State of Pennsylvania
County of Delaware

On this 20th day of Dec A.D. 2019, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in Delaware County, Pennsylvania, personally appeared Ponds Edge GP, LLC, a Delaware Limited Liability Company, being the sole General Partner of Ponds Edge, LP, a Delaware Limited Partnership, who being duly sworn according to law disposes and says that Ponds Edge, LP is the equitable owner of the property shown on this plan, that the said Plan was made at its direction, and acknowledges the same to be its Lot and Plan and desires the same to be recorded according to law.

Witness my hand and seal the day and year above written.

Ponds Edge, LP by its General Partner
Ponds Edge GP, LLC

By: ______________________
Patrick Burns, Managing Partner

____
NOTARY PUBLIC

My Commission Expires June 14, 2021

Commonwealth of Pennsylvania - Notary Seal
JEFFREY THOMAS RUSSO - Notary Public
Delaware County
My Commission Expires Jun 14, 2021
Commission Number 1179469

The owner(s) of the Commercial Section and the Residential Homeowners Association will be made aware of their obligation in perpetuity to maintain the Storm Sewer Network, The Underground Stormwater Detention Facilities and the Underground Stormwater Seepage Beds in working order at all times in accordance with Middletown Township Ordinance, and acknowledges the Stormwater Management facilities to be permanent fixtures that can be altered or removed only after approval of a revised Plan by Middletown Township. This acknowledge and responsibility shall survive the sale of each of the properties and become the continuing obligation of all future Owners of the Commercial Section and the Residential Homeowners Association. The owners of Commercial Section and the Residential Homeowners Association also recognize that should they be unable or unwilling to maintain the proposed storm water management facilities in proper working order, that Middletown Township has the right but not the obligation, to make such repairs and lien the property in order to recoup all incurred expenses. Any revision to the approved drainage plan must be approved by Middletown Township, and a revised erosion and sediment control plan must be submitted to the Conservation District for a determination of adequacy.

______________________ Present Owner — 12/24/19 Date

______________________ Present Owner — ______________ Date

Parking Requirements
Residential: A minimum overall parking ratio of 4.5 ps per DU.
Each DU shall have a minimum of 3 on-lot ps
Includes designated spaces

Proposed Residential parking:

Two car garages:	197 x 2	=	394 ps
Driveway parking:	197 x 2	=	394 ps
Off Lot common Parking:		=	138 ps

Total parking spaces provided = 926 ps Proposed ratio 4.71 PS per DU

Required Commercial:
(1) Retail stores and warehouse membership clubs shall require one parking space for each 250 square feet of gross floor area, enclosed by a roof and four walls and heated;

Proposed commercial parking:
Retail Use 15,600 sf/250 = 63 ps
Total required ps = 63 ps
Total ps provided = 64 ps including 2 HC spaces

Loading/unloading: One Loading/unloading space provided.

OPEN SPACE AREA TABLE

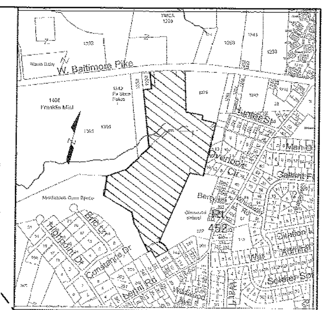
Commercial Area 1.372 Ac. Net Baltimore Pike ROW
Residential 53.829

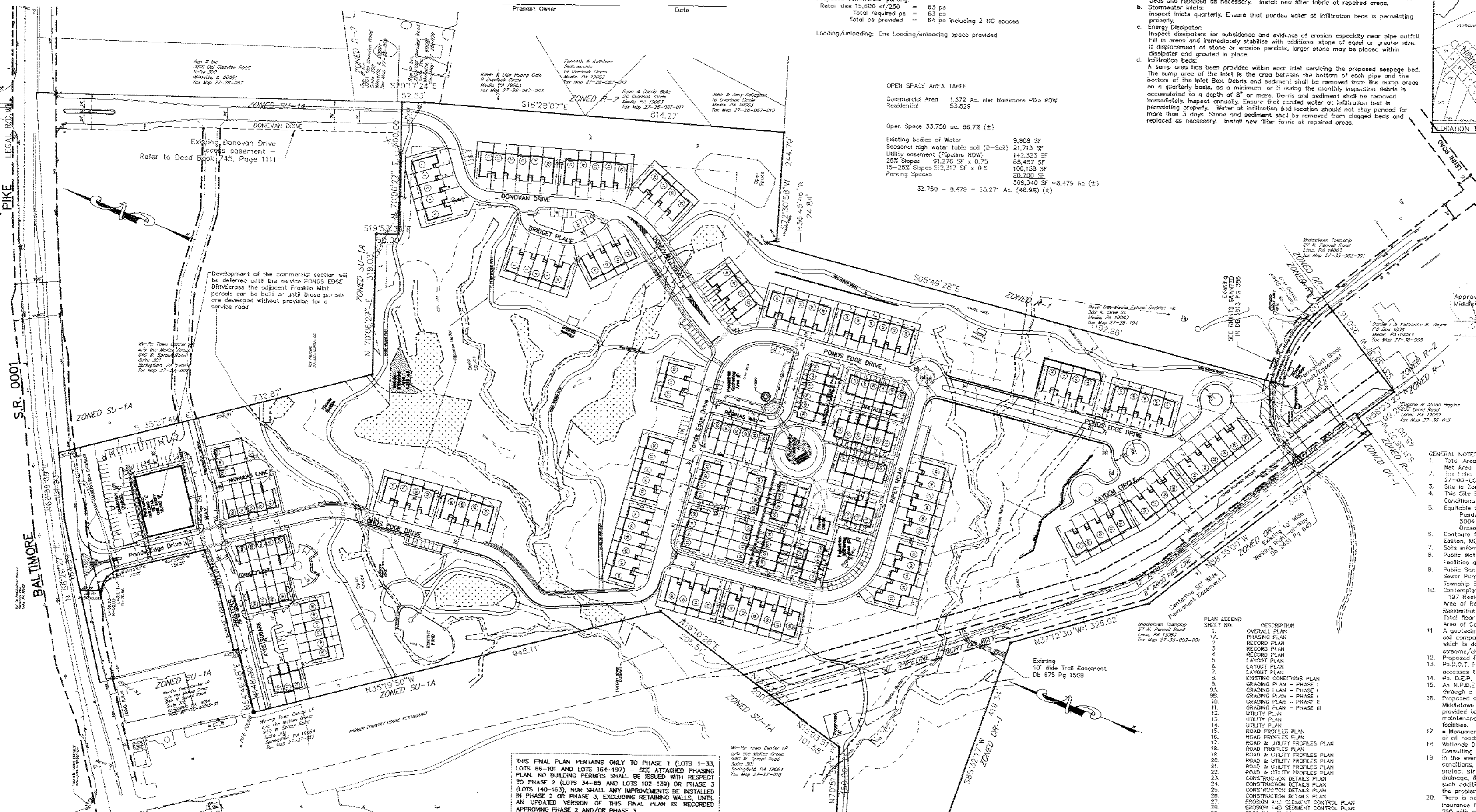
Open Space 33.750 ac. 86.7% (±)

Existing bodies of Water		9,989 SF
Seasonal high water table soil (D-Soil)		21,713 SF
Utility easement (Pipeline ROW)		142,323 SF
25% Slopes	91,276 SF x 0.75	68,457 SF
15-25% Slopes	212,317 SF x 0.5	106,158 SF
Parking Spaces		20,700 SF
		369,340 SF =8.479 Ac (±)

33.750 - 8.479 = 25.271 Ac. (46.9%) (±)

Post-construction Stormwater Management Notes:
1. Post development stormwater management facilities at the property consist of the following:
   A. Underground stormwater detention infiltration basin.
   B. Stormwater Inlets
   C. Energy Dissipaters
   D. Underground Seepage Beds.
2. Maintenance responsibilities for stormwater management facilities located on the commercial tract shall be that of the owner(s) of the commercial section on which the facilities are located. The Maintenence responsibilities for the stormwater management facilities located within the residential development shall be that of the Residential Home Owners Association
3. Maintenance program:
   a. Underground Detention/Infiltration Basin:
   Inspect inlets quarterly. Ensure that ponded water at infiltration beds is discharging properly. Trash rack at outlet shall be cleaned quarterly. Water should not stay ponded for more than 3 days. Sediment and debris shall be removed from clogged beds and replaced as necessary. Install new filter fabric at repaired areas.
   b. Stormwater inlets:
   Inspect inlets quarterly. Ensure that ponded water at infiltration beds is percolating properly.
   c. Energy Dissipater:
   Inspect dissipaters for subsidence and evidence of erosion especially near pipe outfall. Fill in areas and immediately stabilize with additional stone of equal or greater size. If displacement of stone or erosion persists, larger stone may be placed within dissipater and grouted in place.
   d. Infiltration beds:
   A sump area has been provided within each inlet servicing the proposed seepage bed. The sump area of the inlet is the area between the bottom of each pipe and the bottom of the Inlet Box. Debris and sediment shall be removed from the sump areas on a quarterly basis, as a minimum, or if during the monthly inspection debris is accumulated to a depth of 8" or more. Debris and sediment shall be removed immediately. Inspect annually. Ensure that ponded water at infiltration bed is percolating properly. Water at infiltration bed location should not stay ponded for more than 3 days. Stone and sediment shall be removed from clogged beds and replaced as necessary. Install new filter fabric at repaired areas.





Approved this 23rd day of December 2019 by the Middletown Township Council

THIS FINAL PLAN PERTAINS ONLY TO PHASE 1 (LOTS 1-33, LOTS 66-101 AND LOTS 164-197) - SEE ATTACHED PHASING PLAN. NO BUILDING PERMITS SHALL BE ISSUED WITH RESPECT TO PHASE 2 (LOTS 34-65 AND LOTS 102-139) OR PHASE 3 (LOTS 140-163), NOR SHALL ANY IMPROVEMENTS BE INSTALLED IN PHASE 2 OR PHASE 3, EXCLUDING RETAINING WALLS, UNTIL AN UPDATED VERSION OF THIS FINAL PLAN IS RECORDED APPROVING PHASE 2 AND/OR PHASE 3.

PHASING NOTE

Phase 1 includes earthwork and retaining walls in Phase 2 and Phase 3 which shall be undertaken or installed subject to all required erosion and sediment control measures.

LIST OF REQUIRED PERMITS:
1. PennDOT Road Occupancy Permit
2. Delaware County Planning Department Review
3. Approval of PA. D.E.P. Sewage Facilities Planning Modules
4. NPDES Permit Approval for Discharge of Storm Water from Construction Activities.
5. General Permits.

GENERAL NOTES
1. Total Area = 55.511 Acres.
   Net Area to R.O.W. Line of Baltimore Pike = 55.202 Acres
2. Tax Folio Number Tax Map Number
   27-00-00096-00 27 27 11
3. Site is Zoned R-4
4. This Site is proposed to be developed as a Campus Mixed Use Development. Conditional use approval obtained 12/23/2013
5. Equitable Owner/Applicant:
   Ponds Edge, LP
   5004 State Road
   Drexel Hill, Pa 19026
6. Contours from Aerial Topography provided by 301, 29111 Newman Road, Easton, MD 21601. Contours based on U.S.G.S. vertical datum.
7. Soils information from USDA Soil Survey for Chester and Delaware Counties.
8. Public Water to be Provided by Aqua Pennsylvania Water Company. (Existing Facilities are Located Within Batimore Pike R/W at Property Frontage).
9. Public Sanitary Sewers are Proposed. (Gravity Collection System to Sanitary Sewer Pump Station, Force Main to Existing Facilities of the Middletown Township Sewer Authority).
10. Contemplated Uses:
    197 Residential units and 1 retail building.
    Area of Residential component = 53.829 Ac
    Residential density = 3.64 units/ Ac
    Total floor area of commercial building = 15,600 SF
    Area of Commercial Component = 1.372 Ac
11. A geotechnical engineer shall be present to witness and take appropriate soil compaction tests for fill associated with road or townhome construction which is deposited in excess of 6 feet or deposited in areas over existing streams/channels.
12. Proposed Roads to be built in accordance with Township Specifications.
13. Pa.D.O.T. Highway Occupancy Permits will be required for the proposed accesses to Baltimore Pike (S.R. 0001).
14. Pa. D.E.P. Sewage Facilities Planning Modules are required.
15. An N.P.D.E.S. Permit is required for the discharge of stormwater runoff through a construction site.
16. Proposed sanitary sewer system to be offered for dedication to the Middletown Township Sewer Authority. A blanket type access easement is provided to the Middletown Township Sewer Authority for the inspection, maintenance and if required, replacement of the proposed sanitary sewer facilities.
17. ▪ Monuments to be placed at all Boundary corners and points of tangency of all roads.
18. Wetlands Delineated during 2012 by Conestoga-Rovers & Associates, Consulting Ecologists, 410 Eagleview Boulevard, Suite 110, Exton, Pa 19341.
19. In the event the Township Engineer shall find that under the as-built conditions, the provisions for drainage of the site require changes to protect streets, roads, private or public property, people, etc from excess drainage, flooding, silting, and safety hazards, the Developer shall install such additional drainage, safety features etc. as are necessary to correct the problem.
20. There is no 100-Year Flood Plan on this parcel as shown on the Flood Insurance Rate Maps (FIRM), Delaware County, Pennsylvania, Panel 87 of 250 with a Map Number 42045C0087F and Panel 89 of 250 with a Map Number of 42045C0089F, both Maps dated November 18, 2009.
21. Applicant shall amend existing traffic signal permit at Thomas Chevrolet light. Signal cycles to be re-timed for proposed development.
22. Applicant shall submit a Pa.DOT Highway Occupancy Permit for any work required within Pa.DOT ROW. (Note: Accell/Decel lanes and protected left turn lanes for the Thomas Chevrolet traffic signal were previously installed).
23. Proposed roads to remain private.
24. Soils engineer must be present during all filling operations and will approve of footing areas prior to the building inspector approval.
25. The design engineer for the stormwater management design shall inspect the stormwater control during installation and shall provide a report that the improvements were installed correctly.
26. A 15' blanket easement shall be provided around all underground detention facilities and seepage beds to allow for access and maintenance.
27. The HOA shall be responsible for the ownership and maintenance of all storm water management facilities; all storm sewers and inlets; all private road & drives; common areas; amenities; landscaping; street lights; & etc.

27 00 00095 00
12/30/19

Refer to Sheet 4 for additional Zoning Notes.

PLAN LEGEND

SHEET NO.		DESCRIPTION
1.		OVERALL PLAN
1A.		PHASING PLAN
2.		RECORD PLAN
3.		RECORD PLAN
4.		RECORD PLAN
5.		LAYOUT PLAN
6.		LAYOUT PLAN
7.		LAYOUT PLAN
8.		EXISTING CONDITIONS PLAN
9.		GRADING PLAN - PHASE I
9A.		GRADING PLAN - PHASE I
9B.		GRADING PLAN - PHASE I
10.		GRADING PLAN - PHASE II
11.		GRADING PLAN - PHASE III
12.		UTILITY PLAN
13.		UTILITY PLAN
14.		UTILITY PLAN
15.		ROAD PROFILES PLAN
16.		ROAD PROFILES PLAN
17.		ROAD & UTILITY PROFILES PLAN
18.		ROAD PROFILES PLAN
19.		ROAD & UTILITY PROFILES PLAN
20.		ROAD & UTILITY PROFILES PLAN
21.		ROAD & UTILITY PROFILES PLAN
22.		ROAD & UTILITY PROFILES PLAN
23.		CONSTRUCTION DETAILS PLAN
24.		CONSTRUCTION DETAILS PLAN
25.		CONSTRUCTION DETAILS PLAN
26.		CONSTRUCTION DETAILS PLAN
27.		EROSION AND SEDIMENT CONTROL PLAN
28.		EROSION AND SEDIMENT CONTROL PLAN
29.		EROSION AND SEDIMENT CONTROL PLAN
30.		EROSION AND SEDIMENT CONTROL PLAN
31.		EROSION AND SEDIMENT CONTROL PLAN
32.		EROSION AND SEDIMENT CONTROL PLAN
33.		CUT/FILL PLAN
34.		PLAYGROUND DETAILS
35.		BUILDING DETAIL & CROSS SECTION PLAN
36.		POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
37.		POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
38.		POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
39.		POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
40.		POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
41.		POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
42.		SIGN & STRIPING PLAN
43.		SIGN & STRIPING PLAN
44.		SIGN & STRIPING PLAN
45.	(L-1)	LANDSCAPE AND ENHANCEMENT PLAN
46.	(L-2)	LANDSCAPE AND ENHANCEMENT PLAN
47.	(L-3)	LANDSCAPE AND ENHANCEMENT PLAN
48.	(L-4)	LANDSCAPE DETAIL PLAN
49.	(L-5)	PEDESTRIAN AREAS PLAN
50.	(L-6)	PLANT SCHEDULE AND DETAILS
51.	(L-7)	ENHANCEMENT DETAILS
52.	(L-8)	ENHANCEMENT DETAILS
53.	(L-9)	ENHANCEMENT DETAILS
54.	(L-10)	ENHANCEMENT DETAILS
55.	(L-11)	SITE LIGHTING PLAN
56.	(L-12)	SITE LIGHTING PLAN
57.	(L-13)	SITE LIGHTING PLAN

Notes:
1. Applicant to install paved 80 ft diameter cul-de-sac bulbs at the terminus of Highpoint Drive and Eric Lane provided that the Township obtains all necessary rights-of-way or easements requires to install. Construction to conform to township paving specs. In alternative, the applicant shall pay a fee-in-lieu of to Middletown Township for the paving installation.
2. Ponds Edge Drive shall be constructed from Donovan Drive to Baltimore Pike prior to the issue of the building permit for the 60th unit.

Waiver Granted
SLDO Section 210-39. C. (1): Trees, with a caliper of 10 inches or more, shall not be removed unless they are located within the proposed cartway, or the area of a proposed sidewalk, within 15 feet of the foundation area of a new building, within a utility easement, within a proposed parking area, or within an area where regrading is necessary to achieve acceptable site development. Etc...
The limits of the proposed tree protection and woods line, as shown on the Plans, establishes tree protection guidelines as required in Section 210-39.C.(1).

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CROSSOVER EASEMENTS:

The following are condensed versions of the agreements. See the agreements for specific rights of this parcel and adjacent parcels.

1. This parcel is subject to the terms and provisions of a certain Amended and Restated Cross Easement Agreement dated February 15, 2019 by and among PONDS EDGE, LP (formerly known as KRPM Associates, LP), a Delaware limited partnership, having an address of 5004 State Road, Second Floor, Drexel Hill, PA 19026, WV-PP TOWNE CENTER LP, a Pennsylvania limited partnership, having an address of c/o The McKee Group, 940 West Sproul Road, Springfield, PA 19064 with the joinders of SP MIDDLETOWN PARTNERS, LP, a Pennsylvania limited partnership, having an address of 940 W. Sproul Road, Suite 301, Springfield, PA 19064, as the owner of the State Police Parcel and PRINTERS WAY PROPERTIES, LLC, a Pennsylvania limited liability company, having an address at 940 West Sproul Road, Springfield, PA 19064 which creates certain pedestrian and vehicular access rights, as well as certain construction and maintenance rights, stormwater discharge and control rights and sewer pump station rights between and among the following parcels: 27-00-00100-01, 27-00-00091-00, 27-00-00091-50, 27-00-00094-00, 27-00-00095-00, 27-00-00095-01, 27-00-00096-00, 27-00-00082-00, 27-00-00092-00, 27-00-00982-00, 27-00-00983-00.
2. Deed Book 1913 page 386; Rights granted for use of a 20' wide access easement located along the southerly portion of the site to the 40' wide access to Lenni Road.
3. Deed Book 2451 page 849; Grants a 10' Wide walkway Right-of-way to Middletown Township for ingress, egress and regress and to install, maintain, clean and repair a walkway from the terminus of Constance Drive through to Lands of the Rose Tree School District. The limits of the right-of-way are shown on the plan and is located along the southerly side of the site.
4. DB 675 page 159; Deed of Easement and agreement with Middletown Township for a ten (10') feet Wide Trail Easement into a portion of this site. The Easement is located along the southwesterly side of the site, adjacent to property owned by Middletown Township. The easement is plotted on the Plan.

NOTE: Items #1 & #2 listed above are to be superceded by new agreements between Ponds Edge, LP; Wv Pp Town Center, LP and others.

Note for Those Plans Requiring a Developer's Agreement:

This plan incorporates the following agreements by reference and the development shown hereon is under and subject to all of the terms and conditions of those agreements with the same force and effect as if all of the terms and conditions of those agreements were set forth hereon at length:

1. A Development Agreement by and between the Township of Middletown and ______________________ dated the ____ day of ____________, 2019, as the same may be amended from time to time.
2. An Improvement Security Agreement by, between and among the Township of Middletown, ______________________ and ______________________ dated the ____ day of ____________, 2019, as the same may be amended from time to time.
3. A Sanitary Sewer Agreement between Middletown Township, Delaware County, Sewer Authority and ______________________ dated the ____ day of ____________, 2019, as the same may be amended from time to time.
4. An Improvement Security Agreement-Sewer Authority by, between and among the Middletown Township, Delaware County, Sewer Authority, and ______________________, dated the ____ day of ____________, 2019, as the same may be amended from time to time.
5. A Declaration of Covenants, Conditions, and Restrictions by ______________________ dated the ____ day of ________ 2019.

I hereby certify to my usual and customary and professional care that this plan was prepared from an actual field survey performed under my immediate supervision and is in accordance with the "Minimum standards of practice for professional land surveyors in the Commonwealth of Pennsylvania" as adopted by the Pennsylvania Society of Land Surveyors and that all the existing monuments, pipes, stones, etc., are as shown.

____
Signature and Seal
G.D. Houtman & Son, Inc.

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.

Recorder of Deeds — Delaware County Planning Commission

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION
DATE: 11 / 4 / 17 (month) (day) (year)
ATTEST: ______________ (DIRECTOR)
DCPD NO.: 24-4682-17

FINAL

DATE	REVISION
11/08/2017	NPDES Submission
12/15/2017	Per Conservation Dist. Review
01/15/2018	Per Township Review
04/03/2018	General Revisions
04/06/2018	Per Conservation District Review
07/18/2018	Per Township Review
11/2/2018	Fill Area & Misc.
04/12/2019	General Revisions
05/06/2019	Hydrant Locations
07/31/2019	Printers Way Grade
08/02/2019	Per Conservation Dist. Review
11/01/2019	Revised Grading
12/18/2019	NVR Revisions

SCALE 1"=100
DATE September 12, 2017

MATTHEW R. HOUTMANN
PROFESSIONAL ENGINEER

OVERALL PLAN FOR
POND'S EDGE
MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PA

G.D. HOUTMAN & SON, INC.
CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNERS
(610)565-6363

Sheet 1 of 57
PROJECT PONDSEDGE
WORK ORDER 35784
FILE MN-05524