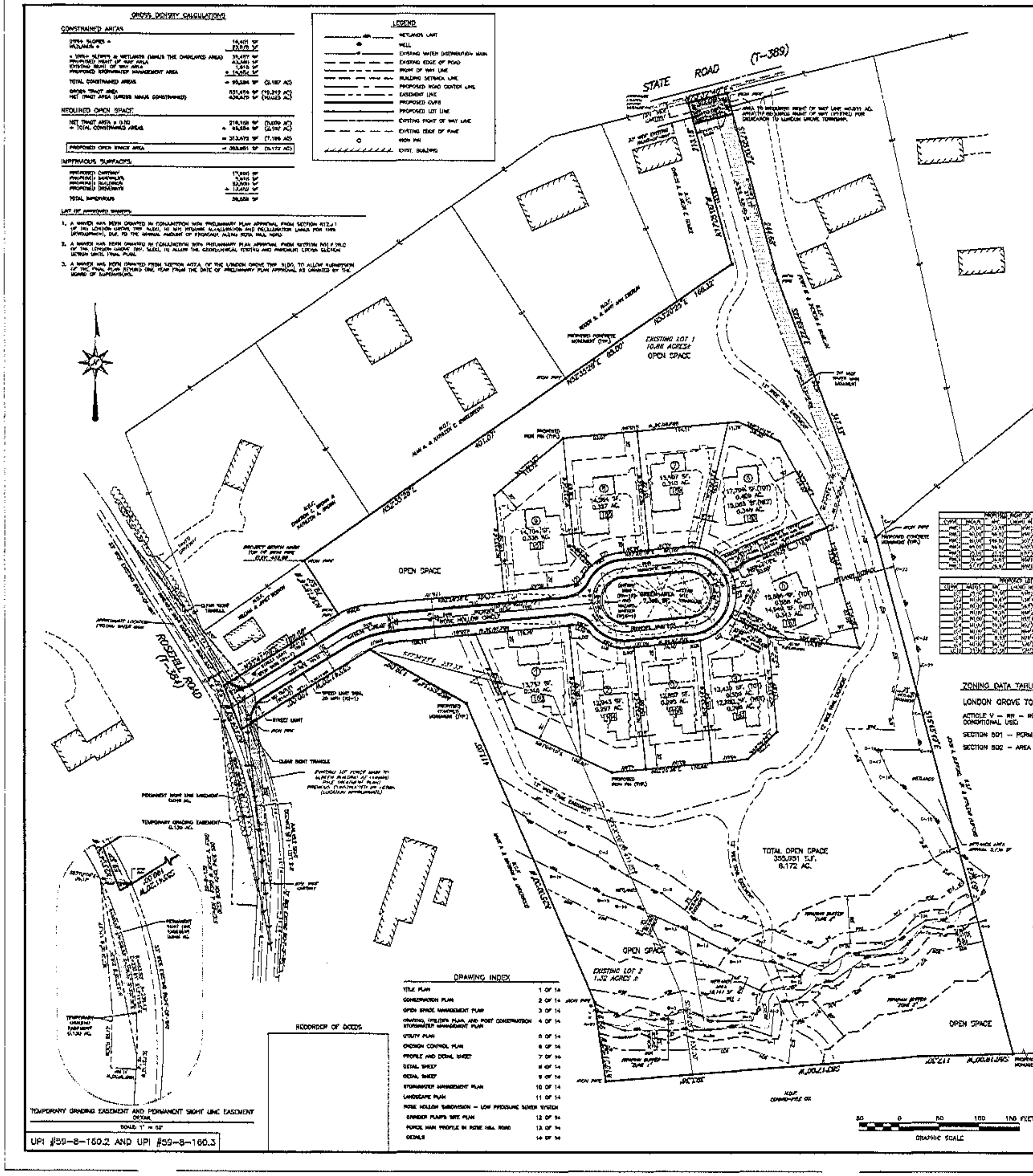


UPI #59-8-160.2 AND UPI #59-8-160.3

GROSS DENSITY CALCULATIONS

ZONING DATA TABULATION

LONDON GROVE TOWNSHIP ZONING ORDINANCE

ARTICLE V — RR — RURAL RESIDENTIAL DISTRICT
CONDITIONAL USE:

SECTION 501 — PERMITTED USES: CLUSTER DEVELOPMENT

SECTION 502 — AREA AND BULK REGULATIONS

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
MIN LOT SIZE	9,000 S.F.	13,757 S.F.	12,943 S.F.	12,857 S.F.	13,439 S.F.	15,806 S.F.	15,117 S.F.	13,307 S.F.	14,284 S.F.	14,704 S.F.
MAX BUILDING COVERAGE	20%	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	17.58%	17.08%
MAX BUILDING ALLOWABLE	1,800 S.F.	2,751 S.F.	[illegible]	[illegible]	[illegible]	3,161 S.F.	3,023 S.F.	2,701 S.F.	2,853 S.F.	[illegible]
TOTAL IMPERVIOUS COVERAGE (< 18,000 S.F.)	40%	[illegible]	27.44%	27.88%	[illegible]	[illegible]	31.47%	32.03%	30.46%	27.80%
LOT WIDTH @ STREET LINE (MIN.)	80 FT.	120 FT.	86 FT.±	85 FT.±	80 FT.±	80 FT.±	80 FT.±	84 FT.±	76 FT.±	121 FT.±
LOT WIDTH @ BUILDING LINE (MIN)	80 FT.	110 FT.	80 FT.±	85 FT.±	75 FT.±	85 FT.±	75 FT.±	70 FT.±	90 FT.±	110 FT.±
FRONT YARD SETBACK	20 FT.	20 FT.	33 FT.	25 FT.	[illegible]	60 FT.	[illegible]	47 FT.	23 FT.	25 FT.
SIDE YARD SETBACK	8 FT.	12 FT.	10 FT.	13 FT.	11 FT.	10 FT.	9 FT.	9 FT.	11 FT.	10 FT.
REAR YARD SETBACK	30 FT.	32 FT.	34 FT.	38 FT.	40 FT.	36 FT.	38 FT.	33 FT.	53 FT.	36 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.	35 FT.

ROSE HOLLOW CIRCLE STREET ADDRESSES

LOT 1 – [illegible]
LOT 2 – [illegible]
LOT 3 – [illegible]
LOT 4 – [illegible]
LOT 5 – [illegible]
LOT 6 – [illegible]
LOT 7 – [illegible]
LOT 8 – [illegible]
LOT 9 – [illegible]

LIST OF REQUESTED WAIVERS

1. A WAIVER FROM SECTION 602.F. OF THE LONDON GROVE TWP. SALDO, IS REQUESTED TO PROVIDE LESS THAN 80 FEET FROM THE NEAREST RADIUS OF THE PROPOSED ROSE HOLLOW CIRCLE INTERSECTION TO THE NEAREST EDGE OF THE EXISTING DRIVEWAY OF TAX ASSESSMENT MAP 59-8, PARCEL 164.

DRAWING INDEX

RECORDER OF DEEDS

LOCATION MAP SCALE: 1"=2000'

CERTIFICATE OF CONFORMANCE

STEPHEN J. SAUSELEIN, P.E.

RECORD OWNER/APPLICANT

DN ACQUISITION COMPANY, INC.
4 BRANDYWINE AVENUE
DOWNINGTOWN, PA 19335
PHONE: 484-359-3166

ASSESSMENT MAP 59-8, PARCELS 160.2 & 160.3
SOURCE OF TITLE:
DEED BOOK 7072, PAGE 1014

FINAL TITLE PLAN
FOR
ROSE HOLLOW

LONDON GROVE TWP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080

Project	2547
Scale	1" = 50'
Sheet	1 OF 14

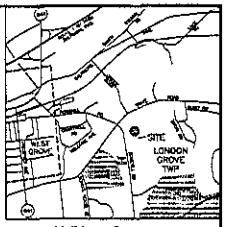
LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERVAL CONTOUR
- WETLANDS LIMIT
- EXISTING VALVE
- EXISTING STORM SEWER PIPE
- EXISTING STORM MANHOLE
- WELL
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER DISTRIBUTION MAIN
- EXISTING EDGE OF ROAD
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING 24-IN ENDWALL
- EXISTING ENDWALL
- EXISTING SIGN
- EXISTING RIGHT OF WAY LINE
- EXISTING EDGE OF PAVE
- IRON PIN
- EXIST. BUILDING
- PERCOLATION LOCATION
- SOILS LIMIT
- SOILS TYPE
- 15% - 25% SLOPES
- 25% + SLOPES

SOILS CLASSIFICATION

GgB - GLENVILLE CHANNERY SILT LOAM - 3% TO 8% SLOPES.
GgC - GLENVILLE CHANNERY SILT LOAM - 8% TO 15% SLOPES.
GIB - GLENVILLE SILT LOAM - 3% TO 8% SLOPES.

LOCATION MAP SCALE: 1"=2000'



1-03-11: ADDED EXISTING ROSE HILL ROAD POWER MAIN.
1-20-10: REV. PER CCCD 3-4-10 REVIEW.
6-17-10: NO REVISION.
7-1-10: REV. PER TAPROOT 6-23-10 MEMO, TWP ENG 3-11-10 LETTER, AND LETTER 4-28-10 LETTER.
9-10-10: REV. PER MUNICIPAL AUTHORITY ENGINEER LETTER DATED 8-11-10.
1-20-11: REV. PER MUNICIPAL AUTH ENG LETTER DATED 9-11-08 AND TWP ENG LETTER DATED 11-17-08.

FINAL CONSERVATION PLAN
FOR
ROSE HOLLOW

LONDON GROVE TWP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Llewellyn Professional Center
135 Devon Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080
www.EdwardBWalsh.com

Project: 3047
Date: 3-11-10
Scale: 1" = 50'
Drawn: MF
Checked: EJW
Sheet: 2 OF 16

Plotted: 1/3/2011 | P:\3047\DWG\3047-SP1.dwg

SPECIFICATIONS FOR MEADOW ESTABLISHMENT IN INFILTRATION BASIN

The meadow establishment objective is to establish a successful plant community that will assist the soils to infiltrate ground water, provide ground water and habitat values, slowly release and to enhance the aesthetic aspect of the storm water management areas. The basic elements of the planting process will determine the scale of it in terms of the first year and can be expected to eventually reach a depth of 4 feet. These zones will keep the capacities of the soil open and assist with ground water recharge.

It is important to understand that proper seeding of meadow mixes is essential to success. The primary reason that a meadow is not successful is a result of improper establishment procedures. Proper soil preparations, seeding to the recommended depth, and managing weedy growth in the first season are essential for success.

INSTALLATION PROCEDURES

Spring seeding is preferred, normally late March through early June. If this is not possible, a fall seeding may occur after October 15th and through the end of November.

When preparing the seed, it will be more efficient if the square footage of each of the infiltrations is determined. The seed to mulch ratio must then mix the seed for each infiltration at one time per the manufacturer recommendations and provided for each area. If this method is not desirable for the supplier, the contractor will be required to divide the total weight of the broadcast seed into approximate percentage seed mixes as determined by the square footage of each of the infiltrations. The seeding rate is 15 pounds (maximum) per acre or 345 lbs/ 1000 square feet.

Due to the relative size of the seeds of most grasses, grass-like species, and legumes (meadow mix), they are not to be mechanical like the prescription, though they must be incorporated with mulch either. These species require sufficient seeding method (see * below.)

The mixes, water loadge are to be placed as much as possible over the finish grading is completed. If undesirable vegetation has grown, spray with the herbicide makes two weeks prior to seeding. Apply the herbicide according to the manufacturer's recommendations. Organic mulch is critical for success.

Hand Seeding

Hand seeding the areas is the preferred method if the areas to be seeded are less than one acre size the method is recommended. If the areas are larger than one acre, the areas will be mechanically seeded. Hydro-seeding and broadcast seeders are not recommended for the infiltration type. The finally seed blends of native grasses and forbs are not well adapted to these seedbeds.

Immediately prior to seeding, the soil is to be prepared so as to be free of large chunks, evenly smooth and level, much as an area is prepared for seeding turf grass. A shallow tilling to a depth of 2 inches is acceptable to break up soils in which the surface has become sealed. Take pains not to till the soil to the point of destroying soils.

The seed is to be mixed with vermiculite (horticultural or lab grade) and slightly moistened with water so that the seeds will stick to it. A 3 cubic foot bale of vermiculite per 4000 square feet is recommended. Less vermiculite makes it difficult to distribute the seed evenly whereas a greater volume poses no problems and is easier to work with in extensive open landscape. The mix is then to be broadcast by hand. Divide the seed mixture for each area into halves and several intervals of the area in a series of parallel passes, walking slow to cover all of the seeds. Spread the remaining amount of the mix in a series of parallel passes that run at right angles to the first passes.

After hand seeding, each area is to be rolled or pack the seeds into firm contact with the soil and first the seeding. A firm seedbed is critical to proper seedling growth. After firming the seed the depth of a footprint of a man or average weight should not exceed ¼". Do not roll the soil when the soil is wet. Wet soil the soil is close to avoid compaction. Alternatively a cultipacker could be used to ensure seed to seed contact. If seeding in the fall, this step is not required as the cumulative effect of rain and snow with numerous freeze-thaw cycles will provide the necessary soil to seed contact.

* At this stage, after the seeding has taken place, the small seeds of *weed grass, grass like species, weedtree*, and *legume dominated* seed will be by Mulched in or wash out.

Coir mats is the only recommended erosion control fabric for native meadow seedings. It is to be secured with Nicrobian (biodegradable stakes). Alternatively Reviews type may be used as a hydromulch. It is essential that the seed is hand sown as per the specifications and that the fertilizer type as applied at a greater rate as per the manufacturer recommendations. Fertilizer is available from ACF Environmental (Warren Cohn) 888-478-4500. If the contractor has not had experience with this product, it is recommended that a service representative provide installation guidance.

MANAGEMENT PROCEDURES

First Year

In order to control weedy growth, mow with a flail or rotary type mower at a height of 6" approximately once a month or whenever growth reaches 10"-16". The vegetation is to be stopped up finely enough so that it will not smother and shade out the seeded seedlings.

In order to control invasive species the seedling is to be inspected twice a season by an individual that is able to distinguish between desirable and undesirable species. Any undesirable species are to be treated with the herbicide recipe. The herbicide is to be applied by a licensed applicator and according to the manufacturer's recommendations. Wick application or other method of spot specific application is recommended in order to target undesirable species. Hand pulling of weeds is not recommended.

Subsequent Years

Mow annually or March with a mowy mower on a height not to inches (no lower).

In order to control invasive species the seedling is to be inspected twice a season by an individual that is able to distinguish between desirable and undesirable species. Any undesirable species are to be treated with the herbicide recipe. The herbicide is to be applied by a licensed applicator and according to the manufacturer's recommendations. Wick application or other method of spot specific application is recommended in order to target undesirable species. Hand pulling of weeds is not recommended.

Specifications prepared by Jessie L. Benjamin Tippett Native Design, LLC

SEED MIXTURE SEED MIX

MEADOW SEEDING AND RATES (TOP)

Botanic Name	Common Name	Wetland Code	Weight Percent
Andropogon gerardii	Big Bluestem	FAC	10.00%
Carex bromoides	Bristly Sedge	FACW+	2.00%
Carex scoparia	Blunt Broomsedge	FACW	2.00%
Chamaecrista fasciculata	Partridge Pea	FACW+	4.00%
Elymus virginicus	Virginia Wild Rye	FACW-	8.00%
Juncus effusus	Common Rush	FACW+	5.00%
Panicum clandestinum	Deer Tongue	FAC-	5.00%
Panicum virgatum	Red Top Panic Grass	FACW+	5.00%
Panicum virgatum	Panic Grass	FAC	10.00%
* Bulbous oxalis	Wood Sorrel	FACW+	2.00%
* Fall Mix (50%)			

Botanic Name	Common Name	Wetland Code	Weight Percent
Asclepias incarnata	Swamp Milkweed	OBL	2.00%
Symphyotrichum novae-angliae	New England Aster	FACW+	2.00%
Symphyotrichum puniceum var.	Purple Stem	FACW+	2.00%
Rudbeckia fulgida	Orange Ruda	FACW	2.00%
Lobelia cardinalis	Cardinal	FACW+	2.00%
Eupatorium fistulosum	Joe-Pye weed	FACW	5.00%
Helianthus grosseserratus	Sawtooth Sunflower	FAC	5.00%
Helianthus helianthoides	Sunflower	FACW+	5.00%
Helenium autumnale	Sneezeweed	FACW+	5.00%
Helenium flexuosum	Purple Sneezeweed	FAC+	5.00%
Helianthus helianthoides	Falls Sunflower	FAC	5.00%
* Lobelia siphilitica	Great Blue Lobelia	FACW+	2.50%
* Eupatorium perfoliatum	Boneset	FACW+	2.50%
Monarda fistulosa	Wild Bergamot	FACW	2.50%
Penstemon digitalis	Foxglove Beard	FAC	2.50%
* Physostegia virginiana	Virginia Obedient Mint	FACW	2.50%
Rudbeckia hirta	Black-Eyed Susan	FACW+	2.50%
Verbena hastata	Blue Vervain	FACW+	2.50%
Vernonia noveboracensis	New York Ironweed	FACW+	2.50%

* Seeds are very small - recipes that they be packed schematic are added into the seed mix.

Note options are to be made in the designed mix.

Seeding Rate: 15 lbs (minimum) per acre or 345 to 1/2 pound (minimum) per 1000 sq. ft.

Recipient local seed types where available.

Source - Local reproduction seed 888-475-5121 Native 814-536-8191 | us

Compiled by Jessie L. Benjamin Tippett Native Design, LLC

MEADOW GRASS AREAS SEED MIX

Cool Season Meadow Mix

ERNMIX # Custom Mix

Seeding Rate Contractor to verify seeding rate with Local Conservation Seed Company prior to ordering.

Mix Type Cool Season Grass Mix

Species List

* 30% Orchard Grass 'Potomac'
* 20% Timothy 'Climax'
* 10% Redtop
* 10% Virginia Wild Rye, PA Ecotype
* 20% Tall Fescue 'Fawn'

Total: 100%

Mechanical Seeding

A No-Till Drill or a Gill Seeder is to be used to install the seeds. Plowing is not permitted.

Timing

Spring seeding should occur April- late May, if this is not possible, a fall seeding may occur in September.

Table 2: Typical Maintenance Activities for Infiltration Basins
Elements Compiled by Jessie L. Benjamin Tippett Native Design, LLC
Note: No luxury or visionary equipment shall be used within the infiltration basin

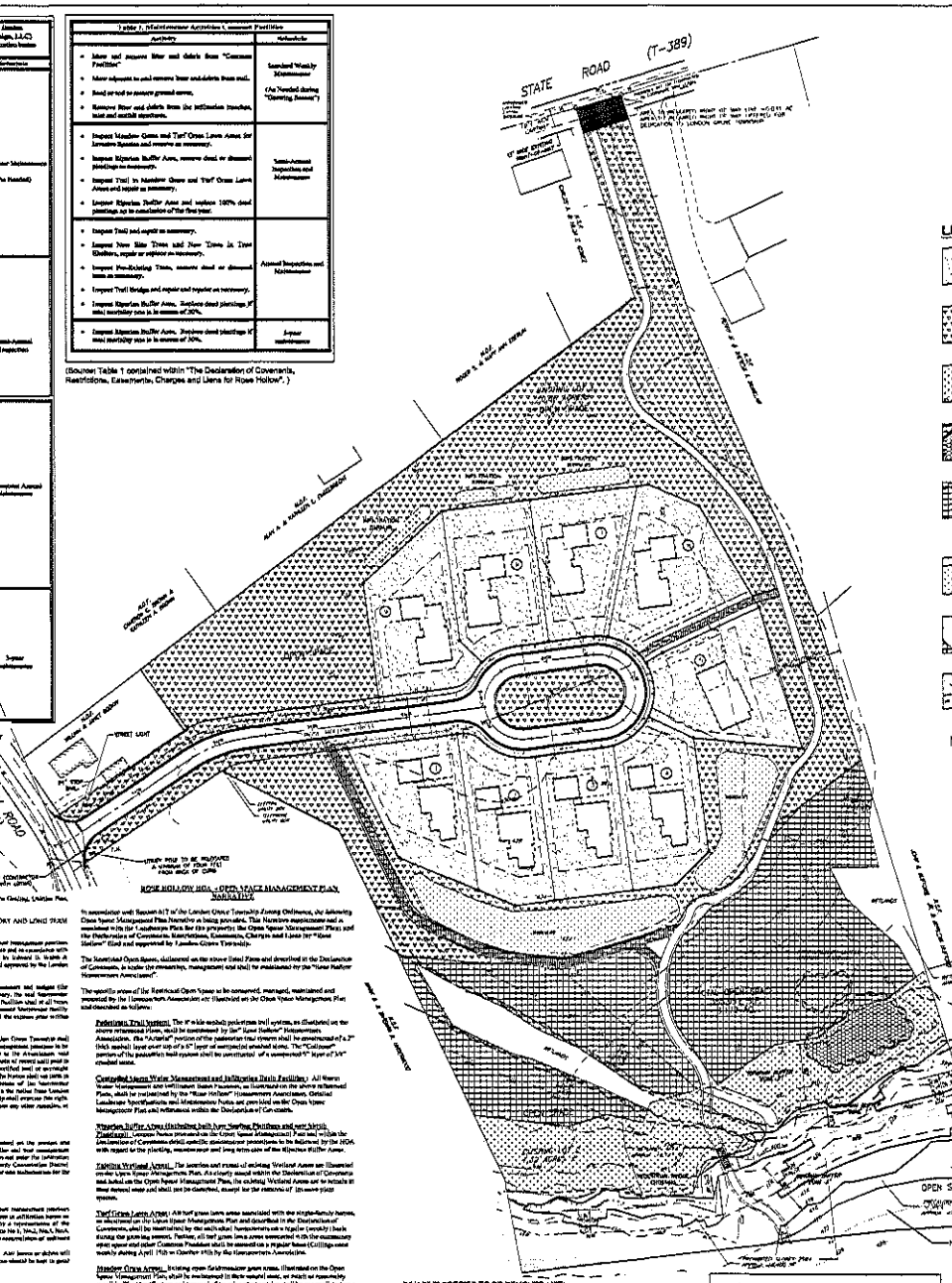
Activity	Schedule
• In order to control weedy growth, mow with a flail or rotary type mower to a height of 6" approximately once a month or whenever growth reaches 10"-16". The vegetation is to be stopped up finely enough so that it will not smother and shade out the seeded seedlings. • Remove litter and debris from the infiltration trenches, inlet and outfall structures. • Stabilization of eroded banks. • Repair undercut and eroded areas at inflow and outflow structures. • In order to control invasive species the seedling is to be inspected twice a season by an individual that is able to distinguish between desirable and undesirable species. Any undesirable species are to be treated with the herbicide recipe. The herbicide is to be applied by a licensed applicator and according to the manufacturer's recommendations. Wick application or other method of spot specific application is recommended in order to target undesirable species. Hand pulling of weeds is not recommended.	First Year Maintenance (As Needed)
• Inspect facility for signs of nuisance or damage to vegetation. • Note eroded areas. • If dead or dying grass on the bottom is observed, check to ensure that water persists 2-3 days following storms. • Note signs of poisonous hydrocarbon contamination and handle properly. • Seed to restore ground cover in accordance with the *Specifications for Meadow Establishment in Infiltration Areas* as detailed on the Open Space Management Plan.	Semi-Annual Inspection
• Mow annually in March with a mowy mower to a height of 6 inches (no lower) and remove litter and debris from the infiltration trenches, inlet and outfall structures. • Stabilization of eroded banks. • Repair undercut and eroded areas at inflow and outflow structures. • Seed to restore ground cover in accordance with the *Specifications for Meadow Establishment in Infiltration Areas* as detailed on the Open Space Management Plan. • In order to control invasive species the seedling is to be inspected twice a season by an individual that is able to distinguish between desirable and undesirable species. Any undesirable species are to be treated with the herbicide recipe. The herbicide is to be applied by a licensed applicator and according to the manufacturer's recommendations. Wick application or other method of spot specific application is recommended in order to target undesirable species. Hand pulling of weeds is not recommended.	Subsequent Annual Maintenance
• Seed to restore ground cover as necessary in accordance with the *Specifications for Meadow Establishment in Infiltration Areas* as detailed on the Open Space Management Plan. • Should it be determined that a catastrophic failure exists from the design intent of the infiltration basins the following measures shall be taken: o Remove bottom and remove sediment as necessary. o Remove and replace original stone material and infiltration area as necessary. o Seed to restore ground cover in accordance with the *Specifications for Meadow Establishment in Infiltration Areas* as detailed on the Open Space Management Plan.	5-year maintenance

(Source: Table 2 contained within "The Declaration of Covenants, Restrictions, Easements, Charges and Liens for Rose Hollow".)

Table 1: Maintenance Activities & Assessment Facilities

Activity	Schedule
• Mow and remove litter and debris from "Common Facilities" • Mow adjacent to and remove litter and debris from mail, fence and mail kiosk structures. • Seed or sod to restore ground cover. • Remove litter and debris from the infiltration trenches, inlet and outfall structures.	Standard Weekly Maintenance (As Needed during "Growing Season")
• Inspect Meadow Grass and Turf Grass Lawn Areas for invasive species and remove as necessary. • Inspect Riparian Buffer Area, remove dead or diseased plantings as necessary. • Inspect Trail in Meadow Grass and Turf Grass Lawn Areas and repair as necessary. • Inspect Riparian Buffer Area and replace 100% dead plantings up to conclusion of the first year.	Semi-Annual Inspection and Maintenance
• Inspect Trail and repair as necessary. • Inspect New Site Trees and New Trees in Tree Shelters, repair or replace as necessary. • Inspect Pre-Existing Trees, remove dead or diseased trees as necessary. • Inspect Trail Bridge and repair and replace as necessary. • Inspect Riparian Buffer Area. Replace dead plantings if max mortality rate is in excess of 30%.	Annual Inspection and Maintenance
• Inspect Riparian Buffer Area. Replace dead plantings if max mortality rate is in excess of 30%.	5-year maintenance

(Source: Table 1 contained within "The Declaration of Covenants, Restrictions, Easements, Charges and Liens for Rose Hollow".)



ROSE HOLLOW HOA - OPEN SPACE MANAGEMENT PLAN NARRATIVE

In association with Section 917 of the London Grove Township Zoning Ordinance, the following Open Space Management Plan Narrative is being provided. This Narrative encompasses and is associated with the Subdivision Plan for the property Rose Hollow Open Space Management Plan) and the Declaration of Covenants, Restrictions, Easements, Charges and Liens for "Rose Hollow" filed and recorded in the London Grove Township.

The Restricted Open Space, delineated on the above listed Plans and described in the Declaration of Covenants, is under the ownership, management and shall be maintained by the "Rose Hollow Homeowners Association".

The specific areas of the Restricted Open Space to be conserved, managed, maintained and protected by the Homeowners Association are illustrated on the Open Space Management Plan and described as follows:

Pedestrian Trail System: The 4' wide asphalt pedestrian trail system, as illustrated on the above referenced Plans, shall be maintained by the "Rose Hollow" Homeowners Association. The "Asphalt" portion of the pedestrian trail system shall be constructed of a 2" (thick asphalt layer over top of a 6" layer of compacted crushed stone. The "Cobblestone" portion of the pedestrian trail system shall be constructed of a compressed 4" layer of 3/4" crushed stone.

Controlled Storm Water Management and Infiltration Basin Facilities: All Storm Water Management and Infiltration Basin Facilities, as illustrated on the above referenced Plans, shall be maintained by the "Rose Hollow" Homeowners Association. Detailed Landscape Specifications and Maintenance Notes are provided under Storm Water Management Plan and reference within the Declaration of Covenants.

Riparian Buffer Areas (including both New Sapling Plantings and new Shrub Plantings): Riparian Buffer Areas as per the Open Space Management Plan and within the Declaration of Covenants, shall specify encouragement parameters to be followed by the HOA with respect to the planting, maintenance and long term care of the Riparian Buffer Areas.

Existing Wetland Areas: The boundaries and areas of existing Wetland Areas are illustrated on the Open Space Management Plan. As a priority stated within the Declaration of Covenants and listed on the Open Space Management Plan, the existing Wetland Areas are to remain in their natural state and shall not be disturbed, except for the removal of invasive plant species.

Turf Grass Lawn Areas: All turf grass lawn areas associated with the single-family homes, as illustrated on the Open Space Management Plan and described in the Declaration of Covenants, shall be maintained by the individual homeowners on a regular (weekly) basis during the growing season. Further, all turf grass lawn areas associated with the community open space and other Common Facilities shall be mowed on a regular basis (Cuttings once weekly during April 15th to October 15th) by the Homeowners Association.

Meadow Grass Areas: Existing open field meadow grass areas, illustrated on the Open Space Management Plan, shall be maintained in their natural state, or mown as necessary possible. The Meadow mowing shall be done by a professional contractor on a regular (annual) basis during the growing season. Further, all turf grass lawn areas associated with the community open space and other Common Facilities shall be mowed on a regular basis (Cuttings once weekly during April 15th to October 15th) by the Homeowners Association.

Natural Areas: Natural Areas shall have no maintenance encroachment by the Association, with the exception of any maintenance or removal of debris from the walking bridge and/or walking trail.

INVASIVE SPECIES TO BE REMOVED (ETC)

Wetland Areas: Purple Loosestrife, Japanese Knotweed, Reed Canary Grass, Common Reed, Japanese Hops.

Upland Areas: Porcelain Berry, Mile-A-Minute Weed, Privet, Morrow's Honeysuckle, Tatarian Honeysuckle, Autumn Olive, Japanese Barberry, Multiflora Rose, Winged Euonymous, Oriental Bittersweet, Japanese Honeysuckle, Canadian Thistle, Norway Maple, Tree of Heaven, Callery Pear.

RIPARIAN BUFFER MANAGEMENT NOTES:

- All vines and competing vegetation are to be removed from within the shelters.
- A bi-annual herbicide (Rodeo) application is to be applied in early May and early September for 3 years. Spray a 3' foot diameter circle around the planting locations. It is to be applied with a backpack sprayer and according to the manufacturer's recommendations.
- Mowing in the buffer is to occur bi-early to mid-July. If mowing is not used to control invasive species within the buffer, these species will have to be removed manually and chemically.
- The use of herbicides is to be restricted to those chemicals that are registered for use in wetlands, (for wetland areas as well.)
- Netting on the tree shelters is to be removed before the tree seedling emerges from the shelter.
- The tree shelters are to be removed when the tree has reached a 2" caliper.
- Natural regeneration is to be encouraged; therefore, any desirable volunteer seedlings are to be marked with a flag and preserved.
- Deer browse is to be monitored throughout the growing season. Tree guard is to be applied to shrubs and trees (as they emerge from the shelter) as needed.

LEGEND:

- TURF GRASS LAWN AREAS Maintained by individual homeowners See Open Space Narrative
- TURF GRASS LAWN AREAS (Maintained by HOA) See Open Space Narrative
- RIPARIAN BUFFER AREAS New sapling plantings (See General Notes for Riparian Buffer Area on this plan)
- RIPARIAN BUFFER AREAS - New shrub plantings (See General Notes for Riparian Buffer Area on this plan)
- MEADOW GRASS AREAS (Following invasive plant removal and management, the meadow is to be re-seeded with Specified Cool-Season Grass Mix shown on this plan.)
- INFILTRATION BASINS (See Infiltration Notes and Seed Mix on this plan)
- WETLAND AREAS (No Disturbance)
- NATURAL AREAS (No Disturbance)

NOTE: REFER TO "ROSE HOLLOW OPEN SPACE MANAGEMENT PLAN" NARRATIVE DATED 7/1/10 FOR MORE INFORMATION.

GENERAL PLANTING NOTES FOR RIPARIAN BUFFER AREA:

1. All invasive species listed on this plan are to be removed from the proposed Riparian Buffer, Stormwater Infiltration Facilities and Meadow Areas.
2. Spray a 3' foot diameter circle around the planting locations. The proposed planting area is to be sprayed with Rodeo by a "qualified professional" according to manufacturers directions two weeks before planting is to occur.
3. Proposed sapling plantings are to be planted in the spring and laid out in the field, to fill in existing gaps in existing woodland. Proposed shrub plantings are to be planted beneath the existing canopy trees shown on the plan.
4. Saplings are to be planted at approximately 6' on center to facilitate mowing or other maintenance activities.
5. All new plantings are to be watered every week during the first two summer months.
6. All new sapling plantings (except for Amelanchier canadensis and Betula nigra) are to be provided with a 4' High Tubex® standard Treeshelter attached to a 1" x 1" x 60" cedar stake.

   All new shrub plantings are to be protected from deer browse by Treeguard® and Pro-Tec Garlic Sticks. Note: Pro-Tec Garlic Sticks are to be activated by better displacement probe (sold separately). Pro-Tec Garlic Sticks and Treeguard® can be found at: Forestry Suppliers, Inc. 1-800-647-5368
7. The Riparian Buffer is to be on a three (3) year Maintenance Plan as per Township Board of Supervisors Conditions of Approval, dated 6/16/05. See narrative titled "Rose Hollow HOA Open Space Management Plan Narrative" on this plan.
8. The Riparian Buffer plantings are to be guaranteed in kind for the first year (100%) and after 3 years the survivorship is to be seventy percent.
9. Within the Riparian Buffer, mulch is required for all trees that are not shelltered and all shrubs.

REVIS 9-17-10 REV. PER TAPROOT 7-21/30-10 MEMO, AND TOWNSHIP ENGINEER'S LETTER, DATED 9-10-10.
REVIS# 7-28-10 REVISIONS AS PER TWP REVIEW COMMENTS
REVIS 7-1-10 REVISIONS AS PER TWP REVIEW COMMENTS
REVIS 2 1-8-10 REVISIONS AS PER TWP REVIEW COMMENTS

FINAL OPEN SPACE MANAGEMENT PLAN FOR ROSE HOLLOW

LONDON GROVE TWP. CHESTER COUNTY, PA.

ORSATTI ASSOCIATES
PLANNERS - LANDSCAPE ARCHITECTS

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Unionville Professional Center
725 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 363-0200
Fax (610) 363-0600

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Date: 8-14-08
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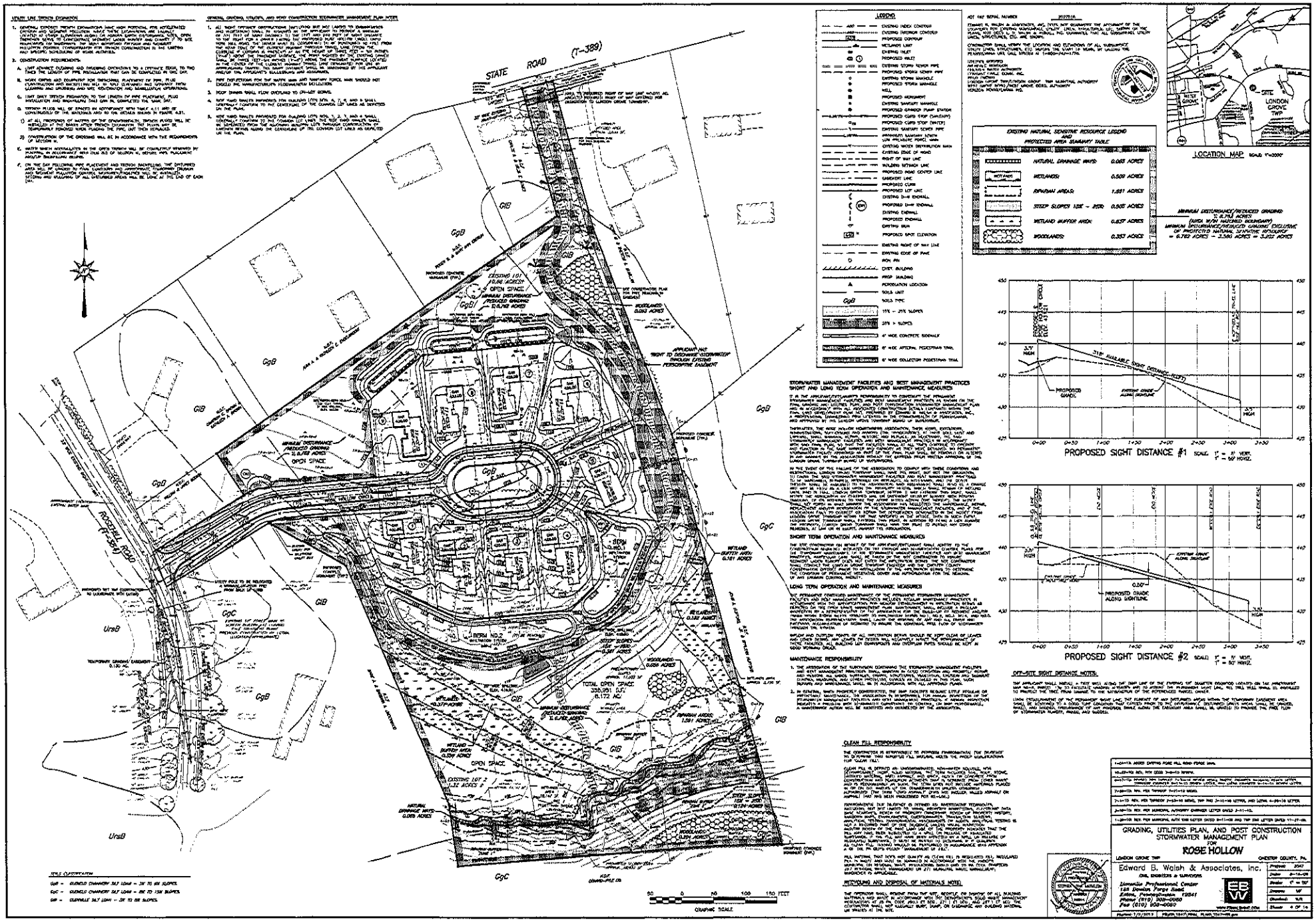

UTILITY LINE TRENCH EXCAVATION

1. GENERALLY EXPOSED TRENCH EXCAVATIONS HAVE HIGH POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION. MAKE THESE EXCAVATIONS ONE WORKDAY (OR LESS) AT OTHER ALTERNATIVE AGREED UPON BY HUMAN EARTH DISTURBANCE. NOTE: OPEN TRENCHES SERVE TO CONCENTRATE SEDIMENT LADEN WATER AND CANNOT BE FILTERED. THEREFORE, THEY MUST BE PROTECTED AND PUMPED DISCHARGES MUST BE FILTERED. NOTIFY CONSTRUCTION INSPECTION FOR FILTRATION COORDINATION IN THE EARTHWORK SEQUENCING OF WORK ACTIVITIES.

2. CONSTRUCTION REQUIREMENTS:

A. LIMIT ADVANCE EXCAVATION AND TRENCHING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.

B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING SHALL BE SUFFICIENTLY AND ADVANCED FROM CLEARING AND GRUBBING AND SITE RESTORATION AND REHABILITATION OPERATIONS.

C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.

D. TRENCH PLUGS SHALL BE EFFECTIVE IN ACCORDANCE WITH TABLE 4.11 AND BE CONTINUOUSLY OF THE MATERIALS LISTED IN THE DETAILS SHOWN IN FIGURE 4.81.

1) AT ALL PROPOSED CY WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE SHORE AFTER TRENCH EXCAVATION THAT PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE UNIT THEN REPLACED.

2) CONSTRUCTION OF THE CROSSING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 16.

E. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE CONSTANTLY REMOVED BY PUMPING IN ACCORDANCE WITH ITEM #10 OF SECTION 16, DEPOSIT PIPE PLACEMENT AND/OR BACKFILLING BELOW.

F. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATELY TOPSOILED, SEEDED AND MULCHED. EROSION CONTROL MEASURES/FACILITIES WILL BE INSTALLED, MAINTAINED AND WORKING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH DAY.

GENERAL GRADING, UTILITY, AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NOTES

1. ALL RIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 10' FROM THE RIGHT OF WAY DISTANCE TO THE EARTH AND FREE PORTION OF THE ROAD. THIS SHALL BE FOR A DISTANCE WITHIN THE SIGHT DISTANCE LINES FROM THE CENTERLINE OF THE INTERSECTING ROAD AND THE DRIVEWAY THROUGH TRAVEL LANE FROM THE CENTERLINE OF DRIVEWAY A MINIMUM OF 8' PER HEIGHT OF DRIVER EYES - 10' PERPENDICULAR TO THE TRAVELWAY SURFACE. THE RIGHT ADJACENT TO THE EXISTING LANES SHALL BE THREE TEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED AT THE CENTER OF THE LANE(S) NEAREST THERETO. LANE DESIGNATED FOR USE BY APPLICANT'S PERMITS. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNEES.

2. PIPE DEFLECTIONS FOR SAN WASTE MAIN AND SANITARY SEWER MAIN SHOULD NOT EXCEED PIPE MANUFACTURER'S RECOMMENDATION SPECIFICATIONS.

3. ROOF DRAINS SHALL FLOW OVERLAND TO ON-LOT SWALES.

4. ROOF YARD INLETS PROVIDED FOR BUILDING LOTS NOS. 2, 7, 8, AND 9 SHALL GENERALLY CONFORM TO THE CONTOURS OF THE COMMON LOT LINES AS DEPICTED ON THE PLAN.

5. SIDE YARD INLETS PROVIDED FOR BUILDING LOTS NOS. 1, 3, 4, AND 5 SHALL GENERALLY CONFORM TO THE CONTOURS OF THE COMMON LOT LINES AS DEPICTED ON THE PLAN.

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED CONTOUR
- WETLAND LIMIT
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- WELL
- PROPOSED MONUMENT
- EXISTING SANITARY MANHOLE
- PROPOSED GRINDER PUMP STATION
- PROPOSED CURB STOP (SANITARY)
- PROPOSED CURB STOP (WATER)
- EXISTING SANITARY SEWER MAIN
- LOW PRESSURE FORCE MAIN
- EXISTING WATER DISTRIBUTION MAIN
- EXISTING EDGE OF WOOD
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- PROPOSED HOME CENTER LINE
- EASEMENT LINE
- PROPOSED CURB
- PROPOSED LOT LINE
- EXISTING 5-FOOT ENDWALL
- PROPOSED 5-FOOT ENDWALL
- EXISTING ENDWALL
- PROPOSED ENDWALL
- EXISTING RIPRAP
- PROPOSED SPOT ELEVATION
- EXISTING RIGHT OF WAY LINE
- EXISTING EDGE OF PAVE
- IRON PIN
- EXIST. BUILDING
- PROP. BUILDING
- PERCOLATION LOCATION
- SOILS UNIT
- SOILS TYPE
- 15% – 25% SLOPES
- 25% + SLOPES
- 4' WIDE CONCRETE SIDEWALK
- 6' WIDE ARTERIAL PEDESTRIAN TRAIL
- 6' WIDE COLLECTOR PEDESTRIAN TRAIL

SOILS CLASSIFICATION

GgB – GLENGLO CHANNERY SILT LOAM – 3% TO 8% SLOPES.
GgC – GLENGLO CHANNERY SILT LOAM – 8% TO 15% SLOPES.
GIB – GLENVILLE SILT LOAM – 3% TO 8% SLOPES.

AOT 1167 SERIAL NUMBER 20220715

EDWARD B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPROPRIATE UTILITY LINES, STRUCTURES, ETC. AS 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 APPROVED
AS NEWLY INSTALLED
PUBLIC WATER AUTHORITY
PUBLIC SEWER AUTHORITY
STORMWATER FACILITIES
PRIVATE FACILITIES
LONDON GROVE TOWNSHIP/MUNICIPAL AUTHORITY
WEST GROVE BOROUGH/BOROUGH AUTHORITY
KENNETT TOWNSHIP/SEWER AUTHORITY

LOCATION MAP SCALE: 1"=2000'

EXISTING NATURAL SENSITIVE RESOURCE LEGEND AND PROTECTED AREA SUMMARY TABLE

NATURAL DRAINAGE WAYS:	0.083 ACRES
WETLANDS:	0.509 ACRES
RIPARIAN AREAS:	1.591 ACRES
STEEP SLOPES 15% – 25%:	0.505 ACRES
WETLAND BUFFER AREA:	0.837 ACRES
WOODLANDS:	0.353 ACRES

MINIMUM DISTURBANCE/REDUCED GRADING
= 6.774 ACRES
(WITH W/IN NATURES BOUNDARY)
MINIMUM DISTURBANCE/REDUCED GRADING EXCLUSIVE OF PROTECTED NATURAL SENSITIVE RESOURCE
= 6.782 ACRES – 3.360 ACRES = 3.422 ACRES

STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES SHORT AND LONG TERM OPERATION AND MAINTENANCE MEASURES

IT IS THE APPLICANT/DEVELOPER'S RESPONSIBILITY TO CONSTRUCT THE PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES AS SHOWN ON THE FINAL GRADING AND UTILITIES PLAN, AND NOTE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND AS IN ACCORDANCE WITH ANY ASSOCIATED CONSTRUCTION CONTRACTS WITHIN THE FINAL SUBDIVISION/LAND DEVELOPMENT PLANS NOT PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., AS APPLICABLE, AND ALL OTHER APPLICABLE ORDINANCES, REGULATIONS, AND STANDARDS, AND APPROVED BY THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS.

THEREAFTER, THE ROSE HOLLOW HOMEOWNERS ASSOCIATION, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS (THE "GRANTORS") AT THEIR SOLE COST AND EXPENSE, SHALL MAINTAIN, REPAIR, AND REPLACE ALL STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES MAINTENANCE AGREEMENT AND THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES EASEMENT AGREEMENT, AND ANY AMENDMENTS THERETO, AND THE APPROVED FINAL SUBDIVISION/LAND DEVELOPMENT PLANS, AS APPLICABLE, AND ALL OTHER APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND STANDARDS, AND APPROVED BY THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS. THE GRANTORS SHALL NOT MODIFY, REMOVE OR ALTER THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES IN ANY MANNER SO THAT THEY ARE NOT IN COMPLIANCE WITH THE APPROVED FINAL SUBDIVISION/LAND DEVELOPMENT PLANS, AS AMENDED, UNLESS APPROVED BY THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS.

IN THE EVENT OF THE FAILURE OF THE ASSOCIATION TO COMPLY WITH THESE CONDITIONS AND THE MAINTENANCE AGREEMENT, THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS OR ITS AUTHORIZED AGENTS MAY ENTER UPON THE PROPERTY AND TAKE SUCH ACTIONS AS ARE NECESSARY TO CURE THE FAILURE, INCLUDING REPAIRING OR REPLACING ALL STRUCTURES AND FACILITIES, GRADING, PLANTING OR REPLANTING THE SAME IN ACCORDANCE WITH STANDARDS OF THE LONDON GROVE TOWNSHIP ORDINANCES, AND ASSESSING ALL COSTS OF THE SAME TO THE ASSOCIATION. FAILURE TO CORRECT THE DEFICIENCIES WITHIN 30 DAYS OF WRITTEN NOTICE FROM THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS SHALL BE A VIOLATION OF THIS ORDINANCE. IN THE EVENT THAT THE DEFICIENCIES CANNOT BE CORRECTED WITHIN 30 DAYS, THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS SHALL NOTIFY THE ASSOCIATION IN WRITING OF THE ADDITIONAL TIME ALLOWED TO CORRECT THE DEFICIENCIES. SUCH NOTICE SHALL INDICATE THE REASONS FOR THE EXTENSION OF TIME. IN NO EVENT SHALL THE EXTENSION OF TIME EXCEED 90 DAYS FROM THE DATE OF THE ORIGINAL NOTICE, UNLESS FURTHER EXTENDED BY THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS. IN THE EVENT THAT THE DEFICIENCIES ARE NOT CORRECTED WITHIN THE TIME ALLOWED OR ANY EXTENSION THEREOF, THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS MAY, BUT SHALL NOT BE OBLIGATED TO, CURE THE DEFICIENCIES. THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS MAY ALSO, BUT SHALL NOT BE OBLIGATED TO, REVOKE ANY SUBDIVISION OR LAND DEVELOPMENT APPROVAL OR PERMIT UNTIL SUCH TIME AS THE DEFICIENCIES HAVE BEEN CORRECTED.

SHORT TERM OPERATION AND MAINTENANCE MEASURES

THE SITE CONSTRUCTION ON BEHALF OF THE APPLICANT/DEVELOPMENT SHALL ADHERE TO THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES AS SHOWN ON THE STORMWATER MANAGEMENT PLANS. THE STORMWATER MANAGEMENT FACILITIES NOT IN USE MANAGEMENT TECHNIQUES SHALL BE IMPLEMENTED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY SHALL ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES ARE INSPECTED AND MAINTAINED AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL PLAN. THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY SHALL ENSURE THE CONDITION OF PERMANENT VEGETATIVE COVER AND AUTHORIZATION FOR THE REMOVAL OF ANY EMERGENCY BYPASS PROVISIONS.

LONG TERM OPERATION AND MAINTENANCE MEASURES

THE STORMWATER CONTAINED MAINTENANCE OF THE APPROVED STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES INCLUDES REGULAR MAINTENANCE INSPECTIONS OF THE FACILITIES AND BEST MANAGEMENT PRACTICES AS SHOWN ON THE STORMWATER MANAGEMENT PLANS AND AS REQUIRED BY THE STORMWATER MANAGEMENT AGREEMENT. THE STORMWATER MANAGEMENT AGREEMENT SHALL BE RECORDED WITH THE FINAL SUBDIVISION/LAND DEVELOPMENT PLANS. THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES SHALL BE INSPECTED ANNUALLY AND AFTER EVERY STORM EVENT EXCEEDING 1.0 INCH OF PRECIPITATION. REPAIRS SHALL BE MADE AS NECESSARY. THE ASSOCIATION RESPONSIBILITIES SHALL INCLUDE THE RETENTION OF ANY AND ALL RECORDS AND THE TRANSFER OF THESE RECORDS TO ANY NEW OWNER OF THE PROPERTY. THE STORMWATER MANAGEMENT FACILITIES SHALL BE OPERATED TO ENSURE THEY REMAIN FUNCTIONAL.

WHERE LONG TERM MAINTENANCE OF ALL INFILTRATION DEVICES SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS, AND MEASURES TO PREVENT WILL ADEQUATELY REDUCE THE PERFORMANCE OF THESE FACILITIES. ALL BUILDING DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.

MAINTENANCE RESPONSIBILITY

1. THE OPERATION OF THE SUBDIVISION CONTAINING THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION, WHICH SHALL INCLUDE ALL SWALES, WATERWAYS, INLETS, STRUCTURES, VEGETATION, EQUIPMENT AND EASEMENTS AS SHOWN ON THE PLANS AND AS DESCRIBED IN THE OPERATION AND MAINTENANCE AGREEMENT. ALL REPAIRS AND MAINTENANCE SHALL BE IN ACCORDANCE WITH ALL APPROVED PLANS.

2. AN EQUITABLE, WHICH PROPERTY OWNERS FEE, OR OTHER FACILITIES TO ENSURE LONG TERM OPERATION, MAINTENANCE, AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES SHALL BE ESTABLISHED BY THE ASSOCIATION. THE ASSOCIATION SHALL ANNUALLY ASSESS EACH PROPERTY OWNER'S PROPORTIONATE SHARE OF THE COSTS AND ESTABLISH A PROCESS WITH STORMWATER EXPENDITURES OR CONTROL, ON SAME PROPORTIONATE BASIS. A MAINTENANCE ACTION WILL BE IDENTIFIED AND DOCUMENTED BY THE ASSOCIATION.

CLEAN FILL RESPONSIBILITY

THE CONTRACTOR IS ENTIRELY/SOLELY TO PERFORM ENVIRONMENTAL DUE DILIGENCE TO ASCERTAIN THAT IMPORTED FILL MATERIAL MEETS THE PROPER QUALIFICATIONS FOR CLEAN FILL.

CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WASTE INDUSTRIAL NON-WATER SOLUBLE, AND NON-HAZARDOUS SOLID MATERIAL CONSISTING OF SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATED AND/OR PROCESSED TO REMOVE METAL, WOOD, PAPER AND PLASTIC AND WHICH IS SUITABLE FOR USE AS FILL MATERIAL IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND WHICH DOES NOT CONTAIN WASTE OR REGULATED SUBSTANCES AND IS NOT REGULATED UNDER THE SOLID WASTE MANAGEMENT ACT (SWMA), ACT 97 OF 1980, AS AMENDED, OR REGULATIONS PROMULGATED THEREUNDER. CLEAN FILL DOES NOT INCLUDE SOLID WASTE, INFECTIOUS AND CHEMOTHERAPEUTIC WASTE, HAZARDOUS WASTE, HAZARDOUS SUBSTANCES, TOXIC SUBSTANCES, RADIOACTIVE WASTE, MUNICIPAL WASTE, RESIDUAL WASTE, PROCESSED SCRAP AND BROKEN CONCRETE, MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATION TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, HISTORICAL USAGE INVESTIGATIONS, ENVIRONMENTAL ASSESSMENTS, INTERVIEWS WITH OWNERS, OPERATORS, OCCUPANTS, NEIGHBORS AND AUTHORITIES REGARDING POTENTIAL FOR RELEASES OF HAZARDOUS SUBSTANCES. TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION INDICATES THE POSSIBILITY OF A RELEASE. IF VISUAL INSPECTION INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF HAZARDOUS SUBSTANCES, IT SHOULD BE TESTED TO DETERMINE IF A RELEASE OF HAZARDOUS SUBSTANCES, IF ANY, HAS OCCURRED. IF QUALIFIED PROFESSIONAL ENGINEER OR GEOLOGIST DETERMINES THAT TESTING IS NOT NECESSARY, NO TESTING IS REQUIRED.

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS. ON SITE MANAGEMENT OF REGULATED FILL MAY BE ALLOWED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE SOLID WASTE MANAGEMENT ACT 97 MUNICIPAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT REGULATIONS AS APPLICABLE.

RECYCLING AND DISPOSAL OF MATERIALS NOTE:

THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH ALL DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1-260.4a AND 271.101-271.1004, AND ACT 97 OF 1980. THE CONTRACTOR SHALL NOT VOLUNTARILY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

PROPOSED SIGHT DISTANCE #1 SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

PROPOSED SIGHT DISTANCE #2 SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

OFF-SITE SIGHT DISTANCE NOTES:

THE APPLICANT SHALL INSTALL A TREE WELL ALONG THE FRONT LINE OF THE EXISTING 36" DIAMETER DECIDUOUS LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF ROSEHILL ROAD AND STATE ROAD. THE PERMANENT LIGHT POLE WILL BE INSTALLED TO PROTECT THE TREE FROM DAMAGE TO THE SATISFACTION OF THE REFERENCED PARCEL OWNER.

LONDON ESTABLISHMENT OF THE PERMANENT SIGHT LINE, THAT ELEMENT OF ANY DISTURBED AREAS WITHIN THE STORMWATER EASEMENT AREA SHALL BE ACCEPTED TO A GOOD TURF CONDITION THAT EXISTED PRIOR TO THE DISTURBANCE. DISTURBED LANDS SHALL BE GRADED, SEEDED, MULCHED, FERTILIZED AND WATERED. REMOVAL OF ANY OBSTRUCTIONS SHALL ALONG THE EASEMENT AREA SHALL BE GRADED TO PROVIDE THE FREE FLOW OF STORMWATER RUNOFF, MANNER, AND SURFACE.

1-4-2013: ADDED EXISTING ROSE HILL ROAD STAGE MAPS.	
10-22-12: REV. PER LDSD 3-6-12 REVIEW.	
2-6-12: REVISED PER PLANNING REVIEW LETTER DATED 1-31-12, LANDSCAPE REVIEW LETTER DATED 1-30-12, LONDON GROVE TOWNSHIP ENGINEER REVIEW LETTER DATED 1-31-12, AND LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS REVIEW LETTER DATED 2-1-12.	
7-6-11: REV. PER TOWNSHIP 5-13-11 REVIEW.	
7-1-11: REV. PER TOWNSHIP 3-23-11 REVIEW, TWP PRE 3-11-11 LETTER, AND LDTWA 4-26-11 LETTER.	
5-4-11: REV. PER MUNICIPAL AUTHORITY ENGINEER LETTER DATED 3-11-11.	
1-4-11: REV. PER MUNICIPAL AUTH. 9-28-10 LETTER DATED 9-1-10 AND TWP ENG LETTER DATED 11-27-09.	

GRADING, UTILITIES PLAN, AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
FOR
ROSE HOLLOW

LONDON GROVE TWP. CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Llanerch Professional Center
158 Doreen Forge Road
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Phone (610) 903-0060
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Project:	3067
Date:	9-14-09
Scale:	1" = 50'
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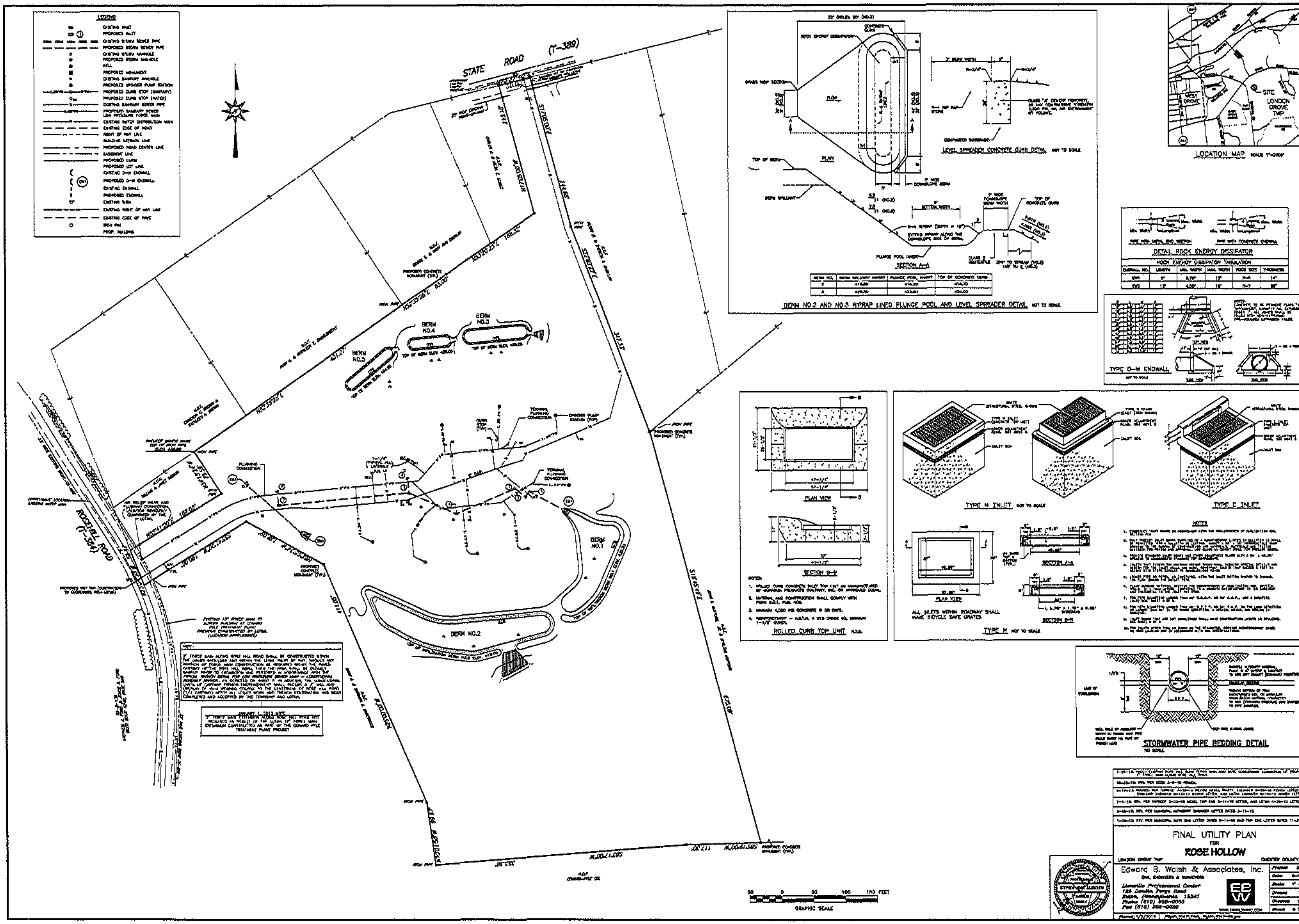
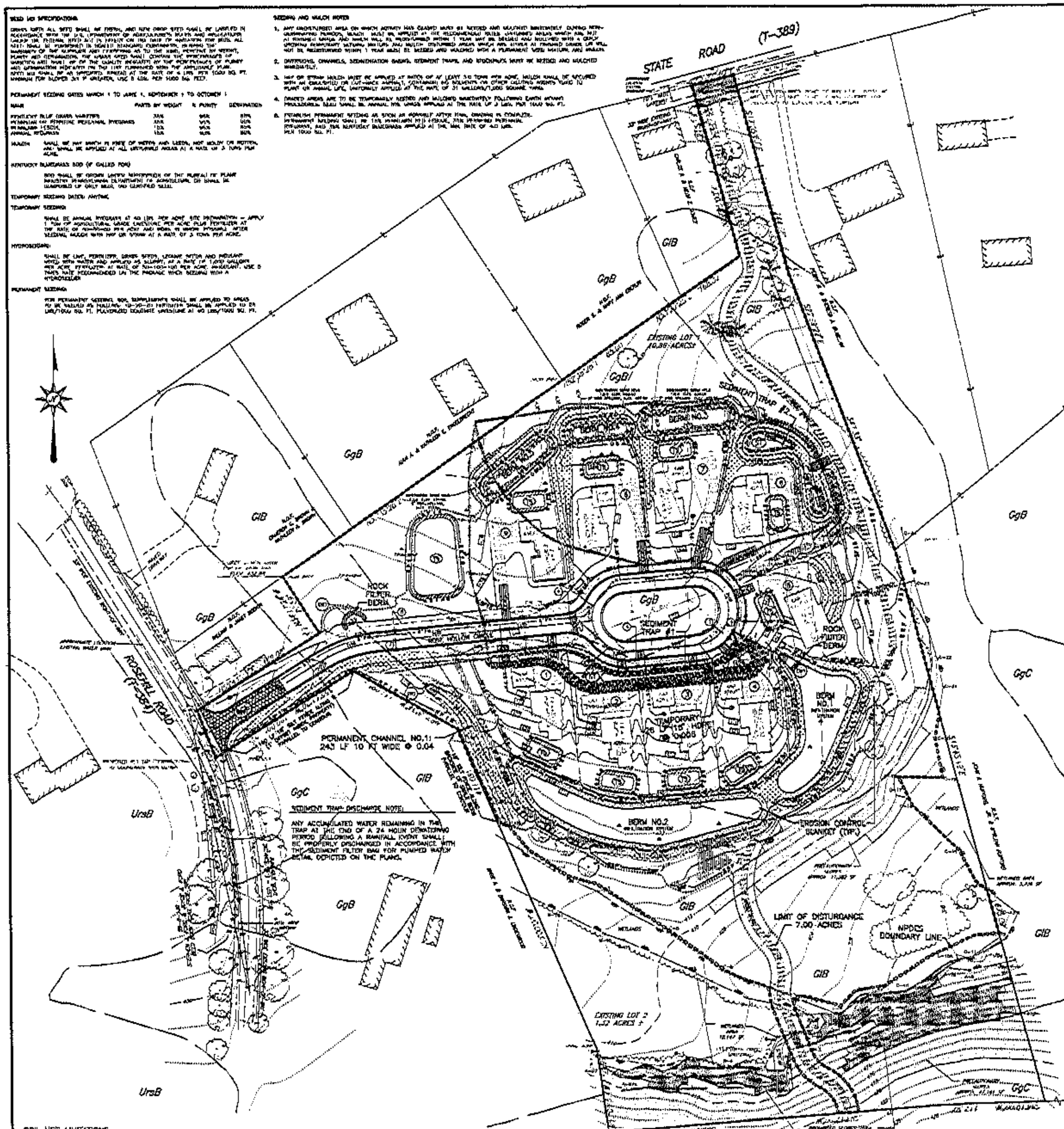
Sheet:	4 OF 14

Plotted: 1/31/2013 | P:\PLANS\3067\PRELIM\3067PRELIM.dwg


LEGEND
STATE ROAD (T-389)
ROSEHILL ROAD (T-364)
BERM NO.1
BERM NO.2
BERM NO.3
BERM NO.4
BERM NO.5
BERM NO.2 AND NO.3 RIPRAP LINED PLUNGE POOL AND LEVEL SPREADER DETAIL NOT TO SCALE
LEVEL SPREADER CONCRETE CURB DETAIL NOT TO SCALE
PLAN
SECTION A-A
LOCATION MAP
SITE
LONDON GROVE TWP
DETAIL ROCK ENERGY DISSIPATOR
ROCK ENERGY DISSIPATOR TABULATION
TYPE D-W ENDWALL
PLAN VIEW
SECTION B-B
ROLLED CURB TOP UNIT N.T.S.
TYPE M INLET NOT TO SCALE
TYPE C INLET
TYPE M NOT TO SCALE
SECTION A-A
SECTION B-B
ALL INLETS WITHIN ROADWAY SHALL HAVE BICYCLE SAFE GRATES
NOTES
STORMWATER PIPE BEDDING DETAIL
NO SCALE
GRAPHIC SCALE
FINAL UTILITY PLAN
FOR
ROSE HOLLOW
LONDON GROVE TWP
CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.



SEED AND SPECIFICATIONS

SEEDING AND MULCH NOTES

SEDIMENT TRAP DISCHARGE NOTE:

ANY ACCUMULATED WATER REMAINING IN THE TRAP AT THE END OF A 24 HOUR DEWATERING PERIOD FOLLOWING A RAINFALL EVENT SHALL BE PROPERLY DISCHARGED IN ACCORDANCE WITH THE SEDIMENT FILTER BAG FOR PUMPED WATER DETAIL DEPICTED ON THE PLANS.

CONSTRUCTION SEQUENCE

TYPICAL ON-LOT CONSTRUCTION SEQUENCE

EROSION AND SEDIMENTATION CONTROL NOTES

LOCATION MAP

EROSION AND SEDIMENTATION CONTROL NOTES (CONTINUED)

RECEIVING WATERSHED DESIGNATION

UNNAMED TRIBUTARY TO EAST BRANCH WHITE CLAY CREEK, CWF - COLD WEATHER FISHES WATERSHED

NOTE:

STORMWATER BMPS (INFILTRATION BERMS) CONSTRUCTION OVERSIGHT AND PROJECT CLOSURE NOTES:

EROSION & SEDIMENTATION CONTROL LEGEND

LEGEND

SOIL USE LIMITATIONS

GRAPHIC SCALE

LIMIT OF DISTURBANCE AREA = 7.00 ACRES

WATERSHED / SUB-BASIN: EAST BRANCH OF THE CHESTER CREEK

PA DEP CHAPTER 93 STREAM CLASSIFICATION IS CWF

FINAL EROSION AND SEDIMENTATION CONTROL PLAN

FOR

ROSE HOLLOW

LONDON GROVE TWP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.

CIVIL ENGINEERS & SURVEYORS

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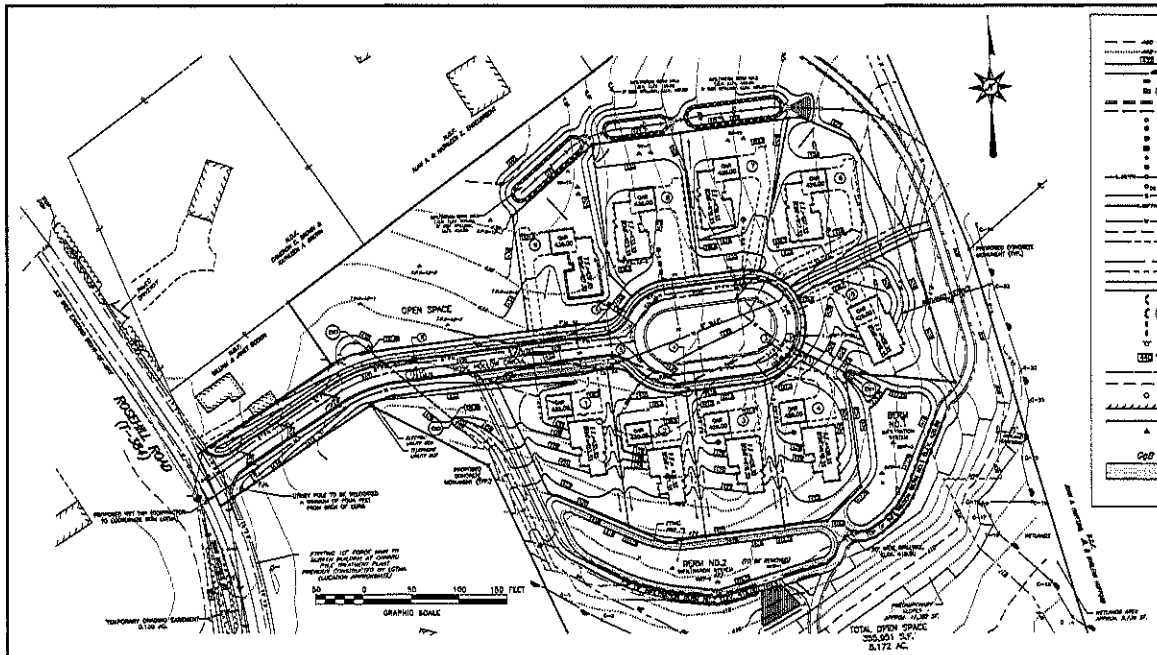
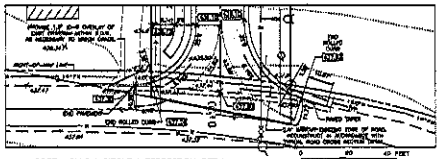
Sheet 6 OF 14

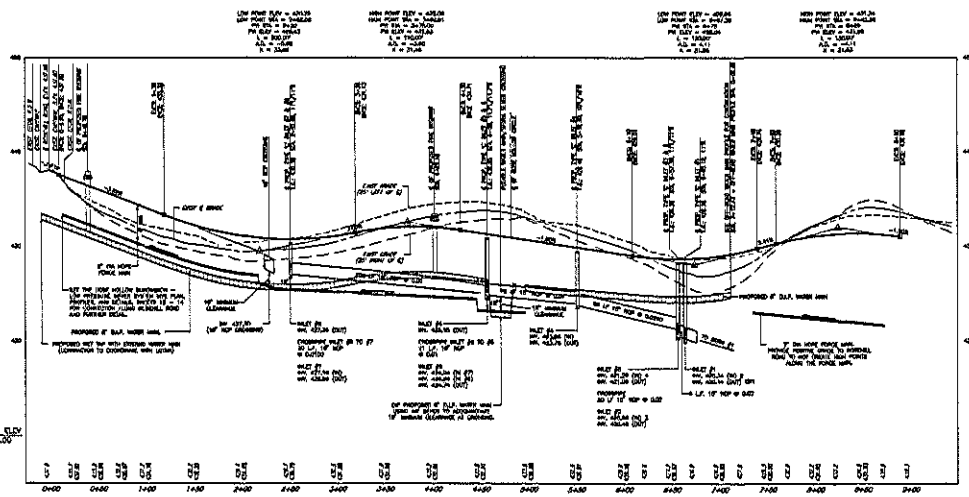


ROSE HOLLOW CIRCLE — PLAN VIEW SCALE: 1"=50'

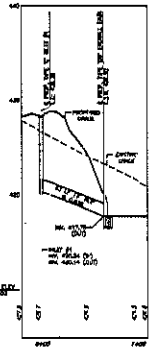
TOTAL DITCH SPACE
355,951 S.F.
8.172 AC.



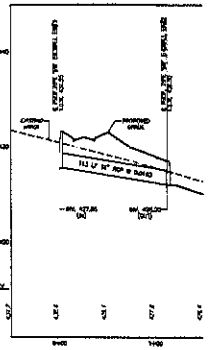
ROSE HOLLOW CIRCLE INTERSECTION DETAIL SCALE: 1" = 50'



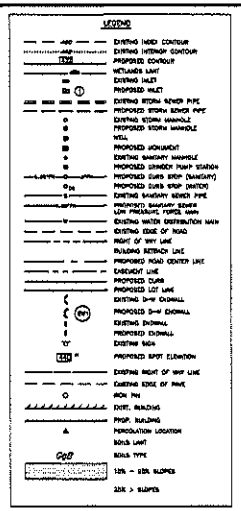
ROSE HOLLOW CIRCLE PROFILE SCALE: 1" = 50' HORIZ.

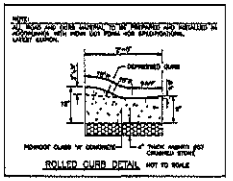


IC1 TO EW1 SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

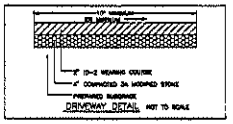


EW3 TO EW2 SCALE: 1" = 5' VERT. 1" = 50' HORIZ.

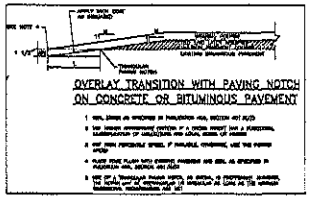




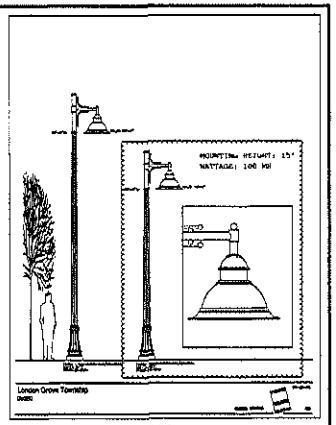
ROLLED CURB DETAIL NOT TO SCALE



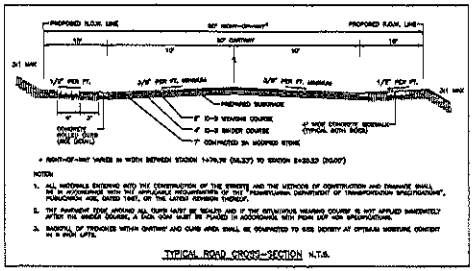
DRIVEWAY DETAIL NOT TO SCALE



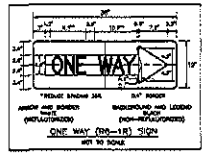
OVERLAY TRANSITION WITH PAVING NOTCH ON CONCRETE OR BITUMINOUS PAVEMENT



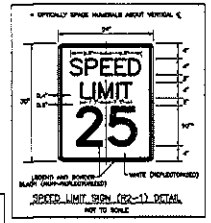
STREET LIGHT DETAIL NOT TO SCALE



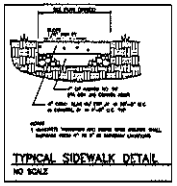
TYPICAL ROAD CROSS-SECTION N.T.S.



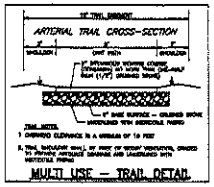
ONE WAY (R6-1R) SIGN NOT TO SCALE



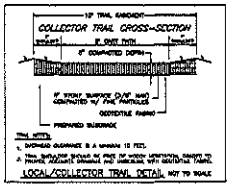
SPEED LIMIT SIGN (R2-1) DETAIL NOT TO SCALE



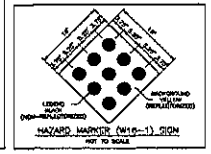
TYPICAL SIDEWALK DETAIL NO SCALE



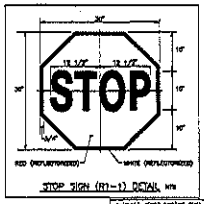
MULTI USE — TRAIL DETAIL



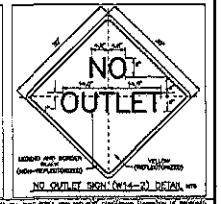
LOCAL/COLLECTOR TRAIL DETAIL NOT TO SCALE



HAZARD MARKER (W16-1) SIGN NOT TO SCALE



STOP SIGN (R1-1) DETAIL NTS



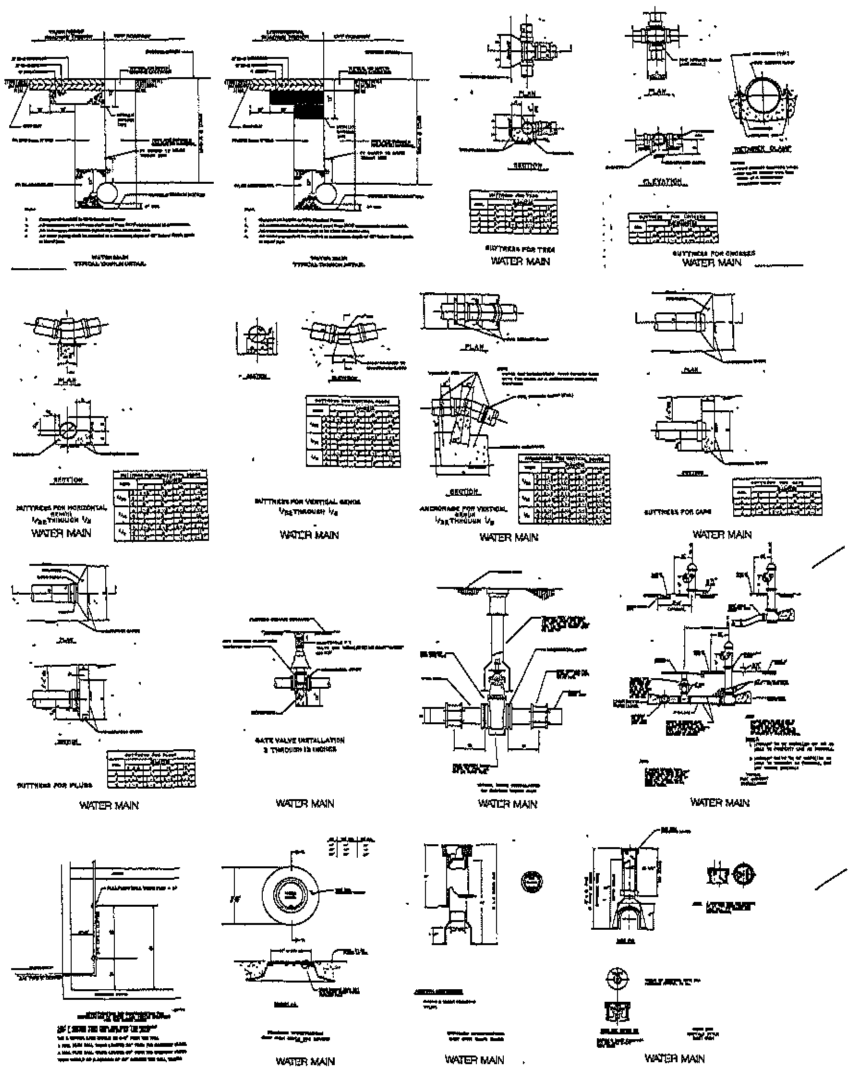
NO OUTLET SIGN (W14-2) DETAIL NTS

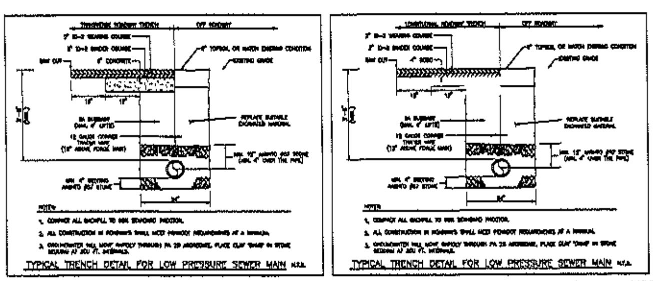
FINAL PROFILE AND DETAIL SHEET
FOR
ROSE HOLLOW

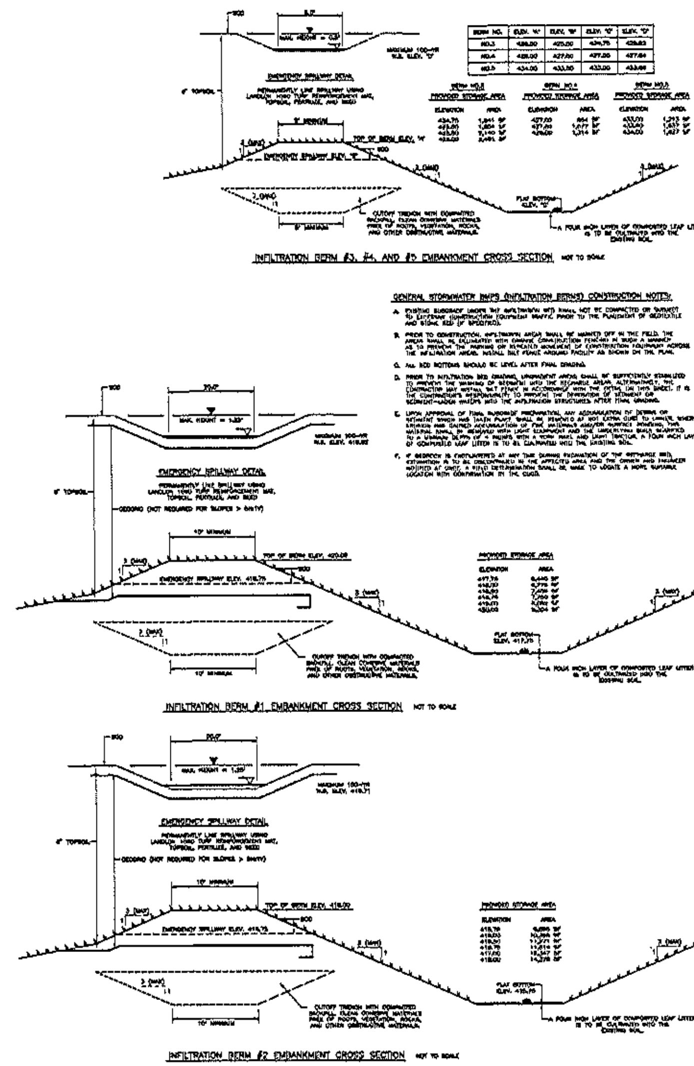
LONDON GROVE TWP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Limerick Professional Center
138 Deekle Forge Road
Limerick, Pennsylvania 19441
Phone: (610) 903-0300
Fax: (610) 903-0360

Project	ROSE
Date	5-11-06
Scale	1" = 50'
Drawn	MF
Checked	EBW
Sheet	7 OF 14

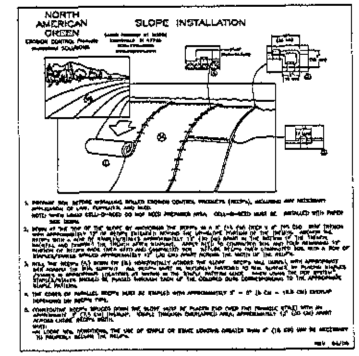


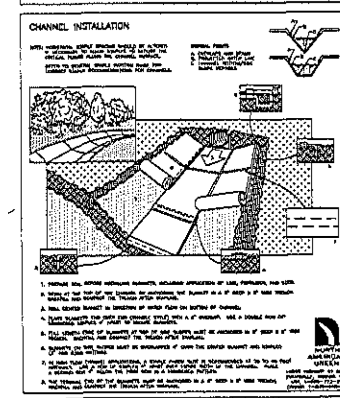




INFILTRATION BERM CONSTRUCTION SEQUENCE:

GENERAL STORMWATER BMPS (INFILTRATION BERMS) CONSTRUCTION NOTES:





SEE THE *ROSE HOLLOW SUBDIVISION – LOW PRESSURE SEWER SYSTEM PLAN SET*, SHEETS 12 THROUGH 14 OF 14, FOR INDIVIDUAL SANITARY SEWER SERVICE ON–LOT GRINDER PUMP AND FORCE MAIN DETAILS.

ALL WATER MAIN AND SANITARY SEWER SYSTEM CONSTRUCTION TO BE IN ACCORDANCE WITH THE *LONDON GROVE TOWNSHIP MUNICIPAL AUTHORITY, CHESTER COUNTY, PENNSYLVANIA, STANDARD SPECIFICATIONS AND DETAILS FOR WATER MAINS AND SANITARY SEWERS, DATED SEPTEMBER 8, 1999,* AND AS MAY BE CURRENTLY AMENDED.

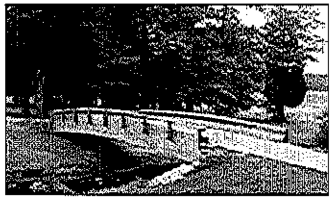
OFF-SITE DRIVEWAY RESTORATION NOTES:

FORCE MAIN TRENCH RESTORATION NOTE ALONG ROSE HILL ROAD:

FINAL DETAIL SHEET
FOR
ROSE HOLLOW

LONDON GROVE TWP — CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

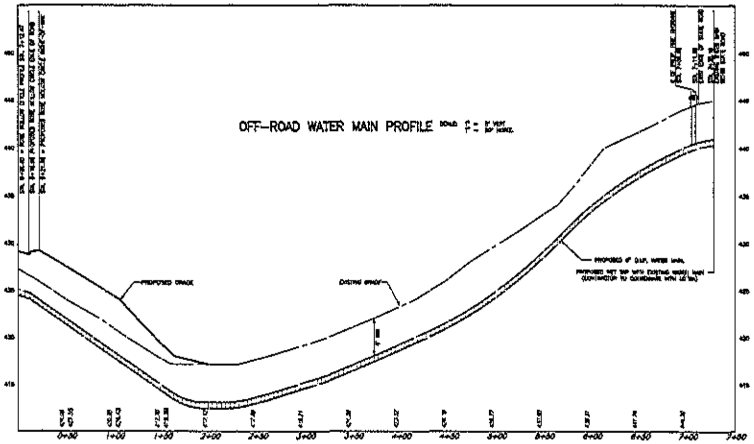


SPECIFICATIONS FOR THE STANDARD FAIRWAY BRIDGE (8' WIDE x 24' LONG)

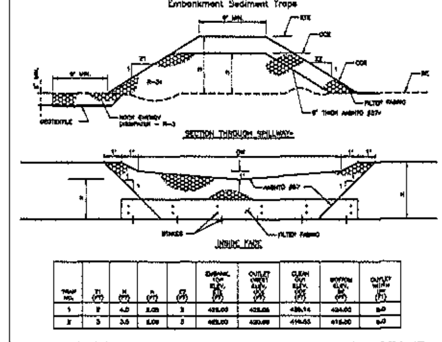
SPECIFICATIONS FOR MEADOW ESTABLISHMENT IN INFILTRATION BERMS

INSTALLATION PROCEDURES

MANAGEMENT PROCEDURES

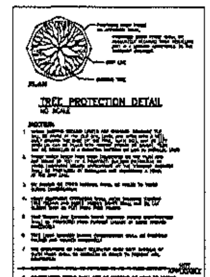


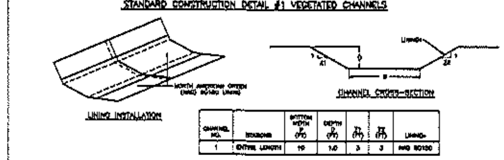
INFILTRATION SEED MIX

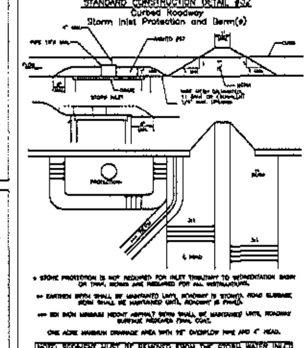


SEDIMENT TRAP CONSTRUCTION SEQUENCE

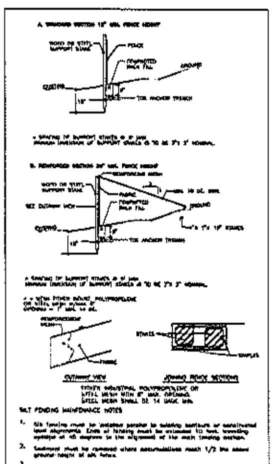
SEDIMENT TRAP REMOVAL SEQUENCE

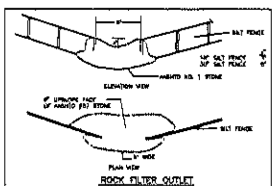


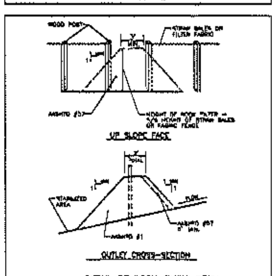


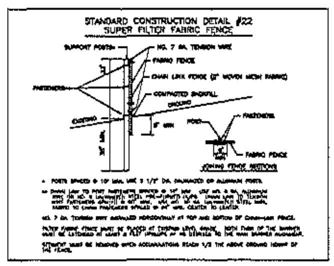


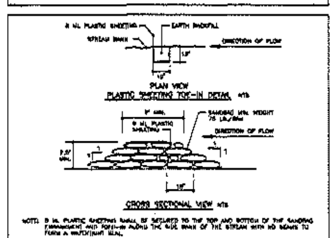
NOTE: SEDIMENT MUST BE REMOVED FROM THE STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT

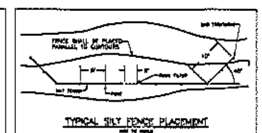


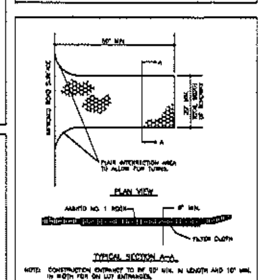


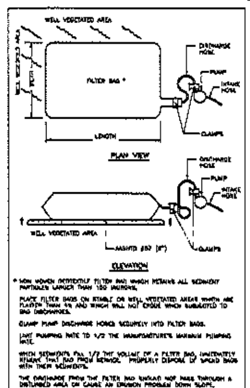












SOIL USE LIMITATIONS AND RESOLUTIONS

FINAL DETAIL SHEET

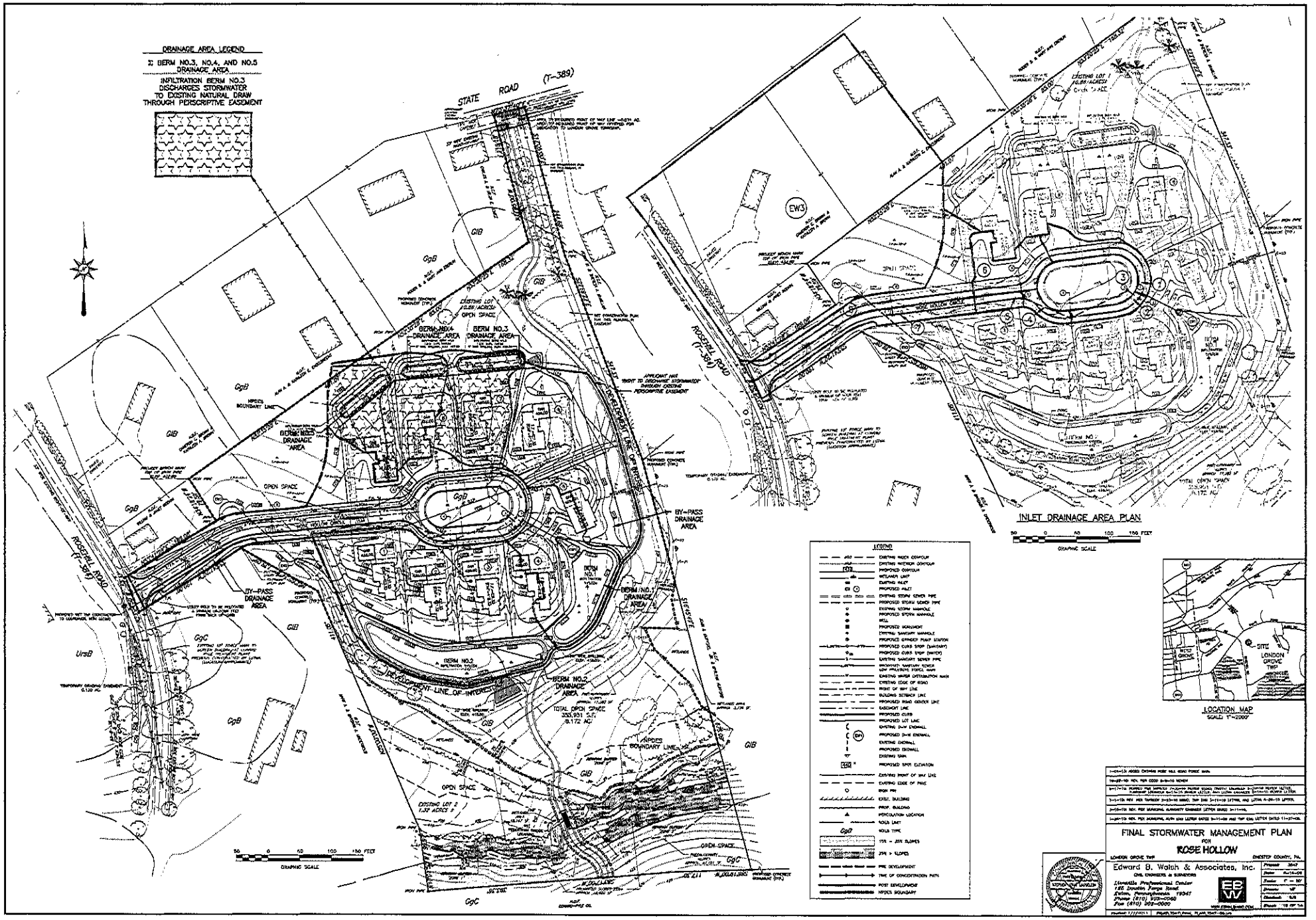
FOR

ROSE HOLLOW

LONDON GROVE TWP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080

Project	2047
Date	5-14-09
Scale	1" = 50'
Sheet	9 OF 14


DRAINAGE AREA LEGEND
BERM NO.3, NO.4, AND NO.5 DRAINAGE AREA
INFILTRATION BERM NO.3 DISCHARGES STORMWATER TO EXISTING NATURAL DRAW THROUGH PERSCRIPTIVE EASEMENT
STATE ROAD (T-389)
ROSEMILL ROAD (T-364)
BERM NO.4 DRAINAGE AREA
BERM NO.3 DRAINAGE AREA
BERM NO.5 DRAINAGE AREA
BERM NO.2 DRAINAGE AREA
BERM NO.1 DRAINAGE AREA
BY-PASS DRAINAGE AREA
BY-PASS DRAINAGE AREA
EXISTING LOT 1 4.58± ACRES± OPEN SPACE
EXISTING LOT 2 1.32 ACRES ±
TOTAL OPEN SPACE 353,951 S.F. 8.172 AC.
APPLICANT HAS RIGHT TO DISCHARGE STORMWATER THROUGH EXISTING PERSCRIPTIVE EASEMENT
PROPOSED LOT OF RECORD LINE OF PRESENT DEVELOPMENT
LIMIT OF DISTURBANCE
APPROX. BOUNDARY LINE
WETLANDS
OPEN SPACE
GraphIc Scale
50 0 50 100 150 FEET
INLET DRAINAGE AREA PLAN
LEGEND
EXISTING ROCK CONTOUR
EXISTING INTERVAL CONTOUR
PROPOSED CONTOUR
WETLANDS LIMIT
EXISTING INLET
PROPOSED INLET
EXISTING STORM SEWER PIPE
PROPOSED STORM SEWER PIPE
EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE
WELL
PROPOSED MONUMENT
EXISTING SANITARY MANHOLE
PROPOSED EFFLUENT PUMP STATION
PROPOSED CURB STOP (SANITARY)
PROPOSED CURB STOP (WATER)
EXISTING SANITARY SEWER PIPE
PROPOSED SANITARY SEWER LOW PRESSURE FORCE MAIN
EXISTING WATER DISTRIBUTION MAIN
EXISTING EDGE OF ROAD
RIGHT OF WAY LINE
BUILDING SETBACK LINE
PROPOSED ROAD CENTER LINE
EASEMENT LINE
PROPOSED CURB
PROPOSED LOT LINE
EXISTING 2:1 ENDWALL
PROPOSED 2:1 ENDWALL
EXISTING ENDWALL
PROPOSED ENDWALL
EXISTING SIGN
PROPOSED SPOT ELEVATION
EXISTING RIGHT OF WAY LINE
EXISTING EDGE OF PAVE
IRON PIN
EXIST. BUILDING
PROP. BUILDING
PERCOLATION LOCATION
SOILS LIMIT
SOILS TYPE
15% - 25% SLOPES
25% > SLOPES
PRE DEVELOPMENT
TIME OF CONCENTRATION PATH
POST DEVELOPMENT
APPROX. BOUNDARY
LOCATION MAP
SCALE: 1"=2000'
SITE
LONDON GROVE TWP.
FINAL STORMWATER MANAGEMENT PLAN
FOR
ROSE HOLLOW
LONDON GROVE TWP. CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Llewellyn Professional Center
185 London Ferry Road
Exton, Pennsylvania 19341
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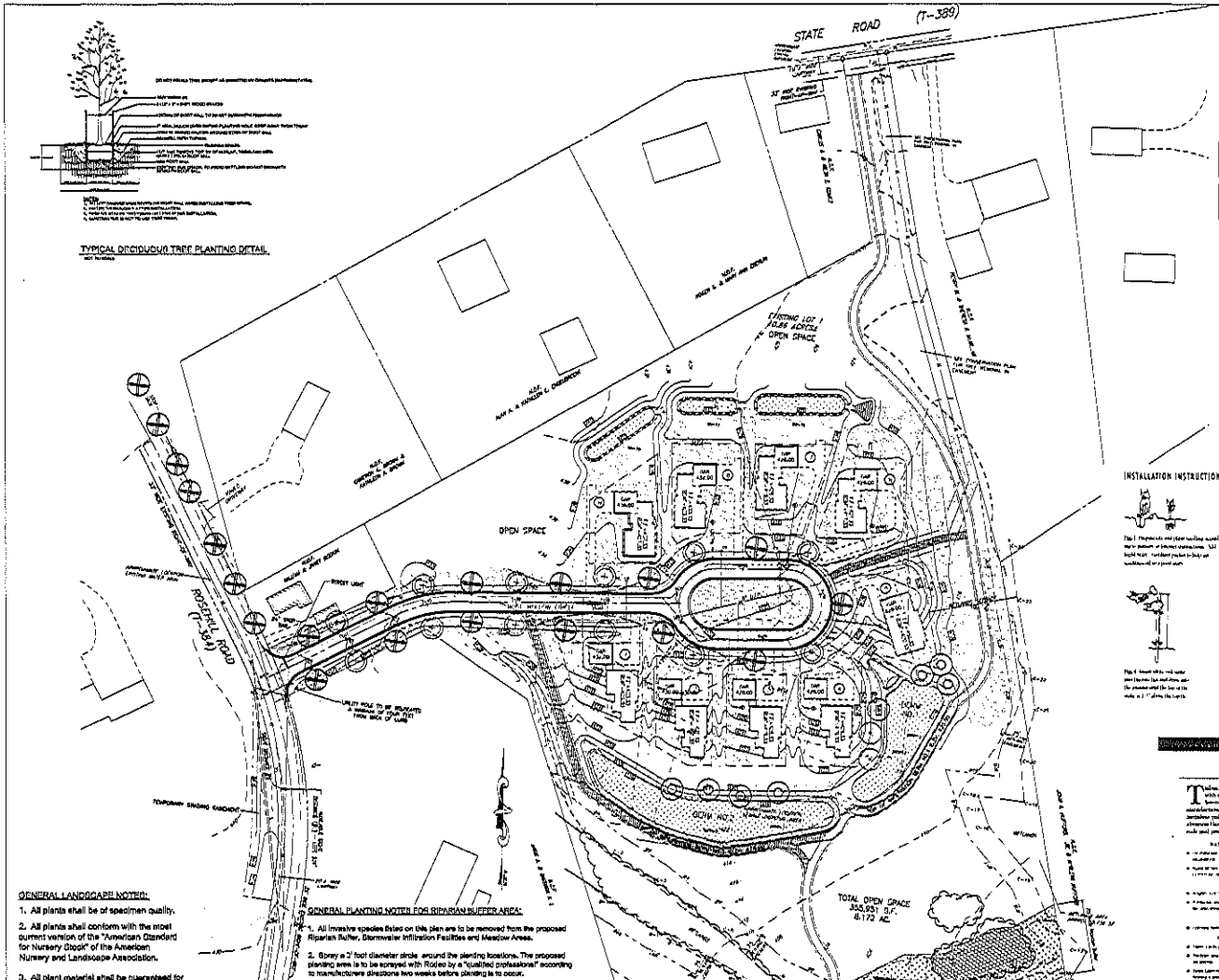
EBW



TYPICAL DECIDUOUS TREE PLANTING DETAIL

PLANT SCHEDULE

Quantity	Symbol	Botanical name	Common name	Planting Size
3		Quercus phellos	Willow Oak	4-4½" cal., 10-12' ht., B&B
7		Platanus occidentalis	American Sycamore	3-3½" cal., 16-18' ht., B&B
12		Tilia americana	American Linden	2½-3" cal., 12-14' ht., B&B
24		Cercis canadensis	Red Bud	6-8' Ht., B&B
20,931 sq.ft.		Seeded Lawn Area		
49,000 sq.ft.		Seeded Lawn Area		

NOTE!! ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED AND RESEEDED. CONTRACTOR IS TO VERIFY SEEDING QUANTITY PRIOR TO BID.

RIPARIAN BUFFER AREA (APPROX. 33,194 SQ.FT.)
TREES PLACED AT 6' O.C. (33,194 / 0.03*) = 996 TREES
*CALCULATION BASED ON ESTIMATING AND PLANTING CHART FOUND IN PINELANDS NURSERY 2003 CATALOG.

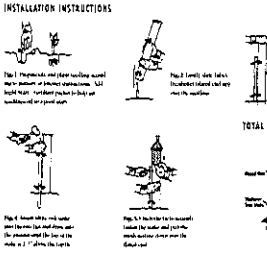
RIPARIAN BUFFER AREA (APPROX. 5,450 SQ.FT. BENEATH EXISTING CANOPY))
SHRUBS PLACED AT 6' O.C. (5,450 / 0.03*) = 194 SHRUBS
*CALCULATION BASED ON ESTIMATING AND PLANTING CHART FOUND IN PINELANDS NURSERY 2003 CATALOG.

PLANT SCHEDULE FOR RIPARIAN BUFFER

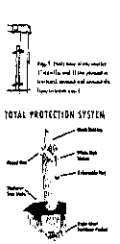
Quantity	Symbol	Botanical name	Common name	Wetland Status / Indicator Code	Planting Size*
28		Acer rubrum	Red Maple	FAC	50% Cont., 2" ea. x 8' Grow, 5' spacing
75		Acer saccharum	Sugar Maple	FACU	50% Cont., 2" ea. x 8' Grow, 5' spacing
50		Acer saccharinum	Silver Maple	FACW	50% Cont., 2" ea. x 8' Grow, 5' spacing
40		Amelanchier canadensis *	Shadbush *	FAC	50% Cont., 2" ea. x 8' Grow, 5' spacing
65		Betula nigra	River Birch	FACW	50% Cont., 2" ea. x 8' Grow, 5' spacing
45		Betula lenta	Sweet Birch	FACU	50% Cont., 2" ea. x 8' Grow, 5' spacing
45		Carya cordiformis	Bitternut Hickory	FACU	50% Cont., 2" ea. x 8' Grow, 5' spacing
75		Fagus grandifolia	Wild Hops	FACU	50% Cont., 2" ea. x 8' Grow, 5' spacing
70		Liriodendron tulipifera	Tulip Poplar	FACU	50% Cont., 2" ea. x 8' Grow, 5' spacing
45		Nyssa sylvatica	Black Gum	FAC	50% Cont., 2" ea. x 8' Grow, 5' spacing
45		Robinia pseudoacacia	Black Locust	FACW	50% Cont., 2" ea. x 8' Grow, 5' spacing
60		Quercus palustris	Pin Oak	FACW	50% Cont., 2" ea. x 8' Grow, 5' spacing
60		Quercus rubra	Northern Red Oak	FACU	50% Cont., 2" ea. x 8' Grow, 5' spacing
75		Salix nigra *	Black Willow *	FACW	50% Cont., 2" ea. x 8' Grow, 5' spacing
28		Sassafras albidum	Sassafras	FACU	50% Cont., 2" ea. x 8' Grow, 5' spacing
45		Cornus amomum	Silky Dogwood	FACW	75 Cont., 18-24" ht., 6' spacing
28		Viburnum lentago	Nannyberry	FAC	45 Cont., 18-24" ht., 6' spacing
45		Viburnum dentatum	Arrowwood Viburnum	FAC	75 Cont., 18-24" ht., 6' spacing
45		Viburnum prunifolium	Blackhaw Viburnum	FACU	75 Cont., 18-24" ht., 6' spacing

* THESE TWO (2) SPECIES ARE TO BE PROCURED WITH TUBEGUARD AND PRO-TEC GARLIC STICKS, ON MATCHING SIZE ABOVE. OUTBOARD NATIVE PLANT NURSERY 717-626-2160

INSTALLATION INSTRUCTIONS



TOTAL PROTECTION SYSTEM



INFILTRATION BASIN MIX

GRASSES, SEDGES AND RUSHES (50%)

Botanic Name	Common Name	Wetland Code	Weight Percent
Andropogon gerardii	Big Bluestem	FAC	10.00%
Carex lurida	Sallow Sedge	FACW	5.00%
Carex scoparia	Blunt Broomsedge	FACW	5.00%
Juncus effusus	Soft Rush	FACW+	5.00%
Elymus riparius	Riverbank Wild Rye	FACU+	5.00%
Panicum clandestinum	Deertongue	FACW+	5.00%
Panicum virgatum	Switch Grass	FAC+	10.00%
Schizachyrium scoparium	Little Bluestem	FACU	5.00%
Sorghastrum nutans	Indian Grass	FACU	5.00%

FORBS (50%)

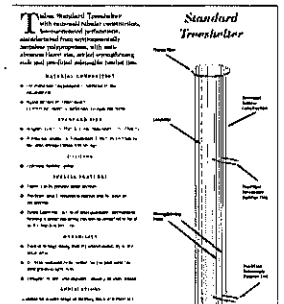
Botanic Name	Common Name	Wetland Code	Weight Percent
Asclepias incarnata	Swamp Milkweed	OBL	2.00%
Symphyotrichum novae-angliae	New England Aster	FACW+	4.00%
Symphyotrichum pilosum var. pilosum	Frost Aster	FAC	2.00%
Verbena hastata	Blue Vervain	FACW	2.00%
Bidens frondosa	Beggar Ticks	FACW+	2.00%
Eupatorium fistulosum	Joe-Pye weed	FACW	2.00%
Eupatorium perfoliatum	Common Boneset	FACW+	2.00%
Helenium autumnale	Sneezeweed	FACW	2.00%
Helianthus angustifolius	Swamp Sunflower	FAC	2.00%
Helianthus giganteus	Giant Sunflower	FACW	2.00%
Iris versicolor	Blue Flag Iris	OBL	2.00%
Lobelia cardinalis	Cardinal Flower	FACW+	2.00%
Lobelia siphilitica	Great Blue Lobelia	FACW+	2.00%
Monarda fistulosa	Wild Bergamot	UPL	2.00%
Penstemon digitalis	Beard Tongue	FAC	2.00%
Pycnanthemum virginianum	Virginia Mountain Mint	FAC	2.00%
Rudbeckia hirta	Black Eyed Susan	FACU+	2.00%
Verbena hastata	Blue Vervain	FACW+	2.00%
Vernonia noveboracensis	New York Ironweed	FACW+	2.00%

* Seeds are very small - request that they be packed separately and added into the seed mix

Substitutions are to be made by the designer only
Seeding Rate 15 lbs (maximum) per acre or 1/3 lb to 1/2 pound (minimum) per 1000 sq. ft
Kentucky bluegrass/ryegrass annuals
Native Plant Conservation Seed Blend 717-322-5333 Ware E264336-4191 Pat

Compiled by James L. Fuqueron Taproot Native Design, LLC

Product Specification



Arbortec

INVASIVE SPECIES TO BE REMOVED LIST:

Wetland Areas: Purple Loosestrife, Japanese Knotweed, Reed Canary Grass, Common Reed, Japanese Hops.

Upland Areas: Porcelain Berry, Mile-A-Minute Weed, Privet, Morrow's Honeysuckle, Tartarian Honeysuckle, Autumn Olive, Japanese Barberry, Multiflora Rose, Winged Euonymous, Oriental Bittersweet, Japanese Honeysuckle, Canadian Thistle, Norway Maple, Tree of Heaven, Callery Pear.

GENERAL LANDSCAPE NOTES:

1. All plants shall be of specimen quality.
2. All plants shall conform with the most current version of the "American Standard for Nursery Stock" of the American Nursery and Landscape Association.
3. All plant material shall be guaranteed for a period of One (1) Year as per Zoning Ordinance.
4. Location of all underground utilities shall be verified and marked in the field, prior to any digging operations.
5. All trees (not in shelters) shall be provided with a 3" deep saucer, consisting of shredded Oak bark mulch. All shrub beds shall be provided with a 3" deep layer of shredded Oak bark mulch.
(See Riparian Buffer General Notes #9 for mulching notes.)
6. All plants shall be thoroughly watered by the Contractor at least three (3) times (in the absence of natural rainfall), prior to acceptance of planting by the Owner.
7. All trees and shrubs shall be inspected and approved by the Landscape Architect, prior to planting. All plant material shall be laid out in the field by the Landscape Architect prior to installation.

GENERAL PLANTING NOTES FOR RIPARIAN BUFFER AREA:

1. All invasive species listed on this plan are to be removed from the proposed Riparian Buffer, Stormwater Infiltration Facilities and Meadow Areas.
2. Spray a 3' foot diameter circle around the planting locations. The proposed planting area is to be sprayed with Rodeo by a "qualified professional" according to manufacturers directions two weeks before planting is to occur.
3. Proposed sapling plantings are to be planted in the spring and laid out in the field, to fill in existing gaps in existing woodland. Proposed shrub plantings are to be planted beneath the existing canopy trees shown on the plan.
4. Saplings are to be planted at approximately 6' on center to facilitate mowing or other maintenance activities.
5. All new plantings are to be watered every week during the first few summer months.
6. All new sapling plantings (except for Amelanchier canadensis and Salix nigra) are to be provided with a 6' high Tubex® standard Treeshelter attached to a 1" x 1" x 60" oak stake.
All new shrub plantings are to be protected from deer browse by Treeguard® and Pro-Tec Garlic Sticks. Note: Pro-Tec Garlic Sticks are to be activated by water displacement probe (sold separately). Pro-Tec Garlic Sticks and Treeguard ® can be found at: Forestry Suppliers, Inc. 1-800-647-5368
7. The Riparian Buffer is to be on a three (3) year Maintenance Plant as per Township Board of Supervisors Conditions of Approval, dated 9/10/05. See narrative titled "Rose Hollow HOA Open Space Management Plan Narrative".
8. The Riparian Buffer plantings are to be guaranteed in kind for the first year (100%) and after 3 years the survivorship is to be seventy percent.
9. Within the Riparian Buffer, mulch is required for all trees that are not sheltered and all shrubs.

OTHER NOTES:
1. THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. SEE SHEET 9 FOR INFILTRATION SEED MIX SPECIFICATIONS AND INSTALLATION PROCEDURES.
3. THE RIPARIAN BUFFER SHALL BE INSTALLED BY THE DEVELOPER BEFORE ANY SITE DISTURBANCE OCCURS.

ORSATTI ASSOCIATES
PLANNERS ▫ LANDSCAPE ARCHITECTS

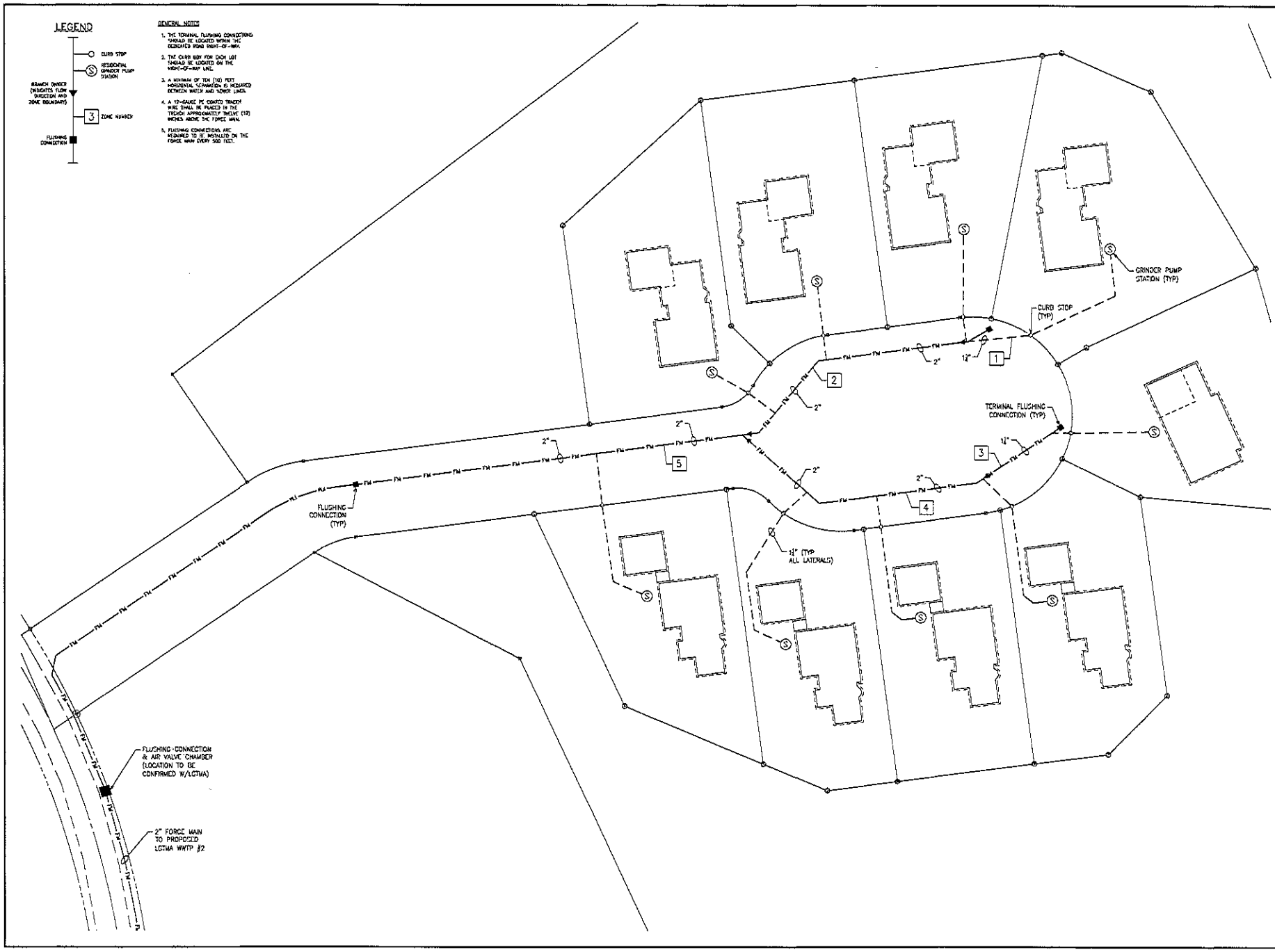
REVISED 9-17-10 REV. PER TAPROOT 7-21/30-10 MEMO, AND TOWNSHIP ENGINEER LETTER, DATED 9-10-10
REVISED 7-26-10 REVISIONS AS PER TWP REVIEW COMMENTS
REVISED 7-1-10 REVISIONS AS PER TWP REVIEW COMMENTS
REVISED 1-4-10 REVISIONS AS PER TWP REVIEW COMMENTS

FINAL LANDSCAPE PLAN
FOR
ROSE HOLLOW

LONDON GROVE TWP. CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Limerick Professional Center
138 Deerfield Forge Road
Pottstown, Pennsylvania 19464
Phone (610) 323-0260
Fax (610) 903-0880

Project: 2007
Date: 9-14-09
Scale: 1" = 50'
Drawn:
Checked:
Sheet: 11 OF 34



DRAWN BY: BDK

CHECKED BY: DRH

SCALE: 1" = 20'

LONDON GROVE & PART, CHESTER N/A

ROSE HOLLOW SUBDIVISION
LOW PRESSURE SEWER SYSTEM

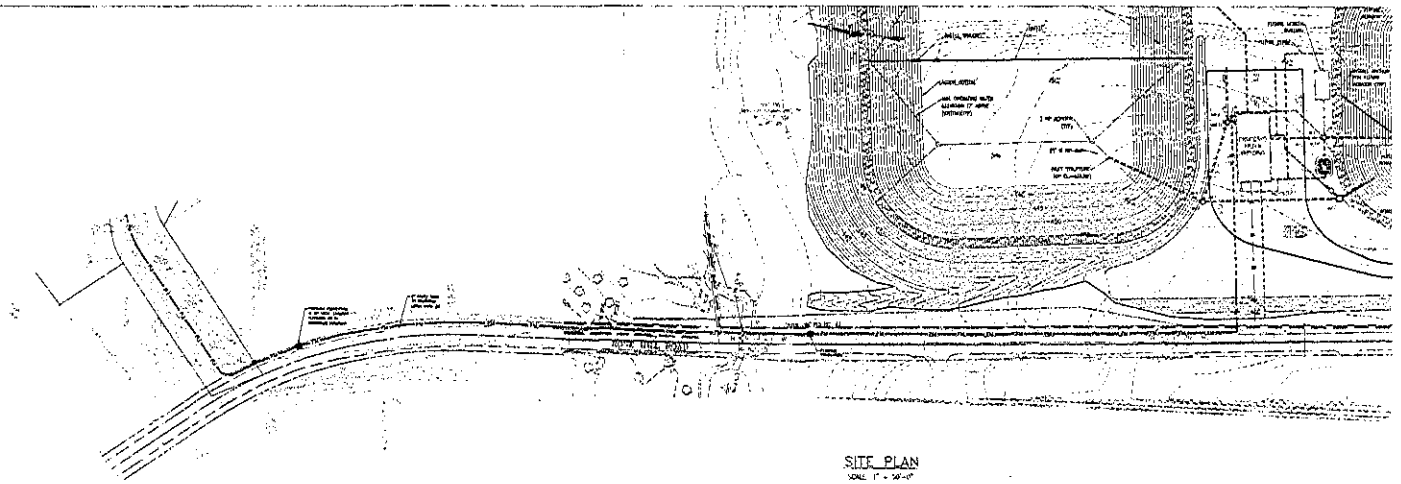
GRINDER PUMPS SITE PLAN

PROJECT #: 1356-04-150

DATE: 12/9/2010

SHEET: 12 of 14

DRAWING: N/A



SITE PLAN

SCALE: 1" = 50'-0"

GENERAL NOTES:

PLAN INFORMATION SHOWN ON THIS PLAN SHEET OBTAINED IN PART FROM SITE PLANS PROVIDED BY THE TOWNSHIP ENGINEER. FINAL LOCATION AND METHOD OF CONNECTION TO THE LOTMA FORCE MAIN SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.

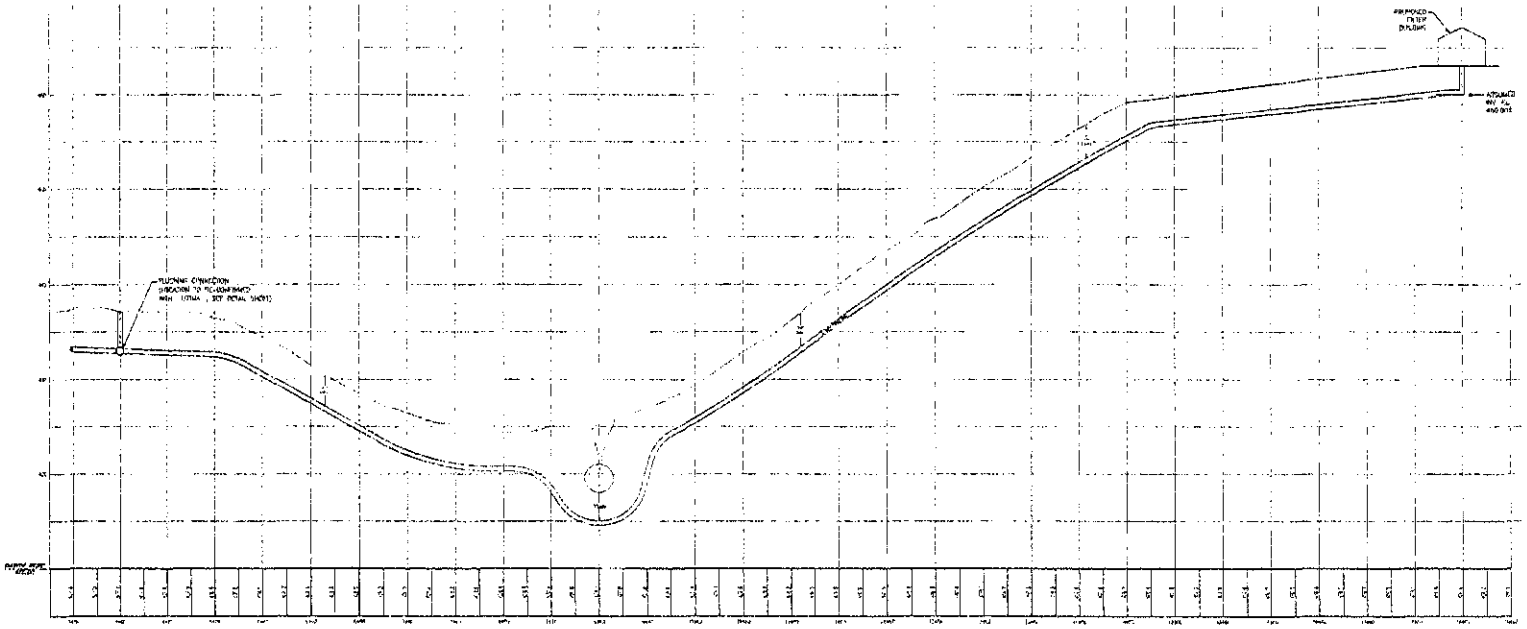
THE CONTRACTOR MAY USE OPEN TRENCH OR DIRECTIONAL BORING METHODS TO INSTALL THE FORCEMAIN ALONG ROSE HILL ROAD.

THE FORCE MAIN UNDER THE STREAM CHANNEL SHALL BE INSTALLED UTILIZING DIRECTIONAL DRILLING.

THE FORCE MAIN UNDER THE STREAM SHALL BE A MINIMUM OF THREE (3) FEET BELOW THE BOTTOM OF THE STREAM CHANNEL, UNLESS ROCK IS ENCOUNTERED AT WHICH A MINIMUM OF FIVE (5) FEET SHALL BE MAINTAINED.

A STREAM CROSSING PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION OF THE FORCE MAIN ACROSS THE CHANNEL.

JANUARY 3, 2023 NOTE:
2" FORCE MAIN EXTENSION ALONG ROSE HILL ROAD NOT REQUIRED AS RESULT OF THE LOTMA 10" FORCE MAIN EXTENSION CONSTRUCTED AS PART OF THE CONARD PYLE TREATMENT PLANT PROJECT



PROFILE

SCALE: 1" = 5'-0"

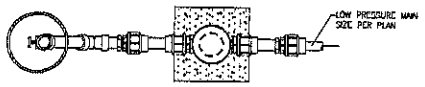
DRAWN BY: BDK
CHECKED BY: DRH
SCALE: AS NOTED

LONDON GROVE
CHESTER
PENNSYLVANIA

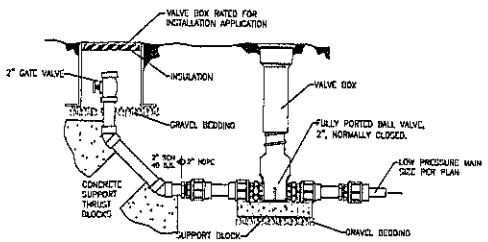
FOSE MAN PROFILE IN ROSE HILL ROAD

FOSE MOLLOW SUBDIVISION
LOW PRESSURE SEWER SYSTEM

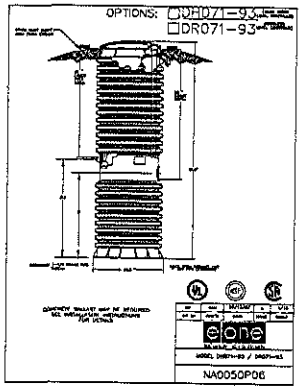
PROJECT #: 1358-04-150
DATE: 12/9/2010
SHEET: 13 OF 14
DRAWING: N/A

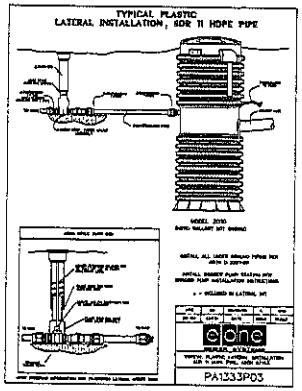


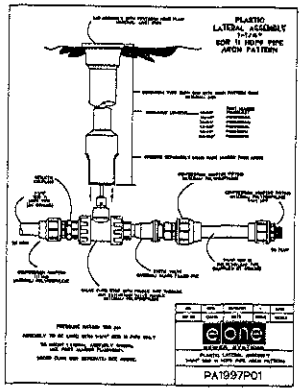
PLAN VIEW
NO SCALE

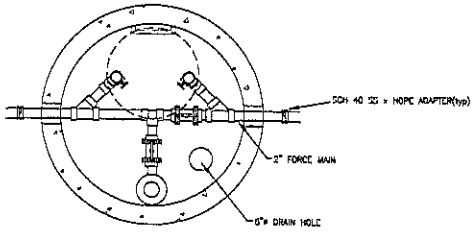


TYPICAL TERMINAL FLUSHING CONNECTION
NO SCALE

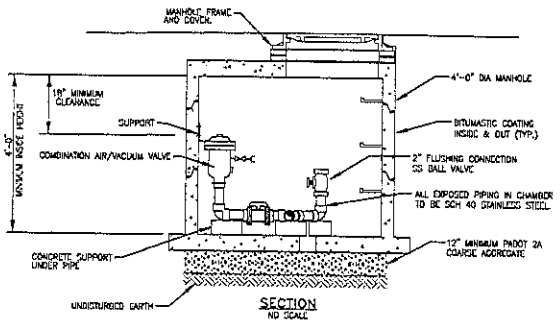






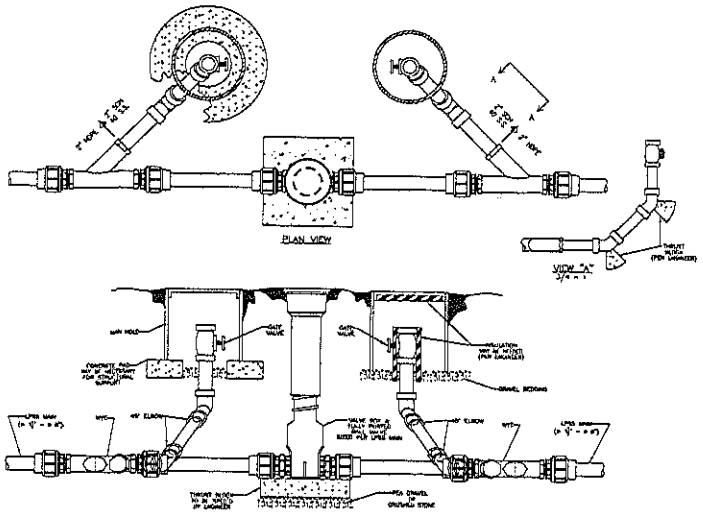


PLAN VIEW
NO SCALE

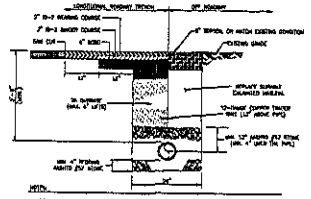


SECTION
NO SCALE

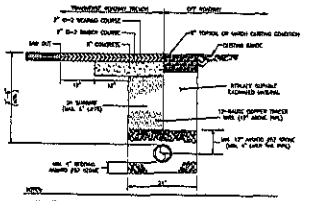
FLUSHING CONNECTION &
AIR/VACUUM VALVE CHAMBER



TYPICAL FLUSHING CONNECTION ON LPSS MAIN



TYPICAL TRENCH DETAIL FOR LOW PRESSURE SEWER MAIN N.T.S.



TYPICAL TRENCH DETAIL FOR LOW PRESSURE SEWER MAIN N.T.S.

1	12/9/09	BDK	ROGER

DRAWN BY: BDK
CHECKED BY: DRH
SCALE: AS NOTED

LONDON GROVE
CHESTER
N/A

ROSE HOLLOW SUBDIVISION
LOW PRESSURE SEWER SYSTEM
DETAILS

PROJECT #: 1356-04-150
DATE: 12/9/2009
SHEET: 14 of 14
DRAWING: N/A