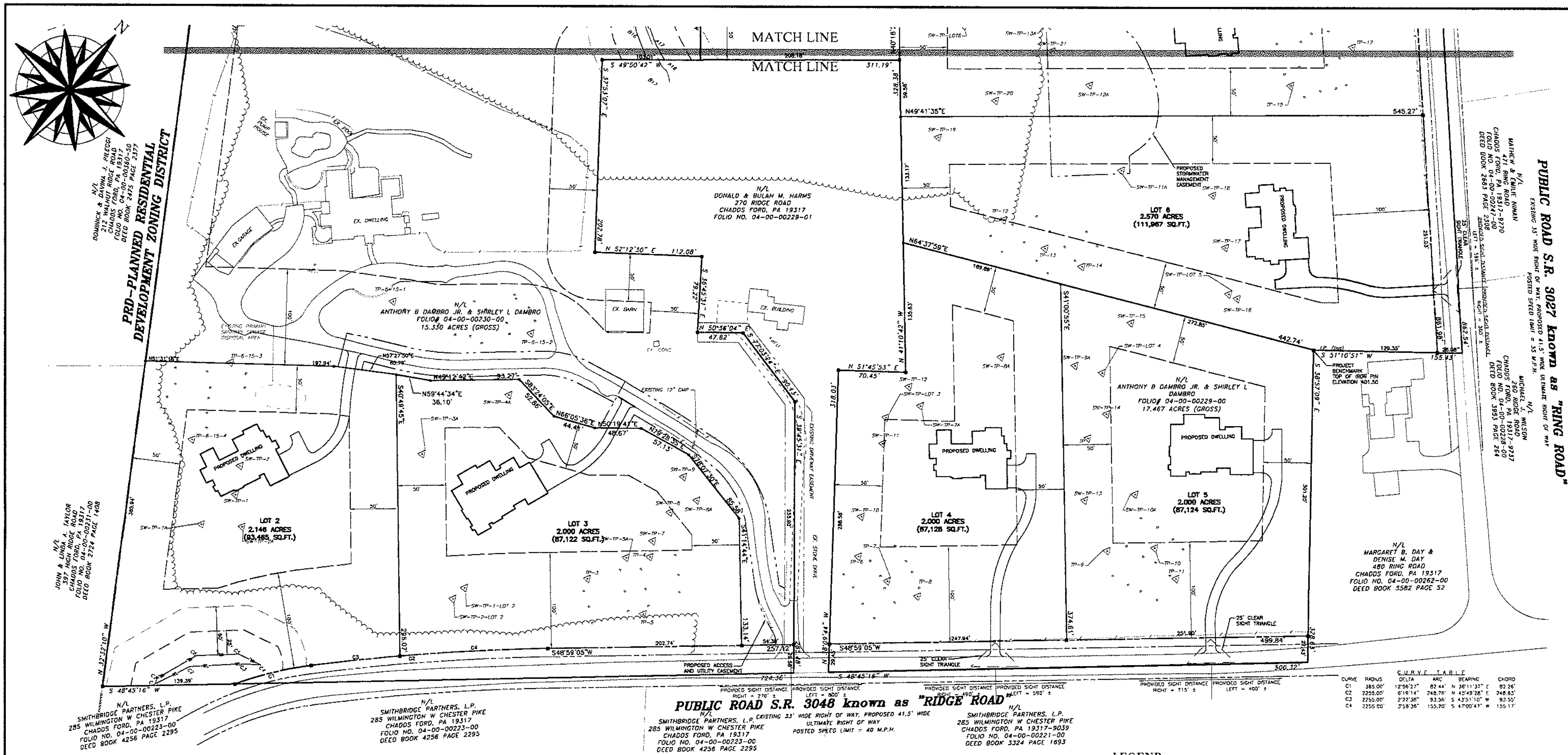

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	385.00'	12°56'27"	82.44'	N 36°11'37" E	82.26'
C2	2255.00'	6°19'14"	248.76'	N 45°49'28" E	248.63'
C3	2255.00'	2°22'38"	93.56'	S 43°51'10" W	93.55'
C4	2255.00'	3°56'36"	155.20'	S 47°00'47" W	155.17'

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- ADJOINERS LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE
- EXISTING PAVING
- EXISTING STONE EDGE
- EXISTING TREELINE
- EXISTING WETLANDS
- EXISTING WETLANDS MARGIN
- ZONING LINE
- RIPARIAN BUFFER
- EXISTING SANITARY SEWAGE TEST PIT
- EXISTING SANITARY SEWAGE PERC HOLE
- EXISTING STORMWATER TEST PIT/PERC HOLE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE MONUMENT (to be set)
- PROPOSED IRON PIN (to be set)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PENNSYLVANIA ONE CALL SYSTEM
SERIAL NUMBER 20191712672

No.	Date	Description
2	08-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

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330 WEST STATE STREET, QUARRYVILLE, PA 17566, (717) 786-8741

Subdivision Plan
(280 Ridge Road)

Plan Prepared For: Anthony Dambro

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

Drawn By: JMC
Checked By: CRDIII
Scale: 1" = 50'
Job Number: 171065
Date: 06-25-19

Sheet 3 of 13

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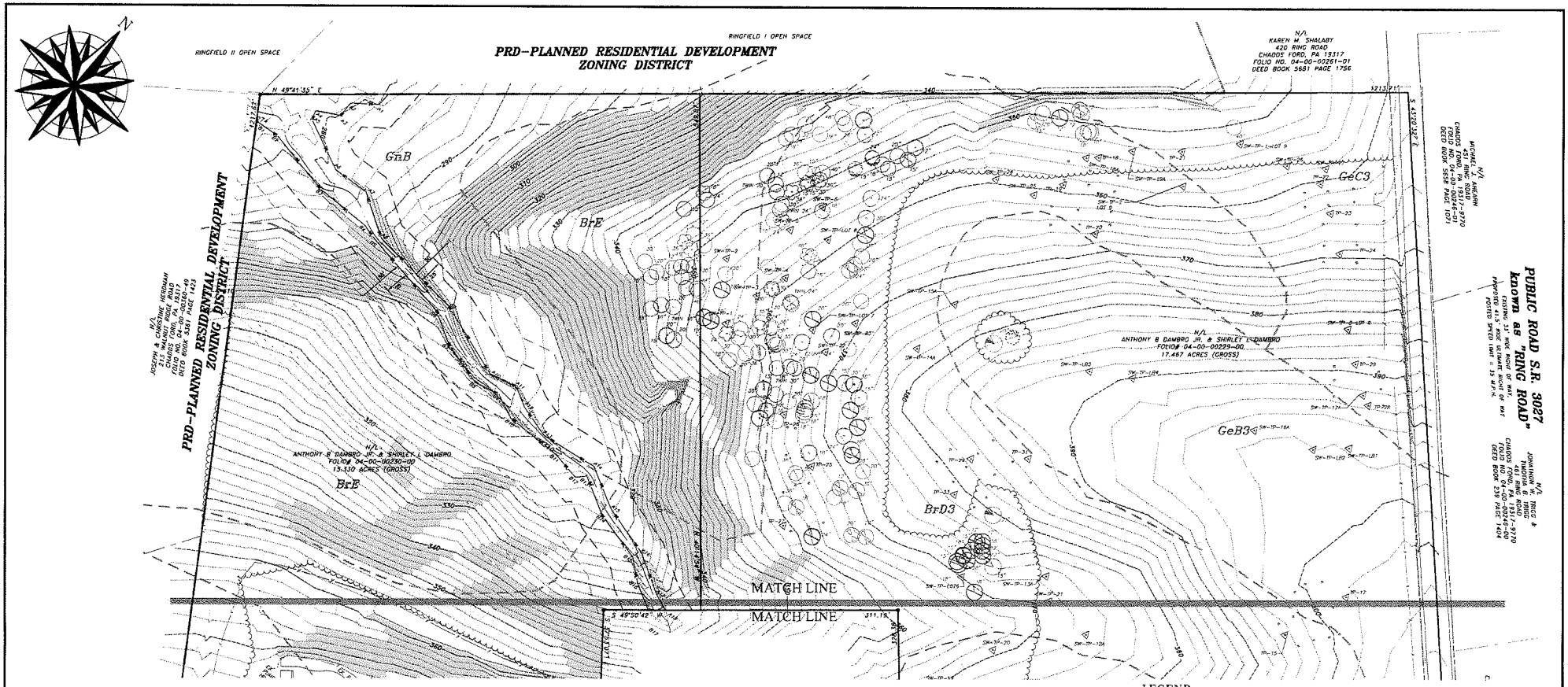

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ADJOINERS LINE
- EXISTING FENCE
- EXISTING PAVING
- EXISTING SOILS LINE
- EXISTING SOILS TYPE
- EXISTING TREELINE
- EXISTING INTERMITTENT STREAM
- RIPARIAN BUFFER
- EXISTING WETLANDS
- EXISTING WETLANDS MARGIN
- ZONING LINE
- EXISTING SANITARY SEWAGE TEST PIT
- EXISTING SANITARY SEWAGE PERC HOLE
- EXISTING STORMWATER TEST PIT/PERC HOLE
- STEEP SLOPES 15-25%
- VERY STEEP SLOPES 25%+

TREE LEGEND

- ASH
- BEECH
- OAK
- CHERRY
- SASSAFRAS
- CHESTNUT
- MULBERRY
- SYCAMORE
- WALNUT
- MAPLE
- POPLAR
- HICKORY

PENNSYLVANIA ONE CALL SYSTEM
PA ACT 287 OF 1974 REQUIRES
THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
BrD3	BRANDYWINE LOAM	15 - 25%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
BrE	BRANDYWINE LOAM	25 - 40%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
GeB3	GLENELG CHANNERY SILT LOAM	3 - 8%	MORE THAN 80 IN.	60 - 120 IN	VERY LIMITED
GeC3	GLENELG CHANNERY SILT LOAM	8 - 15%	MORE THAN 80 IN.	60 - 120 IN.	VERY LIMITED
GnB	GLENVILLE SILT LOAM	3 - 8%	6 - 36 INCHES	60 - 99 IN.	VERY LIMITED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

No.	Date	Description
2	06-26-20	Revised per Township Engineer's Review Letter dated March 3, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHESTER A. OREM III
LAND SURVEYOR
PENNSYLVANIA

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS
P.O. BOX 406
KENNETT SQUARE, PA. 19348
(610) 444-5554
330 WEST STATE STREET
QUARRYVILLE, PA. 17566
(717) 786-8741

Existing Conditions Plan
(280 Ridge Road)

Plan Prepared For
Anthony Dambro

Situate In
Chadds Ford Township, Delaware County, Pennsylvania

Drawn By:	JMC
Checked By:	CRDIII
Scale	1" = 50'
Job Number	171065
Date:	06-25-19

Sheet 4 of 13

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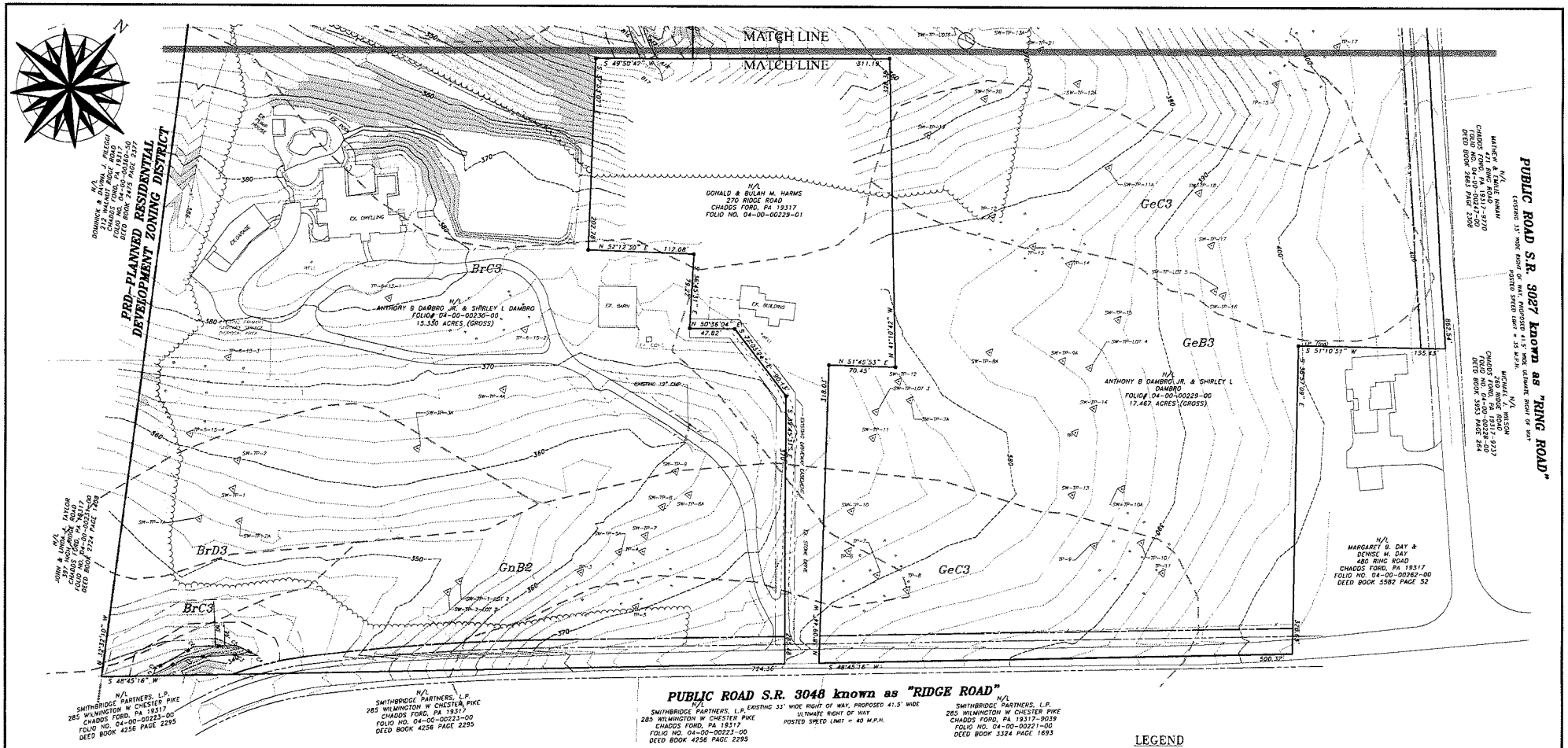

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- 350 EXISTING MAJOR CONTOUR
- ADJOINERS LINE
- EXISTING FENCE
- EXISTING PAVING
- EXISTING SOILS LINE
- GeB3 EXISTING SOILS TYPE
- EXISTING STONE EDGE
- EXISTING TREELINE
- RIPARIAN BUFFER
- EXISTING WETLANDS
- EXISTING WETLANDS MARGIN
- ZONING LINE
- TP-29 EXISTING SANITARY SEWAGE TEST PIT
- EXISTING SANITARY SEWAGE PERC HOLE
- SW-TP-L01 EXISTING STORMWATER TEST PIT/PERC HOLE
- PROPOSED RIGHT OF WAY LINE
- STEEP SLOPES 15-25%
- VERY STEEP SLOPES 25%+

TREE LEGEND

CHERRY

PENNSYLVANIA ONE CALL SYSTEM
PA ACT 187 OF 1996 REQUIRES
THREE WORKING DAYS NOTICE
SERIAL NUMBER 20151712672

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
BrC3	BRANDYWINE LOAM	8 - 15%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
BrD3	BRANDYWINE LOAM	15 - 25%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
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GeC3	GLENELG CHANNERY SILT LOAM	8 - 15%	MORE THAN 80 IN.	60 - 120 IN.	VERY LIMITED
GnB2	GLENVILLE SILT LOAM	3 - 8%	6 - 36 INCHES	60 - 99 IN.	VERY LIMITED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF PENNSYLVANIA
CHESTER A. DEFIO III
PROFESSIONAL LAND SURVEYOR
PS-022024

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS
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KENNETT SQUARE, PA. 19348
(610) 444-5584
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QUARRYVILLE, PA. 17566
(717) 786-8741

No.	Date	Description
2	08-26-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

Existing Conditions Plan
(280 Ridge Road)

Plan Prepared For
Anthony Dambro

Situate In
Chadds Ford Township, Delaware County, Pennsylvania

Drawn By:	JMC
Checked By:	CRDIII
Scale:	1" = 50'
Job Number:	171065
Date:	06-25-19

Sheet 5 of 13

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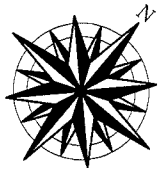

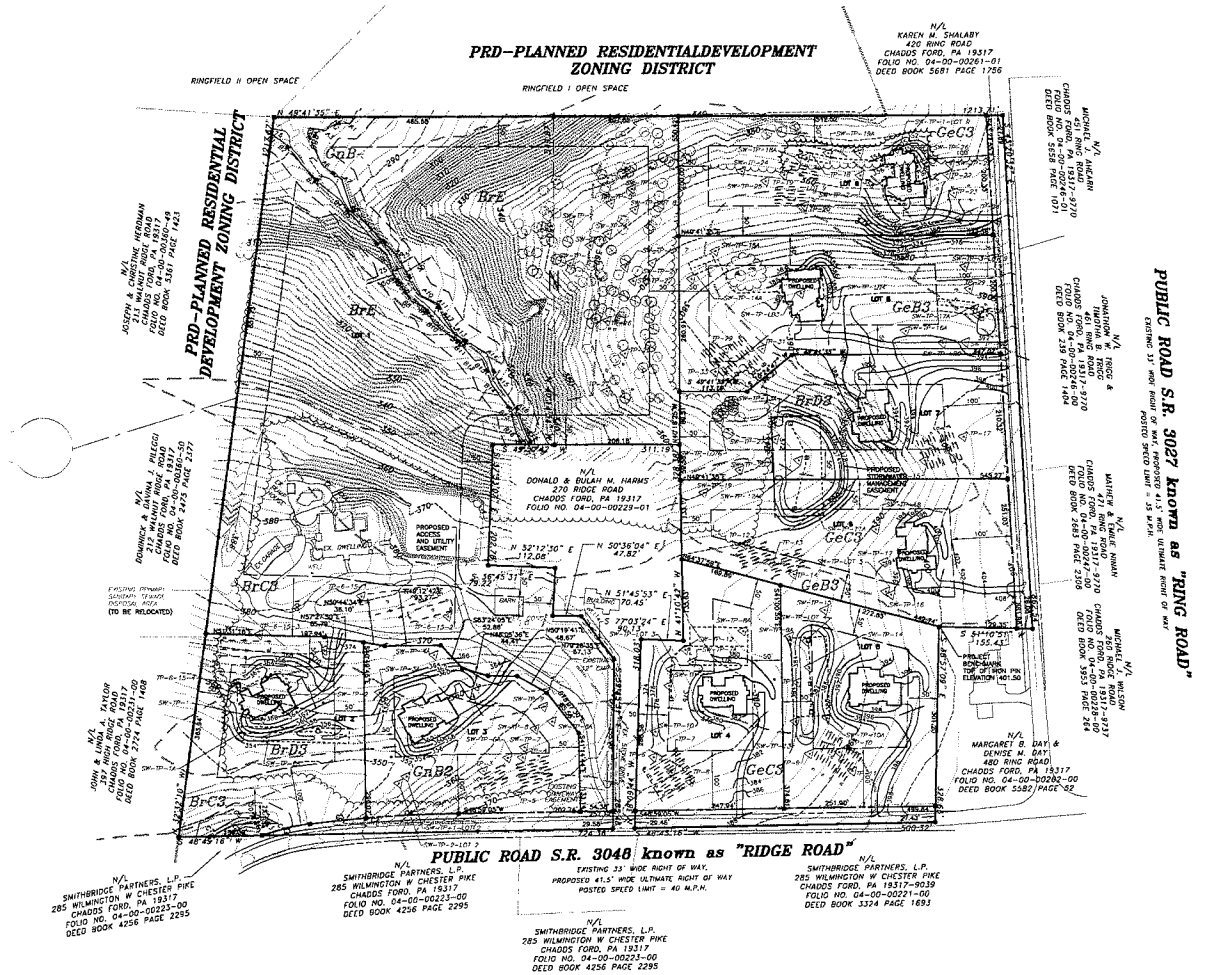

TREE LEGEND

- ASH
- BEECH
- OAK
- CHERRY
- SASSAFRAS
- CHESTNUT
- SYCAMORE
- WALNUT
- MAPLE
- POPLAR
- HICKORY
- MULBERRY

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MINOR CONTOUR
- 350 EXISTING MAJOR CONTOUR
- ADJOINERS LINE
- EXISTING FENCE
- EXISTING PAVING
- EXISTING EASEMENT LINE
- EXISTING SOILS LINE
- GeB3 EXISTING SOILS TYPE
- EXISTING TREELINE
- EXISTING INTERMITTENT STREAM
- EXISTING WETLANDS
- EXISTING WETLANDS MARGIN
- RIPARIAN BUFFER
- ZONING LINE
- TP-26 EXISTING SANITARY SEWAGE TEST PIT
- EXISTING SANITARY SEWAGE PERC HOLE
- SW-TP-LD1 EXISTING STORMWATER TEST PIT/PERC HOLE
- STEEP SLOPES 15-25%
- VERY STEEP SLOPES 25%+
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED BUILDING SETBACK LINE
- 375.00 PROPOSED DRAINAGE ARROWS
- 388 PROPOSED SPOT ELEVATION
- PROPOSED MINOR CONTOUR
- 370 PROPOSED MAJOR CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TREELINE
- PROPOSED CONCRETE MONUMENT (to be set)
- PROPOSED IRON PIN (to be set)
- PROPERTY LINE TO BE EXTINGUISHED
- PROPOSED EASEMENT LINE
- PROPOSED WELL

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	365.00'	17°56'27"	82.44'	N 38°11'37" E	82.28'
C2	2753.00'	6°18'14"	248.26'	N 45°49'28" E	248.02'
C3	2253.00'	2°22'35"	93.56'	S 43°31'10" W	93.55'
C4	2253.00'	3°56'36"	155.20'	S 47°00'47" W	155.17'

PENNSYLVANIA ONE CALL SYSTEM
PA ACT 187 of 1996 REQUIRES
THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

No.	Date	Description
2	09-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. Box 406 Kennett Square, PA. 19348 (610) 444-5554
330 West State Street Quarryville, PA. 17566 (717) 786-8741

Plan Prepared For: Anthony Dambro

Overall Site Plan (280 Ridge Road)

Drawn By: JMC
Checked By: CRDIII
Scale: 1" = 100'
Job Number: 171065
Date: 06-25-19

Sheet 6 of 13

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

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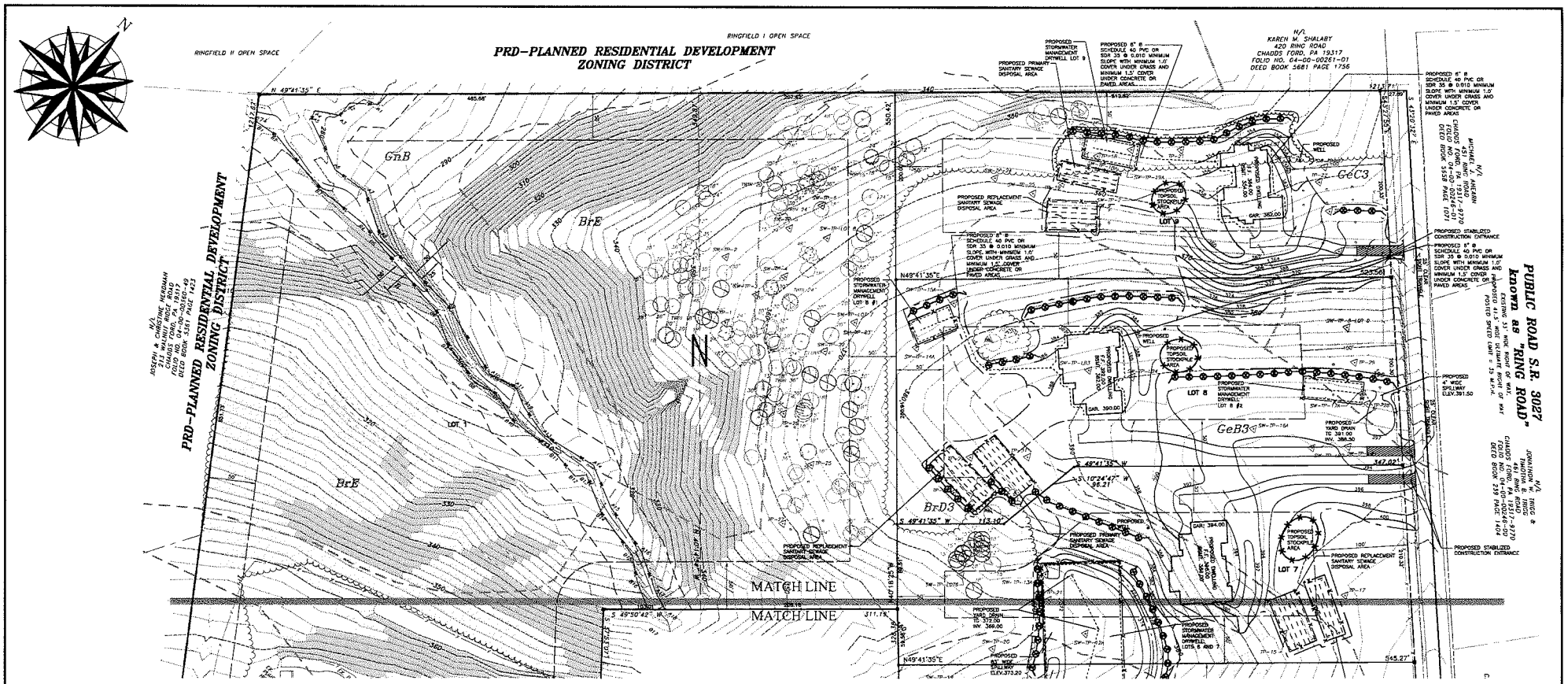

UTILITY LINE TRENCH EXCAVATION NOTES

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT MAY BE COMPLETED THE SAME DAY.
5. WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED

PENNSYLVANIA ONE CALL SYSTEM
PA ACT 187 (1996 REQUIRES 3 FULL WORKING DAYS NOTICE)
SERIAL NUMBER 20191712672

TREE LEGEND

ASH, BEECH, OAK, CHERRY, SASSAFRAS, CHESTNUT, MULBERRY, SYCAMORE, WALNUT, MAPLE, POPLAR, HICKORY

LEGEND

PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
ADJOINERS LINE
EXISTING FENCE
EXISTING PAVING
EXISTING SOILS LINE
EXISTING SOILS TYPE
EXISTING TREELINE
EXISTING INTERMITTENT STREAM
EXISTING WETLANDS
EXISTING WETLANDS MARGIN
ZONING LINE
RIPARIAN BUFFER
EXISTING SANITARY SEWAGE TEST PIT
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EXISTING STORMWATER TEST PIT/PERC HOLE
PROPOSED EASEMENT LINE
PROPERTY LINE TO BE EXTINGUISHED
STEEP SLOPES 15-25%
VERY STEEP SLOPES 25%+
PROPOSED PROPERTY LINE
PROPOSED RIGHT OF WAY LINE
PROPOSED BUILDING SETBACK LINE
PROPOSED DRAINAGE ARROWS
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED SILT FENCE
PROPOSED SUPER SILT FENCE
PROPOSED ORANGE CONSTRUCTION FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED TREELINE
PROPOSED CONCRETE MONUMENT (to be set)
PROPOSED IRON PIN (to be set)

LIMITS OF DISTURBANCE = 9.50 ACRES ±

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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF PENNSYLVANIA
CHESTER A. DEMA III
PROFESSIONAL LAND SURVEYOR
PS-059341

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. BOX 406
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(610) 444-5354
330 WEST STATE STREET
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No.	Date	Description
2	08-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	07-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

E & S Control Plan/
Conservation Plan
(280 Ridge Road)

Plan Prepared For
Anthony Dambro

Situate In
Chadds Ford Township, Delaware County, Pennsylvania

Drawn By:	JMC
Checked By:	CRDIII
Scale:	1" = 50'
Job Number:	171065
Date:	06-25-19

Sheet 7 of 13

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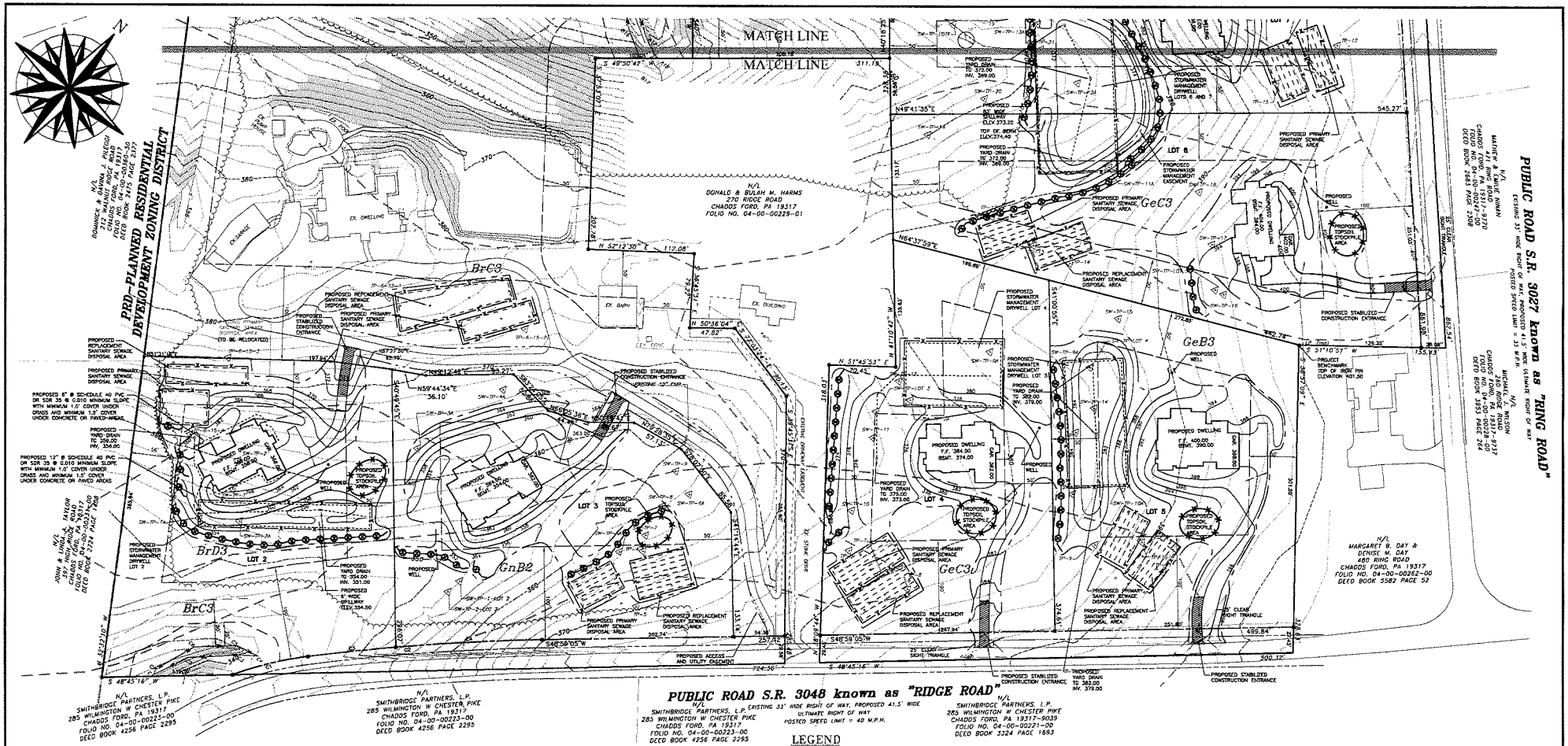

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PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
SERIAL NUMBER 20191712672

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	355.00'	12°56'33"	80.44'	N 36°11'33" E	82.26'
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TREE LEGEND

CHERRY

LEGEND

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EXISTING RIGHT OF WAY LINE
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
ADJOINERS LINE
EXISTING FENCE
EXISTING PAVING
EXISTING SOILS LINE
EXISTING SOILS TYPE
EXISTING STONE EDGE
EXISTING TREELINE
EXISTING WETLANDS
EXISTING WETLANDS MARGIN
ZONING LINE
RIPARIAN BUFFER
EXISTING SANITARY SEWAGE TEST PIT
EXISTING SANITARY SEWAGE PERC HOLE
EXISTING STORM TEST PIT/PERC HOLE
EXISTING EASEMENT LINE
STEEP SLOPES 15-25%
VERY STEEP SLOPES 25%+
PROPOSED EASEMENT LINE
PROPOSED PROPERTY LINE
PROPOSED RIGHT OF WAY LINE
PROPOSED BUILDING SETBACK LINE
PROPOSED DRAINAGE ARROWS
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED SILT FENCE
PROPOSED SUPER SILT FENCE
PROPOSED ORANGE CONSTRUCTION FENCE
PROPOSED LIMITS OF DISTURBANCE
PROPOSED TREELINE
PROPOSED CONCRETE MONUMENT (to be set)
PROPOSED IRON PIN (to be set)

LIMITS OF DISTURBANCE = 9.50 ACRES ±

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(IN FEET)
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COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR
CHESTER A. DIEM III

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E & S Control Plan/
Conservation Plan
(280 Ridge Road)

Plan Prepared For
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Drawn By:	JMC
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Sheet 8 of 13

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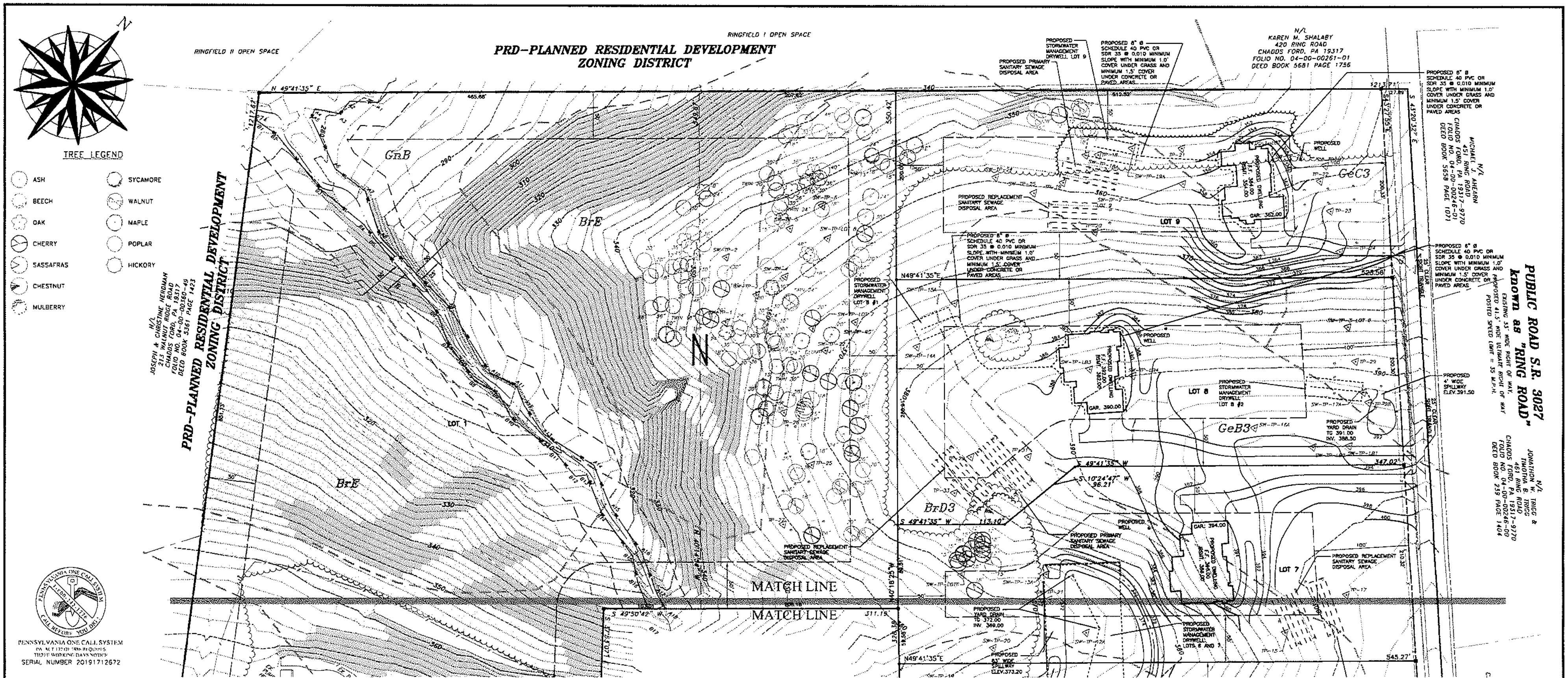

DRYWELL OPERATION AND MAINTENANCE NOTES

1. THE PROPERTY OWNERS OF LOTS 6 AND 7 SHALL SHARE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER BMP CROSSING LOTS 6 AND 7. THE PROPERTY OWNERS OF LOTS 2, 3, 4, 5, 8, AND 9 SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF ALL PROPOSED STORMWATER BMPS LOCATED ON THEIR INDIVIDUAL LOTS.
2. NO BMP MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION.
3. THE DRYWELL SHALL BE INSPECTED ON A MONTHLY BASIS AND AFTER ALL RUNOFF EVENTS AND AFTER EACH MEASURABLE RAIN EVENT, TO ENSURE THAT THE DRYWELL IS OPERATING IN AN EFFECTIVE AND EFFICIENT MANNER AND TO VERIFY THAT RUNOFF DRAINS WITHIN 72 HOURS.
4. THE PROPERTY OWNER SHALL IMMEDIATELY REMOVE ANY ACCUMULATED DEBRIS AND SEDIMENT FROM THE DRYWELL INCLUDING FROM GRATES AND YARD DRAINS.
5. NO ACTION WILL BE TAKEN BY THE PROPERTY OWNER TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF ANY STORMWATER MANAGEMENT SYSTEM.
6. PARTIES RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE TOWNSHIP IF REQUIRED OR REQUESTED.
7. FAILURE FOR THE DRYWELL SHALL BE DEFINED AS THE FACILITIES NOT DRAINING WITHIN 72 HOURS. IF INSPECTION INDICATES THE FACILITIES ARE NOT DRAINING WITHIN 72 HOURS, THE DESIGN ENGINEER SHALL BE CONTACTED AND THE LANDOWNER SHALL ADDRESS ANY DEFICIENCIES WITHIN THIRTY (30) DAYS.
8. ALL SEDIMENT FROM THE DRYWELL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS OF 25 PA CODE 260.1 ET SEQ., AND 287.1 ET SEQ.

THE PROJECT'S RECEIVING WATERCOURSE IS BRANDYWINE CREEK WITH A CHAPTER 93 CLASSIFICATION OF WWF-MF.

THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPs TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

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

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER §102.7(b)(5) (RELATING TO PERMIT TERMINATION).

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.

A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.

PARTIES RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL MAKE RECORDS INCLUDING A WRITTEN REPORT DOCUMENTING THE INSTALLATION AND ALL INSPECTIONS, MAINTENANCE, AND REPAIRS AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE TOWNSHIP IF REQUIRED OR REQUESTED.

PCSM REPORTING AND RECORDKEEPING. THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

STORM DRAINAGE PLAN CERTIFICATION
I, CHESTER R. DIEM III, ON THIS DATE, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CHADDS FORD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DATE ____________ SIGNATURE ____________

APPLICANT ACKNOWLEDGEMENT
I HEREBY ACKNOWLEDGE THAT, PER THE PROVISIONS OF THE CHADDS FORD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.

DATE ____________ SIGNATURE ____________

APPLICANT ACKNOWLEDGMENT
I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY CHADDS FORD TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY THE CONSERVATION DISTRICT OR CHADDS FORD TOWNSHIP (AS APPLICABLE), FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

DATE ____________ SIGNATURE ____________

FINAL CERTIFICATION. THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:
"I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. §4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES." THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN. THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs.

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER §102.22(a)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.
THE NOTICE OF TERMINATION MUST INCLUDE:
1. THE FACILITY NAME, ADDRESS AND LOCATION.
2. THE OPERATOR NAME AND ADDRESS.
3. THE PERMIT NUMBER.
4. THE REASON FOR PERMIT TERMINATION.
5. IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH §102.8(m) AND PROOF OF COMPLIANCE WITH §102.8(m)(2). UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.
PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (350)
- ADJOINERS LINE
- EXISTING FENCE
- EXISTING PAVING
- EXISTING SOILS LINE
- EXISTING SOILS TYPE (GeB3)
- EXISTING STONE EDGE
- EXISTING TREELINE
- EXISTING INTERMITTENT STREAM
- EXISTING WETLANDS
- EXISTING WETLANDS MARGIN
- ZONING LINE
- EXISTING SANITARY SEWAGE TEST PIT (TP-29)
- EXISTING SANITARY SEWAGE PERC HOLE
- EXISTING STORMWATER TEST PIT/PERC HOLE (SW-TP-LB1)
- PROPERTY LINE TO BE EXTINGUISHED
- STEEP SLOPES 15-25%
- VERY STEEP SLOPES 25%+
- RIPARIAN BUFFER
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED DRAINAGE ARROWS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED TREELINE
- PROPOSED CONCRETE MONUMENT (to be set)
- PROPOSED IRON PIN (to be set)

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
BrD3	BRANDYWINE LOAM	15 - 25%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
BrE	BRANDYWINE LOAM	25 - 40%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
GeB3	GLENELG CHANNERY SILT LOAM	3 - 8%	MORE THAN 80 IN.	60 - 120 IN.	VERY LIMITED
GeC3	GLENELG CHANNERY SILT LOAM	8 - 15%	MORE THAN 80 IN.	60 - 120 IN.	VERY LIMITED
GnB	GLENVILLE SILT LOAM	3 - 8%	6 - 36 INCHES	60 - 99 IN.	VERY LIMITED

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

No.	Date	Description
2	08-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR
CHESTER R. DIEM III

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. BOX 406, KENNETT SQUARE, PA 19348, (610) 444-5554
330 WEST STATE STREET, QUARRYVILLE, PA 17566, (717) 786-8741

Post Construction Stormwater Management Plan (280 Ridge Road)

Plan Prepared For: Anthony Dambro

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

Drawn By: JMC
Checked By: CRDIII
Scale: 1" = 50'
Job Number: 171065
Date: 06-25-19

Sheet 9 of 13

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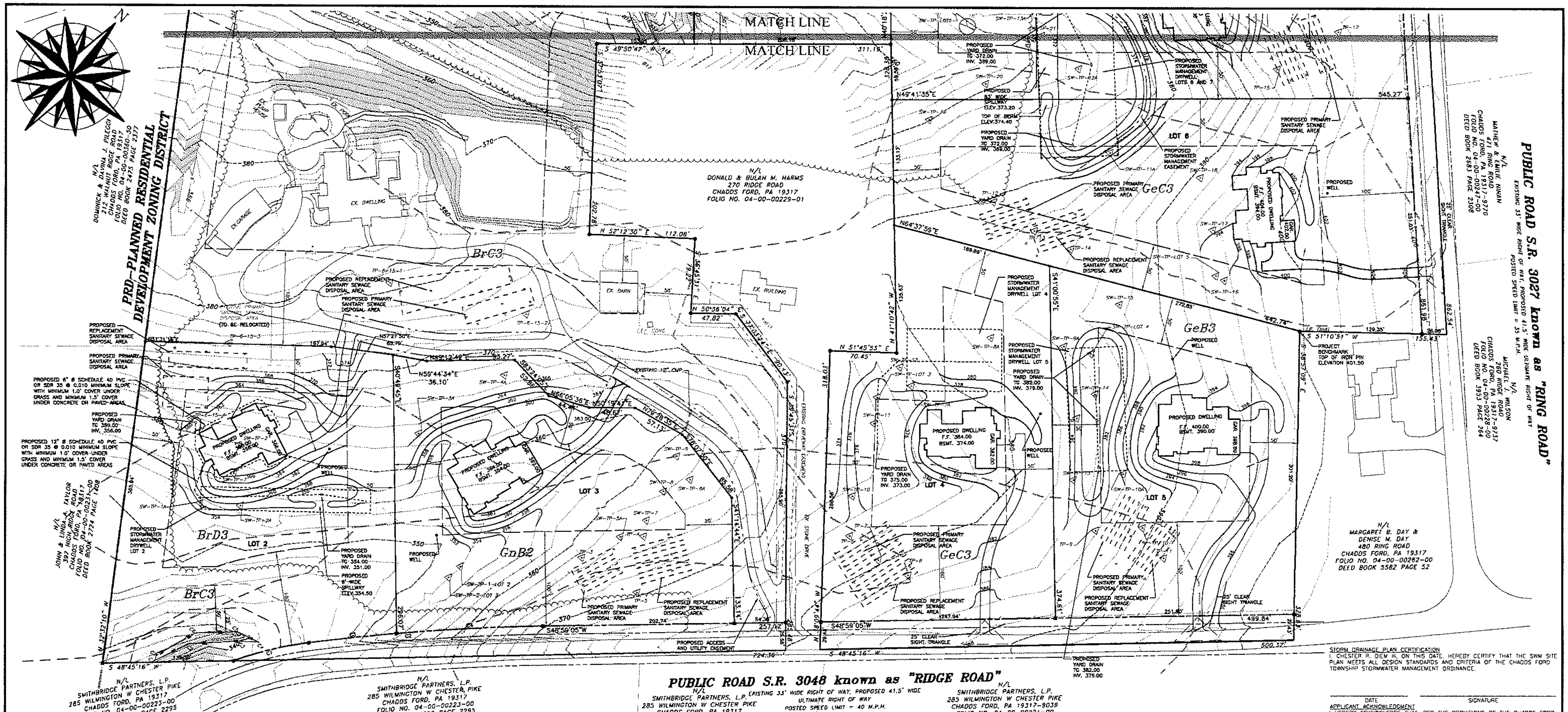

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	365.00'	12°56'27"	82.44'	N 36°11'37" E	82.26'
C2	2255.00'	6°19'14"	248.76'	N 45°49'28" E	248.63'
C3	2255.00'	2°22'38"	93.56'	S 43°51'10" W	93.55'
C4	2255.00'	3°56'36"	155.20'	S 47°00'47" W	155.17'

PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672

TREE LEGEND

CHERRY

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ADJOINERS LINE
- EXISTING FENCE
- EXISTING PAVING
- EXISTING SOILS LINE
- EXISTING SOILS TYPE
- EXISTING STONE EDGE
- EXISTING EASEMENT LINE
- EXISTING TREELINE
- EXISTING WETLANDS
- EXISTING WETLANDS MARGIN
- RIPARIAN BUFFER
- ZONING LINE
- EXISTING SANITARY SEWAGE TEST PIT
- EXISTING SANITARY SEWAGE PERC HOLE
- EXISTING STORMWATER TEST PIT/PERC HOLE
- STEEP SLOPES 15-25%
- VERY SLOPES 25%+
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED DRAINAGE ARROWS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TREELINE
- PROPOSED CONCRETE MONUMENT (to be set)
- PROPOSED IRON PIN (to be set)

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
BrC3	BRANDYWINE LOAM	8 - 15%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
BrD3	BRANDYWINE LOAM	15 - 25%	MORE THAN 80 IN.	60 - 80 IN.	VERY LIMITED
GeB3	GLENELG CHANNERY SILT LOAM	3 - 8%	MORE THAN 80 IN.	60 - 120 IN.	VERY LIMITED
GeC3	GLENELG CHANNERY SILT LOAM	8 - 15%	MORE THAN 80 IN.	60 - 120 IN.	VERY LIMITED
GnB2	GLENVILLE SILT LOAM	3 - 8%	6 - 36 INCHES	60 - 99 IN.	VERY LIMITED

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

DRYWELL OPERATION AND MAINTENANCE NOTES

1. THE PROPERTY OWNERS OF LOTS 6 AND 7 SHALL SHARE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER BMP CROSSING LOTS 6 AND 7. THE PROPERTY OWNERS OF LOTS 2, 3, 4, 5, 6, AND 8 SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF ALL PROPOSED STORMWATER BMPS LOCATED ON THEIR INDIVIDUAL LOTS.
2. NO BMP MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION.
3. THE DRYWELL SHALL BE INSPECTED ON A MONTHLY BASIS AND AFTER ALL RUNOFF EVENTS AND AFTER EACH MEASURABLE RAIN EVENT, TO ENSURE THAT THE DRYWELL IS OPERATING IN AN EFFECTIVE AND EFFICIENT MANNER AND TO VERIFY THAT RUNOFF DRAINS WITHIN 72 HOURS.
4. THE PROPERTY OWNER SHALL IMMEDIATELY REMOVE ANY ACCUMULATED DEBRIS AND SEDIMENT FROM THE DRYWELL INCLUDING FROM GRATES AND YARD DRAINS.
5. NO ACTION WILL BE TAKEN BY THE PROPERTY OWNER TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF ANY STORMWATER MANAGEMENT SYSTEM.
6. PARTIES RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE TOWNSHIP IF REQUIRED OR REQUESTED.
7. FAILURE FOR THE DRYWELL SHALL BE DEFINED AS THE FACILITIES NOT DRAINING WITHIN 72 HOURS. IF INSPECTION INDICATES THE FACILITIES ARE NOT DRAINING WITHIN 72 HOURS, THE DESIGN ENGINEER SHALL BE CONTACTED AND THE LANDOWNER SHALL ADDRESS ANY DEFICIENCIES WITHIN THIRTY (30) DAYS.
8. ALL SEDIMENT FROM THE DRYWELL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS OF 25 PA CODE 260.1 ET SEQ., AND 287.1 ET SEQ.

THE PROJECT'S RECEIVING WATERCOURSE IS BRANDYWINE CREEK WITH A CHAPTER 93 CLASSIFICATION OF WWF, MF.

THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPs TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

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

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER §102.7(b)(5) (RELATING TO PERMIT TERMINATION).

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.

A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.

PARTIES RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL MAKE RECORDS INCLUDING A WRITTEN REPORT DOCUMENTING THE INSTALLATION AND ALL INSPECTIONS, MAINTENANCE, AND REPAIRS AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE TOWNSHIP IF REQUIRED OR REQUESTED.

PCSM REPORTING AND RECORDKEEPING. THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

FINAL CERTIFICATION. THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS: "I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. §4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES." THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN. THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs.

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

STORM DRAINAGE PLAN CERTIFICATION
I, CHESTER R. DIEM III, ON THIS DATE, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CHADDS FORD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

DATE SIGNATURE

APPLICANT ACKNOWLEDGMENT
I HEREBY ACKNOWLEDGE THAT, PER THE PROVISIONS OF THE CHADDS FORD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.

DATE SIGNATURE

APPLICANT ACKNOWLEDGMENT
I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY CHADDS FORD TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY THE CONSERVATION DISTRICT OR CHADDS FORD TOWNSHIP (AS APPLICABLE), FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

DATE SIGNATURE

No.	Date	Description
2	08-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL CHESTER R. DIEM III LAND SURVEYOR

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. BOX 406, KENNETT SQUARE, PA. 19348, (610) 444-5554
330 WEST STATE STREET, QUARRYVILLE, PA. 17566, (717) 786-8741

Post Construction Stormwater Management Plan (280 Ridge Road)

Plan Prepared For: Anthony Dambro

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

Drawn By:	JMC
Checked By:	CRDIII
Scale:	1" = 50'
Job Number:	171065
Date:	06-25-19

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Sediment and Erosion Control Narrative

The purpose of this report is to prevent the accelerated erosion of exposed site soils during construction and to retain, on-site, all sediment produced by the proposed construction. This will be accomplished through the use of fabric silt fences, temporary erosion control measures, through the proper phasing of earthmoving activities, and by the rapid stabilization of all disturbed areas.

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, including but not limited to the landowner, design engineer, township engineer, all appropriate municipal officials, and a representative of the Delaware County Conservation District, for an on-site pre-construction meeting.

Sequence of Construction

1. The limits of disturbance must be clearly marked in the field prior to general earth disturbance
2. Install the stabilized construction entrance
3. Install the silt fence and orange construction fence as indicated on the plan. The contractor shall insure that run-off from all areas that are disturbed will pass through an erosion control device before leaving the lot.
4. Strip topsoil from the area of proposed construction and place in designated topsoil stockpile areas. Fabric silt fence shall surround the stockpiles completely
5. Begin construction of the houses and driveways and install utilities.
6. Upon completion of foundation and first deck, backfill as appropriate and fine grade and stabilize all areas which will not be further disturbed.
7. Install yard drains, piping, and construct the drywells. Connect the yard drain piping and the roof drains to the drywells as shown on the plan. The yard drains are to be blocked until all contributing drainage areas to the yard drains are stabilized
8. Upon completion of full stabilization, remove erosion and sedimentation control measures and fine grade and stabilize any redisturbed areas.
9. Any substantial changes in the location of the proposed improvements, and/or the erosion and sediment controls shall be reviewed by the Township and the Delaware County Conservation District prior to construction.

Note

Sediment barriers (i.e., silt fence) shall be installed below all areas disturbed for the establishment of lawns and shall be maintained until the lawn has been permanently stabilized.

Seeding, Mulching and Sodding

All seeding, mulching and sodding will be done in accordance with the specifications of the Delaware County Conservation District. All slopes 3:1 or steeper and all swales will be stabilized with either sod or permanent seeding and mulch anchored in place with an erosion control blanket (North American Green S-75 or equal). All disturbed areas will be stabilized immediately with either temporary or permanent seeding and mulch. Hay or straw mulch shall be applied at a rate of at least 3.0 tons per acre. All seeded areas and all erosion and sediment control measures shall be inspected weekly and following each rain until permanent cover is established.

Should unforeseen erosive conditions develop during construction, the contractor shall take action to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement. Stockpiles of wood chips, hay bales, crushed stone and/or other mulches shall be held in readiness to deal immediately with emergency problems of erosion

The contractor is advised to become thoroughly familiar with the Provisions of Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, subpart C Protection of Natural Resources, Article III, Water Resources; Chapter 102, Erosion Control

Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.

A copy of these erosion and sediment control plans must be available at the project site at all times, in accordance with state law.

The operator shall assure that the approved erosion and sediment control plan is properly and completely implemented.

Until the site achieves final stabilization, the operator shall assure that the best management practices are implemented, operated, and maintained properly and completely. Maintenance shall include inspections of all best management practice facilities. The operator shall maintain and make available to the Delaware County Conservation District complete, written inspection logs of all those inspections. All maintenance work, including cleaning, repair, replacement, regrading, and restabilization shall be performed immediately.

Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution

Before initiating any revisions to the approved erosion and sediment control plan or revisions to other plans which may affect the effectiveness of the approved E&S control plan, the operator must receive approval of the revisions from the Delaware County Conservation District.

The operator shall assure that an erosion and sediment control plan has been prepared, approved by the Delaware County Conservation District, and is being implemented and maintained for all soil and/or rock spoil and borrow areas, regardless of their locations.

All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.

Immediately after earth disturbance activities cease, the operator shall stabilize any areas disturbed by the activities. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year must be stabilized in accordance with the permanent vegetative stabilization specifications.

An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.

Sediment removed from BMPs shall be disposed of in landscaped areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles.

The operator shall remove from the site, recycle, or dispose of all building materials and waste in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes at the site

The project's receiving watercourse is Brandywine Creek, and the Chapter 93 classification is WWF, MF.

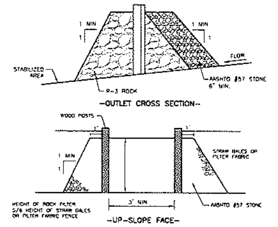
Seeding and Mulching Requirements

1. If soil test results are not available, apply at least six (6) tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P_2O_5 and 200 pounds of K_2O) per acre to disturbed areas.
2. All on-lot disturbed areas shall be permanently stabilized by seeding with the following seed mixture at the rate of 176 pounds per acre: 50% Kentucky Bluegrass Baron mix, 25% Red Fescue–Pennlawn, 20% champion perennial rye grass, and 5% annual. The seeding dates for this mixture shall be March 15 to June 15 and/or August 15 to October 15. after seeding is complete, mulch the seeded areas with clean un-rotted small grain straw or salt hay at a rate of three (3) tons per acre. (other seed mixtures may be substituted if approved by the Delaware County Conservation District or the township engineer).
3. If the above seed mixtures do not germinate satisfactorily in areas of the site due to wet soil conditions, those areas shall be reseeded with reed canary grass at the rate of 100 pounds per acre.
4. Permanent seeding shall only occur during the dates listed above. If areas are prepared for seeding at other times, then the prepared seedbed shall be heavily mulched with clean un-rotted small grain straw or salt hay at the rate of three (3) tons per acre. The mulch shall then be removed and the area shall be dressed, seeded and remulched as described above. Disturbed areas on which activities have ceased and which will remain exposed for more than 15 days must be stabilized immediately during non-germinating periods, mulch must be applied at the recommended rates.
5. Disturbed areas which are not finished at grade and which will be re-disturbed within one year may be seeded and mulched with a quick growing, temporary seeding mixture (annual ryegrass, 40 pounds per acre, or see Pennsylvania State University Agronomy Guide for other seeding recommendations). apply 1 ton of agricultural limestone per acre, plus fertilizer, at the rate of 50-50-200 per acre (50 lbs of N, 50 lbs of P_2O_5, and 200 lbs. of K_2O).

Note:

Until the site is stabilized, all erosion and sediment controls must be maintained properly. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventive and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting must be performed immediately.

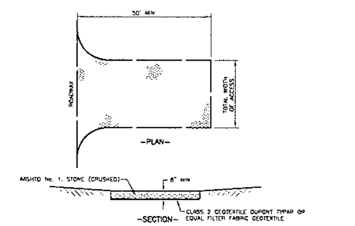
PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672



ROCK FILTER OUTLET

NOT TO SCALE

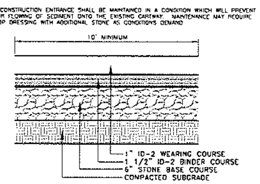
SEDIMENT MUST BE REMOVED WHEN A ACCUMULATIONS REACH ONE-THIRD (1/3) THE HEIGHT OF THE OUTLETS



STABILIZED CONSTRUCTION ENTRANCE DETAIL

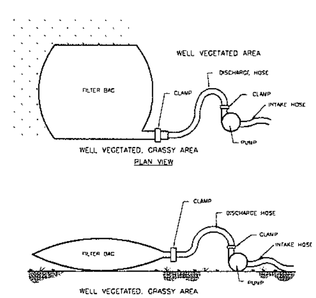
NOT TO SCALE

NOTE
STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE EXISTING CARTWAY. MAINTENANCE MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND



TYPICAL DRIVEWAY CROSS SECTION

NOT TO SCALE



PUMPED WATER FILTER BAG

NOT TO SCALE

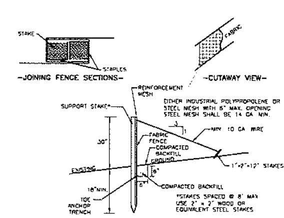
FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.

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.

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%.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.

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.



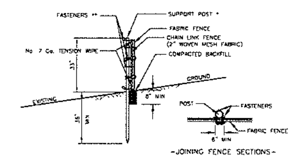
FILTER FABRIC FENCE MUST BE INSTALLED AT EXISTING LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE

ANY FENCE SECTION WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE STANDARD CONSTRUCTION DETAIL # 18

FABRIC SILT FENCE (30" HIGH)

NOT TO SCALE



* POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS

** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

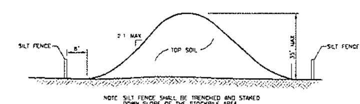
NO. 7 GA. TENSION WIRE INSTALLED HORIZONTALLY AT TOP AND BOTTOM OF CHAIN-LINK FENCE

FILTER FABRIC FENCE MUST BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED

AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO MAIN BARRIER ALIGNMENT
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

SUPER FILTER FABRIC FENCE

NOT TO SCALE

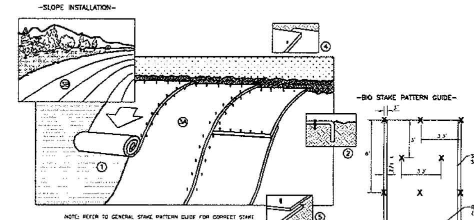


NOTE: SILT FENCE SHALL BE TRENCHED AND STAKED DOWN SLOPE OF THE STOCKPILE AREA

TYPICAL TOPSOIL STOCKPILE CROSS SECTION

NOT TO SCALE

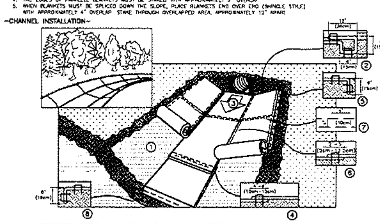
-SLOPE INSTALLATION-



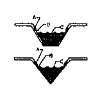
NOTE: REFER TO GENERAL STAKE PATTERN GUIDE FOR CORRECT STAKE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS

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 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.

-CHANNEL INSTALLATION-



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.



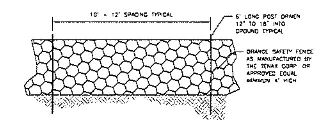
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

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.

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



ORANGE CONSTRUCTION FENCE

NOT TO SCALE

No.	Date	Description
2	08-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. Box 406, Kennett Square, PA 19348, (610) 444-5554
330 West State Street, Quarryville, PA 17566, (717) 786-8741

COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL LAND SURVEYOR — CHESTER R. DIEM III

E & S and Post Construction Stormwater BMP Detail Sheet (280 Ridge Road)

Plan Prepared For: Anthony Dambro

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

Drawn By:	JMC
Checked By:	CRDIII
Scale:	1" = 50'
Job Number:	171065
Date:	06-25-19

Sheet 11 of 13

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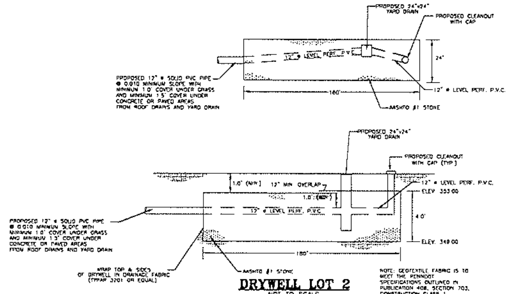
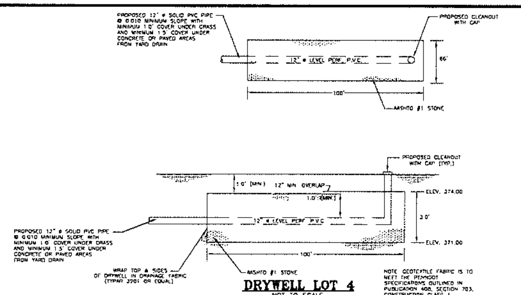


DRYWELL LOT 2

NOT TO SCALE

NOTE: GEOTEXTILE FABRIC IS TO MEET THE PENNDOT SPECIFICATIONS OUTLINED IN PUBLICATION 408, SECTION 703, CONSTRUCTION CLASS 1

1. DRYWELL SHALL BE A MINIMUM OF 10' FROM THE SEPTIC SYSTEM AND A MINIMUM OF 25' FROM THE WELL.
2. PERCOLATION TESTING SHALL BE PERFORMED PRIOR TO DRYWELL INSTALLATION. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED AT THE TIME OF DRYWELL INSTALLATION, SUCH AS GROUNDWATER, BEDROCK, OR UNSUITABLE SOILS, THE DESIGN ENGINEER SHALL BE CONTACTED.
3. THE LOT OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRYWELL(S) ON THEIR PROPERTY.
4. DRYWELL 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 DRYWELLS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
5. ALL STONE FOR THE CONSTRUCTION OF THE DRYWELL SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AASHTO #1 AGGREGATE. STONE IS TO BE CHECKED BY THE DESIGN ENGINEER OR SITE ENGINEER PRIOR TO INSTALLATION.
6. THE BOTTOM OF ALL DRYWELLS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. THE BOTTOM OF THE DRYWELL IS TO BE SCARIFIED JUST PRIOR TO THE PLACEMENT OF THE STONE.
7. DRYWELLS SHOULD BE CONSTRUCTED WHEN NO RAIN IS PREDICTED IN THE WEATHER FORCAST. ALL CONSTRUCTION SHOULD BE CONTINUOUS AFTER THE FILTER FABRIC IS PLACED.
8. SOIL EXCAVATED WHILE CONSTRUCTING THE BED SHOULD BE PLACED UPSLOPE TO FORM A DIVERSION BERM. NO STORMWATER RUNOFF SHALL ENTER THE BED DURING THE CONSTRUCTION PROCESS.
9. THE DRYWELL SHOULD BE PERMANENTLY STABILIZED BEFORE ANY STORMWATER MAY ENTER THE DRYWELL.
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THOSE SYSTEMS.
11. DRYWELL SIZE: 180' X 24' X 4'



DRYWELL LOT 4

NOT TO SCALE

NOTE: GEOTEXTILE FABRIC IS TO MEET THE PENNDOT SPECIFICATIONS OUTLINED IN PUBLICATION 408, SECTION 703, CONSTRUCTION CLASS 1

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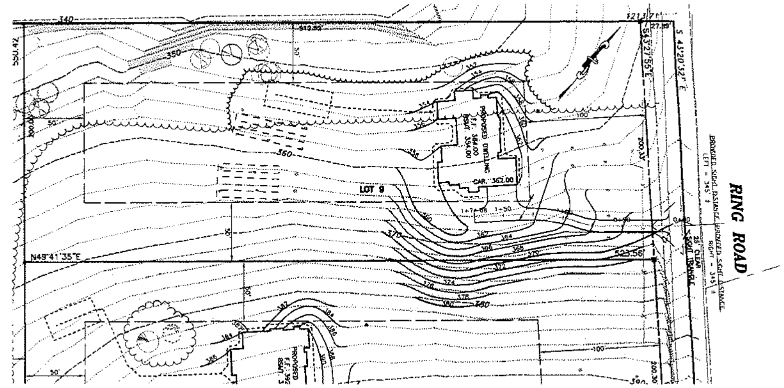
4. DRYWELL FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE DRYWELLS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
5. ALL STONE FOR THE CONSTRUCTION OF THE DRYWELL SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AASHTO #1 AGGREGATE. STONE IS TO BE CHECKED BY THE DESIGN ENGINEER OR SITE ENGINEER PRIOR TO INSTALLATION.
6. THE BOTTOM OF ALL DRYWELLS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. THE BOTTOM OF THE DRYWELL IS TO BE SCARIFIED JUST PRIOR TO THE PLACEMENT OF THE STONE.
7. DRYWELLS SHOULD BE CONSTRUCTED WHEN NO RAIN IS PREDICTED IN THE WEATHER FORECAST. ALL CONSTRUCTION SHOULD BE CONTINUOUS AFTER THE FILTER FABRIC IS PLACED.
8. SOIL EXCAVATED WHILE CONSTRUCTING THE BED SHOULD BE PLACED UPSLOPE TO FORM A DIVERSION BERM. NO STORMWATER RUNOFF SHALL ENTER THE BED DURING THE CONSTRUCTION PROCESS.
9. THE DRYWELL SHOULD BE PERMANENTLY STABILIZED BEFORE ANY STORMWATER MAY ENTER THE DRYWELL.
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THOSE SYSTEMS.
11. DRYWELL SIZE: 100' X 66' X 3'

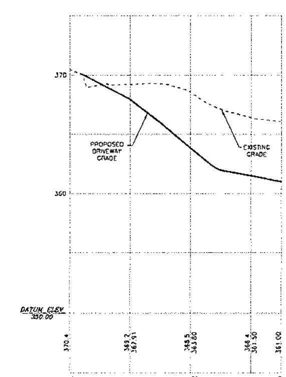


PLAN VIEW PROPOSED DRIVEWAY LOT 9

SCALE 1"=50'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



PROFILE VIEW PROPOSED DRIVEWAY LOT 9

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

PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672

No.	Date	Description
2	06-26-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL LAND SURVEYOR
CHESTER R. DIEM III

REGESTER ASSOCIATES, INC.
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330 WEST STATE STREET, QUARRYVILLE, PA. 17566, (717) 786-8741

E & S and Post Construction Stormwater BMP Detail Sheet (280 Ridge Road)

Plan Prepared For: Anthony Dambro

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Drawn By:	JMC
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Sheet 12 of 13

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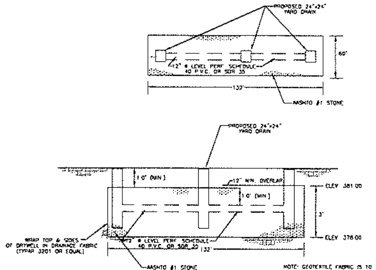
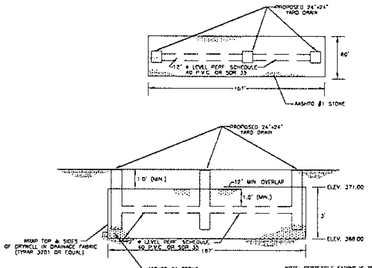


DRYWELL LOT 5

NOT TO SCALE

NOTE: GEOTEXTILE FABRIC IS TO MEET THE PENNDOT SPECIFICATIONS OUTLINED IN PUBLICATION 408, SECTION 703, CONSTRUCTION CLASS 1

1. DRYWELL SHALL BE A MINIMUM OF 10' FROM THE SEPTIC SYSTEM AND A MINIMUM OF 25' FROM THE WELL.
2. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED AT THE TIME OF DRYWELL INSTALLATION, SUCH AS GROUNDWATER, BEDROCK, OR UNSUITABLE SOILS, THE DESIGN ENGINEER SHALL BE CONTACTED.
3. THE LOT OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRYWELL(S) ON THEIR PROPERTY.
4. DRYWELL 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 DRYWELLS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
5. ALL STONE FOR THE CONSTRUCTION OF THE DRYWELL SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AASHTO #1 AGGREGATE. STONE IS TO BE CHECKED BY THE DESIGN ENGINEER OR SITE ENGINEER PRIOR TO INSTALLATION
6. EXCAVATION FOR THE DRYWELL SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE DRYWELL
7. THE BOTTOM OF ALL DRYWELLS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. THE BOTTOM OF THE DRYWELL IS TO BE SCARIFIED JUST PRIOR TO THE PLACEMENT OF THE STONE
8. DRYWELLS SHOULD BE CONSTRUCTED WHEN NO RAIN IS PREDICTED IN THE WEATHER FORECAST. ALL CONSTRUCTION SHOULD BE CONTINUOUS AFTER THE FILTER FABRIC IS PLACED.
9. SOIL EXCAVATED WHILE CONSTRUCTING THE BED SHOULD BE PLACED UPSLOPE TO FORM A DIVERSION BERM. NO STORMWATER RUNOFF SHALL ENTER THE BED DURING THE CONSTRUCTION PROCESS.
10. THE DRYWELL SHOULD BE PERMANENTLY STABILIZED BEFORE ANY STORMWATER MAY ENTER THE DRYWELL.
11. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THOSE SYSTEMS
12. DRYWELL SIZE 132' X 60' X 3'



DRYWELL LOT 6 & 7

NOT TO SCALE

NOTE: GEOTEXTILE FABRIC IS TO MEET THE PENNDOT SPECIFICATIONS OUTLINED IN PUBLICATION 408, SECTION 703, CONSTRUCTION CLASS 1

1. DRYWELL SHALL BE A MINIMUM OF 10' FROM THE SEPTIC SYSTEM AND A MINIMUM OF 25' FROM THE WELL.
2. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED AT THE TIME OF DRYWELL INSTALLATION, SUCH AS GROUNDWATER, BEDROCK, OR UNSUITABLE SOILS, THE DESIGN ENGINEER SHALL BE CONTACTED.
3. THE LOT OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRYWELL(S) ON THEIR PROPERTY.
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5. ALL STONE FOR THE CONSTRUCTION OF THE DRYWELL SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AASHTO #1 AGGREGATE. STONE IS TO BE CHECKED BY THE DESIGN ENGINEER OR SITE ENGINEER PRIOR TO INSTALLATION
6. EXCAVATION FOR THE DRYWELL SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE DRYWELL
7. THE BOTTOM OF ALL DRYWELLS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. THE BOTTOM OF THE DRYWELL IS TO BE SCARIFIED JUST PRIOR TO THE PLACEMENT OF THE STONE
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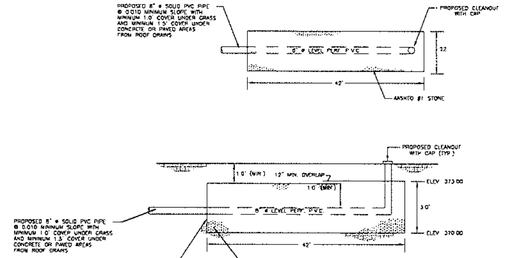
12. DRYWELL SIZE 167' X 60' X 3'



DRYWELL LOT 8 #1

NOT TO SCALE

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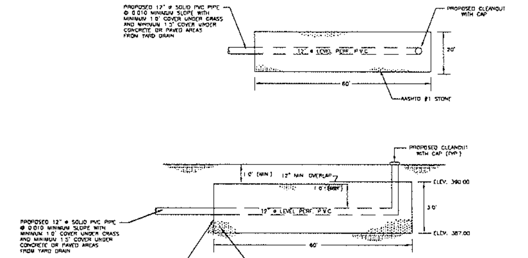
2. PERCOLATION TESTING SHALL BE PERFORMED PRIOR TO DRYWELL INSTALLATION. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED AT THE TIME OF DRYWELL INSTALLATION, SUCH AS GROUNDWATER, BEDROCK, OR UNSUITABLE SOILS, THE DESIGN ENGINEER SHALL BE CONTACTED
3. THE LOT OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRYWELL(S) ON THEIR PROPERTY.
4. DRYWELL 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 DRYWELLS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED
5. ALL STONE FOR THE CONSTRUCTION OF THE DRYWELL SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AASHTO #1 AGGREGATE. STONE IS TO BE CHECKED BY THE DESIGN ENGINEER OR SITE ENGINEER PRIOR TO INSTALLATION
6. THE BOTTOM OF ALL DRYWELLS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. THE BOTTOM OF THE DRYWELL IS TO BE SCARIFIED JUST PRIOR TO THE PLACEMENT OF THE STONE.
7. DRYWELLS SHOULD BE CONSTRUCTED WHEN NO RAIN IS PREDICTED IN THE WEATHER FORECAST. ALL CONSTRUCTION SHOULD BE CONTINUOUS AFTER THE FILTER FABRIC IS PLACED
8. SOIL EXCAVATED WHILE CONSTRUCTING THE BED SHOULD BE PLACED UPSLOPE TO FORM A DIVERSION BERM. NO STORMWATER RUNOFF SHALL ENTER THE BED DURING THE CONSTRUCTION PROCESS
9. THE DRYWELL SHOULD BE PERMANENTLY STABILIZED BEFORE ANY STORMWATER MAY ENTER THE DRYWELL.
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THOSE SYSTEMS.
11. DRYWELL SIZE 42' X 22' X 3

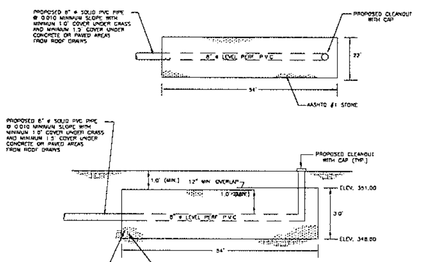


DRYWELL LOT 8 #2

NOT TO SCALE

NOTE: GEOTEXTILE FABRIC IS TO MEET THE PENNDOT SPECIFICATIONS OUTLINED IN PUBLICATION 408, SECTION 703, CONSTRUCTION CLASS 1

1. DRYWELL SHALL BE A MINIMUM OF 10' FROM THE SEPTIC SYSTEM AND A MINIMUM OF 25' FROM THE WELL.
2. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED AT THE TIME OF DRYWELL INSTALLATION, SUCH AS GROUNDWATER, BEDROCK, OR UNSUITABLE SOILS, THE DESIGN ENGINEER SHALL BE CONTACTED
3. THE LOT OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRYWELL(S) ON THEIR PROPERTY.
4. DRYWELL 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 DRYWELLS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED
5. ALL STONE FOR THE CONSTRUCTION OF THE DRYWELL SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AASHTO #1 AGGREGATE. STONE IS TO BE CHECKED BY THE DESIGN ENGINEER OR SITE ENGINEER PRIOR TO INSTALLATION
6. THE BOTTOM OF ALL DRYWELLS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. THE BOTTOM OF THE DRYWELL IS TO BE SCARIFIED JUST PRIOR TO THE PLACEMENT OF THE STONE
7. DRYWELLS SHOULD BE CONSTRUCTED WHEN NO RAIN IS PREDICTED IN THE WEATHER FORECAST. ALL CONSTRUCTION SHOULD BE CONTINUOUS AFTER THE FILTER FABRIC IS PLACED
8. SOIL EXCAVATED WHILE CONSTRUCTING THE BED SHOULD BE PLACED UPSLOPE TO FORM A DIVERSION BERM. NO STORMWATER RUNOFF SHALL ENTER THE BED DURING THE CONSTRUCTION PROCESS
9. THE DRYWELL SHOULD BE PERMANENTLY STABILIZED BEFORE ANY STORMWATER MAY ENTER THE DRYWELL.
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THOSE SYSTEMS
11. DRYWELL SIZE 60' X 20' X 3'

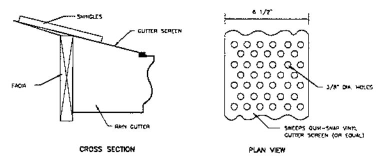


DRYWELL LOT 9

NOT TO SCALE

NOTE: GEOTEXTILE FABRIC IS TO MEET THE PENNDOT SPECIFICATIONS OUTLINED IN PUBLICATION 408, SECTION 703, CONSTRUCTION CLASS 1

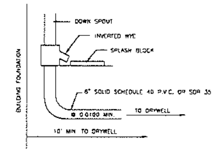
1. DRYWELL SHALL BE A MINIMUM OF 10' FROM THE SEPTIC SYSTEM AND A MINIMUM OF 25' FROM THE WELL.
2. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED AT THE TIME OF DRYWELL INSTALLATION, SUCH AS GROUNDWATER, BEDROCK, OR UNSUITABLE SOILS, THE DESIGN ENGINEER SHALL BE CONTACTED
3. THE LOT OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRYWELL(S) ON THEIR PROPERTY.
4. DRYWELL 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 DRYWELLS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED
5. ALL STONE FOR THE CONSTRUCTION OF THE DRYWELL SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AASHTO #1 AGGREGATE. STONE IS TO BE CHECKED BY THE DESIGN ENGINEER OR SITE ENGINEER PRIOR TO INSTALLATION
6. THE BOTTOM OF ALL DRYWELLS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE. THE BOTTOM OF THE DRYWELL IS TO BE SCARIFIED JUST PRIOR TO THE PLACEMENT OF THE STONE
7. DRYWELLS SHOULD BE CONSTRUCTED WHEN NO RAIN IS PREDICTED IN THE WEATHER FORECAST. ALL CONSTRUCTION SHOULD BE CONTINUOUS AFTER THE FILTER FABRIC IS PLACED
8. SOIL EXCAVATED WHILE CONSTRUCTING THE BED SHOULD BE PLACED UPSLOPE TO FORM A DIVERSION BERM. NO STORMWATER RUNOFF SHALL ENTER THE BED DURING THE CONSTRUCTION PROCESS.
9. THE DRYWELL SHOULD BE PERMANENTLY STABILIZED BEFORE ANY STORMWATER MAY ENTER THE DRYWELL.
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THOSE SYSTEMS
11. DRYWELL SIZE 54' X 22' X 3'



LEAF GUARD DETAIL

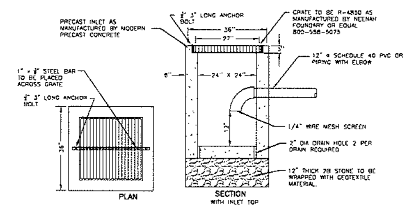
NOT TO SCALE

NOTE: LEAF GUARDS SHALL BE INSPECTED REGULARLY AND CLEANED AS REQUIRED



DOWNSPOUT (TYP.)

NOT TO SCALE



24" X 24" YARD DRAIN

NOT TO SCALE

PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE
SERIAL NUMBER 20191712672

No.	Date	Description
2	08-28-20	Revised per Township Engineer's Review Letter dated March 5, 2020
1	02-10-20	Revised per Township Engineer's Review Letter dated August 7, 2019

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. BOX 406, KENNETT SQUARE, PA 19348, (610) 444-5554
330 WEST STATE STREET, QUARRYVILLE, PA 17566, (717) 786-8741

E & S and Post Construction Stormwater BMP Detail Sheet (280 Ridge Road)

Plan Prepared For: Anthony Dambro

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

Drawn By:	JMC
Checked By:	CRDIII
Scale:	1" = 50'
Job Number:	171065
Date:	06-25-19

Sheet 13 of 13

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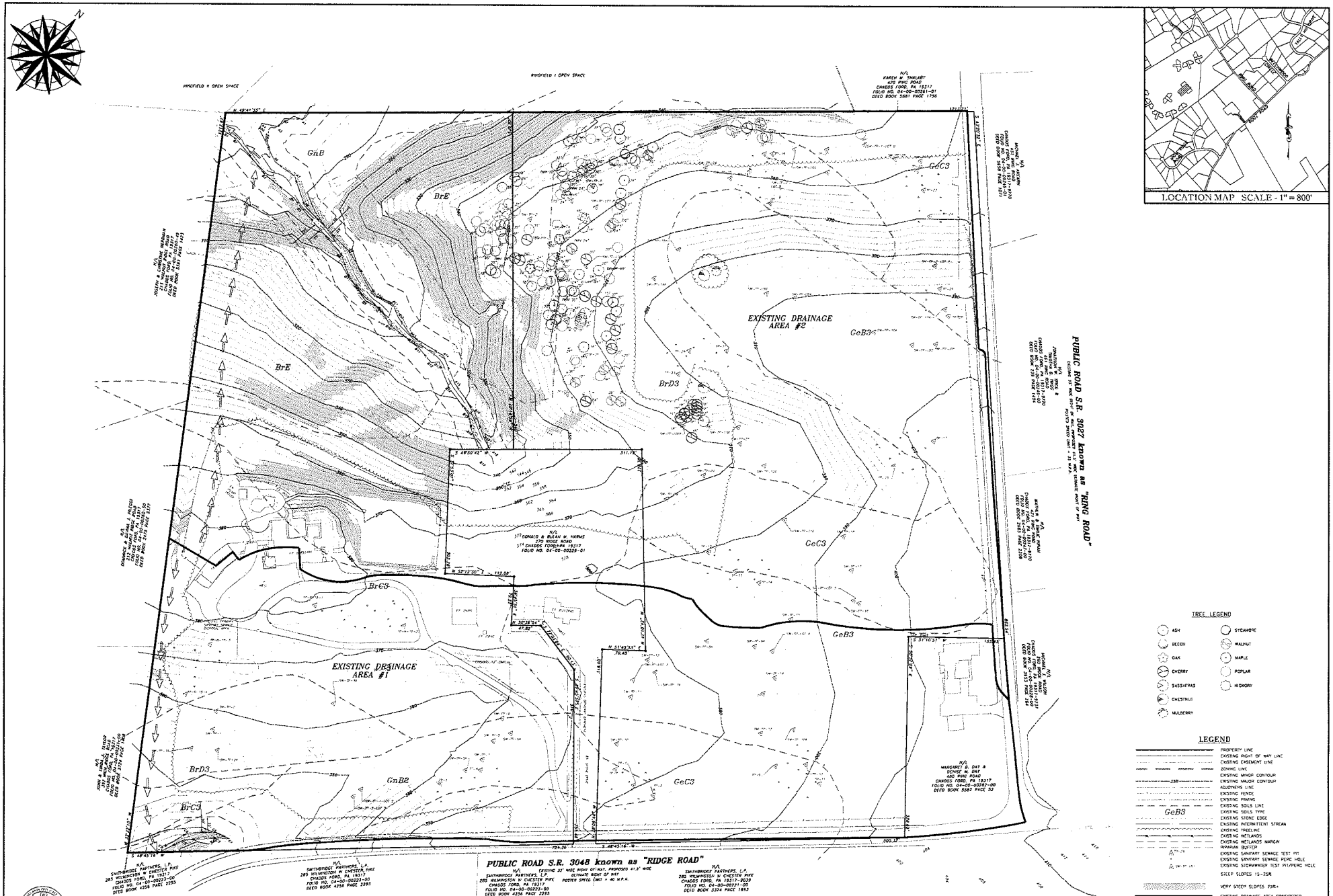

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
BrD3	BRANDYWINE LOAM	15 - 25%	MORE THAN 80 IN	60 - 80 IN	VERY LIMITED
BrE	BRANDYWINE LOAM	25 - 40%	MORE THAN 80 IN	60 - 80 IN	VERY LIMITED
GeB3	GLENELG CHANNERY SILT LOAM	3 - 8%	MORE THAN 80 IN.	60 - 170 IN	VERY LIMITED
GeC3	GLENELG CHANNERY SILT LOAM	8 - 15%	MORE THAN 80 IN.	60 - 170 IN	VERY LIMITED
GnB	GLENVILLE SILT LOAM	3 - 8%	6 - 36 INCHES	60 - 99 IN	VERY LIMITED

No.	Date	Description
1	08-28-19	Revised per Township Engineer's Review Letter dated March 1, 2019
2	10-30-19	Revised per Township Engineer's Review Letter dated August 7, 2019

REGESTER ASSOCIATES, INC.
ENGINEERS, PLANNERS AND PROFESSIONAL ENGINEERS
(610) 800-186
KENNETT SQUARE, PA 19348
(610) 444-1556
330 PINE STREET, SUITE 1
QUAKERTOWN, PA 17966
(717) 786-8201

Plan Prepared For: Anthony Dambro

Existing Drainage Area Plan (280 Ridge Road)

Drawn By: KCD
Checked By: JAG
Scale: 1" = 80'
Job Number: 17-064
Date: 08-25-19

Sheet 1 of 2

Situate In: Chadds Ford Township, Delaware County, Pennsylvania

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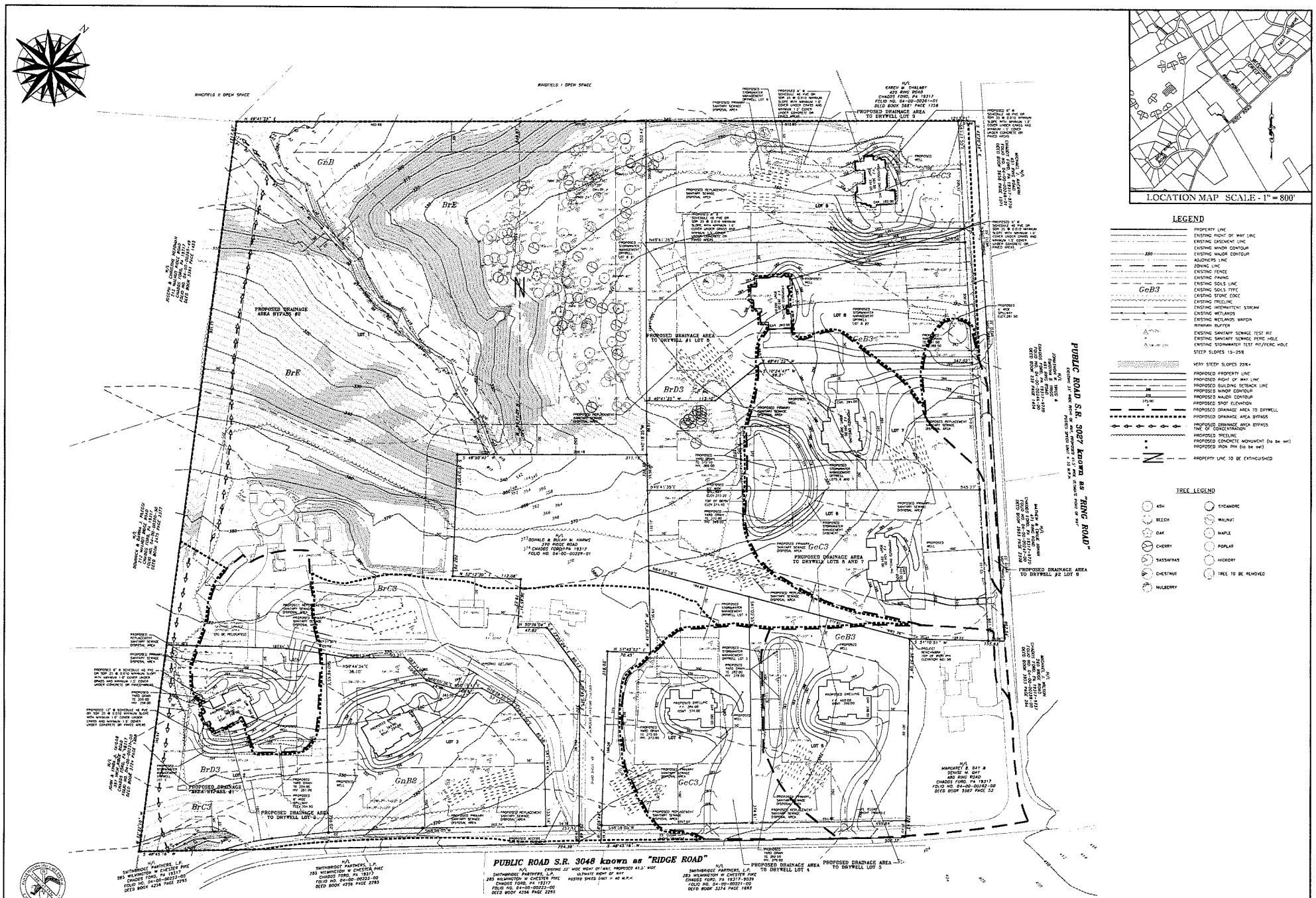

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
BrD3	BRANDYWINE LOAM	15 - 25%	MORE THAN 80 IN	60 - 80 IN	VERY LIMITED
BrE	BRANDYWINE LOAM	25 - 40%	MORE THAN 80 IN	60 - 80 IN	VERY LIMITED
GeB3	GLENELG CHANNERY SILT LOAM	3 - 8%	MORE THAN 80 IN.	60 - 120 IN	VERY LIMITED
GeC3	GLENELG CHANNERY SILT LOAM	8 - 15%	MORE THAN 80 IN.	60 - 120 IN	VERY LIMITED
GnB	GLENVILLE SILT LOAM	3 - 8%	6 - 36 INCHES	60 - 99 IN	VERY LIMITED

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

No.	Date	Description
1	06/25/20	Revised per Township Engineer's Review Letter dated March 2, 2020
2	07/15/20	Revised per Township Engineer's Review Letter dated August 7, 2020

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS
P.O. BOX 806
KENNETT SQUARE, PA 19348
(610) 444-5554
330 WEST SIDE STREET
QUARRYVILLE, PA 17566
(717) 786-8741

Proposed Drainage Area Plan (280 Ridge Road)

Plan Prepared For
Anthony Dambro

Drawn By KJD
Checked By JAH
Scale 1" = 50'
Job Number 171085
Date 06-25-19

Sheet 2 of 2

Situate In
Chadds Ford Township, Delaware County, Pennsylvania

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