

State of Pennsylvania, County of Delaware  
 On this, the 25th day of August 1995 before me, the undersigned officer, personally appeared Craig Baillie, who being duly sworn according to law, deposes and says that he is the owner (or equitable owner) of the property shown on this plan, that the subdivision plan thereof was made at his direction and that he acknowledges the same to be his act and plan and desires the same be recorded as such according to law. Witness my hand and seal the day and date above written.

*Craig Baillie*  
 (Signature of individual)

My commission expires \_\_\_\_\_

State of Pennsylvania, County of Delaware  
 On this, the 25th day of August 1995 before me, the undersigned officer, personally appeared James R. Baillie, who being duly sworn according to law, deposes and says that he is the owner (or equitable owner) of the property shown on this plan, that the subdivision plan thereof was made at his direction and that he acknowledges the same to be his act and plan and desires the same be recorded as such according to law. Witness my hand and seal the day and date above written.

*James R. Baillie*  
 (Signature of individual)

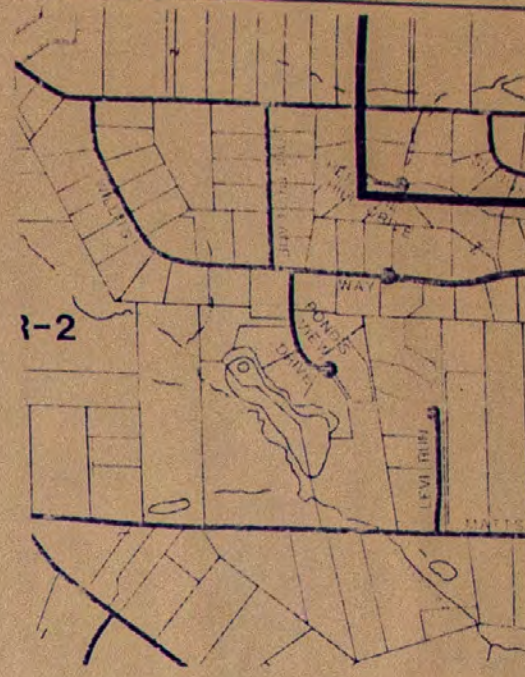
My commission expires \_\_\_\_\_

WAIVER REQUESTS  
 No Construction is Proposed at this Time. A Detailed Grading, Stormwater Management, and Erosion and Sediment Control Plan will be Filed for Township Ordinance 146 Review at the Time of Building Permit Application for Lot 2. Therefore, the following Waivers are Requested:  
 701 A 2 r Grading Plan  
 701 A 2 s Stormwater Management Plan

State of Pennsylvania, County of Delaware  
 On this, the 25th day of August 1995 before me, the undersigned officer, personally appeared Stephen P. Baillie, who being duly sworn according to law, deposes and says that he is the owner (or equitable owner) of the property shown on this plan, that the subdivision plan thereof was made at his direction and that he acknowledges the same to be his act and plan and desires the same be recorded as such according to law. Witness my hand and seal the day and date above written.

*Stephen P. Baillie*  
 (Signature of individual)

My commission expires \_\_\_\_\_



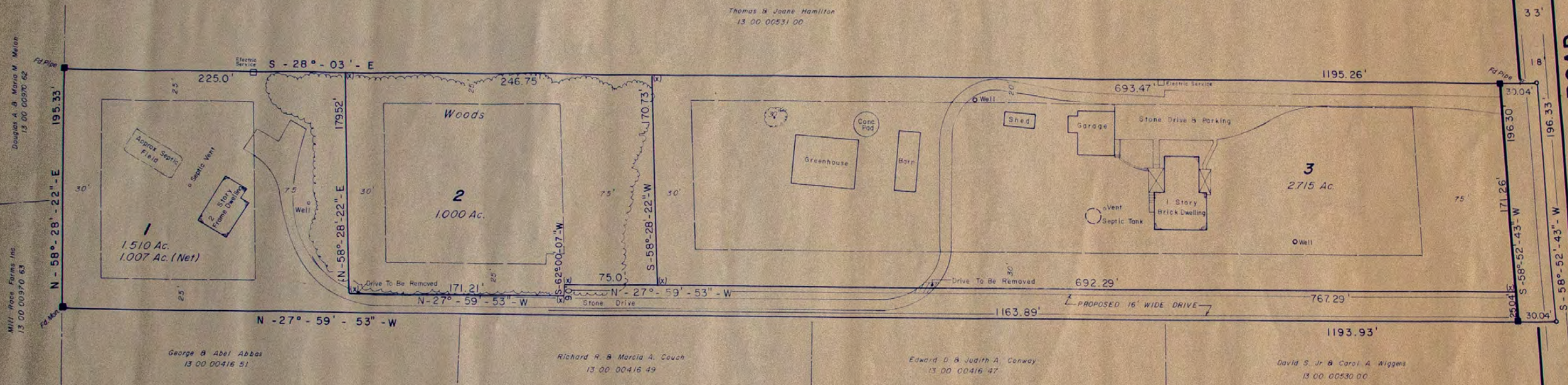
Thomas B. Joane Hamilton  
 13 00 00531 00



I hereby certify that this Plot and the survey upon which it is based are accurate.

I hereby certify, to the best of my knowledge, the accuracy of this plan and details are in accordance with Act 367, known as the Professional Engineers Registration Law (P.L. 913, No. 367, 63 P.S. 151) as amended.

Mill Rose Farms Inc.  
 13 00 00970 63



George B. Abel Abbas  
 13 00 00416 51

Richard R. & Marcia A. Couch  
 13 00 00416 49

Edward D. & Judith A. Conway  
 13 00 00416 47

David S. Jr. & Carol A. Wiggins  
 13 00 00530 00

**SUBDIVISION NOTES:**

- Total Area - 5.3614 Acres
- Total Number of Lots - 3
- Site Location - 139 Mattson Road & 143 Mattson Road
- Zoned R-2
  - Minimum Lot Area - 1.0 Acres
  - Minimum Lot Width - 150 Feet at Bldg Line
  - Front Yard - 75 Feet
  - Side Yard - 20 Feet; Aggregate 50 FT.
  - Rear Yard - 30 Feet
  - Maximum Bldg Coverage - 25%
- The Concord Township Comprehensive Plan indicated slopes of 15% to 25% exist on site.
- The Concord Township Comprehensive Plan indicates no Flood Hazard Area on site.
- Contours interpolated from USGS Map - Marcus Hook Quadrangle 1967, Photo Revised 1986.
- Soils information from USDA Soil Survey for Chester and Delaware Counties
  - CbB2 - Chester Silt Loam, 3-8% Slopes, Moderately Eroded
  - GeB2 - Glenelg Channery Silt Loam, 3-8% Slopes, Moderately Eroded
  - GeC2 - Glenelg Channery Silt Loam, 8-15% Slopes, Moderately Eroded
  - GeC3 - Glenelg Channery Silt Loam, 8-15% Slopes, Severely Eroded
  - GnB2 - Glenville Silt Loam, 3-8% Slopes, Moderately Eroded
  - MgD3 - Manor Loam, 15-25% Slopes, Severely Eroded
- No significant tree masses exist on site. Individual trees were not located. Any future construction on Lots 2 & 3 may require the landowner or developer to plant one (1) tree of not less than three (3) inches in caliper for each tree of twelve (12) inch caliper or more destroyed. (B12.C)
- The plan for land use is single family detached conventional as listed in the Concord Township Comprehensive Plan.
- All lots to be serviced by on-lot sewage disposal and on-lot water supply (well).
- Deeds of Record: Volume 564-1917, Volume 564-1920
- Folio Numbers: C. Baillie - 13 00 00 549 00, S. Baillie - 13 00 00 531 00
- No Deed Restrictions are Proposed
- Applicant: James Baillie, 245 West Knowlton Road, Media, PA 19063, Phone 610-872-6434
- Indicates Concrete Monuments to be set.
- (X) Indicates Iron Pipe to be set at Property Corners.
- The widened portion of Mattson Road is offered to Concord Township for Dedication.

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

APPROVED BY THE CONCORD TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

CERTIFICATION OF APPROVAL OF THE TOWNSHIP ENGINEER

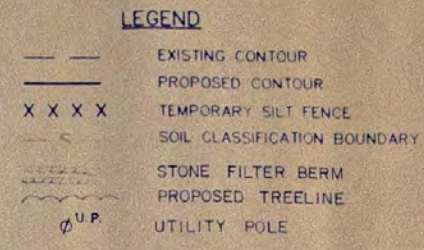
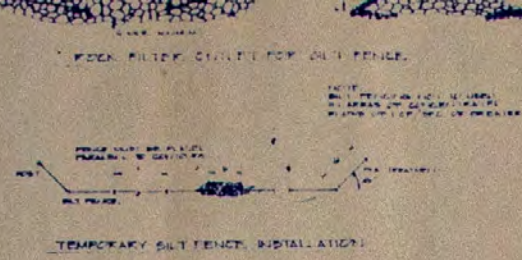
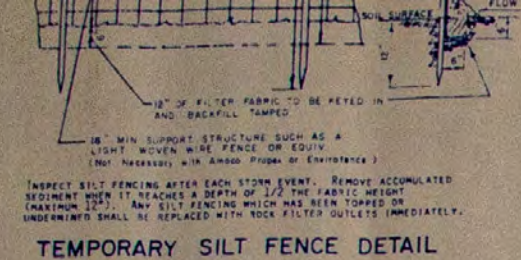
APPROVED BY THE CONCORD TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

Recorder of Deeds Delaware County Planning Commission

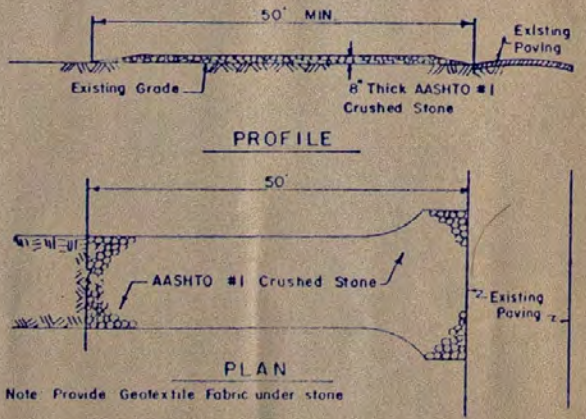
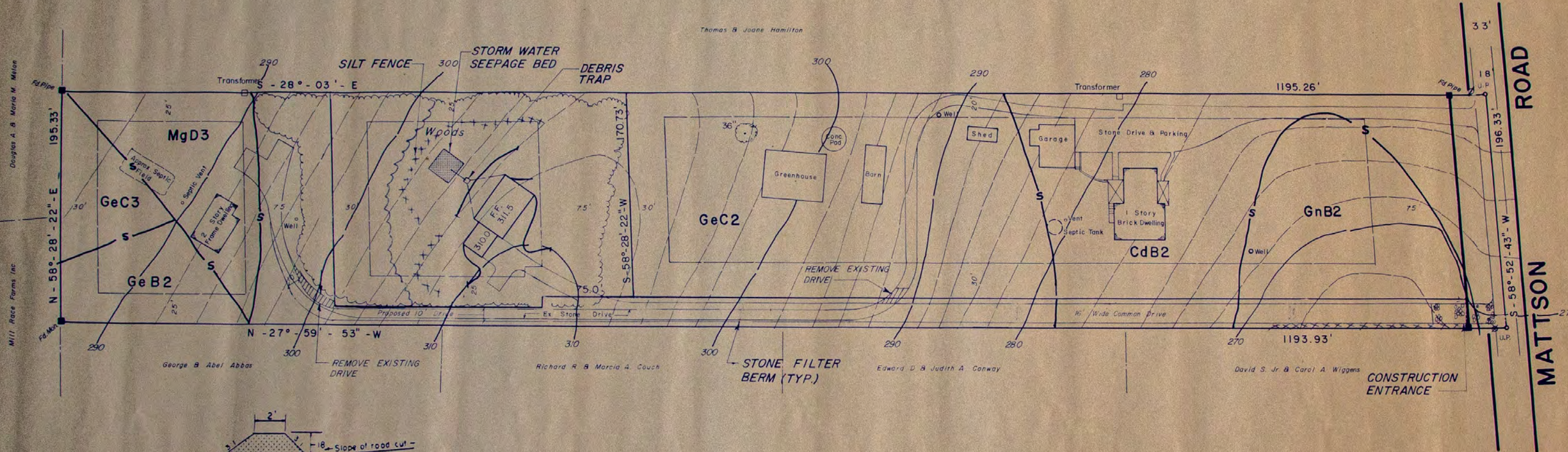


DATE	REVISION
	1"
	August





Thomas B Joane Hamilton



SEEDING SPECIFICATIONS

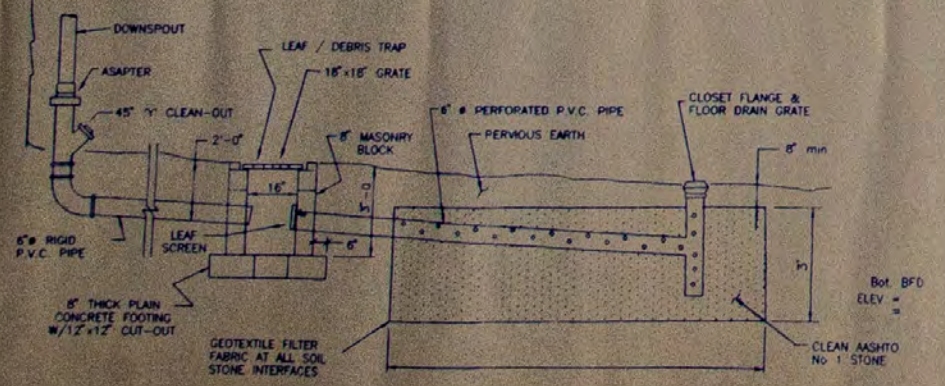
DISTURBED AREAS ON WHICH ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 70 DAYS MUST BE STABILIZED IMMEDIATELY.

- GROWING SEASON (MARCH THRU NOVEMBER 15)
  - TEMPORARY COVER - FOR DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR.
    - SITE PREPARATION: APPLY 1 TON/ACRE OF AGRICULTURAL GRADE LIMESTONE, PLUS FERTILIZER 50-50-50 PER ACRE (50 LBS OF N, 50 LBS OF P<sub>2</sub>O<sub>5</sub> AND 50 LBS OF K<sub>2</sub>O PER ACRE) AND WORK IN WHERE POSSIBLE.
    - SEEDING: 50% ANNUAL RYEGRASS, 50% WINTER RYE. APPLY AT RATE OF 3 LB/1000 S.F.
    - MULCH: 3 TONS PER ACRE OF SMALL GRAIN STRAW.
  - PERMANENT COVER - FOR DISTURBED AREAS AT FINISH GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR.
    - SITE PREPARATION: APPLY 3 TONS/ACRE OF AGRICULTURAL GRADE LIMESTONE PLUS FERTILIZER 100-200-200 (100 LBS OF N, 200 LBS OF P<sub>2</sub>O<sub>5</sub> AND 200 LBS OF K<sub>2</sub>O) AND WORK IN WHERE POSSIBLE.
    - SEEDING: 50% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS, 20% PENNLANM RED FESCUE. APPLY AT RATE OF 4 LB/1000 S.F.
    - MULCH: 3 TONS PER ACRE OF SMALL GRAIN STRAW.
- NON-GERMINATING PERIOD (NOV 15 THRU MARCH 1)
  - APPLY MULCH (3 TONS PER ACRE OF SMALL GRAIN STRAW) TO DISTURBED AREAS.
  - THOSE AREAS THAT WERE STABILIZED BY MULCHING ONLY ARE TO BE LIMED, FERTILIZED, SEEDED AND MULCHED ACCORDING TO PERMANENT OR TEMPORARY SEEDING SPECIFICATIONS WITHIN 70 DAYS OF THE END OF THE NON-GERMINATING PERIOD.



DATE	REVISION

NOTE: THE STORM WATER SEEPAGE BEDS WILL BE SIZED IN ACCORDANCE WITH ORDINANCE NO. 146 AND A GRADING AND EROSION AND SEDIMENT CONTROL PLAN WITH ACCOMPANYING SEQUENCE OF CONSTRUCTION NARRATIVE WILL BE SUBMITTED AT THE TIME OF ORDINANCE NO. 146 PERMIT APPLICATION.



ON LOT SEEPAGE BED FOR ROOF DRAIN