GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM EXISTING FEATURES PLAN PREPARD BY COMMONWEALTH ENGINEERING, DOWNINGTOWN, PA. IN JUNE/JULY 2013. PROJECT BENCHMARK: SANITARY MANHOLE RIM ON BROADWAY ROAD. ELEVATION 438.10. WESTTOWN TOWNSHIP MUNICIPAL AUTHORITY SEWER DATUM, ASSUMED USGS
2. THE LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER.
3. A WETLAND DELINEATION HAS BEEN PERFORMED BY E.B. WALSH AND ASSOCIATES.
4. THE PROPOSED CUL-DE-SAC IS 1314 L.F. A WAIVER WILL BE REQUIRED FOR THE LENGTH OF CUL -DE- SAC.
5. TAX PARCEL: 6704-0009-0000
   UPI: 67-4-9 DB 9012 PAGE 1732
6. OWNER:
   WESTTOWN WOODS, L.P.
   55 COUNTRY CLUB DRIVE
   SUITE 204 DOWNINGTOWN, PA 19335
7. A ZONING CHANGE IS REQUIRED FOR THE AREA ZONED C-2 COMMERCIAL. THE SAID ZONING CHANGE IS BEING APPLIED FOR CONCURRENTLY WITH THIS SUBDIVISION PLAN.
8. A GP-7 IS REQUIRED FOR THE DRAINAGE WAY CROSSING.
9. THE AREA OF PROHIBITED SLOPES LOCATED ON LOT 11 SHALL NO BE GRADED OR CLEARED.
10. THE PROPOSED R.O.W. AND IMPROVEMENTS OF FOX HOLLOW LANE ARE HEREBY OFFERED FOR DEDICATION TO WESTTOWN TOWNSHIP.
11. THE 4 PROPOSED OPEN SPACE PARCELS ARE TO BE UTILIZED AS PASSIVE OPEN SPACE AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SAID MAINTENANCE SHALL BE REFERRED AND SPECIFIED IN THE HOMEOWNER'S DOCUMENTS FOR THIS DEVELOPMENT.
12. THE HOMEOWNER'S ASSOCIATION DOCUMENTS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE TOWNSHIP AND ITS SOLICITOR PRIOR TO RECORDATION OF THE PLANS.
13. THE PROPOSED SUBDIVISION CONTAINS 4 PARCELS OF OPEN SPACE THAT TOTAL 80,819 S.F. (1.855 AC.). HOWEVER, PARCELS B & C WHICH TOTAL 23,896 S.F. CAN NOT BE COUNTED TOWARD THE 10% REQUIRED OPEN SPACE. THEREFORE ONLY PARCELS A & D ARE UTILIZED TO MEET THE 10% REQUIREMENT.
14. CONCRETE MONUMENTS AND IRON PINS SHALL BE INSTALLED WHERE ALL PROPERTY LINES CHANGE DIRECTION. A CERTIFICATION FROM A LICENSED SURVEYOR OR ENGINEER STATING THAT ALL MARKERS HAVE BEEN SET IS REQUIRED AT THE PROJECT CLOSE OUT.
15. THE EXISTING BILLBOARD LOCATED ON OPEN SPACE PARCEL "C" SHALL BE REMOVED AT THE EXPIRATION OF THE CURRENT LEASE.
16. EACH HOMEOWNER WITHIN THE SUBDIVISION IS REQUIRED TO OBTAIN AND KEEP IN EFFECT A FULL SERVICE MAINTENANCE CONTRACT IN ACCORDANCE WITH WESTTOWN TOWNSHIP CHAPTER 132 APPENDIX A-3 SECTION VII AND IX.
17. ZONE X FLOODPLAIN SHOWN HEREON TAKEN FROM FEMA MAP 42826C0260F, LAST REVISED SEPTEMBER 28, 2006.
18. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR ALL IMPROVEMENTS HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

Ownership and Maintenance Schedule

		Ownership & Maintenance Responsibility
Roadway "Fox Hollow Lane"		
	Paving	Township
	Curbing	Township
	Traffic Control Signs	Township
	Retaining Walls	Township
	Fencing	HOA
	Street Trees within Open Space Areas	HOA
	Street Trees within Individual Lot Areas	Lot Owner
Storm Sewer Piping & Structures		
	Within ROW of Fox Hollow Lane	Township
	Outside of ROW	HOA
	Storm Sewer Beds and Structures related to the Beds	HOA
Sanitary Sewer Piping & Structures		
	Within ROW of Fox Hollow Lane or Easement Granted to Township	Township
	Outside of ROW	Lot Owner
Sidewalks		Township
Driveaway & Apron		Lot Owner
Development Monument Sign		HOA
Water Mains within ROW or Easements		Aqua PA
Electric/Gas/Cable/Phone		FECO, Comcast, Verizon
Open Space Parcels		HOA

ZONING DATA

R-2 RESIDENTIAL DISTRICT
W/PUBLIC SEWER AND WATER

MIN. LOT AREA	22,000 S.F.
MIN. LOT WIDTH	
● BLDG. LINE	100'
● STREET LINE	50'
MIN. SIDE YARD	10' (25' AGG)
MIN. FRONT YARD	40'
MIN. REAR YARD	30'
REQ. OPEN SPACE	10%
MAX. LOT COVERAGE	25%
MAX. BLDG. HEIGHT	35'

TOTAL TRACT AREA = 14.041 AC.

NET AREA DEDUCTIONS

LEGAL R.O.W.	= 0.9 AC.
SLOPE >25%	= 0.23 AC.
WETLANDS	= .21 AC.
TOTAL	= 1.34 AC.

NET AREA = 14.041 - 1.34 = 12.70 AC
DENSITY = 1.98 UNITS/ACRE
12.70 X 1.98 = 25.14 UNITS

NO. LOT PROPOSED = 15

OPEN SPACE REQ. = 1.27 AC. (55321 S.F.)
A & D = 1.31 AC. (56,923 S.F.)
OPEN SPACE PROP. = 1.58 AC. (68,748 S.F.)

OPEN SPACE CALCULATIONS (SEE NOTE 13)
OPEN SPACE A & D = 27,353 S.F. + 29,570 S.F. = 56,923 S.F. (1.31 AC)
OPEN SPACE B & C = 14,356 S.F. + 9,540 S.F. = 28,896.00 S.F. (.548 AC)

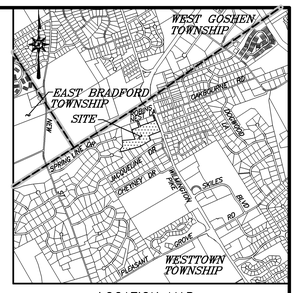
TOTAL OPEN SPACE PROVIDED = 1.85 AC
(COUNTED TOWARDS REQUIRED)

SOILS CLASSIFICATION

GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
UrLD	URBAN LAND-GLADSTONE COMPLEX, 5 TO 25 PERCENT SLOPES
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8% SLOPES

WAIVER REQUEST

1. SECTION 149-901.F TO PERMIT A CUL-DE-SAC LENGTH IN EXCESS OF 1500 FEET. (1502.40 TO CENTER OF TURN AROUND AND 1552.40 TO EDGE OF CURB)
2. SECTION 149-600 TO PERMIT SUBMISSION OF PRELIMINARY/FINAL PLAN.
3. SECTION 149-920.B TO PERMIT THE MINIMUM WIDTH OF STORM SEWER EASEMENTS TO BE LESS THAN 20 FEET.
4. SECTION 144-311.B.2 TO PERMIT THE USE OF HDPE PIPES WITHIN THE PROPOSED RIGHT-OF-WAY.
5. SECTION 149-910.B TO PERMIT THE PLACEMENT OF THE WALL BETWEEN STATION 2+50 TO 3+50.



LOCATION MAP
SCALE: 1"=2000'

NOT-PART2000

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF CHESTER

On this _____day of _____A.D. 2016 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing, in Chester County, Pa., personally appeared Adam R. Loew, who acknowledges himself to be the President of a partnership, and that as such President, being authorized to do so, he executed the foregoing plan by signing that the said partnership is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that the said partnership desires that the foregoing plan may be duly recorded.

_____
Adam R. Loew

_____
Notary Public
My Commission Expires:_____

APPROVED by the Board of Supervisors of Westtown Township, Chester County, Pa., this _____day of _____, 2016.

Chairperson	Member
Vice-Chairperson	Member
Member	Member
	Member

REVIEWED by the Planning Commision of Westtown Township, Chester County, Pa., this _____day of_____, 2016.

Chairperson	Supervisor
Vice-Chairperson	Supervisor
	Supervisor

REVIEWED by the Chester County Planning Commission this_____ day of _____, 2016.

_____
Secretary

REVIEWED by the Westtown Township Engineer;

_____ _____
Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book _____day of _____ Page _____, on the _____day of _____, 2016.

_____
(Deputy) Recorder of Deeds

LEGEND

430	EXISTING INDEX CONTOUR
	EXISTING INTERIOR CONTOUR
W	EXISTING WATER LINE
	SOILS LINE
	EXISTING TREE LINE
	EXISTING WETLANDS
	EDGE OF PAVING
	RIGHT OF WAY LINE
C-2 COMMERCIAL / R-2 RESIDENTIAL	ZONING LINE
	NATURALLY OCCURING PROHIBITIVE SLOPES
	NATURALLY OCCURING PRECAUTIONARY SLOPES
18" MAPLE	EXISTING TREE
	PROPOSED CURB
X	FENCE
	PROPOSED WALL
1	PROPOSED LOT NUMBER

EQUITABLE OWNER/APPLICANT

SOUTHDOWN HOMES
55 COUNTRY CLUB DRIVE
SUITE 204
DOWNINGTOWN, PA. 19335

LIST OF PLANS

TITLE PLAN	1 OF 15
EXISTING FEATURES	2 OF 15
TREE REMOVAL PLAN	3 OF 15
CONSERVATION PLAN	4 OF 15
UTILITY PLAN	5 OF 15
PLAN AND PROFILE	6 OF 16
DETAIL SHET	7 OF 15
EROSION AND SEDIMENTATION CONTROL PLAN	8 OF 15
EROSION AND SEDIMENTATION CONTROL DETAILS	9 OF 15
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	10 OF 15
POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL SHEET	11 OF 15
INFILTRATION BED DETAILS	12 OF 15
STORMWATER MANAGEMENT PLAN	13 OF 15
LANDSCAPE PLAN	14 OF 15
	15 OF 15

PRELIMINARY/FINAL TITLE PLAN

CURVE TABLE: PROPOSED RIGHT OF WAY

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
R/W-1	36°09'27"	175.00'	110.44'	N07°12'31"W	108.61'
R/W-2	29°01'13"	175.00'	88.64'	N25°22'49"E	87.69'
R/W-3	44°24'49"	175.00'	135.65'	N62°05'50"E	132.28'
R/W-4	61°33'25"	125.00'	134.30'	N53°31'33"E	127.93'
R/W-5	14°02'04"	175.00'	42.87'	N29°45'52"E	42.76'
R/W-6	32°25'12"	175.00'	99.02'	N52°59'30"E	97.71'
R/W-7	7°33'52"	175.00'	23.10'	N72°59'02"E	23.09'
R/W-8	7°47'12"	175.00'	23.78'	N80°39'35"E	23.76'
R/W-9	44°19'13"	63.00'	48.73'	N62°23'34"E	47.53'
R/W-10	24°26'05"	60.00'	25.59'	N52°27'03"E	25.39'
R/W-11	55°40'48"	60.00'	58.31'	S87°29'33"E	56.04'
R/W-12	86°58'54"	60.00'	91.09'	S18°09'42"E	82.59'
R/W-13	49°44'17"	60.00'	52.09'	S52°11'53"W	50.47'
R/W-14	51°48'21"	60.00'	54.25'	N77°01'47"W	52.42'
R/W-15	44°19'13"	63.00'	48.73'	N73°17'13"W	47.53'
R/W-16	61°48'20"	125.00'	134.84'	S53°39'00"W	128.40'
R/W-17	27°31'02"	175.00'	84.05'	S61°27'32"W	83.24'
R/W-18	9°05'12"	175.00'	27.75'	S79°45'39"W	27.72'
R/W-19	84°18'15"	125.00'	183.92'	S42°09'08"W	167.78'
R/W-20	25°17'15"	125.00'	55.17'	S12°38'37"E	54.72'
R/W-21	24°57'11"	175.00'	76.21'	S35°13'26"W	75.61'

CURVE TABLE: ROAD CENTERLINE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C-1	25°17'16"	150.00'	66.20'	N12°38'38"W	65.67'
C-2	84°18'15"	150.00'	220.71'	N42°09'08"E	201.33'
C-3	61°33'25"	150.00'	161.16'	N53°31'33"E	153.52'
C-4	61°48'20"	150.00'	161.81'	N53°39'00"E	154.08'

50 0 50 100 150 FEET
GRAPHIC SCALE

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

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

UTILITIES NOTIFIED

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 287 OF THE COMMONWEALTH OF PENNSYLVANIA. SERIAL #

UPI NO. 67-4-9

1 8-18-16 REVISIONS PER ENGINEER'S & TOWNSHIP STAFF REVIEW COMMENTS

PLAN OF SUBDIVISION
FOR
WESTTOWN WOODS

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

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

Project-	4062
Date-	3/17/16
Scale-	1"= 50'
Drawn-	DB
Checked-	AE
Sheet-	1 OF 15

Plotted: 8/19/2016 File: F:\JB\4062\4062-B1.pro