



**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP
PUBLIC MEETING AGENDA
September 15, 2025 7:00 PM**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

- A. Join us on Saturday, October 4th, from 1 – 5 PM in Wilson Farm Park for the Township’s annual Community Day.
- B. The Library Board of Trustees meeting scheduled for December 4th has been rescheduled to November 20th.
- C. The Municipal Authority meeting scheduled for October 14th has been rescheduled to September 16th.
- D. In observance of Columbus Day, Township offices will be closed on Monday, October 13th.

4. APPROVAL OF MINUTES

- ENCLOSURE* A. Motion to approve minutes of August 18, 2025, public meeting

5. TOWNSHIP BUSINESS

- A. Supervisor Liaison Reports
 - Motion to appoint Kevin Dellaria as a Willistown Township representative to the Library Board of Trustees

- ENCLOSURE* B. Motion to approve the 2025/2026 salt bids

- ENCLOSURE* C. Motion to approve application for minor subdivision at 1724 & 1750 Indian Run Road

- ENCLOSURE* D. Motion to acknowledge PADEP/CCCD required “Recordation of a Declaration of Covenants and Restrictions Document” (a Stormwater O&M Agreement) for the Willis/Woodcrest/Upper Weadley Stormwater Project

- ENCLOSURE* E. Motion to approve proposal from Brown & Caldwell for additional services associated with Woodcrest/Willis/Upper Weadley Stormwater Project

- F. Motion to approve Release Request #1 for Delaware Valley Friends School Phase 1B in the amount of \$1,141,022.59; balance remaining \$50,647.75

- G. Conditional Use Decision for ISGVF, hearing held July 21 and August 18

- ENCLOSURE* H. Motion to approve 2026 Minimal Municipal Obligations for Police and Non-Uniformed Pensions

- ENCLOSURE* I. Motion to approve emergency replacement of red light foundations

ENCLOSURE J. Motion to authorize staff to advertise an accounting services RFP and authorizing the Township Manager to engage the services with approval of the Finance Committee prior to October 6, if necessary

ENCLOSURE K. Discussion on zoning amendment petition to permit age-qualified single-family semidetached dwellings (twin) and single-family attached dwellings (townhouse) in the office zoning district under the TCD overlay district

6. NEW MATTERS

A. Citizens

B. Board Members

7. NEXT MEETING

The next meeting is scheduled for Monday, October 6, 2025.

8. ADJOURN PUBLIC MEETING

**Tredyffrin Township
Public Meeting
Minutes – August 18, 2025**

A public meeting of the Board of Supervisors of Tredyffrin Township was held on the above date at the Tredyffrin Township Building and via Zoom. Board members present included Chair David Miller, Vice Chair Julie Gosse, KS Bhaskar, Sharon Humble, Carlotta Johnston-Pugh (via Zoom), and Murph Wysocki (via Zoom). Also, in attendance were Township Manager William Martin; Chief Operating Officer Joseph DiRocco; Township Solicitor Patrick McKenna; Police Lieutenant Jim Slavin; Director of Planning & Zoning Erin McPherson; Township Engineer Stephen Burgo; and Recording Secretary Patricia Hoffman.

The meeting dates for the year were advertised in the 12/27/2024 issue of Daily Local and the 1/5/2025 issue of the Main Line Suburban. The meetings dates for the year were published on the Township website by 12/31/2024 and were printed in the Township's newsletter 1/31/2025. The agenda was posted on the Township website 8/14/2025 and at the main entrance to the Township Building 8/14/2025. Copies of the agenda were made available for the public in attendance at the meeting.

CALL TO ORDER CONDITIONAL USE HEARING

At 5:30 PM, Mr. Miller called to order the continuation of a hearing to consider the Conditional Use Application of Islamic Society of Greater Valley Forge, on Behalf of North American Islamic Trust. The properties are 958 N. Valley Forge Road and 966 N. Valley Forge Road. The Applicant is the owner of 958 N. Valley Forge Road and is the equitable owner of an 0.40 acre portion of 966 N. Valley Forge Road, which is owned by Devon 50, Inc. The parcels are located in the R-1 Residential District of the Township. The Applicant seeks conditional use approval pursuant to §208-45.C (IO – Institutional Overlay Districts, Use regulations) of the Tredyffrin Township Zoning Ordinance to permit a religious use on the property, in conjunction with an existing mosque and related facilities on the adjacent parcel, and any other such relief deemed necessary by the Board of Supervisors.

The hearing was closed at 6:26 PM.

Notes of testimony were taken by Court Reporter Arlene LaRosa.

CALL TO ORDER PUBLIC MEETING

Mr. Miller called to order the public meeting at 7:00 PM.

ANNOUNCEMENTS

- In observance of Labor Day, Township offices will close at 2 PM on Friday, August 29, and will be closed Monday, September 1.

APPROVAL OF MINUTES

Motion made by Mr. Bhaskar, seconded by Dr. Gosse, and passed unanimously to approve minutes of the July 21, 2025, public meeting.

TOWNSHIP BUSINESS

Mr. Miller stated that the Board met in Executive Session prior to this meeting to discuss personnel matters.

Supervisor Liaison Reports

The Supervisors provided reports for the following meetings:

- Mr. Bhaskar reported on the Library Board of Trustees meeting held on July 24. The next meeting is scheduled for August 28. He noted that the December 4 meeting has been rescheduled to November 20.
- Mr. Bhaskar reported that the next meeting for the Environmental Advisory Council is scheduled for August 26.
- Ms. Johnston-Pugh provided an Arts Commission update. The next meeting is scheduled for September 4.
- Mr. Wysocki reported on the Pension Trustees meeting held on August 13. The next meeting is scheduled for November 12.
- Mr. Miller reported on the Zoning Hearing Board held on July 24. The next meeting is scheduled for August 28.

More information for these meetings can be found on the Township website in the minutes for each meeting.

Audit Presentation

Joe Manfre (via Zoom) from Barbacane Thornton provided a presentation of the audit completed for 2024. The presentation is part of the packet of materials for this meeting and can be found on the Township website.

Letter of Engagement – 355 Chase Road

Motion made by Ms. Johnston-Pugh, seconded by Dr. Gosse, and passed unanimously to ratify executing the engagement letter between Strategic Solutions and Tredyffrin Township for zoning expertise consultation services associated with the condemnation proceeding for 355 Chase Road (Picket Post).

Capital Purchase – Police Vehicle

Motion made by Mr. Bhaskar, seconded by Ms. Humble, and passed unanimously to approve capital purchase of Police Vehicle to replace a vehicle that was rendered totaled after an accident. After insurance reimbursement, the cost for the vehicle and upfit will be at a cost of \$35,963.

Escrow Release

Motion made by Ms. Humble, seconded by Dr. Gosse, and passed unanimously to approve the final escrow release for 958 Mt. Pleasant in the amount of \$33,342.23, conditioned upon full payment of all outstanding reimbursable invoices from the Township.

Account Agreement/Financial Security Agreement - TESD

Motion made by Mr. Bhaskar, seconded by Ms. Humble, and passed unanimously to approve the Account Agreement between Tredyffrin Township, Tredyffrin-Easttown School District and the Pennsylvania Local Government Investment Trust (PLGIT) for Conestoga High School athletic fields project.

Grant Application

Motion made by Mr. Bhaskar, seconded by Ms. Johnston-Pugh, and passed unanimously to approve proposal from Bowman to assist Township staff with an application for a Green Light Go Grant to upgrade signal light equipment along Lancaster Avenue in Paoli.

Stormwater O&M Agreement – YSC Sports

Motion made by Ms. Humble, seconded by Dr. Gosse, and passed unanimously to approve the Stormwater Best Management Practices Operations and Maintenance Agreement for YSC Sports LP, PECO, and Tredyffrin Township

Resolution – Valley Forge Sewer Authority

Motion made by Ms. Humble and was seconded by Mr. Bhaskar to adopt Resolution #2025-15 regarding reimbursement of the Township's capital contributions in the event of a future sale of the assets of the Valley Forge Sewer Authority. After discussion, a roll call vote was taken: Ms. Humble – aye; Dr. Gosse – aye; Mr. Bhaskar – aye; Ms. Johnston-Pugh – aye; Mr. Wysocki – aye; Mr. Miller – aye. The Resolution was adopted with a 6-0 vote.

NEW MATTERS

Board

None

Citizens

Resident Roland Johnson, Paoli, asked for and received clarification for the work being completed in Wilson Farm Park, specifically the sealing of the pathways.

Mr. Johnson asked for and received clarification for the current costs to acquire the 355 Chase Road property, noting that the final valuation has not yet been received and the property owner may appeal once the valuation is received. He also received an overview of the next steps/process for proceeding.

Resident Margaret van Naerssen shared her concerns regarding AI and its use in transcription for writing police reports.

Resident Ray Clarke thanked Mr. Johnson for his questions and clarification regarding 355 Chase Road (Picket Post).

Resident Hans van Mol thanked the Board for adopting Resolution 2025-13 supporting funding for Septa. He provided an update that the fifth version of the legislation for transit funding across the state passed in the State House of Representatives and is now before the State Senate.

NEXT MEETING

The next regular meeting of the Board of Supervisors is scheduled for Monday, September 15, 2025.

ADJOURNMENT

The meeting was adjourned at 7:47 PM.

Respectfully submitted,

Patricia Hoffman
Recording Secretary



TREDYFFRIN TOWNSHIP

MEMORANDUM

To: Board of Supervisors

CC: William Martin

From: Darin Fitzgerald

Subject; Road salt for the 2025-2026 season

Date: August 8, 2025

Staff is requesting Board approval to accept the salt bids from the West Bradford Consortium with the lowest bid being Chemical Equipment Labs for \$71.17 a ton which is 97 cents more than the bid last year. Every year West Bradford Township coordinates with multiple townships in Chester County and puts out a bid package for all involved Townships for road salt and this year the lowest bidder is Chemical Equipment from Newtown Square. We have used them in the past and had a good experience. The bid tab sheet from West Bradford is attached with the highest price being \$88.00 a ton

2025-2026 Consortium Salt Bid Page Two

COMPANY ADDRESS TELEPHONE FAX	ESTIMATED NEED						OVER ESTIMATED NEED					
	FOB			DELIVERED			FOB			DELIVERED		
	Sodium Chloride	Solar Salt	Deicer	Sodium Chloride	Solar Salt	Deicer	Sodium Chloride	Solar Salt	Deicer	Sodium Chloride	Solar Salt	Deicer
Compass Minerals 9900 W. 109 th Street Suite 1000 Overland Park, KS 66210 Tel: 800-323-1641	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID
Riverside Construction Materials, Inc. 355 Newbold Road Fairless Hills, PA 19030 Tel: 800-426-6273	\$72.00	NO BID	\$95.00	\$72.00	NO BID	\$95.00	\$72.00	NO BID	\$95.00	\$72.00	NO BID	\$95.00



TREDYFFRIN TOWNSHIP MEMORANDUM

TO: Board of Supervisors
FROM: Erin McPherson, Director of Planning & Zoning
SUBJECT: 1724 and 1750 Indian Run Rd – Lot Line Change
DATE: September 11, 2025

PROJECT SUMMARY:

The applicant seeks approval for a lot line adjustment between two existing parcels located at 1724 and 1750 Indian Run Road, Malvern, PA, within the R-1/2 Residential Zoning District. This application proposes no new lots and no site improvements to either property. The adjustment solely modifies the boundary between the two parcels. Please see attached site plan.

CHESTER COUNTY REVIEW:

The Chester County Planning Commission has reviewed the application and has no planning issues with the proposed lot line change.

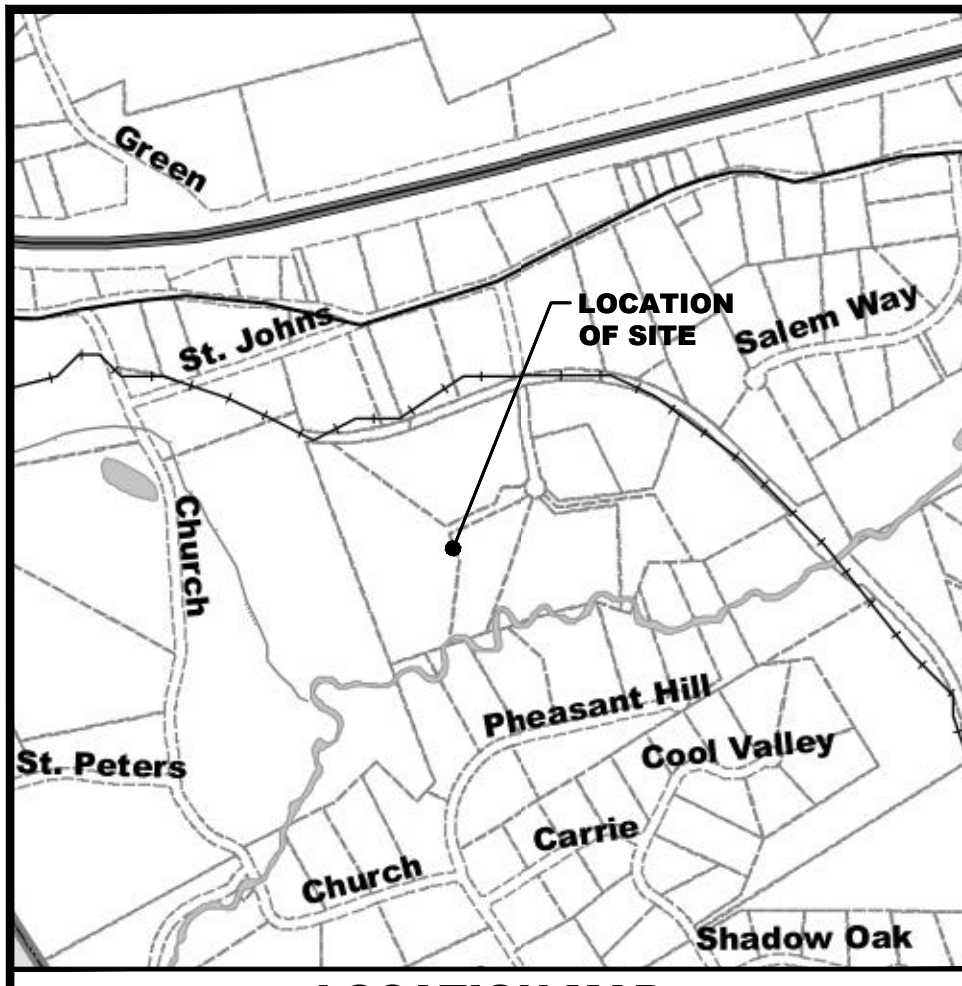
TOWNSHIP PLANNING COMMISSION:

At its meeting on August 21, 2025, the Township Planning Commission reviewed the plan and approved the following waivers:

1. §181-36-B(12) – A waiver to not provide an inventory of natural features on the plan, as no development is proposed and no natural features will be affected by the lot line change.
2. §181-48.F(1) – A waiver to only provide concrete monuments along the legal right of way line for Indian Run Road. It is proposed to use iron pins at all other property corners.

The Planning Commission voted 6-0 to recommend approval of the waivers and made a recommendation to the Board of Supervisors to approve of the Lot Line Change.

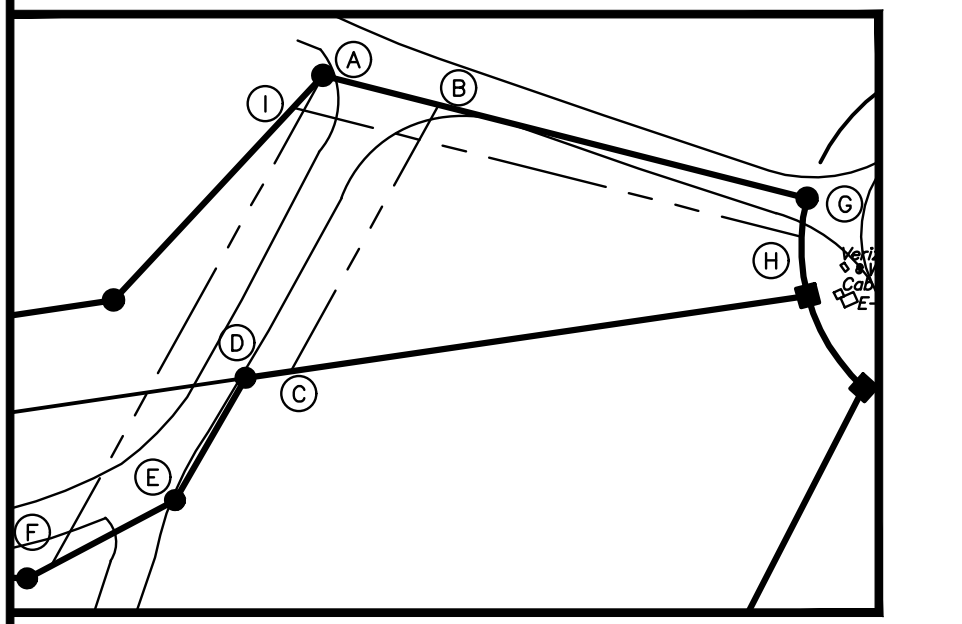
ACTION: Based on the recommendations of the Planning Commission, Township staff recommends the approval of the lot line change application for 1724 and 1750 Indian Run Road.



LOCATION MAP
SCALE 1" = 800'

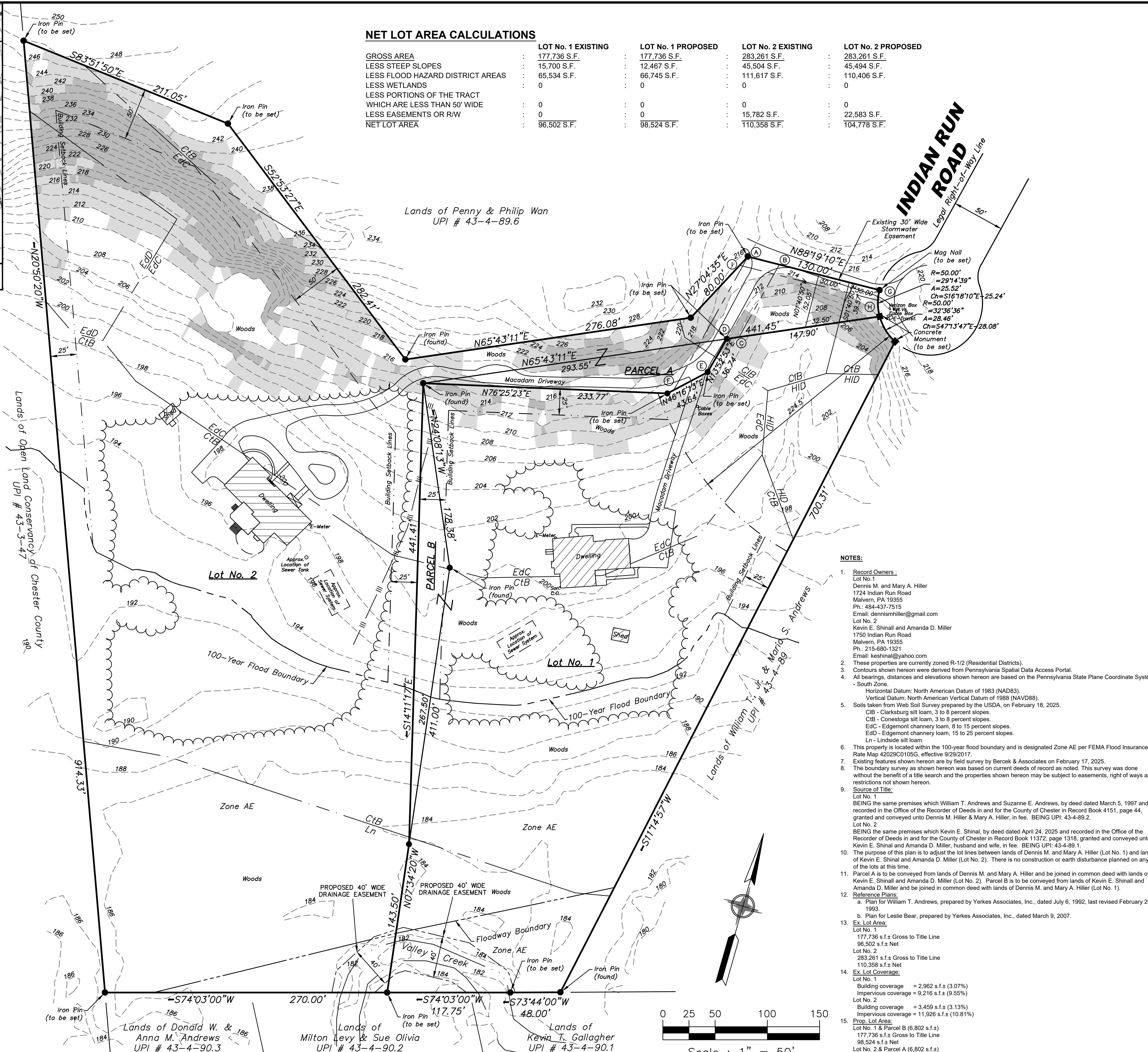
LEGEND

	PROPERTY LINE
	PROPERTY CORNER
	BUILDING SETBACK LINES
	EXISTING RIGHT-OF-WAY LINES
	EXISTING PASDA CONTOUR
	EXISTING 100 YEAR FLOOD BOUNDARY
	EXISTING STREAM
	EXISTING EASEMENT LINE
	EXISTING EDGE OF TREES
	SOILS LINE
	STEEP SLOPES 15% - 25%
	STEEP SLOPES >25%



NET LOT AREA CALCULATIONS

	LOT No. 1 EXISTING	LOT No. 1 PROPOSED	LOT No. 2 EXISTING	LOT No. 2 PROPOSED
GROSS AREA	177,736 S.F.	177,736 S.F.	283,261 S.F.	283,261 S.F.
LESS STEEP SLOPES	15,700 S.F.	12,467 S.F.	45,504 S.F.	45,494 S.F.
LESS FLOOD HAZARD DISTRICT AREAS	65,534 S.F.	66,745 S.F.	111,617 S.F.	110,406 S.F.
LESS WETLANDS	0	0	0	0
LESS PORTIONS OF THE TRACT WHICH ARE LESS THAN 50' WIDE	0	0	0	0
LESS EASEMENTS OR R/W	0	0	15,782 S.F.	22,583 S.F.
NET LOT AREA	96,502 S.F.	98,524 S.F.	110,358 S.F.	104,778 S.F.



- NOTES:**
- Record Owners: Lot No. 1 Dennis M. and Mary A. Hiller 1724 Indian Run Road Malvern, PA 19355 Ph: 484-437-7515 Email: dennishiller@gmail.com Lot No. 2 Kevin E. Shinnal and Amanda D. Miller 1750 Indian Run Road Malvern, PA 19355 Ph: 215-680-1321 Email: keshinnal@yahoo.com
 - These properties are currently zoned R-1/2 (Residential Districts).
 - Contours shown hereon were derived from Pennsylvania Spatial Data Access Portal.
 - All bearings, distances and elevations shown hereon are based on the Pennsylvania State Plane Coordinate System - South Zone. Horizontal Datum: North American Datum of 1983 (NAD83). Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
 - Soils taken from Web Soil Survey prepared by the USDA, on February 18, 2025. CIB - Clarksburg silt loam, 3 to 8 percent slopes. CIB - Conestoga silt loam, 3 to 8 percent slopes. EdC - Edgemont channery loam, 8 to 15 percent slopes. EdD - Edgemont channery loam, 15 to 25 percent slopes. Ln - Lindsie silt loam.
 - This property is located within the 100-year flood boundary and is designated Zone AE per FEMA Flood Insurance Rate Map 42029C0105G, effective 9/29/2017.
 - Existing features shown hereon are by field survey by Bercek & Associates on February 17, 2025.
 - The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
 - Source of Title: Lot No. 1 BEING the same premises which William T. Andrews and Suzanne E. Andrews, by deed dated March 5, 1997 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4151, page 44, granted and conveyed unto Dennis M. Hiller & Mary A. Hiller, in fee. BEING UPI: 43-4-89.2. Lot No. 2 BEING the same premises which Kevin E. Shinnal, by deed dated April 24, 2025 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4151, page 44, granted and conveyed unto Kevin E. Shinnal and Amanda D. Miller, husband and wife, in fee. BEING UPI: 43-4-89.1. The purpose of this plan is to adjust the lot lines between lands of Dennis M. and Mary A. Hiller (Lot No. 1) and lands of Kevin E. Shinnal and Amanda D. Miller (Lot No. 2). There is no construction or earth disturbance planned on any of the lots at this time.
 - Parcel A is to be conveyed from lands of Dennis M. and Mary A. Hiller and be joined in common deed with lands of Kevin E. Shinnal and Amanda D. Miller (Lot No. 2). Parcel B is to be conveyed from lands of Kevin E. Shinnal and Amanda D. Miller and be joined in common deed with lands of Dennis M. and Mary A. Hiller (Lot No. 1).
 - Reference Plans: a. Plan for William T. Andrews, prepared by Yerkes Associates, Inc., dated July 6, 1992, last revised February 26, 1993. b. Plan for Leslie Bear, prepared by Yerkes Associates, Inc., dated March 9, 2007.
 - Ex. Lot Area: Lot No. 1 177,736 s.f. ± Gross to Title Line 96,502 s.f. ± Net Lot No. 2 283,261 s.f. ± Gross to Title Line 110,358 s.f. ± Net
 - Ex. Lot Coverage: Lot No. 1 Building coverage = 2,962 s.f. ± (3.07%) Impervious coverage = 6,606 s.f. ± (6.70%) Lot No. 2 Building coverage = 3,459 s.f. ± (3.13%) Impervious coverage = 11,926 s.f. ± (10.81%)
 - Prop. Lot Area: Lot No. 1 & Parcel B (8,802 s.f. ±) 177,736 s.f. ± Gross to Title Line 98,524 s.f. ± Net Lot No. 2 & Parcel A (8,802 s.f. ±) 283,261 s.f. ± Gross to Title Line 104,778 s.f. ± Net
 - Prop. Lot Coverage: Lot No. 1 Building coverage = 2,962 s.f. ± (3.01%) Impervious coverage = 6,606 s.f. ± (6.70%) Lot No. 2 Building coverage = 3,459 s.f. ± (3.30%) Impervious coverage = 14,535 s.f. ± (13.87%)
 - The lots shown hereon exceed the required one part per 10,000 error of closure.
 - The National Wetland Inventory Map for this area shows wetlands exist on both lots. The wetland area is shown to be within the bounds of the 100 year flood zone shown.
 - Both lots are served by public water service and on site septic systems.
 - The plan is in conformity with engineering, zoning, subdivision, building, sanitation and other applicable Township ordinances and regulations.
 - Parties are hereby requested from the following sections of Tredeffryn Township's Subdivision and Land Development Ordinance (Chapter 181): a. §181-36.B.12 - Natural Features Inventory. A partial waiver is being requested based on there being no natural features being affected by the lot line change. A partial waiver is being requested due to the fact there are some features required under section 181-54 shown on the plan such as woodlands, slopes, streams and floodplain. b. §181-48.F.1 - Survey monuments. This waiver request is to only provide concrete monuments along the legal right of way line for Indian Run Road. It is proposed to use iron pins at all other property corners.

DRIVEWAY ACCESS EASEMENT FOR PENNY AND PHILIP WAN

G - H R=50.00' Δ=11°32'13" A=10.07'
CH=S07°26'57"E - 10.05'

H - I S88°19'10"W - 136.50'

I - A N27°04'35"E - 11.41'

A - G N88°19'10"E - 130.00'

CONTAINS : 1,331 S.F.±

DRIVEWAY ACCESS EASEMENT FOR LOT NO. 1

A - B N88°19'10"E - 31.02'

B - C S13°05'15"W - 79.31'

C - D S65°43'11"W - 11.89'

D - E S13°52'53"W - 36.74'

E - F S48°16'13"W - 36.61'

F - A N13°05'15"E - 146.00'

CONTAINS : 3,496 S.F.±

ZONING REGULATIONS R-1/2 (RESIDENTIAL DISTRICTS)

	(REQUIRED)	LOT No. 1 EXISTING	LOT No. 1 PROPOSED
MIN. LOT AREA	80,000 S.F.	96,502 S.F.*	98,524 S.F.*
MIN. LOT WIDTH @ B.L.	200'	200'	200'
MIN. FRONT YARD	50'	180.25'	224.5'
MIN. SIDE YARDS	25' MIN.; 50' AGG.	25' MIN.; 50' AGG.	25' MIN.; 50' AGG.
MIN. REAR YARD	40'	40'	40'
MAX. BLDG. COVERAGE	10%	3.07%	3.01%
MAX. IMP. COVERAGE	15%	9.55%	15%
MAX. BLDG. HEIGHT	35'	< 35'	< 35'

ZONING REGULATIONS R-1/2 (RESIDENTIAL DISTRICTS)

	(REQUIRED)	LOT No. 2 EXISTING	LOT No. 2 PROPOSED
MIN. LOT AREA	80,000 S.F.	110,358 S.F.*	104,778 S.F.*
MIN. LOT WIDTH @ B.L.	200'	200'	200'
MIN. FRONT YARD	50'	50'	50'
MIN. SIDE YARDS	25' MIN.; 50' AGG.	25' MIN.; 50' AGG.	25' MIN.; 50' AGG.
MIN. REAR YARD	40'	40'	40'
MAX. BLDG. COVERAGE	10%	3.13%	3.30%
MAX. IMP. COVERAGE	15%	10.81%	13.87%
MAX. BLDG. HEIGHT	35'	< 35'	< 35'

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates for all claims, damages, losses and expenses arising from the use hereof. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

© Copyright Bercek & Associates All rights reserved. This document is the property of Bercek & Associates and it shall not be altered or reproduced in any form without written permission of Bercek & Associates. Only those plans incorporating the seal of the Registered Professional Engineer/Surveyor shall be considered official.

*SEE NET LOT AREA CALCULATIONS

*SEE NET LOT AREA CALCULATIONS

STATE OF: _____

COUNTY OF: _____

On this the _____ day of _____, 20____, before me the Subscriber, personally appeared Dennis M. Hiller and Mary A. Hiller, who being duly sworn according to Law, deposes and says that they are the record owners of the property UPI 43-4-89.2 as shown on this plan, dated 2/21/2025. This subdivision plan was made at their direction, and as record owners, executed this plan for the purpose therein contained by signing their names with the intention that this plan be recorded according to Law.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal:

Notary Public _____
My Commission expires _____

By: _____
Dennis M. Hiller Mary A. Hiller

STATE OF: _____

COUNTY OF: _____

On this the _____ day of _____, 20____, before me the Subscriber, personally appeared Kevin E. Shinnal and Amanda D. Miller, who being duly sworn according to Law, deposes and says that he is the record owner of the property UPI 43-4-89.1 as shown on this plan, dated 2/21/2025. This subdivision plan was made at his direction, and as record owner, executed this plan for the purpose therein contained by signing his name with the intention that this plan be recorded according to Law.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal:

Notary Public _____
My Commission expires _____

By: _____
Kevin E. Shinnal Amanda D. Miller

Reviewed by the Chester County Planning Commission this _____ day of _____, 20____

Executive Director _____

Reviewed by the Tredeffryn Township Planning Commission this _____ day of _____, 20____

Chairman (Vice) _____

Reviewed by the Tredeffryn Township Board of Supervisors this _____ day of _____, 20____

Chairman _____

Vice Chairman _____

Supervisor _____

Township Secretary _____

Township Engineer _____

Zoning Officer _____ (Township Seal)

I hereby declare this plan represents a survey a survey made by me; that all monuments shown exist, or will be placed, and that all dimensional and geodetic details are correct, to the best of my knowledge.

BERCEK & ASSOCIATES

Professional Land Surveyor _____

Date _____

Rev. August 6, 2025 : per Township Engineer's review letter dated July 2, 2025.

BA BERCEK & ASSOCIATES

112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Minor Subdivision / Lot Line Change Plan for
DENNIS M. & MARY A. HILLER
Tredeffryn Township - Chester County, PA
June 10, 2025 Plan No. C-25-005

**INSTRUMENT FOR THE DECLARATION OF
RESTRICTIONS AND COVENANTS**

This Instrument for the Declaration of Restrictions and Covenants (Declaration) is being made as of this 28th day of August, 2025, by Tredyffrin Township (the "Declarant"), having an address of 1100 DuPortail Road, Berwyn, PA 19312.

BACKGROUND

WHEREAS, Declarant is the owner of certain land situated in Tredyffrin Township, Chester County, Pennsylvania, containing +/- 1.7 acres pursuant to that certain deed dated July 11, 2024 recorded on July 29, 2024 in Chester County Book 11243, Page 634, being Chester County Tax Parcel #/ Uniform Parcel Identifier 43-11B-38 (the "Property"), being part of the Willis/Woodcrest/Upper Weadley Road Stormwater Management and Drainage Improvement Project as shown on the plans attached hereto as Appendix A and B; and

WHEREAS, Declarant has agreed to provide this Declaration to protect the Property; and

WHEREAS, the Property is included within the boundary of an Individual National Pollution Discharge Elimination System (NPDES) Permit for Discharges of Stormwater Associated with Construction Activities, the General NPDES Permit for Discharges of Stormwater Associated with Construction Activities (PAG-02), an Erosion and Sediment Control Permit (ESCP), or an Erosion and Sediment Control General Permit (ESCGP) for Earth Disturbance Associated with Oil and Gas Exploration, Production, Processing, or Treatment Operations or Transmission Facilities (Permit No. PAC150438) which identifies certain Post Construction Stormwater Management Best Management Practices (PCSM BMPs) located on the Property; and

WHEREAS, the documents attached to this Declaration and incorporated herein shall include: either record drawings which accurately reflect as-built conditions or the approved PCSM Plan (if record drawings are not yet available), attached hereto as Appendix A; the long-term Operation and Maintenance Plan (O&M Plan), attached hereto as Appendix B; and

WHEREAS, Declarant has agreed to provide for necessary access, to applicable parties, related to long-term operation and maintenance of the PCSM BMPs.

NOW THEREFORE, Declarant for itself and its successors, grantees and assigns, hereby declares and provides as follows:

1. Incorporation by Reference. The provisions of the Background section set forth above are incorporated herein by reference thereto.

2. Purpose. The purpose of this Declaration is to provide notice and to ensure the operation and maintenance, and necessary access for operation and maintenance, of the PCSM BMPs on the Property and to prevent the use or development of the Property in any manner that may impair or conflict with the long-term O&M Plan. Per 25 Pa. Code §102.8(m)(2), this Declaration identifies the PCSM BMP(s), provides for the necessary access related to long-term operation and maintenance of the PCSM BMP(s) and provides notice that the responsibility for long-term operation and maintenance of the PCSM BMP(s) is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees.

3. Declaration of Restrictions and Covenants. Declarant hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to this Declaration which shall run with the land and be binding on all heirs, successors, assigns, occupiers, and lessees.

4. Perpetual Duration. The provisions of this Declaration shall remain in effect in perpetuity, shall be deemed covenants running with the land regardless of ownership or use, and be binding upon all subsequent property owner(s); and the personal representatives, heirs, successors, or assigns of the Declarant.

5. Reserved Rights. Declarant reserves and accepts unto itself and the personal representatives, heirs, successors, or assigns of the Declarant, all rights accruing from ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not inconsistent with the purpose of this Declaration.

6. Subsequent Transfers. The terms of this Declaration shall be incorporated by reference into any deed or other legal instrument by which Declarant divests itself by sale, exchange, devise or gift of all or any portion of the Property. Failure of Declarant to perform any act required by this Declaration shall not impair the validity of this Declaration or limit its enforceability in any way. Upon valid sale or transfer of Declarant's ownership interest to a successor or assign and notice as required by this paragraph, Declarant shall be released from any responsibility for any violation of the terms of this Declaration caused by Declarant's successors or assigns or any third party which occurs subsequent to such sale or transfer.

7. Recordation. Declarant shall record this Declaration in the Official Records of the Chester County Recorder of Deeds, Chester County, Pennsylvania. Declarant shall pay all recording costs necessary to record this Declaration.

8. Notices. All notices, consents, approvals or other communications required under the provisions of this Declaration shall be in writing and shall be deemed properly given if hand delivered, sent by a nationally recognized overnight courier, or sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor in interest, at the address most recently provided.

9. Access Provisions. The party responsible for the implementation of the O&M Plan may enter the Property upon reasonable notice, in a reasonable manner and at reasonable times for purposes of implementation of the O&M Plan.

10. Miscellaneous Provisions.

(a) Severability. If any provision of this Declaration or the application of it to any person or circumstance is found to be invalid, the remainder of the provisions of this Declaration and the application of the provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected by the invalid provision.

(b) Amendment. Upon any reduction, loss, or failure of any PCSM BMP, the Declarant shall take immediate action to restore, repair, or replace the BMP or provide an alternative method of treatment. If a modification to the installed PCSM BMPs is proposed for any reason, this Declaration shall not be amended, terminated or in any way modified by the Declarant without the express prior written approval of the Commonwealth of Pennsylvania Department of Environmental Protection (Department). After receiving approval from the Department, the Declarant shall record any such amendment, termination or modification of this Declaration as described in Paragraph 6, above. If an amendment or modification of this Declaration is needed for reasons other than PCSM BMP modification or site redevelopment, the Declarant shall provide notice to the Department or delegated county conservation district in writing at least 20 business days prior, unless otherwise approved by Department, to recording any amendment, termination or modification of this Declaration. After the 20 business days have elapsed without written notification from the Department, the Declarant may record any such amendment, termination or modification of this Declaration as described in Paragraph 7, above.

(c) Controlling Law. The interpretation and performance of this Declaration shall be governed by the laws of the Commonwealth of Pennsylvania.

(d) Captions. The captions in this Declaration have been inserted solely for convenience of reference and are not a part of this Declaration and shall have no effect upon construction or interpretation.

(e) Rights of the Department. The rights of the Department shall be preserved under the laws of the Commonwealth of Pennsylvania, and include, but not be limited to, the following:

- (i) To identify, to preserve and to protect in perpetuity the PCSM BMPs in a manner consistent with the O&M Plan.
- (ii) To enter upon the Property in a reasonable manner and at reasonable intervals and times for the purpose of monitoring compliance with this Declaration.
- (iii) To proceed at law or in equity to enforce the provisions of this Declaration, and to prevent the occurrence of any of the prohibited activities hereinafter set forth.
- (iv) To approve or disapprove a request for an amendment submitted under Paragraph 9(b), above.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto executed on the day and year first above written.

William F. Martin 8/28/25
Declarant Signature Date

William Martin
Printed Name

Township Manager
Title

Tredyffrin Township
Company

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CHESTER) SS.

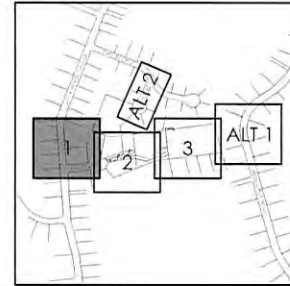
ON THIS, the 28 day of August 2025, before me, a notary public in and for said County and Commonwealth, personally appeared WILLIAM MARTIN, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Gabrielle Ignarri
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Gabrielle Ignarri, Notary Public
Chester County
My commission expires November 16, 2025
Commission number 1410922
Member, Pennsylvania Association of Notaries

Appendix A
PCSM Plan(s)

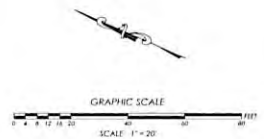


KEY MAP
SCALE 1" = 400'

- NOTES:**
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 - THE EXTENT OF ASPHALT CURB TO BE DEMOLISHED SHALL MATCH THE FURTHEST EXTENTS OF PROPOSED ASPHALT ROADWAY MILLING OR FULL DEPTH REMOVAL.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY EASEMENT
- SIGHT OF WAY
- STREAM EDGE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING BRUSH LINE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB
- EXISTING TREES
- PROPOSED ASPHALT MILL
- PROPOSED FULL DEPTH ASPHALT REMOVAL



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

- PROJECT NOTES**
- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD83), FEET
 - EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY PLAN", PERFORMED BY JEFFREY R. THORNE, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED "EXISTING CONDITIONS PLAN", PERFORMED BY GEOTECH ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	8-10-2025	RESPONSE TO CCED COMMENTS
2	4-24-2025	ADDENDUM 1
1	3-31-2025	ISSUED FOR RD

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Ch Emerson
3/31/2025
DATE

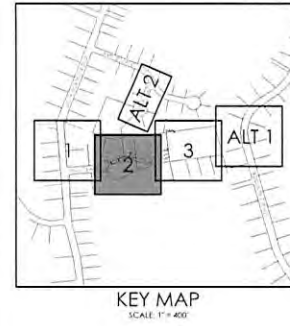
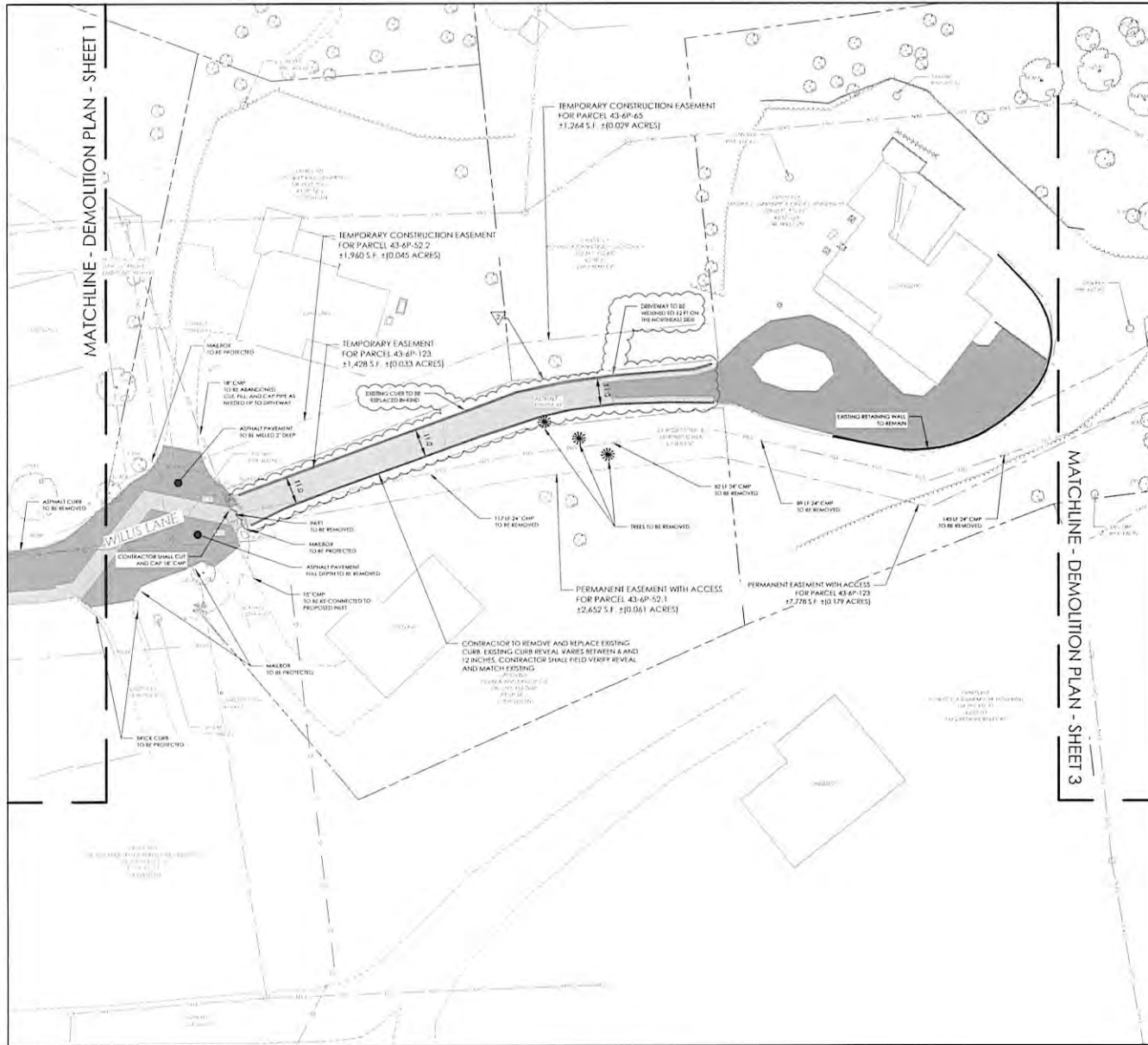
PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WILLS/WOODCREST/UPPER WEALDY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEALDY RD, WILLS LN & WOODCREST RD
TRENTON TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
DEMOLITION PLAN - SHEET 1

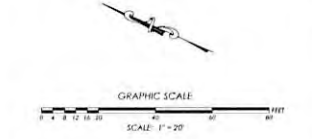
DATE:	9/17/2024
PROJECT NO.:	1380090
SCALE:	1" = 20'
DRAWN BY:	RAE
CHECKED BY:	SPW/CHE



- NOTES:**
1. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 2. THE EXTENT OF ASPHALT CURB TO BE DEMOLISHED SHALL MATCH THE FURTHEST EXTENTS OF PROPOSED ASPHALT ROADWAY MILLING OR FULL DEPTH REMOVAL.

LEGEND

---	PROPERTY BOUNDARY
- - - -	CONSTRUCTION EASEMENT
- - - -	PROPERTY EASEMENT
---	RIGHT OF WAY
---	STREAM EDGE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING FENCE
---	EXISTING BRUSH LINE
---	EXISTING EDGE OF ASPHALT
---	EXISTING CURB
---	PROPOSED CURB TO BE REPLACED
---	PROPOSED CURB DEPRESSION
---	EXISTING TREES
---	PROPOSED 2" ASPHALT MILL
---	PROPOSED FULL DEPTH ASPHALT REMOVAL



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS PRE-DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); FEET VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), FEET
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED "EXISTING CONDITIONS PLAN" PERFORMED BY GEOTECH ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV. #	DATE	DESCRIPTION
2	4/24/2025	ADDENDUM 1
1	3/31/2025	ISSUED FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Clay H. Emerson
3/31/2025
DATE

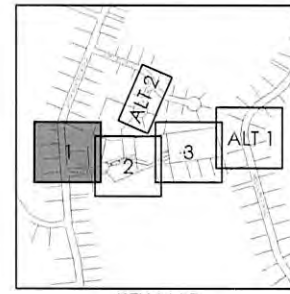
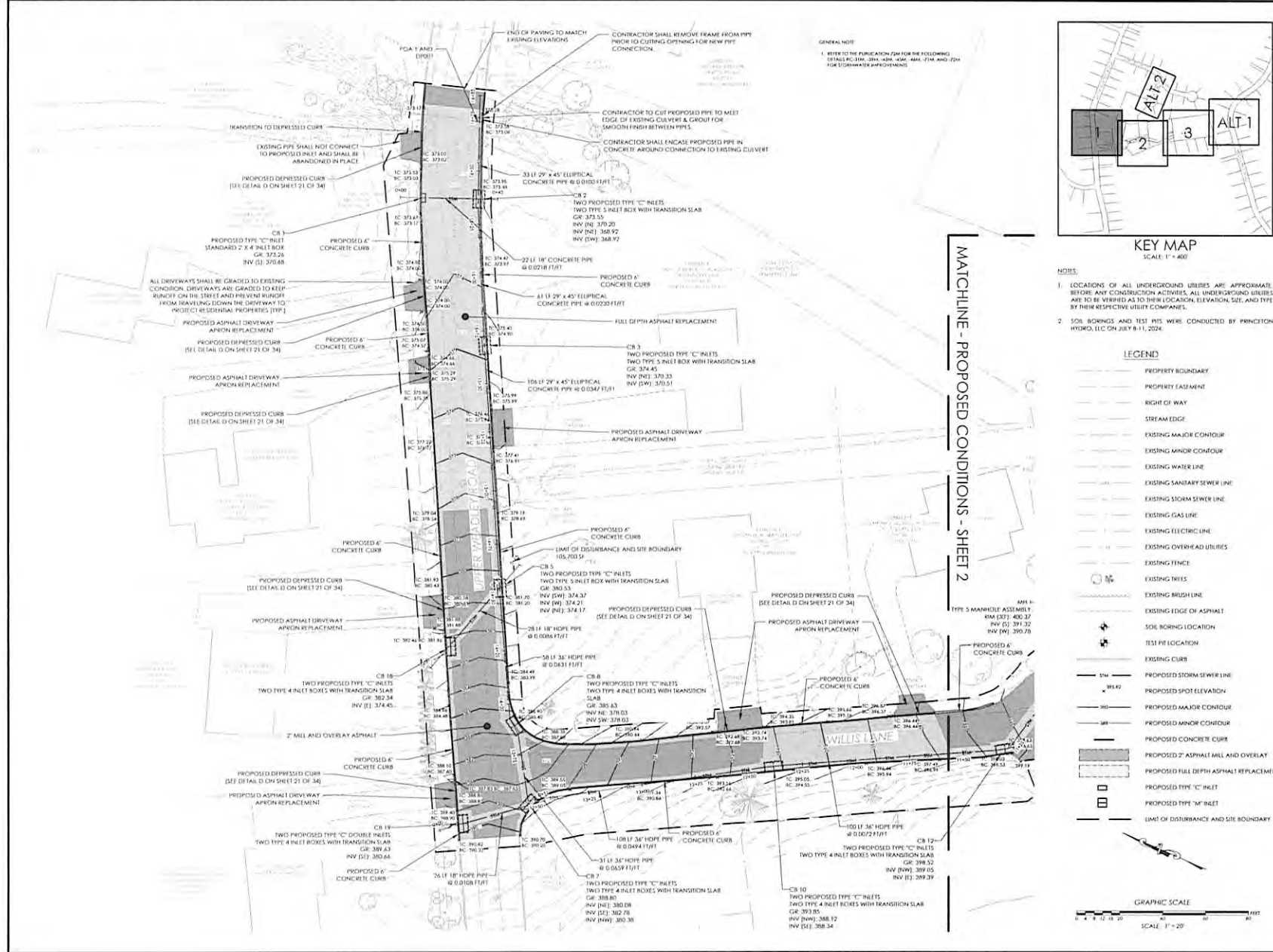
PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WELLS/WOODCREST/UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT #: 2025-01
UPPER WEADLEY RD, WELLS IN & WOODCREST RD
BEECHER TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
DEMOLITION PLAN - SHEET 2

DATE:	9/17/2024
PROJECT NO.:	1380.090
SCALE:	1" = 20'
DRAWN BY:	RAF
CHECKED BY:	SPW/CHE
SHEET NO.:	3 OF 13

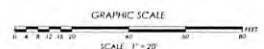


KEY MAP
SCALE: 1" = 400'

- NOTES**
1. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 2. SOIL BORINGS AND TEST PITS WERE CONDUCTED BY PRINCETON HYDRO, LLC ON JULY 8-11, 2024.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY EASEMENT
- RIGHT OF WAY
- STREAM EDGE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING TREES
- EXISTING BRUSH LINE
- EXISTING EDGE OF ASPHALT
- SOIL BORING LOCATION
- TEST PIT LOCATION
- EXISTING CURB
- PROPOSED STORM SEWER LINE
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE CURB
- PROPOSED 2" ASPHALT MILL AND OVERLAY
- PROPOSED FULL DEPTH ASPHALT REPLACEMENT
- PROPOSED TYPE "C" INLET
- PROPOSED TYPE "M" INLET
- LIMIT OF DISTURBANCE AND SITE BOUNDARY



MATCHLINE - PROPOSED CONDITIONS - SHEET 2

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE. STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET.
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY FILED, TOPOGRAPHIC SURVEY PLAN, PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY FILED, EXISTING CONDITIONS PLAN, PERFORMED BY GEOTECH ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	8-10-2025	RESPONSE TO CCDC COMMENTS
2	4-24-2025	ADDENDUM 1
1	3-31-2025	ISSUED FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
ChEm
3/31/2025
DATE

PRINCETON PH
HYDRO
SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
IRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

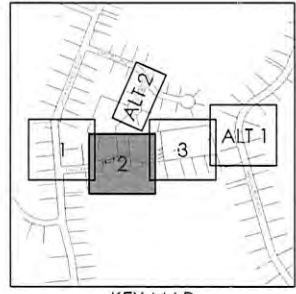
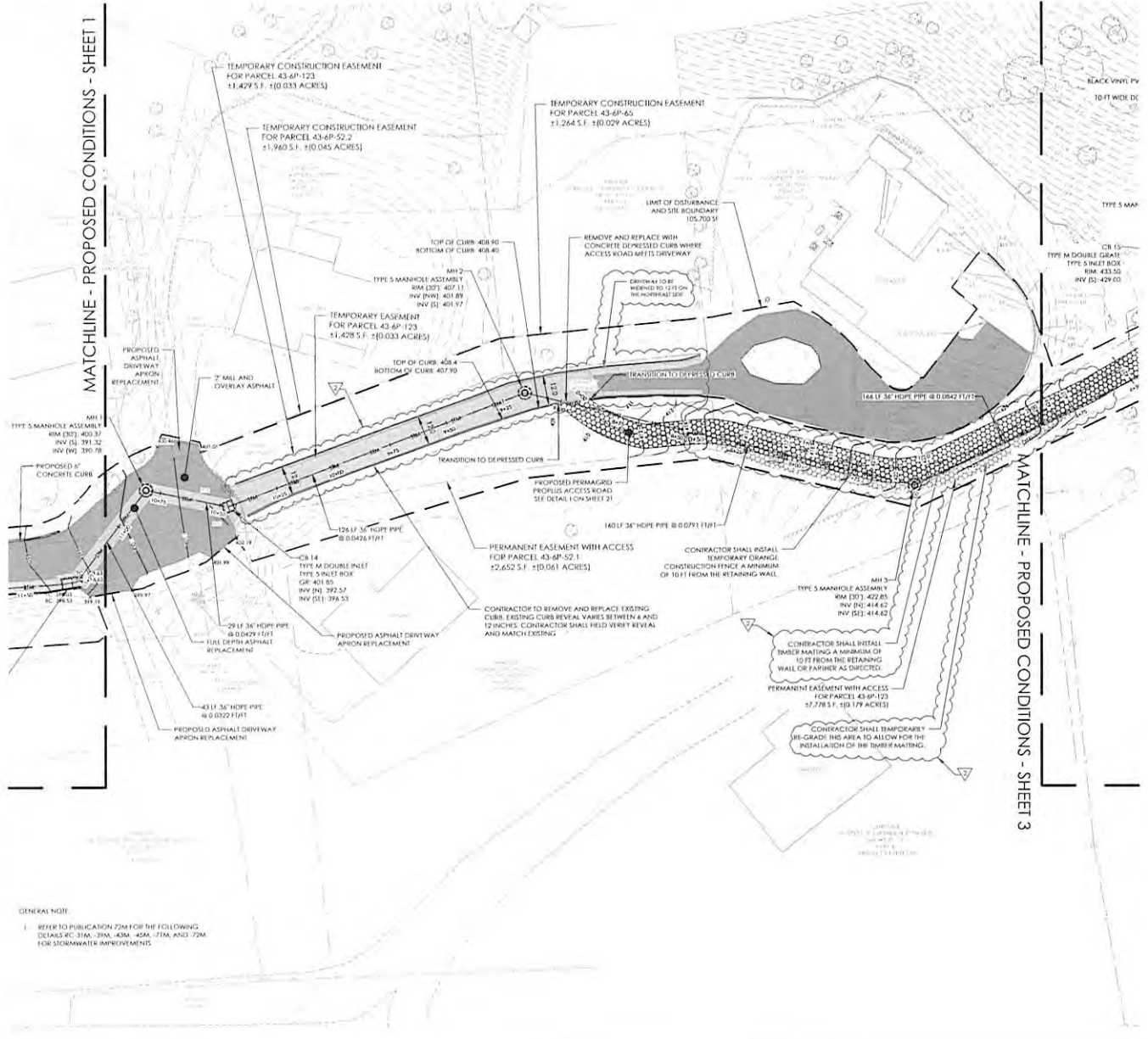
PROJECT NAME/LOCATION:
WILLS/WOODCREST/UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WILLS IN & WOODCREST RD
BREDIFFREN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
PROPOSED CONDITIONS - SHEET 1

DATE:	9/17/2024
PROJECT NO.:	1380.090
SCALE:	1" = 20'
DRAWN BY:	RJW/KRAE
CHECKED BY:	SPW/CHE
SHEET NO.:	5 OF 13

MATCHLINE - PROPOSED CONDITIONS - SHEET 1

MATCHLINE - PROPOSED CONDITIONS - SHEET 3



- NOTES**
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 - SDI BORINGS AND TEST PITS WERE CONDUCTED BY PRINCETON HYDRO, LLC ON JULY 8-11, 2024.

LEGEND

- PROPERTY BOUNDARY
- CONSTRUCTION EASEMENT
- PROPERTY EASEMENT
- RIGHT OF WAY
- STREAM EDGE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING UNBURIED UTILITIES
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- SOIL BORING LOCATION
- TEST PIT LOCATION
- EXISTING CURB
- PROPOSED CURB TO BE REPLACED
- PROPOSED CURB DEPRESSION
- PROPOSED STORM SEWER LINE
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE CURB
- PROPOSED 7" ASPHALT MILL AND OVERLAY
- PROPOSED FULL DEPTH ASPHALT REPLACEMENT
- PROPOSED PERMEAGED PROPILUS ACCESS ROAD
- PROPOSED PERMEAGED PROPILUS ACCESS ROAD WITH TIMBER MATTING AS NECESSARY
- PROPOSED TYPE "C" INLET
- PROPOSED TYPE "M" INLET
- LIMIT OF DISTURBANCE AND SITE BOUNDARY

GRAPHIC SCALE
SCALE: 1" = 20'

GENERAL NOTE

- REFER TO PUBLICATION 2264 FOR THE FOLLOWING DETAILS: RC-31A, 31A, 43A, 45A, 71A, AND 72A FOR STORMWATER IMPROVEMENTS.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. REFERENCE PENNSYLVANIA ACT 38 1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) FEET.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED "EXISTING CONDITIONS PLAN" PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV. #	DATE	DESCRIPTION
3	8/10/2025	RESPONSE TO CCECI COMMENTS
2	4/24/2025	ADDENDUM 1
1	3/31/2025	ISSUED FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
ChEm
3/31/2025
DATE

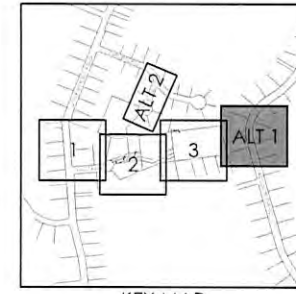
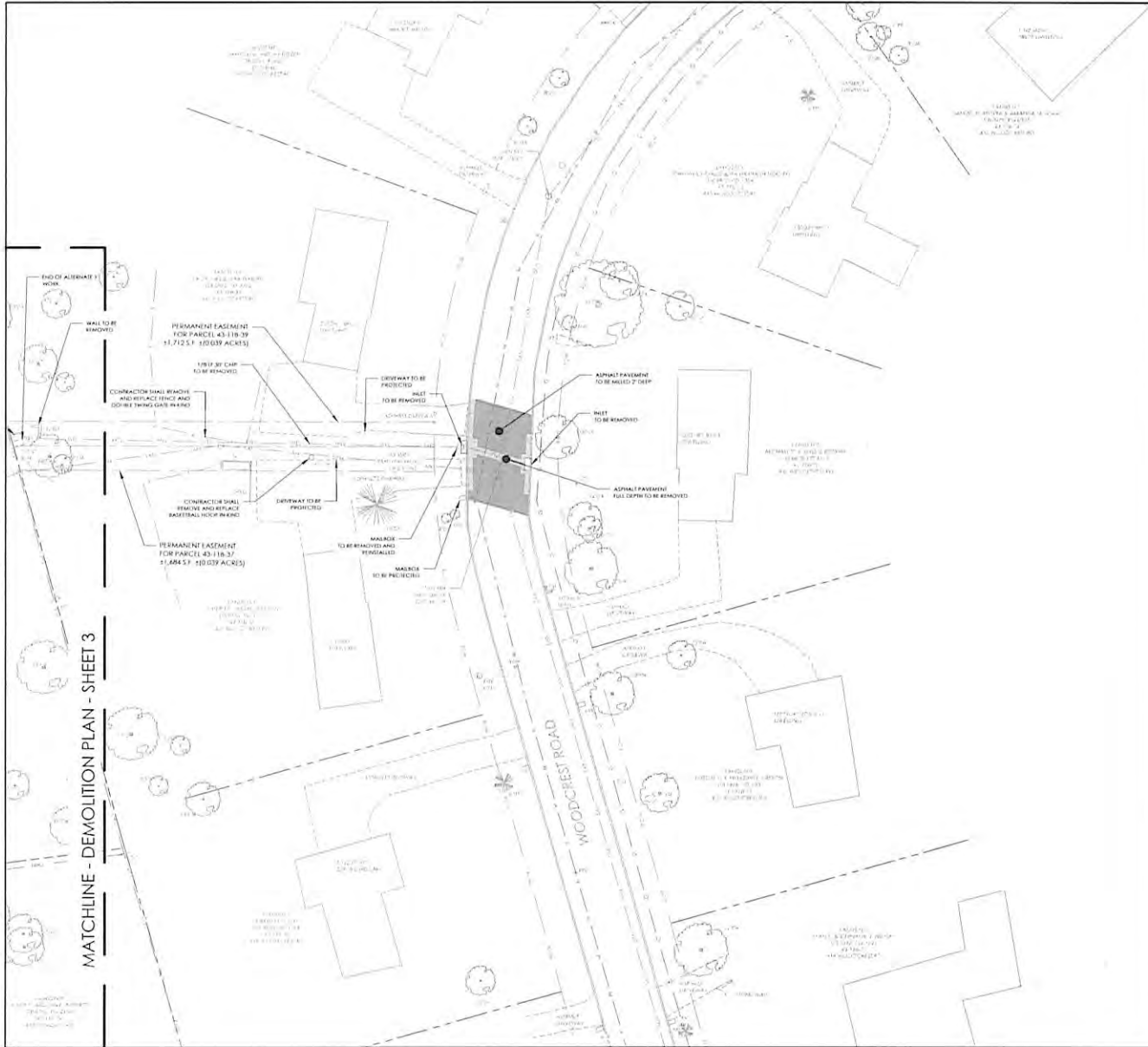
PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WILLSWOODCREST UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WILLS LN & WOODCREST RD
BREDFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

PROPOSED CONDITIONS - SHEET 2

DATE:	7/17/2024
PROJECT NO.:	1380.090
SCALE:	1" = 20'
DRAWN BY:	R/W/RAE
CHECKED BY:	SP/W/CHE
SHEET NO.:	6 OF 13

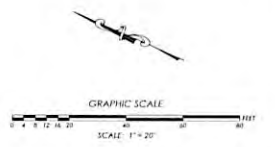


KEY MAP
SCALE: 1" = 400'

- NOTES:**
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 - THE EXTENT OF ASPHALT CURBS TO BE DEMOLISHED SHALL MATCH THE FURTHEST EXTENDS OF PROPOSED ASPHALT ROADWAY MILLING OR FULL DEPTH REMOVAL.

LEGEND

- PROPERTY BOUNDARY
- - - CONSTRUCTION EASEMENT
- - - PROPERTY EASEMENT
- RIGHT OF WAY
- STREAM EDGE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING BRUSH LINE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB
- EXISTING TREES
- PROPOSED 2" ASPHALT MILL
- PROPOSED FULL DEPTH ASPHALT REMOVAL



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TO WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), FEET.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED "EXISTING CONDITIONS PLAN" PERFORMED BY GECTRIX ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
2	4-24-2025	ADDENDUM 1
1	3-31-2025	EDITED FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Ch Emerson
3/31/2025
DATE

PRINCETON HYDRO **ph**

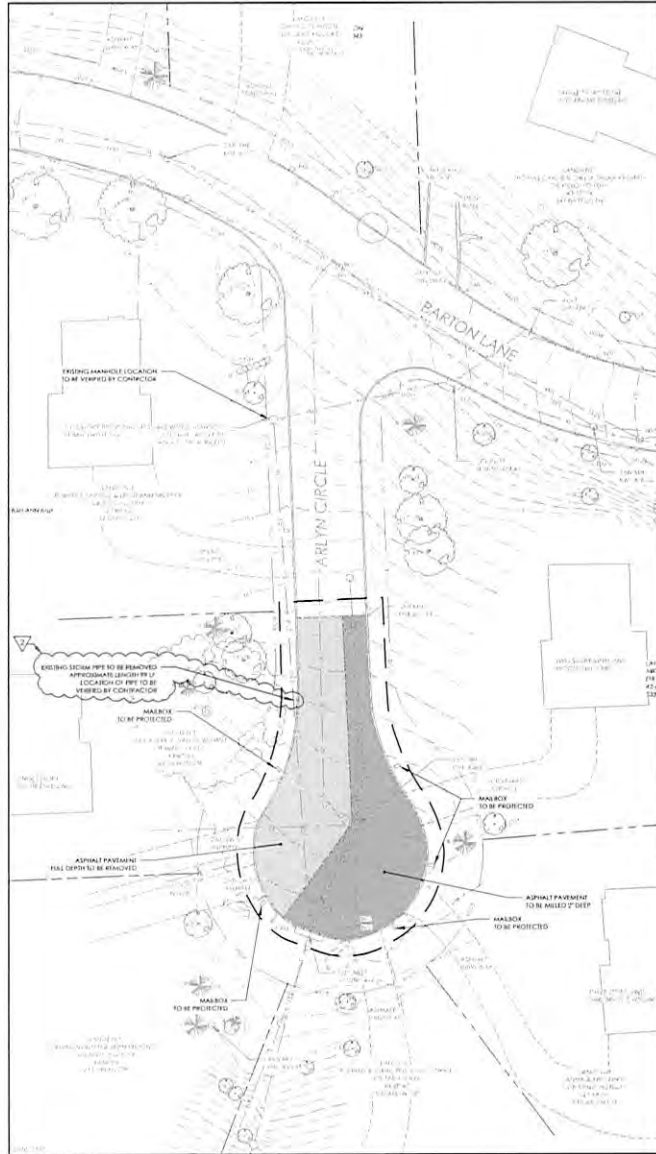
SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5600
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WILLS/WOODCREST/UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WILLS IN & WOODCREST RD
TREDFIELD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

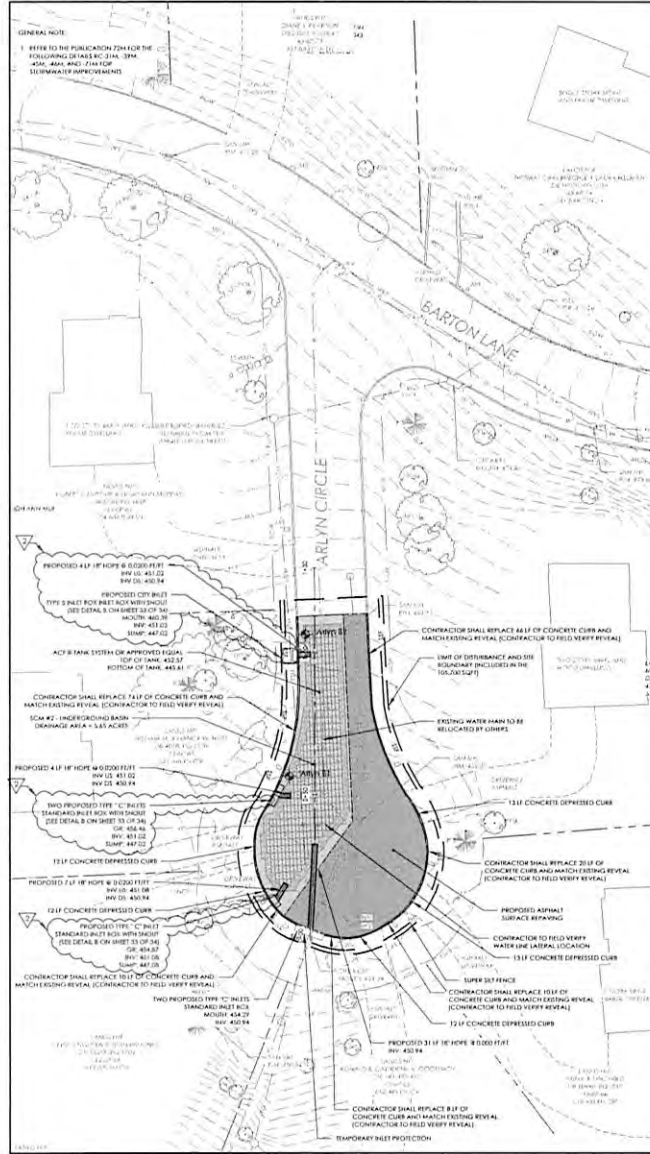
DRAWING NAME:
ALTERNATE 1 - DEMOLITION PLAN

DATE:	9/17/2024
PROJECT NO.:	1380090
SCALE:	1" = 20'
DRAWN BY:	RAE
CHECKED BY:	SPW/CHE

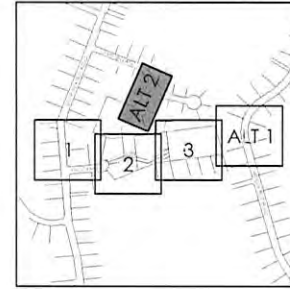
SHEET NO.:
8 OF 13



A DEMOLITION PLAN



B PROPOSED CONDITIONS AND SESC PLAN



KEY MAP
SCALE: 1" = 400'

- LEGEND**
- PROPERTY BOUNDARY
 - PROPERTY EASEMENT
 - RIGHT OF WAY
 - STREAM EDGE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING SIDERM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING FENCE
 - EXISTING TREES
 - PROPOSED 2" ASPHALT MILL
 - PROPOSED FULL DEPTH ASPHALT REPLACEMENT
 - SOH BORING LOCATION



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP-CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83), FEET VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83), FEET
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED, "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED, "EXISTING CONDITIONS PLAN" PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
1	3/31/2025	ISSUED FOR BID
2	4/24/2025	ADDENDUM 1
3	8/10/2025	RESPONSE TO CADD COMMENTS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Clay H. Emerson
3/31/2025
DATE

PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
IRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WELLS WOODCREST/UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WELLS LN & WOODCREST RD
BEEDEEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
ALTERNATE 2 - DEMOLITION AND
PROPOSED CONDITIONS PLAN

DATE:	9/17/2024
PROJECT NO.:	1380.090
SCALE:	1" = 20'
DRAWN BY:	KAE
CHECKED BY:	CHE
SHEET NO.:	

10 **13**
OF

PCSM LONG-TERM OPERATION & MAINTENANCE NOTES:

UNLESS THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BASINS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OF CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE TITLE OWNER OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDING INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BASINS AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUCCESSOR GRANTEE, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102 (7)(D) (RELATING TO TITLE) TERMINATION.

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, TOPOGRAPHIC ORGANIZATION, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BASINS OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE HEREOF TO THE DEPARTMENT. PROVISIONS SHALL BE OPERATED AS NOTICES FOR EACH BMP AND ANNUALLY. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES SHALL BE PROVIDED ANNUALLY.

A PERMITTEE OR CO-PERMITTEE THAT FAILS TO FULFILL LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL BE HELD JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BASINS LOCATED ON THE PROPERTY.

LONG-TERM OPERATION AND MAINTENANCE RESPONSIBILITY PARTY:

TRIEDDFREN DESIGN INC
1100 COPPER HILL ROAD
BIRKBY, PA 19312

STORMWATER BMP FAILURE:

A. STORMWATER BMP FAILURE FOR THIS SITE IS DEFINED AS:

1. THE ABOVE-GROUND BASIN AND/OR THE UNDERGROUND BASIN NOT DESIGNED WITHIN 72 HOURS IN THE EVENT THAT THIS OCCURS, THE DESIGN ENGINEER SHOULD BE CONTACTED TO INVESTIGATE THE CAUSE OF THE FAILURE. IF THE BMP HAS NOT DETERMINED WITHIN 72 HOURS AND A PRECIPITATION EVENT IS FORECASTED THE FACILITY SHOULD BE DEWAILED PRIOR TO THE PRECIPITATION EVENT.
2. THE NO INTERFERENCE BASIN VEGETATION DOES OR FAILS TO ESTABLISH IN THE EVENT THAT THIS OCCURS THE LANDSCAPING SHALL BE RETIACED TO THE STANDARD.

STORM SEWERS

A STORM SEWER SYSTEM HAS BEEN DESIGNED TO CONVEY RUNOFF TO THE VARIOUS STORMWATER BASINS THROUGHOUT THE SITE. STORM SEWER PIPES ARE ALSO PROVIDED TO CONVEY WATER FROM THE VARIOUS NO RETURN BASINS TO STAFF DUMPS AND ALSO TO STORM WATER FROM OFF SITE AROUND THE SITE.

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. THE STORM SEWER SYSTEM SHALL BE INSPECTED AT LEAST FOUR (4) TIMES A YEAR.
3. REMOVE SEDIMENT FROM ALL STRUCTURES AT LEAST ONCE PER YEAR.
4. DISPOSE OF SEDIMENT, DEBRIS/BUSH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/CYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

STRUCTURAL BMP - ABOVE-GROUND BASIN

MAINTENANCE OF THE ABOVE-GROUND BASINS IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON A REGULAR BASIS AS FOLLOWS:

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SURFACE AREA BASINS AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WORKING HOURS AFTER EVERY MAJOR STORM EVENT (IN EXCESS OF 0.5" INCH RAINFALL DURING):
 - A. THE DETENTION BASIN SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AFTER EVERY STORM GREATER THAN 0.5" INCH AND AT THE EXTREME STORM EVENTS (IE: 10, 50, AND 100 YEAR/24 HOUR STORM EVENTS). THE INSPECTION SHOULD ACCESS THE REGION, CLOGGING AT INLETS AND OUTLETS, AND SEDIMENT/BUSH ACCUMULATION.
 - B. EXCESSIVE BUILDUP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONSIDERED WHEN THE BASIN FACILITY IS COMPLETELY EMPTY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
 - C. INSPECT THE OUTLET CONDUIT TO DETERMINE WHICH ACTS AS WATER DISTRIBUTION INTO THE STONE STORAGE LAYER. KEEP THE MANHOLE COVER CLEAN OF ANY SEDIMENT AND VEGETATION.
3. EVALUATE THE DRAIN-DOWN TIME OF THE ABOVE-GROUND BASIN TO ENSURE THAT THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED.

INSPECTION SCHEDULE:

1. THE BASIN SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AFTER EVERY STORM GREATER THAN 0.5" INCH AND AFTER EXTREME STORM EVENTS (IE: 10, 50, AND 100 YEAR/24 HOUR STORM EVENTS). THE INSPECTION SHOULD ACCESS THE VEGETATION, REGION, FLOW CHARACTERIZATION, BASIN STABILITY, CLOGGING AT INLETS AND OUTLETS, SEDIMENT/BUSH ACCUMULATION, AND STORM INFILTRATION RISKS.

STRUCTURAL BMP - UNDERGROUND BASIN

A. SUDSHELF DETENTION BASIN HAS BEEN SIZED TO TEMPORARILY STORE RUNOFF FOR A PORTION OF THE SITE. STORAGE VOLUME IS PROVIDED WITHIN THE BASIN SYSTEM AS WELL AS THE STONE STORAGE FOR THE DETENTION BASIN.

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SURFACE AREA DETENTION BASIN AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WORKING HOURS AFTER EVERY MAJOR STORM EVENT (IN EXCESS OF 0.5" INCH RAINFALL DURING):
 - A. ALL AREAS SHOULD BE INSPECTED AND CLEANED AT LEAST ONE (1) TIMES PER YEAR.
 - B. THE DETENTION BASIN SHOULD BE INSPECTED AT LEAST ONE (1) TIME PER YEAR. EXCESSIVE SEDIMENT BUILDUP SHOULD BE REMOVED AND DISPOSED OF APPROPRIATELY.
 - C. THE BASIN OUTLET STRUCTURE SHOULD BE INSPECTED AT LEAST ONE (1) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 0.5" INCH. THE INSPECTION SHOULD ACCESS CLOGGING AT INLETS AND OUTLETS, AND SEDIMENT/BUSH ACCUMULATION.
3. MAINTENANCE ACTIVITIES AS NEEDED.
4. EVALUATE THE DRAIN-DOWN TIME OF THE SURFACE DETENTION BASIN TO ENSURE THAT THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIME IS NOT EXCEEDED, THE MAXIMUM TIME DRAIN THE SURFACE DETENTION BASIN VIA PUMPING AND CONTACT THE DESIGN ENGINEER TO DETERMINE THE PROPER REMEDIATION FOR THE SYSTEM.

PCSM SEDIMENT REMOVAL:

1. SEDIMENT REMOVED FROM BASINS SHALL BE DISPOSED OF IN A LANDSCAPED AREA DURING STEP 3 SLOPE, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN OPEN SOILS/STOCKPILES.
2. WHEAT PASTURE SHALL BE CLEANED OUT OR REVEGETATED WHEN BMP'S FAIL FULLY.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST FILTER SOCK WHEN REACHING ONE HALF THE HEIGHT OF THE SOCK.
4. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.

UNDERSTAND EROSION CONDITIONS:

1. SHOULD UNFORESEEN EROSION 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 DEPOSITIONS. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH ANY EROSION PROBLEMS OF EROSION.

SOIL FILL & ENVIRONMENTAL DUE DILIGENCE:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY FILL MATERIAL (WHICH IS CLEAR FILL, FORM FILL OR FILL) MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE. FILL QUALITY/REGULATED SUBSTANCE FILL TESTS SHALL BE CONDUCTED AT THE PROJECT LOCATION FOR THE CONSTRUCTION OF THE FILL. THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN/FILL WILL REST WITH THE CONTRACTOR.

2. CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOURCE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES. FILL IS TO BE SPREAD FROM WASTE AND IS RECYCLED AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. THE TERM USED ASPHALT DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THATCHES.
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE. SOIL QUALITY AS CLEAN FILL PROVIDED THE TESTING, INCLUDING THE FILL MATERIAL, CONTAINS CONCENTRATIONS OF AGRICULTURAL CHEMICALS THAT ARE BELOW THE REGULATORY LIMITS IN TABLE 10.1A AND 10.1B LISTED IN THE DEPARTMENT'S POLICY MANAGEMENT OF FILL.
4. PRELIMINARY PLANNING AND DESIGN SHALL BE ACHIEVED BY A SPILL OR RELEASE OF ARGUMENTED SUBSTANCE MUST USE FORM F-101 TO VERIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM F-101 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM F-101 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANCTION MAPS, ENVIRONMENTAL QUESTIONNAIRE, MANGROVE SCHEM, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS, ANALYTICAL TESTING, ETC. A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL NOTIFICATION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY MANAGEMENT OF FILL.
6. FILL MATERIALS THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTERS 267 RESIDUAL WASTE MANAGEMENT OR 371 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ONLINE AT WWW.PACODE.COM.

TEMPORARY SEEDING NOTE:

- TEMPORARY STABILIZATION OF ALL EXPOSED EARTH SURFACES WHERE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING TOPSOIL STOCKPILES SHALL BE STABILIZED IMMEDIATELY BY THE FOLLOWING METHODS AND MATERIALS:
1. APPLY ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER (10-10-10) AT THE RATE OF 500 LBS PER ACRE AND WORK INTO SOIL WHEREVER POSSIBLE.
 2. APPLY SPECIFIED SEED AND SEEDING RATES ACCORDING TO THE TEMPORARY SEEDING FOR CRITICAL AREAS TABLE THIS SHEET.
 3. AFTER SEEDING MULCH AT A RATE OF STRAW AT A RATE OF THREE (3) TONS PER ACRE.

PERMANENT SEEDING SITE PREPARATION:

- PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE CONSTRUCTION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:
1. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 2. OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
 3. IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF SIX TONS SEEDING PER ACRE (275 LBS PER 1,000 SQUARE FEET).
 4. IN THE ABSENCE OF SOILS TESTING, WORK FERTILIZER AT THE RATE OF 1000 LBS OF 10-20-20 OR EQUIVALENT PER ACRE.
 5. SEEDING AND SOIL PREPARED AREAS WITH CULTIVATORS, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
 6. APPLY SPECIFIED SEED AND SEEDING RATES ACCORDING TO THE PERMANENT SEEDING RATES FOR CRITICAL AREAS TABLE THIS SHEET.
 7. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
 8. APPLY STRAW MULCH AT A RATE OF 3 TO 5 TONS PER ACRE IMMEDIATELY AFTER SEEDING.
 9. USE SOIL WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A LIGHT VEGETATIVE COVER IN ORDER TO PREVENT COLLAPSING. USE SOIL ON THE OBSTRUCTION OF THE TOWNSHIP ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
 10. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB-408 SEEDING BSA AND BGS AND APPROVED BY THE SITE ENGINEER.

PERMANENT SEEDING NOTE:

1. SPREADS AND FINE GRADE 1/2" TOPSOIL ON ALL AREAS TO BE PERMANENTLY SEEDDED.
2. BEFORE SEEDING, APPLY APPROPRIATE SOIL MODIFICATIONS.
3. INSTALL PROPOSED MULCHES WHERE NEEDED.
4. WATER AND MAINTAIN ALL LAWNS AREAS.
5. RESEED BARE OR BROWN AREAS AS DIRECTED BY THE ENGINEER.
6. IF GRASSING COVER IS NOT OBTAINED WITHIN SPECIFIED ON THE APPROVED LANDSCAPING PLAN, USE SEED MIXTURE 2, AS SHOWN IN TABLE 10.1.A.
7. APPLY STRAW MULCH AT 3.0 TONS PER ACRE IMMEDIATELY AFTER SEEDING.
8. APPLY STRAW AND MULCH DURING NON-GROWING SEASONS (NOVEMBER - MARCH).

RECYCLE & DISPOSAL OF MATERIALS:

1. POST CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, ANYTHING FROM GARAGE SUCH AS PLASTIC DRINK CUP, LUNCH AND LUNCH BOXES, ANIMAL FEEDS, LEAVES AND TWIGS, ETC. USUAL TRASH (LITTER AND DEBRIS).
2. EXCESSIVE BUILD UP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BMP FACILITY IS COMPLETELY EMPTY. SEDIMENT SHOULD BE REMOVED OR PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
3. DISPOSAL OF SEDIMENT, DEBRIS/BUSH AND OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/CYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

PCSM SEDIMENT REMOVAL:

1. SEDIMENT REMOVED FROM BASINS SHALL BE DISPOSED OF IN A LANDSCAPED AREA OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN OPEN SOILS/STOCKPILES.
2. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.

SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE THE START OF ANY FUTURE STAGE. ANY REVISION TO THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTING THE REVISED SEQUENCE. DISTURBANCE SHALL BE LIMITED AT EACH STAGE TO REDUCE DOWNSTREAM IMPACTS THAT MAY OCCUR DURING A STORM EVENT.

PRIOR TO WORKING IN THE COVERT AND STREAM BED, THE CONTRACTOR MUST TAKE THE WEATHER INTO ACCOUNT. THERE SHOULD BE ENOUGH TIME TO START AND FINISH EACH TASK PRIOR TO A LARGE FORECASTED STORM EVENT. CONTRACTOR MUST BE PREPARED TO STOP CONSTRUCTION AT ANY POINT AND PREPARE THE SITE FOR A LARGE STORM EVENT.

AT LEAST 7 DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CON MEETING WITH THE DESIGN ENGINEER AND TOWNSHIP ENGINEERING AND PUBLIC WORKS STAFF PRESENT.

CONTRACTOR WILL BE RESPONSIBLE FOR THE PREPARE CONSTRUCTION STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS, AT NO POINT SHALL SEDIMENT BE TRACKED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL STREETS ARE SWEEP BY THE END OF EACH DAY.

1. FIELD MARKING THE LIMIT OF DISTURBANCE (LOS) PRIOR TO EARTH DISTURBANCE ACTIVITIES. § 102 (4)(b)(5)(iv).
2. INSTALLATION OF THE DRAINAGE CONSTRUCTION AT LEAST 100' FROM THE RETAINING WALL. § 102 (4)(b)(5)(v).
3. INSTALLATION OF THE TREE PROTECTIVE FENCING. § 102 (4)(b)(5)(vi).
4. INSTALLATION OF THE TEMPORARY PROTECTIVE FENCING. § 102 (4)(b)(5)(vii).
5. INSTALLATION OF THE ROCK CONSTRUCTION RETAINANCE. § 102 (4)(b)(5)(viii).
6. INITIAL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF TEMPORARY TRAFFIC CONTROL MEASURES DURING THE DAY. EMERGENCY VEHICLES SHALL HAVE ACCESS AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE PERMITTERS FOR ANY UNAUTHORIZED ACCESS OR DEVIATIONS.
7. INSTALL SANITARY SEWER IMPROVEMENTS.
8. SAWCUT AND REMOVE ONLY THE PORTION OF THE ROAD REQUIRED TO DEMOLISH THE EXISTING SANITARY SEWER. THE PAYMENT SURFACE SHALL REMAIN IN ALL OTHER AREAS TO REDUCE OFFSITE SEDIMENT TRANSPORT. PAYMENT MUST BE RESTORED BY THE END OF EVERY DAY.
9. CONTRACTOR SHALL MAINTAIN SANITARY SEWER IMPROVEMENTS.
10. SAWCUT AND REMOVE ONLY THE PORTION OF THE ROAD REQUIRED TO DEMOLISH THE EXISTING STORMWATER SEWER. THE PAYMENT SURFACE SHALL REMAIN IN ALL OTHER AREAS TO REDUCE OFFSITE SEDIMENT TRANSPORT. PAYMENT MUST BE RESTORED BY THE END OF EVERY DAY TO PREVENT EROSION.
11. CONSTRUCT ACCESS ROADWAY FROM WELLS LANE TO LOT 43.118.38 INCLUDING THE TEMPORARY INSTALLATION OF THE TAMBER BARRIERS.
12. BEGIN CLEARING OF LOT 43.118.38 FOR THE CONSTRUCTION OF THE ABOVE-GROUND BASIN.
13. PERFORM ANTI-EROSION AND STABILIZATION OF THE CONCRETE RETAINING WALL FOR THE ABOVE-GROUND BASIN.
14. CONSTRUCT TO INITIAL STORMWATER PIPING TO MEET THE ABOVE-GROUND STORMWATER BASIN AND TO THE END OF THE PROPOSED IMPROVEMENTS DCM #1.
15. INITIAL PERMITTER FENCE AND STABILIZE SITE.
16. FINISH PAYMENT SURFACE AND CONSTRUCT INFRASTRUCTURE AT APRIN CIRCUIT.
17. EXCAVATE FOR UNDERGROUND STORMWATER BASIN (SCM #2).
18. INITIAL INITIALS AND ADDITIONAL PIPING FOR UNDERGROUND STORMWATER BASIN (SCM #2).
19. INITIAL UNDERGROUND BASIN AND CONNECT TO EXISTING RETIACED STRUCTURE DCM #2.
18. INITIAL FINAL PAVING FOR INTERIOR PROJECT AREA AND CLOSE OUT PROJECT.
19. INITIAL FINAL PAVING FOR INTERIOR PROJECT AREA AND CLOSE OUT PROJECT.
20. COMPLETION OF THE SCM CONSTRUCTION CERTIFICATION FORM WITHIN 30 DAYS OF COMPLETION OF SCM #1 AND SCM #2. THIS IS A CRITICAL DATE OF CERTIFICATION. § 102 (4)(b)(9).
21. SUBMITTING THE NOTICE OF TERMINATION UNDER THE CHESTER COUNTY CONSERVATION DISTRICT § 102 (4)(b)(10).

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM INC.
REFERENCE PENNSYLVANIA ACT 318
1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83), VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), FEET.
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM: THE TOPOGRAPHIC SURVEY TITLED, "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED, "EXISTING CONDITIONS PLAN" PERFORMED BY GLENN R. ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

NO.	DATE	DESCRIPTION
3	8-10-2025	RESPONSE TO CDDC COMMENTS
2	4-24-2025	ADDENDUM 1
1	3-31-2025	ISSUE FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-087134
ChEm
3/31/2025
DATE

PRINCETON HYDRO
PH
SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

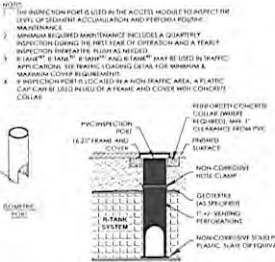
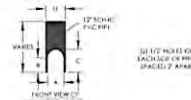
PROJECT NAME/LOCATION:
WELLS WOODCREST UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WELLS IN A WOODCREST RD
REDFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

DATE	REVISION
9/17/2024 <td></td>	
1/30/2025 <td></td>	
1" = 20'	
DRAWN BY: KAL	
CHECKED BY: SPW/CHE	

UNIT	DOUGLASS SYSTEM (DTS)	DOUGLASS VERTICAL LENGTH (DVT)	DOUGLASS OPENING HEIGHT (DCT)	PORT DIAMETER (DPT)
INCH	18	18	18	12

NOTES:
 1. THIS DETAIL APPLIES TO ALL R-TANKS.
 2. THE OPENING SHALL BE RECESSED ON THE FRONT TO CORRESPOND WITH THE DOUGLASS SYSTEM TYPE.
 3. VERTICAL HEIGHT MAY VARY BASED ON THE STACKING HEIGHT OF THE SYSTEM. THE TOP OF ANY OTHER ACCESSIBLE ENCLOSURE SHALL BE AT THE TOP OF THE TANK HEIGHT.



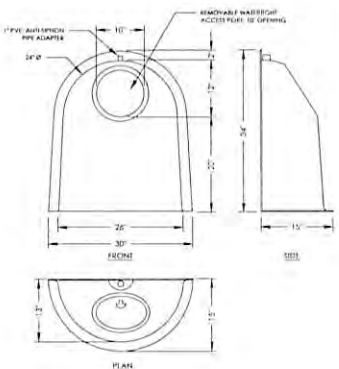
R-TANK INSPECTION AND MAINTENANCE PORT DETAIL

UNIT	WEIGHT	LENGTH	HEIGHT	STANDARD STRAP	MAX. WPT
FEET	11.5	36.0	84.0	80.0	80.0

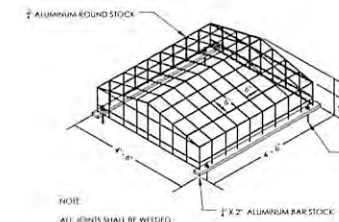
NOTES:
 1. FROM SETBACK AND MINIMUM VERTICALS OF 10' AND A MINIMUM WPT OF 10'.
 2. MAXIMUM WEIGHT CAPACITY OF 8000 LBS. PER STRAP.
 3. MAXIMUM HEIGHT OF 10' FROM THE TOP OF THE TANK.
 4. MAXIMUM HEIGHT OF 10' FROM THE TOP OF THE TANK.



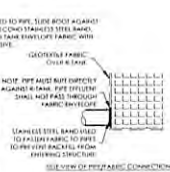
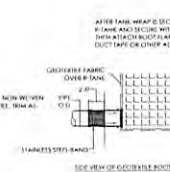
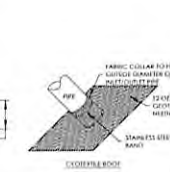
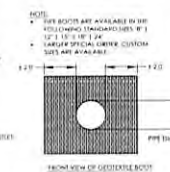
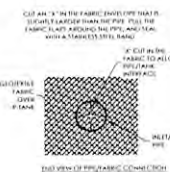
R-TANK MODULE DETAIL



R-TANK FABRIC COVER & TIEBACK STOP NOT TO SCALE



TOP OF STRUCTURE BRASH RACK NOT TO SCALE

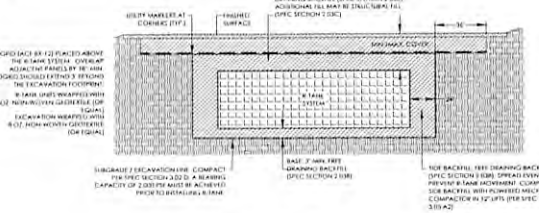


R-TANK INLET/OUTLET PIPE ROOT DETAIL

NOTES:
 1. INSTALLATIONS FOR THIS DETAIL MUST CONSIDER THE WEIGHT OF THE LIFTING FOR THE MANHOLE HOIST (SEE PLAN FOR DETAILS).
 2. FOR INSTALLATION APPLICATIONS, USE APPROPRIATE FREE DRINKING WATER (DTS) SECTION TO PROVIDE A LEVEL BASE SURFACE UNDER THE TANK.
 3. PROVIDE THE ENGINEER OF RECORD RESPONSIBLE FOR ASSURING THE STRENGTH CAPACITY OF THE SURFACE AND BASE.
 4. FOR INSTALLATION APPLICATIONS, THE INSTALLATION OF THIS DETAIL MUST BE ABOVE THE TANK AND SHALL CONTACT THE TANK.
 5. THIS DETAIL IS NOT DESIGNED TO SUPPORT LOADS FROM THE TANK STRUCTURE. THE ENGINEER OF RECORD MUST COORDINATE WITH THE PROJECT ENGINEER TO ENSURE ALL STRUCTURAL LOADS ARE SUPPORTED UPON THE SYSTEM AND ANY INFORMATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN THE DESIGN DESIGN.

UNIT	WEIGHT	LENGTH	HEIGHT	MAX. WPT
FEET	11.5	36.0	84.0	80.0

1. MAXIMUM AND MINIMUM WEIGHTS ARE INDICATED FROM THE SUPPLIER.
 2. R-TANK LIFT TO THE TOP OF THE ENCLOSED SUBJECT.



R-TANK VEHICLE LOAD SECTION DETAIL

FERGUSON R-TANK OR EQUIVALENT - DETAILS NOT TO SCALE

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 REFERENCE PENNSYLVANIA ACT 38
 1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83); TIEE.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY FILED, "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY FILED, "EXISTING TOPOGRAPHIC SURVEY PLAN" PERFORMED BY COLLEEN ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
1	4/24/2025	ADDENDUM 1
2	3/31/2025	ISSUED FOR BID

REVISIONS

CLAY H. EMERSON
 Professional Engineer
 PA Lic. No. PE-678134

 3/31/2025
 DATE

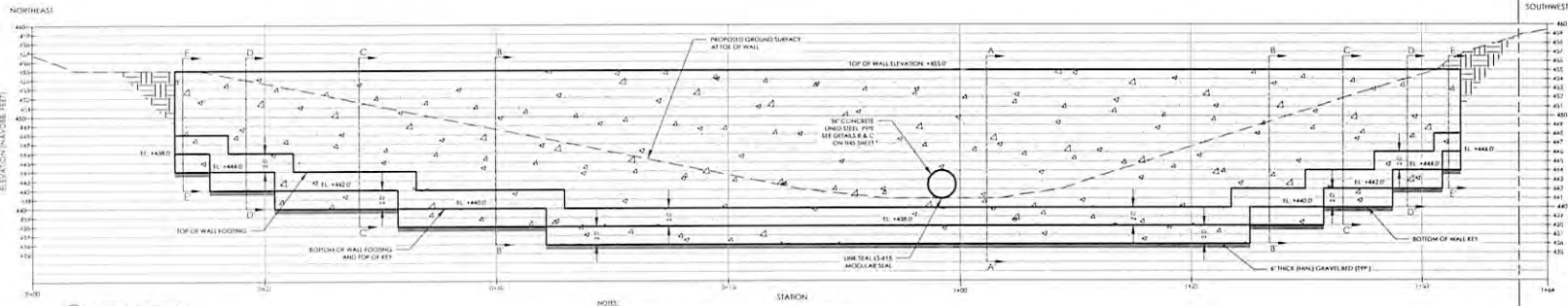
PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
 35 CLARK STREET, SUITE 200
 TRENTON, NEW JERSEY 08611
 PHONE: 908.237.5660
 PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
 WELLS WOODCREST UPPER WEADLEY ROAD
 STORMWATER DRAINAGE AND IMPROVEMENT
 PROJECT - ENGINEERING PROJECT # 2025-01
 UPPER WEADLEY RD, WELLS IN R. WOODCREST RD
 TREDYFON TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA

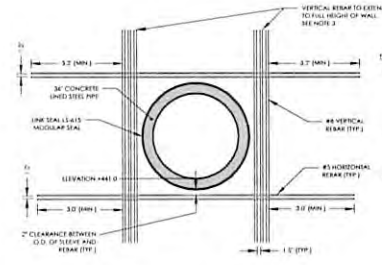
DRAWING NAME:
**POST CONSTRUCTION
 STORMWATER MANAGEMENT
 DETAILS - SHEET 1**

DATE:	9/17/2024
PROJECT NO.:	1380 090
SCALE:	1" = 20'
DRAWN BY:	JAE
CHECKED BY:	SPW/CHE
SHEET NO.:	12 OF 13

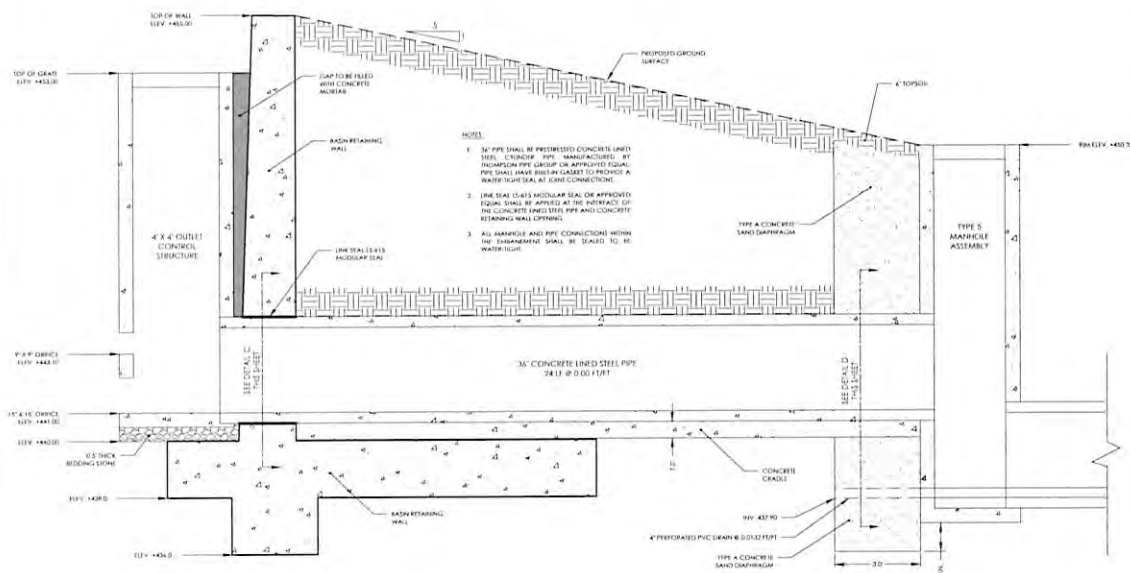


A BASIN RETAINING WALL
PROFILE VIEW
1/3-A

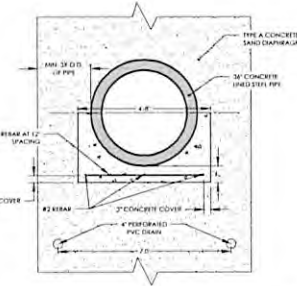
- NOTES:**
1. REFER TO SHEET 5 FOR PLAN VIEW OF THE PROPOSED BASIN WALL WITH GRADING.
 2. DESIGN COMPRESSIVE STRENGTH (OR DATA) OF ALL CONCRETE SHALL BE A MINIMUM OF 4,500 PSI.
 3. STEPS IN FOLLOWING ARE NOT TO EXCEED 2 FEET IN HEIGHT.
 4. ALL REINFORCEMENT SHALL BE EPOXY COATED OR GALVANIZED WITH A YIELD STRENGTH OF 60,000 PSI.
 5. ALL CONCRETE SHALL BE 1/2" CHAMFERED AT 45 DEGREES.
 6. CRACK CONTROL JOINTS SHALL BE INSTALLED ON BOTH WALL FACES, SPACES EVERY 10 FEET.
 7. LOCATION OF COOLD JOINTS TO BE DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT.
 8. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE ON SITE.
 9. THE CONTRACTOR SHALL CONFORM TO ALL REGULATIONS AND CODES AS SPECIFIED IN THE 2024 AMERICAN CONCRETE INSTITUTE (ACI) HANDBOOK OF CONCRETE PRACTICE.
 10. BACKFILL SHALL BE INSTALLED IN PITS NOT TO EXCEED 18" DEPTH AND COMPACTED WITH A MANUALLY OPERATED RAMMER OR VIBRATORY COMPACTOR. LARGE COMPACTOR EQUIPMENT SHALL NOT BE OPERATED WITHIN 3 FEET OF THE WALL.
 11. BACKFILL SHALL CONSIST OF MATERIAL RECOMMENDED DURING THE WORK OR MATERIAL APPROVED BY THE ENGINEER. BACKFILL SHALL BE COMPACTED TO 95% OF AASHTO.



C PIPE INTERSECTION DETAIL
SECTION VIEW
NOT TO SCALE



B OUTFALL CONTROL STRUCTURE DETAIL
PROFILE VIEW
1/3-B



D CONCRETE CRADLE AND SAND DIAPHRAGM DETAIL
SECTION VIEW
NOT TO SCALE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCED PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83); FEET.
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED: TOPOGRAPHIC SURVEY PLAN PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED: EXISTING CONDITIONS PLAN PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
1	3/31/2025	ISSUED FOR RFD
2	4/24/2025	ADDENDUM 1

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Ch Emerson
3/31/2025
DATE

PRINCETON HYDRO
SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5649
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WELLS WOODCROFT UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT #: 2025-01
UPPER WEADLEY RD, WELLS LN & WOODCROFT RD
TRENTON TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
**POST CONSTRUCTION
STORMWATER MANAGEMENT
DETAILS - SHEET 2**

DATE:	9/17/2024
PROJECT NO.:	1380090
SCALE:	AS SHOWN
DRAWN BY:	RAE
CHECKED BY:	CHE

SHEET NO:
13 of **13**

Appendix B
Long-term Operation and
Maintenance Plan (O&M Plan)



STORMWATER OPERATIONS AND MAINTENANCE (O&M) PLAN FOR THE WILLIS/WOODCREST/UPPER WEADLEY ROAD STORMWATER MANAGEMENT AND DRAINAGE IMPROVEMENT PROJECT – ENGINEERING PROJECT #: 2025-01

**UPPER WEADLEY RD, WILLIS LN & WOODCREST RD TREDYFFRIN
TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**

AUGUST 28, 2025

PREPARED FOR:

ATTN: STEPHEN BURGO, P.E.
TREDYFFRIN TOWNSHIP
1100 DuPORTAIL ROAD
BERWYN, PENNSYLVANIA 19312
EngineeringDept@tredyffrin.org

PREPARED BY:

PRINCETON HYDRO, LLC
P.O. BOX 3689
TRENTON, NEW JERSEY 08629
908-237-5660
PRINCETONHYDRO.COM





TABLE OF CONTENTS

Section 1: Purpose	1
Section 2: Aboveground Stormwater Basin	2
2.1: Description.....	2
2.2: Design.....	2
2.3: Inspection Schedule	2
2.4: Maintenance Notes	2
2.5: Maintenance activities to be done annually:	3
2.6: Maintenance activities as needed:	3
Section 3: Underground Stormwater Infiltration Bed	4
3.1: Description.....	4
3.2: Design.....	4
3.3: Inspection Schedule	4
3.4: Maintenance Notes	4
Section 4: Stormwater Drainage Systems	5
4.1: Description.....	5
4.2: Inspection Schedule	5
4.3: Maintenance Notes	5
Attachment A: Stormwater Inspection Form	
Attachment B: Post Construction Stormwater Management (PCSM) Plans	



SECTION 1: PURPOSE

Tredyffrin Township's "Willis/Woodcrest/Upper Weadley Road Stormwater Management and Drainage Improvement Project" will install several new and/or upgraded stormwater management facilities to capture/control/manage/infiltrate and reduce stormwater runoff from existing historical impervious surfaces in this Upper Weadley Road Tributary of Trout Creek (WWF). The proposed stormwater facilities include the following: 1). One (1) Aboveground Stormwater Basin, one (1) Underground Infiltration Bed, and 3). replacement/upgrading of sections of the existing Township Roadway Stormwater Drainage System (inlets, pipes, etc.). The purpose of this Township SW Retrofit Project is to reduce stormwater runoff volumes and peak rates coming from existing impervious surfaces within the Upper Weadley Road Tributary of Trout Creek (WWF), thereby helping reduce existing flooding and accelerated erosion/scour in Trout Creek (WWF).

The owner and responsible party of this project is the Township of Tredyffrin. The purpose of this document is to provide adequate information for the Operation & Maintenance of the proposed on-site Stormwater Best Management Practices (BMPs).

In the following pages, information will be presented to address each BMP including its intended function and the maintenance required to ensure proper long-term functionality of the BMP. Provisions listed are based upon compliance with typical standards of the Pennsylvania Department of Environmental Protection (PADEP) and County Conservation District (CCCD).

The owner, or a designated representative, shall conduct annual inspection and maintenance of the Stormwater BMPs. As part of the annual inspections, the owner, or a designated representative, shall generate an annual inspection report, documenting the annual inspection, maintenance activities conducted during the previous calendar year and provide recommendations for future maintenance activities. This annual inspection/certification shall be completed by a professional engineer whose area of expertise is stormwater management, water resources, or hydraulics and hydrology and clearly indicate required maintenance activities are being performed by Tredyffrin Township and that the stormwater improvements continue to perform as per the approved plans. Included within this Stormwater Operations and Maintenance Report are the Post-Construction Stormwater Management Plans and Details for the site.



SECTION 2: ABOVEGROUND STORWATER BASIN

2.1: DESCRIPTION

Aboveground basin is a standard open basin with a single inflow point, compound outlet control structure and a concrete wall with earthen backfill. The aboveground basin is vegetated with native grasses. The Aboveground basin is located on parcel 43-11B-38 in Tredyffrin Township, Chester County.

2.2: DESIGN

This basin was designed to capture and retain stormwater runoff from the existing upstream neighborhood. The basin is designed to reduce the peak flow of the stormwater runoff from upstream the basin. The design addresses an existing flooding issue within the Willis/Upper Weadley neighborhood. Under existing conditions, the stormwater system becomes overwhelmed during large and/or intense storms and runoff can bypass the existing piping network. In addition to being routinely overwhelmed, the existing piping network is deteriorated. The upgraded pipe network increases the capacity of the system while the aboveground basin reduces the peak flow rate, this combination of factors will serve to improve the functionality of the system and reduce the frequency and severity of flooding in the neighborhood.

2.3: INSPECTION SCHEDULE

Periodic inspection of the Aboveground Stormwater Basin is necessary to ensure its proper functioning. This facility shall be inspected as follows:

1. During the first growing season following construction of the aboveground basin or until established, the newly planted vegetation should be inspected monthly.
2. The Aboveground Stormwater Basin should be inspected within 72 hours after every major storm event, equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth) to inspection condition of the vegetation, signs of any erosion, evaluate the dewatering and inspect for any necessary debris removal at the outlet structure, basin bottom, storm inlets or piping network..
3. The Aboveground Stormwater Basin should have a general visual inspection at least two (2) times per year. The general visual inspection should assess the health of vegetation, soil erosion, flow channelization, bank stability, check for debris accumulation or clogging of the outlet control structure, and for any sediment/debris accumulation.
4. The annual written Stormwater Inspection Report should be filed in the inspection and maintenance log/records of the owner (Tredyffrin Township) of record and be made available upon request to governmental authorities (CCCD, PADEP, etc.).

2.4: MAINTENANCE NOTES

Maintenance of the Aboveground Stormwater Basin is necessary to ensure the proper functionality of the facility. This facility shall be maintained on an annual basis as follows:

1. The owner of record is responsible for the operation and maintenance of the Aboveground Stormwater Basin and maintaining a log of all written reports documenting each inspection and all BMP repair and maintenance activities.



2. The Aboveground Stormwater Basin vegetation may need additional support (e.g., watering, weeding, mulching, replanting,) during the first year.
3. Vehicles should NOT be parked on or driven over the aboveground basin bottom and care should be taken to avoid excessive compaction by mowers.
4. Maintenance activities to be done within 72 hours after every major storm event equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth)
 - a. Vegetated areas should be inspected for erosion.
 - b. Check Basin outlet structure, inlets, piping for any accumulated debris needing to be removed.
 - c. Evaluate the drain-down time of the Aboveground Stormwater Basin to ensure the maximum time of 72 hours is not being exceeded.

2.5: MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY:

- a. Mowing and/or trimming of vegetation should be performed as necessary to sustain the system. Meadow grasses should be mowed at least once a year, preferably in the late winter (late-Feb to late-March). Special care should be taken to minimize disturbance associated with the mowing of the meadow grasses, (i.e., setting mowers to cut no less than 6-inches from the basin bottom, etc.).
- b. Plant matter and detritus should be removed at least once per year. Perennial plantings, if planted, may be trimmed at the end of the growing season.
- c. Vegetated areas should be inspected annually for erosion and unwanted growth of exotic/invasive species. Vegetation should be maintained to at least 85% cover. Bare spots shall be re-seeded immediately upon discovery.
- d. Excessive build-up of sediment shall be removed. Sediment removal should be conducted when the aboveground basin is completely dry. Sediment should be disposed of properly and once sediment is removed, disturbed areas need to be immediately stabilized and vegetated.

2.6: MAINTENANCE ACTIVITIES AS NEEDED:

- a. Inlets upstream of the Aboveground Stormwater Basin should be inspected and cleaned at least two (2) times per year and equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth)
- b. Trees and shrubs should be inspected annually to evaluate health.



SECTION 3: UNDERGROUND STORMWATER INFILTRATION BED

3.1: DESCRIPTION

An Underground Stormwater Infiltration Bed captures and infiltrates stormwater runoff from the surrounding streets. The purpose of the bed is to decrease the amount of stormwater runoff that is discharged through the stormwater system to help address flooding from existing residential and Twp. roadway impervious surfaces. The location of this Underground Stormwater Infiltration Bed is shown in Attachment B.

3.2: DESIGN

The Underground Stormwater Infiltration Bed is designed to capture, infiltrate and reduce existing stormwater runoff thus reducing the amount of stormwater runoff that will be discharged through the overall Township Stormwater Drainage System to the Upper Weadley Road Tributary to Trout Creek (WWF).

3.3: INSPECTION SCHEDULE

Periodic inspection of the Underground Stormwater Infiltration Bed is necessary to ensure the proper functionality of the facility. This facility shall be inspected as follows:

1. The Underground Stormwater Infiltration Bed has a series of sumped inlets with snouts to pretreat inflow. These inlets should be inspected at least twice a year and within 72 hours after every major storm event equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth) to evaluate the dewatering. Periodic cleaning and debris removal will be required based on inspection findings.
2. The Underground Stormwater Infiltration Bed should be inspected within 72 hours after every major storm event equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth)) to evaluate the dewatering. As part of this evaluation, the inspector shall open the monitoring well to confirm that the water elevation is not above the basin bottom.
3. The Underground Stormwater Infiltration Bed should be inspected at least two (2) times per year. The inspection should also access the bed storage area to monitor for sediment/debris accumulation.
4. Annual Inspection Reports, the first of which is due at the completion of construction, and subsequent inspection reports are required to be completed each calendar year by Tredyffrin Township. The annual written Stormwater Inspection Report should be filed in the inspection and maintenance log/records of the owner (Tredyffrin Township) of record and be made available upon request to governmental authorities (CCCD, PADEP, etc.).

3.4: MAINTENANCE NOTES

Maintenance of the Underground Stormwater Infiltration Bed is necessary to ensure the proper functionality of the facility. These facilities shall be maintained on an annual basis as follows:

1. The owner of record is responsible for the operation and maintenance of the Underground Stormwater Infiltration Bed and maintaining a log of all written reports documenting each inspection and all BMP repair and maintenance activities.



2. Maintenance activities to be done annually and within 72 hours after every major storm event equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth)
 - a. All inlets should be inspected and cleaned at least one (1) time per year.
 - b. The Underground Stormwater Infiltration Bed should be inspected annually for sediment buildup. Excessive sediment build-up should be removed and disposed of appropriately.
 - c. The Underground Stormwater Infiltration Bed outlet structure should be inspected at least one (1) time per year, as well as after every storm equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth)). The inspection should evaluate any debris accumulation or clogging at inlets and outlets..
3. Maintenance activities as needed:
 - a. Evaluate the drain-down time of the Underground Stormwater Infiltration Bed to ensure the maximum time of 72 hours is not being exceeded, and there is no long-term water storage within the infiltration bed. If the Underground Stormwater Infiltration Bed is holding water for longer than 72-hours the Township should contact the design engineer to determine the proper additional maintenance, cleaning or remediation for the Infiltration Bed.

SECTION 4: STORMWATER DRAINAGE SYSTEM (INLETS, PIPING, ETC.)

4.1: DESCRIPTION

The improvements to the Stormwater Drainage System (inlets, piping, etc.) has been designed to replace the existing deteriorated stormwater piping, improve and increase the capacity of the Stormwater Drainage System in the existing residential neighborhood by installing upgraded Stormwater piping and replacing and adding additional stormwater inlets in addition to the previously discussed Aboveground Stormwater Basin and Underground Stormwater Infiltration Bed.

4.2: INSPECTION SCHEDULE

Periodic inspection of the Stormwater Drainage System (inlets, piping, etc.) is necessary to ensure proper functionality. The Stormwater Drainage System (inlets, piping, etc.) shall be inspected as follows:

1. The Stormwater Drainage System (inlets, piping, etc.) should be inspected, a minimum of one (1) time per year to evaluate the condition of the Drainage System and check for any debris accumulation and need to schedule any routine or emergency cleaning of stormwater inlets, the piping network, etc.. The Twp. Public Works (PW) Dept. staff typically visually inspect stormwater drainage systems in the Twp. greater than once (1) per year, and routinely inspect before and after any substantial storm event, equal to or greater than the 2-yr freq. storm event (approx. 3.25 inches or greater rainfall depth))

4.3: MAINTENANCE NOTES

Maintenance of the Stormwater Drainage System is necessary to ensure the proper functionality of the facility. These facilities shall be maintained on an annual basis as follows:

1. The owner of record is responsible for the operation and maintenance of the Stormwater Drainage System, including inlets, piping, manholes, endwalls, etc. and maintaining a log of all written reports documenting each inspection and all BMP repair and maintenance activities.

Maintenance activities to be done annually:



1. Excessive build-up of debris and sediment shall be removed from inlet grates and inlet boxes, as necessary. Debris and sediment should be disposed of properly.



ATTACHMENT B: POST-CONSTRUCTION STORMWATER MANAGEMNT (PCSM) PLANS

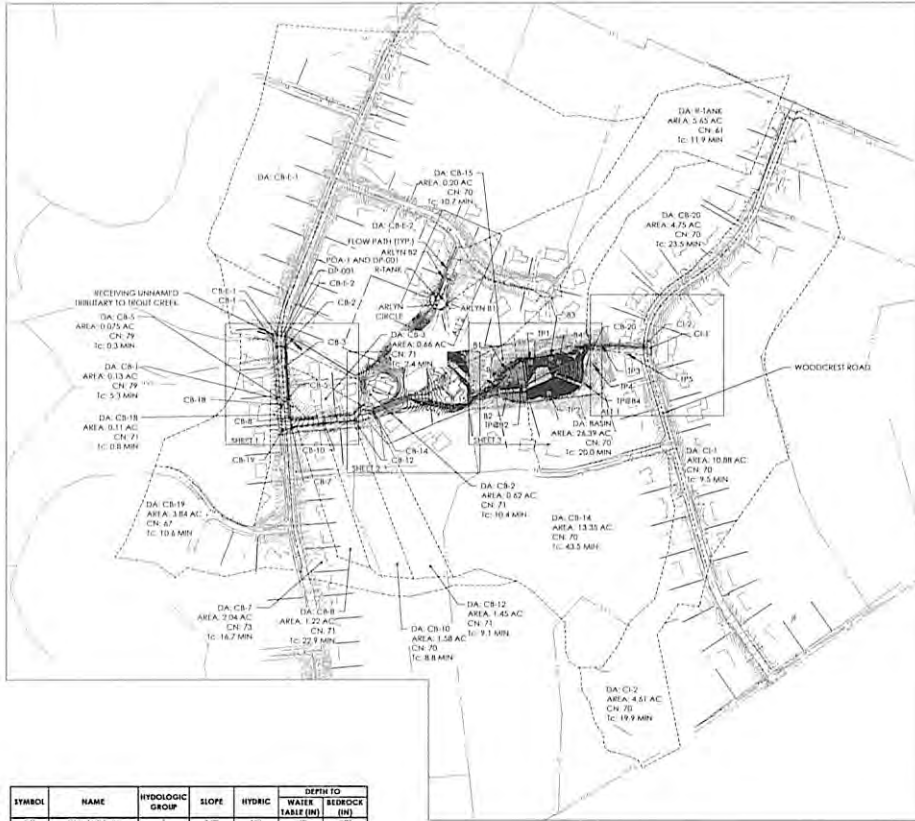
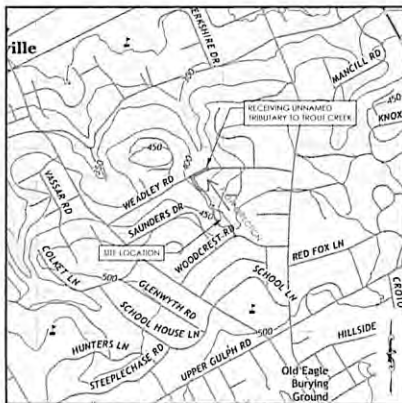
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NOTES

- THE PROJECT'S RECEIVING WATERCOURSE IS A TRIBUTARY TO ROCKY CREEK, WHICH IS CLASSIFIED AS IMPAIRED.
 - A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOTICE OF TERMINATION, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL REVISION TO ENSURE SITE STABILIZATION AND VERY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMP'S.
 - UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER §102.22(a)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMP'S IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §102.2 AND §102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS), AND PCSM REQUIREMENTS, THE PERMITTEE OR CO PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE:
 - THE FACILITY NAME, ADDRESS AND LOCATION
 - THE OPERATION NAME AND ADDRESS
 - THE PERMIT NUMBER
 - THE REASON FOR PERMIT TERMINATION
 - IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S IN ACCORDANCE WITH §102.8(b) AND PROOF OF COMPLIANCE WITH §102.8(b)(2).
- PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.
- THE PERMITTEE SHALL INCLUDE WITH A NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATE STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:

"I, THE OWNER, DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 P.S.A. §4924 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN. ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES:

 - THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
 - THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON ENTITLED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S.
 - ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE PERMANENT AND ARE NOT TO BE REMOVED OR ALTERED WITHOUT THE APPROVAL OF THE TOWNSHIP. THE INDIVIDUAL LOT OWNER, HOMEOWNER, AGENTS OR SUCCESSORS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE SAID FACILITIES.
 - THE OWNER HEREBY GRANTS PERMISSION TO THE TOWNSHIP, ITS AUTHORIZED AGENTS AND EMPLOYEES, TO ENTER UPON THE PROPERTY AT REASONABLE TIMES AND UPON PRESENTATION OF PROPER IDENTIFICATION, TO INSPECT THE BMP'S WHENEVER IT DEEMS NECESSARY. THE TOWNSHIP SHALL NOTIFY THE OWNER AT LEAST 24 HOURS PRIOR TO ENTERING THE PROPERTY.

GEOLOGY NOTES
 DATE PERIODICALLY
 BASED ON PCSM PLAN INFORMATION
 HYDROLOGIC AREA, COVERED PERCENTAGE
 DRAINAGE MAP AREA IS
 ROCK (BASED ON THE GCS) (SOFT PROFILE) (SOMETHING BACK THERE)
 (NOT) (REPRESENTED) (HERE)



PCSM LEGEND

- PROPERTY BOUNDARY
- PROPERTY EASEMENT
- RIGHT OF WAY
- STREAM EDGE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING BRUSH LINE
- EXISTING EDGE OF ASPHALT
- EXISTING CURB
- EXISTING TREES
- SOIL BORING LOCATION
- TEST PILE LOCATION
- LIMIT OF DISTURBANCE
- DRAINAGE AREA LIMIT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TYPE "C" INLET
- PROPOSED TYPE "M" INLET
- PROPOSED FLOW PATH

GRAPHIC SCALE
 SCALE: 1" = 200'

SYMBOL	NAME	HYDROLOGIC GROUP	SLOPE	HYDRIC	DEPTH TO WATER TABLE (IN)	DEPTH TO BEDROCK (IN)
U1b	Unconsolidated loam	S	3-5%	MC	<40	>40
U2c	Unconsolidated loam	S	4-15%	MC	<40	>40
U4d	Medium loam	S	15-25%	MC	>40	>40-100
U4e	Unconsolidated loam	S	0-4%	MC	>40	>40-100
U4f	Unconsolidated loam	S	4-9%	MC	<40	>40-100

INFILTRATION TEST NUMBER	EX. FINISH GRADE ELEVATION	INFILTRATION TEST ELEVATION	DEPTH (FT)	DEPTH (FT)	TYPE	INFILTRATION RATE (IN/HR)
1-1	450	448	0	4.3	30x30x18	214
5-2	450	451	0	4.3	30x30x18	214

- SHEET INDEX**
- SHEET 1 : POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 - SHEET 2 - 4 : DEMOLITION PLAN SHEETS
 - SHEET 5 - 7 : PROPOSED CONDITIONS SHEETS
 - SHEET 8 : ALTERNATE 1 - DEMOLITION PLAN
 - SHEET 9 : ALTERNATE 1 - PROPOSED CONDITIONS
 - SHEET 10 : ALTERNATE 2 - DEMOLITION & PROPOSED CONDITIONS PLAN
 - SHEET 11 : POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
 - SHEET 12 - 13 : POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

CERTIFICATE OF DESIGN
 I, CLAY H. EMERSON, ON THIS DATE, AUGUST 12, 2025 HEREBY CERTIFY THAT WITHIN REFERENCED DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF UPPER WEADLEY STORMWATER MANAGEMENT ORDINANCE

Clay H. Emerson
 PROFESSIONAL ENGINEER PE-078134 PATIENCE NO.

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. STOP-CALL PENNSYLVANIA ONE CALL SYSTEM, INC. REFERENCE PENNSYLVANIA ACSI 38 1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88); FEET.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED "EXISTING CONDITIONS PLAN" PERFORMED BY GLODREX ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV.#	DATE	DESCRIPTION
3	8/10/2025	RESPONSE TO CCCC COMMENTS
2	4/24/2025	ADDENDUM 1
1	3/31/2025	ISSUED FOR RFP

REVISIONS

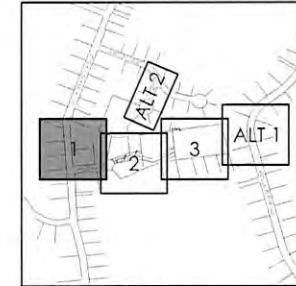
CLAY H. EMERSON
 Professional Engineer
 PA Lic. No. PE-078134
Clay H. Emerson
 3/31/2025
 DATE

PRINCETON HYDRO
 SCIENCE ENGINEERING DESIGN
 35 CLARK STREET, SUITE 200
 TRENTON, NEW JERSEY 08611
 PHONE: 908.237.5660
 PRINCETONHYDRO.COM

PROJECT NAME/LOCATION
 WELLS WOODCREST UPPER WEADLEY ROAD STORMWATER DRAINAGE AND IMPROVEMENT PROJECT - ENGINEERING PROJECT # 2025-01
 UPPER WEADLEY RD, WELLS IN A WOODCREST RD TOWNSHIP OF UPPER WEADLEY, CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

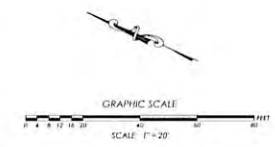
DATE	9/11/2024
PROJECT NO.	1380090
SCALE	1" = 200'
DRAWN BY	CAS
CHECKED BY	SPW/CHE
SHEET NO.	1
TOTAL SHEETS	13



KEY MAP
SCALE: 1" = 400'

- NOTES:
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 - THE EXTENT OF ASPHALT CURBS TO BE DEMOLISHED SHALL MATCH THE FURTHEST EXTENTS OF PROPOSED ASPHALT ROADWAY MILLING OR FULL DEPTH REMOVAL.

- LEGEND
- PROPERTY BOUNDARY
 - - - PROPERTY EASEMENT
 - RIGHT OF WAY
 - STREAM EDGE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING FENCE
 - EXISTING BRUSH LINE
 - EXISTING EDGE OF ASPHALT
 - EXISTING CURB
 - EXISTING TREES
 - PROPOSED 2" ASPHALT MILL
 - PROPOSED FULL DEPTH ASPHALT REMOVAL



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88); FEET
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY SHEET TOPOGRAPHIC SURVEY PLAN PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY SHEET, CROSSING CONDITIONS PLAN, PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	8-10-2025	RESPONSE TO CCCC COMMENTS
2	4-24-2025	ADDENDUM 1
1	3-31-2025	ISSUED FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
ChEm
3/31/2025
DATE

PRINCETON HYDRO **PH**

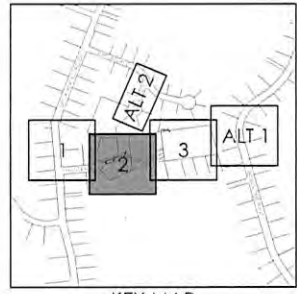
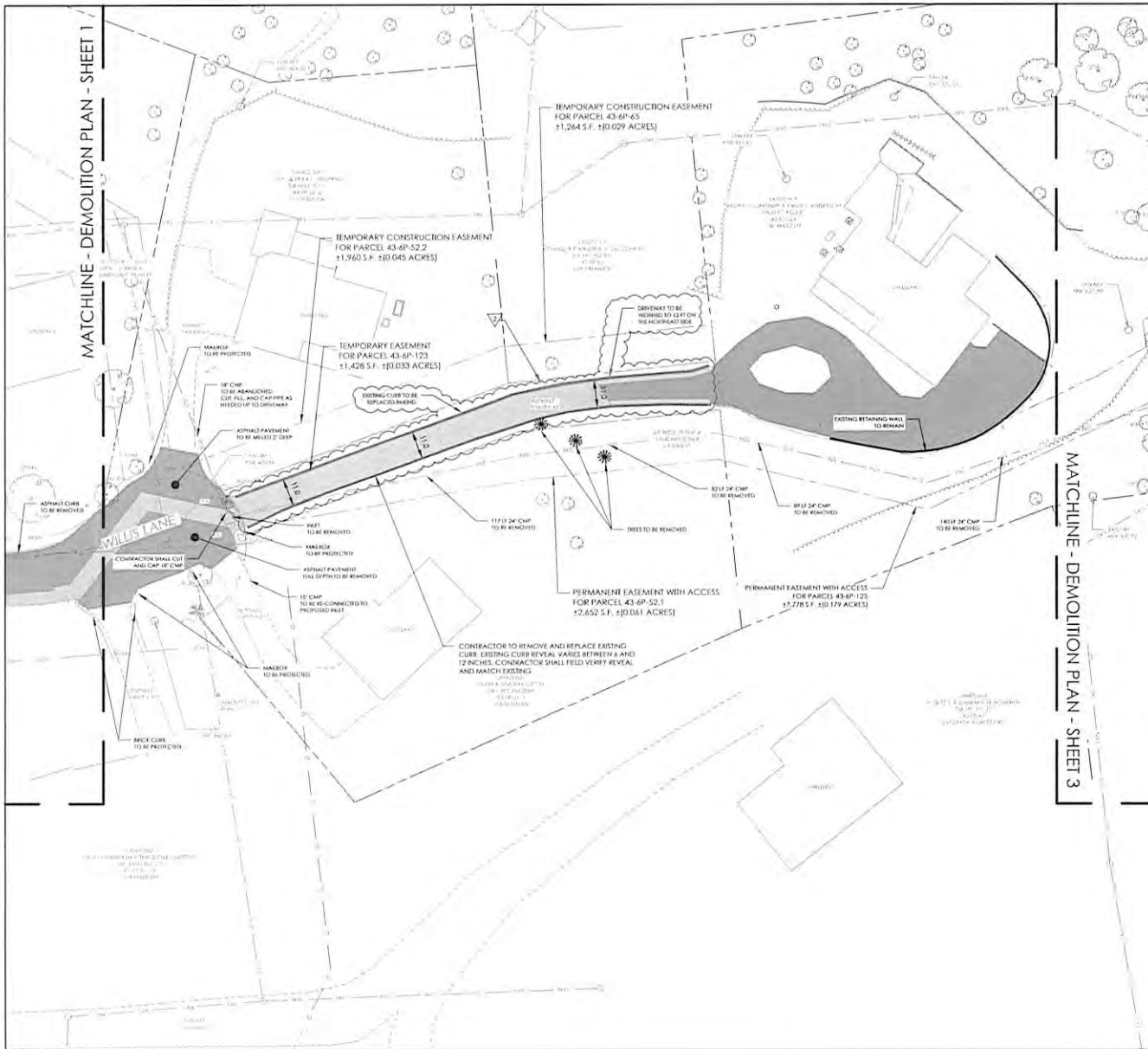
SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME / LOCATION
WELLS WOODCREST UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WELLS LN & WOODCREST RD
TREDFERN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
DEMOLITION PLAN - SHEET 1

DATE:	9/17/2024
PROJECT NO.:	1380090
SCALE:	1" = 20'
DRAWN BY:	RAF
CHECKED BY:	SPWACHE

SHEET NO. 2 OF 13

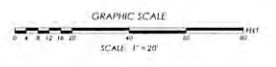


KEY MAP
SCALE 1" = 400'

- NOTES**
1. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 2. THE EXTENT OF ASPHALT CURBS TO BE DEMOLISHED SHALL MATCH THE FURTHEST EXTENTS OF PROPOSED ASPHALT ROADWAY MILLING OR FULL DEPTH REMOVAL.

LEGEND

---	PROPERTY BOUNDARY
- - - -	CONSTRUCTION EASEMENT
- · - · -	PROPERTY EASEMENT
---	RIGHT OF WAY
---	STREAM EDGE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING FENCE
---	EXISTING BRUSH LINE
---	EXISTING EDGE OF ASPHALT
---	EXISTING CURB
---	PROPOSED CURB TO BE REPLACED
---	PROPOSED CURB DEPRESSION
---	EXISTING TREES
---	PROPOSED 2" ASPHALT MILL
---	PROPOSED FULL DEPTH ASPHALT REMOVAL



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 3 WORKING
DAYS DESIGN PHASE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VEE VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET.
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY F. EMERSON, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED "EXISTING CONDITIONS PLAN" PERFORMED BY GLOBEX ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
2	4/24/2025	ADDENDUM 1
1	3/31/2025	ISSUED FOR BIDD

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Clay H. Emerson
3/31/2025
DATE

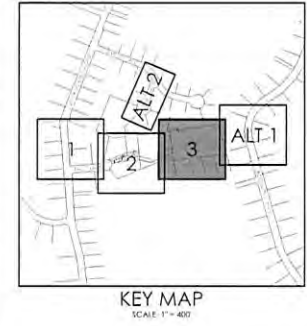
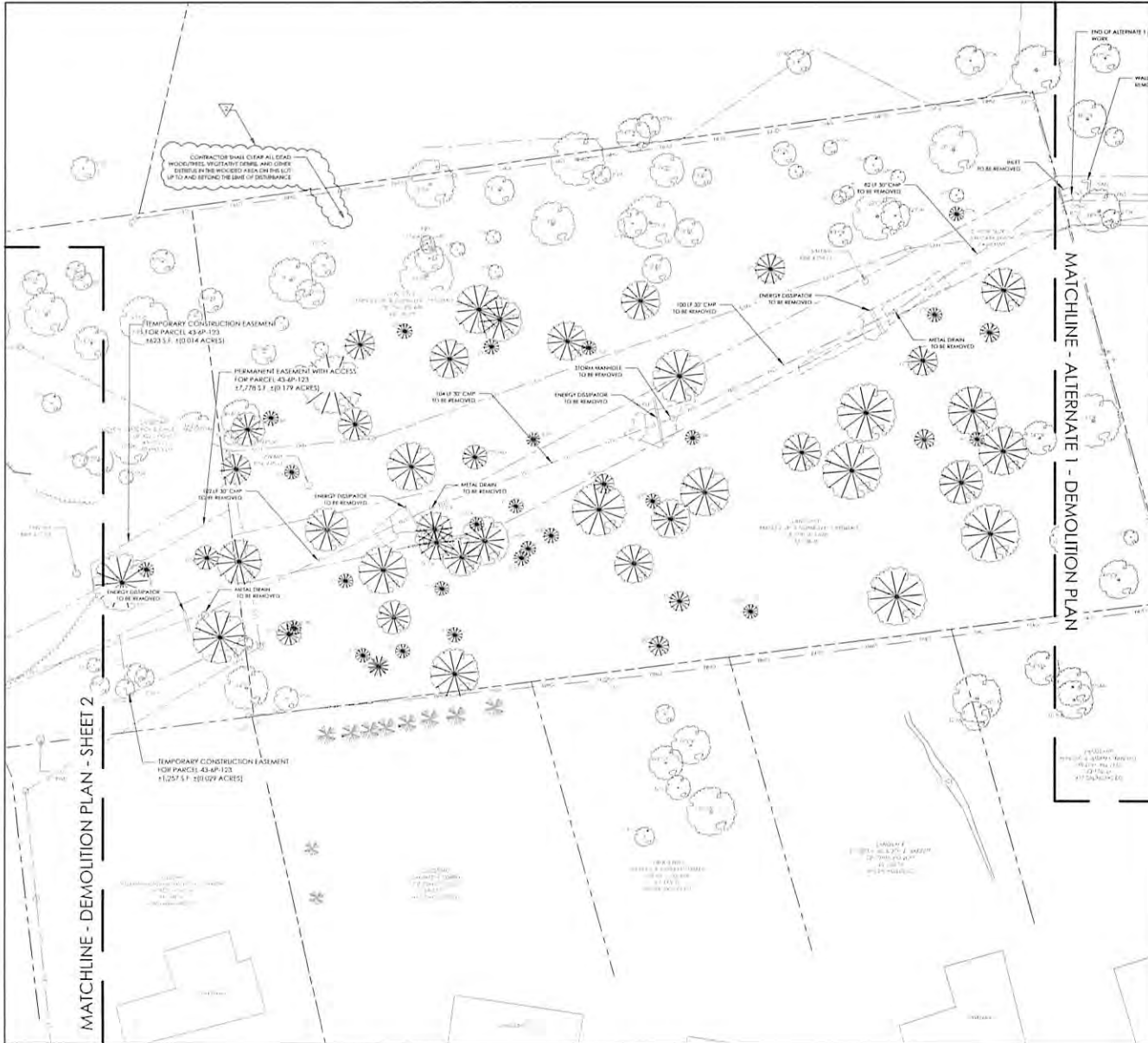
PRINCETON HYDRO **PH**
SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION
WILLIS WOODCREST/UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WELLS IN A WOODCREST RD
BEDFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
DEMOLITION PLAN - SHEET 2

DATE	9/17/2024
PROJECT NO.	1380.DWG
SCALE	1" = 20'
DRAWN BY	RAL
CHECKED BY	SPW/CHE
SHEET NO.	

3 OF **13**



- NOTES:
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 - THE EXTENT OF ASPHALT CURB TO BE DEMOLISHED SHALL MATCH THE FURTHEST EXTENTS OF PROPOSED ASPHALT ROADWAY MILLING OR FULL DEPTH REMOVAL.



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 58
1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED, "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED, "EXISTING CONDITIONS PLAN" PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
2	4/24/2025	ADDENDUM 1
1	3/31/2025	ISSUE FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Clay H. Emerson
3/31/2025
DATE

PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION
WELLSWOODCREST/UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WELLS LN & WOODCREST RD
TREDYFFRIS TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

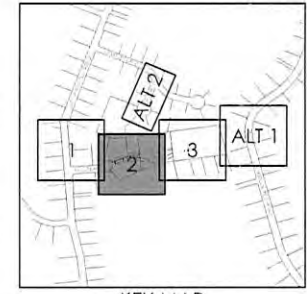
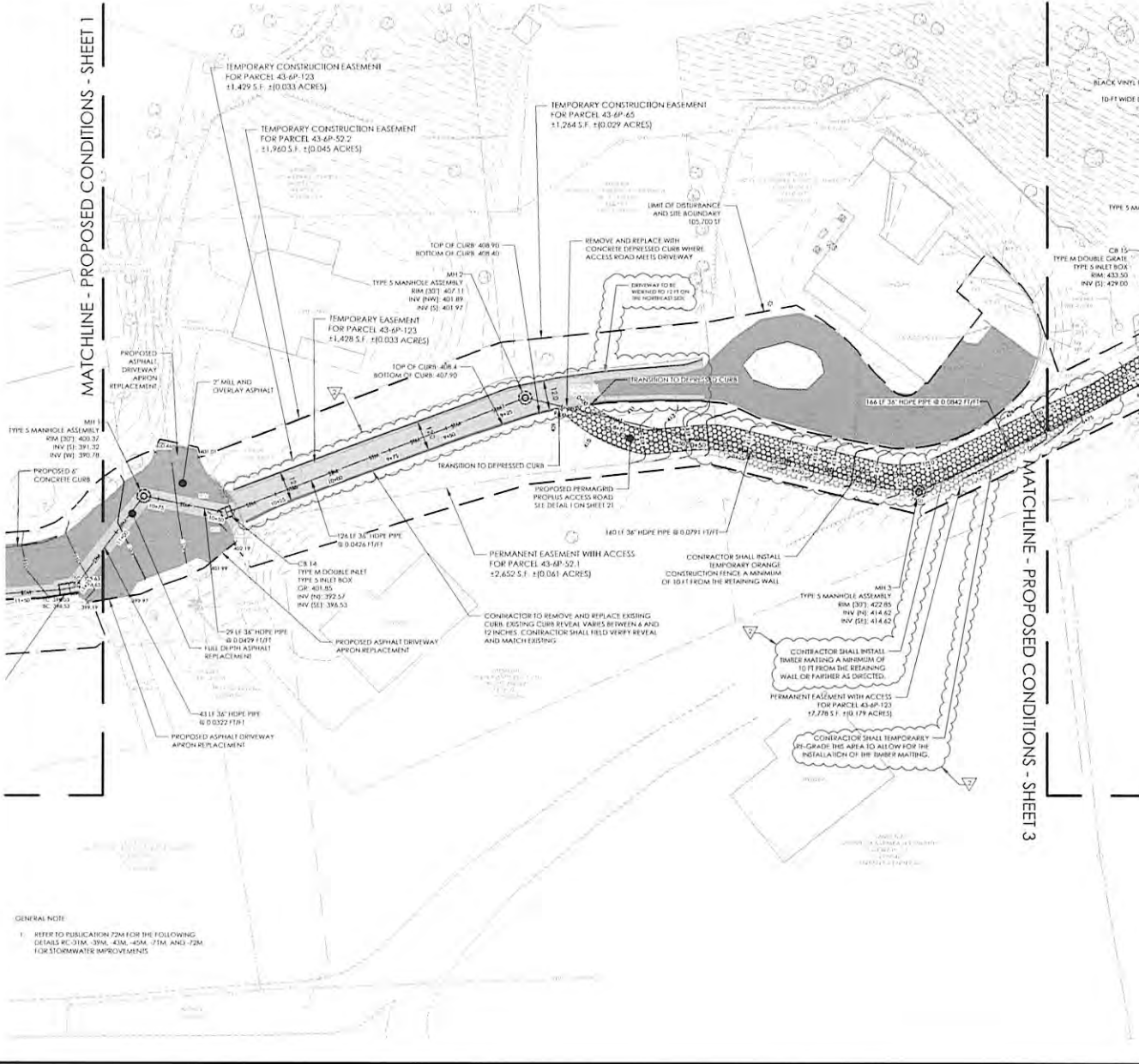
DRAWING NAME
DEMOLITION PLAN - SHEET 3

DATE:	9/17/2024
PROJECT NO.:	1380 DKS
SCALE:	1" = 20'
DRAWN BY:	KAI
CHECKED BY:	SPW/CHE

SHEET NO.
4 13
03

MATCHLINE - PROPOSED CONDITIONS - SHEET 1

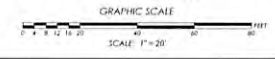
MATCHLINE - PROPOSED CONDITIONS - SHEET 3



- NOTES:**
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE BEFORE ANY CONSTRUCTION ACTIVITIES. ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 - SOIL BORINGS AND TEST PITS WERE CONDUCTED BY PRINCETON HYDRO, LLC ON JULY 8-11, 2024.

LEGEND

- PROPERTY BOUNDARY
- - - CONSTRUCTION EASEMENT
- - - PROPERTY EASEMENT
- - - RIGHT OF WAY
- - - STREAM EDGE
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - EXISTING WATER LINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING STORM SEWER LINE
- - - EXISTING GAS LINE
- - - EXISTING ELECTRIC LINE
- - - EXISTING OVERHEAD UTILITIES
- - - EXISTING RIBBLE LINE
- - - EXISTING EDGE OF ASPHALT
- - - SOIL BORING LOCATION
- - - TEST PIT LOCATION
- - - EXISTING CURB
- - - PROPOSED CURB TO BE REPLACED
- - - PROPOSED CURB DEPRESSION
- - - PROPOSED STORM SEWER LINE
- - - PROPOSED SPOB ELEVATION
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- - - PROPOSED CONCRETE CURB
- - - PROPOSED 2\"/>
- - - PROPOSED FULL DEPTH ASPHALT REPLACEMENT
- - - PROPOSED PERMAGRD PROPRIUS ACCESS ROAD WITH TIMBER MATING AS NECESSARY
- - - PROPOSED TYPE \"C\" INLET
- - - PROPOSED TYPE \"M\" INLET
- - - LIMIT OF DISTURBANCE AND SITE BOUNDARY



GENERAL NOTE:

- REFER TO PUBLICATION 72M FOR THE FOLLOWING DETAILS RC-31M, 39M, 43M, 45M, 71M AND 72M FOR STORMWATER IMPROVEMENTS

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN PHASE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 REFERENCE PENNSYLVANIA ACT 38
 1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED, \"TOPOGRAPHIC SURVEY PLAN\", PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED, \"EXISTING CONDITIONS PLAN\", PERFORMED BY GEOTEK ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	8-10-2025	RESPONSE TO CCCC COMMENTS
2	4-24-2025	ADDENDUM 1
1	3-31-2025	ISSUED FOR BID

CLAY H. EMERSON
 Professional Engineer
 PA Lic. No. PE-078134

 3/31/2025
 DATE

PRINCETON HYDRO
SCIENCE ENGINEERING DESIGN
 35 CLARK STREET, SUITE 200
 TRENTON, NEW JERSEY 08611
 PHONE: 908.237.5660
 PRINCETONHYDRO.COM

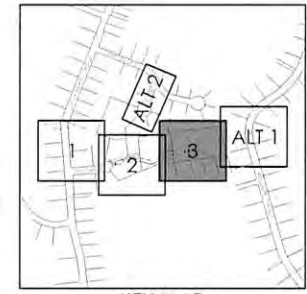
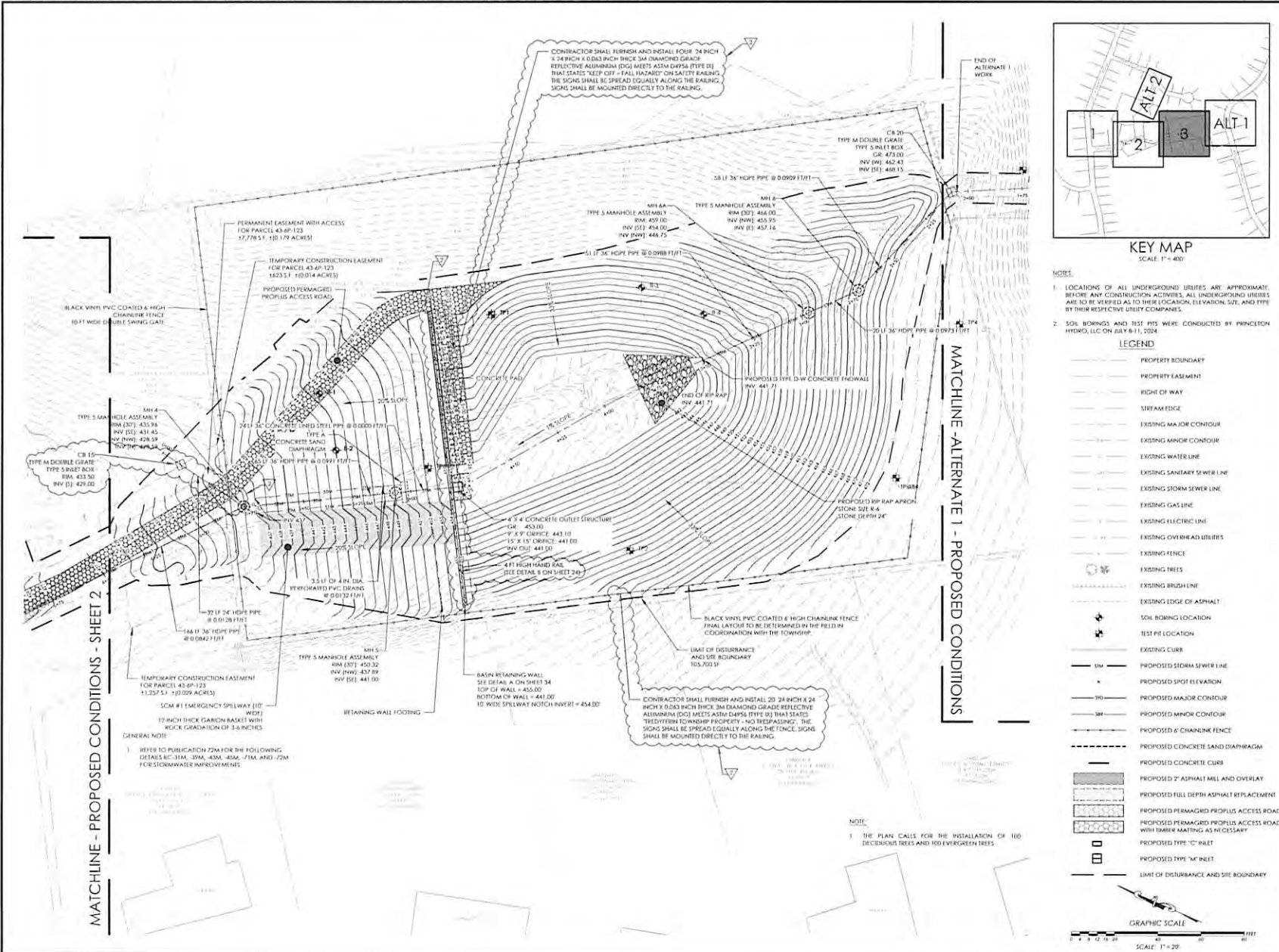
PROJECT NAME/LOCATION:
 WELLSWOODCREST UPPER WEADLEY ROAD
 STORMWATER DRAINAGE AND IMPROVEMENT
 PROJECT - ENGINEERING PROJECT # 2025-01
 UPPER WEADLEY RD, WELLS IN A WOODCREST RD
 TREDIFFER TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
 PROPOSED CONDITIONS - SHEET 2

DATE:	9/17/2024
PROJECT NO.:	1380090
SCALE:	1" = 20'
DRAWN BY:	RLW/RAT
CHECKED BY:	SPW/CHE
SHEET NO.:	

6 13

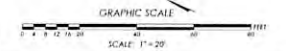
OF



- NOTES**
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 - SOIL BORINGS AND TEST PITS WERE CONDUCTED BY PRINCETON HYDRO, LLC ON JULY 8-11, 2024.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY EASEMENT
- RIGHT OF WAY
- STREAM EDGE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING TREES
- EXISTING BRUSH LINE
- EXISTING EDGE OF ASPHALT
- SOIL BORING LOCATION
- TEST PIT LOCATION
- EXISTING CURB
- PROPOSED STORM SEWER LINE
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED 6" CHAINLINK FENCE
- PROPOSED CONCRETE SAND DIAPHRAGM
- PROPOSED CONCRETE CURB
- PROPOSED 2" ASPHALT MILL AND OVERLAY
- PROPOSED FULL DEPTH ASPHALT REPLACEMENT
- PROPOSED PERMAGRAD PROPOLIS ACCESS ROAD WITH TAMER MATING AS NECESSARY
- PROPOSED TYPE "C" INLET
- PROPOSED TYPE "M" INLET
- LIMIT OF DISTURBANCE AND SITE BOUNDARY



CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE. STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 REFERENCE PENNSYLVANIA ACT 38
 1-800-242-1776

PROJECT NOTES

- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88); FEET.
- EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED, "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED, "EXISTING CONDITIONS PLAN" PERFORMED BY GEOTREK ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	8/10/2025	RESPONSE TO CCCC COMMENTS
2	4/24/2025	ADDENDUM 1
1	3/31/2025	ISSUED FOR BID

REVISIONS

CLAY H. EMERSON
 Professional Engineer
 PA Lic. No. PE-078134

 3/31/2025
 DATE

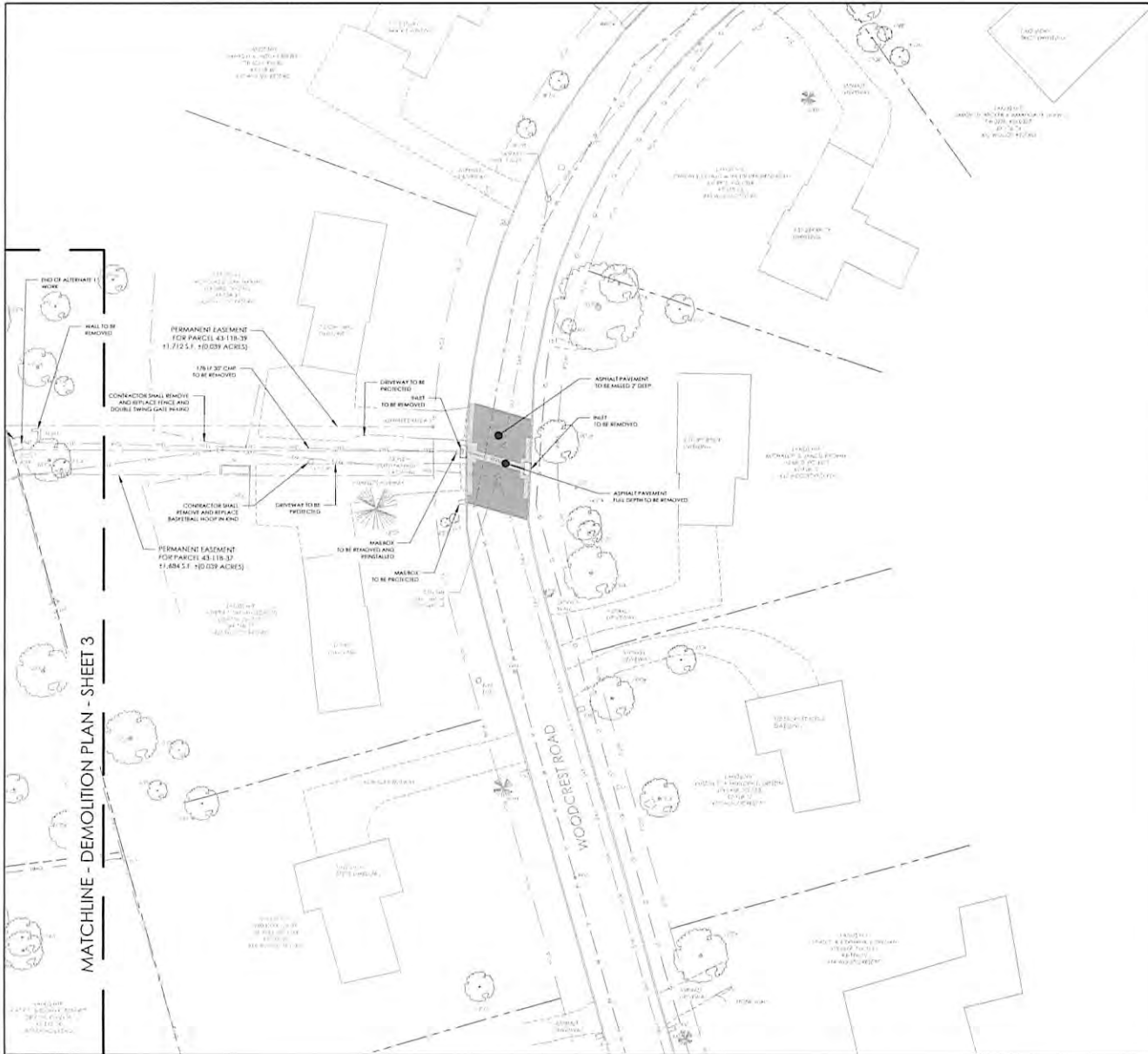
PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
 35 CLARK STREET, SUITE 200
 TRENTON, NEW JERSEY 08611
 PHONE: 908.237.5660
 PRINCETONHYDRO.COM

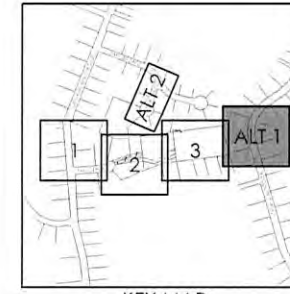
PROJECT NAME/LOCATION:
 WELLSWOODCREST/UPPER WEADLEY ROAD
 STORMWATER DRAINAGE AND IMPROVEMENT #1
 PROJECT - ENGINEERING PROJECT # 2025-01
 UPPER WEADLEY RD, WELLS IN A WOODCREST RD
 FREDERICK TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
 PROPOSED CONDITIONS - SHEET 3

DATE:	9/12/2024
PROJECT NO.:	1380-090
SCALE:	1" = 20'
DRAWN BY:	RW/ALP
CHECKED BY:	SP/WJ/CH
SHEET NO.:	7 OF 13



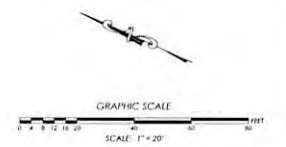
MATCHLINE - DEMOLITION PLAN - SHEET 3



- NOTES:**
1. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY CONSTRUCTION ACTIVITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
 2. THE EXTENT OF ASPHALT CURB TO BE DEMOLISHED SHALL MATCH THE FURTHEST EXTENTS OF PROPOSED ASPHALT ROADWAY MILLING OR FULL DEPTH REMOVAL.

LEGEND

	PROPERTY BOUNDARY
	CONSTRUCTION EASEMENT
	PROPERTY EASEMENT
	RIGHT OF WAY
	STREAM EDGE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING FENCE
	EXISTING BRUSH LINE
	EXISTING EDGE OF ASPHALT
	EXISTING CURB
	EXISTING TREES
	PROPOSED 2\"/>



CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN PHASE - (COP) CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 REFERENCE PENNSYLVANIA ACT 38
 1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED, "TOPOGRAPHIC SURVEY PLAN," PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED, "EXISTING CONDITIONS PLAN," PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV.#	DATE	DESCRIPTION
2	4/24/2025	ADDENDUM 1
1	3/31/2025	ISSUED FOR BID

REVISIONS

CLAY H. EMERSON
 Professional Engineer
 PA Lic. No. PE-078134

 3/31/2025
 DATE

PRINCETON HYDRO
SCIENCE ENGINEERING DESIGN
 35 CLARK STREET, SUITE 200
 TRENTON, NEW JERSEY 08611
 PHONE: 908.237.5660
 PRINCETONHYDRO.COM

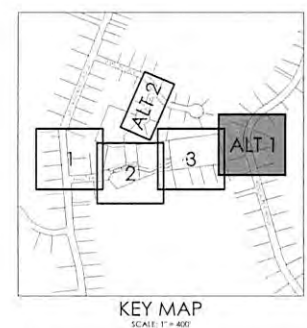
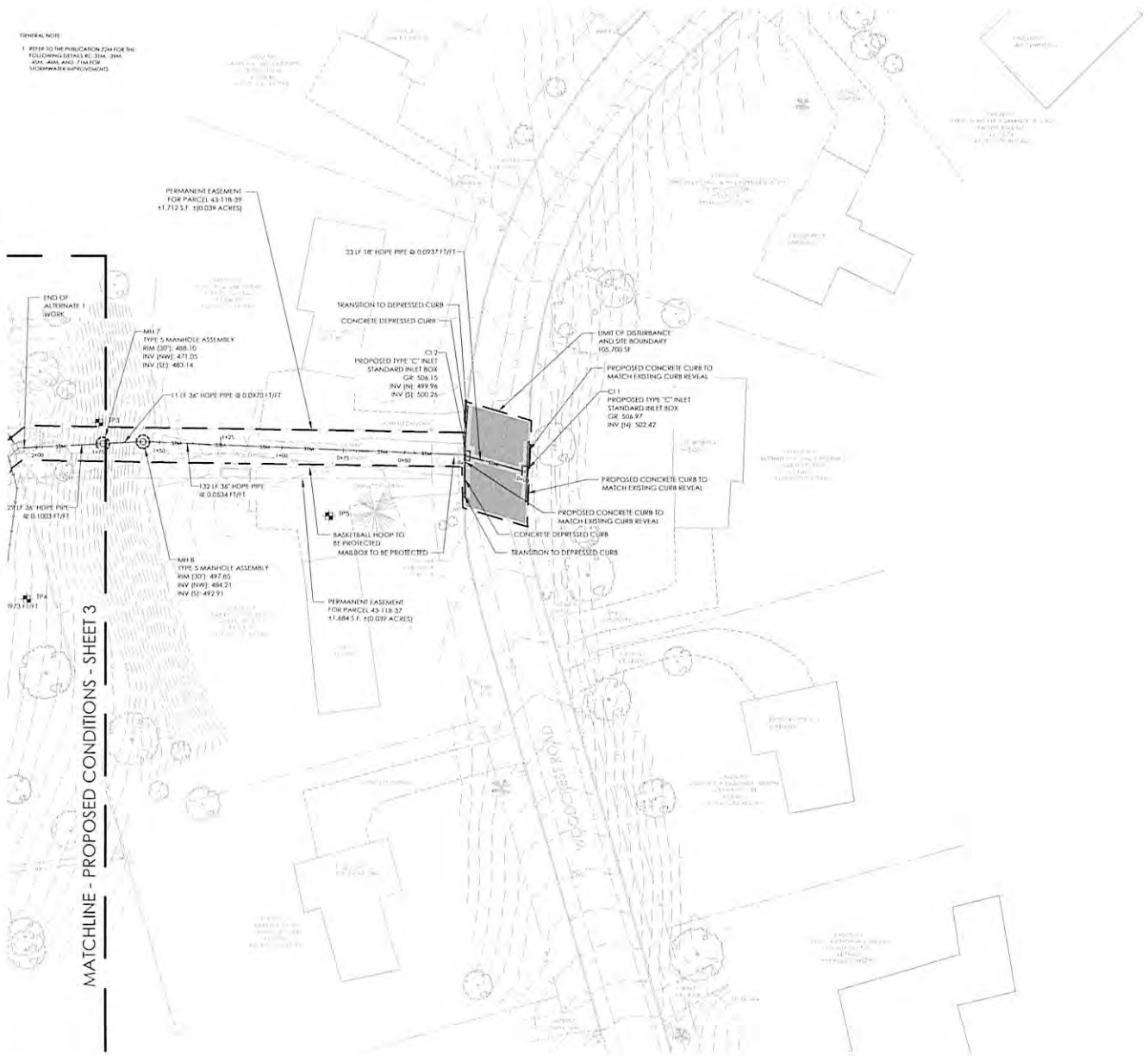
PROJECT NAME / LOCATION:
 WELLS/WOODCREST/UPPER WEADLEY ROAD
 STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT #: 2025-01
 UPPER WEADLEY RD, WELLS LN & WOODCREST RD
 TREDYFFRIN TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
 ALTERNATE 1 - DEMOLITION PLAN

DATE:	9/17/2024
PROJECT NO.:	1380.DWG
SCALE:	1" = 20'
DRAWN BY:	RAE
CHECKED BY:	SPW/CHE

SHEET NO.:
 8 OF 13

GENERAL NOTE
1. REFER TO THE PUBLICATION FOR THE FOLLOWING DETAILS: 314, 316, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



NOTES:
1. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE BEFORE ANY CONSTRUCTION ACTIVITIES. ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED AS TO THEIR LOCATION, ELEVATION, SIZE, AND TYPE BY THEIR RESPECTIVE UTILITY COMPANIES.
2. SOIL BORINGS AND TEST PITS WERE CONDUCTED BY PRINCETON HYDRO, LLC ON JULY 8-11, 2024.

LEGEND

- PROPERTY BOUNDARY
- - - CONSTRUCTION EASEMENT
- - - PROPERTY EASEMENT
- - - RIGHT OF WAY
- - - STREAM EDGE
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - EXISTING WATER LINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING STORM SEWER LINE
- - - EXISTING GAS LINE
- - - EXISTING ELECTRIC LINE
- - - EXISTING OVERHEAD UTILITIES
- - - EXISTING FENCE
- - - EXISTING TREES
- - - EXISTING BRUSH LINE
- - - EXISTING EDGE OF ASPHALT
- SOIL BORING LOCATION
- TEST PIT LOCATION
- - - EXISTING CURB
- - - PROPOSED STORM SEWER LINE
- x PROPOSED SPOT ELEVATION
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- - - PROPOSED CONCRETE CURB
- - - PROPOSED 2" ASPHALT MILL AND OVERLAY
- - - PROPOSED FULL DEPTH ASPHALT REPLACEMENT
- PROPOSED TYPE 'C' INLET
- PROPOSED TYPE 'M' INLET
- - - LIMIT OF DISTURBANCE AND SITE BOUNDARY

GRAPHIC SCALE
SCALE: 1" = 20'

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES
1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83), VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), FEET.
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED "EXISTING CONDITIONS PLAN" PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	5/10/2025	RESPONSE TO CCCC COMMENTS
2	4/24/2025	ADDENDUM 1
1	12/31/2025	ISSUED FOR BIDD

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
ChEm
3/31/2025
DATE

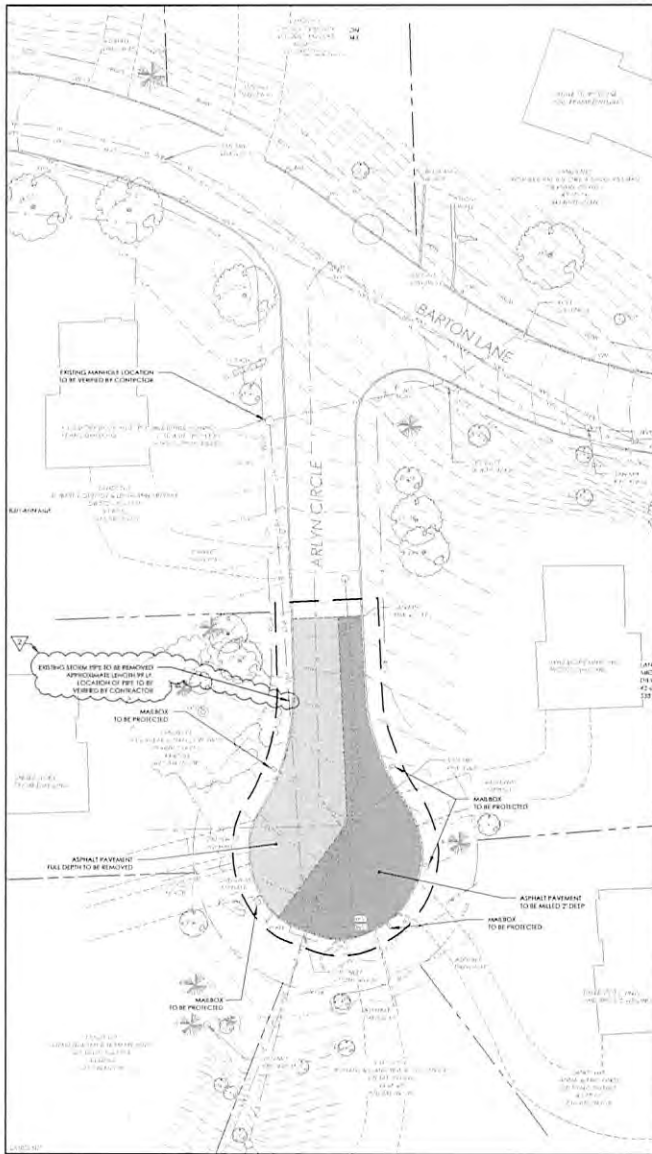
PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
15 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

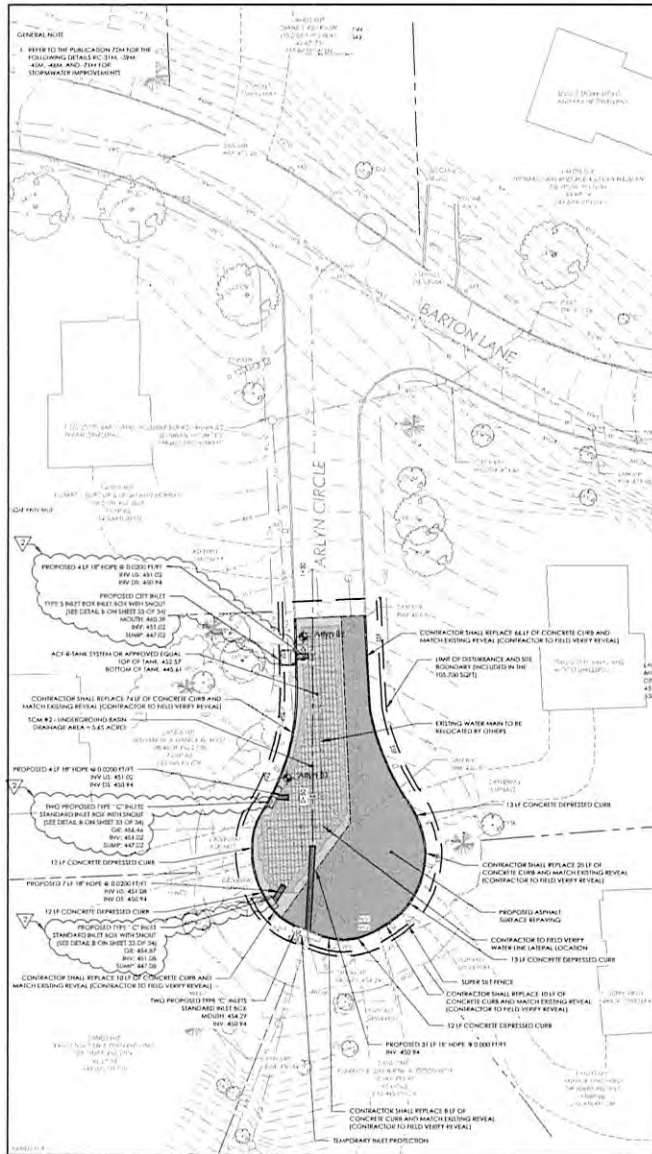
PROJECT NAME/LOCATION
WELLSWOODCREST/UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WELLS LN & WOODCREST RD
TREDYFERN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
ALTERNATE 1 - PROPOSED
CONDITIONS

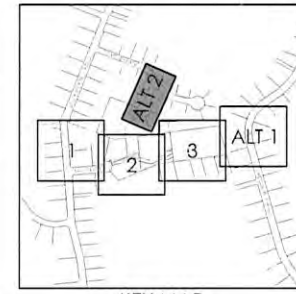
DATE: 9/17/2024
PROJECT NO.: 1380 DWO
SCALE: 1" = 20'
DRAWN BY: RLW/RAE
CHECKED BY: SPW/CHE



A DEMOLITION PLAN

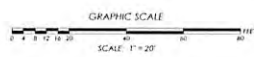


B PROPOSED CONDITIONS AND SESC PLAN



KEY MAP
SCALE 1" = 400'

- LEGEND**
- PROPERTY BOUNDARY
 - PROPERTY EASEMENT
 - RIGHT OF WAY
 - STREAM EDGE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TREES
 - PROPOSED 2" ASPHALT MILL
 - PROPOSED FULL DEPTH ASPHALT REPLACEMENT
 - SOLE BORING LOCATION



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY TITLED, "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY TITLED, "EXISTING CONDITIONS PLAN" PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	8-10-2025	RESPONSE TO CCCC COMMENTS
2	4-24-2025	ADDENDUM 1
1	3-31-2025	ISSUED FOR BID

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
Clay H. Emerson
3/31/2025
DATE

PRINCETON HYDRO

SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WELLS WOODCREST UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WELLS IN A WOODCREST RD
TRENTON TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME:
**ALTERNATE 2 - DEMOLITION AND
PROPOSED CONDITIONS PLAN**

DATE:	9/17/2024
PROJECT NO.:	1380-090
SCALE:	1" = 20'
DRAWN BY:	RAF
CHECKED BY:	CHL
SHEET NO.:	

10 13
OF

PCSM LONG TERM OPERATION & MAINTENANCE NOTES:

THE PERMITTEE OR CO PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION. THE PERMITTEE OR CO PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VEGETATION OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OF CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS BY THE OBLIGOR COURSE OF A TITLE SEARCH. THE SUBJECT PROPERTY, THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUCCESSOR GRANTEE, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.10(b)(5) RELATING TO PERMIT TERMINATION.

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSULTING ENGINEER, NON-PROFIT ORGANIZATION, MUNICIPALITY, AGENCIES, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs AND TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE HEREOF TO THE DEPARTMENT. INSPECTIONS SHALL BE PERFORMED AS NOTED FOR EACH BMP AND ANNUALLY. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES SHALL BE PROVIDED ANNUALLY.

A PERMITTEE OR CO PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THE REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP(S) LOCATION ON THE PROPERTY.

LONG TERM OPERATION AND MAINTENANCE RESPONSIBLE PARTY:

THEYFERREN TOWNSHIP
1100 DUPOINTE ROAD
BIRBYN, PA 19312

STORMWATER BMP FAILURE:

A STORMWATER BMP FAILURE FOR THIS SITE IS DEFINED AS:

1. THE ABOVEGROUND BASIN AND/OR THE UNDERGROUND BASIN HOT (DEWATERING) WITHIN 72 HOURS IN THE EVENT THAT THE COVEILER, THE DESIGN ENGINEER SHOULD BE CONTACTED TO INVESTIGATE THE CAUSE OF THE FAILURE. IF THE BMP HAS NOT DEWATERED WITHIN 72 HOURS AND A PRE-CONCRETE EVENT IS FORECASTED THE FACILITY SHOULD BE DEWATERED PRIOR TO THE PRECIPITATION EVENT.
2. THE UNDERGROUND BASIN VEGETATION DOES OR FAILS TO ESTABLISH IN THE EVENT THAT THIS OCCURS THE LANDSCAPING SHALL BE REPLANTED IN KIND.

STORM SEWERS:

A STORM SEWER SYSTEM HAS BEEN DESIGNED TO CONVEY RUNOFF TO THE VARIOUS STORMWATER BASINS THROUGHOUT THE SITE. STORM SEWER PIPES ARE ALSO PROVIDED TO CONVEY WATER FROM THE VARIOUS RETENTION BASINS TO STABLE OUTLETS AND ALSO TO DIVERT WATER FROM DEEPS AROUND THE SITE.

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. THE STORM SEWER SYSTEM SHALL BE INSPECTED AT LEAST ONCE PER YEAR.
3. REMOVE SEDIMENT FROM ALL STRUCTURES AT LEAST ONCE PER YEAR.
4. DISPOSE OF SEDIMENT, DEBRIS/WASTE, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

STRUCTURAL BMP - ABOVEGROUND BASIN

MAINTENANCE OF THE ABOVEGROUND BASIN IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON AN ANNUAL BASIS AS FOLLOWS:

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SURFACE AREAS BASINS AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (≥ 0.8 INCH RAINFALL [DEPTH]).
3. THE ABOVEGROUND BASIN SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AFTER EVERY STORM GREATER THAN 0.8 INCH DEPTH AND AFTER EVERY STORM STORM EVENT (≥ 0.8 INCH AND 100 YEAR/24 HOUR STORM EVENT). THE INSPECTION SHOULD ACCESS THE BASIN CLOGGING AT INLET AND OUTLET, AND SEDIMENT/DEBRIS ACCUMULATION.
4. EXCESSIVE BUILDUP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASIN FACILITY IS COMPLETELY DRY. SEDIMENT SHOULD BE PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
5. EXCESSIVE STRUCTURE STRUCTURE WHICH ACTS AS WATER DIVERSION INTO THE STONE STORAGE LAYER, KEEP THE MANHOLE PIPE CLEAR OF ANY SEDIMENT AND VEGETATION.
6. EVALUATE THE DRAIN-DOWN TIME OF THE ABOVEGROUND BASIN TO ENSURE THAT THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED.

INSPECTION SCHEDULE:

1. THE BASIN SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AFTER EVERY STORM GREATER THAN 0.8 INCH AND AFTER EXTERNAL STORM EVENTS (≥ 0.8 INCH, ≥ 50, AND 100 YEAR/24 HOUR STORM EVENTS). THE INSPECTION SHOULD ACCESS THE VEGETATION, EROSION, FLOW CHARACTERIZATION, BANK STABILITY, CLOGGING AT INLET AND OUTLET, SEDIMENT/DEBRIS ACCUMULATION, AND STORM OPERATION RISKS.

STRUCTURAL BMP - UNDERGROUND BASIN

A SURFACE DETENTION BASIN HAS BEEN USED TO TEMPORARILY STORE RUNOFF FOR A PORTION OF THE SITE. STORAGE VOLUME IS PROVIDED WITHIN THE BASIN SYSTEM AS WELL AS THE STONE VOIDAGE FOR THE DETENTION BASIN.

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SURFACE DETENTION BASIN AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (≥ 0.8 INCH RAINFALL [DEPTH]).
3. THE DETENTION BASIN SHOULD BE INSPECTED ANNUALLY (100 STORM) BUILDUP, EXCESSIVE SEDIMENT BUILDUP SHOULD BE REMOVED AND DISPOSED OF APPROPRIATELY.
4. THE BASIN OUTLET STRUCTURE SHOULD BE INSPECTED AT LEAST ONE (1) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 1/8 INCH. THE INSPECTION SHOULD ACCESS CLOGGING AT INLET AND OUTLET, AND SEDIMENT/DEBRIS ACCUMULATION.
5. MAINTENANCE ACTIVITIES AS NOTED.
6. EVALUATE THE DRAIN-DOWN TIME OF THE SURFACE DETENTION BASIN TO ENSURE THAT THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM TIME, DRAIN THE SURFACE DETENTION BASIN VIA PUMPING AND CONTACT THE DESIGN ENGINEER TO DETERMINE THE PROPER REMEDIATION FOR THE SYSTEM.

PCSM SEDIMENT REMOVAL:

1. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, TOPOGRAPHIC OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TROPICAL STOCKPILES.
2. PALET FILTER BAGS SHALL BE CLEANED OR DISPOSED WHEN BAGS ARE FULL.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST FILTER SOCK WITH REACHING ONE HALF THE HEIGHT OF THE SOCK.
4. IF THE CONTRACTOR SHALL REQUIRE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS, SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.

IMPROVED EROSION CONTROLS:

1. SHOULD UNFORESEEN EROSION 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 DEPOSITMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MATERIALS SHALL BE HELD IN READINESS TO BE INSTALLED WITHIN 48 HOURS OF PROBLEMS OF EROSION.

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE:

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY MATERIAL BENEATH OR ON TOP OF CLEAN FILL (FORM-FILL) MUST BE REMOVED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE (BUT QUALIFIES AS CLEAN FILL) DUE TO ANALYTICAL TESTING PRIOR TO THE USE. THE USE WILL NEED TO IMPROVE OR EXPLORE MATERIAL FROM THE SITE. THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

2. CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DISCOMPOSABLE, INERT SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, UNBLENDED MATERIAL, UNO ASPHALT AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS IDENTIFIABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF OR THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM USED ASPHALT DOES NOT INCLUDE WARMED ASPHALT OR ASPHALT EMULSION.)
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE. FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE REGULATORY LIMITS IN TABLE 101.A AND 101.B LISTED IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
4. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL OR RELEASE OF A REGULATED SUBSTANCE MUST BE FORM-FILL TO DETERMINE THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM-FILL MUST BE REMOVED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM-FILL-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL SURVEY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANDBOX MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION LICENSES, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR ADJUST, ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR FEDERAL WASTE REGULATIONS BASIS ON 25 PA. CODE CHAPTER 280 FEDERAL WASTE MANAGEMENT OF 277 MUNICIPAL WASTE MANAGEMENT, WHICH EVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ONLINE AT WWW.PA.CODE.COM.

TEMPORARY SEEDING NOTE:

1. TEMPORARY STABILIZATION OF ALL EXPOSED EARTH SURFACES WHERE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING POSSES, STOCKPILES SHALL BE STABILIZED IMMEDIATELY BY THE FOLLOWING METHODS AND MATERIALS:
 1. APPLY ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER (10-10-10) AT THE RATE OF 300 LBS PER ACRE AND WORK INTO SOIL WHEREVER POSSIBLE.
 2. APPLY SPECIFIED SEED AND SEEDING RATES ACCORDING TO THE TEMPORARY SEEDINGS FOR CRITICAL AREAS TABLE SHEET 1.
 3. APPLY SEEDING MULCH (STRAW OR SOD) AT A RATE OF THREE (3) TONS PER ACRE.

PERMANENT SEEDING SITE PREPARATION:

1. PERMANENT STABILIZATION OF THE ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:
 1. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 2. OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
 3. IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF ONE (1) TON LIMESTONE PER ACRE (27.5 LBS PER 1,000 SQUARE FEET).
 4. IN THE ABSENCE OF SOILS TESTING, WORK FERTILIZER AT THE RATE OF 1,000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
 5. SMOOTH AND FIRM SURFACE AREAS WITH COMPACTOR OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
 6. APPLY SPECIFIED SEED AND SEEDING RATES ACCORDING TO THE PERMANENT SEEDING RATES FOR CRITICAL AREAS TABLE SHEET 1.
 7. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
 8. APPLY STRAW MULCH AT A RATE OF 3.0 TONS PER ACRE IMMEDIATELY AFTER SEEDING.
 9. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WASTE AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT EROSION. USE SOD IN THE DIRECTION OF THE DOWNHILL SLOPE OR AS AUTHORIZED REPRESENTATIVE.
 10. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PERMIT TDR-488 SECTIONS 804 AND 805 AND APPROVED BY THE SITE ENGINEER.

PERMANENT SEEDING NOTE:

1. SPREAD AND FIRM GRADE 1/2" TOPSOIL ON ALL AREAS TO BE PERMANENTLY SEEDED.
2. BEFORE SEEDING, APPLY APPROPRIATE SOIL MODIFICATIONS.
3. INSTALL EROSION CONTROL BANKS WHERE NEEDED.
4. WASTE AND MAINTENANCE LAMP AREAS.
5. HESH TO BARE OR TYPICAL AREAS AS DIRECTED BY THE ENGINEER.
6. GROUND COVER IS NOT CONSIDERED PROPER UNTIL THE APPROVED LANDSCAPING PLANS, USE SEED MIXTURE 2, AS SHOWN IN TABLE 101.A.
7. APPLY STRAW MULCH AT 3.0 TONS/ACRE IMMEDIATELY AFTER SEEDING.
8. APPLY STRAW AND MULCH DURING NON-GROWING SEASONS (NOVEMBER - MARCH).

RECYCLE & DISPOSAL OF MATERIALS:

1. POST CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO ANYTHING FROM GARAGE SUCH AS PLASTIC DRINK CUP, LUNCH TRAYS, PLASTIC BOTTLES, LEAFES AND REAR SEATS, TYPICAL CLOTHES AND SEDIMENT.
2. EXCESSIVE BUILD UP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BMP FACILITY IS COMPLETELY DRY. SEDIMENT SHOULD BE PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
3. DISPOSAL OF SEDIMENT, DEBRIS/WASTE AND OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

PCSM SEDIMENT REMOVAL:

1. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TROPICAL STOCKPILES.
2. THE CONTRACTOR SHALL INSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.

SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE THE START OF ANY FUTURE STAGE. ANY DEVIATION FROM THE CONSTRUCTION SEQUENCE MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTING THE REVISED SEQUENCE. DISTURBANCE SHALL BE LIMITED AT EACH STAGE TO REDUCE DOWNSTREAM IMPACTS THAT MAY OCCUR DURING A STORM EVENT.

PRIOR TO WORKING IN THE CULVERT AND STREAM BED, THE CONTRACTOR MUST TAKE THE WEATHER INTO ACCOUNT. THERE SHOULD BE ENOUGH TIME TO STAKE AND FINISH EACH TASK PRIOR TO A LARGE FORECASTED STORM EVENT. CONSTRUCTION MUST BE PREPARED TO STOP CONSTRUCTION AT ANY POINT AND PREPARE THE SITE FOR A LARGE STORM EVENT.

AT LEAST 7 DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY A PRE-CON MEETING WITH THE DESIGN ENGINEER AND TOWNSHIP ENGINEERING AND PUBLIC WORKS STAFF PRESENT.

CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS. AT NO POINT SHALL SEDIMENT BE TRACKED FROM THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSURE ALL STREETS ARE DRY BY THE END OF EACH DAY.

1. FILL MARKING: THE LIMIT OF DISTURBANCE (LOD) PRIOR TO EARTH DISTURBANCE ACTIVITIES. § 102.40(b)(5)(iv).
2. INSTALLATION OF THE TEMPORARY CONSTRUCTION FENCE AT LEAST 10 FEET FROM THE PLANNING WALL. § 102.40(b)(5)(v).
3. INSTALLATION OF THE FILL PROTECTIVE FENCING. § 102.40(b)(5)(vi).
4. INSTALLATION OF THE TEMPORARY TRAFFIC CONTROL MEASURES. § 102.40(b)(5)(vii).
5. INSTALLATION OF THE ROCK CONSTRUCTION INFENCING. § 102.40(b)(5)(viii).
6. INITIAL EARTH CONSTRUCTION SHALL BE LIMITED TO THE "DRY DAY" FOR TEMPORARY TRAFFIC CONTROL MEASURES DURING THE DAY. EMERGENCY VEHICLES SHALL HAVE ACCESS AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE RESIDENTS FOR ANY UNAVOIDABLE ACCESS DISRUPTIONS.
7. INITIAL SANITARY SEWER IMPROVEMENTS.
8. EXCAVATE AND REMOVE ONLY THE PORTION OF THE ROAD REQUIRED TO DISTRIBUTE THE EXISTING SANITARY SEWER. THE PAVEMENT SURFACE MUST REMAIN IN ALL OTHER AREAS TO REDUCE CREEP SEDIMENT TRANSPORT. PAVEMENT MUST BE RESTORED BY THE END OF EVERY DAY TO PREVENT EROSION.
9. TO PROVIDE ACCESS TO RESIDENTS.
10. CONTRACTOR SHALL PROVIDE REMAINING SANITARY SEWER IMPROVEMENTS.
11. SAWCUT AND REMOVE ONLY THE PORTION OF THE ROAD REQUIRED TO DISMOUNT THE EXISTING STORMWATER SEWER. THE PAVEMENT SURFACE MUST REMAIN IN ALL OTHER AREAS TO REDUCE OFFSITE SEDIMENT TRANSPORT. PAVEMENT MUST BE RESTORED BY THE END OF EVERY DAY TO PREVENT EROSION.
12. CONSTRUCT ACCESS ROADWAY FROM WILLS LANE TO LOT 43-118-38, INCLUDING THE TEMPORARY INSTALLATION OF THE TRAFFIC MARKING.
13. BEGIN CLEARING OF LOT 43-118-38 FOR THE CONSTRUCTION OF THE ABOVEGROUND BASIN.
14. BEGIN EARTHWORK AND CONSTRUCT THE CONCRETE RETAINING WALL FOR THE ABOVEGROUND BASIN.
15. CONTINUE TO INSTALL STORMWATER PIPING TO MEET THE ABOVEGROUND STORMWATER BASIN AND TO THE END OF THE PROPOSED IMPROVEMENTS (SCM #1).
16. INSTALL EMERGENCY SPILLWAY AND OUBLET CONTROL STRUCTURE (SCM #2).
17. INSTALL FURROWED FENCE AND STABLE STR.
18. INSTALL AND FINISH PAVEMENT AND STORMWATER INFRASTRUCTURE AT AVON CIRCLE.
19. EXCAVATE FOR UNDERGROUND STORMWATER BASIN (SCM #2).
20. INSTALL INLET AND ADDITIONAL PIPING FOR UNDERGROUND STORMWATER BASIN (SCM #2).
21. INSTALL UNDERGROUND BASIN AND CONNECT TO EXISTING PAST STRUCTURE (SCM #2).
22. INITIAL FINAL PAVING FOR INTERIOR PROJECT AREA AND CLOSE OUT PROJECT.
23. REMOVAL OF THE EXCESSIVE CONSTRUCTION MATERIALS AND STABILIZATION HAS BEEN ACHIEVED. § 102.40(b)(5)(ix).
24. COMPLETION OF THE SOIL CONSTRUCTION CERTIFICATION FORM WITHIN 30 DAYS OF CONSTRUCTION OF SCM #1 AND SCM #2. THIS IS A CRITICAL TASK OF CONSTRUCTION. § 102.40(b)(5)(x).
25. SUBMITTING THE NOTICE OF TERMINATION (NOT) TO THE CHESTER COUNTY CONSERVATION DISTRICT. § 102.40(b)(5)(xi).

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REGULATES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS PRECISION STAKE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM INC.
RESISTANCE PENNSYLVANIA ACT 38

1-800-242-1776

PROJECT NOTES

1. TOPOGRAPHIC DATA LISTED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); VERT. DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET.
2. EXISTING CONDITIONS INFORMATION OBTAINED FROM: THE "TOPOGRAPHIC SURVEY TITLED, "TOPOGRAPHIC SURVEY PLAN" PERFORMED BY JEFFERY P. BARNER, DATED DECEMBER 3, 2022 AND THE "TOPOGRAPHIC SURVEY TITLED, "EXISTING CONDITIONS PLAN" PERFORMED BY GOLDER ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
3	8-19-2025	RESPONSE TO CCCC COMMENTS
2	4-24-2025	ADDENDUM 1
1	3-31-2025	ISSUE FOR BID

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134

ChEm
3/31/2025
DATE

PRINCETON HYDRO

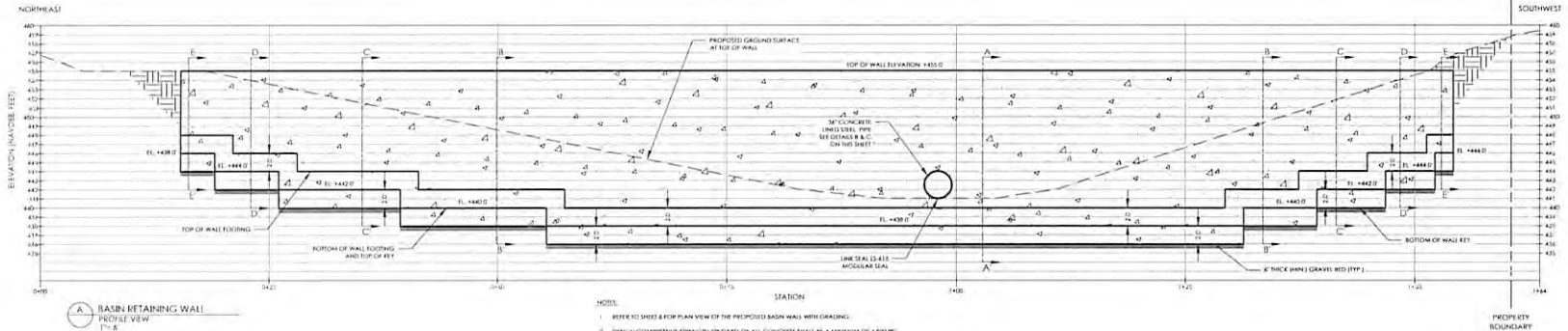
SCIENCE ENGINEERING DESIGN

35 CLAY STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
WILLS WOODCREST UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENT
PROJECT - ENGINEERING PROJECT # 2025-01
UPPER WEADLEY RD, WILLS LA WOODCREST RD
THEYFERREN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

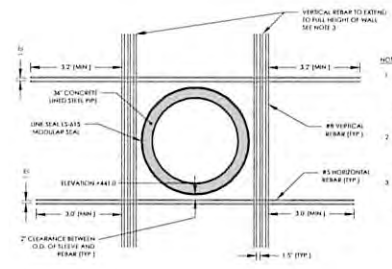
DRAWING NAME:
POST CONSTRUCTION
STORMWATER MANAGEMENT
NOTES

DATE:	9/17/2024
PROJECT NO.:	1380-000
SCALE:	1" = 20'
DRAWN BY:	RAE
CHECKED BY:	SPW/CLH
SHEET NO.:	

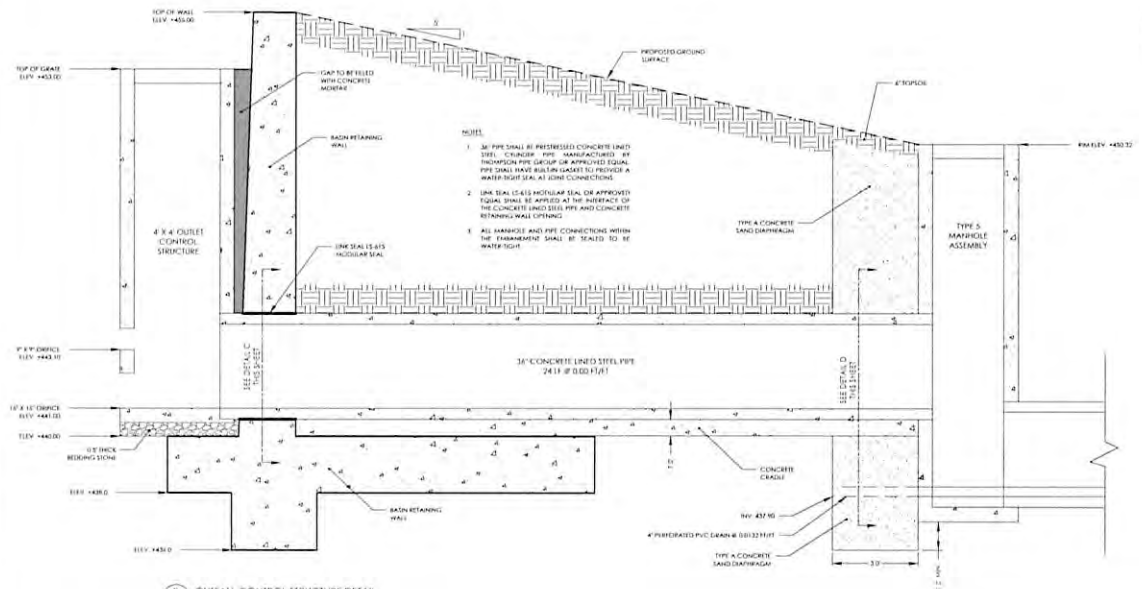


A. BASIN RETAINING WALL
PROFILE VIEW
1" = 8'

- NOTES:**
- REFER TO SHEET 6 FOR PLAN VIEW OF THE PROPOSED BASIN WALL WITH GRADING.
 - DESIGN COMPRESSIVE STRENGTH (OR DATE) OF ALL CONCRETE SHALL BE A MINIMUM OF 4500 PSI.
 - STEPS IN FOOTING ARE NOT TO EXCEED 2 FEET IN HEIGHT.
 - ALL REINFORCEMENT SHALL BE EPOXY COATED OR GALVANIZED WITH A YIELD STRENGTH OF 60,000 PSI.
 - ALL CORNERS SHALL BE 1/2" CHAMFERED AT 45 DEGREES.
 - CRACK CONTROL JOINTS SHALL BE INSTALLED ON BOTH WALL FACES SPACED EVERY 10 FEET.
 - LOCATION OF COULD JOINTS TO BE DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT.
 - NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE ON SITE.
 - THE CONTRACTOR SHALL CONFORM TO ALL REGULATIONS AND CODES AS SPECIFIED IN THE 2024 AMERICAN CONCRETE INSTITUTE (ACI) MANUAL OF CONCRETE PRACTICE.
 - BACKFILL SHALL BE INSTALLED IN LIFTS NO TO EXCEED 18" UNLESS OTHERWISE SPECIFIED AND COMPACTED WITH A MANUALLY OPERATED RAMMER OR VIBRATORY COMPACTOR. LARGE COMPACTOR EQUIPMENT SHALL NOT BE OPERATED WITHIN 3 FEET OF THE WALL.
 - BACKFILL SHALL CONSIST OF MATERIAL EXCAVATED DURING THE WORK OR MATERIAL APPROVED BY THE ENGINEER. BACKFILL SHALL BE COMPACTED TO 95% OF AVERAGE.

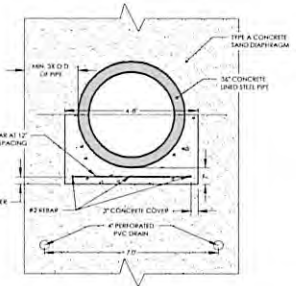


C. PIPE INTERSECTION DETAIL
SECTION VIEW
NOT TO SCALE



B. OUTFALL CONTROL STRUCTURE DETAIL
SECTION VIEW
1" = 2'

- NOTES:**
- 36" PIPE SHALL BE PRESTRESSED CONCRETE LINED STEEL. CONCRETE PIPE MANUFACTURED BY THOMPSON PIPE GROUP OR APPROVED EQUAL. PIPE SHALL HAVE BULB GASKET TO PROVIDE A WATER TIGHT SEAL AT JOINT CONNECTIONS.
 - LINK SEAL (S-415) MOLECULAR SEAL OR APPROVED EQUAL SHALL BE APPLIED AT THE INTERFERENCE OF THE CONCRETE LINED STEEL PIPE AND CONCRETE RETAINING WALL SYSTEM.
 - ALL MANHOLES AND PIPE CONNECTIONS WITHIN THE FOUNDATION SHALL BE SEALED TO BE WATER TIGHT.



D. CONCRETE CRADLE AND SAND DIAPHRAGM DETAIL
SECTION VIEW
NOT TO SCALE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

- PROJECT NOTES**
- TOPOGRAPHIC DATA USED: HORIZONTAL DATUM - NORTH AMERICAN DATUM OF 1983 (NAD83); 1111 VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); FEET.
 - EXISTING CONDITIONS INFORMATION OBTAINED FROM THE TOPOGRAPHIC SURVEY FILED: TOPOGRAPHIC SURVEY PLAN: PERFORMED BY JEFFREY P. TURNER, DATED DECEMBER 3, 2022 AND THE TOPOGRAPHIC SURVEY FILED: EXISTING CONDITIONING PLAN: PERFORMED BY GEORGE ENVIRONMENTAL AND SURVEYING, LLC, DATED JULY 10, 2024.

REV #	DATE	DESCRIPTION
1	3/31/2025	ISSUED FOR BIDD
2	4/24/2025	ADDENDUM 1

REVISIONS

CLAY H. EMERSON
Professional Engineer
PA Lic. No. PE-078134
ChEm
3/31/2025
DATE

PRINCETON HYDRO
SCIENCE ENGINEERING DESIGN
35 CLARK STREET, SUITE 200
TRENTON, NEW JERSEY 08611
PHONE: 908.237.5660
PRINCETONHYDRO.COM

PROJECT NAME / LOCATION
WELLS WOODCREST UPPER WEADLEY ROAD
STORMWATER DRAINAGE AND IMPROVEMENTS
PROJECT / ENGINEERING PROJECT #: 2025-01
UPPER WEADLEY RD, WELLS LN & WOODCREST RD
REDFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DRAWING NAME
POST CONSTRUCTION
STORMWATER MANAGEMENT
DETAILS - SHEET 2

DATE	9/17/2024
PROJECT NO.	1380-090
SCALE	AS SHOWN
DRAWN BY	RAE
CHECKED BY	CHL
SHEET NO.	



TREDYFFRIN TOWNSHIP

MEMORANDUM

To: Board Of Supervisors

CC: William Martin

From: Darin Fitzgerald

Subject: Change order for Upper Weadley Sanitary relocation

Date: August 28, 2025

Staff is requesting Board approval for additional inspection and design fees for the relocation of a sanitary sewer main for the Upper Weadley storm water project. Due to the sanitary sewer conflicting with the proposed new storm water line we needed to design a relocation of the sanitary line. The additional fees for the design and inspection of the relocation from our Sanitary Sewer Engineer Brown and Caldwell is \$35,245.00 and will be taken from the sanitary sewer fund.

1717 Arch Street, Suite 4010
Philadelphia, PA 19103

T: 484-253-4688



August 4, 2025

Mr. Darin Fitzgerald
1100 DuPortail Road
Berwyn, PA 19312

Subject: Willis/Woodcrest/Upper Weadley Stormwater Drainage and Improvement Project – Sewer Lining, Encasement and Related Work – Scope Amendment

Dear Darin,

Brown and Caldwell (BC) is submitting this scope amendment to address the additional design and inspection efforts of the sanitary sewer on Upper Weadley Road that is currently in conflict with the proposed stormwater improvements that are being constructed under the above referenced project. Notification of the budget amendment was provided to Stephen Burgo, Township Engineer, on January 28, 2025, when the conflict and need for the sanitary sewer relocation was identified. BC was authorized to proceed with the sanitary sewer design such that an amendment would be submitted to address the additional design scope (for the sanitary sewer) and the related inspection scope of work expansion.

The budget amendment is under the Design Master Service Agreement (MSA) dated May 1, 2018.

Assumptions

1. Additional design costs due to design of sanitary sewer and adjustment of BC civil sheets due to stormwater grading iterations.
2. Construction Management and Inspection:
 - a. Additional sanitary shop drawings – eight have been submitted to date but sewer bypass submittal not yet submitted.
 - b. Full time inspection and compaction testing of sewer installation – assume two weeks
 - c. Sanitary sewer record drawings

Fee Proposal

The additional design costs are totaled below as well as a projection of additional inspection for the sanitary sewer. Table 1 below summarizes the projected hours and cost by project task.

Mr. Darin Fitzgerald
Willis/Woodcrest/Upper Weadley Stormwater Drainage Project
August 4, 2025
Page 2

Item	Total
Phase 1 - Project Management	
Phase 2 - Design	\$16,085
Phase 3 - Services During Construction, Inspection	\$19,160
Total all Tasks	\$35,245

Brown and Caldwell appreciates the opportunity to provide these services to the Township. If you have any questions, please contact me directly by phone at 443.223.7308 or by email at SLockhart@brwncald.com.

Very truly yours,

Brown and Caldwell



Susanne Lockhart, PE
Project Manager

The undersigned authorizes Brown and Caldwell to proceed with the work outlined in this Task Order according to the Master Services agreement dated May 1, 2018.
[CLIENT]

Signature _____

Printed Name _____

Title _____

Date _____

cc: Stephen Burgo, PE, Tredyffrin Township
Jeffrey Jackson, PE, Brown and Caldwell

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

Supervisors:
David Miller, *Chair*
Julie Gosse, *Vice Chair*
KS Bhaskar
Matthew Holt
Sharon Humble
Carlotta Johnston-Pugh
Murph Wysocki

CHESTER COUNTY
1100 DuPortail Road
Berwyn, PA 19312-1079

(610) 644-1400 FAX (610) 993-9186
Email: tredyffrin@tredyffrin.org
Website: www.tredyffrin.org

Township Manager
William F. Martin

Township Solicitor
Gawthrop Greenwood PC

To: Board of Supervisors

From: Joseph F. DiRocco, Chief Operating Officer

Date Presented: September 15, 2025

RE: 2026 Minimum Municipal Obligations (MMO) for the Tredyffrin Township Pension Plan (15-153-5-N)

Act 205 of 1984, as amended, governs the funding requirements for all municipal pension plans. The law requires the Chief Administrative Officer of each municipal pension plan to inform the governing body of the municipality of the plan's expected financial obligation for the coming year. This must be done by the last business day in September. This memo, provided under the guidance of the Pennsylvania Municipal Retirement System (the plan's administrator), is intended to satisfy the legal requirements of Act 205.

The calculation of the 2026 plan cost, or the MMO, required an estimate of the 2025 W-2 wages of the employees of the plan. I have indicated on the attached worksheet my best estimate of the same. Questions on the pension cost calculation may be addressed to either me or the staff of the Pennsylvania Municipal Retirement System.

Please understand that the MMO is the municipality's 2026 bill for the pension plans. The calculated obligation must be paid by December 31, 2026. The obligation must be met with General Fund monies or with the State Aid to Municipal Pensions funds which the Township may receive each year under Act 205.

	<u>Estimated 2026</u>	<u>2025</u>
Non-Uniform Pension Plans:		
- Defined Benefit Plan	507,006	465,221
Police Pension Plan	<u>1,588,945</u>	<u>1,278,105</u>
Total Minimum Obligation (MMO)	2,095,951	1,743,326
Less: Estimated Act 205 Pension Aid	<u>(950,000)</u>	<u>(979,853)</u>
Net Pension Cost	<u>1,145,951</u>	<u>763,473</u>

Attachment: 2026 MMO Worksheets

**FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL
OBLIGATION BUDGET FOR 2026**

NAME OF MUNICIPALITY:
COUNTY:

TREDYFFRIN TOWNSHIP
CHESTER

POLICE
PENSION PLAN

1	TOTAL ANNUAL PAYROLL Estimated Payroll	\$6,800,000
2	NORMAL COST AS A PERCENTAGE OF PAYROLL (Derived from latest actuarial valuation)	16.98%
	1/1/25	
3	TOTAL NORMAL COST (Item 1 x Item 2)	\$1,154,640
4	AMORTIZATION REQUIREMENT (Derived from latest actuarial valuation)	\$672,770
5	TOTAL ADMINISTRATIVE EXPENSES (Based on Estimate)	\$24,144
6	FINANCIAL REQUIREMENT (+ Item 3 + Item 4 + Item 5)	\$1,851,554
7	TOTAL MEMBERS CONTRIBUTIONS	\$340,000
8	FUNDING ADJUSTMENT (Derived from latest actuarial valuation)	\$0
9	MINIMUM MUNICIPAL OBLIGATION (+ Item 6 - Item 7 - Item 8)	\$1,511,554
10	MINIMUM MUNICIPAL OBLIGATION BASED UPON MARKET VALUE OF ASSETS	\$1,588,945

I elect line 10 (9 or 10) as my 2026 MMO in the amount of \$ 1,588,945

Signature of Chief Administrative Officer

Date Certified to Governing Body

The Minimum Municipal Obligation Worksheet (MMO) Tredyffrin Township Pension Plan (15-153-5 N)

for Plan Year 2026

CHARGES

Estimated 2025 W-2 Payroll

For Covered Plan Members:

(A) 4,723,915

PMRS Determined Normal Cost

Expressed as a Decimal:

(B) 0.1282

RESULT: (A) * (B) =

(C) 605,606

Administrative Charge (PMRS Determined)

of Plan Members times \$20:

(D) 3,100.00

Amortization of Unfunded Liability

(PMRS Determined)

(E) 87,257.00

TOTAL CHARGES: (C) + (D) + (E) =

(F) 695,963

CREDITS

Repeat Estimated 2025 W-2 Payroll

For Covered Plan Members:

(A) 4,723,915

Employee Contribution Rate

Expressed as a Decimal (PMRS Determined)

(G) 0.0400

RESULT: (A) * (G) =

(H) 188,957

Amortization of the Actuarial Surplus

(PMRS Determined)

(I) 0.00

TOTAL CREDITS: (H) + (I) =

(J) 188,957

MINIMUM MUNICIPAL OBLIGATION

(Based on 1/1/2023 Actuarial Valuation)

(MMO) 507,006

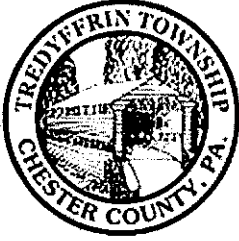
Equals TOTAL CHARGES Minus

TOTAL CREDITS (F) - (J) = (Please round numbers to dollars)

Prepared By: Joseph DiRocco (Name)  (Signature)

Chief Operating Officer (Title) (610) 408 - 3606 (Telephone #)

Please complete the above worksheet with your best estimates and return only one copy to the Pennsylvania Municipal Retirement System by October 6, 2025. Forms can be submitted electronically to RA-RSCOMPLETEDFORMS@pa.gov. The official copy must be shared with the plan's governing board by the last business day in September.



TREDYFFRIN TOWNSHIP

MEMORANDUM

To: Board Of Supervisors

CC: William Martin

From: Darin Fitzgerald

Subject: Emergency Red Light Pole Replacement

Date: August 22, 2025

Staff is requesting Board approval for the replacement and repair of 2 red light foundations and poles. During our yearly redlight audit Higgins Electric identified 2 pole foundations that need to be replaced. The first one is Bear Hill Road at East Central and the second is Lancaster Ave. at Grove Road. The following are the costs and repairs needed after meeting a Penn DOT traffic engineer at the locations.

The first location, Bearhill at East Central, will need a new foundation then move the current pole approximately 3 feet using the current hardware with a cost of \$18,298.00.

The second location, Lancaster at Grove Road will require a new foundation and pole. The current pole will have the top arm removed to eliminate the fall risk but will still have the control box and hardware for traffic traveling southbound on Old Lancaster Road, the new foundation, pole and arm will have all of the hardware for eastbound Lancaster Avenue mounted on it. The cost for this intersection is \$58,798.00.

The total cost for these repairs is \$77,096.00 from Higgins Electric who is our redlight contractor. The cost of these type of repairs was included in the 2025 budget.

Charles A. Higgins & Sons Inc.

Electrical Contractors

P.O. Box 647

Media, PA 19063

Phone: 610-566-3700

Fax: 610-566-1409

August 19, 2025

Tredyffrin Township

Attn: Darin

1100 Duportail Road

Berwyn, PA 19312

Proposal

Ref: Rt. 30 & Grove Road in front of BMW Dealer

1. Install new 35' 8800 Series mast arm pole with PennDOT approved foundation next to existing
2. Supply and install 3 – 12" Overhead signals with hi-viz backplates and galaxy brackets
3. Move 2 existing Trafficcam cameras to new arm
4. Remove old arm from shaft, leave existing shaft and side of pole signals
5. Leave cabinet and pre-emption
6. V-Notch foundation for new 2" Conduit
7. Traffic Control included with arrow boards

Price\$58,798.00

(Fifty-Eight Thousand Seven Hundred Ninety-Eight)

Any Questions, please feel free to call on us.

Thank you,

Donald R. Higgins Jr.

Donald R. Higgins Jr.

President

Note: This proposal may be withdrawn by us if not accepted within 30 days.

All material is guaranteed to specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire and other necessary insurance. Our company is insured & our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Charles A. Higgins & Sons Inc.

Electrical Contractors

P.O. Box 647

Media, PA 19063

Phone: 610-566-3700

Fax: 610-566-1409

August 19, 2025

Tredyffrin Township

Attn: Darin

1100 Duportail Road

Berwyn, PA 19312

Proposal

Ref: Rt. 252 & Central

1. Install new 7800 Series foundation with rebar cage to replace old with deteriorated bolts.
2. Reuse existing pole and signals
3. Jack out old foundation below grade and turn into splice box
4. Extend conduit to new foundation
5. Provide traffic control with arrow boards

Price\$18,298.00

(Eighteen Thousand Two Hundred Ninety-Eight)

Any Questions, please feel free to call on us.

Thank you,

Donald R. Higgins, Jr.

Donald R. Higgins Jr.

President

Note: This proposal may be withdrawn by us if not accepted within 30 days.

All material is guaranteed to specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire and other necessary insurance. Our company is insured & our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Balance Due Upon Completion of Project

Signature _____ Date _____



**REQUEST FOR PROPOSAL:
ACCOUNTING SERVICES**

TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PA

Tredyffrin Township invites individual finance professionals and firms to submit a proposal for contracted bookkeeping and accounting services.

Any questions concerning the RFP should be directed to William Martin, Township Manager, Tredyffrin Township at WMartin@Tredyffrin.org using the subject line "Accounting RFP."

Proposal documents must be submitted in PDF format via email to William Martin, Township Manager, Tredyffrin Township at WMartin@Tredyffrin.org by Friday, October 10, 2025 at 12:00 pm.

SUMMARY OF REQUEST

Tredyffrin Township is currently accepting proposals for bookkeeping and accounting services. The purpose of this Request for Proposals (RFP) is to solicit proposals from various financial professionals and firms, conduct a fair and extensive evaluation based on criteria listed herein, and to select the vendor that best meets the immediate and ongoing needs of the Township.

SCOPE OF SERVICES

Tredyffrin Township seeks to contract with an independent financial professional or firm to provide full-service bookkeeping and accounting services to the Township with a strong focus on monthly account management. In addition, the Township requires assistance with monthly bank reconciliations, posting of journal entries, and preparation of monthly financial reports. The scope of services may also include assisting the

Finance Department with small projects and reporting and audit preparation. Tredyffrin Township currently uses Springbrook Cirrus for its general ledger package.

EVALUATION CRITERIA

Tredyffrin Township will consider the following factors when evaluating the proposals:

- Qualifications and experience of firm or individual;
- Ability to meet the Scope of Services;
- Cost of services;
- Services beyond the Scope of Services; and
- References.



MINIMUM QUALIFICATIONS

Qualified vendors must possess the following knowledge, skills and experience:

- Thorough understanding of governmental accounting principles, procedures and practices,
- Demonstrated experience with non-profit and/or public entity financial accounting, including, but not limited to: State and Federal grants management, fund accounting, indirect expenses, cost allocations, match and reporting requirements, government procurement standards, and recording program revenue; and
- Demonstrated familiarity with various accounting software applications.

DESIRABLE QUALIFICATIONS

- Special consideration will be given to vendors that have experience providing services to government or public entities; and
- Demonstrated ability to perform the above Scope of Services in a timely, efficient, and competent manner to ensure the continuity of work and ensure reliable performance of contracted services



PROPOSAL REQUIREMENTS

GENERAL INFORMATION

Please include a cover sheet with the following information:

- Name of contractor or firm;
- Contact person and title;
- Mailing address;
- Telephone number;
- Email address; and
- Website

ORGANIZATIONAL OVERVIEW AND QUALIFICATIONS

Please provide the following descriptions:

- Firm and/or professional history and scope of practice of firm;
- Brief synopsis of relevant professional experience;
- Any relevant professional designations;
- Organizations served as a volunteer or board member, including years of service
- Any personal connection to Tredyffrin Township; and
- Narrative description of how the contractor or firm is a good fit to provide services to Tredyffrin Township, detailing experience with other clients of similar size and scope.

STATEMENT OF WORK AND TIMELINE

Please provide the following descriptions:

- Proposal to fulfill the Scope of Services noted above; and
- Ability of the contractor to travel to the Township offices as often as required.

FEE PROPOSAL

Set forth the fee proposal for the included services, with whatever guarantees can be given regarding rate increases in future years.

REFERENCES

Please provide the following information:

- List of all non-profit clients (organization name only) for whom the contractor or firm has provided similar contracted services; and
- Contact information for three (3) specific professional references, including at least two (2) current clients, for whom the contractor or firm has provided similar contracted services.



ADDITIONAL TERMS AND CONDITIONS

Tredyffrin Township seeks to obtain services at the lowest possible total end-use cost, considering the primary factors of price, compliance with specifications, service, quality and timely delivery. The selected firm or individual vendor will be required to enter into a formal agreement with Tredyffrin Township.

During the evaluation process, Tredyffrin Township reserves the right to request additional information or clarification. The cost of developing a proposal is entirely the responsibility of the individual or vendor and shall not be charged in any manner to Tredyffrin Township. Please note that all materials submitted in response to this RFP become the property of Tredyffrin Township upon delivery and shall be appended to any formal documentation which would further define or expand the contractual relationship between Tredyffrin Township and the contracted vendor. Each applicant, as an express condition for the Township's consideration of such proposal, agrees that the contents of every other proposal submitted by other applicants with respect to this RFP are confidential, proprietary and trade secret information, and waives any right to access such proposals during the RFP process.

Tredyffrin Township reserves the right to accept or reject any and all proposals deemed to be in the best interest of the Township. Additionally, the Township reserves the right to delay making an award of contract in order to permit additional or needed study and analysis of all proposals received.



TREDYFFRIN TOWNSHIP MEMORANDUM

TO: Board of Supervisors
FROM: Erin McPherson, Director of Planning & Zoning
SUBJECT: Zoning Amendment – Age Qualified Twin Homes and Townhomes in O
DATE: September 11, 2025

PROJECT SUMMARY:

The Township receive a petition for a zoning amendment from **Rockwell Swedesford, LLC** (“Applicant”), to allow for age-qualified semidetached (twins) and attached (townhouse) dwellings residential use in the O Office District of Tredyffrin Township. The applicant is specifically looking to amend the zoning ordinance for use at 675 Swedesford Road, Wayne, PA, UPI No. 43-6F-13 (“Property”).

They are proposing an amendment to the Township’s Zoning Ordinance to allow age-qualified semidetached (twins) and attached (townhouse) dwellings are permitted in the O Office District on a lot or tract that:

- A. The lot or tract must be adjacent to or across the street from a lot(s) located in a Residential District, where at least one such lot(s) is being devoted to residential use as the principal use.
- B. The permitted dwelling units may be located on individual lots, or on one lot or tract with multiple dwelling units.
- C. Density. Where age-qualified single-family semi-detached (twin) or single-family attached dwelling(s) (townhouse) are proposed, density shall not exceed 5 dwelling units per acre, net of existing public road rights of way, but inclusive of stormwater management facilities, and other portions of the lot or tract
- D. Building size and placement. Where age-qualified single-family semidetached dwelling(s) (twin) or age-qualified single-family attached dwelling(s) (townhouse) are proposed no individual dwelling unit shall be less than 24 feet in width. A minimum building separation distance of at least 10 feet for single-family semidetached dwelling units (twin) and at least 20 feet for single-family attached dwelling units (townhouse) shall be provided. No more than six units may be attached in any single building.
- E. Height. The height of any age-qualified single-family semidetached dwelling(s) (twin) or any age-qualified single-family attached dwelling(s) (townhouse) building or structure shall not exceed 35 feet.

HISTORY:

The Planning Commission reviewed the Ordinance at their August 21st public meeting. There was discussion on the specifics of the ordinance language specific as it was written was to permit the use in the Trout Creek Overlay District. The Applicant agreed to discuss the specific language of the ordinance with the Township staff and Solicitor. The Planning Commission was generally supportive of the concept of the zoning amendment.

ACTION:

No action is required from the BOS at this time. Since changes were made to the specific language of the ordinance, the amendment will need to go back to both the Township and Chester County Planning Commissions for review.

ORDINANCE NO. HR - _____

TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, PURSUANT TO ARTICLE VI OF THE CODE OF TREDYFFRIN TOWNSHIP AMENDING THE TREDYFFRIN TOWNSHIP ZONING ORDINANCE TO (I) AMEND SECTION 208-6 BY MODIFYING THE CURRENT DEFINITION OF AGE-QUALIFIED DWELLING(S); (II) AMEND SECTION 208-40 AND TABLE 40.1 TO PERMIT AGE-QUALIFIED SINGLE-FAMILY SEMIDETACHED (TWIN) AND AGE-QUALIFIED SINGLE-FAMILY ATTACHED DWELLINGS ~~AS AGE-QUALIFIED HOUSING(TOWNHOUSE)~~ IN THE O OFFICE DISTRICT; AND (III) TO ADD A NEW SECTION 208-42.5 “STANDARDS FOR AGE-QUALIFIED HOUSING IN THE O OFFICE DISTRICT.”

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Tredyffrin Township, Chester County, Commonwealth of Pennsylvania, that Chapter 208, Zoning, of the Code of the Township of Tredyffrin, as amended, shall be amended as follows:

SECTION I. Article II, Terminology, Section 208-6.B, Definitions; word usage, is hereby amended to modify the definition of the term Age-Qualified Dwelling(s) as follows:

AGE-QUALIFIED DWELLING(S). A ~~single family semidetached (twin) or attached dwelling (townhouse), or groups of the same,~~use designed and operated for occupancy by persons 55 years of age or older in accordance with the applicable provisions of the Federal Fair Housing Act, including the Housing for Older Persons Act of 1995, and related regulations, as amended, and that complies with the applicable provisions of the Code for Age-Qualified Dwelling(s) in the zoning district where they are located.

SECTION II. Article XII, Section 208-40, Table 40.1 of the Tredyffrin Township Zoning Ordinance is hereby amended to add the following uses as permitted uses in the O Office District:

Age-Qualified Single-Family Semidetached Dwelling (Twin) (subject to Section 208-42.5) P

Age-Qualified Single-Family Attached Dwelling (Townhouse)(subject to Section 208-42.5) P

SECTION III. Article XII, is hereby amended to add a new section 208-42.5 to read as follows:

§208-42.5

STANDARDS FOR AGE-QUALIFIED ~~HOUSING~~DWELLINGS IN THE O OFFICE DISTRICT. Age-qualified single-family semidetached dwelling(s) (twin) and age-qualified single-family attached dwelling(s) (townhouse), are permitted in the O Office District on a lot or tract that has a minimum net tract area of at least five acres, provided they meet the following additional requirements:

- A. The lot or tract must be adjacent to or across the street from a lot(s) located in a Residential District, where at least one such lot(s) is being devoted to residential use as the principal use.
- B. The permitted dwelling units may be located on individual lots, or on one lot or tract with multiple dwelling units.
- C. The development shall be organized under the Uniform Planned Community Act (68 Pa. C.S.A. § 5101 et seq.), the Uniform Condominium Act (68 Pa. C.S.A. § 3101 et seq.), or similar act, which shall provide for operation and maintenance of Common Facilities through a Unit Owners' Association. In such case the individual dwelling units may be placed on individual lots provided that such lots meet applicable dimensional requirements, or the dwelling units may be located on one overall lot or tract, and the applicable dimensional requirements shall be satisfied on an overall lot or tract basis, unless otherwise specifically stated.
- D. Age-qualified for purposes of this section shall meet all applicable provisions of the Federal Fair Housing Act amendments of 1988, and related regulations, or as subsequently amended, pertaining to housing intended for occupancy by persons 55 years or older, including specifically that at least 80% of the units be occupied by at least one person 55 years of age or older, subject to permissible exclusions under the applicable Federal Fair Housing Act amendment regulations. A declaration of restrictive covenants shall be recorded along with the recording of the final plans to include a declaration that includes the following:
 - 1. A restriction that a minimum of 80% of the occupied dwelling units be occupied by at least one person age 55 or older;
 - 2. A restriction prohibiting occupancy by any person age 18 or younger, except that an individual dwelling unit may occasionally house persons younger than age 18, such as grandchildren, provided they reside within the dwelling for less than 120 days, cumulatively, in any calendar year; and.

3. A requirement for written procedures and records to verify compliance with the age restriction requirements in accordance with applicable Fair Housing Act regulations.

Notwithstanding any other requirement members of a household shall not be required to move out of a dwelling if they qualified for residency at the time of their initial occupancy, and no longer meet the requirements for residency because a resident age 55 or older died, divorced, was placed in a nursing or other similar assisted care facility or experienced a similar circumstance. In the event of any conflict between these provisions and current Federal Housing Act regulations pertaining to housing intended for occupancy by persons 55 years or older, the current Federal Housing Act regulations shall be controlling.

- E. Density. Where age-qualified single-family semi-detached (twin) or single-family attached dwelling(s) (townhouse) are proposed, density shall not exceed 5 dwelling units per acre, net of existing public road rights of way, but inclusive of stormwater management facilities, and other portions of the lot or tract.
- F. Building size and placement. Where age-qualified single-family semidetached dwelling(s) (twin) or age-qualified single-family attached dwelling(s) (townhouse) are proposed no individual dwelling unit shall be less than 24 feet in width. A minimum building separation distance of at least 10 feet for single-family semidetached dwelling units (twin) and at least 20 feet for single-family attached dwelling units (townhouse) shall be provided. No more than six units may be attached in any single building.
- G. Height. The height of any age-qualified single-family semidetached dwelling(s) (twin) or any age-qualified single-family attached dwelling(s) (townhouse) building or structure shall not exceed 35 feet.

SECTION IV. If any part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining parts of this ordinance which shall continue to be fully operative as if the unconstitutional, illegal or invalid part had not been enacted.

SECTION V. Any and all provisions of any other ordinance which are inconsistent with the provisions of this ordinance are hereby repealed.

SECTION VI. This ordinance shall be effective thirty-one (31) days from the date of enactment hereof.

[Signature Page Follows]

DULY ORDAINED AND ENACTED this ____ day of _____, 2025.

**BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP**

David Miller, Chair

Julie Gosse, Vice Chair

KS Bhaskar

[Seal]

Attest:

Matthew Holt

*William F. Martin
Township Manager & Secretary*

Sharon Humble

Carlotta Johnston-Pugh

Murph Wysocki

675 Swedesford Road

Old Eagle School Road

Swedesford Road

675
Swedesford



675 Swedesford Road



SEAL

TEAM

LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
 860 FIRST AVENUE, SUITE 118
 KING OF PRUSSIA, PA 19406
 TEL. 610.337.2100

OWNER
ROCKWELL RADNOR, LLC
 PO BOX 607
 MEDIA, PA 19063
 TEL. 267.432.8503

CIVIL
SITE ENGINEERING CONCEPTS, LLC
 622 LANCASTER AVENUE
 BERWITZ, PA 19312
 TEL. 610.240.6450
 EMAIL: INFO@SITE-ENGINEERS.COM

PROJECT NAME

675 SWEDSFORD RD

675 SWEDSFORD ROAD
 WAYNE, PA 19087
 TREDYFFRIN TOWNSHIP
 CHESTER COUNTY

REVISIONS

NO.	DATE	NOTES

DRAWN BY: KRM

CHECKED BY: JFS

SCALE: 1" = 50'

DATE: 07.22.2025

PLOTTED DATE: 07.22.2025

DRAWING NAME

ILLUSTRATIVE SKETCH PLAN

DRAWING NUMBER: **IL1.00**

SHEET NUMBER: 1 OF 1



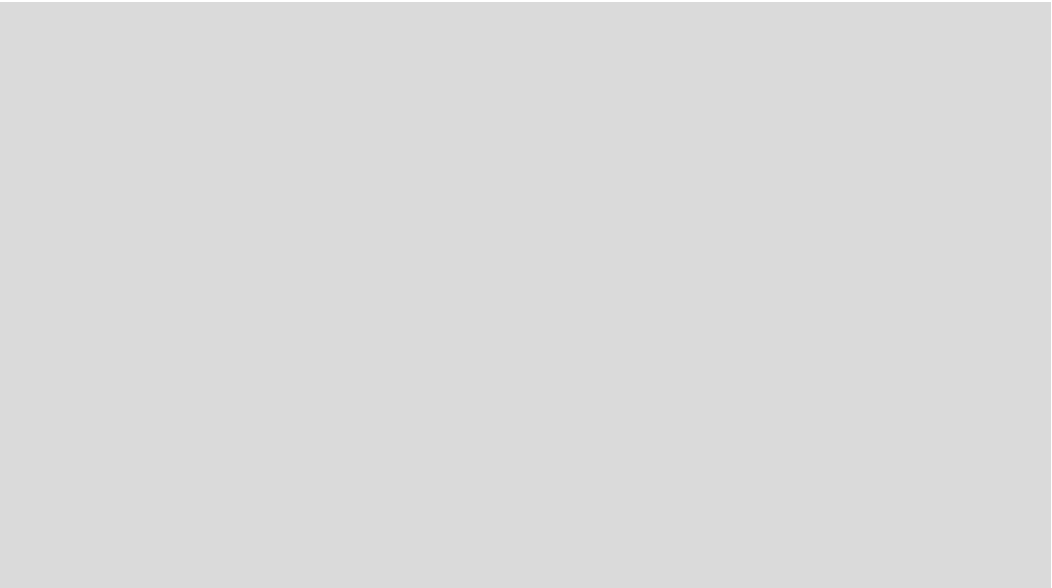
ILLUSTRATIVE PLAN NOTES

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT MEANT FOR CONSTRUCTION.
3. THIS IS AN ARTIST'S INTERPRETATION OF TEXTURES AND MATERIALS.
4. PLANS CREATED FROM DRAWINGS FROM SITE ENGINEERING CONCEPTS, DATED 07.10.25.

675 Swedesford Road



675 Swedesford Road



675 Swedesford Road



675 Swedesford Road



675 Swedesford Road



SEAL

TEAM

LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
 860 FIRST AVENUE, SUITE 118
 KING OF PRUSSIA, PA 19106
 TEL. 610.337.2100

OWNER
ROCKWELL RADNOR, LLC
 PO BOX 607
 MEDIA, PA 19063
 TEL. 267.432.8503

CIVIL
SITE ENGINEERING CONCEPTS, LLC
 622 LANCASTER AVENUE
 BERWITZ, PA 19312
 TEL. 610.240.6450
 EMAIL: INFO@SITE-ENGINEERS.COM

PROJECT NAME

675 SWEDSFORD RD

675 SWEDSFORD ROAD
 WAYNE, PA 19087
 TREDYFFRIN TOWNSHIP
 CHESTER COUNTY

REVISIONS

NO.	DATE	NOTES

DRAWN BY: KRM

CHECKED BY: JFS

SCALE: 1" = 50'

DATE: 07.22.2025

PLOTTED DATE: 07.22.2025

DRAWING NAME

ILLUSTRATIVE SKETCH PLAN

DRAWING NUMBER: **IL1.00**
 SHEET NUMBER: 1 OF 1



ILLUSTRATIVE PLAN NOTES

1. ALL UTILITIES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT MEANT FOR CONSTRUCTION.
3. THIS IS AN ARTIST'S INTERPRETATION OF TEXTURES AND MATERIALS.
4. PLANS CREATED FROM DRAWINGS FROM SITE ENGINEERING CONCEPTS, DATED 07.10.25.

NON-AGENDA

ITEM

HANDOUTS

Recreation Report

Date: September 2025

Active Program Summary

- Fall session of Soccer Shots started on September 3rd
- Universal Racquets Fall Pickleball Clinics started September 7th

Program Planning

- Winter Rec – All returning summer and winter counselors. No need to hire. Registration goes live on September 17.
- Processing registrations for Fall Tennis that starts on October 5th

Community events.

- Community Day- continue planning for event
 - met with Darin to discuss the layout- new location due to construction – at the Picnic Pavilion
 - map finalized and will be posted by September 18
 - drafted “Day Of” emails to all participants and volunteers to be sent by September 18
 - yard signs for event sponsors have been ordered
 - volunteer shifts are full except for shuttle drivers. T shirts ordered.
- Holiday Tree lighting – Santa and Mrs. Claus are booked.

Permits

- Continuing processing field and facility rental requests, fall permit session continues until November 15
- 28 facility rental permits issued in September

Scheduled Twp. events in Wilson Farm Park

- Fall concert on September 4th cancelled due to rain.
- Movie night September 12th
- Main Line Music Fest planning underway for September 27th

Community Event Sponsors

- Three new attraction sponsors for Community Day Sponsorship

Park Projects

- Receiving new and renewal Dog park registrations for Teegarden Park

Other

- Park & Recreation Board meeting
- Cradles to Crayons collection bins in Admin Building lobby for month long “big give”

**TREDYFFERIN TOWNSHIP
POLICE DEPARTMENT**

**Monthly Report
to
BOARD OF SUPERVISORS**



August 2025

**Superintendent
T. Michael Beaty**

**TREDYFFRIN TOWNSHIP POLICE DEPARTMENT
MONTHLY REPORT TO THE BOARD OF SUPERVISORS
AUGUST 2025**

Offenses	Reported AUG 2025	Cleared AUG 2025	Reported AUG 2024	Cleared AUG 2024	Year to Date 2025	Totals 2024	Totals 2023
Calls For Service	2163	----	1994	----	15,514	20,642	21,668
Homicide	0	0	1	0	0	1	0
Rape (incl Sex Offenses)	0	0	0	0	3	1	2
Robbery	1	1	1	1	1	2	5
Assault	1	1	0	0	10	27	22
Burglary	0	0	0	0	15	8	10
Larceny/Theft	11	11	20	15	118	178	210
Vehicle Theft	1	1	1	1	3	6	9
Vandalism	5	5	5	4	53	53	85
Drug Offenses	4	4	2	2	27	19	24
DUI	3	2	4	4	28	57	72
Traffic Accidents	60	----	67	----	576	848	789
Noise Complaints	15	15	13	13	96	137	154
Identity Theft & Fraud	14	10	14	12	126	197	235
Traffic Arrests	490		234		2191	3164	4182
Warnings	190	----	64	----	1034	1265	1779
Non-Traffic	13		1		60	78	105
Juvenile Incidents	26	0	29	1	290	522	503
Juveniles Arrested	0	----	2	----	12	26	30

TREDYFFRIN TOWNSHIP POLICE DEPARTMENT

CRIMINAL INVESTIGATIONS UNIT

AUGUST 2025

DETECTIVES

23 – CASES RECEIVED

14 – CASES CLOSED

3 – TOTAL ARRESTS

27 – DETECTIVE INTERVIEWS CONDUCTED

JUVENILE UNIT

0 – JUVENILE ALLEGATIONS FILED

2 – TOTAL CHILD ABUSE CASES

REVENUE

\$25.00 – FINGERPRINTING

1 – CIVILIANS FINGERPRINTED

\$2110.00 – ACCIDENT /INCIDENT REPORTS/SOLICITOR'S PERMITS

29 – RECORDS CHECKED



COMMUNITY POLICING REPORT

MONTH/YEAR:

August 2025

COMMUNITY EVENTS

National Night Out West Chester – 8/5
Woodbine Park Neighborhood Reunion – 8/23
Storytime Tredyffrin Library - 8/28

COMMUNITY MEETINGS

Tredyffrin Library Staff Meeting 8/28

FOLLOW-UPS TO PATROL REPORTS

P25303486 8/18

WALK-IN ASSIGNMENT

P25315783 8/27
P25317593 8/28
P25317595 8/28
P25318890 8/29

CAR SEAT INSTALLATIONS

TRAINING

CITIZEN POLICE ACADEMY

Planning

MISCELLANEOUS

P25314236 8/26 – Solicitor Licensing

**AMENDMENT NO. 1 TO HAZARD MITIGATION GRANT PROGRAM AGREEMENT
FOR FEDERAL FISCAL YEAR 2019**

This amendment no. 1 to Hazard Mitigation Grant Program (“HMGP”) Agreement No. PEMA-2024-015 is between the Commonwealth of Pennsylvania (“Commonwealth”), through the Pennsylvania Emergency Management Agency (“PEMA”) and Tredyffrin Township (“Subrecipient”).

The parties entered into Agreement No. PEMA-2024-015 on August 23, 2024 for federal fiscal year 2019 HMGP funding and now wish to amend the terms of the agreement.

The parties, ~~intending to be legally bound,~~ agree to amend the agreement as follows:

1. Paragraph 3 of the agreement is modified as follows:

The period of performance for this agreement will commence on August 5, 2021 and end on August 5, 2026 ("Period of Performance"). PEMA may extend the Period of Performance by providing written notice of extension without the need to amend this agreement, so long as the extension of the Period of Performance does not exceed the Term.

2. Paragraph 4 of the agreement is modified as follows:

PEMA may extend the Term for up to 90 days by providing written notice of extension to the Subrecipient without the need to amend this agreement. Any extension of the Term in excess of 90 days must be accomplished through a formal amendment to this agreement.

3. Paragraph 10 of the agreement is modified as follows:

The Subrecipient shall comply with the FY 2021 USDHS Standard Terms and Conditions set forth in Attachment C.

4. Attachment C to the agreement is struck in its entirety and is replaced with the FY 2021 USDHS Standard Terms and Conditions attached to this amendment.

5. The Term of the agreement is extended and will now expire on August 15, 2029.

6. This amendment will become effective on the date of the last Commonwealth signature. This amendment is not binding in any way on the Commonwealth or the Department until it has been fully executed, as prescribed in the preceding sentence, and sent to the Subrecipient.

7. Capitalized terms used in this amendment and not otherwise defined in this amendment have the meanings specified for such terms in the agreement.

8. Except as explicitly provided by this amendment, the other provisions of the agreement remain in full force and effect.

The parties, through their authorized representatives, have executed this amendment on the date of the last Commonwealth signature below.

**COMMONWEALTH OF PENNSYLVANIA
PA EMERGENCY MANAGEMENT AGENCY**

TREDYFFRIN TOWNSHIP

Director/Executive Deputy Director Date

 _____ 9/8/25
Signature Date

STEPHEN BURCO, P.E.
Print Name

TOWNSHIP ENGINEER
Title

APPROVED AS TO FORM AND LEGALITY:

Office of Chief Counsel Date
PA Emergency Management Agency

Office of General Counsel Date

Office of Attorney General Date

APPROVED:

Comptroller Operations Date

2021 DHS Standard Terms and Conditions

The 2021 DHS Standard Terms and Conditions apply to all new federal financial assistance awards funded in FY 2021. These terms and conditions flow down to subrecipients, unless an award term or condition specifically indicates otherwise. The United States has the right to seek judicial enforcement of these obligations.

Assurances, Administrative Requirements, Cost Principles, Representations and Certifications

DHS financial assistance recipients must complete either the Office of Management and Budget (OMB) [Standard Form 424B Assurances – Non-Construction Programs](#), or [OMB Standard Form 424D Assurances – Construction Programs](#), as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances applicable to their program as instructed by the awarding agency. Please contact the DHS FAO if you have any questions.

DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at [Title 2, Code of Federal Regulations \(C.F.R.\) Part 200](#), and adopted by DHS at [2 C.F.R. Part 3002](#).

By accepting this agreement, the recipient and its executives, as defined in 2 C.F.R. § 170.315, certify that the recipient's policies are in accordance with OMB's guidance located at 2 C.F.R. Part 200, all applicable federal laws, and relevant Executive guidance.

DHS Specific Acknowledgements and Assurances

All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff.

1. Recipients must cooperate with any compliance reviews or compliance investigations conducted by DHS.
2. Recipients must give DHS access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance.
3. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports.
4. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.
5. Recipients of federal financial assistance from DHS must complete the *DHS Civil Rights Evaluation Tool* within thirty (30) days of receipt of the Notice of Award or, for State Administrative Agencies, thirty (30) days from receipt of the DHS Civil Rights Evaluation Tool from DHS or its awarding component agency. After the initial submission for the first award under which this term applies, recipients are required to provide this information once every two (2) years if they have an active award, not every time an award is made. Recipients should submit the completed tool, including supporting materials, to CivilRightsEvaluation@hq.dhs.gov. This tool clarifies the civil rights obligations and related reporting requirements contained in the DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at <https://www.dhs.gov/publication/dhs-civil-rights-evaluation-tool>.

2021 DHS Standard Terms and Conditions

The DHS Office for Civil Rights and Civil Liberties will consider, in its discretion, granting an extension if the recipient identifies steps and a timeline for completing the tool. Recipients should request extensions by emailing the request to CivilRightsEvaluation@hq.dhs.gov prior to expiration of the 30-day deadline.

Standard Terms & Conditions

- I. **Acknowledgement of Federal Funding from DHS**
Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.
- II. **Activities Conducted Abroad**
Recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.
- III. **Age Discrimination Act of 1975**
Recipients must comply with the requirements of the *Age Discrimination Act of 1975*, Pub.L No. 94-135 (1975) (codified as amended at [Title 42, U.S. Code, § 6101 et seq.](#)), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
- IV. **Americans with Disabilities Act of 1990**
Recipients must comply with the requirements of Titles I, II, and III of the *Americans with Disabilities Act*, Pub. L. No. 101-336 (1990) (codified as amended at [42 U.S.C. §§ 12101–12213](#)), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
- V. **Best Practices for Collection and Use of Personally Identifiable Information** Recipients who collect personally identifiable information (PII) are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines PII as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: [Privacy Guidance](#) and [Privacy Template](#) as useful resources respectively.
- VI. **Civil Rights Act of 1964 – Title VI**
Recipients must comply with the requirements of Title VI of the *Civil Rights Act of 1964* (codified as amended at [42 U.S.C. § 2000d et seq.](#)), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at [6 C.F.R. Part 21](#) and [44 C.F.R. Part 7](#).
- VII. **Civil Rights Act of 1968**
Recipients must comply with Title VIII of the *Civil Rights Act of 1968*, [Pub. L. 90-284, as amended through Pub. L. 113-4](#), which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (see [42 U.S.C. § 3601 et seq.](#)), as implemented by the U.S. Department of Housing and Urban Development at [24 C.F.R. Part 100](#). The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in

2021 DHS Standard Terms and Conditions

buildings without elevators)—be designed and constructed with certain accessible features. (See [24 C.F.R. Part 100, Subpart D.](#))

VIII. **Copyright**

Recipients must affix the applicable copyright notices of [17 U.S.C. §§ 401 or 402](#) and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

IX. **Debarment and Suspension**

Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) [12549](#) and [12689](#), which are at [2 C.F.R. Part 180](#) as adopted by DHS at [2 C.F.R. Part 3000](#). These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

X. **Drug-Free Workplace Regulations**

Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of [2 C.F.R. Part 3001](#), which adopts the Government-wide implementation ([2 C.F.R. Part 182](#)) of Sec. 5152-5158 of the *Drug-Free Workplace Act of 1988* ([41 U.S.C. §§ 8101-8106](#)).

XI. **Duplication of Benefits**

Any cost allocable to a particular federal financial assistance award provided for in [2 C.F.R. Part 200, Subpart E](#) may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

XII. **Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX**

Recipients must comply with the requirements of Title IX of the *Education Amendments of 1972*, Pub. L. 92-318 (1972) (codified as amended at [20 U.S.C. § 1681 et seq.](#)), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at [6 C.F.R. Part 17](#) and [44 C.F.R. Part 19](#)

XIII. **Energy Policy and Conservation Act**

Recipients must comply with the requirements of the *Energy Policy and Conservation Act*, Pub. L. 94- 163 (1975) (codified as amended at [42 U.S.C. § 6201 et seq.](#)), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

XIV. **False Claims Act and Program Fraud Civil Remedies**

Recipients must comply with the requirements of the *False Claims Act*, [31 U.S.C. §§ 3729-3733](#), which prohibit the submission of false or fraudulent claims for payment to the federal government. (See [31 U.S.C. §§ 3801-3812](#), which details the administrative remedies for false claims and statements made.)

XV. **Federal Debt Status**

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit

2021 DHS Standard Terms and Conditions

overpayments. (See [OMB Circular A-129](#).)

XVI. **Federal Leadership on Reducing Text Messaging while Driving**

Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in [E.O. 13513](#), including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the federal government.

XVII. **Fly America Act of 1974**

Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under [49 U.S.C. § 41102](#)) for international air transportation of people and property to the extent that such service is available, in accordance with the *International Air Transportation Fair Competitive Practices Act of 1974*, [49 U.S.C. § 40118](#), and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, [amendment](#) to Comptroller General Decision B-138942.

XVIII. **Hotel and Motel Fire Safety Act of 1990**

In accordance with Section 6 of the *Hotel and Motel Fire Safety Act of 1990*, [15 U.S.C. § 2225a](#), recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the *Federal Fire Prevention and Control Act of 1974*, (codified as amended at [15 U.S.C. § 2225](#).)

XIX. **Limited English Proficiency (Civil Rights Act of 1964. Title VI)**

Recipients must comply with Title VI of the *Civil Rights Act of 1964*, ([42 U.S.C. § 2000d et seq.](#)) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: <https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited> and additional resources on <http://www.lep.gov>.

XX. **Lobbying Prohibitions**

Recipients must comply with [31 U.S.C. § 1352](#), which provides that none of the funds provided under a federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.

XXI. **National Environmental Policy Act**

Recipients must comply with the requirements of the *National Environmental Policy Act of 1969*, (*NEPA*) [Pub. L. 91-190 \(1970\)](#) (codified as amended at [42 U.S.C. § 4321 et seq.](#) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.

XXII. **Nondiscrimination in Matters Pertaining to Faith-Based Organizations**

It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in [6 C.F.R. Part 19](#)

2021 DHS Standard Terms and Conditions

and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

XXIII. **Non-Supplanting Requirement**

Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

XXIV. **Notice of Funding Opportunity Requirements**

All the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO.

XXV. **Patents and Intellectual Property Rights**

Recipients are subject to the *Bayh-Dole Act*, [35 U.S.C. § 200 et seq](#), unless otherwise provided by law. Recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at [37 C.F.R. Part 401](#) and the standard patent rights clause located at 37 C.F.R. § 401.14.

XXVI. **Procurement of Recovered Materials**

States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, [Pub. L. 89-272](#) (1965), (codified as amended by the *Resource Conservation and Recovery Act*, [42 U.S.C. § 6962](#).) The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at [40 C.F.R. Part 247](#) that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

XXVII. **Rehabilitation Act of 1973**

Recipients must comply with the requirements of Section 504 of the *Rehabilitation Act of 1973*, Pub. L. 93-112 (1973), (codified as amended at [29 U.S.C. § 794](#)), which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

XXVIII. **Reporting of Matters Related to Recipient Integrity and Performance**

1. **General Reporting Requirements**

If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this federal award, then the recipients during that period of time must maintain the currency of information reported to the System for Award Management (SAM) that is made available in the designated integrity and performance system (currently the [Federal Awardee Performance and Integrity Information System \(FAPIIS\)](#)) about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under [Pub. L. 110-417, § 872](#), as amended [41 U.S.C. § 2313](#). As required by [Pub. L. 111-212, § 3010](#), all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for federal procurement contracts, will be publicly available.

2. **Proceedings about Which Recipients Must Report**

Recipients must submit the required information about each proceeding that:

- a. Is in connection with the award or performance of a grant, cooperative agreement, or

2021 DHS Standard Terms and Conditions

procurement contract from the federal government;

- b. Reached its final disposition during the most recent five-year period; and
- c. One or more of the following:
 - 1) A criminal proceeding that resulted in a conviction, as defined in paragraph 5 of this award term and condition;
 - 2) A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of \$5,000 or more;
 - 3) An administrative proceeding, as defined in paragraph 5, that resulted in a finding of fault and liability and the recipient's payment of either a monetary fine or penalty of \$5,000 or more or reimbursement, restitution, or damages in excess of \$100,000; or
 - 4) Any other criminal, civil, or administrative proceeding if:
 - a) It could have led to an outcome described in this award term and condition;
 - b) It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on the recipient's part; and
 - c) The requirement in this award term and condition to disclose information about the proceeding does not conflict with applicable laws and regulations.

3. Reporting Procedures

Recipients must enter the information that SAM requires about each proceeding described in paragraph 2 of this award term and condition in the SAM Entity Management area. Recipients do not need to submit the information a second time under financial assistance awards that the recipient received if the recipient already provided the information through SAM because it was required to do so under federal procurement contracts that the recipient was awarded.

4. Reporting Frequency

During any period of time when recipients are subject to the main requirement in paragraph 1 of this award term and condition, recipients must report proceedings information through SAM for the most recent five-year period, either to report new information about any proceeding(s) that recipients have not reported previously or affirm that there is no new information to report. Recipients that have federal contract, grant, and cooperative agreement awards with a cumulative total value greater than \$10,000,000 must disclose semiannually any information about the criminal, civil, and administrative proceedings.

5. Definitions

For the purpose of this award term and condition:

- a. *Administrative proceeding*: means a non-judicial process that is adjudicatory in nature to decide fault or liability (e.g., Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the federal and state level but only in connection with performance of a federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.
- b. *Conviction*: means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere.

2021 DHS Standard Terms and Conditions

- c. *Total value of currently active grants, cooperative agreements, and procurement contracts includes—*
 - 1) Only the federal share of the funding under any federal award with a recipient cost share or match; and
 - 2) The value of all expected funding increments under a federal award and options, even if not yet exercised.

XXIX. Reporting Subawards and Executive Compensation

1. Reporting of first tier subawards.

- a. *Applicability. Unless the recipient is exempt as provided in paragraph 4 of this award term, the recipient must report each action that equals or exceeds \$30,000 in federal funds for a subaward to a non-federal entity or federal agency (See definitions in paragraph 5 of this award term).*
- b. *Where and when to report.*
 - 1) Recipients must report each obligating action described in paragraph 1 of this award term to the [Federal Funding Accountability and Transparency Act Subaward Reporting System](#) (FSRS).
 - 2) For subaward information, recipients report no later than the end of the month following the month in which the obligation was made. For example, if the obligation was made on November 7, 2016, the obligation must be reported by no later than December 31, 2016.
- c. *What to report.* The recipient must report the information about each obligating action that the submission instructions posted at <http://www.fsr.gov>.

2. Reporting Total Compensation of Recipient Executives.

- a. *Applicability and what to report.* Recipients must report total compensation for each of the five most highly compensated executives for the preceding completed fiscal year, if—
 - 1) The total federal funding authorized to date under this federal award equals or exceeds \$30,000 as defined in 2 C.F.R. § 170.320;
 - 2) In the preceding fiscal year, recipients received—
 - a) Eighty percent or more of recipients' annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the *Federal Funding Accountability and Transparency Act* (Transparency Act), as defined at [2 C.F.R. § 170.320](#) (and subawards); and
 - b) \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. § 170.320 (and subawards); and
 - c) The public does not have access to information about the compensation of the executives through periodic reports filed under Section 13(a) or 15(d) of the *Securities Exchange Act of 1934* ([15 U.S.C. 78m\(a\), 78o\(d\)](#)) or Section

2021 DHS Standard Terms and Conditions

6104 of the Internal Revenue Code of 1986. (See the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>. to determine if the public has access to the compensation information.)

- 3) *Where and when to report.* Recipients must report executive total compensation described in paragraph 2.a. of this award term:
 - a) As part of the recipient's registration profile at <https://www.sam.gov>.
 - b) By the end of the month following the month in which this award is made, and annually thereafter.

3. Reporting of Total Compensation of Subrecipient Executives.

- a. *Applicability and what to report.* Unless recipients are exempt as provided in paragraph 4. of this award term, for each first-tier subrecipient under this award, recipients shall report the names and total compensation of each of the subrecipient's five most highly compensated executives for the subrecipient's preceding completed fiscal year, if—
 - 1) In the subrecipient's preceding fiscal year, the subrecipient received—
 - a) Eighty percent or more of its annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. § 170.320 (and subawards); and
 - b) \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts), and federal financial assistance subject to the Transparency Act (and subawards); and
 - 2) The public does not have access to information about the compensation of the executives through periodic reports filed under Section 13(a) or 15(d) of the *Securities Exchange Act of 1934* (15 U.S.C. 78m(a), 78o(d)) or Section 6104 of the Internal Revenue Code of 1986. (See the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>. to determine if the public has access to the compensation information.)
- b. *Where and when to report.* Subrecipients must report subrecipient executive total compensation described in paragraph 3.a. of this award term:
 - 1) To the recipient.
 - 2) By the end of the month following the month during which recipients make the subaward. For example, if a subaward is obligated on any date during the month of October of a given year (*i.e.*, between October 1 and 31), subrecipients must report any required compensation information of the subrecipient by November 30 of that year.

4. Exemptions

If, in the previous tax year, recipients had gross income, from all sources, under \$300,000, then recipients are exempt from the requirements to report:

- a. Subawards, and
- b. The total compensation of the five most highly compensated executives of any subrecipient

2021 DHS Standard Terms and Conditions

5. Definitions For purposes of this award term:

- a. Federal Agency means a federal agency as defined at 5 U.S.C. 551(1) and further clarified by 5 U.S.C. 552(f).
- b. *Non-Federal Entity*: means all the following, as defined in 2 C.F.R. Part 25:
 - 1) A Governmental organization, which is a state, local government, or Indian tribe;
 - 2) A foreign public entity;
 - 3) A domestic or foreign nonprofit organization;
 - 4) A domestic or foreign for-profit organization;
- c. *Executive*: means officers, managing partners, or any other employees in management positions.
- d. *Subaward*: means a legal instrument to provide support for the performance of any portion of the substantive project or program for which the recipient received this award and that the recipient awards to an eligible subrecipient.
 - 1) The term does not include recipients' procurement of property and services needed to carry out the project or program (for further explanation, see 2 C.F.R. § 200.331).
 - 2) A subaward may be provided through any legal agreement, including an agreement that a recipient or a subrecipient considers a contract.

2021 DHS Standard Terms and Conditions

- e. *Subrecipient*: means a non-federal entity or federal agency that:
 - 1) Receives a subaward from the recipient under this award; and
 - 2) Is accountable to the recipient for the use of the federal funds provided by the subaward.
- f. *Total compensation*: means the cash and noncash dollar value earned by the executive during the recipient's or subrecipient's preceding fiscal year and includes the following (see [17 C.F.R. § 229.402\(c\)\(2\)](#)):
 - 1) *Salary and bonus*.
 - 2) *Awards of stock, stock options, and stock appreciation rights*. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.
 - 3) *Earnings for services under non-equity incentive plans*. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives and are available generally to all salaried employees.
 - 4) *Change in pension value*. This is the change in present value of defined benefit and actuarial pension plans.
 - 5) *Above-market earnings on deferred compensation which is not tax-qualified*.
 - 6) *Other compensation*, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

XXX. SAFECOM

Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the [SAFECOM](#) Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

XXXI. Terrorist Financing

Recipients must comply with [E.O. 13224](#) and U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

XXXII. Trafficking Victims Protection Act of 2000 (TVPA)

Trafficking in Persons.

1. Provisions applicable to a recipient that is a private entity.

- a. Recipients, the employees, subrecipients under this award, and subrecipients' employees may not—
 - 1) Engage in severe forms of trafficking in persons during the period of time the award is in effect;
 - 2) Procure a commercial sex act during the period of time that the award is in effect; or
 - 3) Use forced labor in the performance of the award or subawards under the award.

2021 DHS Standard Terms and Conditions

- b. DHS may unilaterally terminate this award, without penalty, if a recipient or a subrecipient that is a private entity —
 - 1) Is determined to have violated a prohibition in paragraph 1.a of this award term; or
 - 2) Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph 1.a of this award term through conduct that is either—
 - a) Associated with performance under this award; or
 - b) Imputed to recipients or subrecipients using the standards and due process for imputing the conduct of an individual to an organization that are provided in [2 C.F.R. Part 180](#), "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by our agency at 2 C.F.R. Part 3000.
- 2. Provision applicable to recipients other than a private entity.**
DHS may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity—
- a. Is determined to have violated an applicable prohibition in paragraph 1.a of this award term; or
 - b. Has an employee who is determined by the agency official authorized to terminate the award to have violated an applicable prohibition in paragraph 1.a of this award term through conduct that is either—
 - 1) Associated with performance under this award; or
 - 2) Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 C.F.R. Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by our agency at 2 C.F.R. Part 3000.
- 3. Provisions applicable to any recipient.**
- a. Recipients must inform DHS immediately of any information received from any source alleging a violation of a prohibition in paragraph 1.a of this award term.
 - b. It is DHS's right to terminate unilaterally that is described in paragraph 1.b or 2 of this section:
 - 1) Implements TVPA, Section 106(g) as amended by 22 U.S.C. 7104(g)), and
 - 2) Is in addition to all other remedies for noncompliance that are available to us under this award.
 - c. Recipients must include the requirements of paragraph 1.a of this award term in any subaward made to a private entity.

2021 DHS Standard Terms and Conditions

4. **Definitions.** For the purposes of this award term:

- a. *Employee*: means either:
 - 1) An individual employed by a recipient or a subrecipient who is engaged in the performance of the project or program under this award; or
 - 2) Another person engaged in the performance of the project or program under this award and not compensated by the recipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.
- b. *Forced labor*: means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
- c. *Private entity*: means any entity other than a state, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 C.F.R. § 175.25. It includes:
 - 1) A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 C.F.R. § 175.25(b).
 - 2) A for-profit organization.
- d. *Severe forms of trafficking in persons, commercial sex act, and coercion* are defined in [TVPA, Section 103](#), as amended (22 U.S.C. § 7102).

XXXIII. **Universal Identifier and System of Award Management**

1. **Requirements for System for Award Management and Unique Entity Identifier**

Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at [2 C.F.R. Part 25, Appendix A](#), the full text of which is incorporated here by reference.
2. **Definitions**

For purposes of this term:

 - a. *System for Award Management (SAM)*: means the federal repository into which a recipient must provide information required for the conduct of business as a recipient. Additional information about registration procedures may be found on [SAM.gov](#).
 - b. *Unique Entity Identifier*: means the identifier assigned by SAM to uniquely identify business entities.
 - c. *Entity*: includes non-Federal entities as defined at 2 C.F.R. § 200.1 and includes the following, for purposes of this part:
 - 1) A foreign organization;
 - 2) A foreign public entity;
 - 3) A domestic for-profit organization; and

2021 DHS Standard Terms and Conditions

- 4) A federal agency.
- d. *Subaward*: means a legal instrument to provide support for the performance of any portion of the substantive project or program for which a recipient received this award and that the recipient awards to an eligible subrecipient.
 - 1) The term does not include the recipients' procurement of property and services needed to carry out the project or program (for further explanation, see 2 C.F.R. § 200.330).
 - 2) A subaward may be provided through any legal agreement, including an agreement that a recipient considers a contract.
- e. *Subrecipient* means an entity that:
 - 1) Receives a subaward from the recipient under this award; and
 - 2) Is accountable to the recipient for the use of the federal funds provided by the subaward.

XXXIV. USA PATRIOT Act of 2001

Recipients must comply with requirements of Section 817 of the [Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 \(USA PATRIOT Act\)](#), which amends 18 U.S.C. §§ 175–175c.

XXXV. Use of DHS Seal, Logo and Flags

Recipients must obtain permission from their DHS FAO prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

XXXVI. Whistleblower Protection Act

Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at [10 U.S.C § 2409](#), [41 U.S.C. § 4712](#), and [10 U.S.C. § 2324](#), [41 U.S.C. §§ 4304](#) and [4310](#).

BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP

Supervisors

David Miller, *Chair*
Julie Gosse, *Vice-chair*
KS Bhaskar
Matthew Holt
Sharon Humble
Carlotta Johnston-Pugh
Murph Wysocki

CHESTER COUNTY
1100 Duportail Road
Berwyn PA 19312-1079

Phone: 610-644-1400
Fax: 610-993-9186
E-mail: tredyffrin@tredyffrin.org
Website: www.tredyffrin.org

Township Manager
William F. Martin

Township Solicitor
Gawthrop Greenwood PC

August 28, 2025

Easttown Township
Attn: Colleen Gray
566 Beaumont Road
Devon, PA 19333

RE: DCED Main Street Matters Program Grant Application: Conestoga Road Sidewalk Planning Project

Dear Mrs. Gray:

I am writing to express our strong support for Easttown Township's application to the Main Street Matters Grant Program. This funding is pivotal for the Conestoga Road Sidewalk Planning Project, a transformative initiative that promises to enhance the community's infrastructure and quality of life.

The project aims to close a significant gap in the pedestrian network, connecting the upper residential areas of Easttown Township with the Berwyn commercial district, Berwyn SEPTA station, and the southern portion of the Township. It will also provide a safe pedestrian route to Devon Preparatory School, extending the existing and proposed sidewalks installed by Tredyffrin Township on Conestoga Road through Easttown and back into Tredyffrin Township.

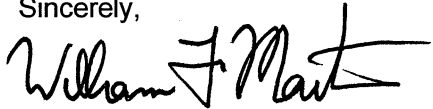
This initiative is not just about infrastructure; it is about fostering community engagement and collaboration. The grant will enable Easttown Township to conduct preliminary planning and engage with property owners, ensuring their support and input throughout the process. By carefully integrating the sidewalk into the community's historical landscape, the project will create a seamless and aesthetically pleasing addition that enhances the neighborhood's character.

Furthermore, the grant will allow the Township to evaluate the most suitable sidewalk materials and amenities, as well as analyze anticipated usage to determine the optimal size and design. This comprehensive approach will result in a sidewalk network that not only meets the community's needs but also stands as a testament to thoughtful planning and community involvement.

We are confident that the Conestoga Road Sidewalk Planning Project will significantly benefit Easttown Township and its residents, visitors and employees of local businesses. We urge DCED to consider this application favorably and support this vital initiative.

Thank you for your attention to this important matter. We look forward to seeing the positive impact of this project on the community.

Sincerely,

A handwritten signature in black ink, appearing to read "William F. Martin". The signature is fluid and cursive, with a prominent initial "W" and "M".

William F. Martin
Township Manager
Tredyffrin Township



NEIGHBOR HELPING NEIGHBOR



Date: 09/08/2025
 To: Tredyffrin Township Board of Supervisors
 Easttown Township Board of Supervisors
 Willistown Township Board of Supervisors
 Tredyffrin Township Manager William Martin
 Easttown Township Manager Don Curley
 Willistown Township Manager Shanna Lodge
 From: Fire Chief Jason Wustner
 Re: Fire/EMS/ Financial Report for August 2025

Fire Call Summary

The members of the Paoli Fire Company responded to 47 fire calls during the month of August. Our average time on-scene was 27 minutes and 07 seconds. The average personnel per incident was 12.1. The breakdown of incident type is as follows:

Incident Type	# Incidents	% of Total
Building Fire	1	2.17%
Passenger Vehicle Fire	1	2.17%
Carbon Monoxide Incident	2	4.35%
Assist EMS	8	17.39%
Motor Vehicle Accident	4	8.69%
Pedestrian Struck	1	2.17%
Gas Leak	1	2.17%
Public Service	2	4.35%
Smoke Investigation	2	4.35%
Dispatched/Cancelled En-route	9	19.57%
Smoke, alarm, CO detector malfunction	16	34.78%
Total Incidents:	47	100%

EMS Call Summary

The members of the Paoli Fire Company responded to 162 EMS incidents during the month of August. PFC transported a total of 109 patients.

Breakdown of Fire and EMS Incidents per Municipality is as follows:

	FIRE Calls	EMS Calls	Average Fire Response Times (Dispatch-On scene)	Average EMS Response Times (Dispatch-On Scene)
Tredyffrin	25	99	7 min 08 sec	7 min 44 sec
Easttown	9	10	7 min 30 sec	4 min 07 sec
Willistown	7	39	7 min 12 sec	6 min 52 sec
Other Municipalities	6	14		
Calls covered for Station 3				
Calls covered by Station 3				
Total	47	162		

Covered call/Assist Breakdown

Municipality	Covered Station 2	Covered Station 4	Covered Station 5	Covered Other	Covered by Station 2	Covered by Station 4	Covered by Station 5	Covered by Other
Tredyffrin	5							
Easttown	3							
Willistown		13						
Malvern Boro		5						
East Whiteland			7					
Phoenixville								
Charlestown								
Schuylkill								
East Goshen				1				
West Goshen								
Other								
Total	8	18	7	1				

Membership Fund Drive

Our 2025 Fund Drive Campaign was sent out at the beginning of January. We received \$105,755 from residents (22%) and \$3,700.00 from businesses (24%) for a total of \$109,455.

Training

Our training this month consisted of Deploying Handlines, Forcible Entry, Large Diameter Hose Practice, and Tanker Operations.

Financial Report Summary

	Monthly Actual	YTD Actual	Estimated YTD Budget
Operating Income	\$81,012	\$1,806,634	\$1,258,982
Operating Expense	\$158,488	\$1,434,854	\$1,391,353
Net Income	\$-77,475	\$371,780	\$-132,370
Capital Expenditures			
Operating Reserves		\$1,117,888	
Capital Reserves		\$139,102	
Grants			

Mutual Aid/Significant Incidents

- August 1, 2025- Dispatched to Route 202 SB 20.0 MP for a Vehicle Fire.
- August 13, 2025- Dispatched to 14 Summit Ave for a Carbon Monoxide Incident.
- August 26, 2025- Dispatched to assist Malvern Fire Company at 143 Line Rd for ATV assist for an injured person.
- August 30, 2025- Dispatched to assist Bucks County on a House Fire
- August 30, 2025- Dispatched to 90 W. Central Ave for a Carbon Monoxide Incident.

Fire Response/Staffing Response Study

Total Monthly Fire Calls

	Response Made	Cancelled Response
Easttown	7	2
Tredyffrin	21	2
Willistown	5	1
Out of Area	3	3
Total Calls	4	

Month of August 2025

	Call Volume	10 min Response	Appropriate Apparatus	Adequate Personnel
Easttown	7	100%	100%	100%
Tredyffrin	21	95.2%	100%	100%
Willistown	5	100%	100%	100%

January to December 2025

	Call Volume	10 min Response	Appropriate Apparatus	Adequate Personnel
Easttown	50	96.0%	98.0%	100%
Tredyffrin	188	92.6%	96.3%	97.3%
Willistown	78	94.9%	97.4%	98.7%

EMS Response/Staffing Response Study**Month of August**

	Dispatch to Arrival	Enroute to On scene-ALS	Enroute to On scene-BLS	Dispatch to Enroute	Average Time On scene	Average Call Completion
Tredyffrin	7m 44s	7m 23s	8m 17s	1m 15s	15m 17s	41m 54S
Easttown	4m 07s	3m 46s	4m 32s	0m 31s	14m 18s	33m 16s
Willistown	6m 52s	6m 49s	7m 01s	0m 58s	14m 39s	43m 19s