

BEFORE THE ZONING HEARING BOARD OF POCOPSON TOWNSHIP

**IN RE: APPLICATION FOR SPECIAL EXCEPTION OF
EDWARD AND CHRISTIN WESTERMAN**

Tuesday, November 10, 2020

EXHIBIT LIST

A-1	GIS Aerial of the Neighborhood
A-2	Deed
A-3	Renderings
A-4	Building Permit Plan
A-5	James E. Fritsch, P.E. CV/Resume
A-6	Photographs of the Land
A-7	Drainage Area Plan
A-8	Aerial Photograph Plan

Map



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 6303 01170300
 UPI: 63-3-117.3
 Owner1: WESTERMAN EDWARD V
 Owner2: WESTERMAN CHRISTIN R
 Mail Address 1: 423 HOMESTEAD DR
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Deed Book: 9939
 Deed Page: 670
 Deed Recorded Date: 6/12/2019
 Legal Desc 1: WS DEBLYN V LA
 Legal Desc 2: 5.8 AC LOT 4
 Acres: 5.8
 LUC: V-10
 Lot Assessment: \$ 109,080
 Property Assessment: \$ 0
 Total Assessment: \$ 109,080
 Assessment Date: 12/19/2019
 Property Address: 7 DEBLYN V LA
 Municipality: POCOPSON
 School District: Unionville-Chadds Ford

Map Created:
Tuesday, November 3, 2020



County of Chester

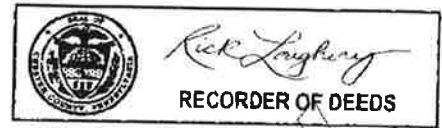
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EXHIBIT

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A-1

Prepared By: T.A. Town and Country Land Transfer,
LLC
ATTN: Jadah Hill
1479 Wilmington Pike
West Chester, PA19382
Phone: 610-675-0133



Return To: T.A. Town and Country Land Transfer,
LLC
ATTN: Jadah Hill
1479 Wilmington Pike
West Chester, PA19382
Phone: 610-675-0133
63-3-117.3
7 Deblyn V Lane, West Chester, PA
19382
File No. 211-005955
Consideration: \$400,000.00
Municipal Tax: \$4,000.00
State Tax: \$4,000.00

Trustees' Covenant Deed (Indiv.)

This Deed, made on June 7, 2019, between,

Victoria Margaret Yelton, Trustee of the Trust for the benefit of Victoria Margaret Yelton, individually, created under Article 2.B.1. of the Irrevocable Trust for the benefit of the issue of Everett B. Yelton and Madelyn B. Yelton, dated March 15, 1983

hereinafter called the Grantor of the one part, and

Edward V. Westerman and Christin R. Westerman, husband and wife

hereinafter called the Grantees of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Thousand and 00/100 Dollars, (\$400,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs and assigns as tenants by the entirety

ALL THAT CERTAIN tract or parcel of land Situate in Pocopson Township, Chester County, State of Pennsylvania, according to a Final Subdivision Plan of "Deblyn V" prepared by Register Associates, Inc., dated May 31, 1989, last revised July 13, 1989, as taken from Drawing Number Y-75, Sheet 3 in Plan File No. 10315, and being Lot No. 4 on said plan.

BEGINNING at a point set on the Westerly side of a cul-de-sac for Deblyn V. Lane, said point marking a corner of this and a corner of Lot No. 3 on said plan; thence leaving said point of beginning and along Lot No. 3 the following two courses and distances to wit:

1) North 79 degrees 12 minutes 00 seconds West 613.04 feet to a point.

2) South 16 degrees 36 minutes 25 seconds West 481.36 feet to a point marking a corner of this, a corner of Lot No. 3 and set in line of lands of Franklin B. Gilpin; thence partly along lands of Franklin B. Gilpin and also partly along lands of Richard D. Hedge, North 73 degrees 23 minutes 45 seconds West 387.00 feet to a point marking a corner of this, being set in line of Richard D. Hedge and marking a corner of John R. Ellefson; thence continuing along lands of John R. Ellefson and also along lands of Richard W. Vanscoter, North 07 degrees 29 minutes 53 seconds West 412.67 feet to a point marking a corner of this and a corner of Richard W. Vanscoter; thence continuing along lands of Richard W. Vanscoter, North 89 degrees 34

EXHIBIT

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A-2

TOGETHER with all and singular the improvements, ways, streets, alleys, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground, hereditaments and appurtenances and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantees heirs and assigns, forever.

AND THE SAID Grantor does covenant, promise and agree, to and with the said Grantees heirs and assigns, by these presents that the said Grantor has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and seal dated the day and year first above written.

Sealed and delivered in the presence of: Victoria Margaret Yelton, Trustee of the Trust for the benefit of Victoria Margaret Yelton, individually, created under Article 2.B.1. of the Irrevocable Trust for the benefit of the issue of Everett B. Yelton and Madelyn B. Yelton dated March 15, 1983.

Victoria Margaret Yelton, Trustee of the Trust for the benefit of Victoria Margaret Yelton, individually, created under Article 2.B.1. of the Irrevocable Trust for the benefit of the issue of Everett B. Yelton and Madelyn B. Yelton dated March 15, 1983

State/Commonwealth of Pennsylvania
County of Delaware

On this 7th day of June, 2019, before me, the undersigned officer, personally appeared Victoria Margaret Yelton, Trustee of the Trust for the benefit of Victoria Margaret Yelton, individually, created under Article 2.B.1. of the Irrevocable Trust for the benefit of the issue of Everett B. Yelton and Madelyn B. Yelton dated March 15, 1983, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

[Handwritten Signature]

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jadah Hill, Notary Public
Media Boro, Delaware County
My Commission Expires May 14, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Unrecorded

minutes 30 seconds East 503.10 feet to a point marking a corner of this, a corner of Richard W. Vanscoter and corner of Lot No. 5 on a said plan; thence along Lot No. 5, South 79 degrees 12 minutes 00 seconds East 670.70 feet to a point set on the Westerly side of Deblyn V. Lane cul-de-sac; thence along the Westerly side of said Deblyn V. Lane, by a curved line curving to the left having a radius of 70.00 feet and an arc length of 52.69 feet to the first mentioned point and place of beginning.

Containing 5.837 acres, more or less.

Information Purposes Only - Being known as 7 Deblyn Lane, West Chester, PA 19382

UPI NO. 63-3-117.3

BEING PART OF the same premises which Bruce B. Yelton, Trustee of the Irrevocable Trust for the benefit of the issue of Everett B. Yelton and Madelyn B. Yelton dated March 15, 1983, by Deed dated 04/16/1990 and recorded 04/17/1990 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 1961, Page 78, granted and conveyed unto Victoria Margaret Yelton, Trustee of the Trust for the benefit of Victoria Margaret Yelton, individually, created under Article 2.B.1. of the Irrevocable Trust for the benefit of the issue of Everett B. Yelton and Madelyn B. Yelton dated March 15, 1983.

Unofficial Copy

DEED

File No. 211-005955

Grantor: Victoria Margaret Yelton, Trustee of the Trust for the benefit of Victoria Margaret Yelton, individually, created under Article 2.B.1. of the Irrevocable Trust for the benefit of the issue of Everett B. Yelton and Madelyn B. Yelton, dated March 15, 1983

Grantee: Edward V. Westerman and Christin R. Westerman

I certify the address of the Grantee to be, and mail tax bill to:

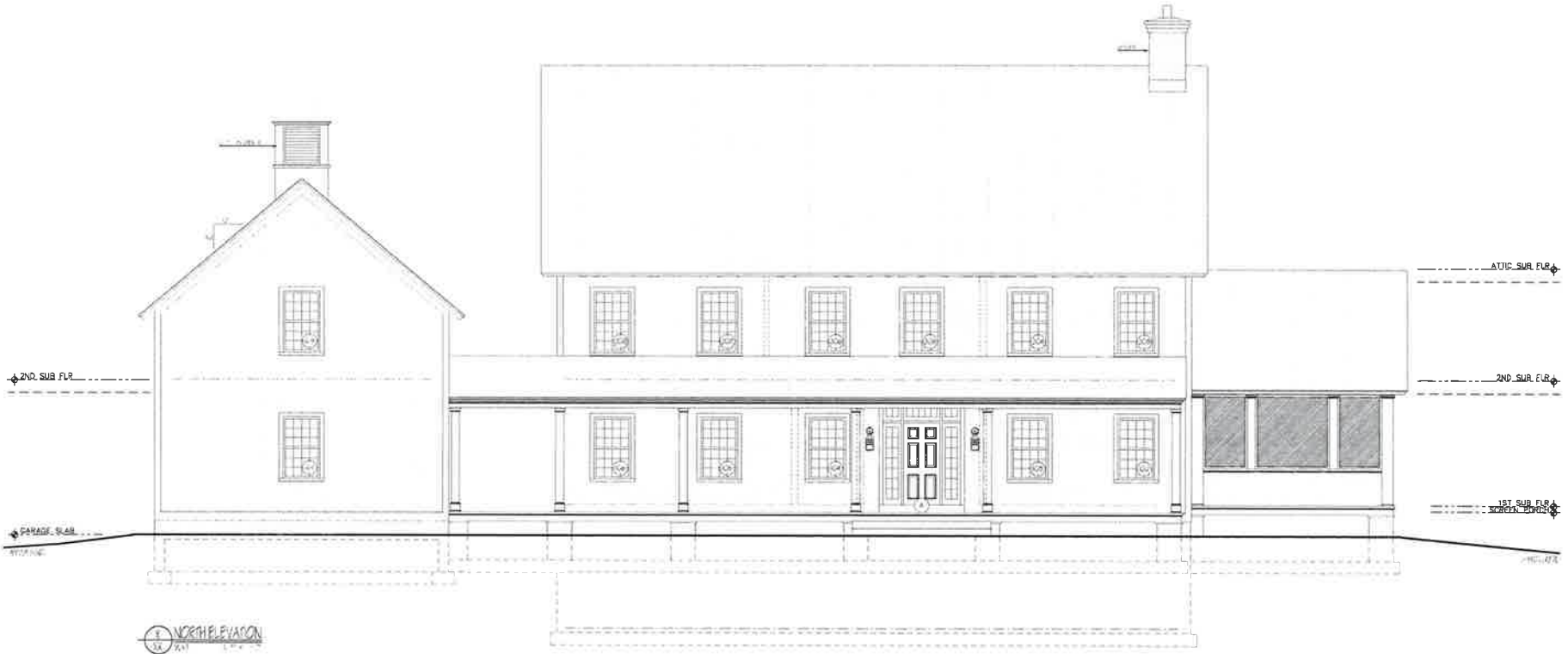
423 Homestead Drive, West Chester, PA 19382

Certified by: _____

Premises: 7 Deblyn V Lane, West Chester, Pocopson Township, Chester County, Commonwealth of Pennsylvania

Unofficial

tabbies®
EXHIBIT
A-3



NORTH/EVASON
 ARCHITECTS

NEW HOME FOR: TED & CHRISSE WESTERMAN 2217 S. CHESTER SPRINGS RD WEST CHESTER, PA 19380	FOLEY-BEAM A.R.C.H.I.T.E.C.T.U.R.E 610-764-8946 2217 S. CHESTER SPRINGS RD CHESTER SPRINGS, PA 19325 WWW.FOLEYBEAM.COM
DATE: 11/13/13 REVISION:	WESTERMAN
A-6	



1/8" = 1'-0" ELEVATION

<p>NEW HOME FOR WEST WESTERMAN 1 DEER L'VEY WEST CHESTER, PA 19382</p>	
<p>WESTERMAN</p>	
<p>DATE 01.04.20 REVISION</p>	
<p>A-7</p>	
<p>100</p>	

<p>FOLEY-BEAM ARCHITECTURE 610-264-8946 2217 S. CHESTER SPRINGS RD CHESTER SPRINGS, PA 19425 WWW.FOLEYBEAM.COM</p>	
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	<p>FOLEY-BEAM ARCHITECTURE 610-764-8946 2117 S. CHESTER SPRINGS RD CHESTER SPRINGS, PA 19325 WWW.FOLEYBEAM.COM</p>
<p>NEW HOME FOR: TED & CHRISTY WESTERMAN WEST CHESTER, PA 19382</p>	<p>WESTERMAN A-9</p>

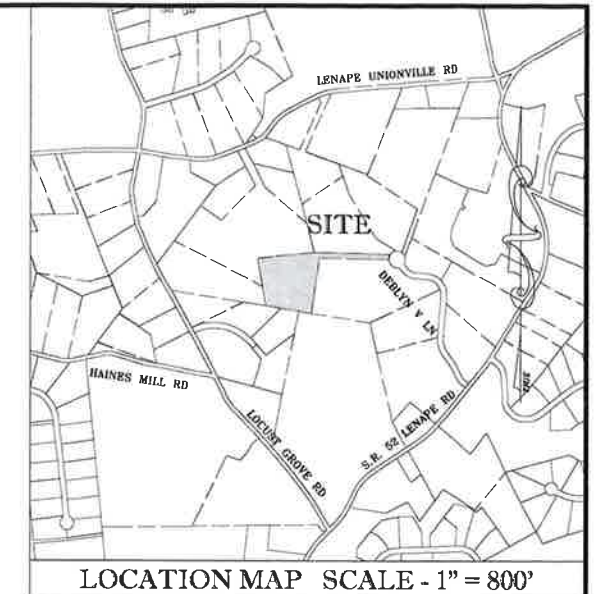


1 EAST ELEVATION

<p>NEW HOME FOR: TODD & CHRISSEY WESTERMAN 2117 S. CHESTER SPRINGS RD WEST CHESTER, PA 19382</p>	<p>FOLEY-BEAM ARCHITECTURE 610-764-8946 2117 S. CHESTER SPRINGS RD CHESTER SPRINGS, PA 19325</p>
<p>WESTERMAN</p>	<p>WWW.FOLEYBEAM.COM</p>

BUILDING PERMIT PLAN for EDWARD WESTERMAN SITUATE IN POCOPSON TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

SHEET 1 TITLE SHEET
SHEET 2 BUILDING PERMIT PLAN
SHEET 3 DETAIL SHEET



OPERATION AND MAINTENANCE NOTES

1. REGULAR INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES, TO ASSURE PROPER IMPLEMENTATION OF BMPs, MAINTENANCE AND CARE OF STORMWATER MANAGEMENT BMPs SHOULD BE INSPECTED BY A QUALIFIED PERSON, WHICH MAY INCLUDE THE LANDOWNER, OR OWNER'S DESIGNEE, ACCORDING TO THE FOLLOWING MINIMUM FREQUENCIES:
 - i. ANNUALLY FOR THE FIRST 5 YEARS.
 - ii. ONCE EVERY 3 YEARS THEREAFTER.
 - iii. DURING OR IMMEDIATELY AFTER THE CESSATION OF THE 10-YEAR OR GREATER STORM.
 - iv. AS SPECIFIED IN THE O&M AGREEMENT PURSUANT TO SECTION 602.
2. ALL PIPES, SWALES AND DETENTION FACILITIES SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION AND IN ORIGINAL DESIGN CONDITION.
3. REMOVAL OF SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING IN INFILTRATION STRUCTURES AND THUS REDUCING THE CAPACITY TO INFILTRATE STORMWATER.
4. RE-ESTABLISHMENT OF VEGETATION OF SCOURED AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL BY POCOPSON TOWNSHIP.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF BOTH TEMPORARY AND PERMANENT STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THESE RESPONSIBILITIES WILL BE TRANSFERRED TO THE LANDOWNER.

RESOURCE CONSERVATION DISTURBANCE REQUIREMENTS - POCOPSON TOWNSHIP

RESOURCE	ALLOWABLE DISTURBANCE	PERMITTED DISTURBANCE	PROPOSED DISTURBANCE
FLOODPLAIN	0 SQ.FT.	0	0
VERY STEEP SLOPES (20%+)	2,670 SQ.FT.	267	0
MODERATELY STEEP SLOPE (10%-20%)	135,001 SQ.FT.	33,750 SQ.FT.	45.7% (61,689 SQ.FT.)
STEEP SLOPE MARGINS	18,109 SQ.FT.	4,527 SQ.FT.	31.1% (5,624 SQ.FT.)
RIPARIAN BUFFER'S INNER 50 FT.	0 SQ.FT.	0	0
RIPARIAN BUFFER'S OUTER 50 FT.	0 SQ.FT.	0	0
SEASONAL HIGH-WATER TABLE SOILS	0 SQ.FT.	0	0
HERITAGE TREES	5	0	0
RARE SPECIES SITES	0	0	0
EXCEPTIONAL NATURAL AREAS	0 SQ.FT.	0	0
FOREST INTERIOR HABITAT	0 SQ.FT.	0	0
WOODLANDS	37,971 SQ.FT.	7,594 SQ.FT.	0
WETLANDS	0 SQ.FT.	0	0

NOTES:

1. LANDOWNER: EDWARD V. WESTERMAN & CHRISTIN R. WESTERMAN
423 HOMESTEAD DRIVE
WEST CHESTER PA 19382
2. SITE ADDRESS: 7 DEBLYN V LN
WEST CHESTER PA 19382
3. TAX PARCEL#: 63-3-117.3
4. SOURCE OF TITLE: DEED BOOK 9939, PAGE 670
5. TOTAL CONTENTS: 5.837 ACRES
6. PERIMETER SHOWN PER FIELD SURVEY PERFORMED BY REGISTER ASSOCIATES, INC. DATED MAY 8, 2019. HORIZONTAL DATUM = NAD83, VERTICAL DATUM NAVD 88.
7. TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY BY REGISTER ASSOCIATES, INC. DATUM NAVD 88, CONTOUR INTERVAL = 2 FEET.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, PENNSYLVANIA, MAP NUMBER 42029C0255G, EFFECTIVE SEPTEMBER 29, 2017, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO WETLANDS LOCATED ON THIS SITE.
10. ACCORDING TO CHESTER COUNTY G.I.S., THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS WISSAHICKON FORMATION OLIGOCENE MICA SCHIST (Kw). WISSAHICKON FORMATION OLIGOCENE MICA SCHIST (Kw) IS MODERATELY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS AN AVERAGE GROUNDWATER YIELD OF 75 G.P.M. AT A MEDIAN WELL DEPTH OF 150-300 FEET; IS MODERATELY EASY TO EXCAVATE; HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
11. SOIL'S INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
12. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
13. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL PROPOSED STRUCTURES.

ZONING REQUIREMENTS:

(RA) RESIDENTIAL AND AGRICULTURAL ZONING DISTRICT
CONVENTIONAL DEVELOPMENT OPTION

REQUIRED:	TAX PARCEL 63-3-117.3:
MINIMUM LOT SIZE	TWO NET ACRES
MINIMUM LOT WIDTH AT BUILDING LINE	526.52 FEET
MINIMUM STREET FRONTAGE	52.67 FEET
MINIMUM REAR YARD	208.36 FEET
MINIMUM BUILDING SETBACK FROM ANY RESIDENTIAL STREET	50 FEET
MINIMUM BUILDING SETBACK FROM ANY AGRICULTURAL STREET	143.81 FEET
MAXIMUM IMPERVIOUS COVERAGE	6.88% (17,323 S.F.)
MAXIMUM BUILDING COVERAGE	1.31% (3,289 S.F.)
MAXIMUM BUILDING HEIGHT	< 35 FEET
MINIMUM SIDE YARD SETBACKS	179.20 FEET
AGGREGATE	393.69 FEET

A SPECIAL EXCEPTION FOR MODIFICATIONS PER SECTION 250-87.M.(3)(c) OF THE POCOPSON TOWNSHIP ZONING ORDINANCE MAY BE REQUIRED FROM THE FOLLOWING SECTIONS OF THE POCOPSON TOWNSHIP ZONING ORDINANCE:

- SECTION 250-87.B.(8) REGULATIONS AND DISTURBANCE LIMITS FOR EACH SPECIFIC RESOURCE AREA
- a. MODERATELY STEEP SLOPE (10%-20%) - MAXIMUM DISTURBANCE OF 25%. PROPOSED DISTURBANCE OF 45.7%
 - b. STEEP SLOPE MARGINS-MAXIMUM DISTURBANCE OF 25% . PROPOSED DISTURBANCE OF 31.1%.

STORM DRAINAGE PLAN CERTIFICATION

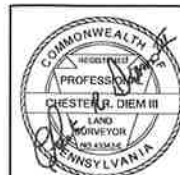
I, CHESTER R. DIEM, III, ON THIS DATE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE POCOPSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

MARCH 10, 2020
Chester R. Diem III

NET AREA CALCULATIONS - POCOPSON TOWNSHIP

GROSS TRACT AREA	5.837 ACRES
LESS AREA WITHIN RIGHTS OF WAY OR EASEMENTS FOR PUBLIC OR PRIVATE STREETS	0.000 ACRES
*LESS AREAS WITHIN EXISTING OR PROPOSED RIGHTS OF WAY FOR PIPELINES, OR ELECTRICAL TRANSMISSION LINES	0.000 ACRES
*LESS AREA WITHIN OTHER EASEMENTS WHICH CLEARLY LIMIT DEVELOPMENT OF THE TRACT	0.000 ACRES
*LESS 90% OF AREA WITHIN FLOODPLAIN	0.000 ACRES
*LESS 90% OF AREA WITHIN VERY STEEP SLOPES (20%+)	0.055 ACRES
*LESS 90% OF AREA WITHIN WETLANDS	0.000 ACRES
*LESS 50% OF AREA WITHIN SEASONAL HIGH WATER TABLE SOILS	0.000 ACRES
NET TRACT AREA	5.782 ACRES

*EXCLUSIVE OF PREVIOUSLY DEDUCTED ITEMS



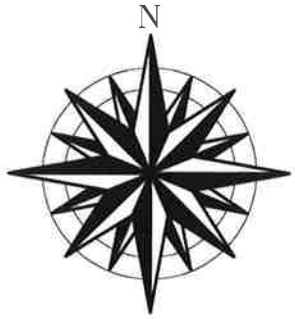
REGISTER ASSOCIATES, INC.

REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS

P.O. BOX 406 330 WEST STATE STREET
KENNETT SQUARE, PA. 19348 QUARRYVILLE, PA. 17566
(610) 444-5554 (717) 786-8741

Title Sheet	Plan Prepared For	Edward Westerman	Drawn By: KJD	Sheet
			Checked By: JAD	1
			Scale: —	
			Job Number: 191166	
			Date: 03-10-20	of 3

Situate In Pocopson Township, Chester County, Pennsylvania



N/L
ARRON GUIDOTTI & TARALYN MCCARTHY
PARCEL# 63-3-112
D.B. 10019 PG. 559

N/L
VICTORIA & MARGARET YELTON TRUST
18 HOBNER CT
WILMINGTON DE 19808-1916
PARCEL# 63-3-117.4
D.B. 1961 PG. 78

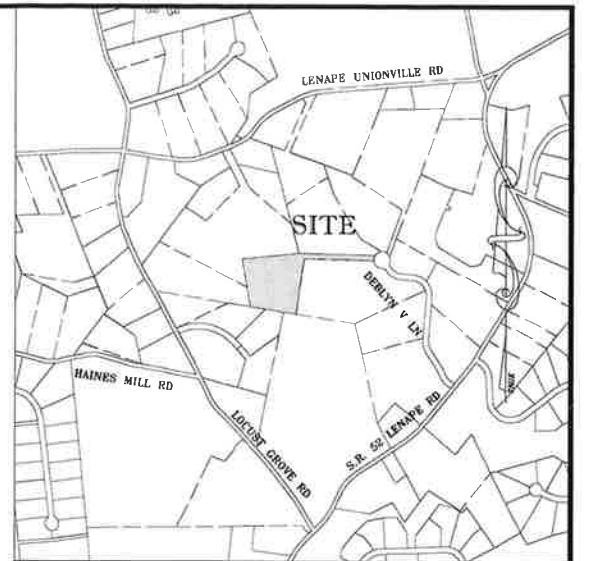
N/L
MICHAEL S MILLER & ROBIN B. SCHEINER
5 DEBLYN V LN
WEST CHESTER PA 19382 - 6960
PARCEL# 63-3-117.2
D.B. 5111 PG. 1058

N/L
ALYCE K. ELLERSON
PARCEL# 63-3-112.1
D.B. 8734 PG. 1578

N/L
JOHN W. & DORIS J. MUCHA
4 MAPLE RIDGE WAY
WEST CHESTER PA 19382 - 6927
PARCEL# 63-3-119.1B
D.B. 8734 PG. 1578

N/L
MAUREN HUFFMAN
5 MAPLE RIDGE WAY
WEST CHESTER PA 19382 - 6927
PARCEL# 63-3-119.1C
D.B. 8311 PG. 975

N/L
SHAUN ROGERS SETTLEMENT PRESERVATION TRUST
TRUST REAL ESTATE MC #3228 PO BOX 75000
DETROIT MI 48275-6961
PARCEL# 63-3-119.8
D.B. 8729 PG. 855



LOCATION MAP SCALE - 1" = 800'

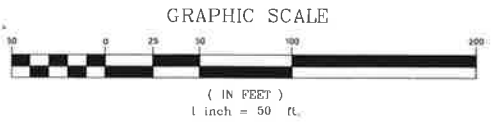
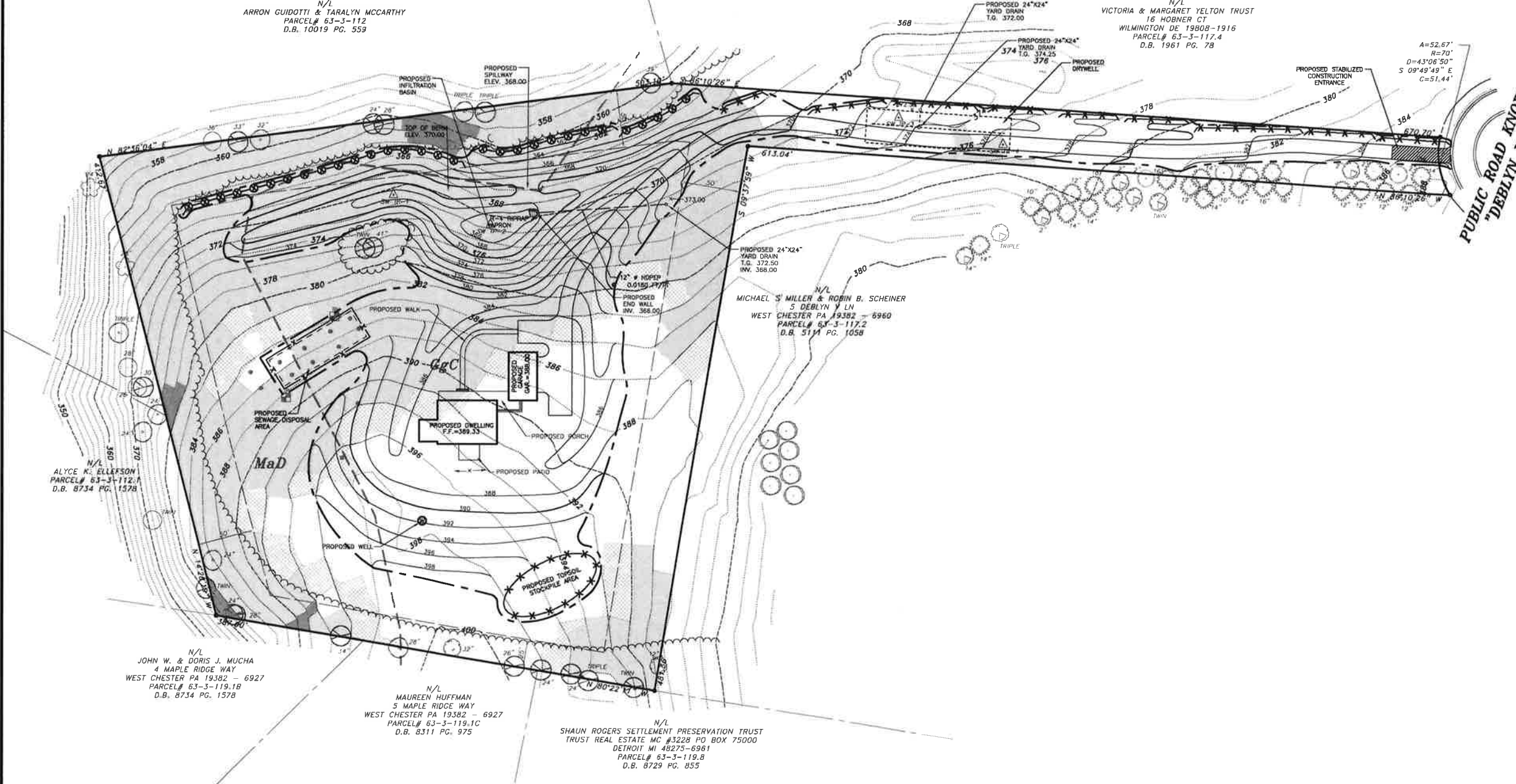
PUBLIC ROAD KNOWN AS
"DEBLYN V LANE"

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ADJOINERS LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING SOILS LINE
- EXISTING SOILS TYPE
- EXISTING TREELINE
- SLOPES 10-20%
- SLOPES 20%+
- STEEP SLOPE MARGIN
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED ORANGE CONSTRUCTION FENCE

TREE LEGEND

- FIR
- HEMLOCK
- PINE
- POPLAR
- SPRUCE
- CHERRY
- MAPLE
- OAK
- WILLOW



LIMITS OF DISTURBANCE = 2.99 ACRES ±



PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 1986 REQUIRES
1180-4 WORKING DAYS NOTICE

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE (BED)
GgC	Glennelg silt loam	8 - 15%	80" PLUS	80" PLUS	WELL DRAINED
MaD	Manor loam	15 - 25%	80" PLUS	59" - 100"	WELL DRAINED



REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS
P.O. Box 406
KENNETT SQUARE, PA, 19348
(610) 444-5554
330 WEST STATE STREET
QUARRYVILLE, PA, 17566
(717) 786-8741

**Building Permit
Plan**

Plan Prepared For
Edward Westerman

Drawn By: KJD
Checked By: JAD
Scale: 1" = 50'
Job Number: 191166
Date: 03-10-20

Sheet
2
of 3

SEDIMENT AND EROSION CONTROL NARRATIVE

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

SEQUENCE OF CONSTRUCTION

1. All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
2. The limits of disturbance must be clearly marked in the field prior to general earth disturbance.
3. Install stabilized construction entrance.
4. Install silt fence and orange construction fence at the locations shown on the plan. The contractor shall insure that run-off from all areas that are disturbed will pass through an erosion control device before leaving the lot.
5. Clear and grade site of proposed house and proposed driveway and strip and stockpile topsoil. Silt fence shall surround stockpile completely.
6. Seed and mulch any disturbed areas.
7. Extreme care should be taken to remove only the minimum amount of existing vegetation as required for construction and grading of the house.
8. Rough grade driveway and install utilities as construction allows. Take whatever precautions are necessary to prevent erosion of subsue.
9. Fine grade driveway and place crushed stone.
10. Rough grade lot and begin construction of house.
11. Install yard drains piping and construct stormwater infiltration basin and drywell. The yard drains are to be blocked until contributing drainage areas to the yard drains are stabilized. If unfavorable conditions are encountered at the time of stormwater infiltration or drywell installation, such as groundwater, bedrock or unsuitable soils, the design engineer shall be contacted and the stormwater infiltration basin or drywell shall be relocated to a more suitable location on the property. The stormwater infiltration basin and drywell shall be protected from sediment until all contributing drainage areas are stabilized with a minimum uniform 70% perennial vegetative cover.
12. Seed, mulch, and stabilize all areas which will not be further disturbed.
13. Fine grade lot area and seed, mulch, and stabilize all disturbed areas.
14. Once house construction is complete, seed and stabilize all disturbed areas.
15. Complete driveway construction.
16. After the lot has been stabilized, remove the temporary erosion control devices and permanently stabilize these areas.
17. Any substantial changes in the location of the house and/or erosion and sediment controls shall be reviewed for adequacy by the Township Engineer prior to beginning construction.

Note: Sediment barriers (i.e., silt fence) shall be installed below all areas disturbed for the establishment of lots and shall be maintained until the lawn has been permanently stabilized.

The contractor shall remove from the site, recycle, or dispose of all building material and wastes in accordance with the Department's solid waste management regulations of PA Code 260.1 et seq., 271.1, et seq., and 287.1 et seq. The contractor shall not bury, dump, or discharge any building material wastes at the site.

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 3:1 and all swales will be stabilized with either seed or permanent seeding and mulch anchored in place with an erosion control blanket (North American Green 5-75 or equal). No proposed slopes will be steeper than 3:1. All disturbed areas will be stabilized immediately with either temporary or permanent seeding and mulch. Hay or straw mulch shall be applied at a rate of at least 3.0 tons per acre. All seeded areas and all erosion and sediment control measures shall be inspected weekly and following each rain until permanent cover is established.

Should unforeseen erosive conditions develop during construction, the contractor shall take action to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement. Stockpiles of wood chips, hay bales, crushed stone and/or other mulches shall be held in readiness to deal immediately with emergency problems of erosion.

The contractor is advised to become thoroughly familiar with the Provisions of Appendix 64, Erosion Control Rules and Regulations; Title 25, Part 1, Department of Environmental Protection; Sub-Part C, Protection of Natural Resources; Article III, Water Resources; Chapter 102, Erosion Control.

A COPY OF THESE EROSION AND SEDIMENT CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.

SEEDING AND MULCHING REQUIREMENTS

1. If soil test results are not available, apply at least six (6) tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P2O5 and 200 pounds of K2O) per acre to disturbed areas.
2. All on-lot disturbed areas shall be permanently stabilized by seeding with the following seed mixture of the rate of 176 pounds per acre: 50% Kentucky Bluegrass Baron Mix, 25% Red Fescue-Pennlawn, 20% Champion Perennial Ryegrass, and 5% Annual. The seeding dates for this mixture shall be March 15 to June 15 and/or August 15 to October 15. After seeding is complete, mulch the seeded areas with clean un-rolled small grain straw or soil hay of a rate of three (3) tons per acre. (Other seed mixtures may be substituted if approved by the Township Engineer.)
3. If the above seed mixtures do not germinate satisfactorily in areas of the site due to wet soil conditions, those areas shall be reseeded with Reed Canarygrass at the rate of 100 pounds per acre.
4. Permanent seeding shall only occur during the dates listed above. If areas are prepared for seeding or other times, then the prepared seedbed shall be heavily mulched with clean un-rolled small grain straw or soil hay of the rate of three (3) tons per acre. The mulch shall then be removed and the area shall be dressed, seeded and reseeded as described above.
5. Disturbed areas on which activities have ceased and which will remain exposed for more than 15 days must be stabilized immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not finished at grade and which will be re-disturbed within one year may be seeded and mulched with a quick growing, temporary seeding mixture (Annual Ryegrass, 40 pounds per acre, or see Pennsylvania State University Agronomy Guide for other seeding recommendations). Apply 1 ton of agricultural limestone per acre, plus fertilizer, at the rate of 50-200 per acre, (50 lbs. of N, 50 lbs. of P2O5, and 200 lbs. of K2O).

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.

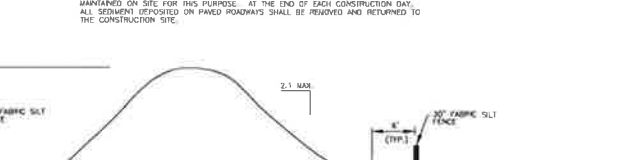
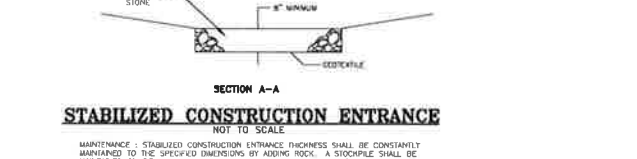
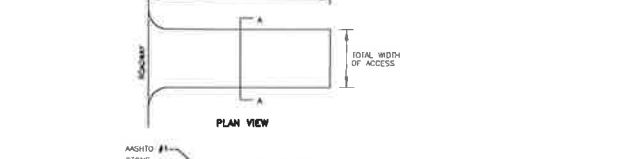
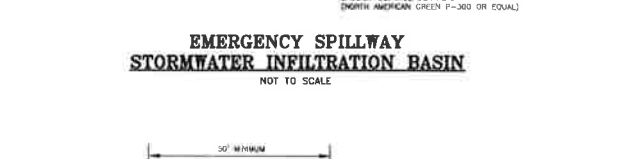
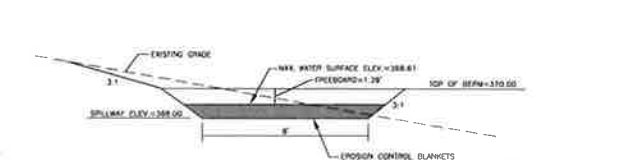
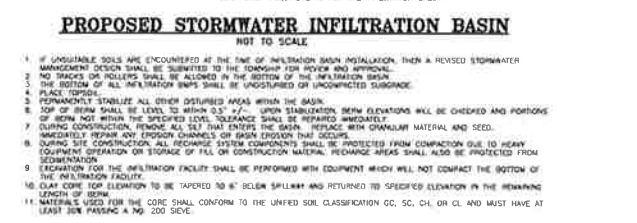
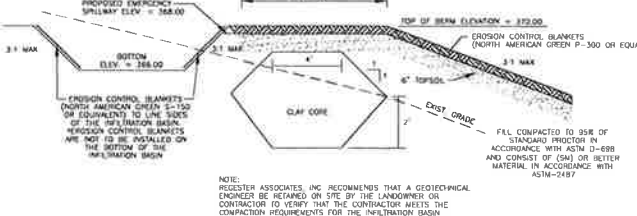
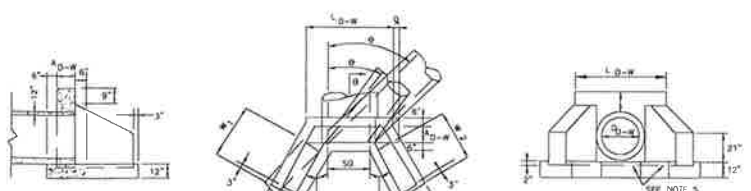
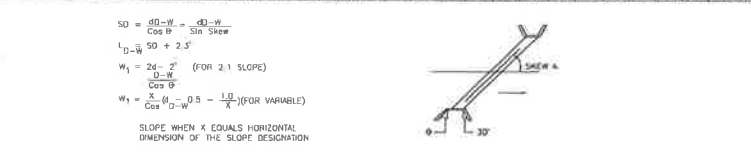
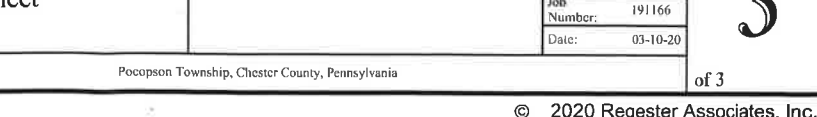
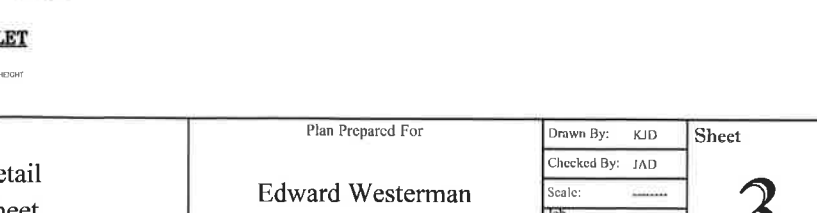
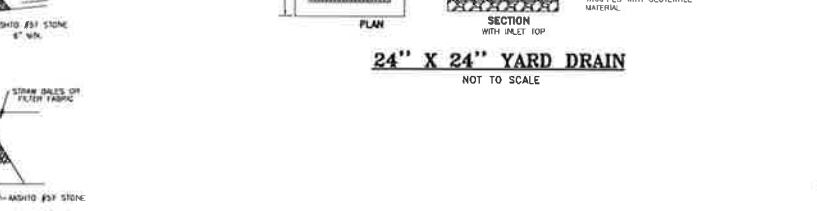
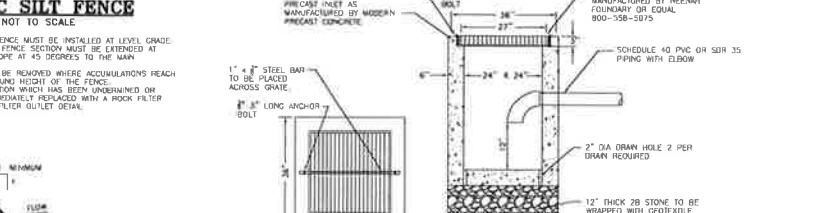
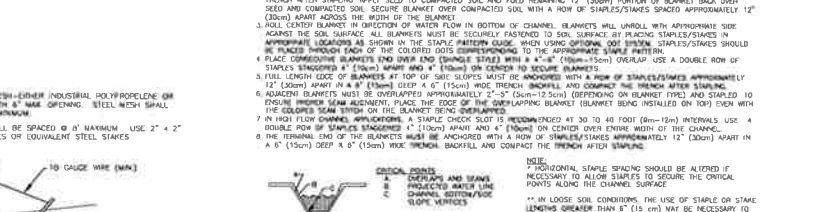
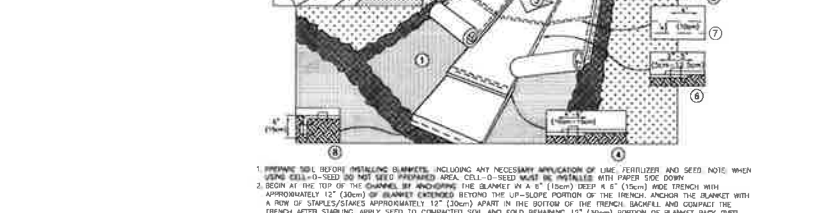
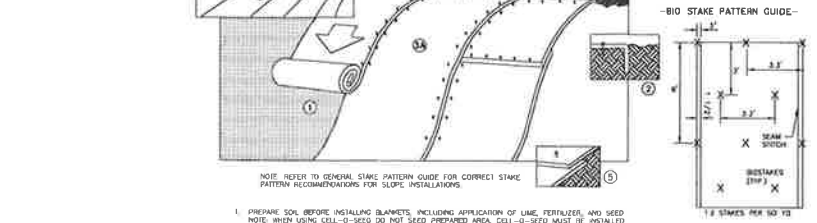
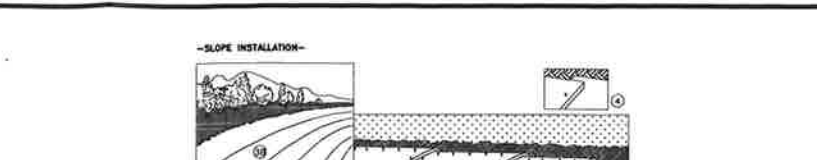
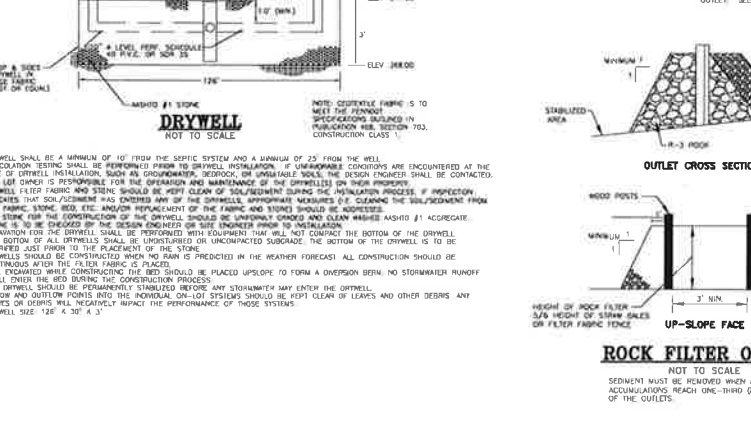
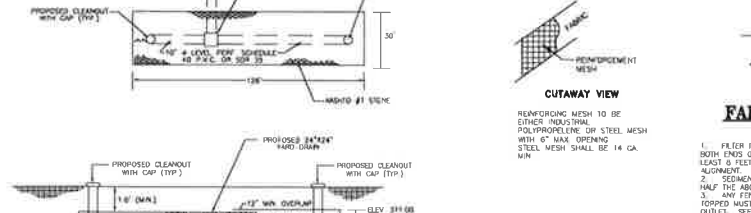
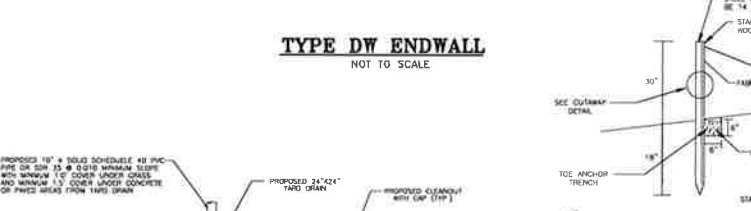
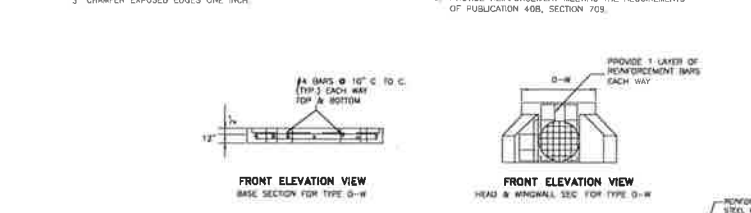


TABLE A
2:1 ENVIRONMENT SLOPES

PIPE DIAMETER (IN)	SKEW 45-90 TO 30° D = 30°			SKEW 45-90 TO 30° D = 30°			SKEW 45-90 TO 30° D = 30°			SKEW 45-90 TO 30° D = 30°			SKEW 45-90 TO 30° D = 30°			SKEW 45-90 TO 30° D = 30°		
	L	W	W2	L	W	W2	L	W	W2	L	W	W2	L	W	W2	L	W	W2
42	3.8	0	4.6	6.0	0.33	4.8	6.2	0.33	5.1	6.7	0.33	5.7	7.0	0.33	6.2	8.2	1.33	8.0
48	6.3	0	5.8	8.6	0.33	6.1	8.9	0.33	6.5	9.3	0.33	7.1	7.8	0.33	7.6	10.3	1.33	10.0
54	8.9	0	5.8	7.7	0.33	7.3	7.3	0.33	7.8	8.0	0.33	8.3	8.3	0.33	8.8	10.3	1.33	10.0
54	7.5	0	8.0	7.8	0.33	8.3	8.2	0.33	8.1	8.7	0.33	8.9	8.5	0.33	8.9	11.3	1.33	11.0
60	8.1	0	9.2	8.4	0.33	9.8	9.8	0.33	10.4	8.1	0.47	11.3	10.1	0.33	12.3	13.3	1.33	13.0
72	9.2	0	11.3	9.8	0.33	12.2	12.1	0.33	13.6	10.8	0.47	14.1	11.1	0.33	15.8	14.3	1.33	15.0



1. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 714.
2. THIS STANDARD DEPICTS THE SHAPE AND DIMENSIONS REQUIRED FOR UNIFORMITY AND COMPATIBILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR MANUFACTURING AND HANDLING PRECAST UNITS. ONLY ITEMS SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 WILL BE PERMITTED.
3. CHAMFER EXPOSSED EDGES ONE INCH.
4. PROVIDE PIPE OPENING SIZE IN PRECAST UNITS AT LEAST 2 INCHES BUT NOT MORE THAN 4 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE PIPE.
5. PROVIDE NON-SHRINK EPOXY GROUT THROUGHOUT THE CONTACT SURFACE WHEN CONNECTING WING AND HEADWALL SECTION TO BASE SECTION. PROVIDE JOINT SEALANT MATERIAL ALONG INTERFACE BETWEEN WING AND HEADWALL SECTION AND BASE SECTION.
6. PROVIDE REINFORCEMENT MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 708.



REGISTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS

P.O. BOX 406
KENNETT SQUARE, PA. 19348
(610) 444-5554

Plan Prepared For

Edward Westerman

Drawn By: **KJD**
Checked By: **JAD**
Scale: _____
Job Number: **191166**
Date: **03-10-20**

Sheet **3**

Situate In **Pocopson Township, Chester County, Pennsylvania**

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REGISTER ASSOCIATES, INC.

LAND SURVEYING & CIVIL ENGINEERING

www.registerassociates.com

821 EAST BALTIMORE PIKE / P.O. BOX 406
KENNETT SQUARE, PA 19348
PHONE 610-444-5554
FAX 610-444-6149

330 WEST STATE STREET
QUARRYVILLE, PA 17566
PHONE 717-786-8741
FAX 717-786-8742

RESUME OF PROFESSIONAL ENGINEER

Name: James E. Fritsch

Education: Pennsylvania State University - B.S. Civil Engineering, 1985
Chi Epsilon, National Civil Engineering Honor Society

Registration: Registered Professional Engineer - Pennsylvania

Experience:

Register Associates, Inc., Kennett Square, Pennsylvania
(2002 to Present) Supervisor of Engineering Department - Responsible for all civil engineering projects and employees within the engineering department. These civil engineering projects include the design of residential and commercial developments, stormwater management and drainage, erosion and sediment control, and utilities. There are currently ten individuals in the engineering department consisting of professional engineers, land surveyors, project managers, and CAD operators.

Chester Valley Engineers, Inc., Paoli, Pennsylvania
(2000 to 2002) Design Engineer and Project Manager - Responsible for various civil engineering projects including the design of residential and commercial developments, stormwater management and drainage, erosion and sediment control, and utilities. These projects also include coordinating approvals with various governmental agencies.

Register Associates, Inc., Kennett Square, Pennsylvania
(1999 to 2000) Design Engineer and Project Manager - Responsible for various civil engineering projects including the design of residential and commercial developments, stormwater management and drainage, erosion and sediment control, utilities, streets, subdivision layout, and surveying. These projects also included client contact, proposal preparation and attendance at township meetings.

James E., William T., John R. Fritsch Partnership, Newtown Square, Pennsylvania
(1996 to 1998) Owner of a partnership that traded stocks and options on the Philadelphia Stock Exchange. Member of the Philadelphia Stock Exchange.

Fritsch Enterprises, Inc., Broomall, Pennsylvania
(1992 to 1998) Owner of a high volume Texaco service station. Responsibilities included supervising the manager in charge of daily operations.

Fritsch's Exxon, Newtown Square, Pennsylvania
(1990 to 1998) Manager for a high volume Exxon service station. Responsibilities included scheduling, supervising employees, ordering inventory, pricing products, payroll, advertising and customer relations.

Robert F. Harsch and Associates, Inc., West Chester, Pennsylvania
(1986 to 1990) Design Engineer and Review Engineer - Responsible for various civil engineering projects including the design and review of residential and commercial developments, stormwater management and drainage, erosion and sediment control, railroad work, utilities, streets, traffic lights, subdivision layout, surveying and inspection. These projects included engineer review and site inspection associated with Robert F. Harsch & Associates, Inc., being the Township Engineer for numerous townships.





EXHIBIT
A-6

tabbles®









N/L
ARRON GUIDOTTI & TARALYN MCCARTHY
PARCEL# 63-3-112
D.B. 10019 PG. 559

N/L
VICTORIA & MARGARET YELTON TRUST
16 HOBNER CT
WILMINGTON DE 19808-1916
PARCEL# 63-3-117.4
D.B. 1961 PG. 78

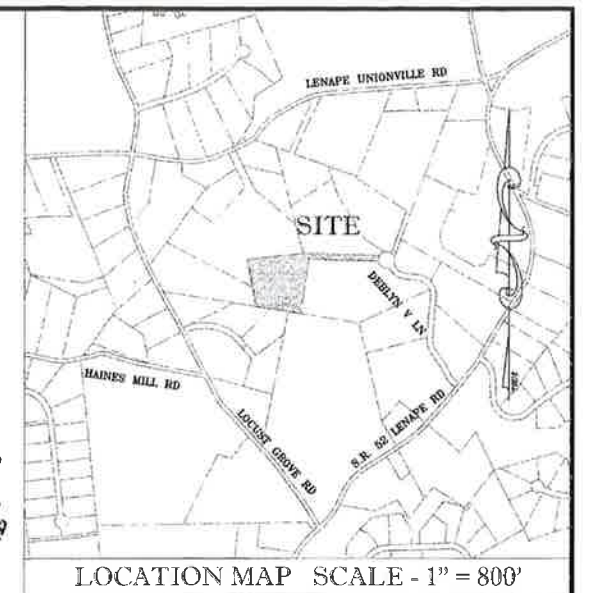
N/L
MICHAEL S. MILLER & ROBIN B. SCHEINER
5 DEBLYN V LN
WEST CHESTER PA 19382 - 6960
PARCEL# 63-3-117.2
D.B. 5111 PG. 1058

N/L
ALYCE K. ELLEFSON
PARCEL# 63-3-112.1
D.B. 8734 PG. 1578

N/L
JOHN W. & DORIS J. MUCHA
4 MAPLE RIDGE WAY
WEST CHESTER PA 19382 - 6927
PARCEL# 63-3-119.1B
D.B. 8734 PG. 1578

N/L
MAUREEN HUFFMAN
5 MAPLE RIDGE WAY
WEST CHESTER PA 19382 - 6927
PARCEL# 63-3-119.1C
D.B. 8311 PG. 975

N/L
SHAUN ROGERS SETTLEMENT PRESERVATION TRUST
TRUST REAL ESTATE MC #3228 PO BOX 75000
DETROIT MI 48275-6961
PARCEL# 63-3-119.8
D.B. 8729 PG. 855



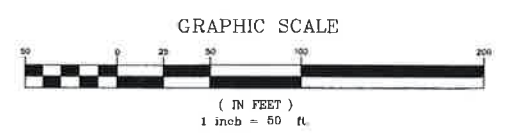
PUBLIC ROAD KNOWN AS
"DEBLYN V LANE"

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ADJOINERS LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING SOILS LINE
- EXISTING SOILS TYPE
- EXISTING TREELINE
- SLOPES 10-20%
- SLOPES 20%+
- STEEP SLOPE MARGIN
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING DRAINAGE AREA CONSIDERED TIME OF CONCENTRATION
- PROPOSED DRAINAGE AREA TO DRYWELL
- PROPOSED DRAINAGE AREA TO INFILTRATION BASIN
- PROPOSED DRAINAGE AREA BYPASS
- PROPOSED DRAINAGE AREA BYPASS TIME OF CONCENTRATION
- PROPOSED DRAINAGE AREA TO 12" #4 HOPEP

TREE LEGEND

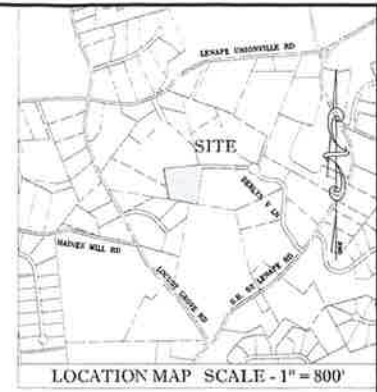
- FIR
- HEMLOCK
- PINE
- POPLAR
- SPRUCE
- CHERRY
- MAPLE
- OAK
- WILLOW



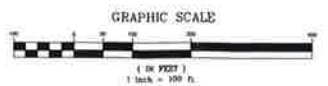
SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE (BED)
GgC	Glenelg silt loam	8 - 15%	80" PLUS	80" PLUS	WELL DRAINED
MaD	Manor loam	15 - 25%	80" PLUS	59" - 100"	WELL DRAINED

REGISTER ASSOCIATES, INC. REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS P.O. BOX 406 KENNETT SQUARE, PA. 19348 (610) 444-5554	Drainage Area Plan	Plan Prepared For Edward Westerman	Drawn By: KJD Checked By: JAD Scale: 1" = 50' Job Number: 191166 Date: 03-10-20	Sheet 1 of 1
		Situate In Pocopson Township, Chester County, Pennsylvania	2019 Register Associates, Inc.	





- NOTES:**
1. LANDOWNER: EDWARD J. WESTERMAN & CHRISTIN E. WESTERMAN
433 HOMETOWN DRIVE
WEST CHESTER PA 19382
 2. SITE ADDRESS: 7 DORVA V LN
WEST CHESTER PA 19382
 3. TAX PARCEL: 43-2-113.2
 4. SOURCE OF TITLE: DEED BOOK 8926, PAGE 670
 5. TOTAL CONTENTS: 0.827 ACRES
 6. PERIMETER SHOWN PER FIELD SURVEY PERFORMED BY REGISTER ASSOCIATES, INC. DATED MAY 8, 2015. HORIZONTAL DATUM = NAD83, VERTICAL DATUM NAVD 83.
 7. TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY BY REGISTER ASSOCIATES, INC. DATUM NAVD 83, CONTOUR INTERVAL = 2 FEET
 8. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, PENNSYLVANIA, MAP NUMBER #200802556, EFFECTIVE SEPTEMBER 29, 2017, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
 9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO WETLANDS LOCATED ON THIS SITE.
 10. ACCORDING TO CHESTER COUNTY C.O.S., THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS WISSAMONK FORMATION (GLOUCESTER MICA SCHIST (M*)). WISSAMONK FORMATION (GLOUCESTER MICA SCHIST (M*)) IS MODERATELY RESISTANT TO WEATHERING, HAS GOOD SURFACE DRAINAGE, HAS AN AVERAGE GROUNDWATER YIELD OF 75 G.P.M. AT A MEDIUM WELL DEPTH OF 150-300 FEET, IS MODERATELY EASY TO EXCAVATE, HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
 11. SOILS INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
 12. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 13. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL PROPOSED STRUCTURES.



REGISTER ASSOCIATES, INC. REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS P.O. BOX 610 KENNETT SQUARE, PA 19348 (610) 448-2244	330 WEST STATE STREET QUARRYVILLE, PA 17356 (717) 766-8741	Plan Prepared For	Drawn By: KJD	Sheet
		Aerial Photograph Plan (2015 Aerial)	Edward Westerman	1
Prepared In: Pennsylvania, Chester County, Pennsylvania		Date: 10-07-20	of 1	

