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RECORDER OF DEEDS
CHESTER COUNTY, PA.
'86 OCT 15 A11:24

Doc Id: 7554842
Book Page
Rec Fee: 0.00
Rec Date:
Doc Code: SDP Chester County, Recorder of Deeds Office
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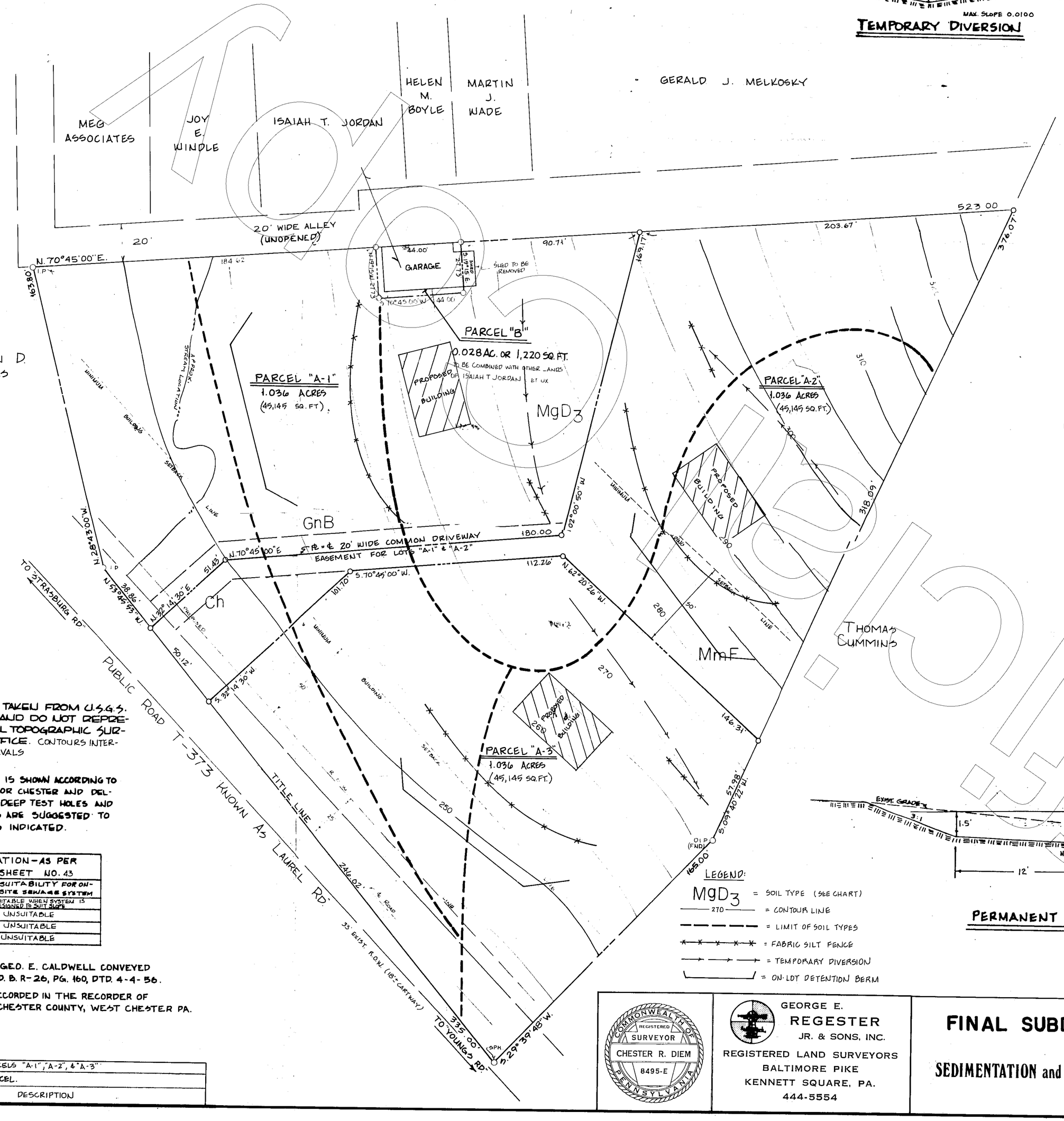
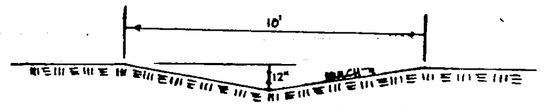
US RECORDS





TEMPORARY DIVERSION

NARRATIVE REPORT
FOR
SEDIMENT AND EROSION CONTROL
AND
STORM WATER MANAGEMENT

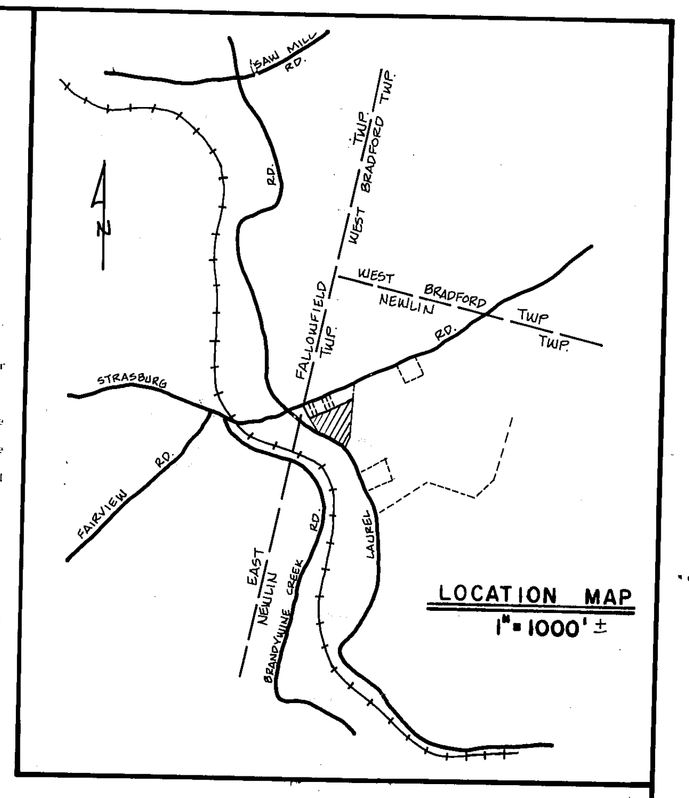
The purpose of this report and plan is to prevent the accelerated erosion of exposed site soils during construction and to retain on-site all sediment produced by the proposed construction. This will be accomplished through the use of temporary diversions and fabric silt fences and through the proper phasing of earth moving activities and the rapid stabilization of all disturbed areas.

It is also the purpose of this report and plan to detain on-site all excess runoff that will be generated by the proposed construction. This will be accomplished through the construction of an on-lot detention berm in each lot to store the excess runoff.

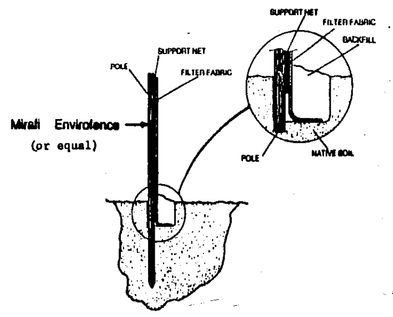
The sequence of construction for each lot will be as follows:

1. Install the temporary fabric silt fences as shown before beginning any earth moving activities.
2. Construct the temporary diversions as shown and protect them with either straw or wood chip mulch.
3. Strip and stock pile top soils from the building site. Surround all soil stockpiles with fabric silt fences.
4. Excavate for the building foundation and construct the foundation to the first floor level. Backfill the foundation as soon as possible.
5. Maintain the diversions and fabric silt fences while construction of the building proceeds.
6. When the building is complete enough to permit, finish grade the lot and construct the on-lot detention berm.
7. Stabilize the drive immediately by installing the stone base.
8. Stabilize all disturbed lawn areas within five (5) days with permanent seeding and mulch.

SEEDING, MULCHING AND SODDING: All seeding mulching and sodding will be done in accordance with the specifications of the Chester County Conservation District. All slopes steeper than 5:1 and all swales will be stabilized with either sod or permanent seeding and mulch anchored in place with jute netting. No slopes will be steeper than 3:1. Any area that will be exposed for more than 20 days will be stabilized with either temporary or permanent seeding and mulch. All seeded areas will be inspected weekly and following each rain until permanent cover is established. Any necessary repairs will be made immediately.



LOCATION MAP
1" = 1000' ±



FABRIC SILT FENCE

Suggested Installation Procedures:

- Remove the system from the protective polyethylene bag.
- Unroll the package by sections — pole to pole.
- Dig a 6" × 6" trench around the perimeter of the construction area.
- Place the sedimentation control fabric side of the fence in the direction of the anticipated sediment flow (not side of the system away from the flow) and position the poles against the back wall of the trench.
- Use a 5# sledge hammer or similar device to drive the poles into the ground until the bottom of the industrial netting is approximately 2" into the trench.
- Lay the bottom 6" of sedimentation control fabric into the trench. (The same principle may be employed simply by laying the excess fabric on the ground and piling fill at the base.)
- Backfill the trench with native soil and compact, making sure the fabric toe is in place.

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

BY_____
OWNER

ATTEST_____

ON THE___DAY OF_____,19___,BEFORE ME, THE SUBSCRIBER,A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,PERSONALLY APPEARED_____WHO ACKNOWLEDGED HIMSELF TO BE THE APPLICANT AND OWNER OF THE LAND PROPOSED TO BE SUBDIVIDED BY THIS PLAN, AND THAT HE AS SUCH APPLICANT AND OWNER PLAN IS MADE WITH HIS CONSENT AND THAT HE DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____
NOTARY PUBLIC

MINIMUM ZONING REQUIREMENTS
C-1 DISTRICT

LOT AREA	1 AC.
LOT WIDTH	150' @ BLDG. LINE
	50' @ ST. LINE
BUILDING SETBACK	50'
SIDE YARD	40'
REAR YARD	50'

CONTOURS TAKEN FROM U.S.G.S. ENLARGEMENT AND DO NOT REPRESENT AN ACTUAL TOPOGRAPHIC SURVEY BY THIS OFFICE. CONTOURS INTERPOLATED TO 5' INTERVALS

SOILS INFORMATION IS SHOWN ACCORDING TO THE 'SOILS SURVEY FOR CHESTER AND DELAWARE COUNTIES' DEEP TEST HOLES AND PERCOLATION TESTS ARE SUGGESTED TO INSURE CONDITIONS INDICATED.

SOILS INFORMATION - AS PER SOILS SURVEY SHEET NO. 43		
TYPE	SLOPE	SUITABILITY FOR ON-SITE SEWAGE SYSTEM
MgD3	15-25%	SUITABLE WHEN SYSTEM IS DESIGNED TO SUIT SLOPE
MmF	25-60%	UNSUITABLE
GnB	3-8%	UNSUITABLE
Ch	0%	UNSUITABLE

BEING DEED IN WHICH G.E.D. E. CALDWELL CONVEYED TO ISIAIH JORDAN IN D. B. R-26, PG. 160, DTD. 4-4-56.

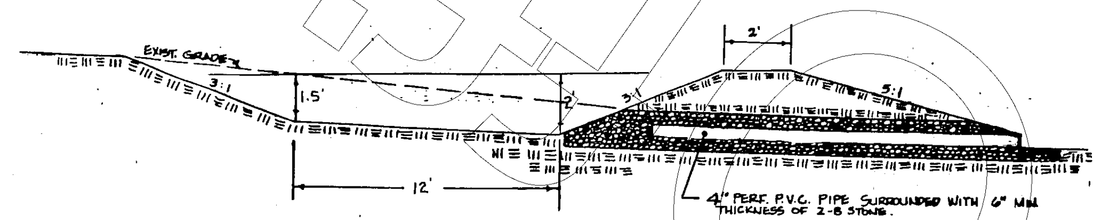
THE ABOVE BEING RECORDED IN THE RECORDER OF DEEDS OFFICE FOR CHESTER COUNTY, WEST CHESTER PA.

APPROVED:

PLANNING COMMISSION, NEWLIN TWP
C. Morton Wilkinson 6/25/86
William Kilcoyne 6/25/86
Marvin Chakeshian 6-25-86

SUPERVISORS, NEWLIN TWP.
[illegible] 10/2/86
[illegible] 10/2/86
[illegible] 10/2/86
[illegible] 10/2/86

REVIEWED, CHESTER COUNTY PLANNING COMMISSION
Grace Lewis 5-29-86
JEW



PERMANENT ON-LOT DETENTION BERM

MINIMUM LENGTH = 80'

LEGEND:

MgD3	= SOIL TYPE (SEE CHART)
270	= CONTOUR LINE
	= LIMIT OF SOIL TYPES
	= FABRIC SILT FENCE
	= TEMPORARY DIVERSION
	= ON-LOT DETENTION BERM

TOTAL CONTENTS: 3.137 ACRES
(4 LOTS PROPOSED)

RECORDED IN CHESTER CO. PA.
IN PLAN 666 [illegible]

REV.	DATE	DESCRIPTION
2	4-17-86	REV. TO CREATE PARCELS "A-1", "A-2", & "A-3"
1	11-15-84	REV. TO DIVIDE PARCEL.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED SURVEYOR
CHESTER R. DIEM
8495-E

GEORGE E. REGESTER JR. & SONS, INC.
REGISTERED LAND SURVEYORS
BALTIMORE PIKE
KENNETT SQUARE, PA.
444-5554

FINAL SUBDIVISION PLAN
AND
SEDIMENTATION and EROSION CONTROL PLAN

PLAN OF PROPERTY OWNED BY
ISAIAH T. JORDAN ET. UX
TO BE CONVEYED TO

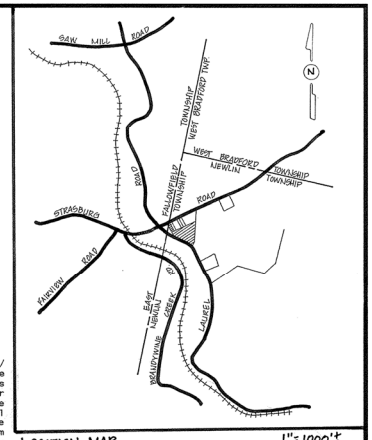
SITUATE IN NEWLIN TOWNSHIP
CHESTER COUNTY, PA.

DWG. BY K.L.R.	SHEET:
CK'D. BY C.R.D.	
DATE 5-5-82	
SCALE 1" = 30'	
JOB NO. 10447	
DWG. NO. J-178	
REVISED 4-17-86	OF___.

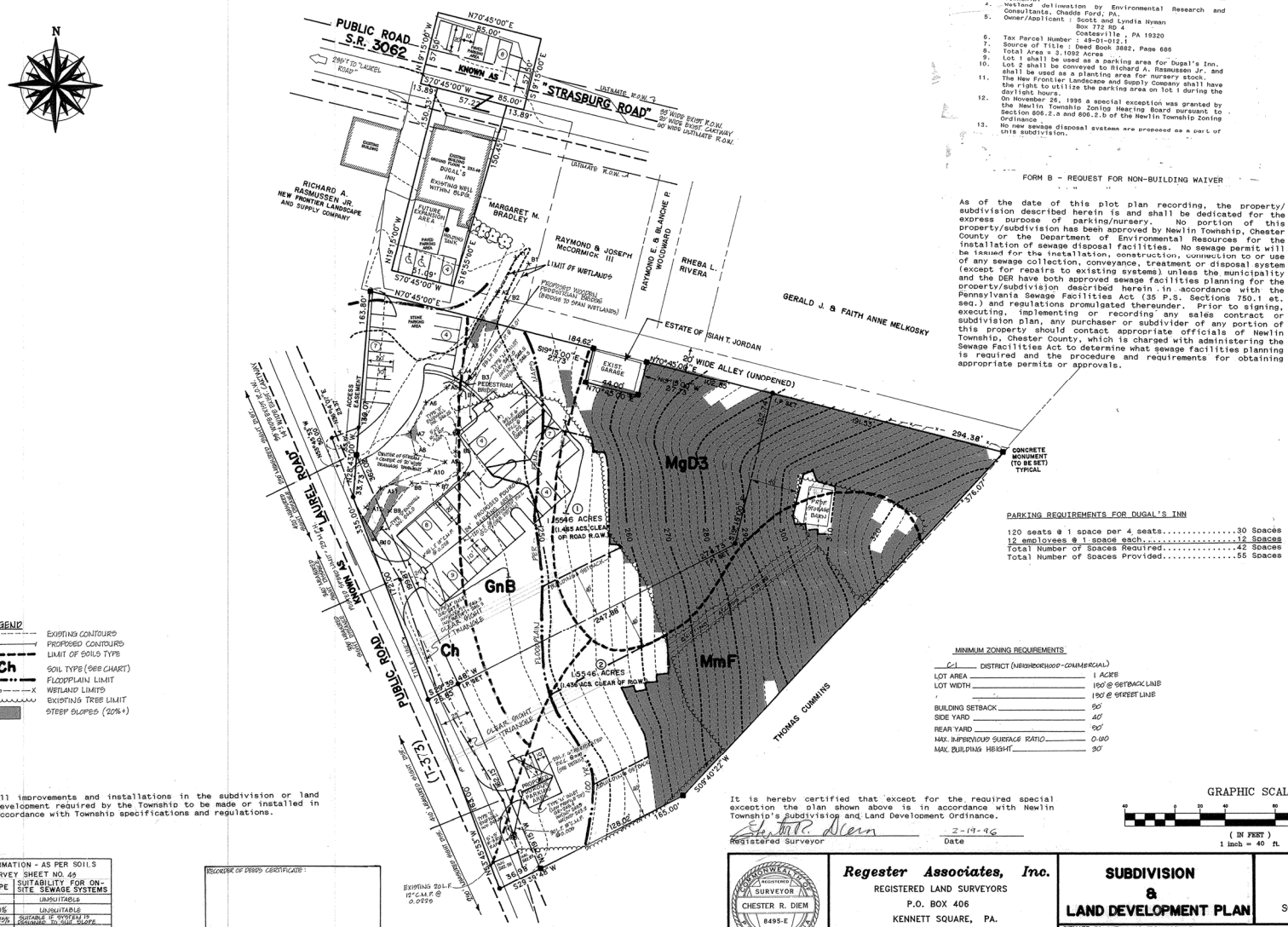
REV.	DATE	DESCRIPTION
1	09-12-96	REV. PER REVIEW COMMENTS.
2	01-08-97	REV. TO ADD PEDIOUS PAVING
3	01-21-97	REV. PER REVIEW LETTER.

NOTES :

1. Soils information shown per the soils survey maps for Chester and Delaware Counties.
2. Contour information shown per field run topographic survey by this office. Contour interval = 2'. Datum = U.S.G.S.. The site benchmark is a U.S.G.S. disk on top of the Southeast corner of the headwall of Conrail Bridge over the West Branch of the Brandywine Creek. Elevation = 248.2
3. Flood plain limit shown per the FEMA maps for Newlin Township.
4. Wetland delineation by Environmental Research and Consultants, Chadds Ford, PA.
5. Owner/Applicant : Scott and Lyndia Nyman
   Box 772 RD 4
   Coatesville , PA 19320
6. Tax Parcel Number : 49-01-012.1
7. Source of Title : Deed Book 3882, Page 686
8. Total Area = 3.1092 Acres
9. Lot 1 shall be used as a parking area for Dugal's Inn.
10. Lot 2 shall be conveyed to Richard A. Rasmussen Jr. and shall be used as a planting area for nursery stock.
11. The New Frontier Landscape and Supply Company shall have the right to utilize the parking area on lot 1 during the daylight hours.
12. On November 26, 1996 a special exception was granted by the Newlin Township Zoning Hearing Board pursuant to Section 806.2.a and 806.2.b of the Newlin Township Zoning Ordinance.
13. No new sewage disposal systems are proposed as a part of this subdivision.



LOCATION MAP 1"=1000'±



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF SOILS TYPE
- Ch SOIL TYPE (SEE CHART)
- FLOODPLAIN LIMIT
- WETLAND LIMITS
- EXISTING TREE LIMIT
- STEEP SLOPES (20%+)

FORM B - REQUEST FOR NON-BUILDING WAIVER

As of the date of this plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of parking/nursery. No portion of this property/subdivision has been approved by Newlin Township, Chester County or the Department of Environmental Resources for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DER have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Newlin Township, Chester County, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

PARKING REQUIREMENTS FOR DUGAL'S INN

120 seats @ 1 space per 4 seats.....30 Spaces
12 employees @ 1 space each.....12 Spaces
Total Number of Spaces Required.....42 Spaces
Total Number of Spaces Provided.....55 Spaces

MINIMUM ZONING REQUIREMENTS

C1 DISTRICT (NEIGHBORHOOD-COMMERCIAL)

LOT AREA	1 ACRE
LOT WIDTH	160' @ SETBACK LINE
	150' @ STREET LINE
BUILDING SETBACK	50'
SIDE YARD	40'
REAR YARD	50'
MAX. IMPERVIOUS SURFACE RATIO	0.180
MAX. BUILDING HEIGHT	30'

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

BY _____ owner

ATTEST _____

ON THE _____ DAY OF _____, 19 _____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE APPLICANT AND OWNER OF THE LAND PROPOSED TO BE SUBDIVIDED BY THIS PLAN, AND THAT HE, AS SUCH, ACKNOWLEDGES THAT THE SUBDIVISION AS SHOWN ON THIS FINAL PLAN IS MADE WITH HIS CONSENT AND THAT HE DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ Notary Public

APPROVED:
PLANNING COMMISSION, NEWLIN TOWNSHIP

SUPERVISORS: NEWLIN TOWNSHIP

REVIEWED, CHESTER COUNTY PLANNING COMMISSION

REVIEWED, TOWNSHIP ENGINEER

All improvements and installations in the subdivision or land development required by the Township to be made or installed in accordance with Township specifications and regulations.

It is hereby certified that except for the required special exception the plan shown above is in accordance with Newlin Township's Subdivision and Land Development Ordinance.

Registered Surveyor _____ Date 2-19-96

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SOILS INFORMATION - AS PER SOILS SURVEY SHEET NO. 49		
TYPE	SLOPE	SUITABILITY FOR ON-SITE SEWAGE SYSTEMS
Ch	–	UNSUITABLE
GnB	3-8%	UNSUITABLE
MgD3	15-25%	SUITABLE IF SYSTEM IS DESIGNED TO "SUIT" SLOPE
MmF	35-60%	UNSUITABLE

RECORDER OF DEEDS CERTIFICATE :

REGISTERED PROFESSIONAL LAND SURVEYOR CHESTER R. DIEM 8495-E PENNSYLVANIA

Regester Associates, Inc.
REGISTERED LAND SURVEYORS
P.O. BOX 406
KENNETT SQUARE, PA.
444-5554

SUBDIVISION & LAND DEVELOPMENT PLAN

SITUATE IN NEWLIN TOWNSHIP
CHESTER COUNTY, PA.

PLAN PREPARED FOR
RICHARD RASMUSSEN
and
SCOTT and LYNDA NYMAN

DWG. BY	DAM
CK'D. BY	CRD
DATE	2-19-96
SCALE	1"= 40'
JOB NO.	21081
DWG. NO.	R-445
REVISED	01-21-97

SHEET 1 OF 4