

LEGEND

- BOUNDARY LINE
LEGAL RIGHT-OF-WAY LINE
REQUIRED RIGHT-OF-WAY LINE
EXISTING CURB
PROPOSED CURB
PROPOSED DEPRESSION CURB
EXISTING EDGE OF PAVING
PROPOSED EDGE OF PAVING
EXISTING STORM SEWER
EXISTING SANITARY SEWER
SETBACK LINE
EXISTING WATER MAIN
PROPOSED WATER MAIN
EXISTING SIGN
PROPOSED SIGN
EXISTING UTILITY POLE
PROPOSED STORM MANHOLE
PROPOSED TYPE 'M' INLET
PROPOSED YARD INLET
EXISTING 2' CONTOURS
EXISTING 10' CONTOURS
EXISTING SPOT ELEVATION
PROPOSED 1' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED 34" HIGH WALL
PROPOSED 48" HIGH WALL
KEYSTONE RETAINING WALL 1/2 FENCE

SHEET INDEX

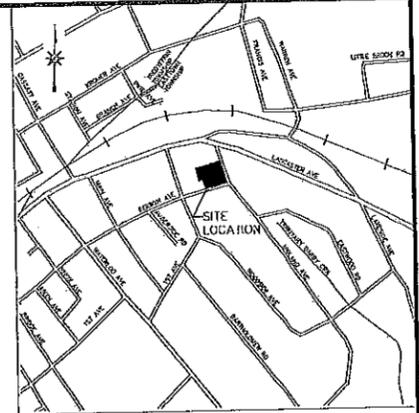
- SHEET 1 TITLE PLAN
SHEET 2 EXISTING FEATURES CONSERVATION & DEMOLITION PLAN
SHEET 3 GRADING PLAN
SHEET 4 UTILITIES & PCSWM PLAN
SHEET 5 PCSWM DETAILS
SHEET 6 EROSION & SEDIMENTATION CONTROL PLAN
SHEET 7 LANDSCAPE PLAN
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SHEET 9 LIGHTING PLAN
SHEET 10 CONSTRUCTION DETAILS PLAN
SHEET 11 CONSTRUCTION DETAILS PLAN

ZONING REQUIREMENTS: VB - VILLAGE BUSINESS DISTRICT

Table with 4 columns: ITEM, REQUIREMENT, EXISTING, PROPOSED. Lists zoning requirements for various items like setbacks, height, and area.

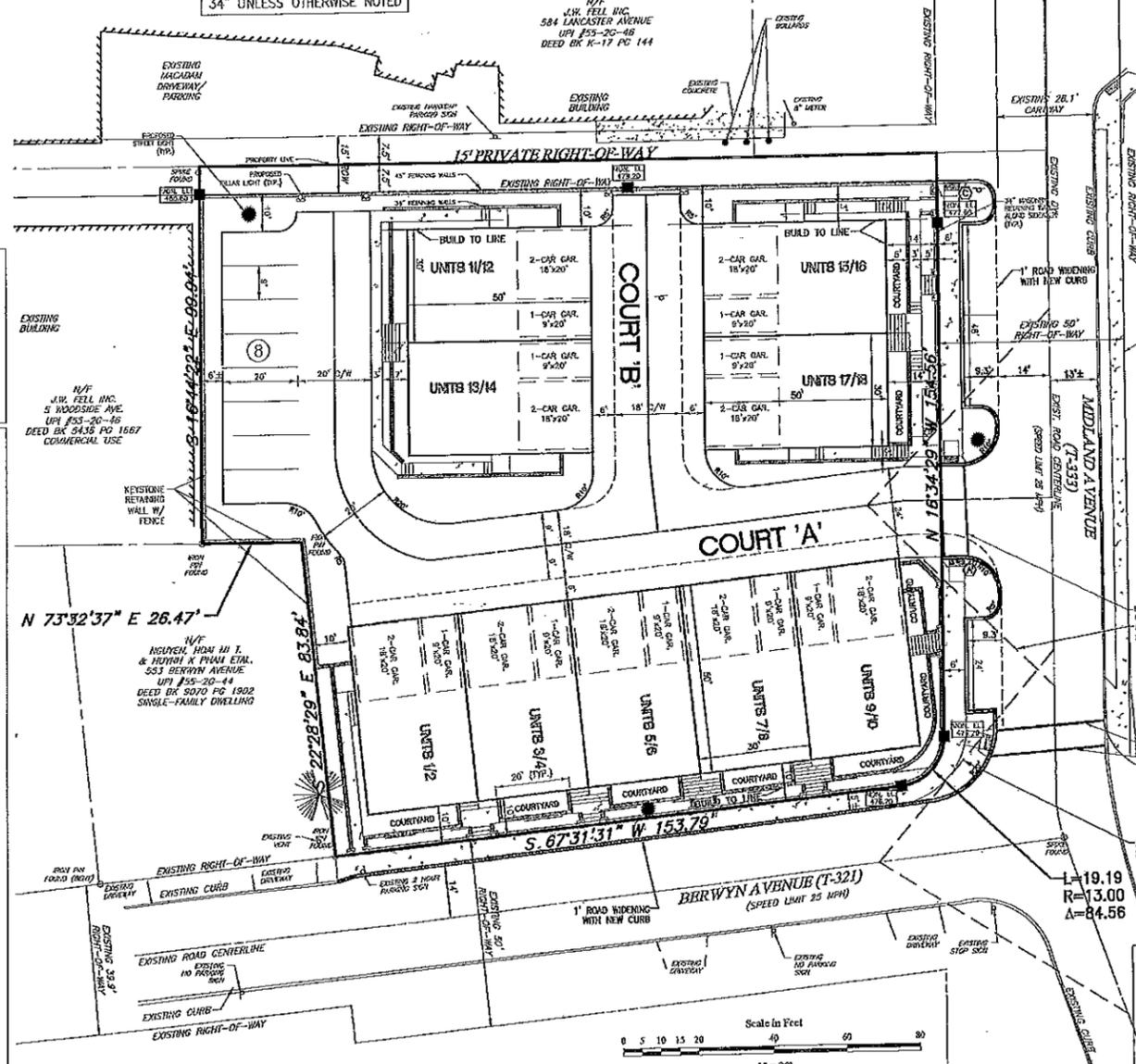
REQUEST OF WAIVERS:

1274-42E THIS SECTION STATES THAT THE TREES SHALL BE PLACED A MINIMUM OF TWO FEET OUTSIDE OF THE EXISTING OR PROPOSED RIGHT-OF-WAY LINE...



LOCATION MAP SCALE: 1" = 60'

NOTE: ALL RETAINING WALLS TO BE 34" UNLESS OTHERWISE NOTED



EXISTING NET LOT AREA CALCULATION

Table with 2 columns: ITEM, VALUE. Lists existing lot area calculations.

PROPOSED NET LOT AREA CALCULATION

Table with 2 columns: ITEM, VALUE. Lists proposed net lot area calculations.

EXISTING IMPERVIOUS AREA CALCULATIONS

Table with 2 columns: ITEM, VALUE. Lists existing impervious area calculations.

PROPOSED IMPERVIOUS AREA CALCULATIONS

Table with 2 columns: ITEM, VALUE. Lists proposed impervious area calculations.

PARKING TABULATION:

Table with 2 columns: ITEM, VALUE. Lists parking tabulation details.

GENERAL NOTES

- 1. PROPOSED USE: 18 MULTI-FAMILY CONDOMINIUM DWELLINGS
2. SITE INFORMATION: ZONING: VB ZONING DISTRICT
3. BOUNDARY FOR THE TRACT DELINEATED BY OTHER SURVEYING SERVICES, LLC, FEBRUARY 2016, IN ACCORDANCE WITH RECORD TITLES. ERROR OF CLOSURE = 1:39,632
4. TOPOGRAPHY AND IMPROVEMENTS SHOWN FROM PHYSICAL FIELD SURVEY PROVIDED BY GIERER SURVEYING SERVICES, LLC, AUGUST 2014. PROJECT BEING SURVEYED BASED ON USCS HAND 1988, AND SURVEYING SERVICES, LLC, AUGUST 2014. PROJECT BEING SURVEYED BASED ON USCS HAND 1988, AND SURVEYING SERVICES, LLC, AUGUST 2014. PROJECT BEING SURVEYED BASED ON USCS HAND 1988, AND SURVEYING SERVICES, LLC, AUGUST 2014.

STORMWATER MANAGEMENT NOTE
ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE PERMANENT AND ARE NOT TO BE REMOVED OR FILLED.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER
ON THE ... DAY OF ... A.D., 2016 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN ...

APPROVED BY THE BOARD OF SUPERVISORS OF EASTTOWN TOWNSHIP CHESTER COUNTY, PA. THIS ... DAY OF ... 2016.

REVIEWED BY THE PLANNING COMMISSION OF EASTTOWN TOWNSHIP CHESTER COUNTY, PA. THIS ... DAY OF ... 2016.

REVIEWED BY THE EASTTOWN TOWNSHIP TOWNSHIP ENGINEER THIS ... DAY OF ... 2016.

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS ... DAY OF ... 2016.

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REVIEWED BY THE EASTTOWN TOWNSHIP TOWNSHIP ENGINEER THIS ... DAY OF ... 2016.

OWNERS' CERTIFICATION OF STORMWATER MANAGEMENT PLAN:

I/WE ACKNOWLEDGE THAT ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLAN, THAT THE STORMWATER MANAGEMENT FACILITIES CONTAINED IN THIS PLAN ARE A PERMANENT FEATURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY EASTTOWN TOWNSHIP OR ITS DESIGNEE, AND THAT WE ARE RESPONSIBLE FOR THE PROPER MAINTENANCE AND INSPECTION OF THESE STORMWATER MANAGEMENT FACILITIES, BOTH DURING AND AFTER CONSTRUCTION.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT TO MY BEST KNOWLEDGE AND PROFESSIONAL CARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS AND THAT ALL THE EXISTING MONUMENTS, PIPES, STONES, ETC. AND PROPOSED MONUMENTS ARE AS SHOWN.

SIGN LEGEND

- 30"x30" STOP (R1-1)
STOP BAR STRIPING SHALL BE ALIGNED WITH THE STOP SIGN
30"x30" NO OUTLET (W14-2)
30"x30" PEDESTRIAN TRAFFIC (W11-2)

RECORD OWNER:

LOUIS E. & LINDA E. DELUCA
410 OLD LANCASTER RD
BERWYN, PA 19312
(610) 417-5538
DEED BOOK 4331 PAGE 1640

EQUITABLE OWNER/APPLICANT:

MIDLAND AVENUE DEVELOPMENT, LLC
110 N PHOENIXVILLE PIKE
SUITE 100
HAVERHILL, PA 19355
(610) 296-8175



PRELIMINARY/FINAL

TITLE PLAN

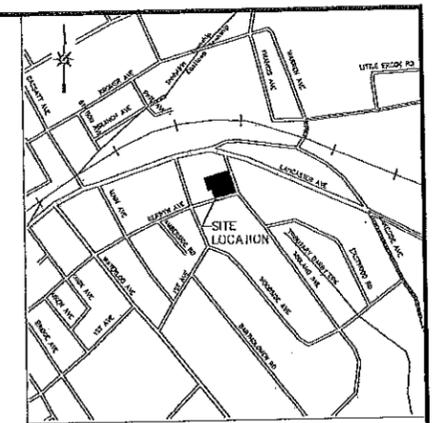
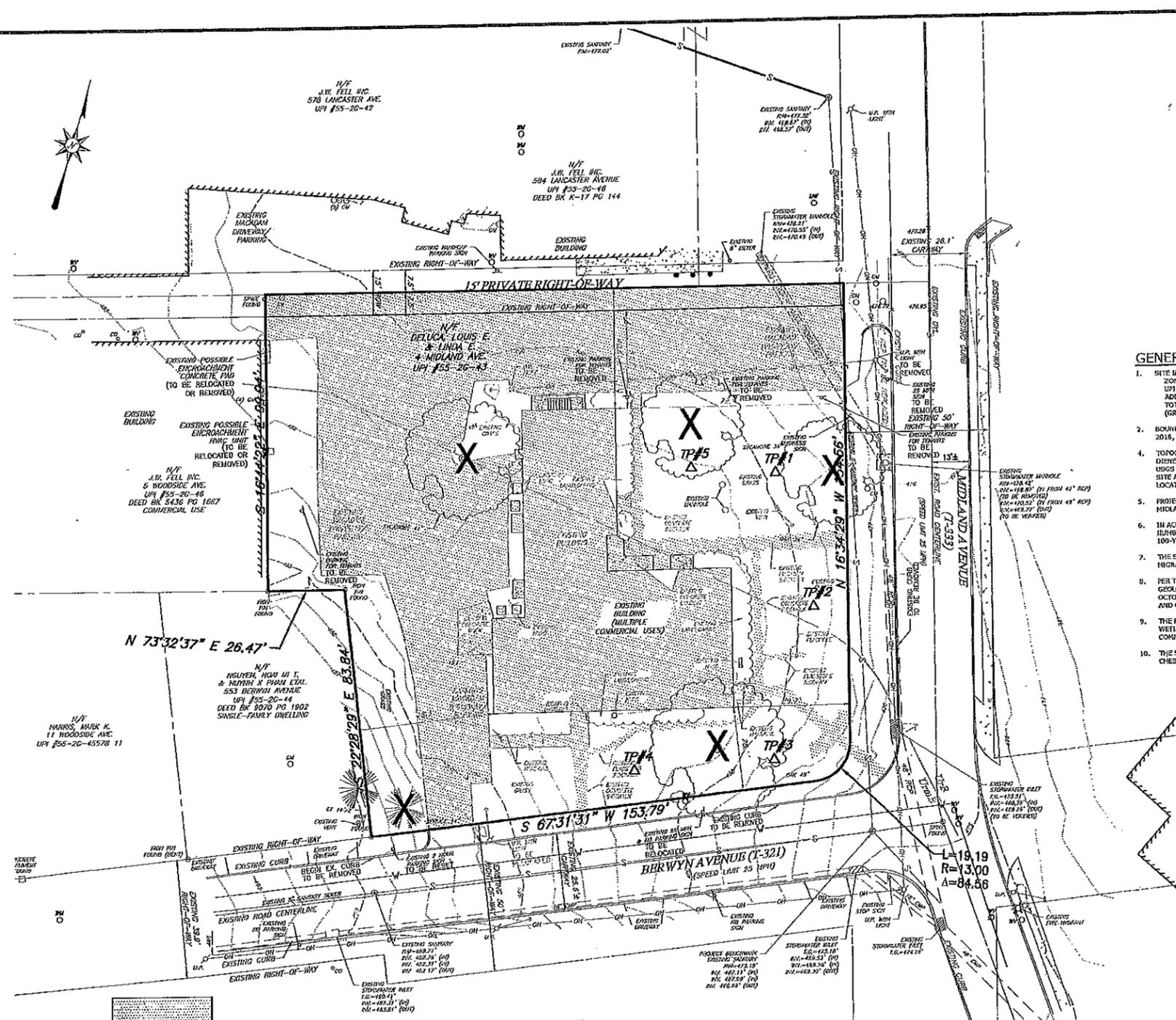
LAND DEVELOPMENT PLAN FOR 4 MIDLAND AVENUE

Project information including Easttown Township, Chester County, PA, Project #1065, Date: 3/3/16, Scale: 1"=20', and JMR Engineering, LLC details.

TAX PARCEL #55-26-43

**LEGEND**

- BOUNDARY LINE
- LEGAL RIGHT-OF-WAY LINE
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- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- SETBACK LINE
- EXISTING WATER MAIN
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING SPOT ELEVATION
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING 2' LAR CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- STORMWATER TEST PIT LOCATION



LOCATION MAP  
SCALE: 1" = 600'

**GENERAL NOTES**

1. SITE INFORMATION:  
ZONING: VB ZONING DISTRICT  
UP# 55-26-43  
ADDRESS: 4 MIDLAND AVENUE, BERWYN, PA 19312  
TOTAL AREA OF PARCEL: 0.74942 ACRES 32,645 SQ.FT. (GROSS AREA TO TITLE LINES)
2. BOUNDARY FOR THE TRACT DELINEATED BY DIENER SURVEYING SERVICES, LLC, FEBRUARY 2016, IN ACCORDANCE WITH RECORD TITLES.
3. TOPOGRAPHY AND IMPROVEMENTS SHOWN FROM PHYSICAL FIELD SURVEY PROVIDED BY DIENER SURVEYING SERVICES, LLC, AUGUST 2014. PROJECT BENCHMARK DATUM BASED ON USGS NAVD 1989, AND WERE ESTABLISHED THROUGH STATION OBSERVATIONS COLLECTED ON SITE AND RESOLVED USING THE U.S. D.P.M.S. THE BASE PLAN FOR THIS PROJECT IS LOCATED ON PA STATE PLANE COORDINATE SYSTEM, ESTABLISHED BY GPS OBSERVATION.
4. PROJECT BENCHMARK: EXISTING MANHOLE LOCATED AT THE INTERSECTION OF BERWYN & MIDLAND AVENUES. RIM ELEVATION: 475.19.
5. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FROM FEMA, COMMUNITY MAP NUMBER 4229300165F, LAST REVISED SEPTEMBER 23, 2006, THIS PROPERTY IS NOT IN THE 100-YEAR FLOOD PLAIN.
6. THE SITE IS TRIBUTARY TO DARBY CREEK, WHICH IS CLASSIFIED AS COLD WATER FISH, MIGRATORY FISH (CWF-MF).
7. PER THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, THE GEOLOGY OF THE SITE IS CHARACTERIZED AS ALBITE-CHLORITE SCHIST (X0). THE OXIDAROR FORMATION IS A PHYLLITE THAT CONTAINS SOME SCHIST, HORNBLENDE GNEISS, AND GRANITIZED GNEISS.
8. THE PROJECT SITE HAS BEEN INSPECTED BY JMR ENGINEERING, LLC FOR THE PRESENCE OF WETLANDS AND WATERS OF THE COMMONWEALTH. NO WETLANDS OR WATERS OF THE COMMONWEALTH WERE FOUND ONSITE.
9. THE SOIL INFORMATION DETECTED HEREIN WAS OBTAINED FROM THE WEB SOIL SURVEY OF CHESTER COUNTY PUBLISHED BY THE USDA.

**DELINEATION OF PROTECTED RESOURCES**

INFORMATION TAKEN FROM THE EASTOWN TOWNSHIP ZONING MAP, EASTOWN TOWNSHIP COMPREHENSIVE PLAN, FEMA FLOOD HAZARD, NCEA USDA NERRS SURVEY AND PHYSICAL SITE SURVEY. THE SITE IS NOT A WOODED LOT.

| PROTECTED RESOURCE                                | DETERMINED STATUS  |
|---|--|
| 100-YEAR FLOODPLAIN                               | N/A  |
| WETLANDS  | N/A  |
| WATERCOURSES                                      | N/A  |
| SOIL TYPES  | REFERENCE CONSERVATION PLAN & SOIL TABLE   |
| EXISTING VEGETATION                               | LAWN WITH DECIDUOUS (SPECIFIED) & 1 EVERGREEN TREE AS REQUIRED, TREE REPLACEMENT SHALL BE PROVIDED.  |
| STEEP SLOPES                                      | N/A  |
| WATERSHED & WATER QUALITY DESIGNATION             | SITE IS TRIBUTARY TO DARBY CREEK (CWF-MF)  |
| RIPARIAN BUFFER / TREE PROTECTION ZONES           | N/A  |
| LAND USES & ZONING OF ADJACENT PROPERTIES         | SOUTH-WEST - SINGLE-FAMILY RESIDENTIAL<br>VILLAGE TRANSITION DISTRICT<br>NORTH-WEST - RETAIL RESTAURANTS SERVICES<br>VILLAGE BUSINESS DISTRICT<br>NORTH - RETAIL RESTAURANTS SERVICES<br>VILLAGE BUSINESS DISTRICT<br>EAST - RETAIL RESTAURANTS SERVICES<br>VILLAGE BUSINESS DISTRICT<br>SOUTH - SINGLE-FAMILY RESIDENTIAL<br>R-5 ZONING |
| ENCROACHMENTS & DISTURBANCES FOR PROPOSED USE     | N/A  |
| ON-SITE SEWAGE / RESERVE AREAS                    | N/A  |
| HISTORIC RESOURCES                                | N/A  |
| EXISTING & PROPOSED EASEMENTS / DEED RESTRICTIONS | N/A  |

**SOILS INFILTRATION TEST RESULTS**

| TEST PIT # | LIMITING ZONE DEPTH (IN) | TEST PIT DEPTH (FT) | INFILTRATION RATE (IN/HR) |
|------------|--------------------------|---------------------|---------------------------|
| 1          | Not Encountered          | 54"                 | 0.0                       |
| 2          | GROUND WATER @ 96"       | 58"                 | 0.25                      |
| 3          | GROUND WATER @ 96"       | NOT TESTED          | NOT TESTED                |
| 4          | Not Encountered          | 69"                 | 1.0                       |
| 5          | Not Encountered          | 60"                 | 6.0                       |

**SHADED ITEMS SHALL BE REMOVED**  
(SEE CONSTRUCTION SEQUENCE ON SHEET 5)

**DEMOLITION NOTES**

1. A TOWNSHIP DEMOLITION PERMIT IS REQUIRED PRIOR TO THE START OF ANY PLANNED DEMOLITION.
2. THIS PLAN DOES NOT SHOW ALL UTILITIES. CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH PA ONE CALL REGULATIONS (CALL 1-800-242-1776) AND SHALL FIELD LOCATE ALL UTILITIES THAT MAY BE PRESENT IN WORK AREA.
3. IF ANY EXISTING UTILITIES CONFLICT WITH CONSTRUCTION, PLANS SHALL BE MADE WITH UTILITY COMPANY FOR RELOCATION.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE DURING CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN, AS APPLICABLE, INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION, AND IMMEDIATE STABILIZATION OF ANY DISTURBED AREAS.

**SOILS LIST**

| SYMBOL | DESCRIPTION  | DEPTH TO SEASONALLY HIGH WATER TABLE | DEPTH TO BEDROCK | HYDROLOGIC GROUP | SUITABILITY FOR:      |           |           | CHARACTERISTICS THAT AFFECT: |
|--------|--|--------------------------------------|------------------|------------------|-----------------------|-----------|-----------|------------------------------|
|        |  |                                      |                  |                  | LOCAL ROADS & STREETS | ROAD FILL | TOPSOIL   |                              |
| U/B    | URBAN LAND, 0 TO 8 PERCENT SLOPES                  | > 6.5'                               | > 6.5'           | NOT SPECIFIED    | NOT RATED             | NOT RATED | NOT RATED | NOT RATED                    |
| U/mB   | URBAN LAND - GLENGL COMPLEX, 0 TO 8 PERCENT SLOPES | > 6.5'                               | 4.5'             | NOT SPECIFIED    | NOT RATED             | NOT RATED | NOT RATED | NOT RATED                    |

RECORD OWNER:  
LOUIS E. & LINDA E. DELUCA  
410 OLD LANCASTER RD  
BERWYN, PA 19312  
(610) 647-5353  
DEED BOOK 4331 PAGE 1040

EQUITABLE OWNER/APPLICANT:  
WILK AND AVENUE DEVELOPMENT, LLC  
110 N PHOENIXVILLE PIKE  
SUITE 100  
MALSVERN, PA 19355  
(610) 296-8175

**PRELIMINARY/FINAL**

**EXISTING FEATURES - CONSERVATION & DEMO PLAN**

**LAND DEVELOPMENT PLAN FOR 4 MIDLAND AVENUE**

EASTOWN TOWNSHIP CHESTER COUNTY, PA

**JMR ENGINEERING, LLC**

PROJECT #1095  
DATE: 3/3/16  
SCALE: 1"=50'  
DRAWN: M.S.R.  
CHECKED: J.M.R.  
SHEET: 2 OF 11

444 CRENSHAW RD, SUITE 300  
EASTON, PA 18041  
PHONE: (610) 589-2342  
FAX: (610) 589-2342

Plotted: 8/4/2016 File: 2 EXISTING FEATURES - CONSERVATION & DEMO, PLN.DWG

**PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE**  
ACT 187 SERIAL NUMBER: 20160802243

JMR ENGINEERING, LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NCEA DOES NOT 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:  
AQUA PA  
COMCAST CABLE  
PECO ENERGY  
LEVEL 3 COMMUNICATIONS  
MCI  
ZAYO BROADBAND  
EASTOWN TOWNSHIP  
VERIZON EASTERN