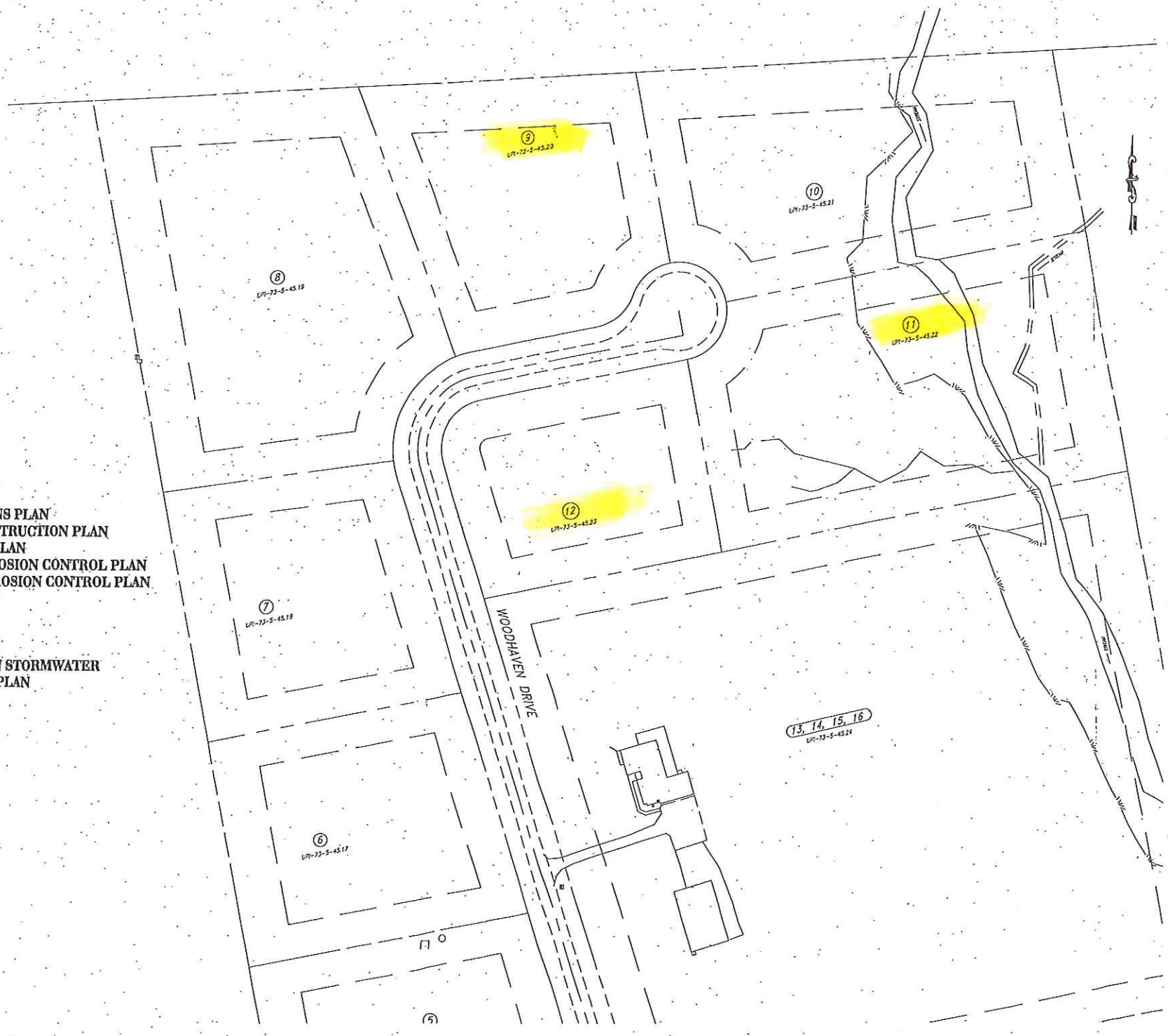


# IMPROVEMENT CONSTRUCTION PLAN FOR THE MEADOWS

SITUATED IN  
LONDON BRITAIN TOWNSHIP, CHESTER COUNTY  
PENNSYLVANIA

STATE OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATER



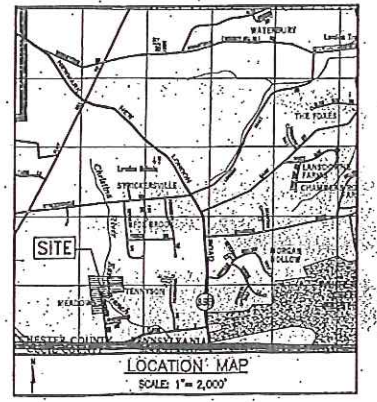
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AFFIDAVIT OF OWNERSHIP  
I, THE UNDERSIGNED, JOSEPH PPOZY, MANAGER OF JOE LIND DEVELOPMENT, LLC  
CERTIFY THAT JOE LIND DEVELOPMENT, LLC IS THE OWNER AND/OR SOLELY OWNABLE PARTNER  
OF THE PROPERTY SHOWN ON THIS PLAN.  
FOR JOE LIND DEVELOPMENT, LLC  
*JP* 4/7/06  
JOSEPH PPOZY, MANAGER

APPROVED BY THE TOWNSHIP SUPERVISORS OF LONDON BRITAIN  
TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS  
7th DAY OF APRIL, 2006.  
SUPERVISOR  
*Paul McAnis*  
LEADER  
*Robert H. Parnell*  
MEMBER

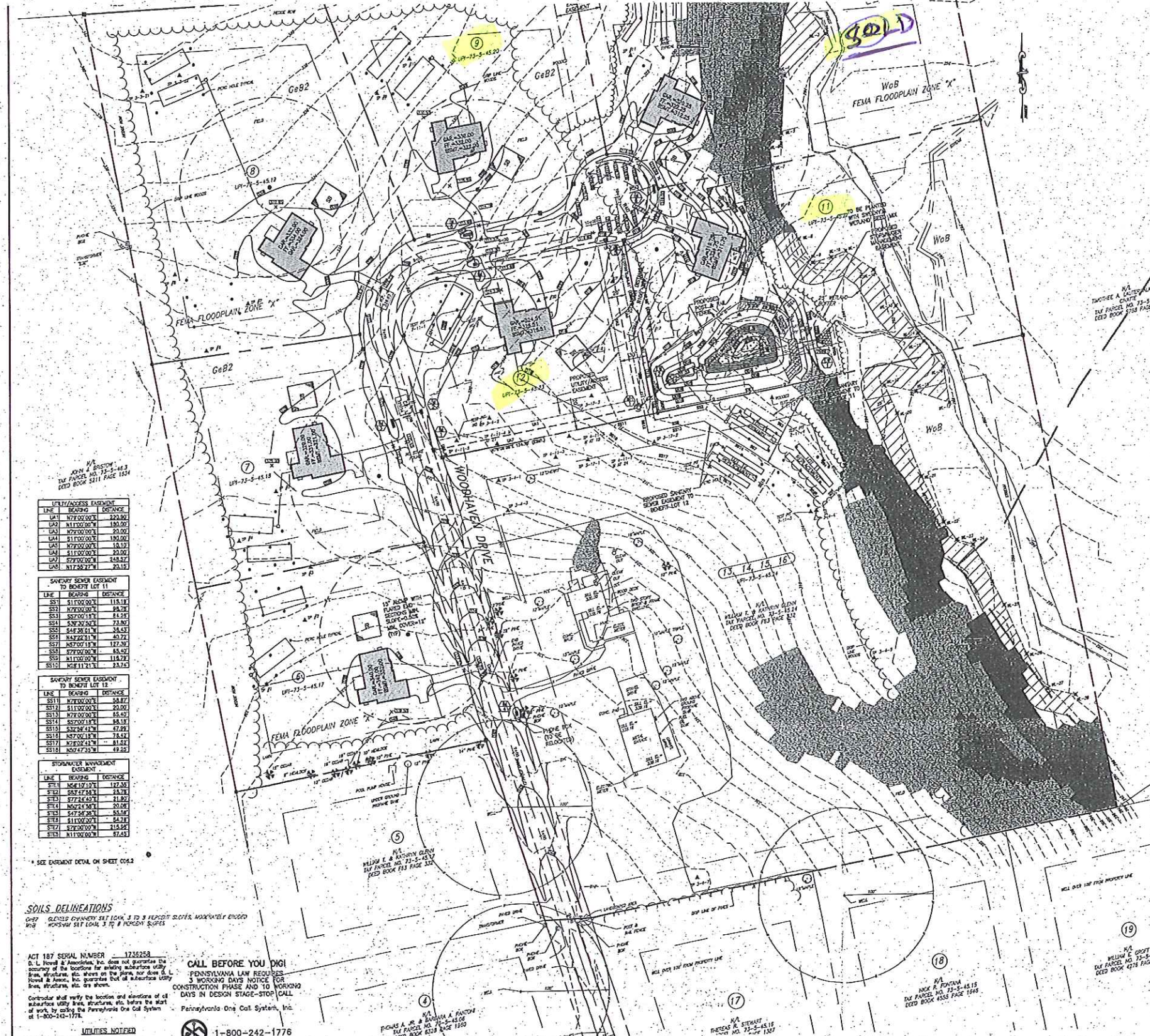
CERTIFICATE OF CONFORMANCE - P.E.  
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE THESE PLANS  
ARE IN CONFORMANCE WITH ENGINEERING, SURVEYING, ARCHITECTURE  
AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.  
*Alfred W. Defranco*  
ALFRED W. DEF FRANCO LICENSE NO. PE000407



PREPARED BY

**DH** *D. L. Howell & Associates, Inc.*  
CIVIL ENGINEERS / ENVIRONMENTAL / LAND PLANNING

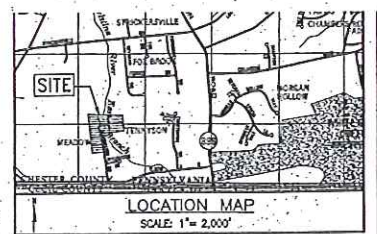
1188 McDermott Drive COLUMBIA, CONNECTICUT 06105 PH: 860.464.8800 FAX: 860.464.8800	318 West 84th Street KINGSTON, PENNSYLVANIA 18801 PH: 610.818.5000 FAX: 610.818.5000	88 Coopersburg Plaza Drive PO BOX 100 DOVERSBURG, PENNSYLVANIA 18028 PH: 610.818.1111 FAX: 610.818.8800
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**ZONING DATA TABULATION**

LONDON BRITAIN TOWNSHIP  
SECTION 402 - USE REGULATION  
SECTION 403 - AREA AND DIMENSION REGULATIONS

	REQUIREMENT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
A.1 MINIMUM LOT AREA	62,500 S.F. (1.436 ACRES)	63,190 S.F. (1,452 ACRES)	112,259 S.F. (2,575 ACRES)	68,255 S.F. (1,562 ACRES)	90,819 S.F. (2,084 ACRES)	124,848 S.F. (2,858 ACRES)	181,179 S.F. (4,146 ACRES)	124,848 S.F. (2,858 ACRES)	90,819 S.F. (2,084 ACRES)	68,255 S.F. (1,562 ACRES)	63,190 S.F. (1,452 ACRES)	62,500 S.F. (1,436 ACRES)	62,500 S.F. (1,436 ACRES)
A.2 MINIMUM LOT WIDTH AT BUILDING LINE	150 FT.	235 FT.	244 FT.	224 FT.	250 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.
A.3 MINIMUM LOT WIDTH AT MINIMUM FRONT YARD SETBACK	150 FT.	237 FT.	244 FT.	224 FT.	250 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.
A.4 MINIMUM LOT WIDTH AT STREET LINE	50 FT.	237 FT.	244 FT.	224 FT.	250 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.	257 FT.
A.5 MINIMUM FRONT YARD FROM THE STREET RIGHT OF WAY LINE FROM EACH BOUNDARY WHEN A LOT IS REACHED BY A FRONT OF WAY OR ACCESS STOP	40 FT.	65 FT.	59 FT.	69 FT.	68 FT.	41 FT.	48 FT.	41 FT.	48 FT.	41 FT.	48 FT.	41 FT.	48 FT.
A.6 MINIMUM SIDE YARD FROM EACH BOUNDARY WHEN A LOT IS REACHED BY A FRONT OF WAY OR ACCESS STOP	25 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
A.7 MINIMUM REAR YARD	70 FT. MIN.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
A.8 MINIMUM LOT COVERAGE	15%	5.97%	5.47%	6.44%	5.06%	5.16%	8.53%	5.06%	5.16%	5.97%	5.47%	5.06%	5.16%
A.9 MINIMUM BUILDING HEIGHT	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.
A.10 TEMPORARY STRUCTURES - MINIMUM FROM PROPERTY LINE	5 FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
A.11 MINIMUM IMPROVED SURFACE SETBACK FROM CONCRETE DRIVEWAYS, DRIVE LANE, ROADS, DRIVEWAYS AND STREAMS AND VETLANDS	10 FT.	N/A	N/A	N/A	N/A	118 FT.	137 FT.	N/A	N/A	N/A	N/A	N/A	N/A



**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW IMPROVEMENTS TO AN APPROVED RE-SUBDIVISION PLAN PREPARED BY GEORGE E. ROBERTS, INC. & ASSOCIATES, INC. DATED SEPTEMBER 7, 1983 REVISED BY THE LATEST VERSION OF THE LONDON BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
2. BOUNDARY INFORMATION SHOWN IS FROM "PLAN OF PROPERTY OWNED BY JOHN W. ROBERTS, THE MEADOWS RE-SUBDIVISION PLAN" BY GEORGE E. ROBERTS, INC. & ASSOCIATES, INC. REGISTERED SURVEYOR, PENN. STATE LICENSE #7-ALL. CONTOURS PLATTED FROM FIELD SURVEYING SURVEY BY R.J. BLAKE & ASSOCIATES, INC. LOCAL APPROPRIATE USES, SEE BEYOND TOP OF WELL AS SHOWN ON PLAN. ELEVATIONS: 335.00' CONTOUR INTERNAL 2'. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
3. EACH LOT SHALL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
4. UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE NOTES GOVERNING THE WORK, ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING APPROPRIATE STANDARDS AND SPECIFICATIONS:
  - A. LONDON BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ORDINANCES.
  - B. PAINT SPECIFICATION PUBLICATION, 408/2003 LATEST EDITION AND ALL OF THE LATEST AMENDMENTS.
  - C. CHESTER COUNTY HEALTH DEPARTMENT.
5. SOILS INFORMATION WAS TAKEN FROM SOILS SURVEY MAP OF CHESTER AND DELMARVILLE CO., MD.
6. ALL CURB RAILS SHALL BE 8" MIN. UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL PERFORM A PENNSYLVANIA ONE CALL SURVEY IN ACCORDANCE WITH ACT 167.
8. PROPERTY SHOWN AS TAX PARCELS 11972-5-4517 THROUGH 4524, AS SHOWN ON THE OFFICIAL TAX MAP OF LONDON BRITAIN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.
9. TRACT CROSS AREA = 22,164.8 ACRES.
10. INDIVIDUAL GRADING, EROSION AND SEDIMENT CONTROL PLAN FOR EACH LOT SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR THE TOWNSHIP'S REVIEW AND APPROVAL.
11. NO OBJECT THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PLACED WITHIN THE CLEAR VISION TRIANGLE.
12. IF THE APPLICANT'S INTENT TO PROVIDE UNDERGROUND UTILITY SERVICE ALL UTILITIES SERVING THIS SUBDIVISION SHALL BE UNDERGROUND AND RECORDED PRIOR TO FINAL STREET PLANS AT LOCATIONS APPROVED BY THE TOWNSHIP SUPERVISORS.
13. PROPOSED SEPTIC LOCATIONS SHALL BE PROTECTED FROM DISTURBANCE DURING CONSTRUCTION WITH GRADE CONSTRUCTION FENCING.
14. THE RIGHT-OF-WAY WITHIN THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION TO THE TOWNSHIP.
15. FINAL STORMWATER SEDIMENT BASIN DESIGN WILL BE COMPLETED AT THE END OF BUILDING PERMIT DUE TO VARIATION BUILDING PERMITS LOCATION AND IMPROVED COVERAGE.
16. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT. THE AREA SHALL BE KEPT AS LAWN.
17. DURING CONSTRUCTION THERE SHALL BE NO STORAGE OF CONSTRUCTION RELATED MATERIALS WITHIN THE BOUNDARY OF WETLANDS AND NO STORAGE OF TOXIC MATERIALS WITHIN TWO HUNDRED (200) FEET OF THE WETLANDS.
18. ALL WETLAND BOUNDARIES IN THE VICINITY OF DISTURBANCE SHALL BE IDENTIFIED AND PROTECTED AS INDICATED ON THE PLANS.
19. WETLANDS SHOWN PER DEDICATION BY STATE WILDLIFE DEPARTMENT, CHESTER COUNTY SUBDIVISION OF THE CHESTER COUNTY HEALTH DEPARTMENT.
20. PRIVATE SEWAGE DISPOSAL SHALL BE INSTALLED BY THE APPLICANT UNDER DIRECT SUPERVISION OF THE CHESTER COUNTY HEALTH DEPARTMENT.
21. EXISTING TREES SHALL NOT BE REMOVED FROM THE SITE. EXISTING TREES THAT ARE MOVED SHALL BE REPLANTED TO COVER DISTURBED AREAS OF THE SITE.
22. THE SURVEYED PRELIMINARY LOTS WITHIN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 4205900115, PANEL 079 OF 011, EFFECTIVE DATE 11-20-1984.
23. NO STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENT AND NO VETLAND SHALL BE PLACED WITHIN ANY EASEMENT WITHOUT PRIOR CONSENT OF THE TOWNSHIP.
24. LEGAL DESCRIPTIONS FOR ALL LOTS CONTAINING EASEMENTS FOR SEPTIC DISPOSAL AREAS, SEPTIC LATERALS, STORM SEWER PIPES OR STORMWATER MANAGEMENT AREAS WILL NEED TO BE PREPARED AND RECORDED PRIOR TO THE START OF ANY CONSTRUCTION.

**2 YEAR VOLUME - INFILTRATION SUMMARY**

STRUCTURE	PRE	POST	REQUIRED INFILTRATION	PROVIDED INFILTRATION	COMMENT
DETENTION BASIN	8,748	14,443	6,701	3,440	
ON-LOT SEEPAGE BEDS				4,000	
TOTAL	8,748	14,443	6,701	7,500	

**UTILITY/ADDRESS EASEMENT**

LINE	BEARING	DISTANCE
U#1	N79°00'00"W	222.80
U#2	N1°00'00"W	190.90
U#3	N70°00'00"W	20.00
U#4	S1°00'00"W	190.00
U#5	N77°00'00"W	43.70
U#6	S1°00'00"W	20.00
U#7	S72°00'00"W	248.37
U#8	N17°35'42"W	20.18

**SEWER/SEWER EASEMENT TO BENEFIT LOT 11**

LINE	BEARING	DISTANCE
S#1	S11°00'00"W	118.14
S#2	N77°00'00"W	84.24
S#3	S67°00'15"E	63.48
S#4	S2°00'00"W	23.80
S#5	S42°38'41"W	24.40
S#6	S42°22'31"E	63.72
S#7	N57°00'15"W	172.50
S#8	S7°00'00"W	88.40
S#9	S11°00'00"W	118.22
S#10	S11°12'11"E	214.40

**SEWER/SEWER EASEMENT TO BENEFIT LOT 12**

LINE	BEARING	DISTANCE
S#11	N77°00'00"W	88.27
S#12	N11°00'00"W	80.00
S#13	N77°00'00"W	88.40
S#14	N2°00'00"E	181.10
S#15	S24°24'45"E	37.93
S#16	N57°00'15"W	74.24
S#17	N77°00'00"W	88.40
S#18	N11°00'00"W	118.22
S#19	N57°42'31"E	82.40

**STORMWATER EASEMENT**

LINE	BEARING	DISTANCE
S#E	S64°00'00"W	88.27
S#E	S67°15'00"E	117.30
S#E	S77°44'00"E	21.80
S#E	N62°24'30"E	20.00
S#E	S47°24'00"E	84.97
S#E	S11°00'00"W	74.24
S#E	S77°00'00"W	88.40
S#E	N11°00'00"W	87.40

**SOILS DELINEATIONS**  
ON 3' GRID WITH 1" EQUAL TO 1' ON MAP. 3 TO 3 HORIZONTAL SPACES, 3 TO 3 VERTICAL SPACES.

ACT 187 SERIAL NUMBER 3225228  
D. L. Nowell & Associates, Inc. does not warrant the accuracy of the location for existing subsurface utility lines, structures, etc. shown on this plan nor does D. L. Nowell & Associates, Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

**UTILITIES NOTED:**  
COLONIAL PIPELINE  
COMMCAST CABLE COMMUNICATIONS, INC.  
FECCO

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REGULATES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL  
PennyAvalon One Call System, Inc.  
1-800-242-1776  
**ONE CALL NOTE**

**D. L. Nowell & Associates, Inc.**  
CIVIL ENGINEERING / SURVEYING  
1188 HICKORY DRIVE  
GREENBELT CORPORATE PARK  
WEST CHESTER, PA 19380  
PHONE: (610) 444-3771 FAX: (610) 444-3777 FAX

**FINAL IMPROVEMENT CONSTRUCTION PLAN**  
CLIENT: RUGGICO DEVELOPMENT GROUP  
PROJECT: THE MEADOWS  
LOCATION: WOODHAVEN DRIVE, LONDON BRITAIN TOWNSHIP, CHESTER COUNTY, PA.

DATE: 04/15/06  
SCALE: 1" = 50'  
DRAWN BY: JMS  
CHECKED BY: DJM  
PROJECT NO.:

REVISED FOR TOWNSHIP RECORD LETTER DATED 11/09/05  
REVISED FOR LOCAL HEALTH DEPARTMENT DATED 10/29/05  
REVISED FOR TOWNSHIP RECORD LETTER DATED 07/17/06  
PRINTED FOR SUBMISSION TO TOWNSHIP SUPERVISORS