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ZONING DATA R-1 RESIDENTIAL DISTRICT - LOT AVERAGING PER ZONING ORDINANCE § 170-602

ITEM	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
LOT AREA (MIN.)	43,560 S.F. (1.008 AC.)	498,893 S.F. (11.453 AC.)	43,894 S.F. (1.008 AC.)	46,280 S.F. (1.062 AC.)	46,417 S.F. (1.066 AC.)	140,118 S.F. (3.217 AC.)	130,703 S.F. (3.001 AC.)	44,041 S.F. (1.011 AC.)
LOT WIDTH @ BUILDING LINE (MIN.)	150 FT.	531 FT.	153 FT.	198 FT.	213 FT.	158 FT.	321 FT.	247 FT.
LOT WIDTH @ STREET LINE (MIN.)	50 FT.	558 FT.	128 FT.	186 FT.	197 FT.	81 FT.	236 FT.	278 FT.
FRONT YARD BUILDING SETBACK (MIN.)	60 FT.	393 FT.	60+ FT.	60+ FT.	60+ FT.	60+ FT.	60+ FT.	60+ FT.
SIDE YARD SETBACK (MIN.)	25 FT.	103 FT.	25+ FT.	25+ FT.	25+ FT.	25+ FT.	25+ FT.	25+ FT.
REAR YARD SETBACK (MIN.)	50 FT.	525 FT.	50+ FT.	50+ FT.	50+ FT.	50+ FT.	50+ FT.	50+ FT.
BUILDING HEIGHT (MAX.)	38 FT.	<38 FT.	<38 FT.	<38 FT.	<38 FT.	<38 FT.	<38 FT.	<38 FT.
IMPERVIOUS AREA (MAX.)	20%	4.5%	11.4%	12.4%	12.7%	4.2%	3.8%	10.7%

LOT NO.	LOT AREA	PROPOSED DWELLING UNITS (S.F.)	PROPOSED DRIVEWAY (S.F.)	PROPOSED WALKWAY (S.F.)	PROPOSED PATIOS/DECKS/PORCHES (S.F.)	TOTAL PROPOSED IMPERVIOUS COVER (S.F.)
1	43,894	2,424	1,845	194	432	5,000
2	46,280	2,424	2,569	194	432	5,750
3	46,417	2,424	2,045	194	432	5,200
4	140,118	3,494	1,817	243	288	6,000
5	130,703	2,424	1,884	194	432	5,100
6	44,041	2,424	1,679	194	432	4,900

THIS TABLE DETAILS THE AMOUNT OF IMPERVIOUS ACCOUNTED FOR IN THE STORMWATER MANAGEMENT CALCULATIONS. INDIVIDUAL LOT OWNERS MUST PROVIDE ADDITIONAL STORMWATER MEASURES SHOULD THEY EXCEED THE TOTAL AMOUNT.

NET LOT AREA CALCULATION - PER SECTION § 170-201

ITEM	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
GROSS LOT AREA	43,894 S.F. (1.008 AC.)	46,280 S.F. (1.062 AC.)	46,417 S.F. (1.066 AC.)	140,118 S.F. (3.217 AC.)	130,703 S.F. (3.001 AC.)	44,041 S.F. (1.011 AC.)
UTILITY EASEMENT	-	-	-	-	-	-
DRAINAGE EASEMENT	-	-	-	-	19,368 S.F.	-
NET LOT AREA	43,894 S.F. (1.008 AC.)	46,280 S.F. (1.062 AC.)	46,417 S.F. (1.066 AC.)	140,118 S.F. (3.217 AC.)	111,335 S.F. (2.556 AC.)	44,041 S.F. (1.011 AC.)

CONTIGUOUS LOT AREA CALCULATION - PER SLDO SECTION § 149-201

ITEM	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
GROSS LOT AREA	43,894 S.F. (1.008 AC.)	46,280 S.F. (1.062 AC.)	46,417 S.F. (1.066 AC.)	140,118 S.F. (3.217 AC.)	130,703 S.F. (3.001 AC.)	44,041 S.F. (1.011 AC.)
DRAINAGE EASEMENT	-	-	-	-	19,368 S.F.	-
WETLANDS	-	-	-	724 S.F.	4,820 S.F.	-
FLOODPLAIN	-	-	-	-	-	-
VERY STEEP SLOPES	-	1,617 S.F.	1,651 S.F.	-	6,940 S.F.	-
STORMWATER MANAGEMENT FACILITIES	-	-	-	-	-	-
CONTIGUOUS LOT AREA	43,894 S.F. (1.008 AC.)	44,663 S.F. (1.025 AC.)	44,766 S.F. (1.028 AC.)	139,394 S.F. (3.200 AC.)	99,575 S.F. (2.286 AC.)	44,041 S.F. (1.011 AC.)
REQUIRED CONTIGUOUS LOT AREA (75%)	32,670 S.F. (0.75 AC.)	32,670 S.F. (0.75 AC.)	32,670 S.F. (0.75 AC.)	32,670 S.F. (0.75 AC.)	32,670 S.F. (0.75 AC.)	32,670 S.F. (0.75 AC.)

REVIEWED BY THE PLANNING COMMISSION OF WESTTOWN TWP., CHESTER CO., PA., THIS _____ DAY OF _____, 20____.

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF WESTTOWN TWP., CHESTER CO., PA., THIS _____ DAY OF _____, 20____.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 20____.

(DEPUTY) RECORDER OF DEEDS

LOCATION MAP SCALE: 1"=500' +/-

REVIEWED AND RECOMMENDED FOR APPROVAL BY WESTTOWN TOWNSHIP ENGINEER: _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN FROM PLAN FOR ESTATE OF ALAN H. PFAFF, DATED MAY 8, 2008, PREPARED BY CONVER & SMITH ENGINEERING, INC., ROYERSFORD, PA.
- TOTAL TRACT BOUNDARY AREA = 11431 AC. OR 498,892.68 S.F.
- IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FROM FEMA, COMMUNITY MAP NUMBER 4202C0215F, LAST REVISED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT IN THE 100-YEAR FLOOD PLAIN.
- THE PROJECT SITE WAS DELINEATED FOR THE PRESENCE OF WETLANDS AND WATERS OF THE COMMONWEALTH BY MICREA RESEARCH IN MARCH 2008.
- SITE IS TRIBUTARY TO THE EAST BRANCH OF THE CHESTER CREEK WATERSHED WHICH IS CLASSIFIED AS TROUT STOCKING FISHERY (TSF-MP), TAKEN FROM DEP CODE TITLE 25, CHAPTER 93.
- PROPOSED USE: DWELLING - 4 RESIDENTIAL HOUSES.
- TAX PARCEL NUMBER: 67-5-20
- SITE ADDRESS: 1019 SHILOH ROAD, WEST CHESTER, PA 19382
- SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY, BY UNITED STATES DEPARTMENT OF AGRICULTURE.
- THE EXISTING DWELLING IS SERVED BY A CESSPOOL, WHICH SHALL BE REMOVED IN ACCORDANCE WITH DEP AND CHESTER COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- THE EXISTING DWELLING IS SERVED BY AN ON-LOT WELL, WHICH SHALL BE ABANDONED AND SEALED IN ACCORDANCE WITH DEP REQUIREMENTS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING THE ENGINEER OR ARCHITECT.
- NO OBJECT THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PLACED WITHIN THE CLEAR SIGHT TRIANGLE.
- DOMESTIC WATER SHALL BE SUPPLIED BY AQUA PA.
- ALL THE PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 406 AND/OR WESTTOWN TOWNSHIP SPECIFICATIONS.
- THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPs TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.
- ALL INDIVIDUAL LOT STORMWATER MANAGEMENT SUBSURFACE RECHARGE FACILITIES SHOWN ON THIS PLAN, SHALL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNER, PER THE MAINTENANCE SCHEDULE ON SHEET 3. THE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT BASIN LOCATED ON LOT 5 PER THE MAINTENANCE SCHEDULE ON SHEET 3.
- THE APPLICANT IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL SOIL AND EROSION CONTROL MEASURES UNTIL CLOSURE OF THE ESCROW ACCOUNT.
- THE SPEED LIMIT ON HAWTHORNE DRIVE SHALL BE 25 MPH.
- THE APPLICANT SHALL NOTIFY THE OWNER OF TAX PARCEL 67-5-21 PRIOR TO THE REMOVAL OF THE EXISTING DEAD TREE, LOCATED WITHIN THE RIGHT-OF-WAY AND LOCATED ON SHEET 2.
- MONUMENTS SHOWN AS "M" AND IRON PINS SHOWN AS "P" ARE TO BE PLACED UPON FINAL GRADING. CONCRETE MONUMENTS ARE TO BE 4 INCHES BY 4 INCHES MINIMUM WITH A BEVELED TOP AND BE A MINIMUM OF 24 INCHES IN LENGTH. IRON PINS SHALL CONSIST OF SOLID IRON PIPE OR PINS, WITH A MINIMUM OF DIAMETER 0.5 INCH AND SHALL HAVE A MINIMUM LENGTH OF 18 INCHES. MARKERS SHALL BE DRIVEN A MINIMUM OF 6 INCHES INTO THE SUBSURFACE AND SHALL PROJECT NO MORE THAN 6 INCHES ABOVE GRADE LEVEL.
- PER WESTTOWN TOWNSHIP CODE §20-402.E.1.D, ALL DWELLING CONSTRUCTION SHALL CONFORM TO APPLICABLE INTERNATIONAL RESIDENTIAL CODE CURRENTLY ADOPTED BY WESTTOWN TOWNSHIP AT TIME OF CONSTRUCTION. THE CODE SHALL BE STRICTLY ADHERED TO FOR PROPER CONSTRUCTION WITHIN THE STEEP SLOPE AREAS, TO PROTECT AGAINST STRUCTURAL AND/OR FOUNDATION PROBLEMS, SOIL EROSION, AND SURFACE RUNOFF TO NEIGHBORING PROPERTIES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT 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 SURVEYING 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.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

CERTIFICATE OF CONFORMANCE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

PROFESSIONAL ENGINEER _____ DATE _____

PRELIMINARY TITLE PLAN

PLAN OF PROPERTY FOR HAWTHORNE

WESTTOWN TOWNSHIP CHESTER COUNTY, PA

EIS

INGRAM ENGINEERING SERVICES, INC.
CIVIL/SANITARY/STRUCTURAL/GEOTECHNICAL
16 HAGERTY BOULEVARD
SUITE 400
WEST CHESTER, PA 19382
(484) 947-5549

JMR ENGINEERING, LLC

444 CREAMERY WAY, SUITE 300
EXTON, PA 19341
PHONE: (484) 880-1342
EMAIL: jack@JMRengineering.com

PROJECT #1058
DATE: 9/14/2015
SCALE: 1"=50'
DRAWN: JMR
CHECKED: JMR
SHEET: 1 OF 7

Plotted: 11/30/2016 D:\PROJECTS\DROPBOX\1058-PUSEY WESTTOWN\DWG\1 TITLE PLAN

NET TRACT AREA/DENSITY CALCULATION - PER SECTION § 170-1519

ITEM	REQUIRED
GROSS TRACT AREA	498,893 S.F. (11.453 AC.)
PRECAUTIONARY SLOPES (15-25%)	0.74 AC.*
PROHIBITIVE SLOPES (25%+)	0.18 AC.**
FLOODPLAIN	-
RIGHT-OF-WAY (SHILOH ROAD)	0.39 AC.
WETLANDS	0.13 AC.
NET TRACT AREA	436,166 S.F. (10.013 AC.)
MAXIMUM LOT PERMITTED	10
PROPOSED NUMBER OF LOTS	6
*25% OF PRECAUTIONARY SLOPE AREA	
**75% OF PROHIBITIVE SLOPE AREA	

LEGEND

BOUNDARY LINE	S	EXISTING SANITARY SEWER
PROPOSED LOT LINE / RIGHT-OF-WAY	W	EXISTING WATER MAIN
LEGAL RIGHT-OF-WAY	OH	EXISTING OVERHEAD UTILITY
SETBACK LINE	EB	EXISTING WETLANDS
ADJACENT PROPERTY LINE	EB	EXISTING WATER VALVE
EXISTING CURB	EB	EXISTING HYDRANT
EXISTING EDGE OF PAVING	EB	EXISTING IRON PIN
PROPOSED CURB	EB	EXISTING CONCRETE MONUMENT
PROPOSED EDGE OF PAVING	EB	PROPOSED CONCRETE MONUMENT
EXISTING STORM SEWER	EB	PROPOSED IRON PIN
EXISTING SLOPES 15-25%	EB	
EXISTING SLOPES 25%+	EB	

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE

ACT 187 SERIAL NUMBER: 20152432263

J.M.R. ENGINEERING, L.L.C. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES JMR ENGINEERING, L.L.C. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED:
COMCAST CABLE



WAIVER LIST:

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE WESTTOWN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

SLDO SECTION 149-201:

REQUIRING THE 75% CONTIGUOUS LOT AREA (0.75 ACRES), FREE OF WETLANDS, FLOODPLAIN, STEEP SLOPES AND STORMWATER MANAGEMENT FACILITIES. LOTS 2 & 3 CONTAIN A LARGE AMOUNT OF MARGINAL STEEP SLOPES (15%-17%).

SLDO SECTION 149-903A.4:

REQUIRING A 50' CUL-DE-SAC RADIUS WITH 60' RIGHT-OF-WAY RADIUS. A 45' RADIUS IS PROPOSED. A 55' RIGHT-OF-WAY RADIUS IS PROPOSED. ALTERNATE CUL-DE-SAC DESIGNS MAY BE GRANTED BY THE TOWNSHIP SUPERVISORS PER SECTION 149-903.A(4)(C).

SLDO SECTION 149-907C:

REQUIRING STREETS TO BE OFFSET BY 200'. THE PROPOSED CUL-DE-SAC ROAD IS LOCATED 190' FROM KILDUFF CIRCLE TO AVOID EXISTING UTILITIES. KILDUFF CIRCLE AND THE PROPOSED CUL-DE-SAC CONTAIN A SIMILAR NUMBER OF PARCELS WHICH YIELD LOW VOLUME TRAFFIC.

APPLICANT:

MTTA PROPERTIES, LLC
P.O. BOX 997
MEDIA, PA 19063
PHONE: (610) 637-3555

