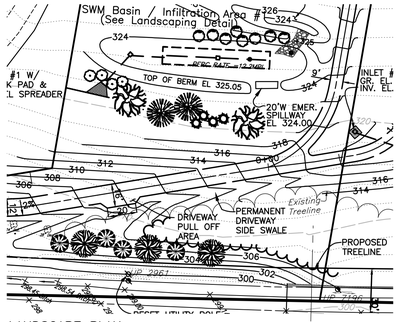
LEGEND

- R-O-W (EXISTING)
- R-O-W (ULTIMATE)
- TRACT BOUNDARY
- GREENWAY LIMITS
- BUILDING SETBACK
- EASEMENT
- ADJOINER
- EXISTING ROADWAY
- EXISTING DRIVEWAY
- EXISTING CENTERLINE
- SOIL BOUNDARY
- 348 EXISTING MINOR CONTOUR
- 350 EXISTING MAJOR CONTOUR
- Ex. 15" HDPE EXISTING STORM SEWER
- UP 7195 EXISTING UTILITY POLE
- GAS EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER
- EXISTING BUILDING
- EXISTING WALL
- EXISTING TREELINE
- EXISTING TREE
- Exist Well EXISTING WELL
- PH6 PERC HOLE (PASSED)
- TP# 7-27-3 TEST PIT
- IRON PIPE (F&H) EXISTING MONUMENTATION
- PROPOSED CONTOUR
- +350 PROPOSED SPOT ELEVATION
- PROPOSED WELL
- PROPOSED STORM SEWER
- PROPOSED LEVEL SPREADER
- PROPOSED INFILTRATION
- PROPOSED SANITARY SEWER
- PROPOSED TREELINE
- LIMIT OF DISTURBANCE
- PROPOSED CONC. MONUMENT
- PROPOSED IRON PIN
- Precautionary Slopes — SLOPES 15–25% Secondary Conservation Area
- Prohibitive Slopes — SLOPES >25% Primary Conservation Area
- PROPOSED GREENWAY



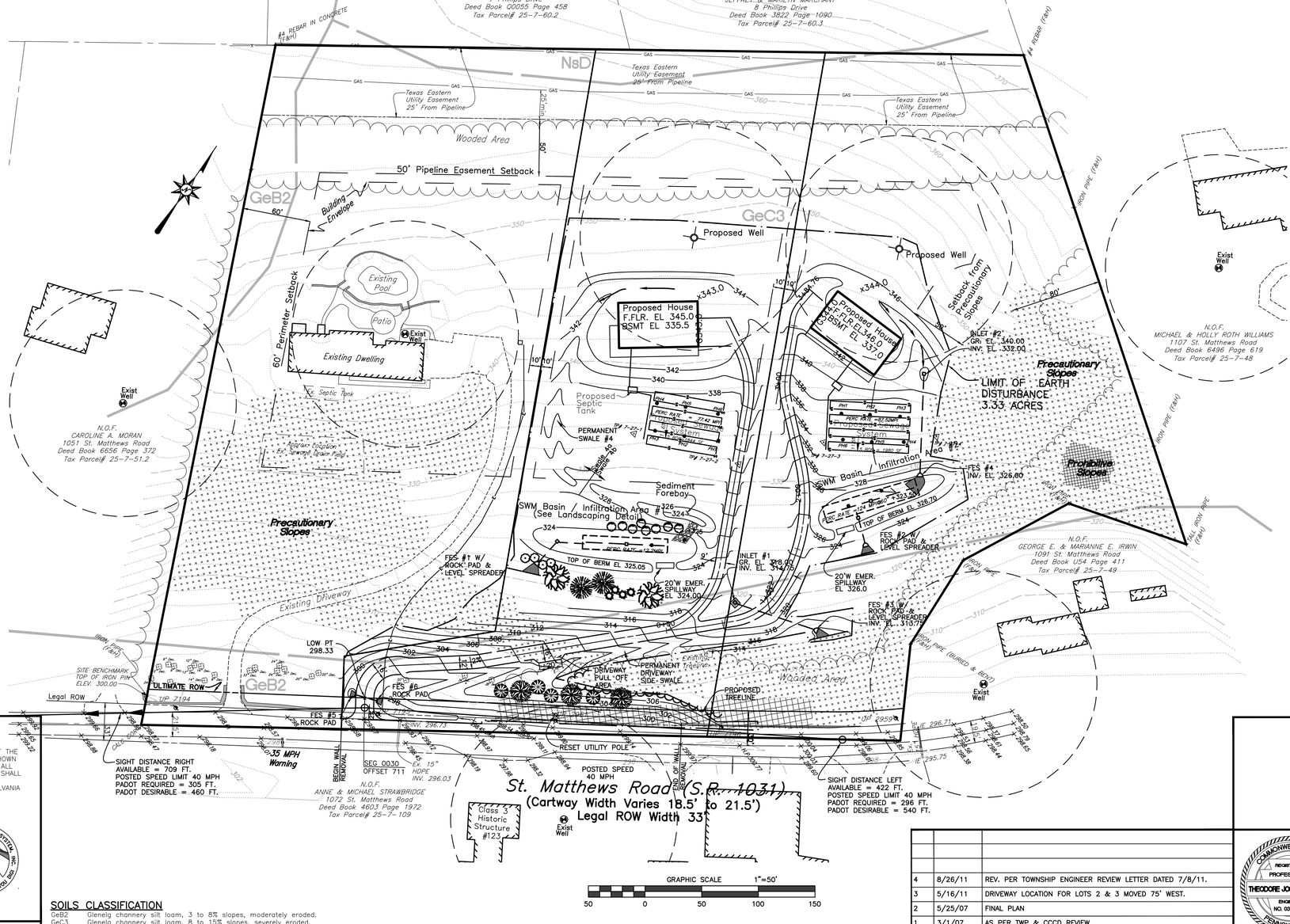
LANDSCAPE PLAN
SCALE: 1" = 50'

LANDSCAPING LEGEND

- RED CEDAR, Juniperus virginiana (2) – BASIN
- SYCAMORE, Platanus occidentalis (2) – BASIN
- DOGWOOD, Cornus florida (3) – ROAD
- WHITE OAK, Quercus alba (3) – ROAD
- WINTERBERRY, Ilex verticulata (4) – BASIN
- MOUNTAIN LAUREL, Kalmia latifolia (8) – BASIN
- HIGHBUSH CRANBERRY, Viburnum trilobum (4) – BASIN

SWM INFILTRATION RATES

LOT NUMBER	TEST DATE	PERC DEPTH	BOTTOM OF PERC TEST ELEVATION	AVERAGE RATE (inch/hour)
2	14–Aug–06	60"	320	4.92
3	14–Aug–06	60"	323	0.5



SOILS CLASSIFICATION

GeB2 Glenelg channery silt loam, 3 to 8% slopes, moderately eroded.
GeC3 Glenelg channery silt loam, 8 to 15% slopes, severely eroded.
NsD Neshaminy very stony silt loam, 8 to 25% slopes.

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE

ACT 187 SERIAL NUMBER: 0376222

E. 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:

TEXAS EASTERN TRANSMISSION
560 POTTSTOWN PIKE
PO BOX 420
UWCHLAND, PA 19480
PHONE: (610) 458–1710
FAX: (610) 458–1750
CELL: (610) 715–8469

AREA SUPERVISOR
MARSHALL A. BINGHAM
PHONE: (610) 458–1712

AREA MANAGER
WILLIAM QUINN
PHONE: (610) 458–1711

COMCAST CABLE COMMUNICATIONS
RT 82 & MONACY ROAD
PO BOX 351
COATESVILLE, PA. 19320
LEE MCGARRITY
PHONE: (610) 466–1509

PECO ENERGY C/O STS INC
3628 HORIZON DR
KING OF PRUSSIA, PA. 19406
OFFICE PERSONNEL
PHONE: (800) 494–4000

VERIZON PENNSYLVANIA INC
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA. 19107
ERNESTINE DRAPER
PHONE: (215) 351–894

TAX PARCEL# 25–7–50

OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND BMP'S:

The individual lot owner shall be responsible for the operation and maintenance of the BMP's and Stormwater Management Facilities located on his lot. These facilities shall include: swales, recharge gardens, roof drains, gutters, basins, inlets, end sections, rock energy dissipators.

INSPECTIONS:
1. At a minimum, SWM Facilities shall be inspected by the land owner/developer or his designee according to the following schedule:
a. Quarterly for the first 3 years.
b. Once every year thereafter.
c. During or immediately after the cessation of a major storm event.

2. The person conducting the inspection should, at a minimum, check the following:
a. Obstructions to any of the inlet or outlet devices by trash and debris
b. Excessive erosion and sedimentation.
c. Sluggishly draining infiltration devices.
d. Algae growth, stagnant pools, or noxious odors.
e. Poor or distressed stands of grass.
f. Deterioration of pipes and conduits.
g. Signs of vandalism.
h. Deterioration/scouring of energy dissipaters
i. Outlet protection.
j. Sedimentation in rip rap channels.

RECOMMENDED MAINTENANCE

SWALES:
Maintenance of grass swales involves maintaining the vegetation and occasionally removing trash. If native vegetation is used instead of groomed turf, vegetation need only be mowed seasonally to retard the growth of woody vegetation. The frequency of trash removal will depend on the location and "attractiveness" of the swale as a disposal site.

Routine mowing will be required if turf grasses are used. However, groundskeepers can maintain the swales as part of their normal mowing. The recommendation is that grass be cut no lower than 3 to 5 inches. In addition, the grass should be allowed to grow to the maximum height consistent with the species and aesthetic requirements. Periodic watering and fertilizing may be needed to maintain a dense growth.

Excessive sediment should not accumulate if erosion is controlled adequately upstream. However, if excessive siltation occurs, the sediment must be removed periodically. Sediment that accumulate in the swale may be prone to re–suspension during large storm events.

SWM BASINS & INFILTRATION TRENCH:

The following maintenance and inspection schedule shall serve as guidelines and are not intended to be all–inclusive. Specific facilities may require other measures not discussed here.

Inspection Schedule: The observation well should be monitored quarterly and after every large storm event. It is recommended that a log book be maintained showing the depth of water in the well at each observation in order to determine the rate at which the facility dewaters after runoff producing storm events. Once the performance characteristics of the structure have been verified, the monitoring schedule can be reduced to an annual basis, unless the performance data suggest that a more frequent schedule is required.

Inflow and outflow points into the individual on–lot systems should be kept clear of leaves and other debris. Any leaves or debris will negatively impact the performance of these systems. All downspouts and overflow pipes should be kept in good working order.

Sediment Control: Sediment deposited should not be allowed to build up to the point where it will reduce the infiltration rate through the surface soils into the underlying trench.

It is recognized that infiltration facilities are subject to clogging. Once a trench facility has clogged, very little can be done to correct it, short of excavating the facility. Maintenance efforts, therefore, should focus on the measures used for pretreatment of runoff, in addition to the facility itself.

Vegetation Maintenance: Any vegetated buffers associated with an infiltration trench should be inspected regularly and maintained as needed. Regular maintenance of the basin is necessary to promote dense turf with extensive root growth, which subsequently enhances runoff filtering, prevents erosion and sedimentation, and deters invasive weed growth. Bare spots should be immediately stabilized and revegetated. The use of slow growing, stoloniferous grasses will permit long intervals between mowings. Mowing twice a year is generally satisfactory. Fertilizers should be applied only as necessary and in limited amounts to avoid contributing to pollution problems which the infiltration basin helps to mitigate.

CHESTER COUNTY PLANNING COMMISSION
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION

EXECUTIVE DIRECTOR DATE

WEST VINCENT TOWNSHIP SIGNATURE BLOCK
APPROVED BY THE WEST VINCENT TOWNSHIP PLANNING COMMISSION

CHAIRMAN OF THE PLANNING COMMISSION DATE

APPROVED BY THE WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN OF THE BOARD DATE

REVIEWED BY THE WEST VINCENT TOWNSHIP ENGINEER

TOWNSHIP ENGINEER DATE

Recorder Stamp

OWNER/APPLICANT:
HETTIE HERZOG
1057 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827–9770
TAX PARCEL# 25–7–50
DEED BOOK Y56 PAGE 286

NO.	DATE	REVISION
4	8/26/11	REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/11.
3	5/16/11	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 75' WEST.
2	5/25/07	FINAL PLAN
1	3/1/07	AS PER TWP & CCCD REVIEW

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — THEODORE JOSEPH GACOMBS — ENGINEER NO. 032540-E

FINAL IMPROVEMENT & POST-CONSTRUCTION SWM PLAN

PLAN OF PROPERTY
FOR
HETTIE HERZOG

WEST VINCENT TOWNSHIP CHESTER COUNTY, PA

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

PROJECT #3647
DATE: 10–5–06
SCALE: 1"=50'
DRAWN: ASH
CHECKED: TJG
SHEET: 4 OF 8

Plotted: 4/16/2015 File: F:\JB\3647\DWG\SHEETS\4 IMPROVEMENT & POST-CONSTRUCTION SWM PLAN.DWG