

**BETHEL TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**RESOLUTION No. 2026-26**

Final Land Development – 1534 Naamans Creek Road and 0 Naamans Creek Road

**WHEREAS**, 1534 Naamans Creek Road, LLC (collectively, the “Applicant”), owner of the parcels presently known as 0 Naamans Creek Road, folio no. 03-00-00456-00, and 1534 Naamans Creek Road, folio no. 02-00-00457-00, comprising approximately 3.878 acres of land, has submitted an application to consolidate those lots, divide them into 3 lots, retaining an existing single-family home on lot 1 and constructing single-family residential homes on lots 2 and 3, serviced by a shared driveway and utility easement along the western boundary, with lots 1 and 2 as the dominant tenements and lot 3 as the servient tenement.

**WHEREAS**, in support of the Application, Applicant has submitted a plan titled “Preliminary/Final 3-Lot Subdivision and Land Development Plan,” prepared by InLand Design dated December 2, 2025, consisting of twelve (12) sheets, last revised March 26, 2026, attached hereto and marked as Exhibit “A” (the “Plan”);

**WHEREAS**, on March 03, 2026, The Bethel Township Planning Commission granted Applicant preliminary approval conditioned upon: 1) Applicant completing all outstanding recommendations from the Township Engineer; 2) Applicant planting the required evergreen trees; 3) Applicant addressing all outstanding PennDOT issues; and 4) Applicant recording all necessary easements, as reflected in its draft meeting minutes of that date attached hereto and marked as Exhibit “B;”

**WHEREAS**, the Application has been subjected to the following reviews: Township Engineer G.D. Houtman & Son, Inc., as set forth in its most recent review letter dated March 4, 2026, attached hereto as Exhibit “C;” the Bethel Township Planning Commission, as set forth at Exhibit “B;” and the Delaware County Planning Commission, as set forth in its review letter dated February 20, 2026 attached hereto as Exhibit “D” (collectively, the “**Reviews**”);

**WHEREAS**, Applicant has requested the following waiver from the Aston Township Subdivision and Land Development Ordinance (the “**SALDO Waiver**”):

from Section 395 to allow for review and approval of the preliminary/final plans concurrently;

**WHEREAS**, Applicant's waiver request is not necessary to this Board granting Applicant final plan approval;

**WHEREAS**, subject to the conditions set forth below, this Board of Supervisors believes that the Application is compliant with the ordinances of Bethel Township and warrants final land development approval.

**NOW, THEREFORE**, be it **RESOLVED** that The Plan is hereby **CONDITIONALLY APPROVED** as a final land development plan, subject to the following conditions:

- a. Applicant shall abide by all applicable laws and regulations of the United States, the Commonwealth of Pennsylvania, Delaware County and Aston Township during its construction and use at the Property.
- b. Except as otherwise approved during final land development, Applicant shall construct and install all proposed improvements consistent with and as shown on the Plan.
- c. Applicant shall materially comply with the terms and recommendations of the Reviews.
- d. Applicant will comply with all recommendations of the Fire Marshall relating to the Plan.
- e. Prior to Plan recording, Applicant shall revise the Plan to set forth the Conditions of this Resolution verbatim.
- f. Prior to the release of the Plan for recording, Applicant shall enter into a simplified form of land development agreement in a form satisfactory to the Township Solicitor and provide a lump sum escrow to the Township in an amount to be established by the Township Engineer to be held until the issuance of a certificate of occupancy for the two new single family residential homes.
- g. Prior to Plan recording, Applicant shall pay a fee in lieu of the provision of recreational lands and facilities, in an amount to be determined by the Township Engineer.
- h. Subsequent to Plan recording but prior to the issuance of permits for any construction activity at the Property Applicant shall provide

evidence to the Township that it has recorded a Declaration of Driveway and Utility Easement in the form attached hereto as Exhibit "E." Should there be any substantive change to such Declaration Applicant shall submit the revised Declaration to the Township Solicitor for review and approval.

- i. Prior to the issuance of permits for any construction activity at the Property Applicant shall execute and record a stormwater operation and management agreement with the Township, in a form satisfactory to the Township Solicitor, and shall make a contribution to the Municipal Stormwater Control and BMP Operation and Maintenance Fund in an amount to be determined by the Township Engineer.
- j. Prior to the issuance of permits for any construction activity at the Property Applicant will provide a will-serve letter for water and sewer service.

**RESOLVED**, this 14<sup>th</sup> day of April 2026.

Bethel Township Board of Supervisors

Attest:

---

Chuck Dennie  
Chair

---

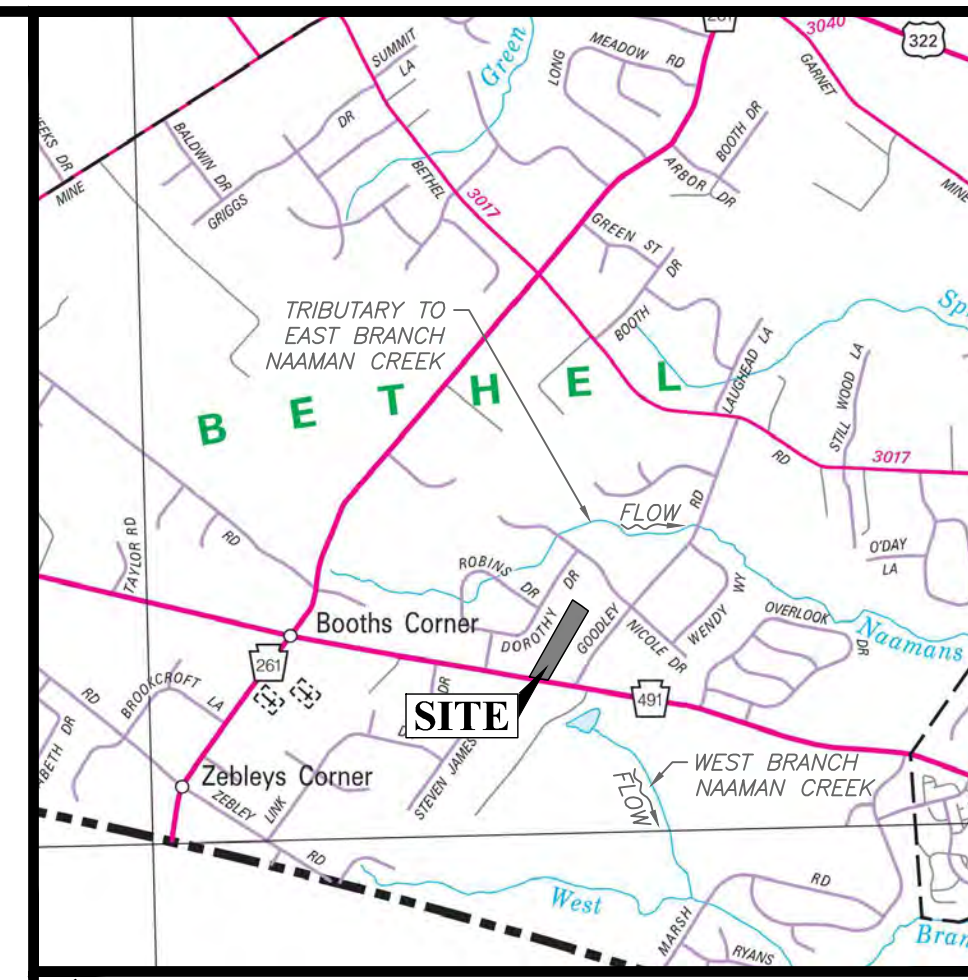
William Addison  
Township Manager

**EXHIBIT "A"**  
**PLAN**

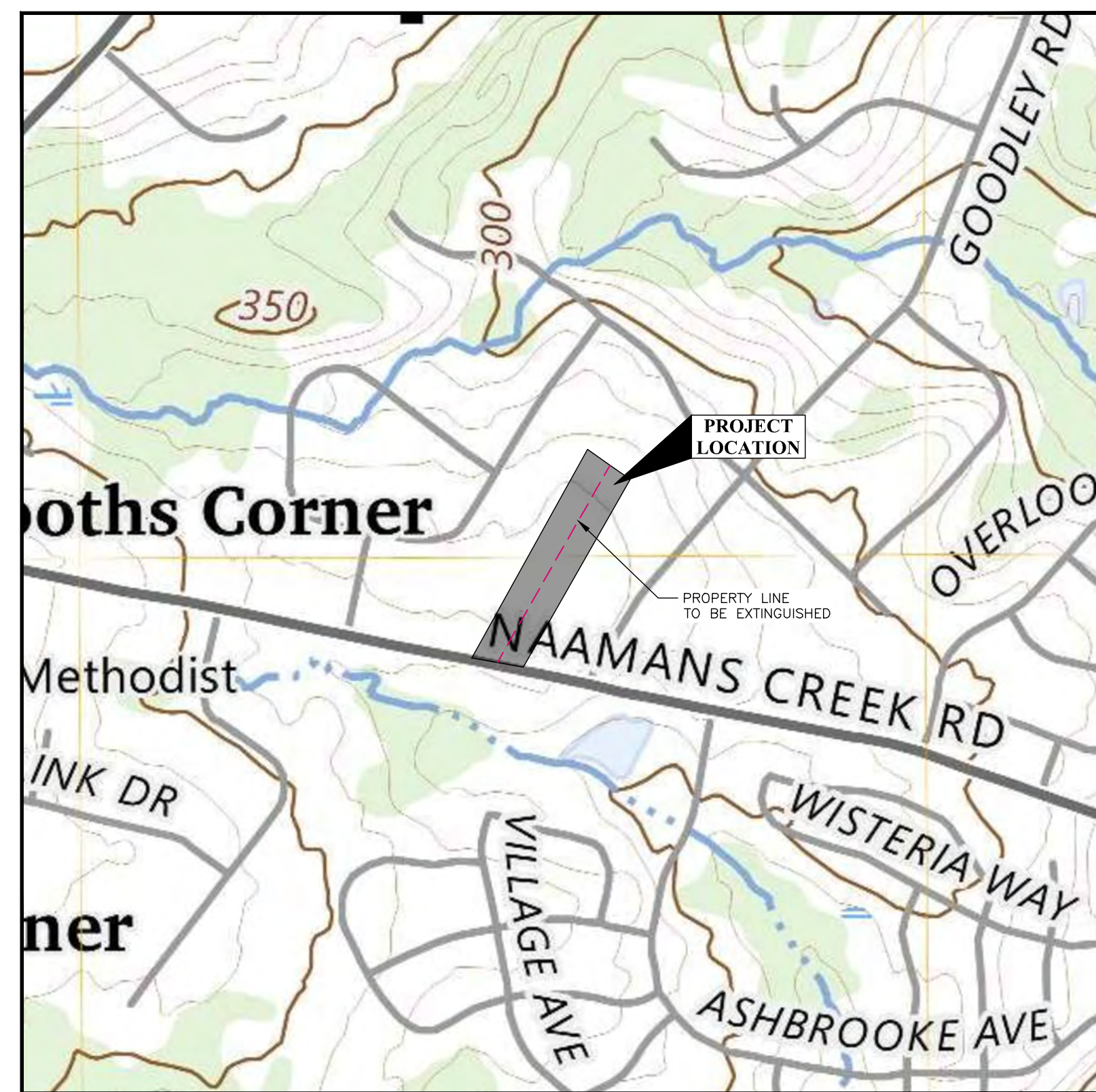
# PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR  
**1534 NAAMANS CREEK, LLC**  
1534 NAAMANS CREEK ROAD, GARNET VALLEY, PA 19060  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

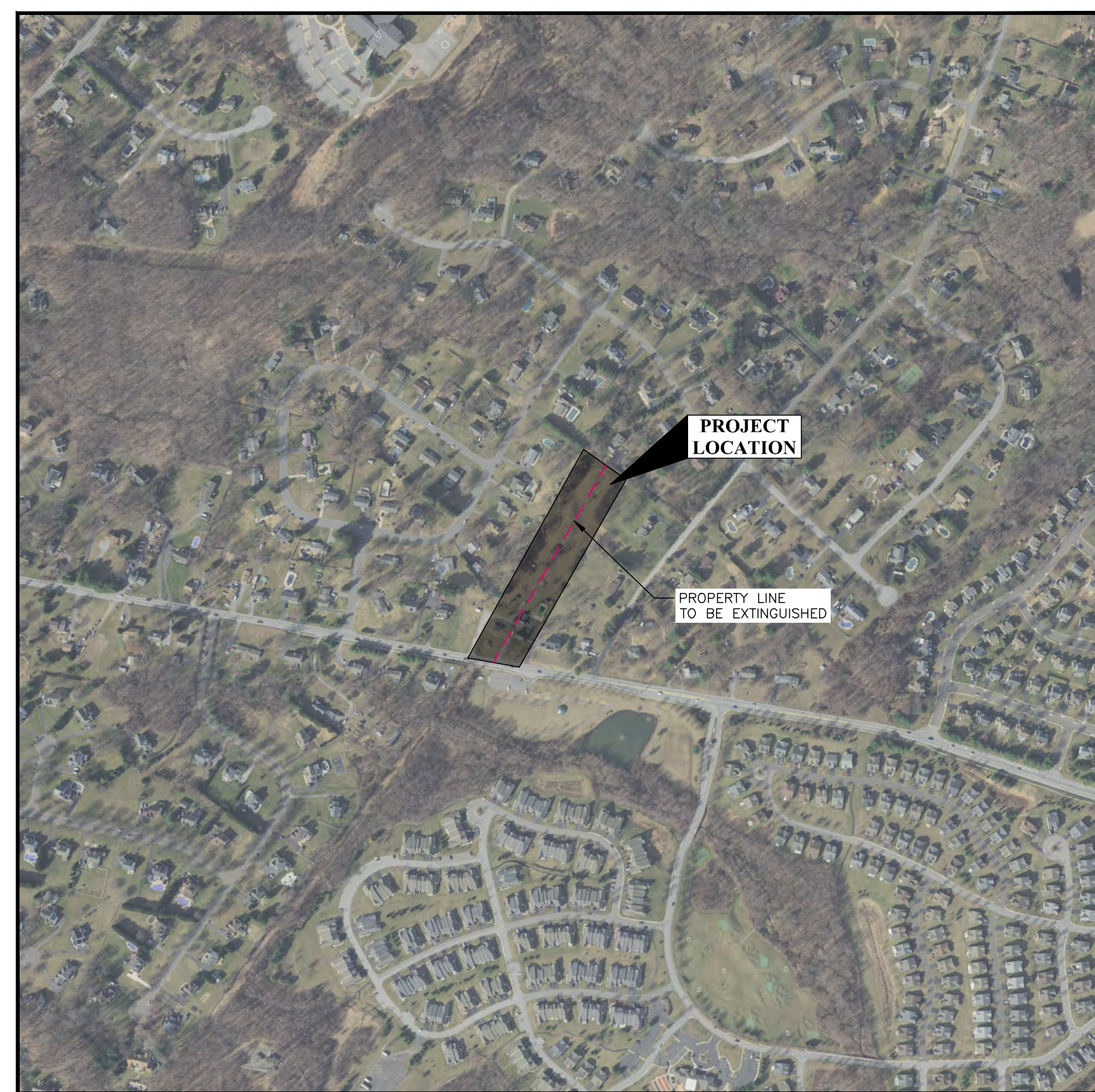
SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	TITLE PLAN
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	DRIVEWAY AND UTILITY PROFILES
7	UTILITIES PLAN
8	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
9	STORMWATER MANAGEMENT DETAILS & PROFILES
10	CONSTRUCTION DETAILS
11	EROSION CONTROL PLAN
12	EROSION CONTROL DETAILS



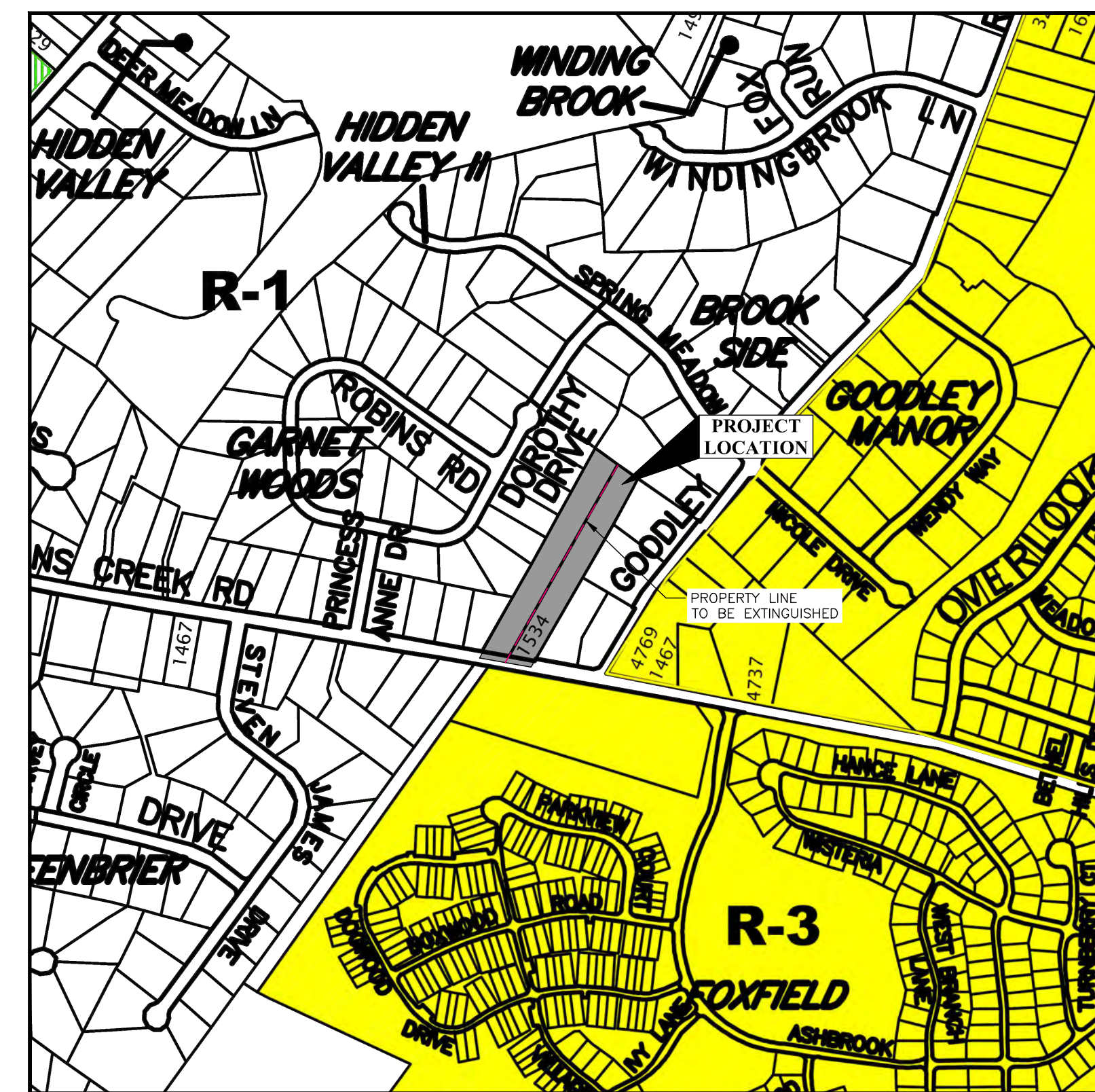
- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOME ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
  - LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1.
  - TOTAL TRACT AREA = 3.878 ACRES (168,958 S.F.)
  - TAX PARCEL: 03-00-00456-00 - 2.042 ACRES (GROSS) (03-00-00457-00 - 1.836 ACRES (GROSS))
  - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.R. CONRAD, DATED 06-19-2025.
  - PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:  
 PLAN 11: PLAN ENTITLED, "SITE PLAN OF PROPERTY FOR DOROTHY CONGIBER" PREPARED BY ROBERT W. MATTEL, P.E., INC., DRESEL HILL, PA, DATED 04-04-2005, LAST REVISED 07-05-2005, RECORD PLAN BOOK 828, PG. 448.  
 PLAN 12: PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN OF PROPERTY OF G. CAROL E. FANDYNE" PREPARED BY G.D. HOWITMAN & SON, INC., DATED 12/4/2004, LAST REVISED 03/04/2005, PLAN BOOK 67, PG. 426.
  - THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
  - THE PROPERTY IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.  
 a. VEOLIA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WILL SERVE LETTER DATED OCTOBER 25, 2025.  
 b. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED, PA CH. 93 CLASSIFICATION WARM WATER FISHES, MIGRATORY FISHES (WVWFMP). THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 6584(C)18F, EFFECTIVE NOVEMBER 18, 2009.
  - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
  - SITE GEOLOGY IS CHARACTERIZED AS 700g, MAFIC GNISS.
  - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTHMOVING ACTIVITIES.
  - SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
  - PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD IF REQUIRED BY BETHEL TOWNSHIP.
  - OWNERS HEREBY GRANT A EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
  - ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER BMPs.
  - BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE, AND FINAL INSPECTIONS.  
 a. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) BMPs TO BE SUBMITTED TO THE TOWNSHIP.  
 b. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMPs.  
 c. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: SUPERVISOR SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS, AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.  
 d. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.  
 e. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSENSUS WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
  - PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
  - THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 1232025813. REFERENCE: PLAN PREPARED BY LIBRA ENGINEERS, INC. FOR PENNDOT, OR 03/05/2012, AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 660 (SHEET 49 OF 150).



**USGS MAP**  
SCALE 1:500



**AERIAL MAP**  
SCALE 1:500



**ZONING MAP**  
SCALE 1:500

□	R-1	■	LI-1
▨	R-2	■	TANK
■	R-3	■	C-1
■	R-4	■	C-2
■	R-M		
■	TWP. BLDG		

LISTS OF REQUIRED PERMITS/APPROVALS			
ISSUING AGENCY	TYPE OF PERMIT/APPROVAL	DATE ISSUED / STATUS	PERMIT / APPLICATION / REFERENCE NO.
PADEP	ACT 537 SEWER PLANNING EXEMPTION	PADEP EXEMPTION APPROVAL LETTER DATED FEBRUARY 11, 2026	DEP CODE NO: 1-23935-167-E
BETHEL TOWNSHIP FIRE MARSHAL	FIRE MARSHAL APPROVAL		
PENNDOT	MINIMUM USE DRIVEWAY HIGHWAY OCCUPANCY PERMIT	UNDER REVIEW	PENNDOT HOP APPLICATION NO: 396119

**PARK OR RECREATIONAL LAND OR FACILITIES (§ 395-43.1):**  
(ADDED 1-13-2021 BY ORD. NO. 237)

THE APPLICANT PROPOSES A FEE IN LIEU OF PROVIDING THE PARK AND RECREATION AREA IN THE AMOUNT TO BE DETERMINED BY BETHEL TOWNSHIP.

**WAIVER REQUESTS:**  
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE BETHEL TOWNSHIP LAND DEVELOPMENT ORDINANCE:  
1. §395 TO ALLOW FOR REVIEW AND APPROVAL OF THE PRELIMINARY/FINAL PLANS CONCURRENTLY.

**OWNER/APPLICANT:**  
1534 NAAMANS CREEK, LLC  
ATTN: MATT LASSIK  
P.O. BOX 251  
CHESTER HEIGHTS, PA 19017  
PHONE: (610) 459-5010  
MATT@SBCORRAD.COM

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd, West Chester, PA 19382  
Phone: (484) 947-2928  
Fax: (484) 947-2946  
Info@InLandDesign.net

PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | PG. 3930

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd, West Chester, PA 19382  
Phone: (484) 947-2928  
Fax: (484) 947-2946  
Info@InLandDesign.net

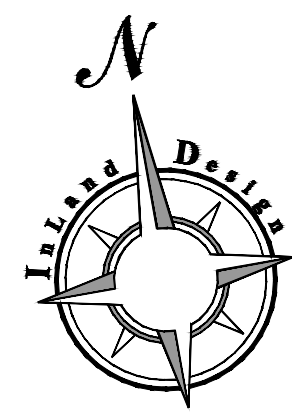
No.	Date:	Description:
1	1/20/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

**PRELIMINARY/FINAL  
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

Date: 12/02/2025  
Scale: AS NOTED  
Drawn by: SMF  
Checked by: CWI  
Project No: 12710

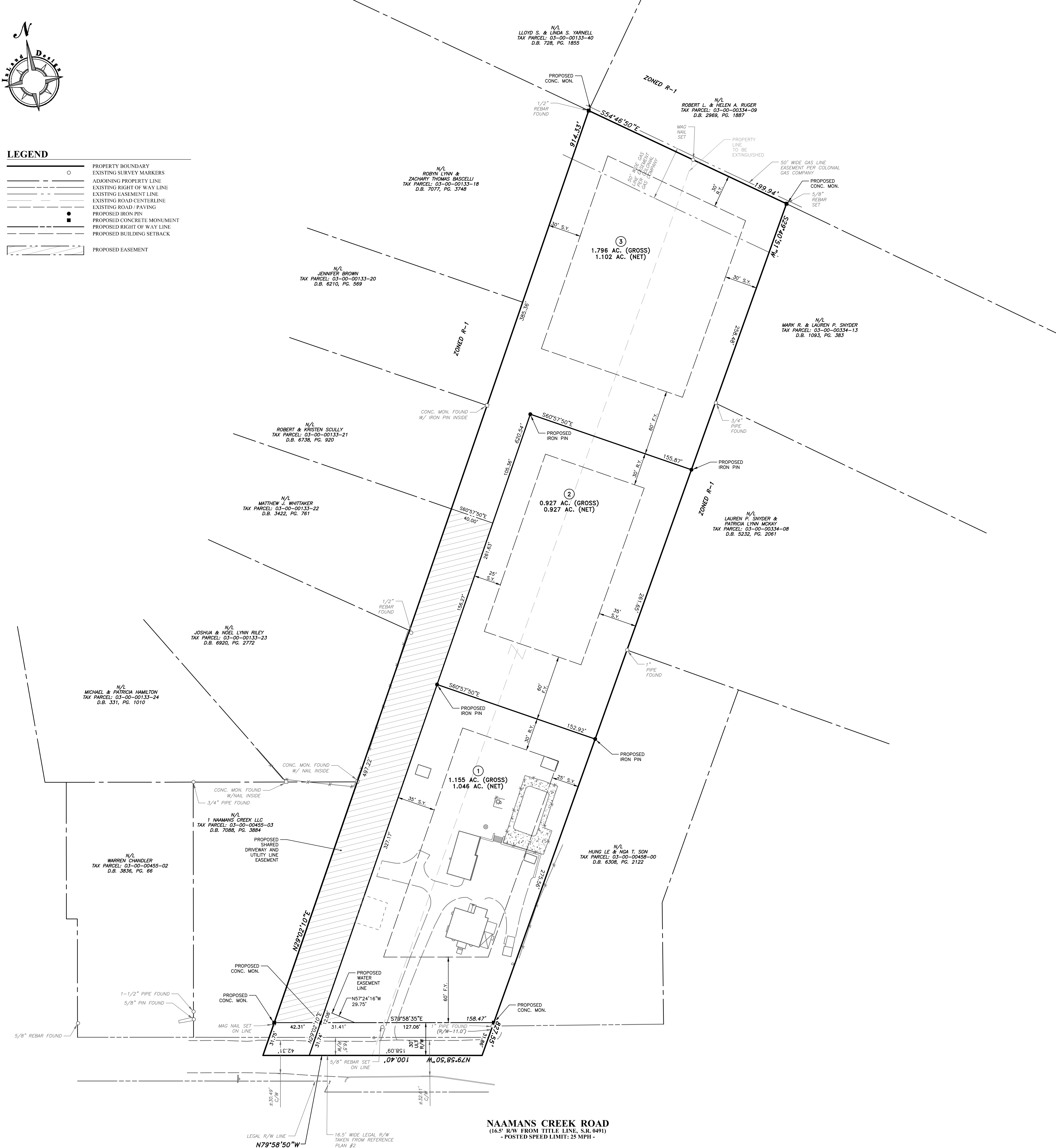
**COVER SHEET**  
FOR  
**1534 NAAMANS CREEK, LLC**  
1534 NAAMANS CREEK ROAD  
GARNET VALLEY, PA 19060  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

**SHEET**  
**1**  
OF 12



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD / PAVING
PROPOSED IRON PIN
PROPOSED CONCRETE MONUMENT
PROPOSED RIGHT OF WAY LINE
PROPOSED BUILDING SETBACK
PROPOSED EASEMENT

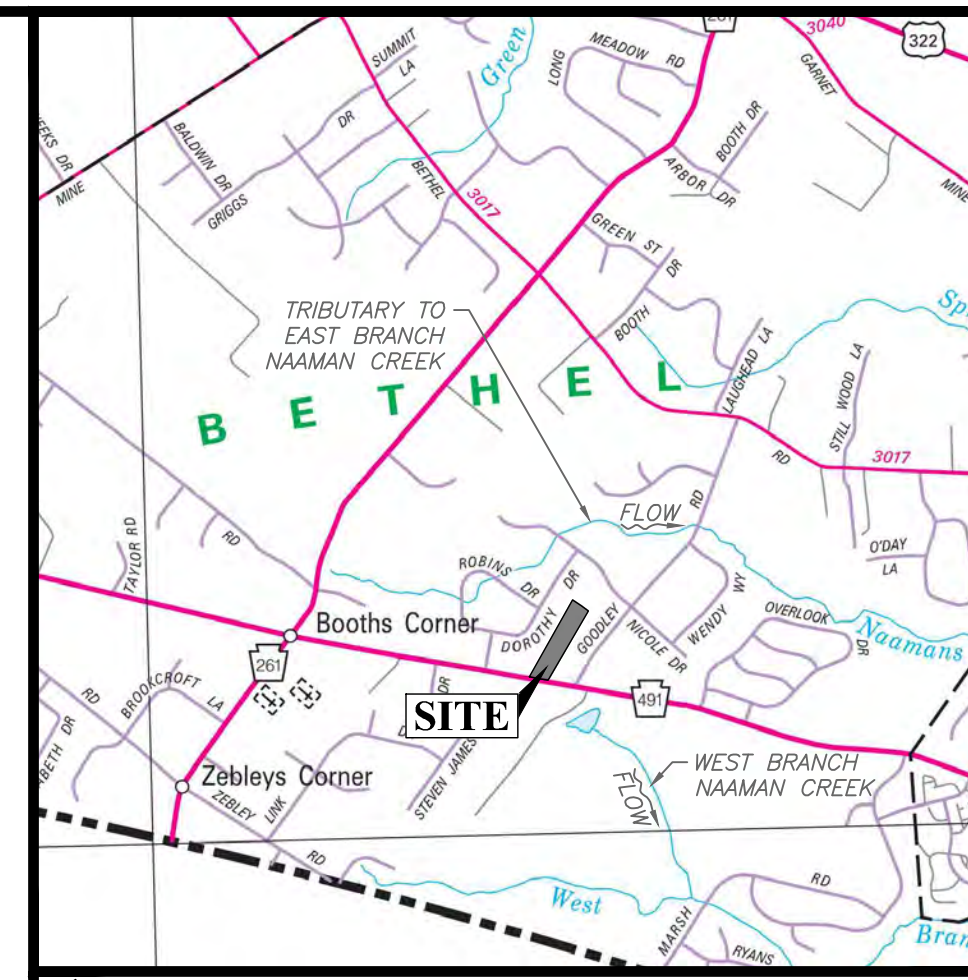


DRIVEWAY NOTES

- 1. A DECLARATION OF EASEMENT AND A MAINTENANCE AGREEMENT SHALL BE PREPARED FOR THE SHARED DRIVEWAY AND SHALL BE SUBMITTED TO THE TOWNSHIP SOLICITOR FOR THEIR REVIEW AND APPROVAL...
2. THE PROPOSED SHARED PRIVATE DRIVEWAY IS NOT TO BE DEDICATED TO BETHEL TOWNSHIP FOR PUBLIC USE...
3. NO OBJECT GREATER THAN 2.5 FEET IN HEIGHT AND NO OTHER OBJECT THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES...

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS...
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1...
3. TOTAL TRACT AREA = 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 = 2.042 ACRES (GROSS)
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY' PREPARED BY HOWELL SURVEYING FOR S.B. CONRAD, DATED 06/19/2025...



LOCATION MAP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

ON THE DAY OF A.D. 20 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED

ACKNOWLEDGED THEMSELVES TO BE THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAN, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

CERTIFICATE FOR APPROVAL BY THE TOWNSHIP BOARD OF SUPERVISORS:
APPROVED BY RESOLUTION OF BOARD OF SUPERVISORS OF BETHEL TOWNSHIP THIS DAY OF 20

CHAIRMAN

CERTIFICATE OF REVIEW BY THE TOWNSHIP ENGINEER:
REVIEWED BY THE BETHEL TOWNSHIP ENGINEER THIS DAY OF 20

TOWNSHIP ENGINEER

CERTIFICATE FOR RECOMMENDATION FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION:
RECOMMENDED FOR APPROVAL BY THE BETHEL TOWNSHIP PLANNING COMMISSION, THIS DAY OF 20

CHAIRMAN

MEMBER

OFFER OF DEDICATION:
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAN, AND THAT ALL PROPOSED STREET RIGHT-OF-WAY, SHOWN AND NOT HERETOFORE DEDICATED, IS HEREBY CONTINUALLY OFFERED FOR DEDICATION TO THE PUBLIC USE.

NAME

DELAWARE COUNTY PLANNING COMMISSION
PROCESSED AND REVIEWED: A REPORT HAS BEEN PREPARED BY THE DELAWARE COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE

FOR THE DIRECTOR

RECORDED IN THE DELAWARE COUNTY COURTHOUSE THIS DAY OF 20 IN PLAN BOOK PAGE

EXISTING AREA OF TRACT

Table with 2 columns: Description and Value. Rows include GROSS LOT AREA, AREA WITHIN EXISTING R/W, AREA WITHIN GAS EASEMENT, NET LOT AREA for two different parcels.

PROPOSED LOT AREA DATA

Table with 6 columns: LOT, GROSS AREA, ULTIMATE RIGHT OF WAY, SHARED DRIVEWAY, GAS EASEMENT, NET LOT AREA. Rows 1, 2, 3.

ZONING DATA

R1 ZONING DISTRICT (ZO: ARTICLE VI)

PUBLIC WATER AND SEWER

Table with 7 columns: DESCRIPTION, REQUIRED, EXISTING, PROPOSED LOT 1, PROPOSED LOT 2, PROPOSED LOT 3. Rows include LOT AREA (NET), LOT WIDTH, BUILDING AREA, FRONT YARDS, SIDE YARDS, REAR YARD, HEIGHT REGULATIONS.

1 NET LOT AREA DOES NOT INCLUDE ANY PUBLIC EASEMENTS OR PUBLIC RIGHT-OF-WAYS.
2 BUILDING AREA: THE AGGREGATE OF THE MAXIMUM HORIZONTAL CROSS-SECTION AREAS OF ALL BUILDINGS ON A LOT, EXCLUDING CORNICES, EAVES, GUTTERS, OR CHIMNEYS PROJECTING NOT MORE THAN THIRTY (30) INCHES, STEPS, ONE-STORY OPEN PORCHES, OR CHIMNEYS NOT EXTENDING MORE THAN ONE (1) STORY AND NOT PROJECTING MORE THAN FIVE (5) FEET; AND BALCONIES AND TERRACES.
3 SIDE YARDS: FOR ANY BUILDING OR USE SERVED WITH PUBLIC WATER AND SEWER FACILITIES THERE SHALL BE TWO SIDE YARDS NOT LESS THAN 60 FEET IN AGGREGATE WIDTH AND NEITHER LESS THAN 25 FEET IN WIDTH.
4 HEIGHT REGULATIONS: THE HEIGHT OF ANY PRINCIPAL BUILDING SHALL NOT EXCEED THIRTY-FIVE FEET.
5 EXISTING VALUES ARE CALCULATED USING THE EXISTING RIGHT-OF-WAY. PROPOSED VALUES ARE CALCULATED USING THE PROPOSED (ULTIMATE) RIGHT-OF-WAY.

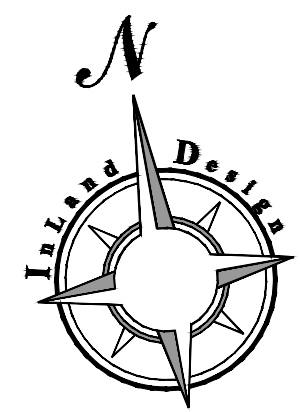
INLAND DESIGN logo and contact information: Engineering, Surveying & Land Planning. 16 Hagerty Blvd, West Chester, PA 19382. Phone: (484) 947-2928. Fax: (484) 947-2946. www.InLandDesign.net

PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. GRAPHIC SCALE 1" = 40'. Project No. 12710.

TITLE PLAN FOR 1534 NAAMANS CREEK, LLC. 1534 NAAMANS CREEK ROAD, GARNET VALLEY, PA 19060. BETHEL TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA.

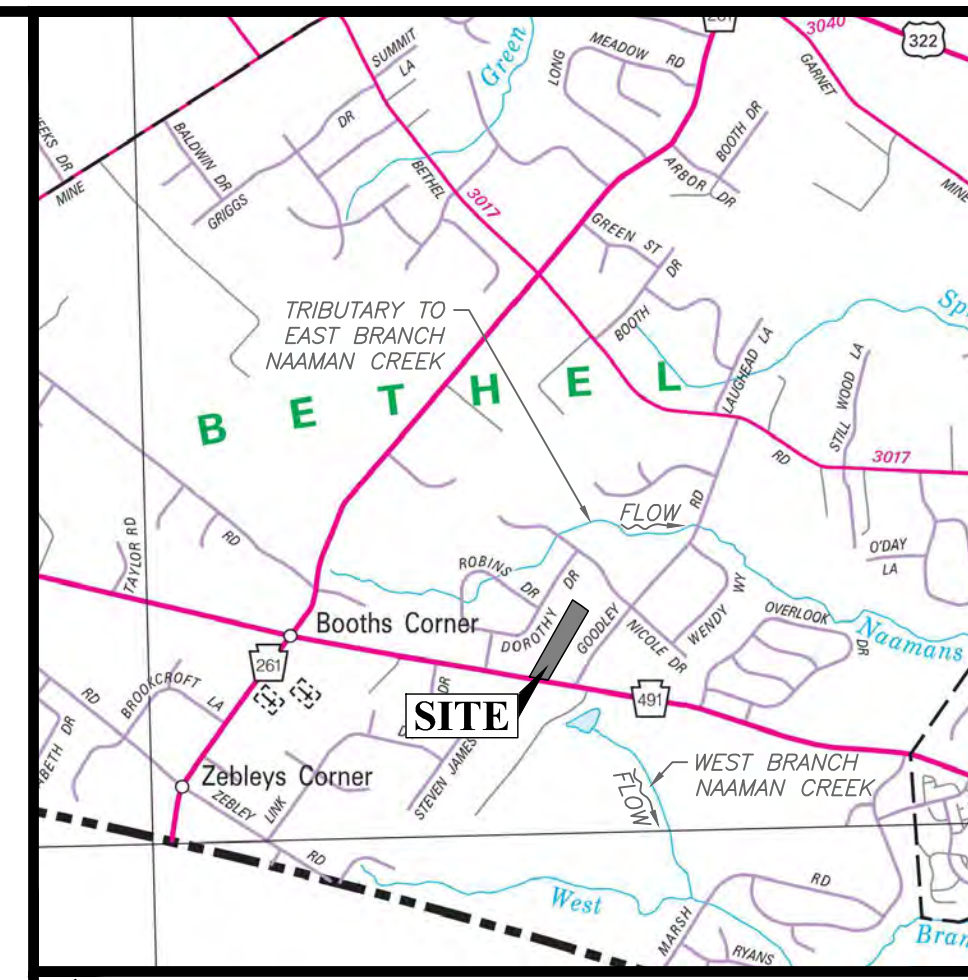
SHEET 2 OF 12

OWNER/APPLICANT: 1534 NAAMANS CREEK, LLC. ATTN: MATT LASSIK. P.O. BOX 251, CHESTER HEIGHTS, PA 19017. PHONE: (610) 456-5010. MATTL@SBCONRAD.COM



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD PAVING
TEST PIT LOCATION
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING SPOT ELEVATION
EXISTING TREE SYMBOLS
EXISTING DRIVEWAY
EXISTING CONCRETE PAD, SIDEWALK OR PATIO
EXISTING PAVERS
EXISTING WALL
EXISTING FENCE LINE
EXISTING STORM STRUCTURES & PIPE
EXISTING ROOF DRAIN
EXISTING SANITARY CLEAN-OUT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER LINE
EXISTING LIGHT
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRE
(TBR) TO BE REMOVED
EXISTING TREES TO BE REMOVED
DEAD OR NON VIABLE TREE PER ARBORIST REPORT (TO BE REMOVED)
EXISTING TREELINE (TO BE ADJUSTED)



GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 3.
3. TOTAL TRACT AREA - 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.942 ACRES (GROSS)
03-00-00457-00 - 1.836 ACRES (GROSS)
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.B. CONRAD, DATED 06/19/2025.
PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:
PLAN 1: PLAN ENTITLED "SITE PLAN OF PROPERTY FOR DOROTHY GIGLIER", PREPARED BY ROBERT W. MATTIA, PLS. INC., DREXEL HILL, PA. DATED 04-04-2005, LAST REVISED 07-05-2005, RECORD PLAN BOOK 309, PG. 348.
PLAN 2: PLAN ENTITLED "TOTAL MAJOR SUBDIVISION PLAN OF PROPERTY OF CURRIE E. VANDIERE", PREPARED BY G.D. HOUTMAN & SON, INC., DATED 12-10-04, LAST REVISED 05-2005, PLAN BOOK 477, PG. 426.
6. THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
7. THE PROPERTY IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.
a. VIOLIA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WILL SERVE LETTER DATED OCTOBER 25, 2025.
8. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED, PA CH. 93 CLASSIFICATION WARM WATER FISHES, MIGRATORY FISHES (WETLANDS).
9. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 24045C0178, EFFECTIVE NOVEMBER 15, 2009.
10. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
11. SITE GEOLOGY IS CHARACTERIZED AS "MIG-MATIC ONTOS".
12. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
13. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
14. PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD AS REQUIRED BY BETHEL TOWNSHIP.
15. OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
16. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER BMPs.
17. BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE AND FINAL INSPECTIONS.
a. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) BMPs TO BE SUBMITTED TO THE TOWNSHIP.
b. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMPs.
c. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: DIMENSIONAL SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS; AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.
18. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
19. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
18. PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
19. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REPORT NUMBER 123205813, REFERRED TO AS "PLAN PREPARED BY CRAWFORD ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 699 (SHEET 49 OF 150)".

DEMOLITION NOTES:

- 1. THE EARTHWORK/SITE CONTRACTOR SHALL REMOVE AND/OR DEMOLISH ALL OF THE ANCILLARY FEATURES WHICH INTERFERE AND/OR CONFLICT WITH THE PROPOSED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, BUILDING, FENCES, VEGETATION, CONCRETE, PAVING, ETC., INCLUDING EXISTING IMPROVEMENTS THAT MAY NOT BE SHOWN ON THESE PLANS. ANY REMOVAL OF TREES MUST INCLUDE REMOVAL OF THE STUMPS.
2. THE EARTHWORK/SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PROVIDERS OWNERS TO DISCONNECT THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS AND/OR SITE PRIOR TO BEGINNING DEMOLITION. SERVICES, INCLUDING BUT NOT LIMITED TO STORM SEWER, ELECTRIC, SANITARY SEWER, GAS, TELEPHONE, AND WATER, MUST BE REMOVED AS DIRECTED BY THE APPROPRIATE UTILITY PROVIDERS OWNERS.
3. ANY EXISTING IMPROVEMENTS THAT ARE NOT TO BE DEMOLISHED, EITHER ON-SITE OR OFF-SITE (I.E. EXISTING DRIVEWAY, EXISTING UTILITIES, ETC.) DAMAGED BY THE EARTHWORK/SITE CONTRACTOR DURING CONSTRUCTION MUST BE REPAIRED BY THE EARTHWORK/SITE CONTRACTOR TO THEIR PRE-CONSTRUCTION CONDITION.

EXISTING AREA OF TRACT

Table with 2 columns: Description and Value. Rows include Gross Lot Area, Area Within Existing R/W, Area Within Gas Easement, Net Lot Area for two parcels (03-00-00456-00 and 03-00-00457-00).

ZONING DATA
R1 ZONING DISTRICT (ZO: ARTICLE VI)
PUBLIC WATER AND SEWER

Table with 4 columns: Description, Required, Existing, and Parcel. Rows include Lot Area (Net), Lot Width, Building Area, Front Yards, Side Yards, Rear Yard, and Height Regulations.

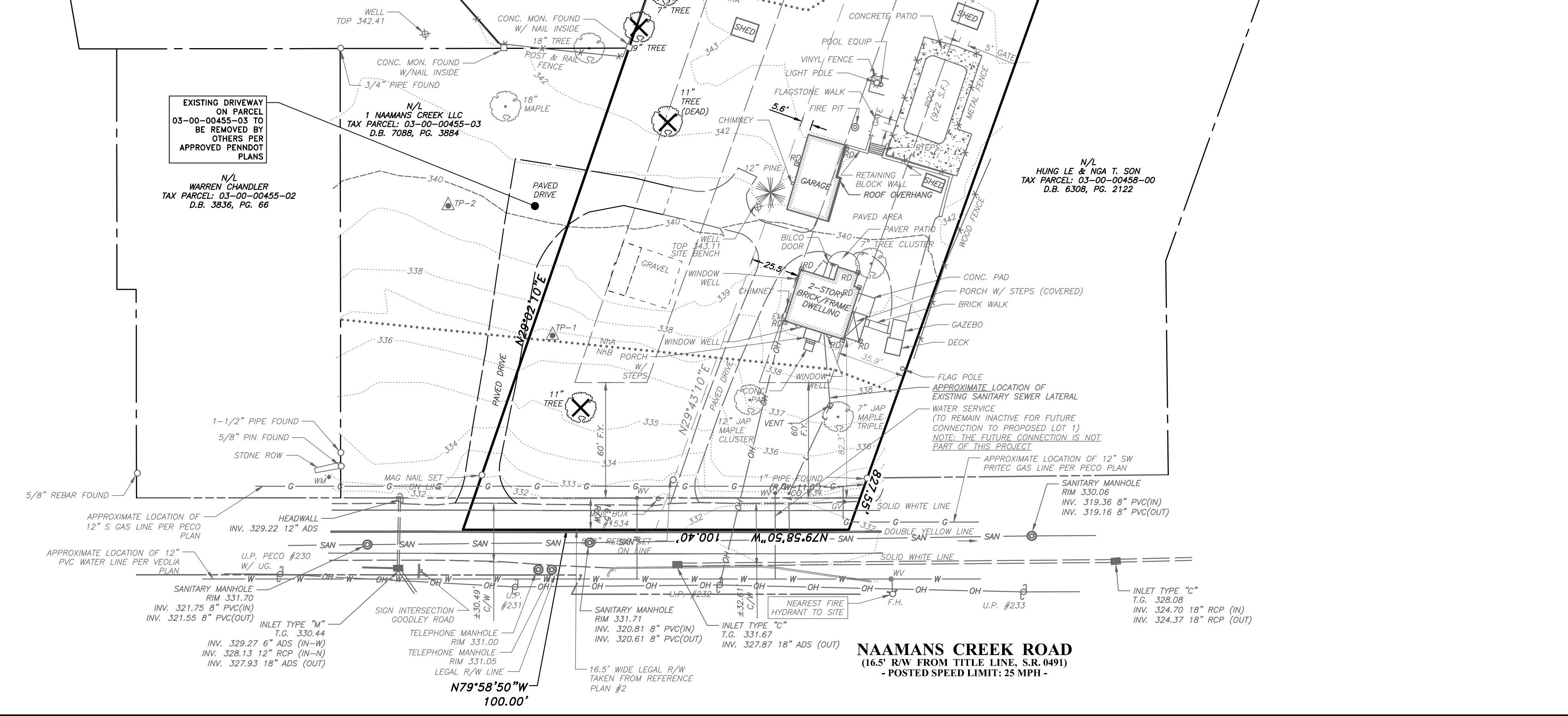
1. NET LOT AREA DOES NOT INCLUDE ANY PUBLIC EASEMENTS OR PUBLIC RIGHT-OF-WAYS.
2. BUILDING AREA: THE AGGREGATE OF THE MAXIMUM HORIZONTAL CROSS-SECTION AREAS OF ALL BUILDINGS ON A LOT, EXCLUDING CORNERS, BAYS, GUTTERS, OR CHIMNEYS PROJECTING MORE THAN THIRTY (30) INCHES, STEPS, ONE STORY OPEN PORCHES, OR CHIMNEYS NOT EXTENDING MORE THAN ONE (1) STORY AND NOT PROJECTING MORE THAN FIVE (5) FEET, AND BALCONIES AND TERRACES.
3. SIDE YARDS: FOR ANY BUILDING OR USE SERVED WITH PUBLIC WATER AND SEWER FACILITIES THERE SHALL BE TWO SIDE YARDS NOT LESS THAN 60 FEET IN AGGREGATE WIDTH AND NEITHER LESS THAN 25 FEET IN WIDTH.
4. HEIGHT REGULATIONS: THE HEIGHT OF ANY PRINCIPAL BUILDING SHALL NOT EXCEED THIRTY-FIVE FEET.
5. EXISTING VALUES ARE CALCULATED USING THE EXISTING RIGHT-OF-WAY.

SOILS DESCRIPTION

Table with 8 columns: Symbol, Description, Slope, Available Water Supply, Drainage Class, Depth to S.H.W.T., Depth to Bedrock, Capability Unit, and Hydrologic Soil Group. Rows include N8a and N8b soil types.

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
1. PER THE GEOTECHNICAL REPORT BY ITS, DATED 10/20/2025, IT IS RECOMMENDED THAT THE DESIGN ENGINEER UTILIZE SOILS MODELED WITH A GROUP B RATING TO MORE ACCURATELY REFLECT ACTUAL SITE CONDITIONS OBSERVED.

OWNER/APPLICANT:
1534 NAAMANS CREEK, LLC
ATTN: MATT LASSIK
PO BOX 25
CHESTER HEIGHTS, PA 19017
PHONE: (610) 459-5910
MATT@SBCORP.COM



INLAND DESIGN logo and contact information: 16 Hagerty Blvd., West Chester, PA 19382, Phone: (484) 947-2928, Fax: (484) 947-2946, www.InLandDesign.net

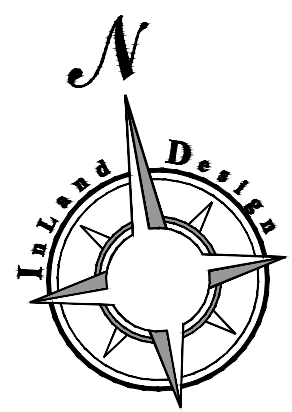
INLAND DESIGN Engineering, Surveying & Land Planning. Pennsylvania One Call System PA, act 172 of 1986 requires three working days notice. PENNSYLVANIA ACT 187 REQUIREMENTS.

Table with 3 columns: No., Date, Description. Rows show revision dates from 1/30/2026 to 3/26/2026.

PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. GRAPHIC SCALE: 1 inch = 40 feet. Project No. 12710.

EXISTING CONDITIONS & DEMOLITION PLAN FOR 1534 NAAMANS CREEK, LLC, 1534 NAAMANS CREEK ROAD, GARNET VALLEY, PA 19060. BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA.

SHEET 3 OF 12



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD PAVING
PROPOSED IRON PIN
PROPOSED CONCRETE MONUMENT
PROPOSED RIGHT-OF-WAY LINE
TEST PIT LOCATION
EXISTING 2" CONTOUR
EXISTING SIGN
EXISTING ROAD PAVING
EXISTING DRIVEWAY
EXISTING OVERHEAD WIRE
PROPOSED SETBACK LINE
PROPOSED DRIVEWAY
PROPOSED EASEMENT
EXISTING TREELINE
PROPOSED TREELINE
EXISTING TREE SYMBOLS
PROPOSED FULL DEPTH PAVEMENT
PROPOSED MILLING AND OVERLAY

ZONING DATA
R1 ZONING DISTRICT (ZO: ARTICLE VI)
PUBLIC WATER AND SEWER

Table with columns: DESCRIPTION, REQUIRED, EXISTING (PARCEL, LOT 1, LOT 2, LOT 3), PROPOSED (LOT 1, LOT 2, LOT 3). Rows include LOT AREA, LOT WIDTH, BUILDING AREA, FRONT YARDS, SIDE YARDS, REAR YARD, HEIGHT REGULATIONS.

NET LOT AREA DOES NOT INCLUDE ANY PUBLIC EASEMENTS OR PUBLIC RIGHT-OF-WAYS.
BUILDING AREA: THE AGGREGATE OF THE MAXIMUM HORIZONTAL CROSS-SECTION AREAS OF ALL BUILDINGS ON A LOT, EXCLUDING CORNICES, EAVES, GUTTERS, OR CHIMNEYS PROJECTING NOT MORE THAN THIRTY (30) INCHES; STEPS, ONE STORY OPEN PORCHES, OR CHIMNEYS NOT EXTENDING MORE THAN ONE (1) STORY AND PROJECTING MORE THAN FIVE (5) FEET; AND BALCONIES AND TERRACES.
SIDE YARDS: FOR ANY BUILDING OR USE SERVED WITH PUBLIC WATER AND SEWER FACILITIES THERE SHALL BE TWO SIDE YARDS NOT LESS THAN 6 FEET IN AGGREGATE WIDTH AND NEITHER LESS THAN 2 FEET IN WIDTH.
HEIGHT REGULATIONS: THE HEIGHT OF ANY PRINCIPAL BUILDING SHALL NOT EXCEED THIRTY-FIVE FEET.
EXISTING VALUES ARE CALCULATED USING THE EXISTING RIGHT-OF-WAY.
PROPOSED VALUES ARE CALCULATED USING THE PROPOSED (ULTIMATE) RIGHT-OF-WAY.

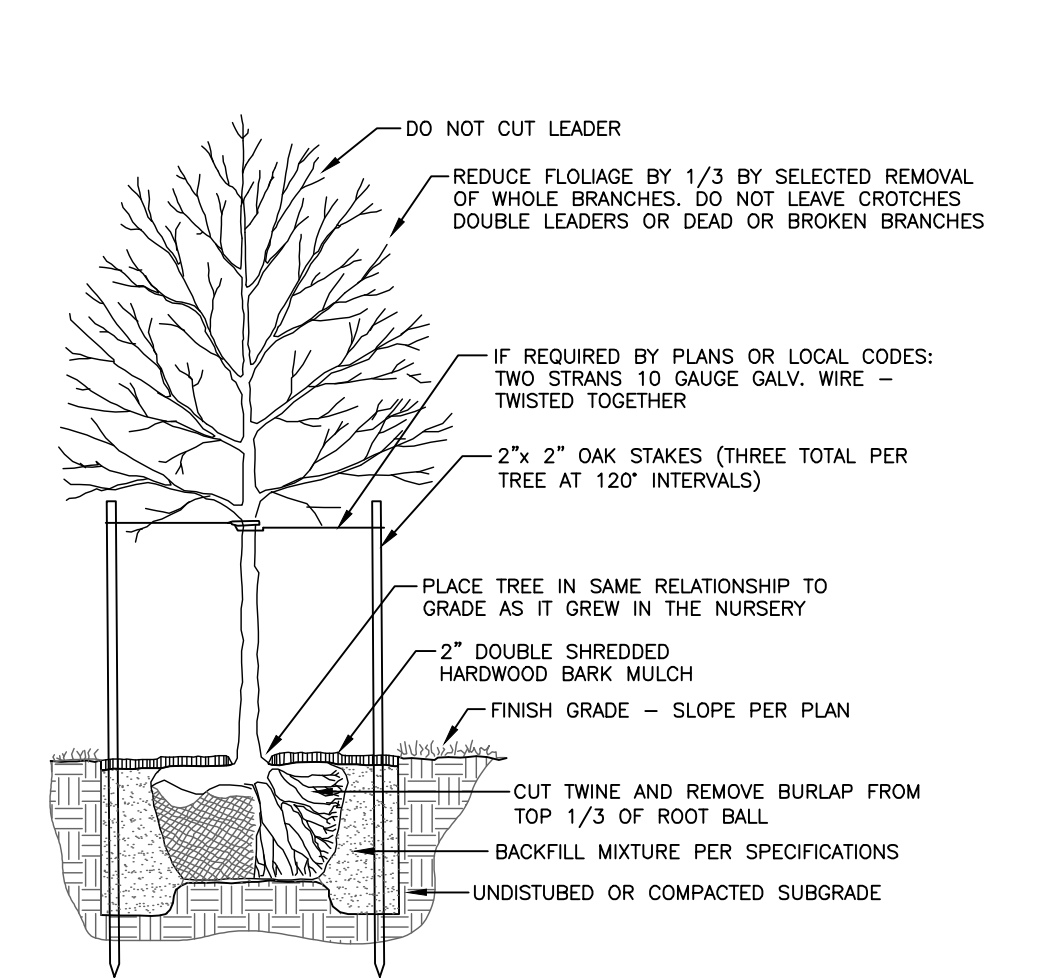
LANDSCAPING GENERAL NOTES

- 1. ALL BEDS AROUND THE TREE CANOPY SHALL HAVE THREE INCHES OF SHREDED HARDWOOD MULCH OR EQUAL.
2. TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
3. DO NOT CUT THE LEADERS OF PRUNING TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
4. NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES.
5. ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED. IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
6. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS BY THE LANDSCAPING CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
8. ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORMAL AND KNOT CONDITION.
9. ALL TREES SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP.
10. TREES SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
11. TREES SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLANS.
13. ANY SUBSTITUTIONS OF TREES MUST BE REVIEWED AND APPROVED BY THE TOWNSHIP BEFORE INSTALLATION.
14. ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PRUNING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NOT BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING.
15. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, FERTILIZING TO MAINTAIN HEALTHY GROWTH, PRUNING, WEEDING, AND CLEANING DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD.
16. ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE GUARANTEE PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
17. CONTRACTOR SHALL REMOVE ANY DEAD, DISEASED OR DECAYING TREES FROM THE PROPERTY.
18. STREET TREE SHALL HAVE A MIN. OF 7 FEET OF HEAD CLEARANCE ABOVE GROUND AT PLANTING.
19. TREES ALONG NAAMANS CREEK ROAD TO BE MAINTAINED BY THE LOT OWNER.
20. ALL DISTURBED AREAS NOT MULCHED TO BE SOODED.
21. SHRUBS PREVENTING VEHICLE ACCESS BETWEEN THE PROPOSED SHARED DRIVEWAY AND EXISTING DRIVEWAY ON LOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1.
22. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
23. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 12302851. REFER TO: PLAN PREPARED BY CREW ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 699 (SHEET 49 OF 150).

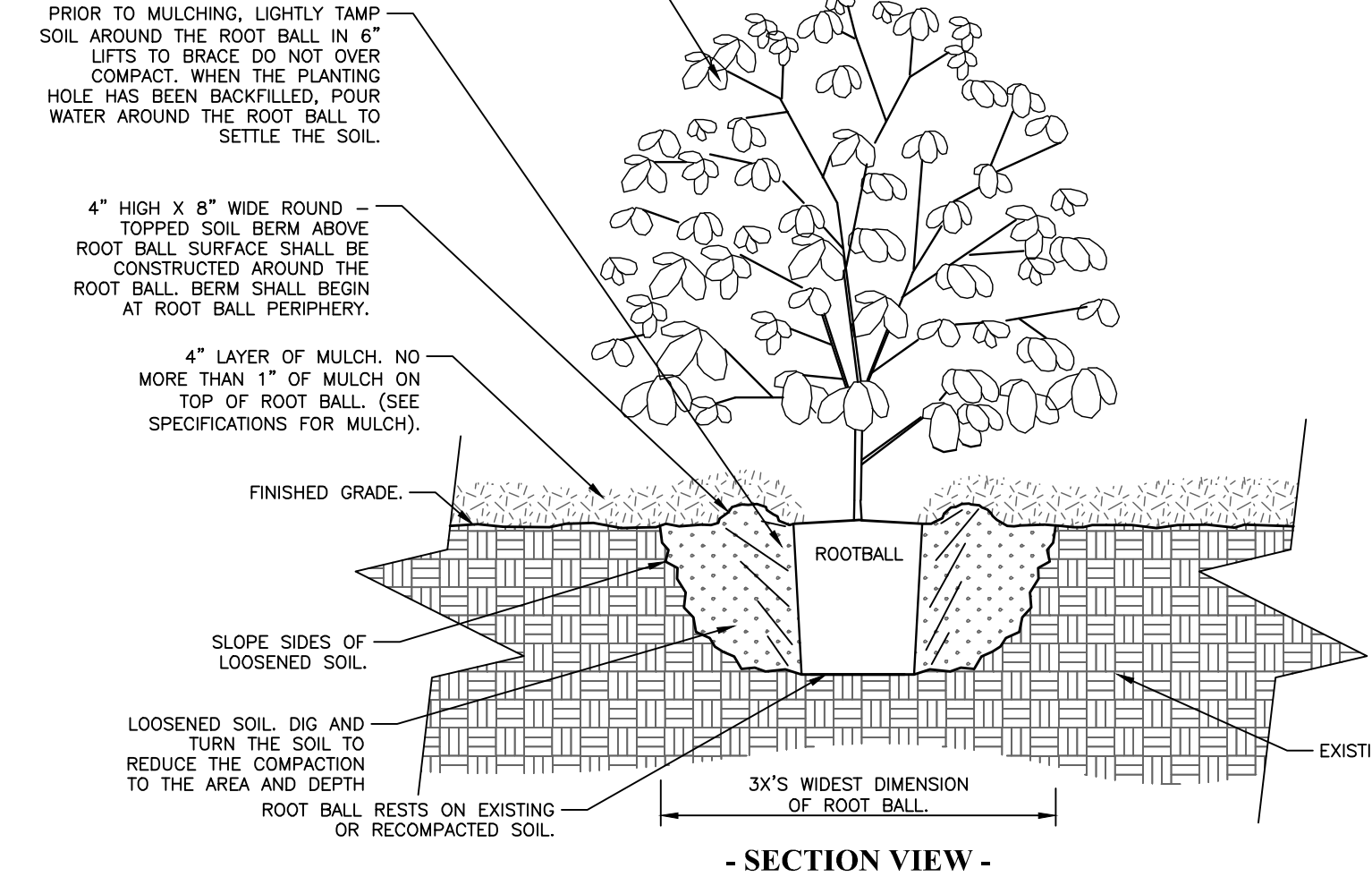
IMPERVIOUS COVERAGE

Table with columns: DESCRIPTION, EXISTING, PROPOSED. Rows include PAVED DRIVE, PATIOS, DWELLING, GARAGE, WALK/STEPS, PORCHES, SHEDS, DECK/GAZEBO, WALLS, PADS, BILCO DOOR, GRAVEL, TOTAL.

EXISTING IMPERVIOUS MEASURED TO THE EXISTING RIGHT-OF-WAY LINE.
PROPOSED IMPERVIOUS MEASURED TO THE PROPOSED (ULTIMATE) RIGHT-OF-WAY LINE.
\* 1.21 SF OF IMPERVIOUS PAVED DRIVE IS IN SHARED DRIVEWAY ACCESS EASEMENT.



TYPICAL DECIDUOUS TREE PLANTING DETAIL (NOT TO SCALE)



TYPICAL SHRUB PLANTING DETAIL (NOT TO SCALE)

PLANT LIST

Table with columns: LEGEND, KEY, BOTANICAL NAME, COMMON NAME, QTY., CAL., ROOT. Lists Acer saccharum (SUGAR MAPLE) and Taxus x media 'Hicksii' (HICKS YEW).

SIGHT DISTANCE NOTE:

THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTAINING THE SIGHT DISTANCE SHOWN IN THIS PLAN AT THE INTERSECTION OF THE DRIVEWAY AND NAAMANS CREEK ROAD (S.R. 699) ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION SHALL BE MAINTAINED OR REMOVED AS NECESSARY IN PREFERENTIAL BY THE PROPERTY OWNER AT THEIR SOLE EXPENSE.

OWNER/APPLICANT:

1534 NAAMANS CREEK, LLC
ATTN: MATT LASHLEY
P.O. BOX 251
CHESTER HEIGHTS, PA 19017
PHONE: (610) 498-9010
MATT@SBCONRAD.COM

Copyright notice for Inland Design, LLC, including Pennsylvania One Call System information and contact details.

Professional seal for Matthew Whitaker, P.E., License No. 20252820865, State of Pennsylvania.

Inland Design logo and contact information: Engineering, Surveying & Land Planning, 16 Hagerty Blvd., West Chester, PA 19382, www.InLandDesign.net.

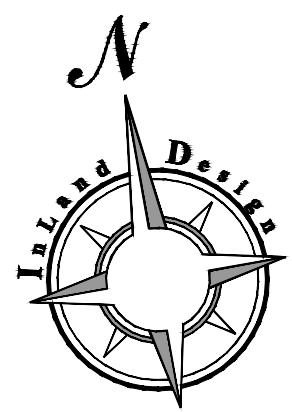
Revision table with columns: No., Date, Description. Lists three revisions from 1/30/2026 to 3/26/2026.

PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. Includes a graphic scale from 0 to 160 feet and a north arrow.

Project information: Date 12/02/2025, Scale 1" = 40', Drawn by SMF, Checked by CWI, Project No. 12710.

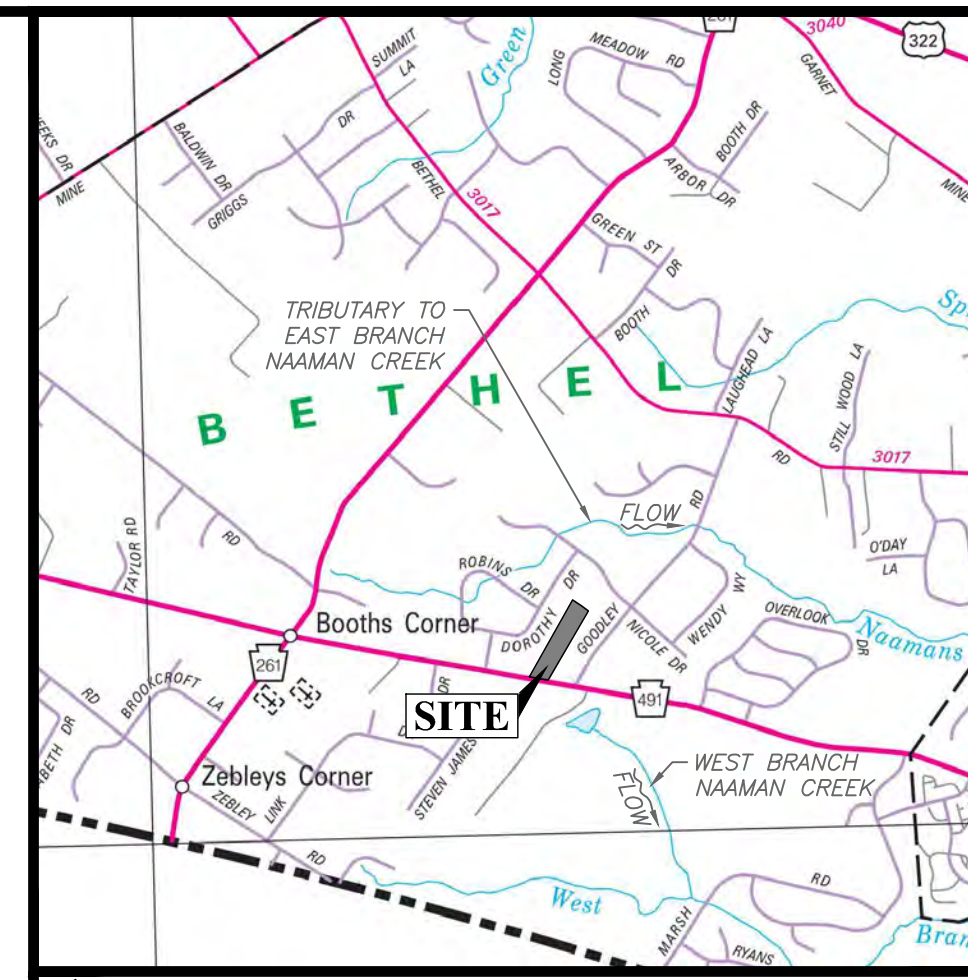
SITE PLAN FOR 1534 NAAMANS CREEK, LLC, 1534 NAAMANS CREEK ROAD, GARNET VALLEY, PA 19060, BETHEL TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA.

SHEET 4 OF 12



**LEGEND**

- PROPERTY BOUNDARY
- EXISTING SURVEY MARKERS
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING ROAD CENTERLINE
- EXISTING ROAD / PAVING
- PROPOSED CONCRETE MONUMENT
- ▲ PROPOSED IRON PIN
- ▲ TP-5 TEST PIT LOCATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING TREE SYMBOLS
- EXISTING SIGN
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TREE LINE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT & PIPE
- PROPOSED WELL
- PROPOSED WATER LINE



**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1.
3. TOTAL TRACT AREA = 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.82 ACRES (GROSS)
5. TAX PARCEL: 03-00-00457-00 - 1.058 ACRES (GROSS)
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.B. CONRAD, DATED 06/19/2025.
7. PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:  
PLAN #1: PLAN ENTITLED "SITE PLAN OF PROPERTY FOR DOMINITY CHUDLER", PREPARED BY ROBERT W. MATTAL, PLS., INC., DREXEL HILL, PA, DATED 04/04/2005, LAST REVISED 07-05-2005, RECORD PLAN BOOK 309, PG. 348.  
PLAN #2: PLAN ENTITLED "TOTAL MAJOR SUBDIVISION PLAN OF PROPERTY OF CURTIS E. VANDIERE", PREPARED BY G.D. HOUTMAN & SON, INC., DATED 12/14/2004, LAST REVISED 05/2005, PLAN BOOK #7, PG. 426.
8. THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
9. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
10. VIOLA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WILL SERVE LETTER DATED OCTOBER 28, 2025.
11. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED, PA CH. 93 CLASSIFICATION W/AM WATER ISSUES, MIGRATORY FISHES (W/FM).
12. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42045C0178, EFFECTIVE NOVEMBER 18, 2009.
13. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
14. SITE GEOLOGY IS CHARACTERIZED AS "MIG. MATIC ONTS".
15. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
16. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
17. PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD AS REQUIRED BY BETHEL TOWNSHIP.
18. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
19. OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
20. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER BMPs.
21. BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE, AND FINAL INSPECTIONS:  
a. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) BMPs TO BE SUBMITTED TO THE TOWNSHIP.  
b. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMPs.  
c. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: IMPERVIOUS SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS; AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.  
d. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.  
e. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
22. PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
23. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 123202813, REFERRED TO AS "PLAN PREPARED BY CRAWFORD ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 699 (SHEET 49 OF 159)".



**OWNER/APPLICANT:**  
1534 NAAMANS CREEK, LLC  
ATTN: MATT LASKAR  
P.O. BOX 251  
CHESTER HEIGHTS, PA 19017  
PHONE: (610) 498-9019  
MATT@SBCONRAD.COM

**COPYRIGHT**  
Inland Design, LLC, copyright reserved in common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of Inland Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Inland Design, LLC. Any reuse without written permission, verification, consent or authorization by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all damages, claims, losses, and expenses arising therefrom or resulting therefrom.

Pennsylvania One Call System  
PA, act 172 of 1986 requires three working days notice  
20252820865

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
Inland Design, LLC, does hereby certify the accuracy of the location for existing and/or utility structures shown on the plans. For existing utility structures shown on the plans, we have done a field survey and we certify that all structures shown are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

**PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | PG. 3930**

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd.  
West Chester, PA 19382  
www.InLandDesign.net

Phone: (484) 947-2928  
Fax: (484) 947-2946  
Info@InLandDesign.net

No.	Date:	Description:
1	1/30/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

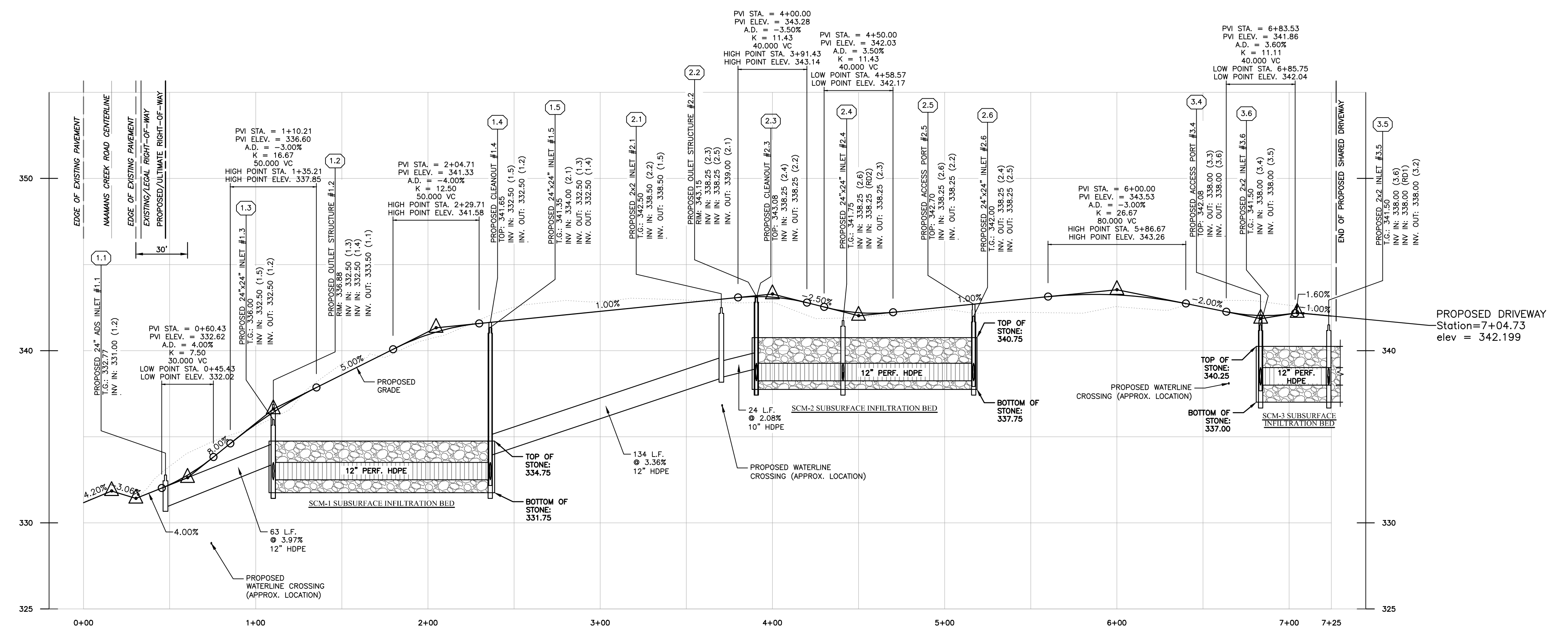
**PRELIMINARY/FINAL**  
**3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

GRAPHIC SCALE  
0 20 40 80 160  
(IN FEET)  
1 inch = 40'

Date: 12/02/2025  
Scale: 1" = 40'  
Drawn by: SMF  
Checked by: CWI  
Project No: 12710

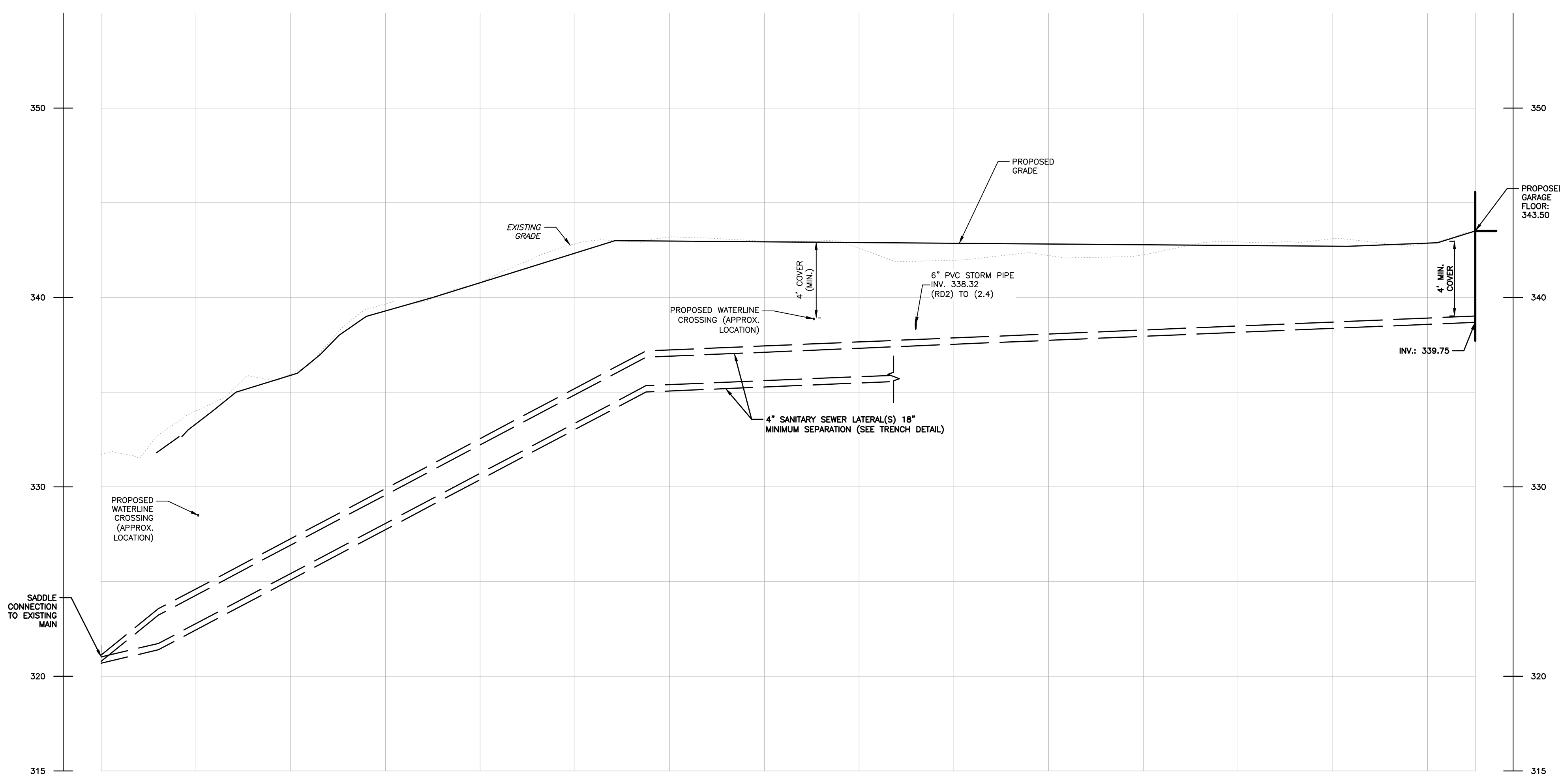
**GRADING PLAN**  
FOR  
**1534 NAAMANS CREEK, LLC**  
**1534 NAAMANS CREEK ROAD**  
**GARNET VALLEY, PA 19060**  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

**SHEET**  
**5**  
OF 12



**PROPOSED DRIVEWAY PROFILE**  
SCALE: (H) 1"=40' (V) 1"=4'

- OFF-STREET PARKING AND DRIVEWAYS**
- § 395.48:
- EACH PROPOSED DWELLING UNIT IN A SUBDIVISION SHALL BE PROVIDED WITH A PAVED OFF-STREET PARKING SPACE LOCATED BEHIND THE BUILDING SETBACK LINE. SUCH OFF-STREET PARKING SPACE MAY BE PROVIDED AS AN INDIVIDUAL GARAGE OR CARPORT, A PARKING COMPOUND OR DRIVEWAY ADJACENT TO OR NEAR THE DWELLING IT SERVES. SUCH PARKING COMPOUND OR DRIVEWAY SHALL PROVIDE A USABLE SPACE OF NOT LESS THAN 180 SQUARE FEET OF PAVED PARKING SURFACE EXCLUSIVE OF THE SPACE NEEDED FOR ACCESS AND MANEUVERING.
  - EACH DRIVEWAY REQUIRED BY THIS SECTION SHALL BE NOT LESS THAN 10 FEET WIDE AND PAVED IN AN ALL-WEATHER SURFACE APPROVED BY THE BOARD OF SUPERVISORS.
  - EACH DRIVEWAY REQUIRED BY THIS SECTION SHALL HAVE A CENTER-LINE GRADE OF NOT MORE THAN 3% FOR A DISTANCE OF 25 FEET MEASURED FROM THE STREET CURB OR GUTTER, AND SHALL HAVE A CENTER-LINE GRADE OF NOT MORE THAN 1% ON THE REMAINDER OF THE DRIVEWAY TO PROVIDE FOR PARKING AND ACCESS DURING SEVERELY INCLEMENT WEATHER.
  - NO DRIVEWAY SHALL BE LOCATED LESS THAN 40 FEET FROM A STREET INTERSECTION.



**SANITARY SEWER LATERAL PROFILE FOR LOT #3**  
SCALE: (H) 1"=40' (V) 1"=4'

**SANITARY SEWER LATERAL NOTES**

- EACH IF CONTRACTOR INSTALLS BY DIRECTIONAL DRILLING, THE PROFILES SHALL BE FOLLOWED TO THE GREATEST EXTENT FEASIBLE.

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd., West Chester, PA 19382  
Phone: (484) 947-2928  
Fax: (484) 947-2946  
Info@InLandDesign.net

Copyright © 2025 Inland Design, LLC. All rights reserved. This drawing is the property of Inland Design, LLC. It is to be used only for the project and site for which it was prepared. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Inland Design, LLC. The user of this drawing shall verify the location and elevation of all underground utilities and structures before the start of work.

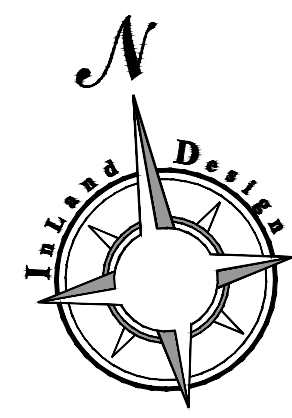
No.	Date	Description
1	1/20/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

**PRELIMINARY/FINAL**  
**3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

GRAPHIC SCALE  
0 20 40 80 160  
IN FEET  
1 inch = 40'

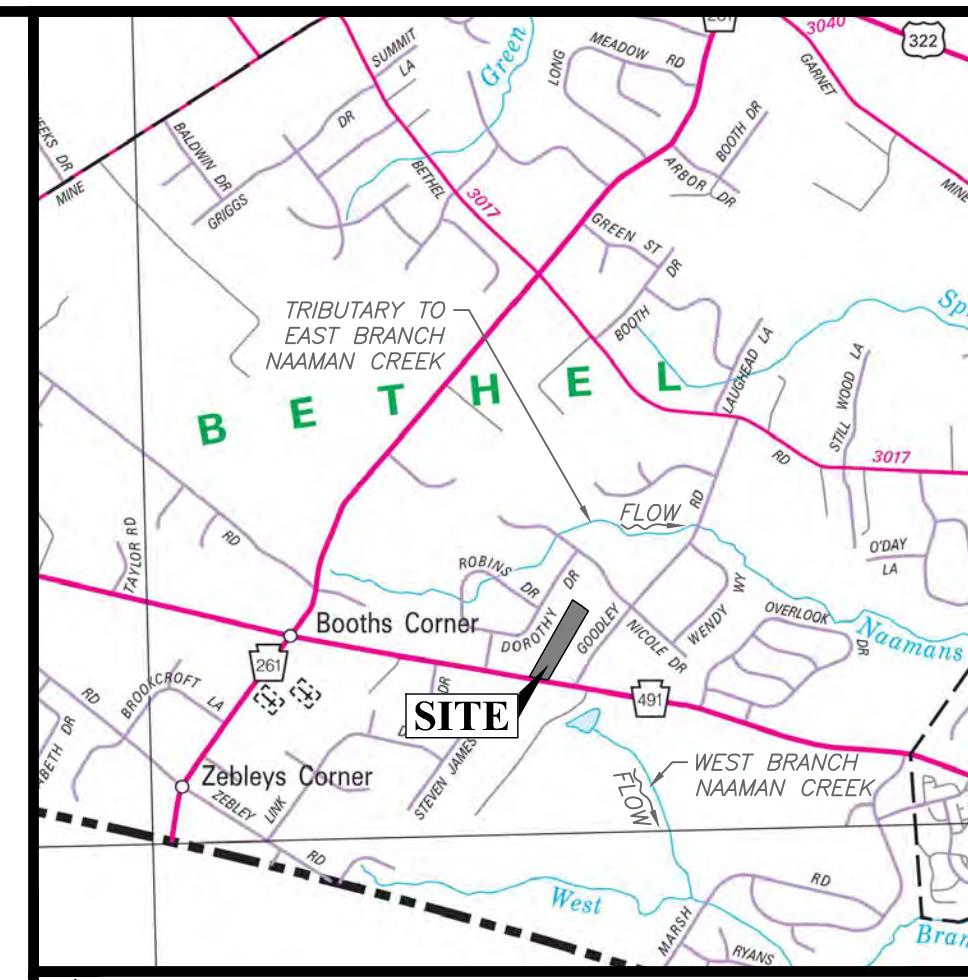
Date: 12/02/2025  
Scale: AS NOTED  
Drawn by: SMF  
Checked by: CWI  
Project No. 12710

**DRIVEWAY AND UTILITY PROFILES**  
FOR  
**1534 NAAMANS CREEK, LLC**  
**1534 NAAMANS CREEK ROAD**  
**GARNET VALLEY, PA 19060**  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA



**LEGEND**

- PROPERTY BOUNDARY
- EXISTING SURVEY MARKERS
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING ROAD CENTERLINE
- EXISTING ROAD PAVING
- PROPOSED CONCRETE MONUMENT
- ▲ PROPOSED RIGHT OF WAY LINE
- ▲ TP-5 TEST PIT LOCATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING TREE SYMBOLS
- EXISTING SIGN
- EXISTING ROAD PAVING
- EXISTING DRIVEWAY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TREELINE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT & PIPE
- PROPOSED WELL
- PROPOSED WATER LINE



**LOCATION MAP**  
SCALE 1" = 200'

**UTILITY NOTES:**

1. ALL UTILITIES FROM NAAMANS CREEK ROAD TO PROPOSED LOTS 2 AND 3 ARE TO BE LOCATED WITHIN THE PROPOSED DRIVEWAY AND UTILITY EASEMENT.
2. ALL PROPOSED UTILITIES ARE TO BE RUN UNDERGROUND.
3. SANITARY SEWER LINES ARE TO BE INSTALLED ACCORDING TO BETHEL TOWNSHIP SEWER AUTHORITY STANDARDS.
4. WATER LINES ARE TO BE INSTALLED ACCORDING TO VEGIA STANDARDS.
5. PER BETHEL TOWNSHIP ORDINANCE OF 1977, UNDER #16 UNDERGROUND UTILITIES:
  - 841.C. ELECTRIC, TELEPHONE AND ALL OTHER UTILITY FACILITIES SHALL BE INSTALLED UNDERGROUND BY THE SUBDIVIDER UNLESS, IN THE OPINION OF THE BOARD OF TOWNSHIP SUPERVISORS, SPECIAL CONDITIONS REQUIRE OTHERWISE. IN SUCH EVENT SUCH INSTALLATIONS SHALL BE AS DIRECTED BY THE BOARD.
  - 841.C. WHERE TELEPHONE AND ELECTRIC SERVICE LINES ARE PLACED UNDERGROUND, CONDUITS OR CABLES SHALL BE PLACED WITHIN EASEMENTS OR DEDICATED PUBLIC WAYS IN A MANNER WHICH WILL NOT CONFLICT WITH OTHER UNDERGROUND SERVICES. FURTHER, ALL TRANSFORMER BOXES SHALL BE LOCATED SO AS NOT TO BE UNSIGHTLY OR HAZARDOUS TO THE PUBLIC.

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1.
3. TOTAL TRACT AREA - 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.82 ACRES (GROSS)
5. TAX PARCEL: 03-00-00457-00 - 1.836 ACRES (GROSS)
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.B. CONRAD, DATED 06/19/2025.
7. PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:
  - PLAN #1: PLAN ENTITLED "SITE PLAN OF PROPERTY FOR PROPERTY 'CHINDLER', PREPARED BY ROBERT W. MATTAL, PLS. INC., DREXEL HILL, PA. DATED 04/04/2005, LAST REVISED 07-05-2005, RECORD PLAN BOOK 309, PG. 348.
  - PLAN #2: PLAN ENTITLED "TOTAL MAJOR SUBDIVISION PLAN OF PROPERTY OF CURRIE E. VANDRIE", PREPARED BY G.D. HOUTMAN & SON, INC., DATED 12/17/2004, LAST REVISED 05/2005, PLAN BOOK #7, PG. 426.
8. THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
9. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
  - a. VEGIA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WILL SERVE LETTER DATED OCTOBER 28, 2025.
10. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED, PA. CH. 93 CLASSIFICATION WARM WATER FISHES, MIGRATORY FISHES (W/FM).
11. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 24045C0178F, EFFECTIVE NOVEMBER 18, 2009.
12. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
13. SITE GEOLOGY IS CHARACTERIZED AS "MUD-MATIC CONGESS".
14. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
15. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
16. PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD AS REQUIRED BY BETHEL TOWNSHIP.
17. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
18. OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
19. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER BMPs.
20. BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE AND FINAL INSPECTIONS:
  - a. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) BMPs TO BE SUBMITTED TO THE TOWNSHIP.
  - b. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMPs.
  - c. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: IMPERVIOUS SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS; AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.
  - d. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
  - e. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
21. PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
22. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 123205813, REFERRED TO PLAN PREPARED BY GRAY ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 699 (SHEET 49 OF 159).



**OWNER/APPLICANT:**  
1534 NAAMANS CREEK, LLC  
ATTN: MATT LASKA  
P.O. BOX 251  
CHESTER HEIGHTS, PA 19017  
PHONE: (610) 498-9019  
MATT@SBCONRAD.COM

**COPYRIGHT**  
Inland Design, LLC, copyright reserved by common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of Inland Design, LLC. They are to be used only in respect to the project and are neither to be used on any other project nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Inland Design, LLC. Any reuse without written permission, certification, consent or authorization by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising therefrom or resulting therefrom.

Pennsylvania One Call System  
PA, act 172 of 1986 requires three working days notice  
Serial Numbers  
**20252820665**

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
Inland Design, LLC, certifies that the location for existing and proposed utility structures shown on the plans, were done in accordance with the Act. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd.  
West Chester, PA 19382  
www.InLandDesign.net

Phone: (484) 947-2928  
Fax: (484) 947-2946  
Info@InLandDesign.net

PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | PG. 3930

No.	Date:	Description:
1	1/30/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

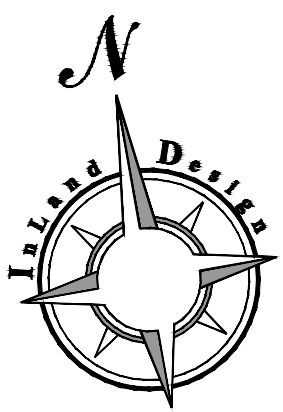
**PRELIMINARY/FINAL**  
**3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

GRAPHIC SCALE  
0 20 40 80 160  
(IN FEET)  
1 inch = 40'

Date: 12/02/2025  
Scale: 1" = 40'  
Drawn by: SMF  
Checked by: CWI  
Project No: **12710**

**UTILITIES PLAN FOR**  
**1534 NAAMANS CREEK, LLC**  
**1534 NAAMANS CREEK ROAD**  
**GARNET VALLEY, PA 19060**  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

**SHEET**  
**7**  
**OF 12**



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD PAVING
PROPOSED IRON PIN
PROPOSED CONCRETE MONUMENT
PROPOSED RIGHT OF WAY LINE
TEST PIT LOCATION
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING SPOT ELEVATION
EXISTING TREELINE
EXISTING TREE SYMBOLS
EXISTING SIGN
EXISTING ROAD PAVING
EXISTING DRIVEWAY
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRE
PROPOSED SETBACK LINE
PROPOSED 2' CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED TREELINE
PROPOSED DRIVEWAY
PROPOSED CONCRETE SIDEWALK
PROPOSED STRUCTURES & PIPE
PROPOSED SANITARY CLEAN-OUT & PIPE
PROPOSED WELL
PROPOSED WATER LINE

PCSWM PLAN NOTES

- 1. A BLANKET EASEMENT IS HEREBY GRANTED GIVING BETHEL TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED PCSW BMP MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE MUNICIPALITY.
2. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE TOWNSHIP.
3. THIS PLAN ALSO SERVES AS THE OPERATION & MAINTENANCE PLAN FOR THIS PROPERTY AND WILL BE RECORDED.
4. THE APPLICANT, HIS SUCCESSOR, OR ASSIGNS SHALL MAKE RECORDS OF THE INSTALLATION, AND OF ALL MAINTENANCE AND REPAIRS OF ALL BMPs, AND SHALL RETAIN THE RECORDS FOR AT LEAST FIFTEEN YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED.
5. AN AS-BUILT PLAN OF THE PROPOSED BMPs SHALL BE SUBMITTED TO THE MUNICIPALITY IN ACCORDANCE WITH THE STORMWATER ORDINANCE.
6. THE APPLICANT ACKNOWLEDGES THAT, PER MUNICIPAL ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, HILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MAINTENANCE BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.

LONG TERM O&M NOTES

THE RESPONSIBLE PARTIES SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. ALL INSPECTIONS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE PERFORMED BY THE APPOINTED REPRESENTATIVE OF THE RESPONSIBLE PARTIES. IF ANY DEFICIENT CONDITIONS ARE FOUND DURING THE INSPECTION A PLAN FOR ADDRESSING THEM SHALL BE PREPARED WITHIN TWO MONTHS AND THE PLAN SHALL BE CARRIED OUT WITHIN SIX MONTHS. THE RESPONSIBLE PARTIES SHALL MAKE RECORDS OF THE INSTALLATION, AND OF ALL INSPECTIONS, MAINTENANCE, AND REPAIRS OF ALL BMPs, AND SHALL RETAIN THE RECORDS FOR AT LEAST FIFTEEN YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED.

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE APPROPRIATE RESPONSIBLE PARTIES.

THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE PCSWM BMPs FOR THIS PROJECT INCLUDE THE FOLLOWING:
1. THE BMPs SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS IDENTIFIED IN THE PLAN.
2. THE LANDOWNER (AND ANY FUTURE LANDOWNERS) SHALL OPERATE AND MAINTAIN THE BMPs AS SHOWN ON THE PLAN IN GOOD WORKING ORDER ACCEPTABLE TO THE MUNICIPALITY AND IN ACCORDANCE WITH THE SPECIFIC MAINTENANCE REQUIREMENTS NOTED ON THE PLAN AND O&M AGREEMENT.
3. THE LANDOWNER (AND ANY FUTURE LANDOWNERS) HEREBY GRANTS PERMISSION TO THE MUNICIPALITY, ITS AUTHORIZED AGENTS, AND EMPLOYEES TO ENTER UPON THE PROPERTY, AT REASONABLE TIMES AND UPON PRESENTATION OF PROPER IDENTIFICATION, TO INSPECT THE BMPs WHENEVER IT DEEMS NECESSARY, WHENEVER POSSIBLE, THE MUNICIPALITY SHALL NOTIFY THE LANDOWNER PRIOR TO ENTERING THE PROPERTY.
4. IN THE EVENT THAT THE LANDOWNER AND/OR FUTURE LANDOWNERS FAILS TO OPERATE AND MAINTAIN THE BMPs AS SHOWN ON THE PLAN IN GOOD WORKING ORDER ACCEPTABLE TO THE MUNICIPALITY, THE MUNICIPALITY OR ITS REPRESENTATIVES MAY ENTER UPON THE PROPERTY AND TAKE WHATEVER ACTION IS DEEMED NECESSARY TO MAINTAIN SAID BMPs. THIS PROVISION SHALL NOT BE CONSTRUED TO ALLOW THE MUNICIPALITY TO ERECT ANY PERMANENT STRUCTURE ON THE LAND OF THE LANDOWNER. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE MUNICIPALITY IS UNDER NO OBLIGATION TO MAINTAIN OR REPAIR SAID FACILITIES, AND IN NO EVENT SHALL THIS AGREEMENT BE CONSTRUED TO IMPOSE ANY SUCH OBLIGATION ON THE MUNICIPALITY.
5. IN THE EVENT THAT THE MUNICIPALITY, PURSUANT TO THIS AGREEMENT, PERFORMS WORK OF ANY NATURE OR EXPENDS ANY FUNDS IN PERFORMANCE OF SAID WORK FOR INSPECTION, LABOR, USE OF EQUIPMENT, SUPPLIES, MATERIALS, AND THE LIKE, THE LANDOWNER SHALL REIMBURSE THE MUNICIPALITY FOR ALL EXPENSES (DIRECT AND INDIRECT) INCURRED WITHIN TEN (10) DAYS OF RECEIPT OF AN INVOICE FROM THE MUNICIPALITY.
6. THE INTENT AND PURPOSE OF THIS AGREEMENT IS TO ENSURE THE PROPER MAINTENANCE OF THE ON-SITE BMPs BY THE LANDOWNER, PROVIDED, HOWEVER, THAT THIS AGREEMENT SHALL NOT BE DEEMED TO CREATE OR AFFECT ANY ADDITIONAL LIABILITY ON ANY PARTY FOR DAMAGE ALLEGED TO RESULT FROM OR BE CAUSED BY STORMWATER RUNOFF. THE LANDOWNER, ITS EXECUTORS, ADMINISTRATORS, ASSIGNS, AND OTHER SUCCESSORS IN INTEREST SHALL RELEASE THE MUNICIPALITY'S EMPLOYEES AND DESIGNATED REPRESENTATIVES FROM ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES, OR CLAIMS WHICH MIGHT ARISE OR BE ASSERTED AGAINST SAID EMPLOYEES AND REPRESENTATIVES FROM THE CONSTRUCTION, PRESENTATION, OPERATION, OR MAINTENANCE OF THE BMPs BY THE LANDOWNER OR MUNICIPALITY, IN THE EVENT THAT A CLAIM IS ASSERTED AGAINST THE MUNICIPALITY, ITS DESIGNATED REPRESENTATIVES, OR EMPLOYEES, THE MUNICIPALITY SHALL REIMBURSE THE LANDOWNER, AND THE LANDOWNER SHALL DEFEND, AT HIS OWN EXPENSE, ANY SUIT BASED ON THE CLAIM. IF ANY JUDGMENT OR CLAIMS AGAINST THE MUNICIPALITY'S EMPLOYEES OR DESIGNATED REPRESENTATIVES SHALL BE ALLOWED, THE LANDOWNER SHALL PAY ALL COSTS AND EXPENSES REGARDING SAID JUDGMENT OR CLAIM.
7. THE LANDOWNER (AND ANY FUTURE LANDOWNERS), SHALL INSPECT THE BMPs (AND CONVEYANCES) TO DETERMINE IF THEY CONTINUE TO FUNCTION AS INTENDED.
8. THE BMPs (AND CONVEYANCES) SHALL BE INSPECTED ACCORDING TO THE FOLLOWING FREQUENCIES, AT A MINIMUM:
a. ANNUALLY FOR THE FIRST YEAR.
b. ONCE EVERY 3 YEARS THEREAFTER.
c. AFTER EACH STORM EVENT THAT EXCEEDS 3.3 INCHES OF RAIN IN 24 HOURS.

WRITTEN INSPECTION REPORTS SHALL BE CREATED TO DOCUMENT EACH INSPECTION. THE INSPECTION REPORT SHALL CONTAIN THE DATE AND TIME OF THE INSPECTION, THE INDIVIDUALS WHO COMPLETED THE INSPECTION, THE LOCATION OF THE BMP, FACILITY OR STRUCTURE INSPECTED, OBSERVATIONS ON PERFORMANCE, AND RECOMMENDATIONS FOR IMPROVING PERFORMANCE, IF APPLICABLE. INSPECTION REPORTS SHALL BE SUBMITTED TO THE MUNICIPALITY WITHIN 30 DAYS FOLLOWING COMPLETION OF THE INSPECTION.

LANDOWNERS MUST NOTIFY THE MUNICIPALITY OF BMPs (AND CONVEYANCES) THAT ARE NO LONGER FUNCTIONING AS DESIGNED AND MUST COORDINATE WITH THE MUNICIPALITY TO DETERMINE A SCHEDULE TO REPAIR OR RETROFIT THESE SYSTEMS TO RESTORE DESIGNED FUNCTIONALITY.

- 10. ACCUMULATED SEDIMENT SHALL BE CLEANED OUT FROM THE INLETS IF OBSERVED.
11. HOMEOWNERS SHALL INFORM THE TOWNSHIP AND PROCEED WITH MAINTENANCE ON THE INFILTRATION BEDS IF STANDING WATER IS OBSERVED IN THE BEDS 48 HOURS AFTER THE CESSATION OF A STORM EVENT.
12. IF THE INSPECTION REVEALS THAT THE INFILTRATION BED HAS BEEN CONTAMINATED WITH SILT, THE SYSTEM SHALL BE REPAIRED OR REPLACED.
13. INFLOW AND OUTFLOW POINTS INTO INFILTRATION SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS.

INFILTRATION BED NOTES:

- 1. DURING SITE CONSTRUCTION, THE INFILTRATION BED SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL AND SHALL ALSO BE PROTECTED FROM SEDIMENTATION AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REBATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW. THE INFILTRATION BED SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.
2. IT IS RECOMMENDED THAT A SOILS ENGINEER OR REPRESENTATIVE THEREOF IS PRESENT ON-SITE DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM IN ORDER TO ENSURE THE SYSTEM WAS CONSTRUCTED AS DESIGNED AND TO OVERSEE THE EXCAVATION OF THE FINE GRAN SOILS. GIVEN THE LOCALIZED INVESTIGATIONS, IT IS PARAMOUNT THAT THE ENTIRE FACILITY BOTTOM BE VERIFIED TO BE SITUATED WITHIN THE CORRECT INFILTRATION STRATUM.
3. THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PRECIPITATION IN THE FORECAST FOR THE DURATION OF THE INFILTRATION BED CONSTRUCTION.
4. APPROPRIATE PERMANENT MEASURES, AS SHOWN ON THE PLAN, SHALL BE IMPLEMENTED TO PROTECT THE INFILTRATION BED FROM SEDIMENT LADEN RUNOFF ENTERING IT.
5. THE FOLLOWING PROCEDURES AND MATERIALS SHALL BE REQUIRED DURING THE CONSTRUCTION OF THE INFILTRATION BEDS:
a. EXCAVATION FOR THE INFILTRATION BED SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED.
b. THE BOTTOM OF THE BED SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
c. ONLY CLEAN AGGREGATE WITH PROPER POROSITY, FREE OF FINES, SHALL BE ALLOWED.
d. THE TOP AND SIDES OF THE INFILTRATION BED SHALL BE COVERED WITH DRAINAGE FABRIC. FABRIC SHALL BE CLASS 1 NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER.
e. STORMWATER SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE INFILTRATION BED AND PROVISIONS FOR THE COLLECTION OF DEBRIS SHALL BE PROVIDED AS SHOWN ON THE PLAN.

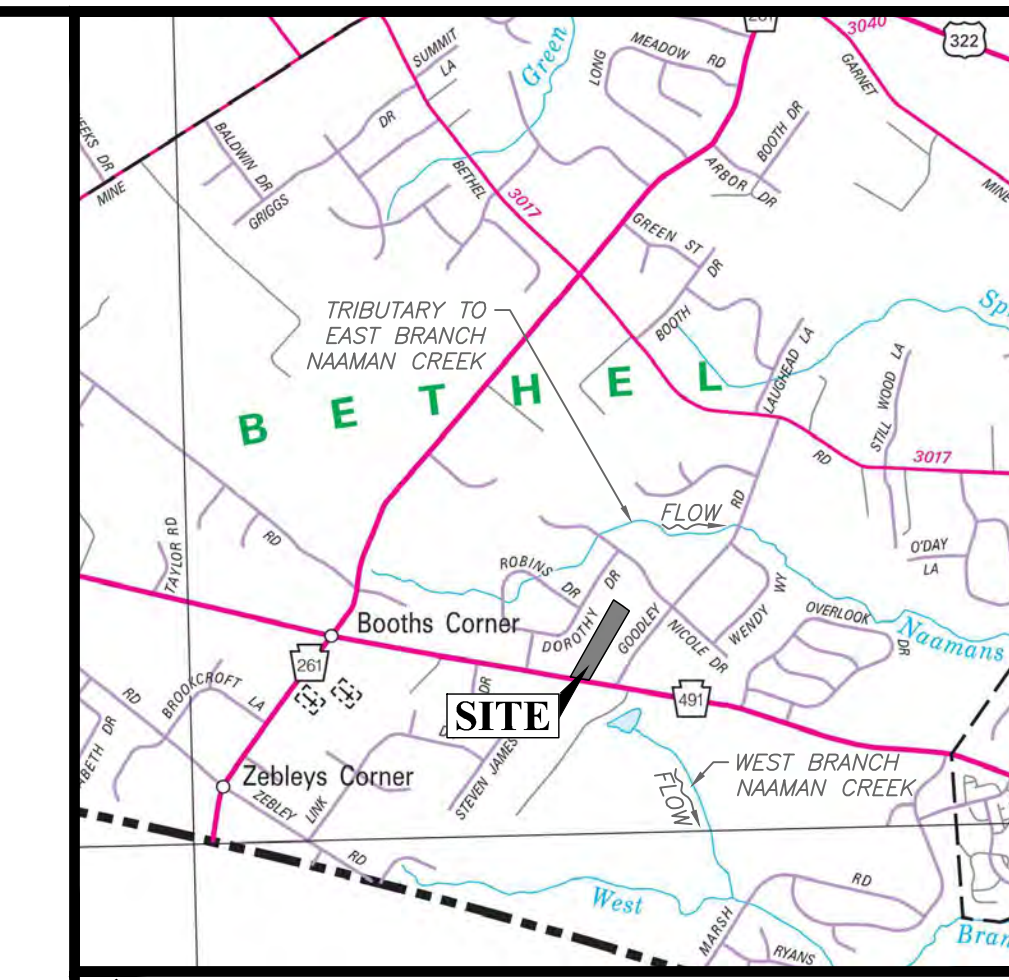
INFILTRATION BED CONSTRUCTION SEQUENCE (CRITICAL STAGE):

- 1. STAKE OUT THE LIMITS OF THE BED TO BE INSTALLED.
2. PROTECT INFILTRATION BED AREAS FROM COMPACTION DURING CONSTRUCTION.
3. EXCAVATE UNDERGROUND INFILTRATION BED TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE. INSTALL 12" FILTER SOCK ALONG THE UPSLOPE PERIMETER OF THE EXCAVATED AREA TO PREVENT RUNOFF FROM UNSTABILIZED AREAS FROM ENTERING THE INFILTRATION AREA. IF UNFAVORABLE CONDITIONS, SUCH AS GROUNDWATER AND/OR BEDROCK, ARE ENCOUNTERED DURING INSTALLATION OF THE INFILTRATION SYSTEM, CONSTRUCTION SHALL CEASE AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED. AN ALTERNATIVE SYSTEM SUITABLE TO THE FIELD CONDITIONS SHALL BE DESIGNED AND APPROVED BY THE MUNICIPALITY PRIOR TO FURTHER INSTALLATION BY THE CONTRACTOR.
4. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE BED.
NOTE: INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE). PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12" OVERLAP 12" ON ALL SEAMS.
5. PLACE CLEAN STONE IN THE BOTTOM OF THE BED AND EVENLY DISTRIBUTE ON THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE BEDS IS NOT TORN DURING INSTALLATION. ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE. THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO SEEPAGE BEDS TO ENSURE THAT IT IS CLEAN WASHED STONE.
6. INSTALL THE INLETS AND DISTRIBUTION PIPE AS SHOWN ON THE DETAIL. PERMANENT INLET SEDIMENT FILTERS SHOULD BE INSTALLED IMMEDIATELY. COMPLETE BACKFILLING OF STONE IN THE BEDS TO THE LEVEL OF THE INFLOW PIPES. PROVIDE OPENING IN THE FILTER FABRIC FOR THE INFLOW PIPES. PLACE ADDITIONAL STONE UP TO THE ELEVATION OF THE OUTFLOW PIPE.
7. COMPLETE PLACEMENT OF THE STONE IN THE INFILTRATION BED OVERLAP FILTER FABRIC ON TOP OF THE INFILTRATION BED. BACKFILL OVER THE INFILTRATION AREA WITH SOIL TO ENSURE STABILIZE AREA OVER UNDERGROUND BED WITH PERMANENT MEASURES AS STATED ON THE EROSION AND SEDIMENT CONTROL PLAN. INSTALL WATER-TIGHT COVERS ON INLETS UNTIL THE DISTURBED AREA IS STABILIZED TO PREVENT CONTAMINATION OF STONE WITHIN THE RECHARGE BEDS.
8. THE INSTALLATION OF THE INFILTRATION BED SHALL BE DONE DURING NON-HAUNTY PERIODS TO PREVENT SEDIMENT DEPOSITION AND LOGGING OF THE SOIL STRUCTURE. AFTER THE INFILTRATION BED IS INSTALLED, THE INFILTRATION BED SHALL BE COMPLETED. FILTER FABRIC SHALL BE PLACED ON THE BED AREA. THE INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE).
9. ALL INLETS SHALL BE GIVEN A FINAL INSPECTION AFTER THE SITE HAS BEEN STABILIZED TO ENSURE THEY ARE FREE OF SEDIMENT.

SOILS DESCRIPTION

Table with columns: SYMBOL, DESCRIPTION, SLOPE, AVAILABLE WATER CAPACITY, DRAINAGE, DEPTH TO SHRETT, DEPTH TO BEDROCK, CAPABILITY, HYDROLOGIC SOIL GROUP. Rows include N1A, N1B, N1C, N1D.

SOURCE: LANDMARK RESOURCES CONSERVATION SERVICE WEBER SOIL SURVEY.
1. PER THE GEOTECHNICAL REPORT BY HES, DATED 10/20/2025, IT IS RECOMMENDED THAT THE DESIGN ENGINEER UTILIZE SOILS MODELED WITH A GROUP B RATING TO MORE ACCURATELY REFLECT ACTUAL SITE CONDITIONS OBSERVED.



GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1.
3. TOTAL TRACT AREA - 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.82 ACRES (GROSS)
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC INFORMATION PREPARED BY HOWELL SURVEYING FOR S.B. CONRAD, DATED 06/19/2025.
6. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
7. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED, PA. CH. 93 CLASSIFICATION WARM WATER FRESHWATER MIGRATORY FISHES (WFMF).
8. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 420403078, EFFECTIVE NOVEMBER 15, 2009.
9. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
10. SITE GEOLOGY IS CHARACTERIZED AS 5mpg-MATIC ONTIS.
11. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES (AND/OR FACILITIES) PRIOR TO BEGINNING ANY EARTHMOVING ACTIVITIES. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
12. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
13. PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD AS REQUIRED BY BETHEL TOWNSHIP.
14. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
15. OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
16. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER BMPs.
17. BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE AND FINAL INSPECTION.
18. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) BMPs TO BE SUBMITTED TO THE TOWNSHIP.
19. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMPs.
20. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: DIMENSIONS, SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN, TOPOGRAPHIC CONTOURS, AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.
21. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
22. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
23. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 12302581. REFERENCE PLAN PREPARED BY CRAWFORD ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 690 (SHEET 49 OF 150).

Ingram Engineering Services, Inc. 16 Hagerty Blvd, Suite 400 West Chester PA 19382 Office 484-947-5549 www.ingram-engineering.com

Table summarizing test results from test pits. Columns: Test Location, Exg Surface, BTM of TP Elev., Test Depth, Test Elev., Limiting Zone, Reading Intervals, Final Reading, Stabilized Field Rate. Rows: TP #1, TP #2, TP #3, TP #4, TP #5, TP #6.

Table showing test results for test pits. Columns: Test Location, Exg Surface, BTM of TP Elev., Test Depth, Test Elev., Limiting Zone, Reading Intervals, Final Reading, Stabilized Field Rate. Rows: TP #1, TP #2, TP #3, TP #4, TP #5, TP #6.

Table showing soil descriptions. Columns: SYMBOL, DESCRIPTION, SLOPE, AVAILABLE WATER CAPACITY, DRAINAGE, DEPTH TO SHRETT, DEPTH TO BEDROCK, CAPABILITY, HYDROLOGIC SOIL GROUP. Rows: N1A, N1B, N1C, N1D.

SOURCE: LANDMARK RESOURCES CONSERVATION SERVICE WEBER SOIL SURVEY.
1. PER THE GEOTECHNICAL REPORT BY HES, DATED 10/20/2025, IT IS RECOMMENDED THAT THE DESIGN ENGINEER UTILIZE SOILS MODELED WITH A GROUP B RATING TO MORE ACCURATELY REFLECT ACTUAL SITE CONDITIONS OBSERVED.

Copyright notice for Inland Design, LLC. Includes contact information for Pennsylvania One Call System and Inland Design, LLC.

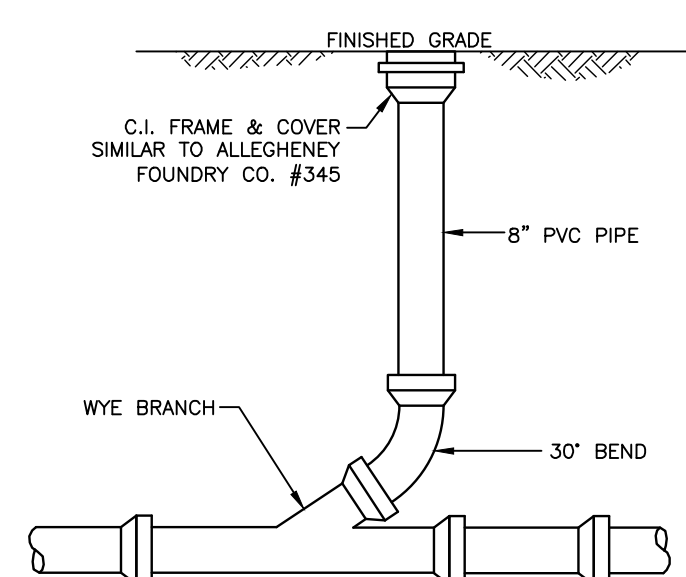
Inland Design logo and contact information: Engineering, Surveying & Land Planning. 16 Hagerty Blvd., West Chester, PA 19382. Phone: (484) 947-2928. Fax: (484) 947-2946. www.InLandDesign.net. Info@InLandDesign.net.

Table with columns: No., Date, Description. Rows: 1. 1/26/2026 REVISED PER TWP REVIEW LTR DATED 1/23/2025. 2. 3/2/2026 REVISED PER TWP REVIEW LTR DATED 2/24/2025. 3. 3/26/2026 REVISED PER TWP REVIEW LTR DATED 3/4/2025.

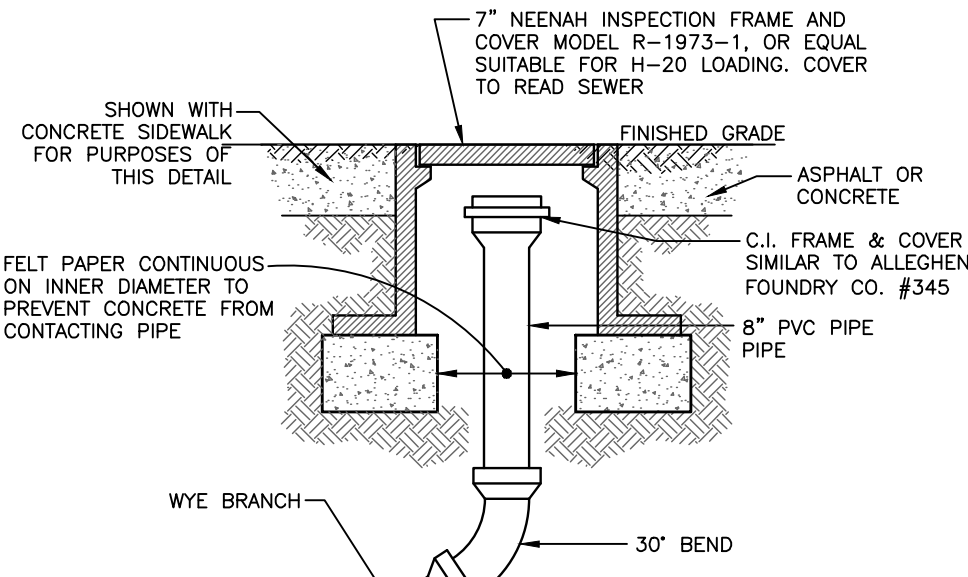
PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. Includes a graphic scale from 0 to 160 feet and a north arrow.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR 1534 NAAMANS CREEK, LLC. SHEET 8 OF 12. Project No. 12710.

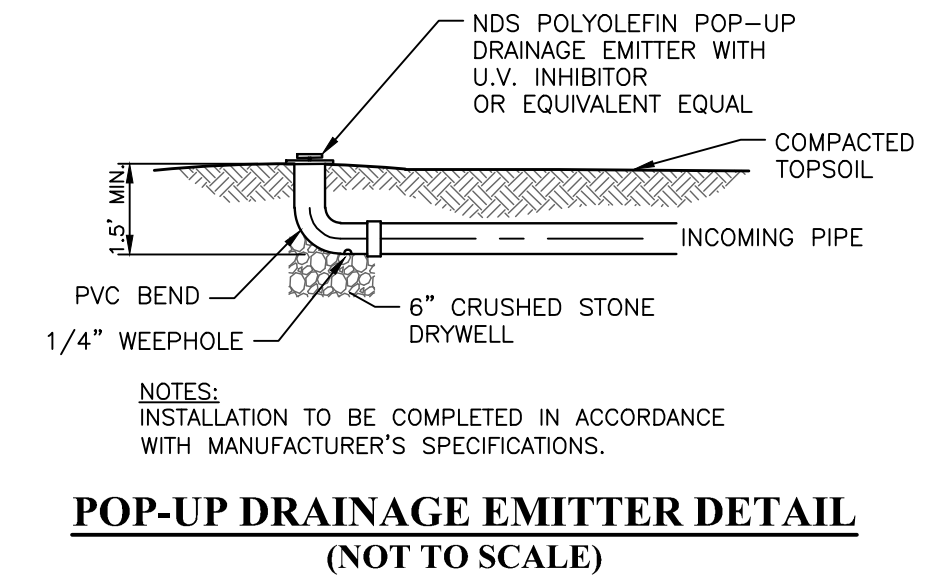
Owner and Applicant information: 1534 NAAMANS CREEK, LLC. ATTN: MATT LASSIK. Project No. 12710. SHEET 8 OF 12.



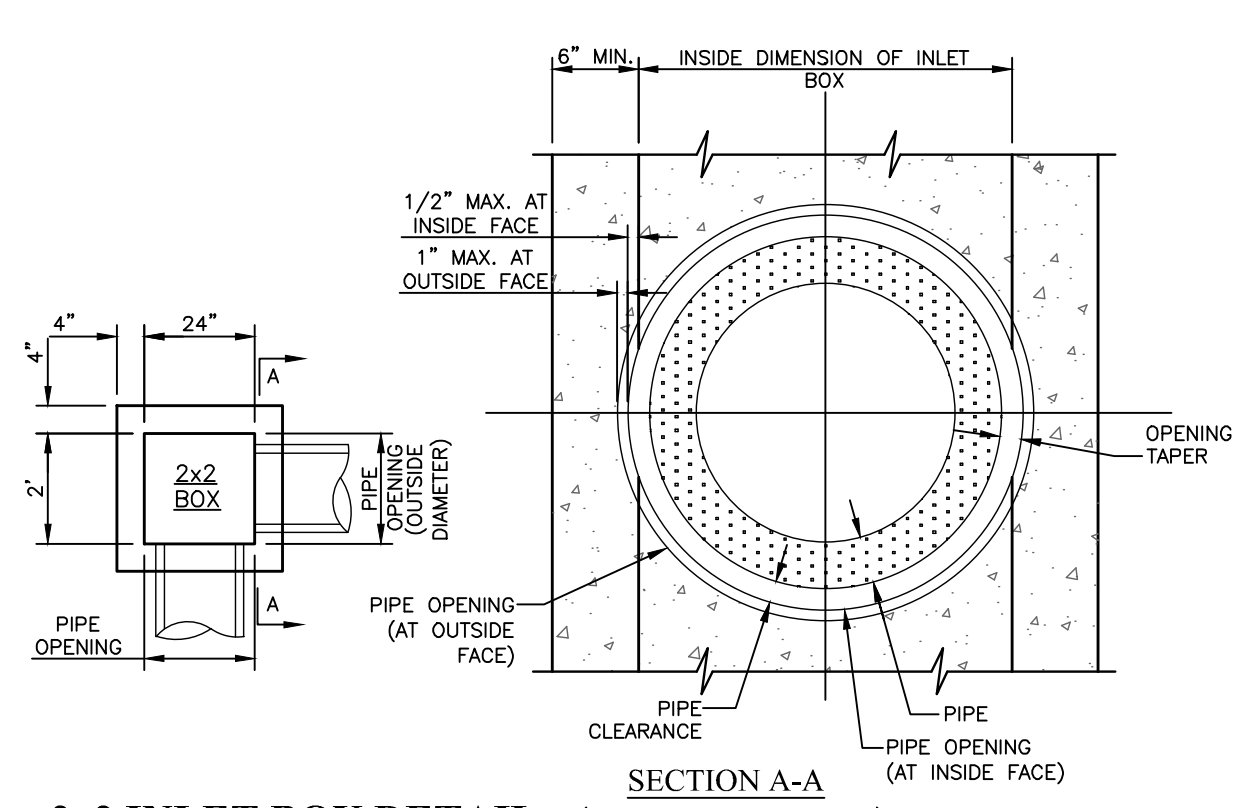
**ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL**  
(NOT TO SCALE)



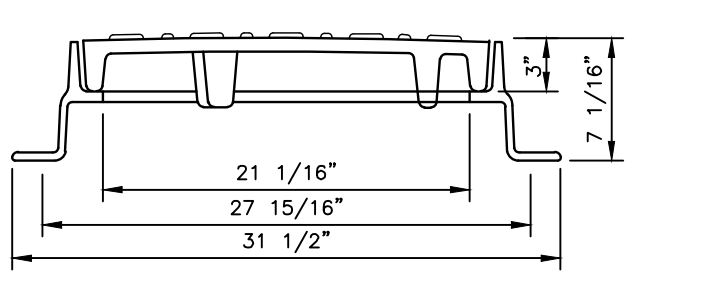
**ROOF LEADER CLEANOUT IN PAVED AREA DETAIL**  
(NOT TO SCALE)



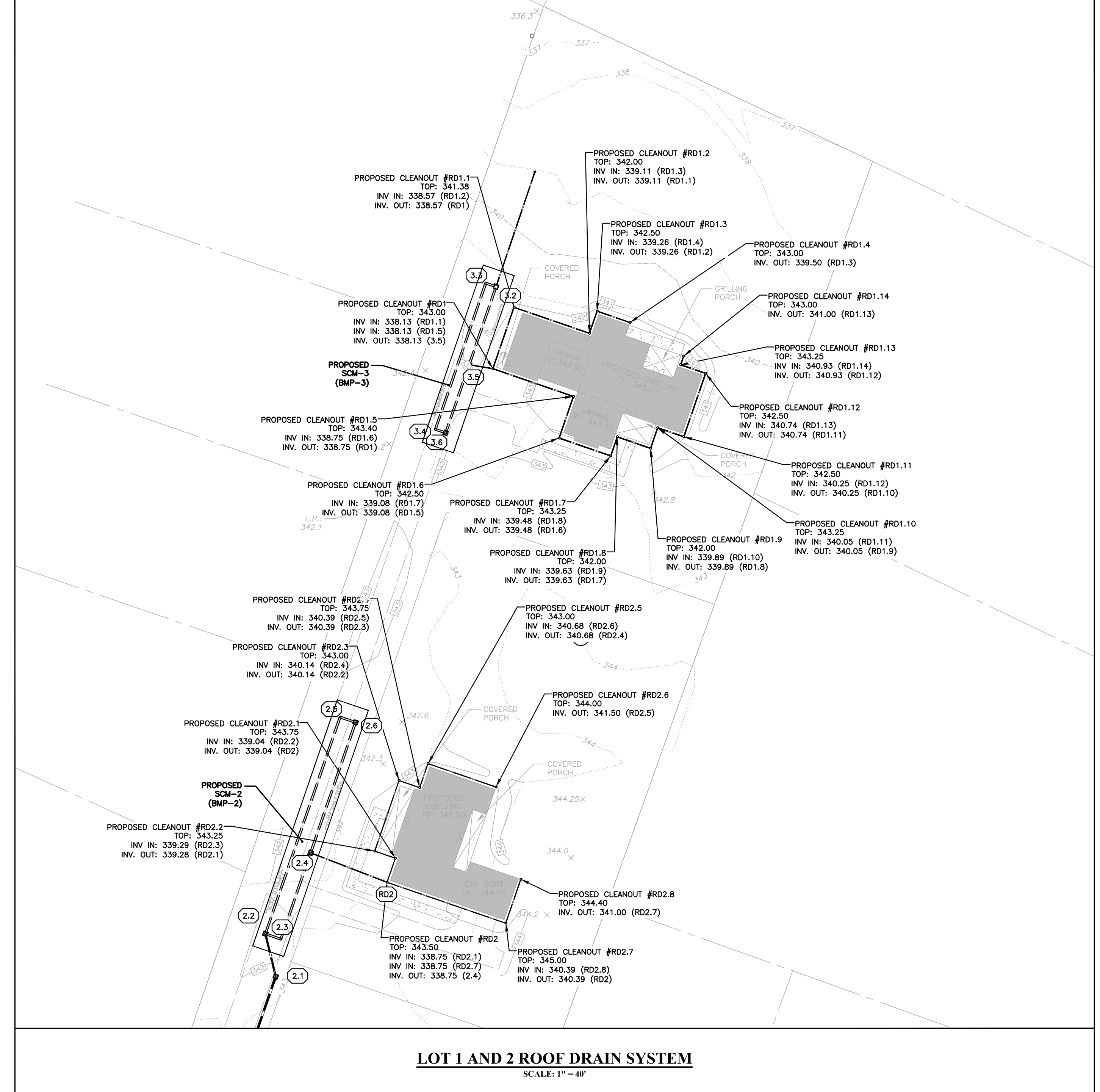
**POP-UP DRAINAGE EMITTER DETAIL**  
(NOT TO SCALE)



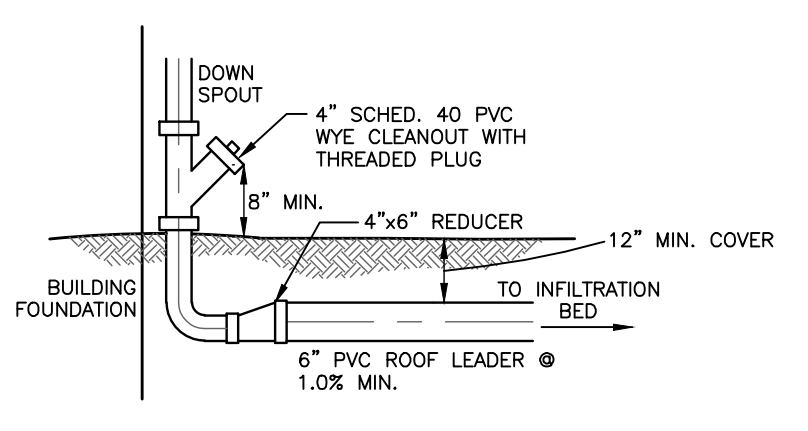
**2x2 INLET BOX DETAIL**  
(STANDARD INLET BOX ONLY)



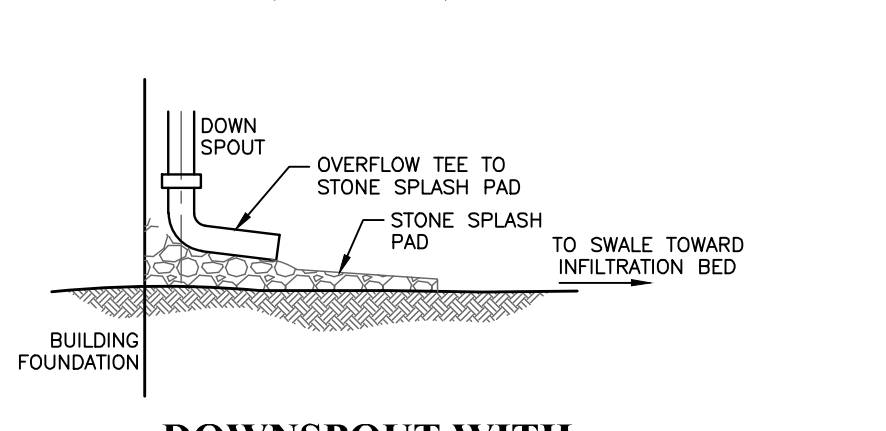
**TYPICAL MANHOLE FRAME AND COVER DETAIL**  
(NOT TO SCALE)



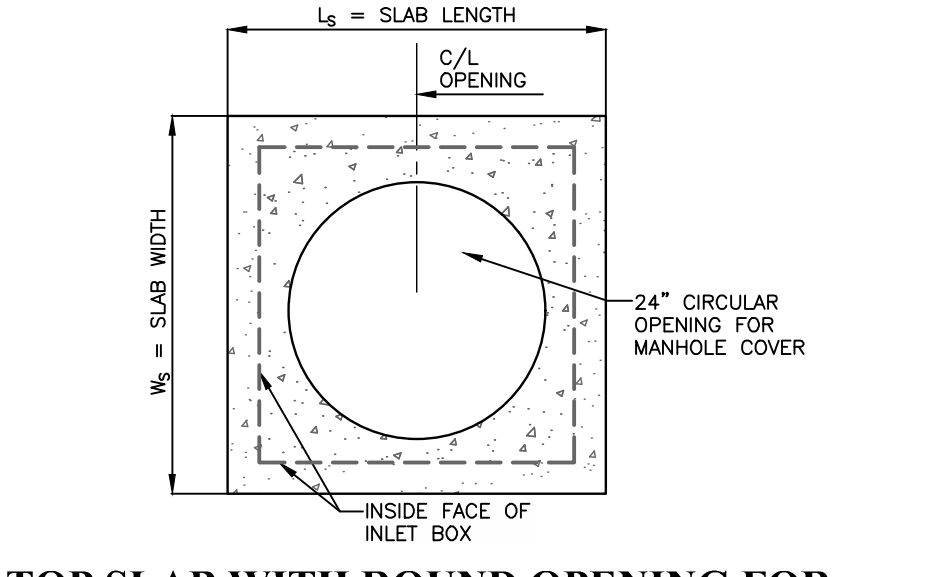
**LOT 1 AND 2 ROOF DRAIN SYSTEM**  
SCALE: 1"=40'



**TYPICAL DOWNSPOUT CLEANOUT DETAIL**  
(NOT TO SCALE)



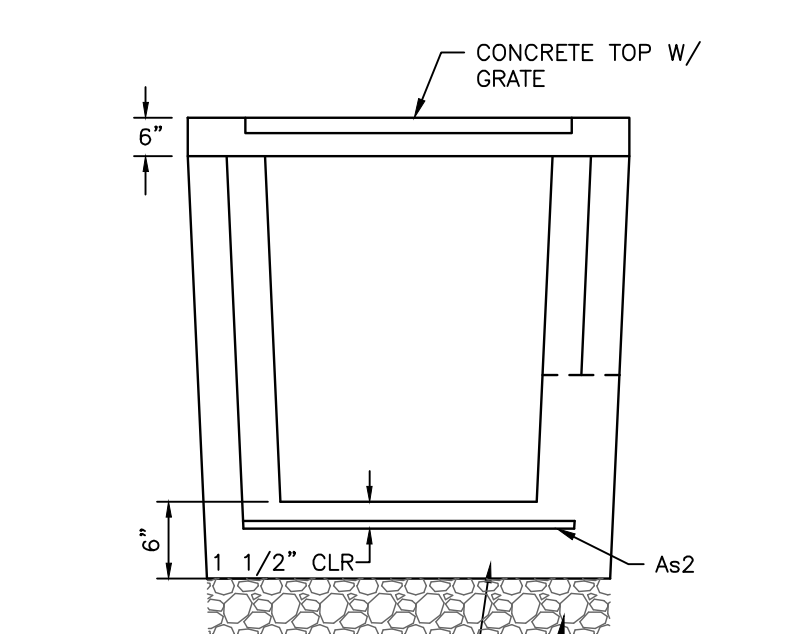
**DOWNSPOUT WITH OVERFLOW TEE TO GRADE**  
(NOT TO SCALE)



**TOP SLAB WITH ROUND OPENING FOR MANHOLE COVER**  
(NOT TO SCALE)

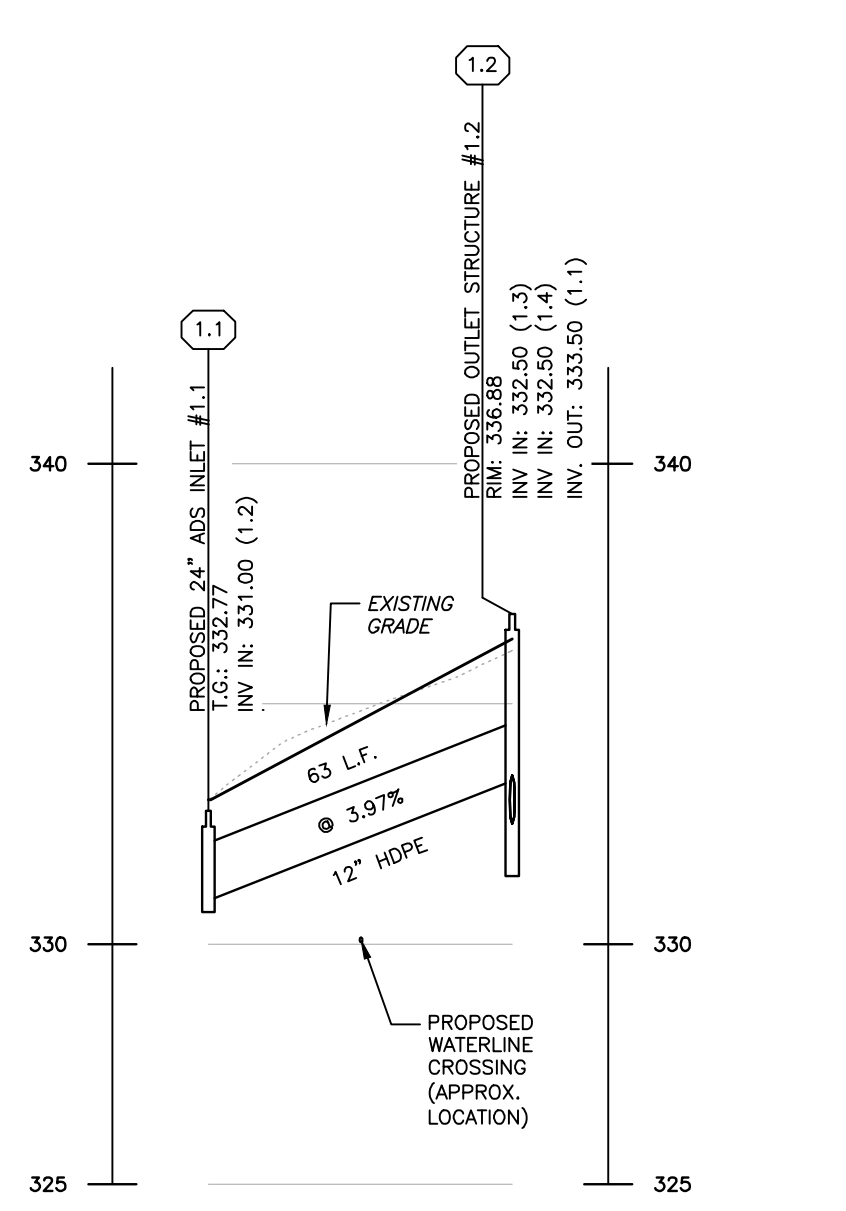
**ROOF DRAINS AND DOWNSPOUT NOTES:**

- ALL ROOF DRAINS ARE TO BE 6" SDR15 PVC AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
- ROOF DRAINS ARE TO BE DIRECTED TO THE ON-LOT STORMWATER BMP'S AND/OR DAYLIGHT TO GRADE. ROOF DRAINS SHALL HAVE APPROPRIATE MEASURES TO PREVENT CLOGGING BY UNWANTED DEBRIS FOR EXAMPLES: LEAF LEAVES, AND VEGETATION. THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO LEAF TRAPS, GUTTER GUARDS, AND CLEANERS.
- AT A MINIMUM, GUTTERS ARE TO BE FITTED WITH GUTTER GUARDS AND DOWNSPOUTS FITTED WITH LEAF STRAINERS, TO KEEP LEAVES OUT OF RECHARGE BEDS.

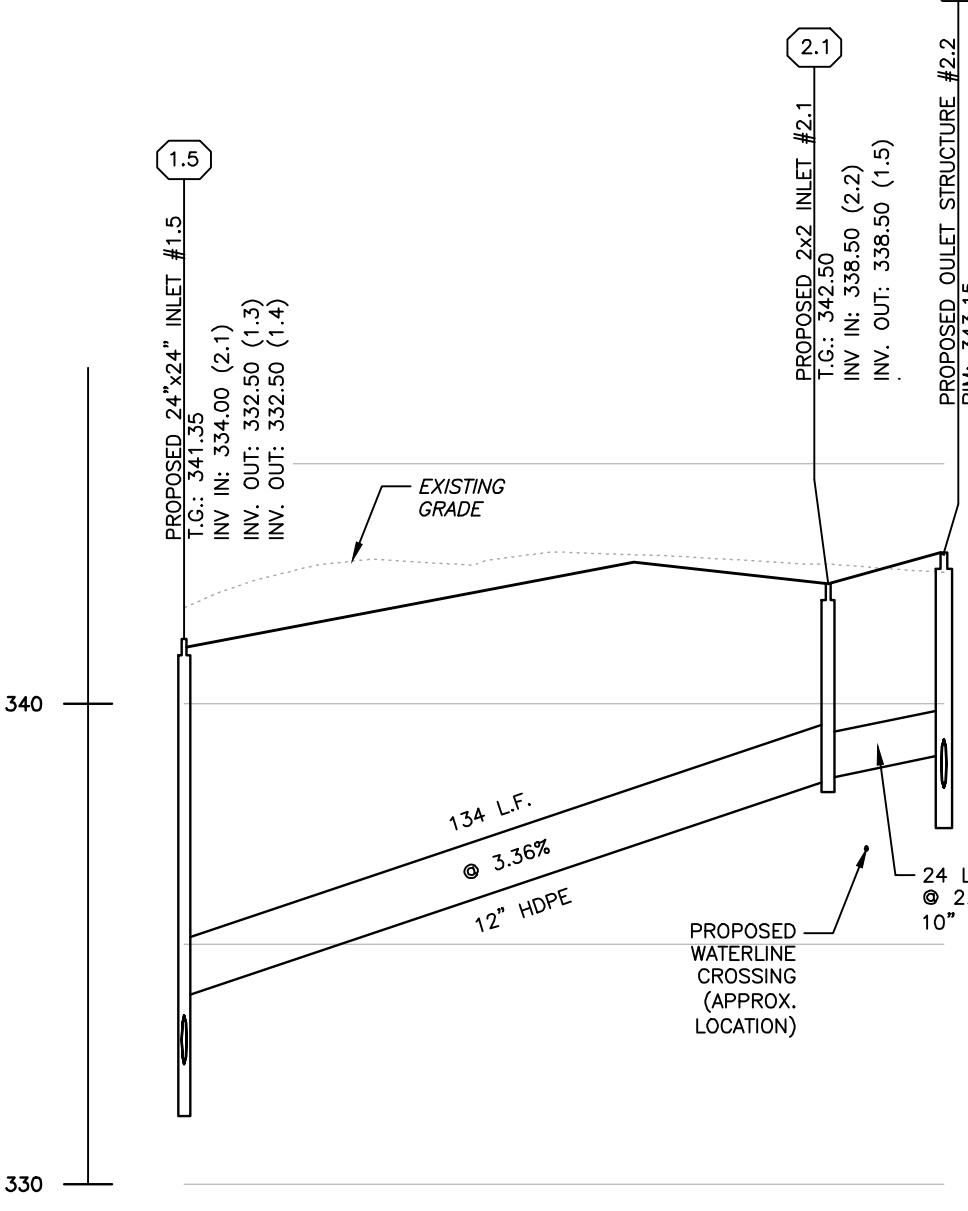


**2'x2' LAWN INLET DETAIL**  
(NOT TO SCALE)

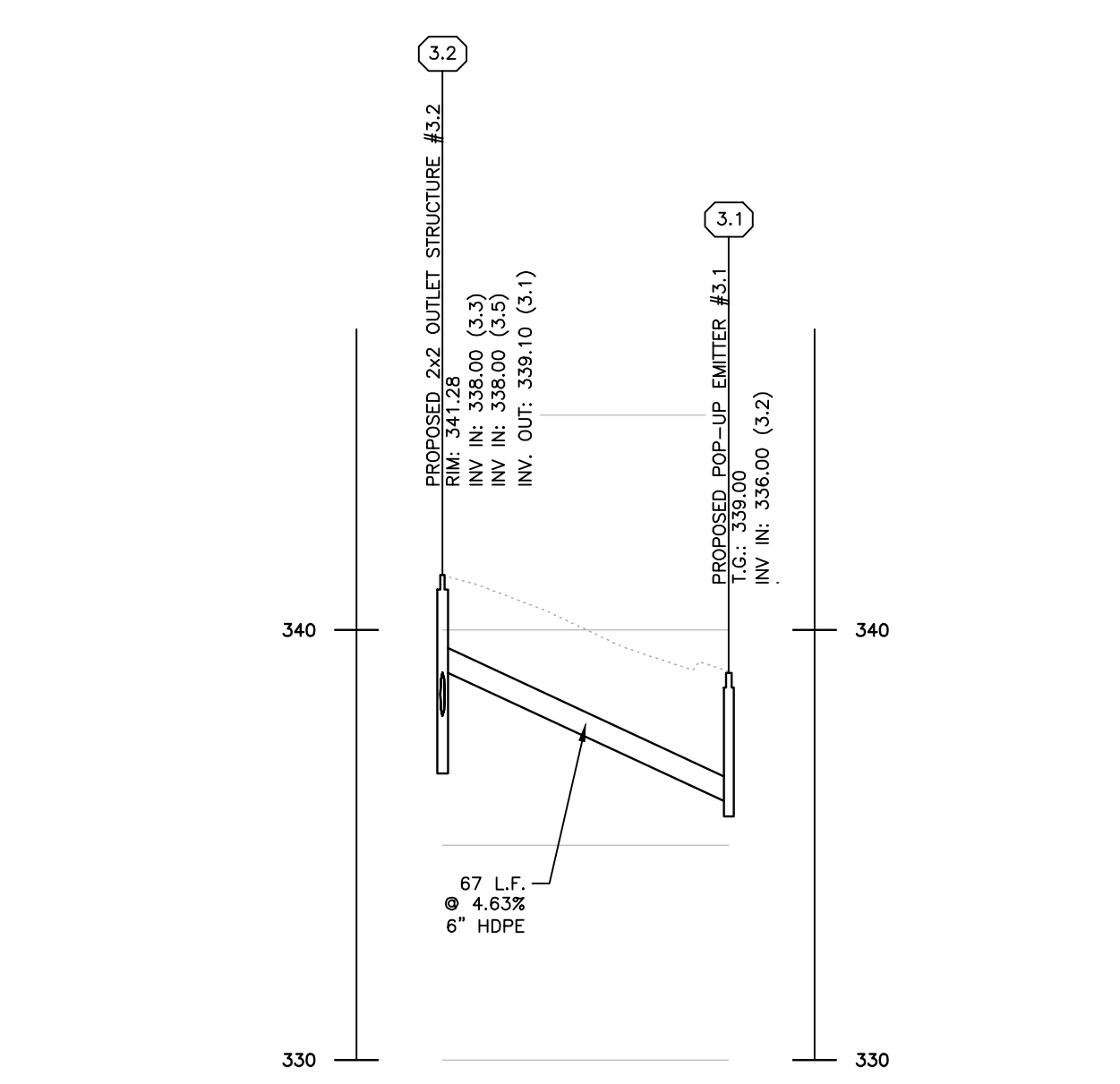
- NOTE:
- CONTRACTOR MAY SUBSTITUTE EQUIVALENT CATCH BASIN SUBJECT TO REVIEW AND APPROVAL BY THE MUNICIPALITY.
  - ROUND OR SQUARE CATCH BASIN IS ACCEPTABLE.



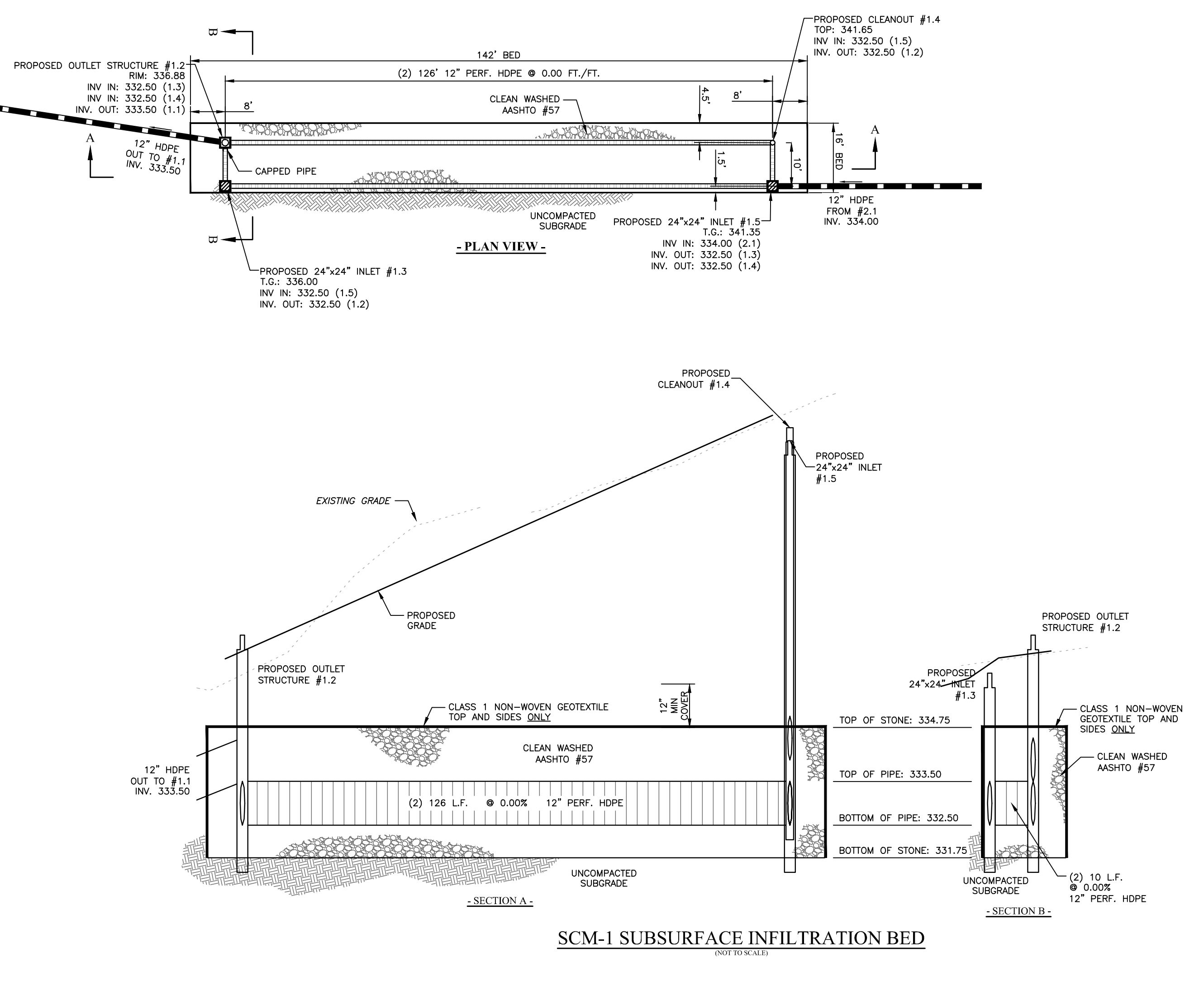
**SWM STRUCTURE #1.2 TO #1.1**  
SCALE: (H) 1"=40' (V) 1"=4'



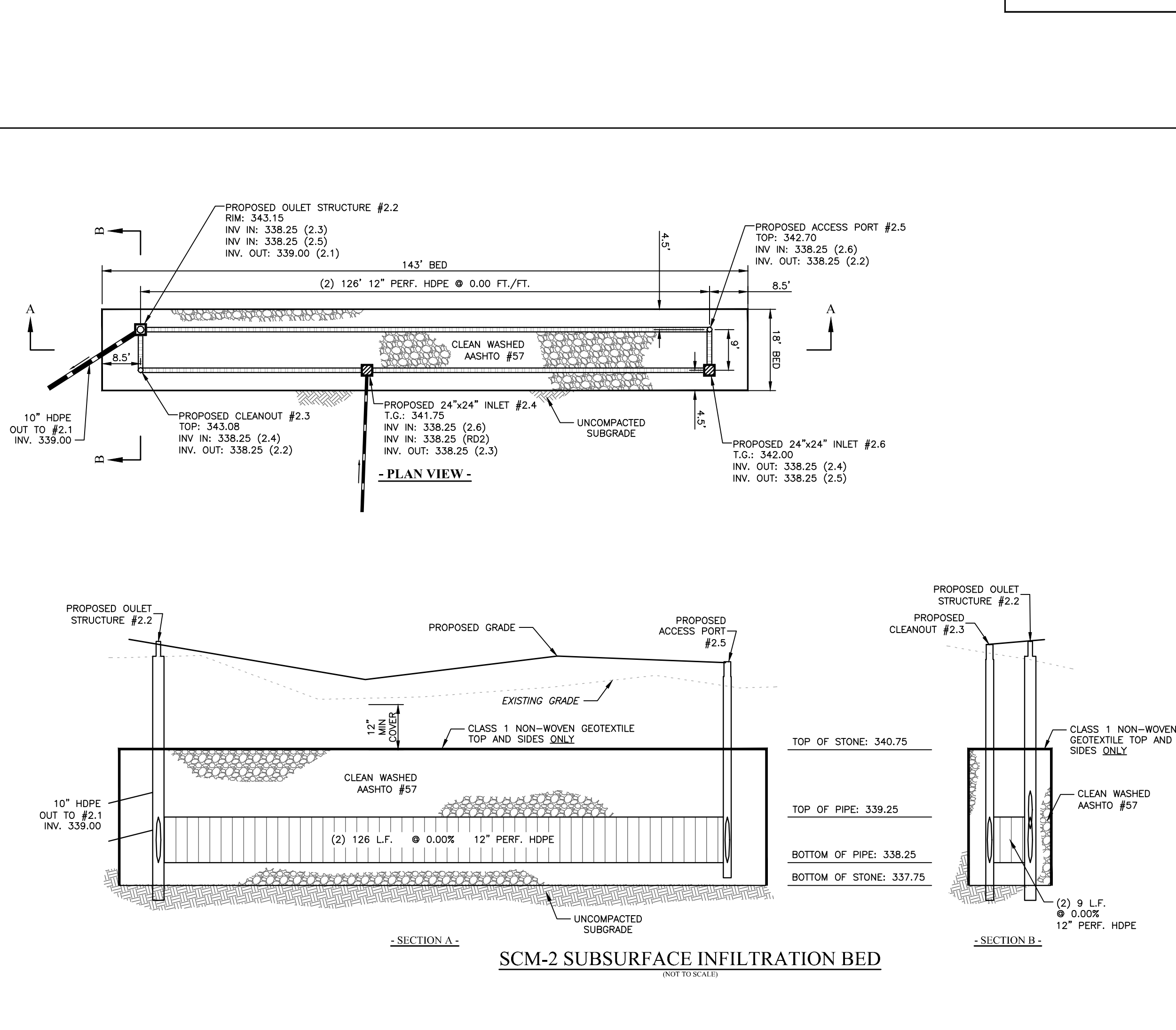
**SWM STRUCTURE #2.2 TO #1.5**  
SCALE: (H) 1"=40' (V) 1"=4'



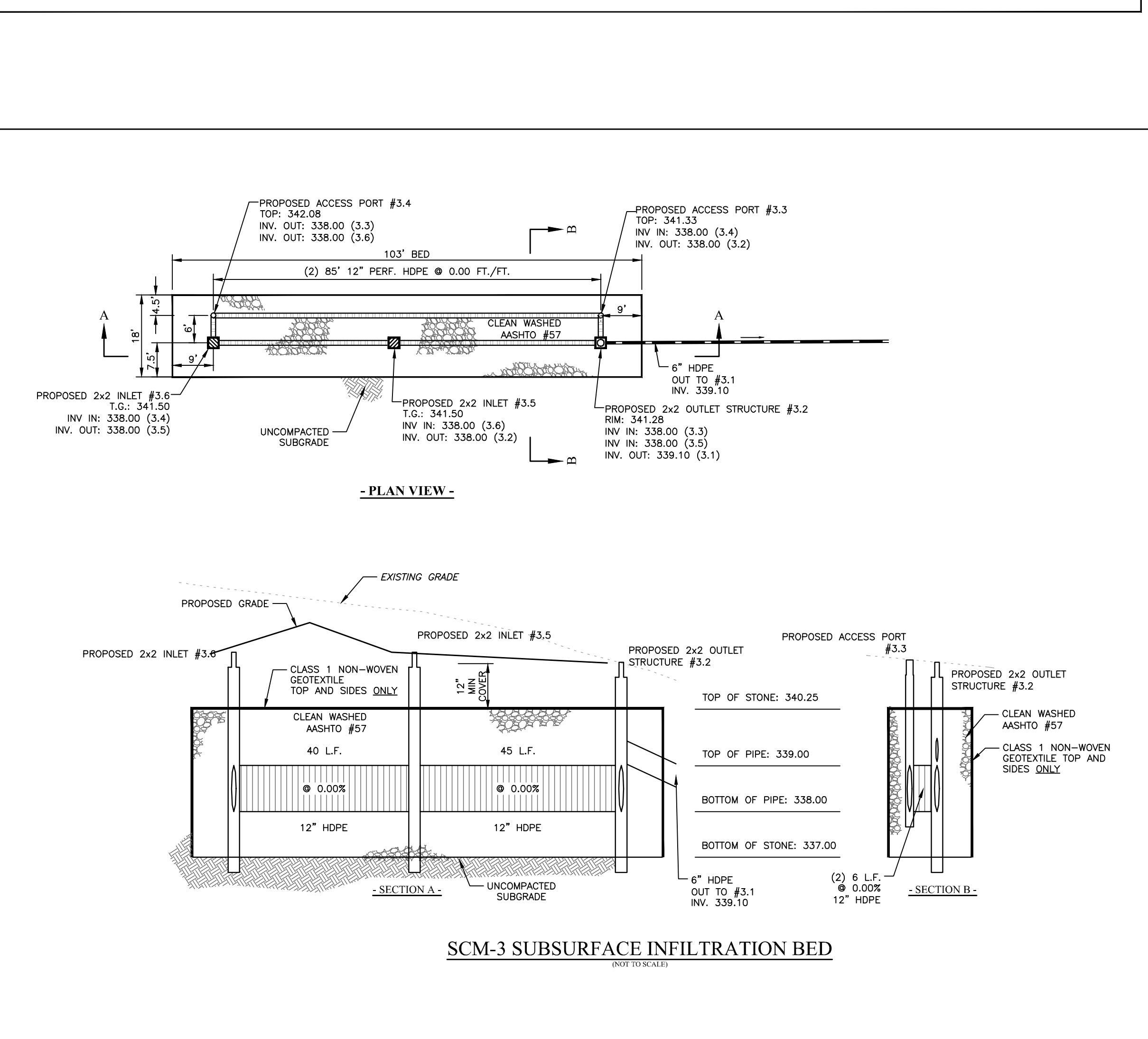
**SWM STRUCTURE #3.2 TO #3.1**  
SCALE: (H) 1"=40' (V) 1"=4'



**SCM-1 SUBSURFACE INFILTRATION BED**  
(NOT TO SCALE)



**SCM-2 SUBSURFACE INFILTRATION BED**  
(NOT TO SCALE)



**SCM-3 SUBSURFACE INFILTRATION BED**  
(NOT TO SCALE)

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd., West Chester, PA 19382  
Phone: (484) 947-2928 Fax: (484) 947-2946  
www.InLandDesign.net Info@InLandDesign.net

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd., West Chester, PA 19382  
Phone: (484) 947-2928 Fax: (484) 947-2946  
www.InLandDesign.net Info@InLandDesign.net

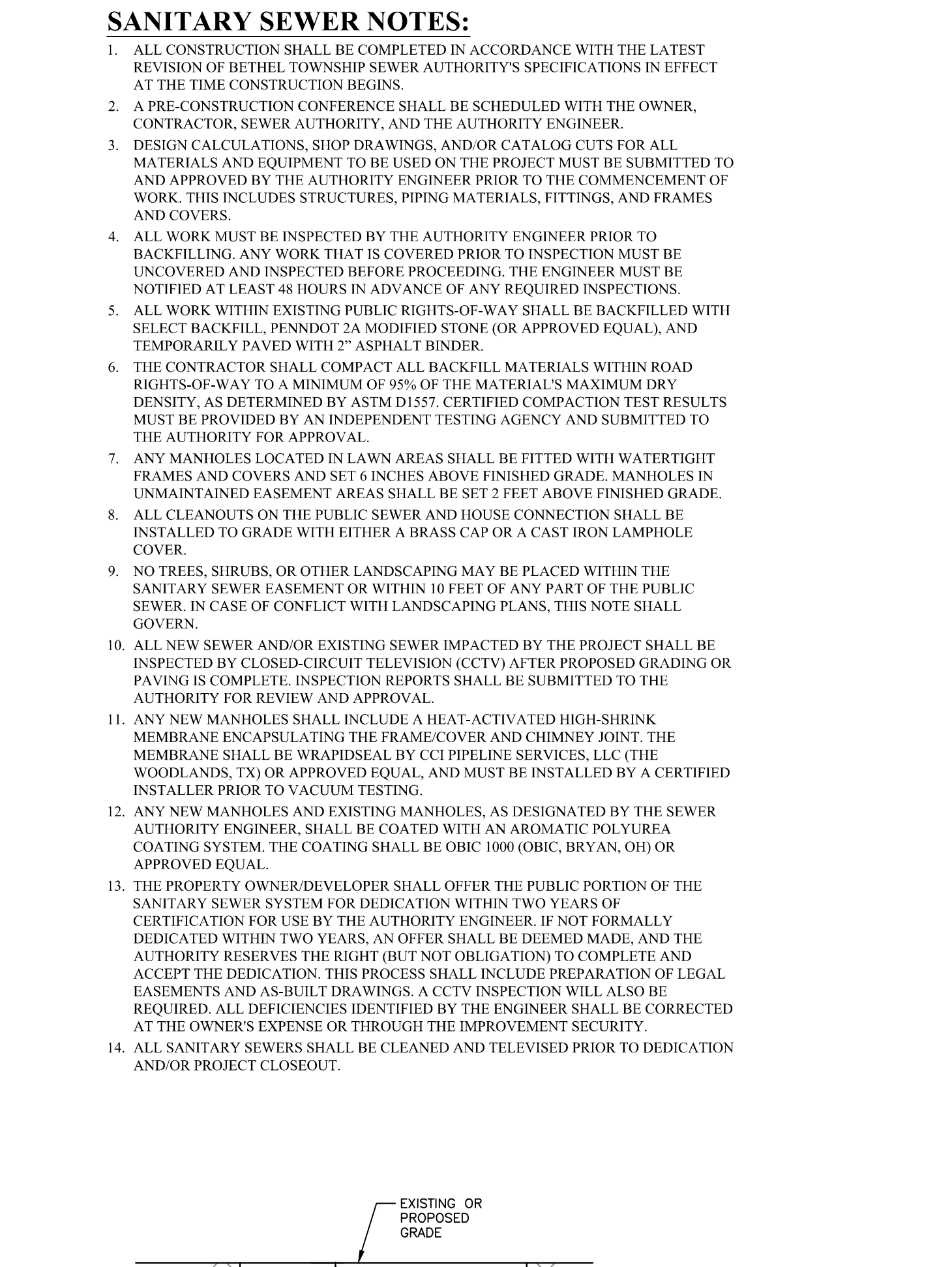
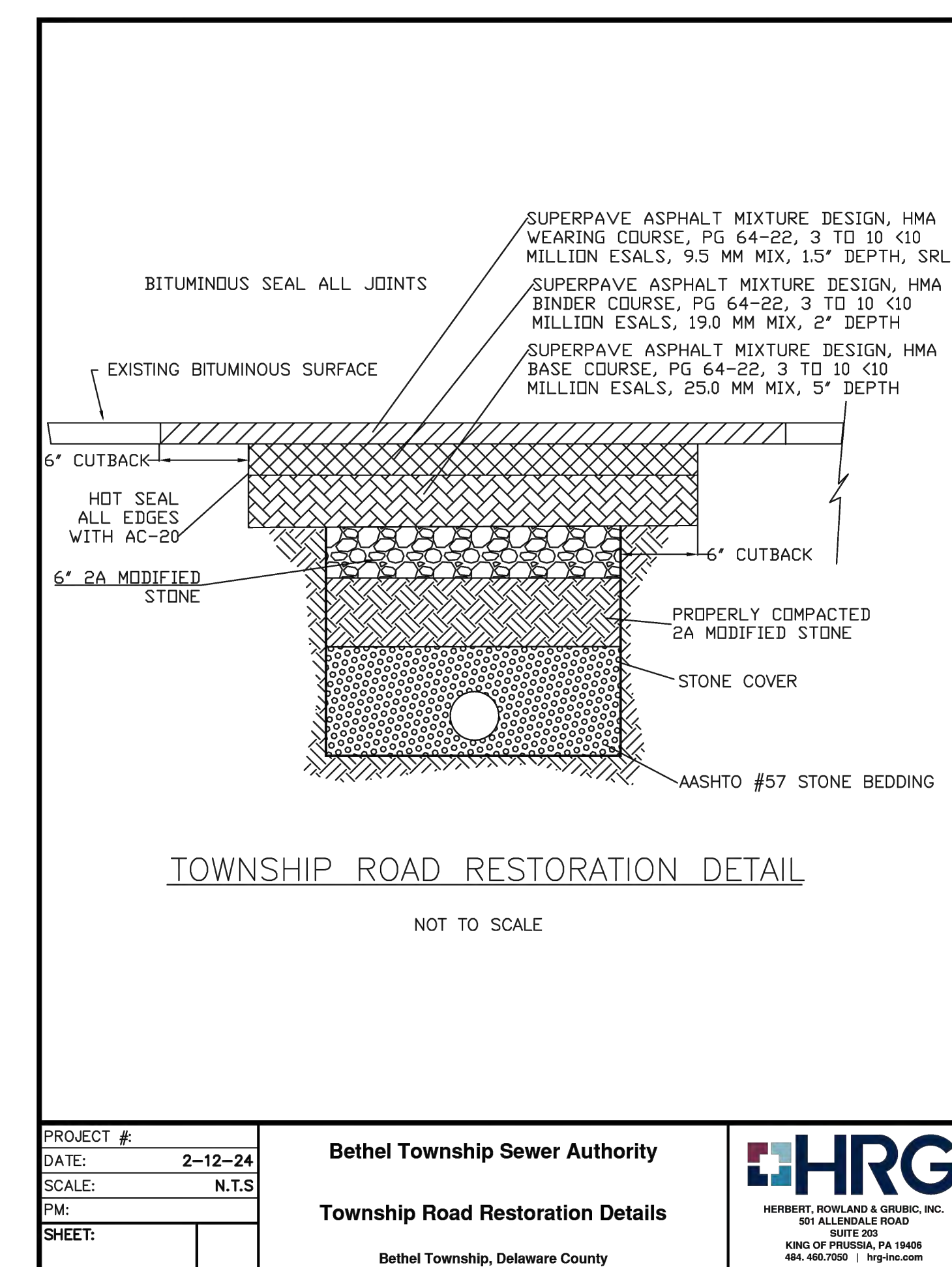
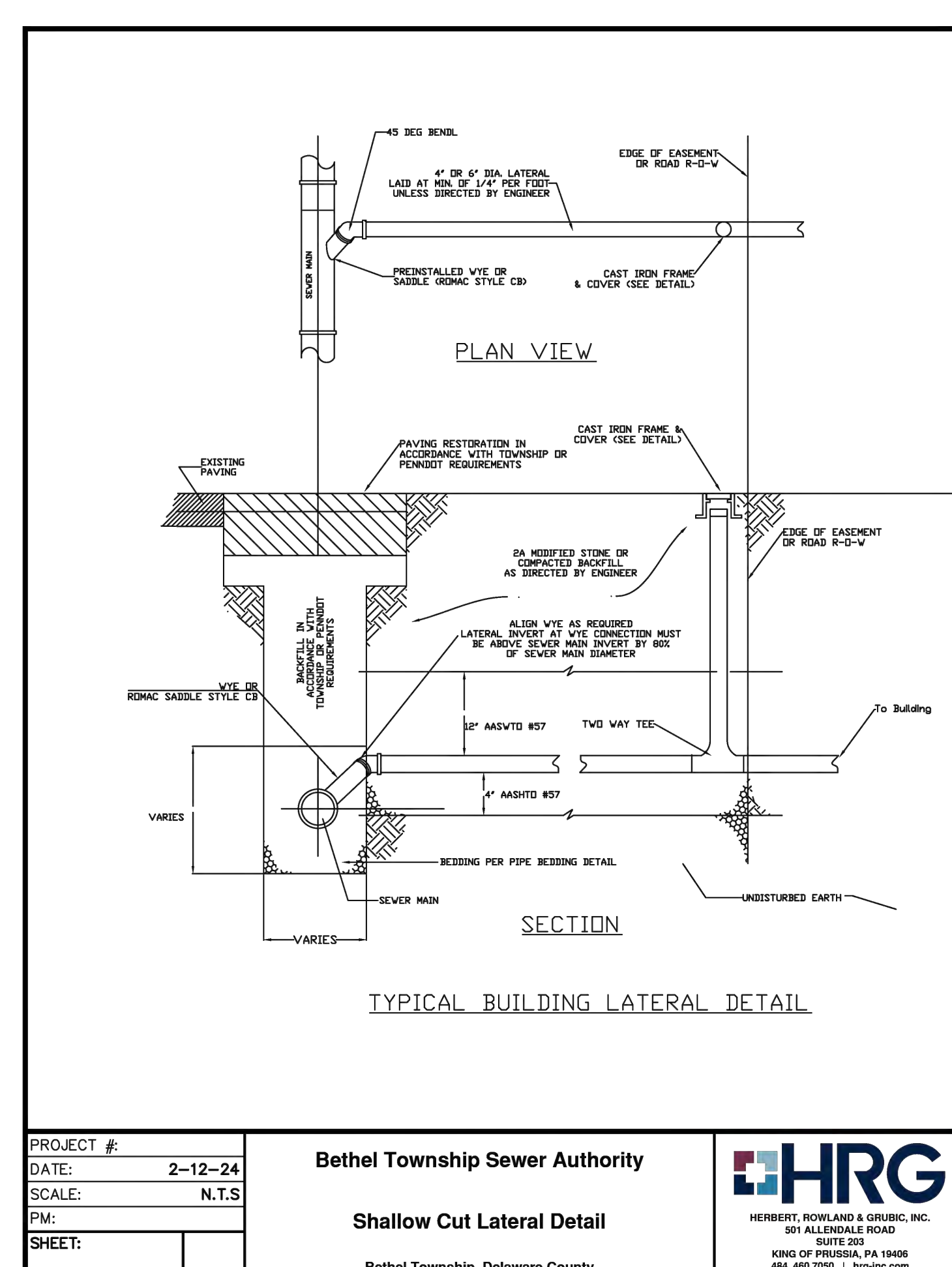
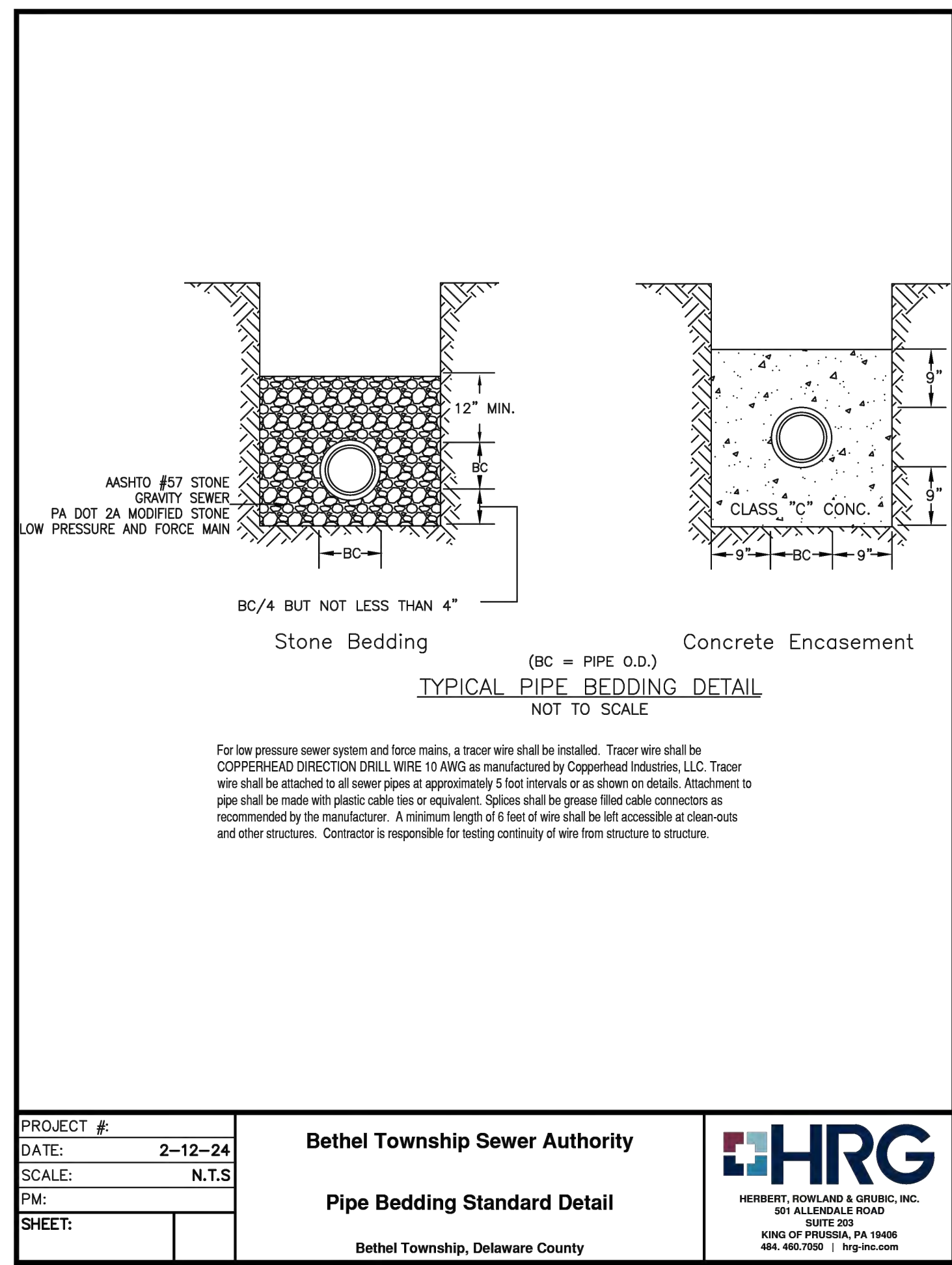
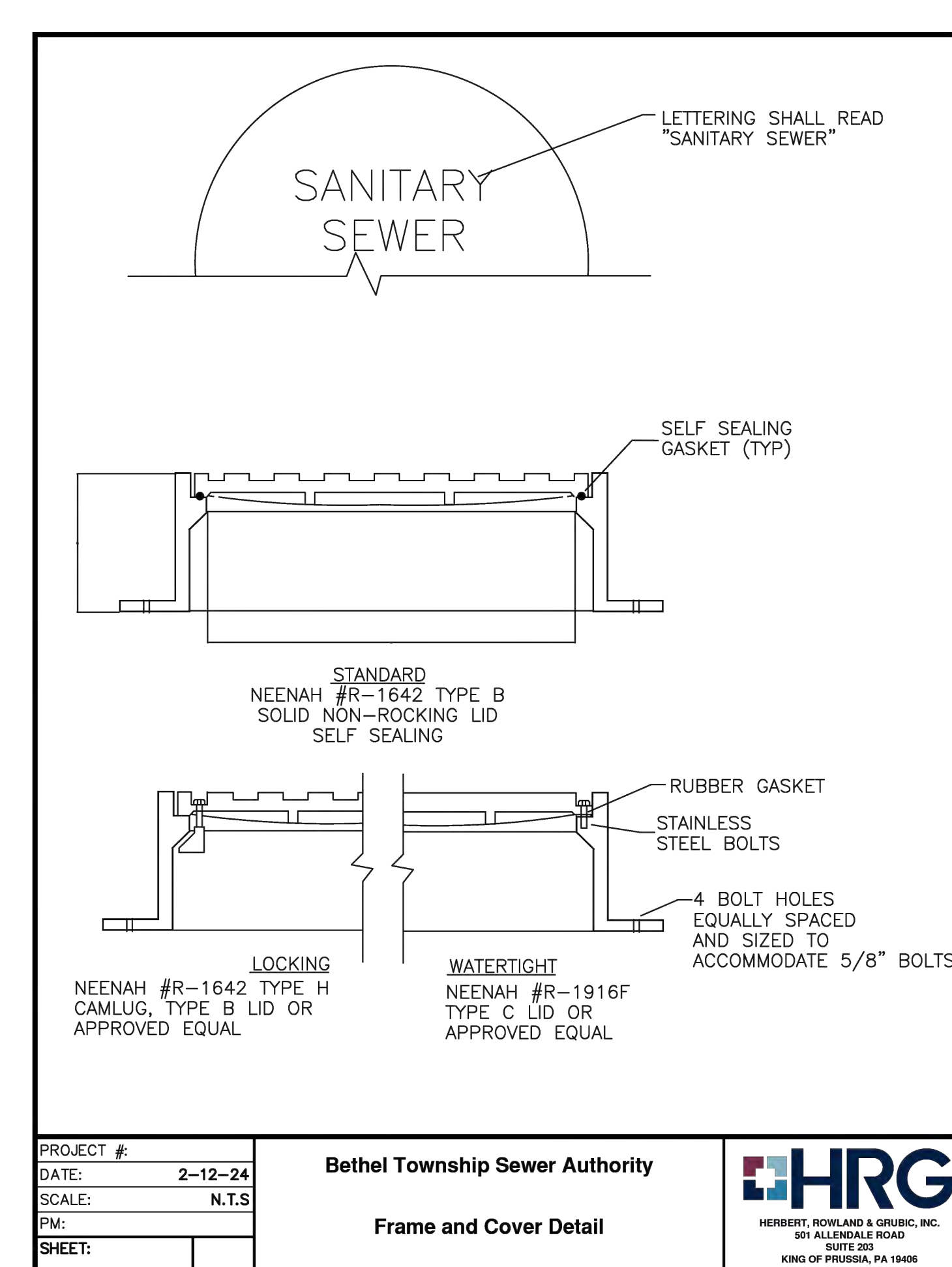
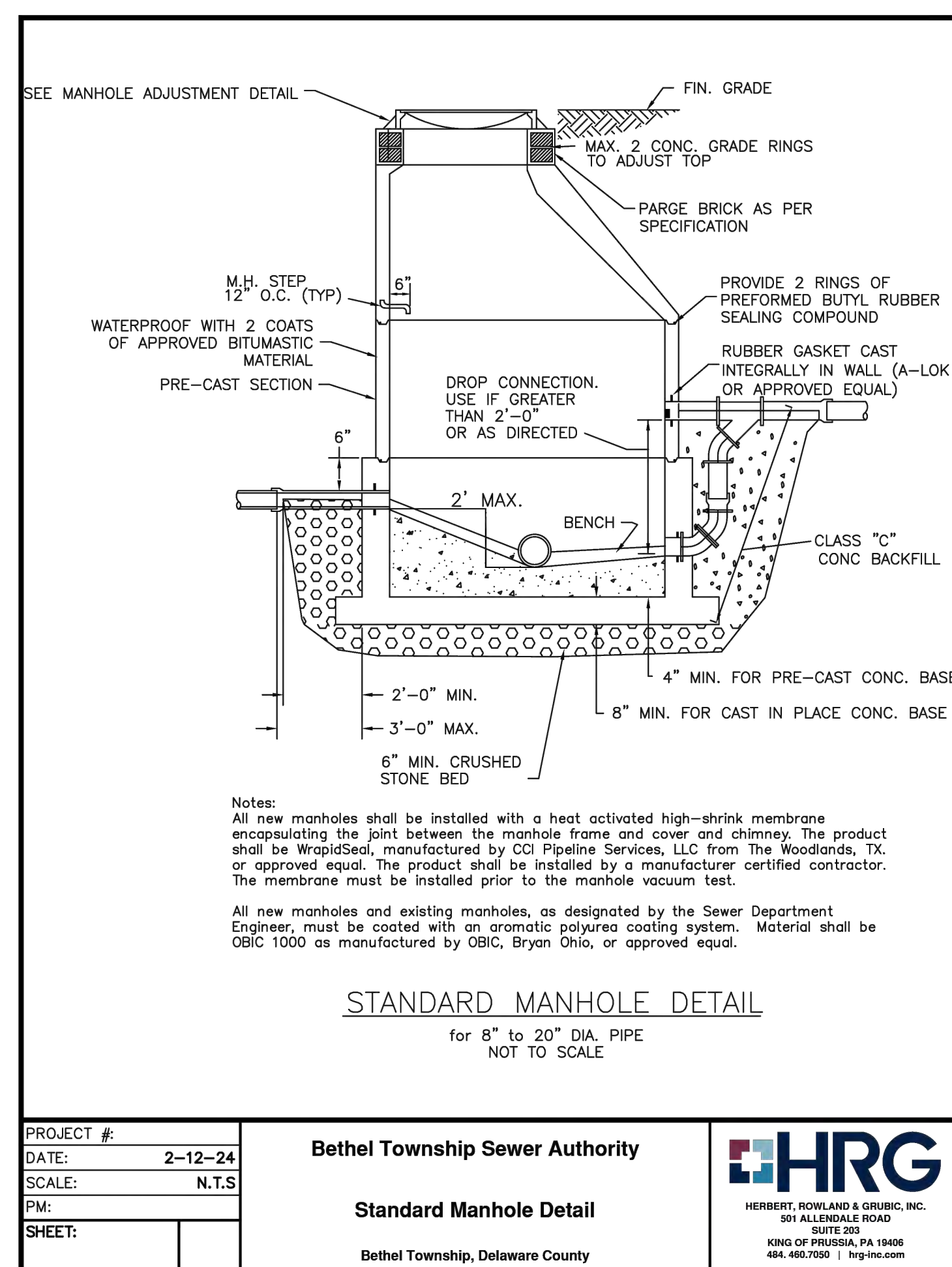
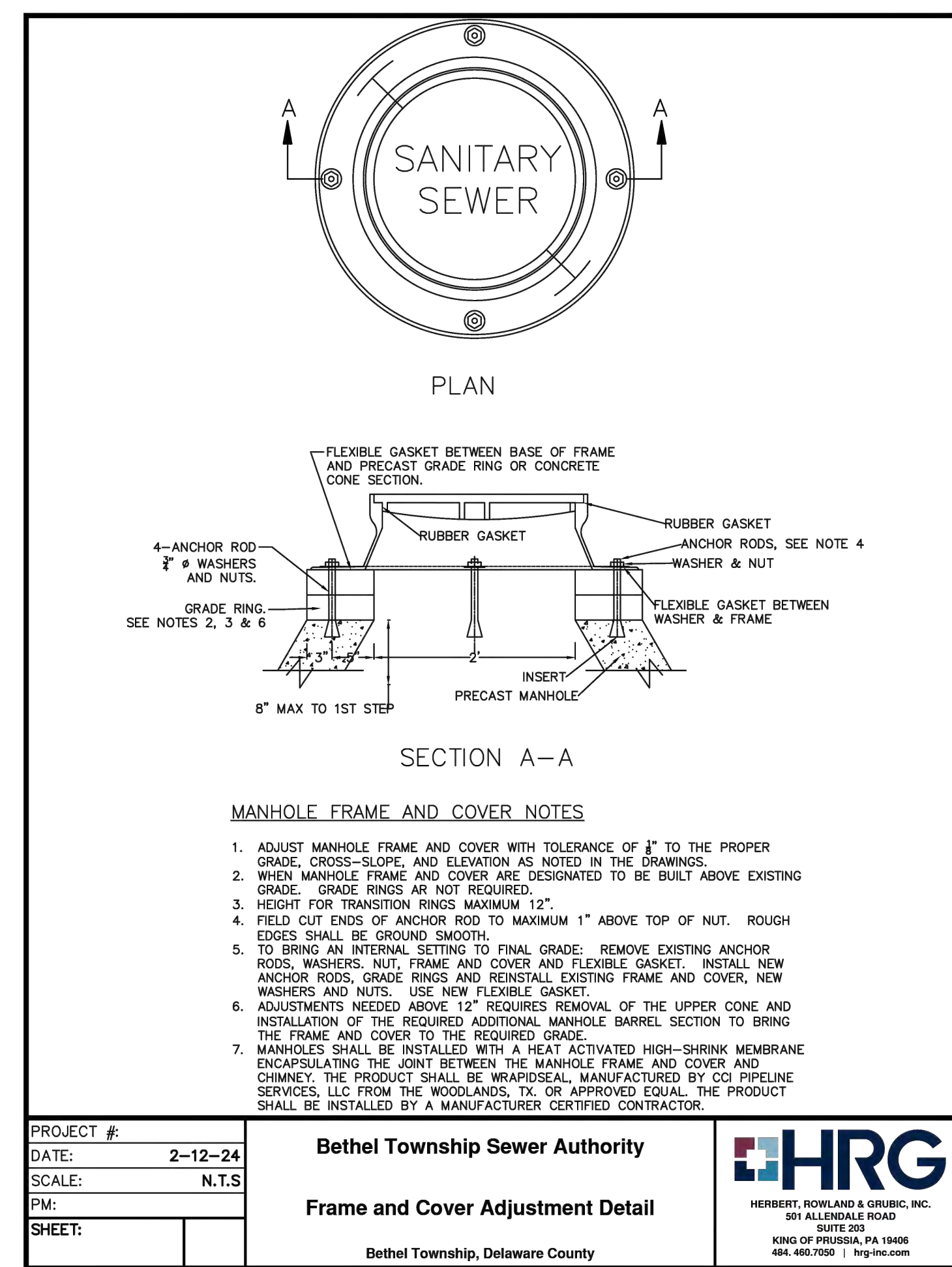
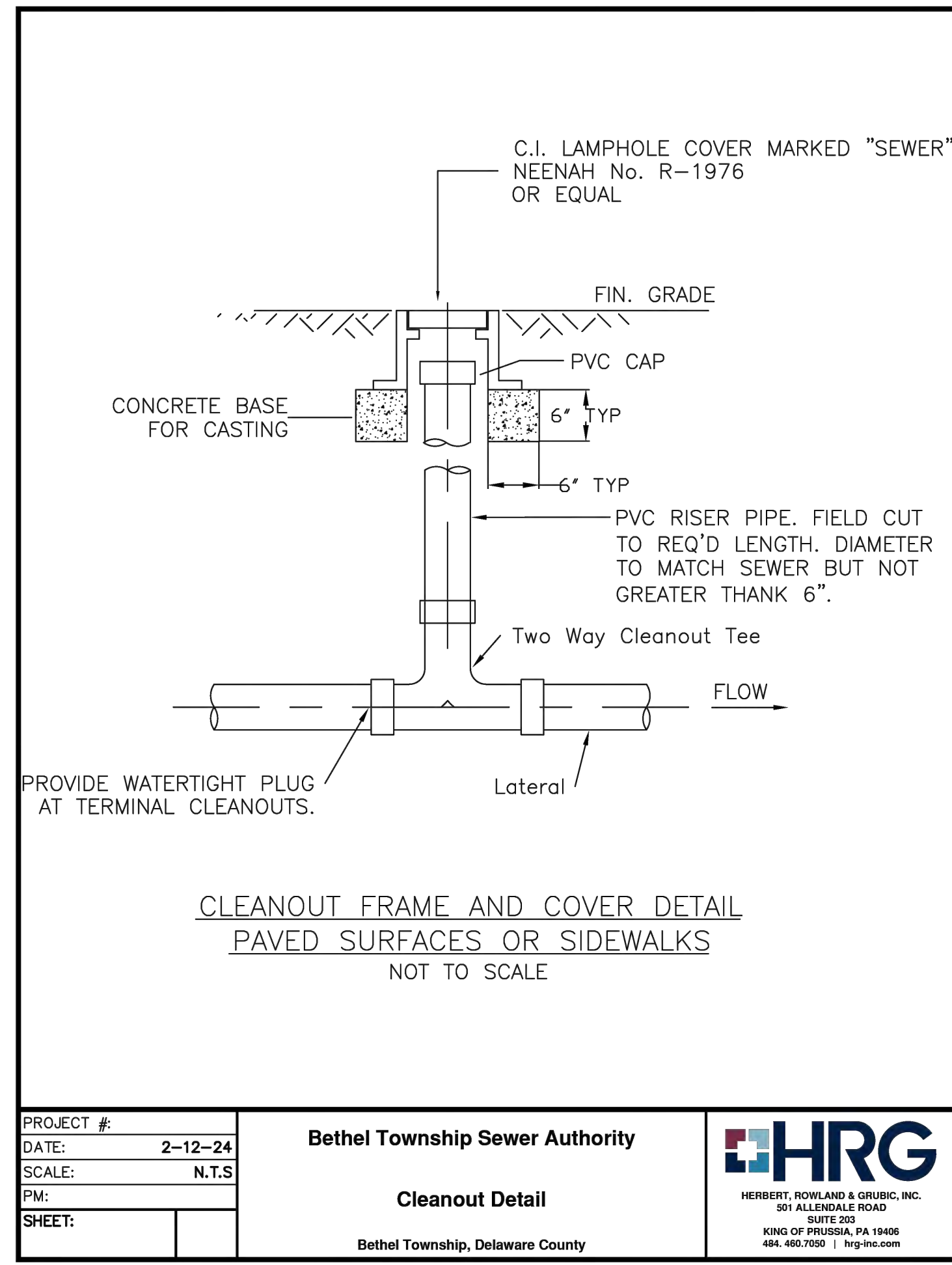
No.	Date:	Description:
1	1/30/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

**PRELIMINARY/FINAL**  
**3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

DATE: 12/02/2025  
SCALE: AS NOTED  
DRAWN BY: SMF  
CHECKED BY: CWI  
PROJECT NO. 12710

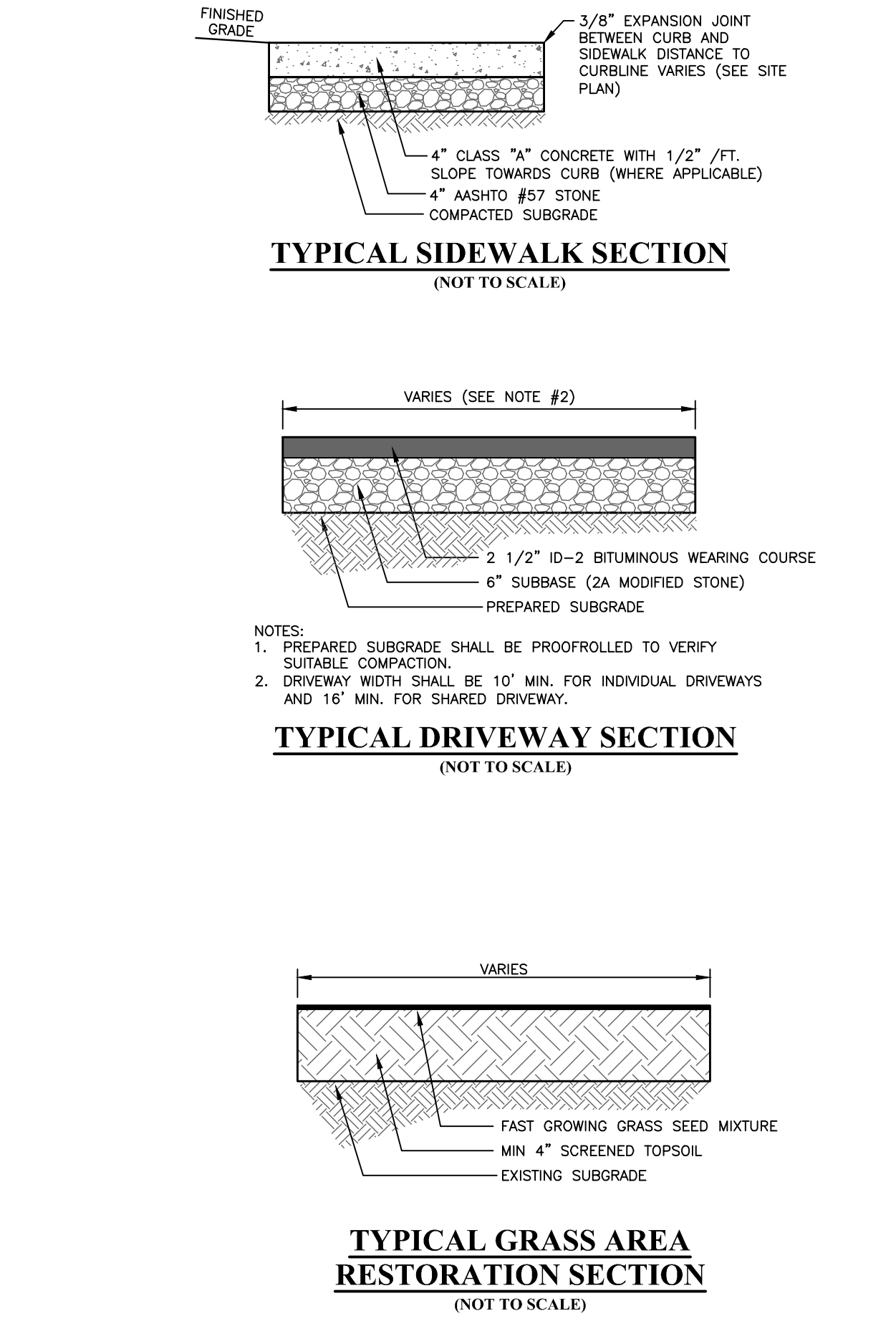
**STORMWATER MANGEMENT DETAILS & PROFILES**  
FOR  
**1534 NAAMANS CREEK, LLC**  
**1534 NAAMANS CREEK ROAD**  
**GARNET VALLEY, PA 19060**  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

**SHEET**  
**9**  
**OF 12**



**SANITARY SEWER NOTES:**

- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST REVISION OF BETHEL TOWNSHIP SEWER AUTHORITY'S SPECIFICATIONS IN EFFECT AT THE TIME CONSTRUCTION BEGINS.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED WITH THE OWNER, CONTRACTOR, SEWER AUTHORITY, AND THE AUTHORITY ENGINEER.
- DESIGN CALCULATIONS, SHOP DRAWINGS, AND/OR CATALOG CUTS FOR ALL MATERIALS AND EQUIPMENT TO BE USED ON THE PROJECT MUST BE SUBMITTED TO AND APPROVED BY THE AUTHORITY ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. THIS INCLUDES STRUCTURES, PIPING MATERIALS, FITTINGS, AND FRAMES AND COVERS.
- ALL WORK MUST BE INSPECTED BY THE AUTHORITY ENGINEER PRIOR TO BACKFILLING. ANY WORK THAT IS COVERED PRIOR TO INSPECTION MUST BE UNCOVERED AND INSPECTED BEFORE PROCEEDING. THE ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- ALL WORK WITHIN EXISTING PUBLIC RIGHTS-OF-WAY SHALL BE BACKFILLED WITH SELECT BACKFILL, PENNDOT 2A MODIFIED STONE (OR APPROVED EQUAL), AND TEMPORARILY PAVED WITH 2" ASPHALT BINDER.
- THE CONTRACTOR SHALL COMPACT ALL BACKFILL MATERIALS WITHIN ROAD RIGHTS-OF-WAY TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D1557. CERTIFIED COMPACTION TEST RESULTS MUST BE PROVIDED BY AN INDEPENDENT TESTING AGENCY AND SUBMITTED TO THE AUTHORITY FOR APPROVAL.
- ANY MANHOLES LOCATED IN LAWN AREAS SHALL BE FITTED WITH WATERTIGHT FRAMES AND COVERS AND SET 6 INCHES ABOVE FINISHED GRADE. MANHOLES IN UNMAINTAINED EASEMENT AREAS SHALL BE SET 2 FEET ABOVE FINISHED GRADE.
- ALL CLEANOUTS ON THE PUBLIC SEWER AND HOUSE CONNECTION SHALL BE INSTALLED TO GRADE WITH EITHER A BRASS CAP OR A CAST IRON LAMPPOLE COVER.
- NO TREES, SHRUBS, OR OTHER LANDSCAPING MAY BE PLACED WITHIN THE SANITARY SEWER EASEMENT OR WITHIN 10 FEET OF ANY PART OF THE PUBLIC SEWER IN CASE OF CONFLICT WITH LANDSCAPING PLANS, THIS NOTE SHALL GOVERN.
- ALL NEW SEWER AND/OR EXISTING SEWER IMPACTED BY THE PROJECT SHALL BE INSPECTED BY CLOSED-CIRCUIT TELEVISION (CCTV) AFTER PROPOSED GRADING OR PAVING IS COMPLETE. INSPECTION REPORTS SHALL BE SUBMITTED TO THE AUTHORITY FOR REVIEW AND APPROVAL.
- ANY NEW MANHOLES SHALL INCLUDE A HEAT-ACTIVATED HIGH-SHRINK MEMBRANE ENCAPSULATING THE FRAME COVER AND CHIMNEY JOINT. THE MEMBRANE SHALL BE WRAPSEAL BY CCI PIPELINE SERVICES, LLC (THE WOODLANDS, TX) OR APPROVED EQUAL, AND MUST BE INSTALLED BY A CERTIFIED INSTALLER PRIOR TO VACUUM TESTING.
- ANY NEW MANHOLES AND EXISTING MANHOLES, AS DESIGNATED BY THE SEWER AUTHORITY ENGINEER, SHALL BE COATED WITH AN AROMATIC POLYUREA COATING SYSTEM. THE COATING SHALL BE OBC 1000/OBC, BRYAN, OH OR APPROVED EQUAL.
- THE PROPERTY OWNER/DEVELOPER SHALL OFFER THE PUBLIC PORTION OF THE SANITARY SEWER SYSTEM FOR DEDICATION WITHIN TWO YEARS OF CERTIFICATION FOR USE BY THE AUTHORITY ENGINEER. IF NOT FORMALLY DEDICATED WITHIN TWO YEARS, AN ORDER SHALL BE DEEMED MADE, AND THE AUTHORITY RESERVES THE RIGHT (BUT NOT OBLIGATION) TO COMPLETE AND ACCEPT THE DEDICATION. THIS PROCESS SHALL INCLUDE PREPARATION OF LEGAL EASEMENTS AND AS-BUILT DRAWINGS. A CCTV INSPECTION WILL ALSO BE REQUIRED. ALL DEFICIENCIES IDENTIFIED BY THE ENGINEER SHALL BE CORRECTED AT THE OWNER'S EXPENSE OR THROUGH THE IMPROVEMENT SECURITY.
- ALL SANITARY SEWERS SHALL BE CLEANED AND TELEVIEWED PRIOR TO DEDICATION AND/OR PROJECT CLOSEOUT.



**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd., West Chester, PA 19382  
www.InLandDesign.net

Phone: (484) 947-2928  
Fax: (484) 947-2946  
Info@InLandDesign.net

PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | PG. 3930

No.	Date:	Description:
1	1/30/2026	REVISED PER TWP REVIEW LTR DATED 1/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

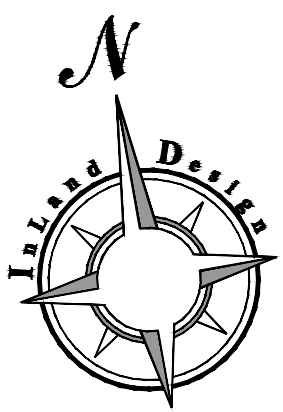
**PRELIMINARY/FINAL  
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

Date: 12/02/2025  
Scale: AS NOTED  
Drawn by: SMF  
Checked by: CWI  
Project No. 12710

**CONSTRUCTION DETAILS FOR**  
1534 NAAMANS CREEK, LLC  
1534 NAAMANS CREEK ROAD  
GARNET VALLEY, PA 19060  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

**SHEET 10 OF 12**

N:\12700\12710\dwg\Sheets\Subdivision and Land Development Plan\10 CONSTRUCTION DETAILS.dwg



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD / PAVING
PROPOSED CONCRETE MONUMENT
PROPOSED RIGHT OF WAY LINE
TEST PIT LOCATION
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING SPOT ELEVATION
EXISTING TREELINE
EXISTING TREE SYMBOLS
EXISTING SIGN
EXISTING ROAD / PAVING
EXISTING DRIVEWAY
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRE
PROPOSED SETBACK LINE
PROPOSED 2' CONTOUR
PROPOSED 10' CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED TREELINE
PROPOSED DRIVEWAY
PROPOSED CONCRETE SIDEWALK
PROPOSED STORM STRUCTURES & PIPE
PROPOSED SANITARY CLEAN-OUT & PIPE
PROPOSED WATER LINE
TREE PROTECTION FENCE
12" COMPOST FILTER SOCK
ORANGE CONSTRUCTION FENCE
TEMPORARY FENCING ALONG DRIVEWAY
6" TEMPORARY CHAIN LINK FENCE
LIMIT OF DISTURBANCE BOUNDARY
ROCK CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET FOR SLOPES
INLET SEDIMENT FILTER

EROSION AND SEDIMENTATION NOTES:

- 1. DURING ANY STAGE OF WORK OF A REGULATED ACTIVITY, IF THE MUNICIPALITY OR OTHER DESIGNEE DETERMINES THE EROSION AND SEDIMENT CONTROL MEASURES, PERMANENT BMPs, CONVEYANCES OR OTHER STORMWATER FACILITIES ARE NOT BEING INSTALLED OR MAINTAINED IN ACCORDANCE WITH THE APPROVED SWM SITE PLAN, THE MUNICIPALITY MAY SUSPEND OR REVOKE ANY EXISTING PERMITS OR OTHER APPROVALS UNTIL THE DEFICIENCIES ARE CORRECTED OR UNTIL A REVISED SWM SITE PLAN IS SUBMITTED AND APPROVED.

DISPOSAL AND RECYCLING

CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED OR UNUSED CONSTRUCTION MATERIALS. GARBAGE SHALL BE COLLECTED ON-SITE UNTIL RETRIEVED BY AN APPROVED DISPOSAL OR RECYCLING COMPANY. CONTRACTOR SHALL NOT INCORPORATE EXCESS MATERIALS.

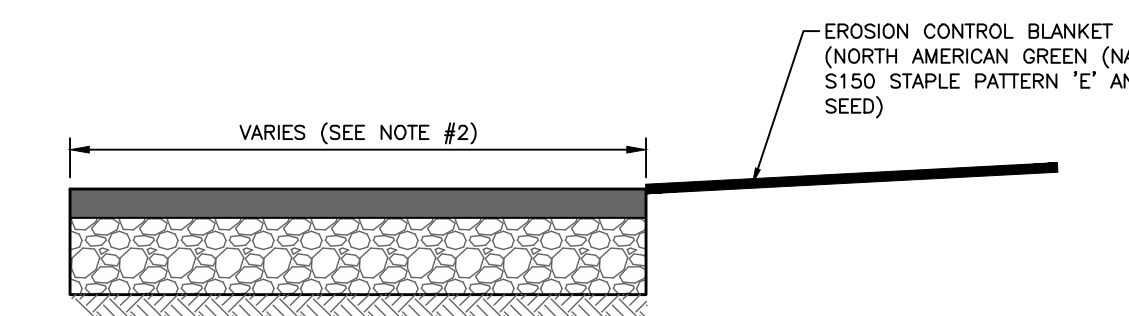
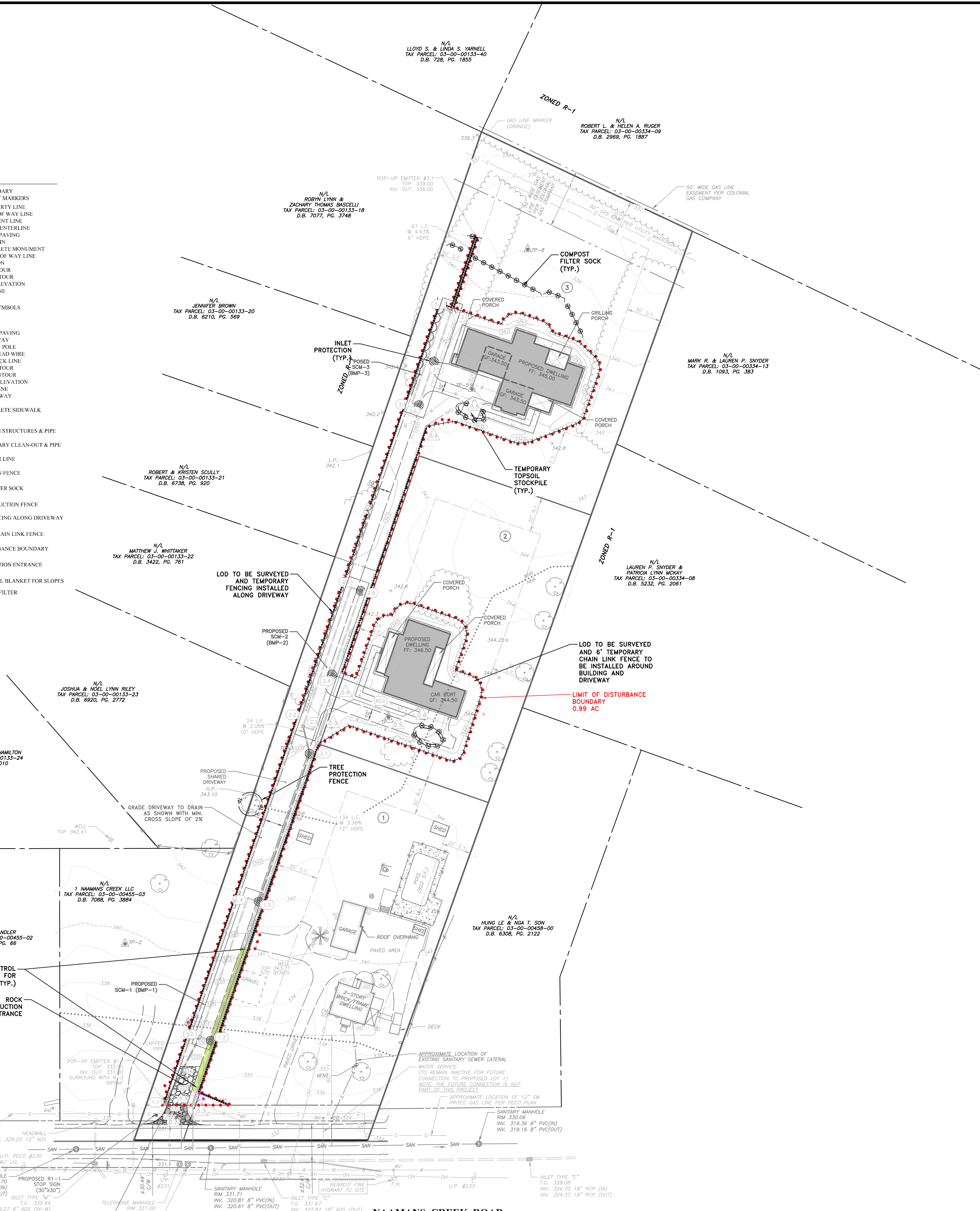
- LIKELY WASTE TO BE GENERATED AT THIS SITE:
• UNUSED CONCRETE TO BE PLACED IN CONCRETE WASHOUT AREAS
• EXCESS SILT SOCK AND FENCING MATERIALS TO BE DEPOSITED IN APPROVED CONTAINER.
• SCRAP MATERIALS FROM CONSTRUCTION
• GENERAL RUBBISH AND DEBRIS

TEMPORARY STABILIZATION AND PERMANENT STABILIZATION

- 1. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
2. HYDRO-MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1 TON PER ACRE.
3. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
4. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
5. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REINFORCEMENT, AND REINFORCING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMP FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
6. SEDIMENT REMOVED FROM BMP SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

SEQUENCE OF CONSTRUCTION:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES A PRE-CONSTRUCTION MEETING IS TO BE HELD ON-SITE WITH REPRESENTATIVES INCLUDING BUT NOT LIMITED TO APPROPRIATE MUNICIPAL OFFICIALS, MUNICIPAL ENGINEER, PROPERTY OWNER, DESIGN ENGINEER (IN-LAND DESIGN), AND THE EXCAVATOR AND GENERAL CONTRACTOR.
3 DAYS BEFORE CONSTRUCTION COMMENCES THE CONTRACTOR MUST CONTACT PA ONE CALL TO MARK OUT ANY UTILITIES IN THE AREA OF DISTURBANCE.
ANY DISTURBED AREA WHERE THERE WILL BE A CESSATION OF ACTIVITY FOR FOUR DAYS OR LONGER MUST BE STABILIZED WITH TEMPORARY STABILIZATION.
THE PROFESSIONAL DESIGN ENGINEER, GEOTECHNICAL ENGINEER, SOILS PROFESSIONAL, AND/OR DESIGNEE MUST BE PRESENT ON-SITE FOR INSPECTIONS OF THE OVERALL FUNCTIONALITY OF THE STORMWATER BMPs/SCMs AS WELL AS FOR THE SPECIFIC STAGES DESIGNATED AS CRITICAL.
1. DELINEATE THE LIMITS OF DISTURBANCE AND INSTALL TREE PROTECTION FENCE AROUND EXISTING TREES WITHIN 25 FEET OF THE PROPOSED IMPROVEMENTS. THE LIMITS OF DISTURBANCE MUST BE CLEARLY MARKED IN THE FIELD PRIOR TO GENERAL EARTH DISTURBANCE. INSTALL CHAIN LINK FENCE AS SHOWN ON PLAN ALONG LIMIT OF DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE ON PROPOSED DRIVEWAY AND COMPOST FILTER SOCKS PROTECTION AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS.
3. REMOVE TREES TO BE REMOVED AS SHOWN ON THE EXISTING CONDITIONS & DEMOLITION PLAN.
4. CLEAR AND GRUB, STRIP TOPSOIL, AND BEGIN ROUGH GRADING OPERATIONS. STOCKPILE TOPSOIL IN THE LOCATION DESIGNATED ON THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.
5. INSTALL SANITARY SEWER LINE, WATER LINE, AND ALL UTILITY LINES AS NEEDED. CAP SEAL UTILITY LINES UNTIL CONTINUING CONSTRUCTION.
6. CRITICAL STAGE: INSTALL BMP-1-SCM-1 (UNDERGROUND DETENTION BED), IMMEDIATELY BLOCK ALL INLETS. INSTALL OUTLET STRUCTURE WITH OUTLET PIPE TO RIP-RAP OUTFALL.
7. CRITICAL STAGE: INSTALL BMP-2-SCM-2 (UNDERGROUND DETENTION BED), AND INSTALL STORM SEWER ASSOCIATED WITH BMP-2-SCM-2. IMMEDIATELY BLOCK ALL INLETS. INSTALL OUTLET STRUCTURE WITH OUTLET PIPE, AND ASSOCIATED CONNECTION PIPE BETWEEN BMP-1 AND BMP-2 (SCM-1 AND SCM-2).
8. CRITICAL STAGE: INSTALL BMP-1-SCM-1 (INFILTRATION BED), IMMEDIATELY BLOCK ALL INLETS. INSTALL OUTLET STRUCTURE WITH OUTLET PIPE TO RIP-RAP OUTFALL.
9. ROUGH GRADE REMAINING DRIVEWAY. INSTALL STONE BASE & BINDER COURSE.
10. THE CONSTRUCTION OF THE SWM BEDS, DRIVEWAY STONE BASE & BINDER COURSE ARE TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION.
11. ROUGH GRADE REMAINING BUILDING AREAS AND BEGIN CONSTRUCTION OF NEW DWELLINGS, PATIOS, PORCHES, AND WALKWAYS.
12. INSTALL ROOF DRAINS AND STORM PIPING AND IMMEDIATELY BLOCK FLOW INTO BMPs/SCMs UNTIL TRIBUTARY AREA IS STABILIZED.
13. ONCE TRIBUTARY AREAS TO BMPs/SCMs ARE STABILIZED, REMOVE INLET BLOCKS AND INSTALL INLET PROTECTION.
14. ONCE BUILDING IS UNDER ROOF AND THE TRIBUTARY AREA IS PERMANENTLY STABILIZED (VEGETATED AREAS MUST HAVE A UNIFORM 70% VEGETATIVE COVER), INSTALL ANY REMAINING STORMWATER ROOF DRAINS, CATCH BASINS, IMMEDIATELY INSTALL INLET PROTECTION AND ASSOCIATED PIPES. ALLOW DISCHARGE OF RUN-OFF TO RECHARGE BMPs/SCMs WHEN THE ASSOCIATED DRAINAGE AREAS ARE 100% STABILIZED.
15. ONCE TRIBUTARY AREAS HAVE BEEN STABILIZED, REMOVE EROSION CONTROLS AND REPAIR ANY DAMAGE AS NECESSARY. RESTABILIZE ANY AREAS THAT WERE DISTURBED DURING THIS STAGE.
16. ANY SUBSTANTIAL CHANGES TO THE LOCATION OF BUILDINGS, STORMWATER MANAGEMENT BMPs, OR EROSION AND SEDIMENTATION CONTROLS SHALL BE REVIEWED FOR BY THE MUNICIPALITY AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.



- NOTES:
1. THE SURFACE FLOWS ALONG THE COMMON DRIVEWAY ARE DIRECTED ALONG THE EASTERN SIDE OF THE DRIVEWAY. SHALL INCLUDE EROSION CONTROL FABRIC ADJACENT TO THE DRIVEWAY TO PREVENT EROSION THAT MAY BE CAUSED BY THE CONCENTRATED FLOW.
2. DRIVEWAY WIDTH SHALL BE 10' MIN. FOR INDIVIDUAL DRIVEWAYS AND 16' MIN. FOR SHARED DRIVEWAY.

DRIVEWAY SECTION WITH EROSION CONTROL BLANKET (NOT TO SCALE)

SOILS DESCRIPTION

Table with 7 columns: SYMBOL, DESCRIPTION, SLOPE, AVAILABLE WATER CAPACITY, DRAINAGE CLASS, DEPTH TO SHEET PILE, DEPTH TO BEDROCK, CAPABILITY, HYDROLOGIC SOIL GROUP. Rows include N8a (NESHAMINY SILT LOAM) and N8b (NESHAMINY SILT LOAM).

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
1. PER THE GEOTECHNICAL REPORT BY IES, DATED 06/20/2025, IT IS RECOMMENDED THAT THE DESIGN ENGINEER UTILIZE SOILS MODELED WITH A GROUP B RATING TO MORE ACCURATELY REFLECT ACTUAL SITE CONDITIONS OBSERVED.

OWNER/APPLICANT:

1534 NAAMANS CREEK, LLC
ATTN: MATT LASSIK
P.O. BOX 251
CHESTER HEIGHTS, PA 19017
PHONE: (610) 490-5010
MATT@SDCORAD.COM

LIMIT OF EARTH DISTURBANCE: 0.99 ACRES

INLAND DESIGN logo and contact information: 16 Hagerty Blvd., West Chester, PA 19382. Phone: (484) 947-2928. Fax: (484) 947-2946. Email: Info@InLandDesign.net

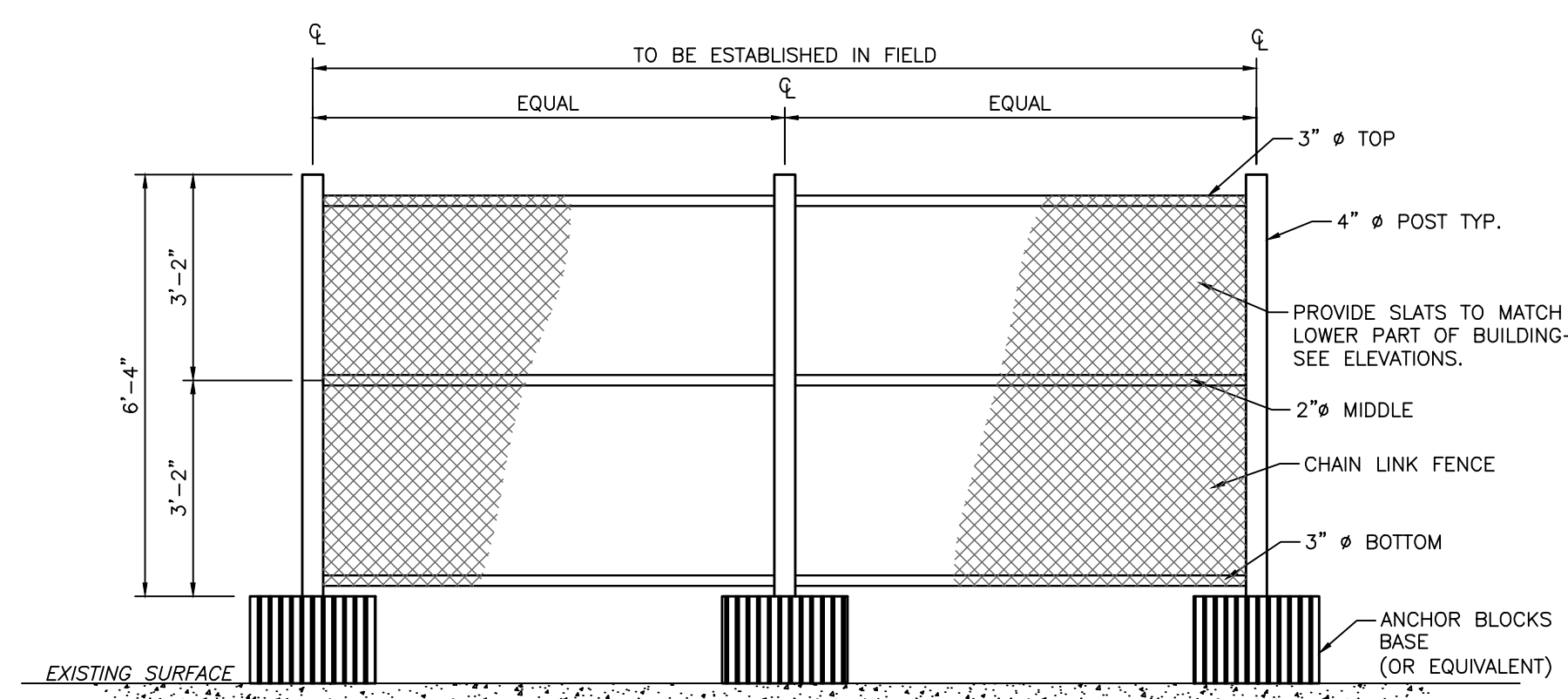
INLAND DESIGN logo and contact information: 16 Hagerty Blvd., West Chester, PA 19382. Phone: (484) 947-2928. Fax: (484) 947-2946. Email: Info@InLandDesign.net

Revision table with columns: No., Date, Description. Includes revisions for TWP REVIEW LTR DATED 12/23/2025, 2/4/2025, and 3/26/2025.

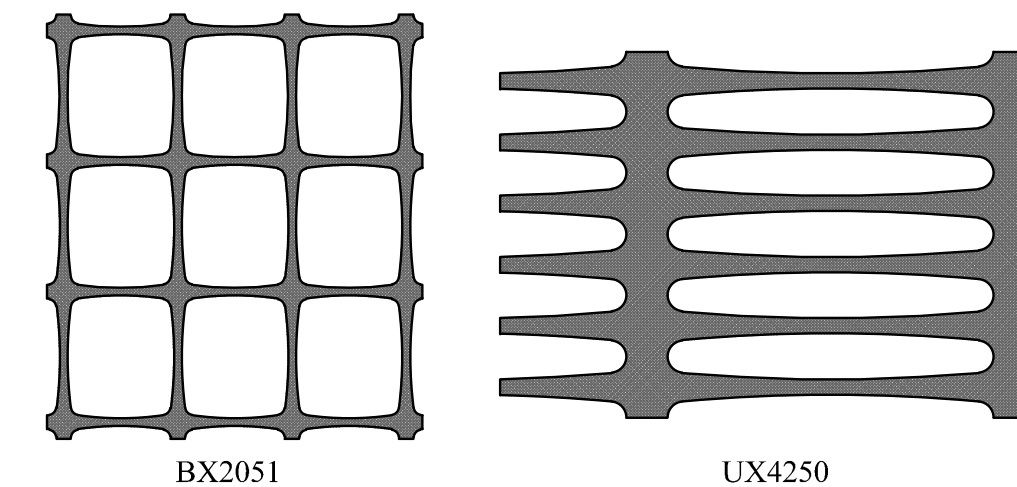
PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. GRAPHIC SCALE: 1" = 40'. Project No: 12710.

EROSION CONTROL PLAN FOR 1534 NAAMANS CREEK, LLC. 1534 NAAMANS CREEK ROAD, GARNET VALLEY, PA 19060. BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA.

SHEET 11 OF 12

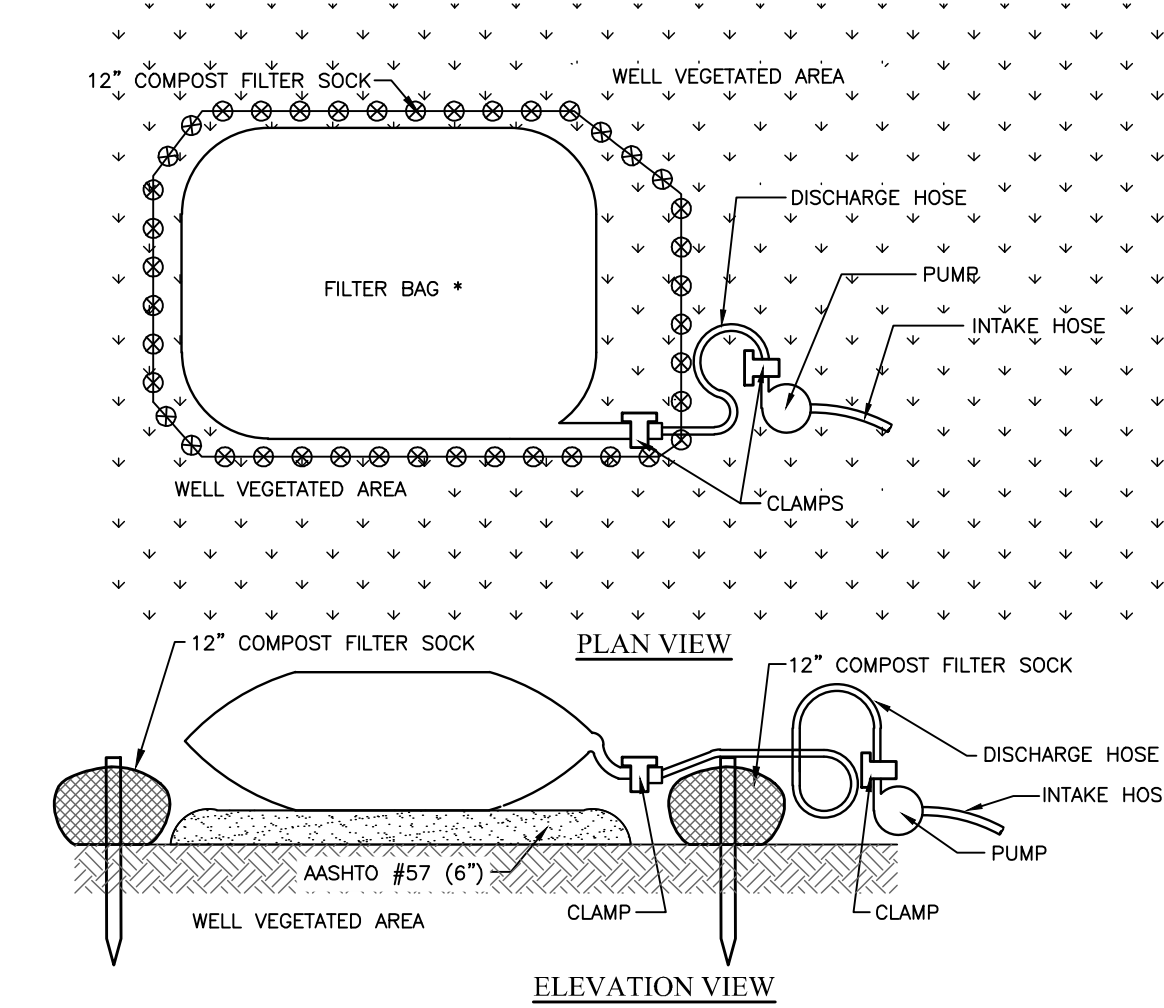


**PORTABLE CHAIN LINK FENCE WITH ANCHOR BLOCKS**  
(NOT TO SCALE)



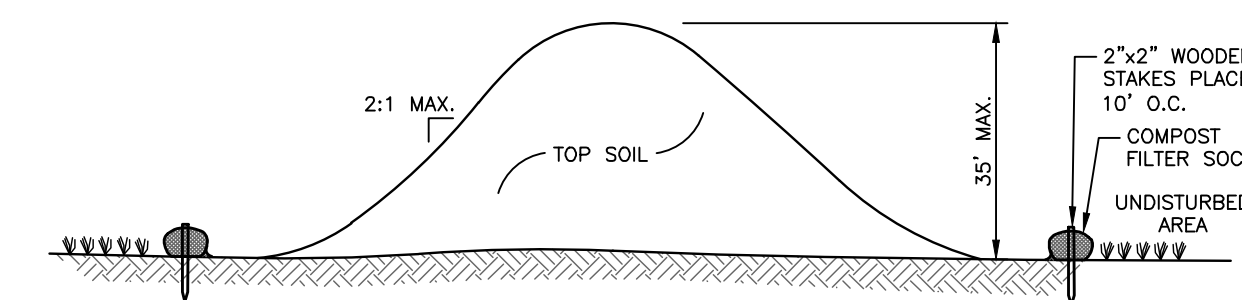
**BX2051**  
FOR GENERAL USE  
TENSAR SAFETY FENCE BX 2051, 4' HT.,  
ORANGE FOR EXTRA PROTECTION;  
TENSAR SAFETY FENCE UX 4250, 4' HT.,  
ORANGE INSTALLATION;  
ATTACH FENCE TO 2 1/2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

**ORANGE CONSTRUCTION FENCE DETAIL**  
(NOT TO SCALE)



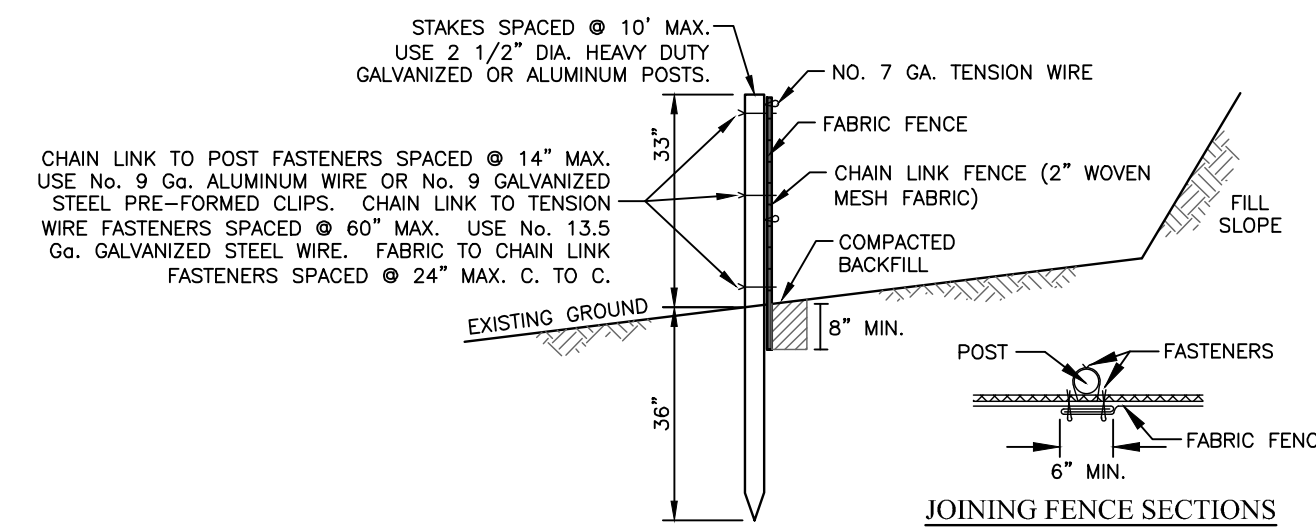
**STANDARD CONSTRUCTION DETAIL #3-16**  
**PUMPED WATER FILTER BAG**  
**WITH COMPOST FILTER SOCK**  
(NOT TO SCALE)

1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE STITCHED 7" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MAXIMUM FORCE SHOULD BE PROVIDED FOR PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED GRASSY AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 2%.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURED WITH CLAMPS.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.



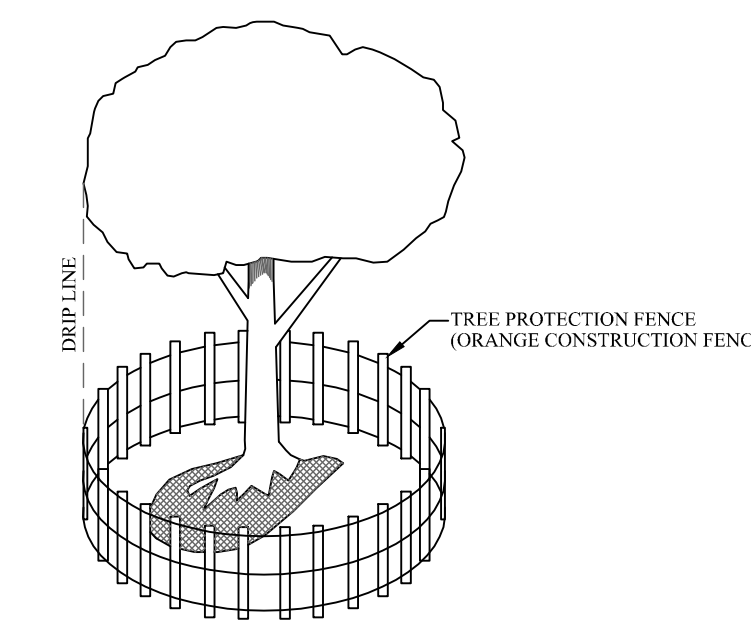
**TYPICAL TOPSOIL STOCKPILE DETAIL**  
(NOT TO SCALE)

- NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
  2. ALL SIDE SLOPES SHALL BE 2:1 OR FLATTER.
  3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
  4. COMPOST FILTER SOCK SHALL BE INSTALLED AS DETAILED HEREON.
  5. SEE STANDARD CONSTRUCTION DETAIL #4-1, COMPOST FILTER SOCK, FOR INSTALLATION REQUIREMENTS.
  6. LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUALLY STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
  7. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.



**SUPER SILT FENCE**  
(PADEP STANDARD CONSTRUCTION DETAIL #4-10)  
(NOT TO SCALE)

1. FILTER FABRIC WIDTH SHALL BE 42" MINIMUM.
2. POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.
3. CHAIN LINK SHALL BE GALVANIZED NO. 11 GA. STEEL WIRE WITH 2 1/2" OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES, NO. 7 GAGE TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN-LINK FENCE OR ATTACHED WITH HOOK RINGS AT 2' (MAX.) CENTERS.
4. SILT FENCE SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO MAIN BARRIER ALIGNMENT (FIGURE 4.1).
5. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVEGROUND HEIGHT OF THE FENCE.
6. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.



**TREE PROTECTION FENCE**  
(NOT TO SCALE)

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ADMINIST. FENCING OR BARRIERS SHALL BE PLACED AT THE DRIPLINE, UNLESS PRIOR DETERMINATION HAS BEEN MADE BY THE TOWNSHIP ADMINIST REGARDING A MORE APPROPRIATE LOCATION.

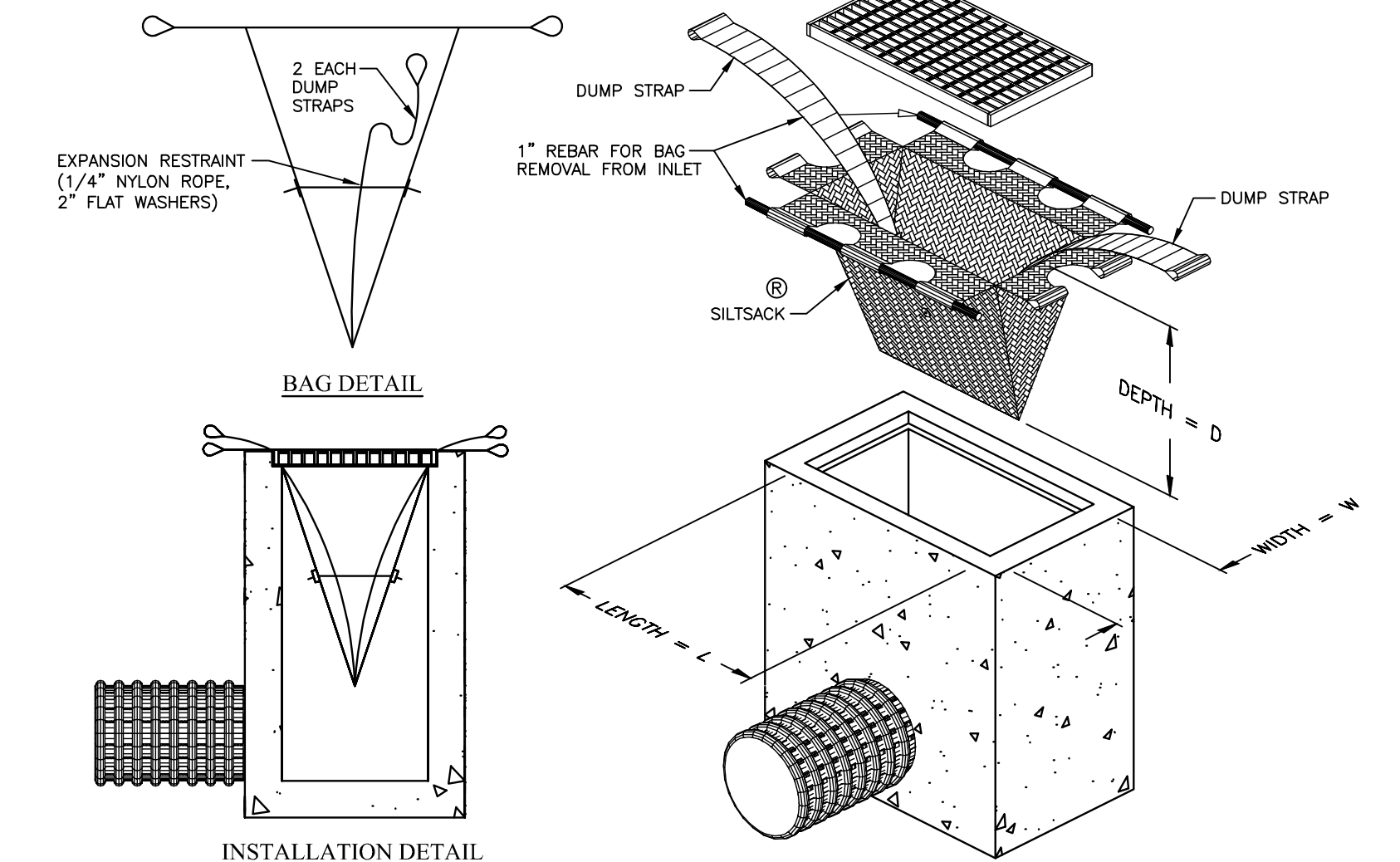
DESCRIPTION: TREES ARE OFTEN DAMAGED BY MOVING CONSTRUCTION EQUIPMENT OR BY SEDIMENT BUILDUP AROUND THE ROOTS. ORANGE CONSTRUCTION FENCING, WHEN PLACED ALONG OR AROUND TREES, SERVES AS A BOUNDARY MARKER TO INDICATE THAT CLEARING AND STOCKPILING ARE NOT PERMITTED BEYOND THAT POINT.

WHEN LISTED: A ORANGE CONSTRUCTION FENCE MAY BE USED WHENEVER THERE ARE SPECIFIC TREES OR WOODED AREAS THAT MUST BE PROTECTED.

REQUIREMENTS FOR INSTALLATION: A ORANGE CONSTRUCTION FENCE IS INSTALLED BY HAMMERING WOOD OR METAL STAKES INTO THE GROUND AND WRING THE SNOW FENCING SECURELY TO THE POSTS.

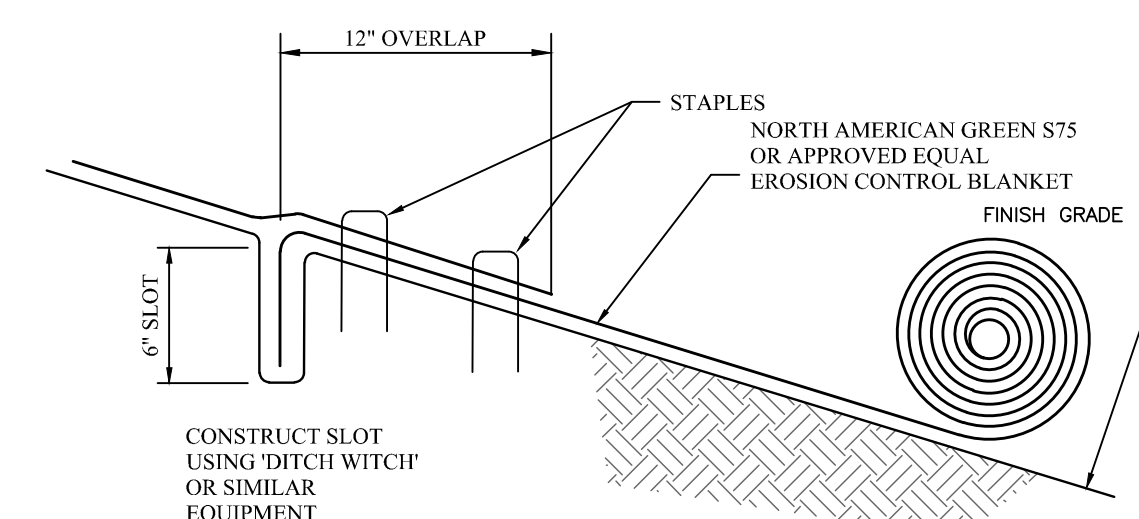
PLACE THE ORANGE CONSTRUCTION FENCE ALONG THE DRIPLINE OF TREES. A DRIPLINE IS AN IMAGINARY LINE EXTENDING DOWN FROM THE OUTER-MOST BRANCHES OF A TREE TO THE GROUND. THIS IS GENERALLY THE OUTER BOUNDARY FOR TREE ROOTS. IF THE ORANGE CONSTRUCTION FENCE IS PLACED ANY CLOSER TO A TREE, ITS PURPOSE MAY BE DEFEATED.

MAINTENANCE: INSPECT ORANGE CONSTRUCTION FENCING PERIODICALLY TO MAKE SURE THAT IT IS POSITIONED SECURELY.



**SEDIMENT FILTER BAG INLET PROTECTION DETAIL**  
(NOT TO SCALE)

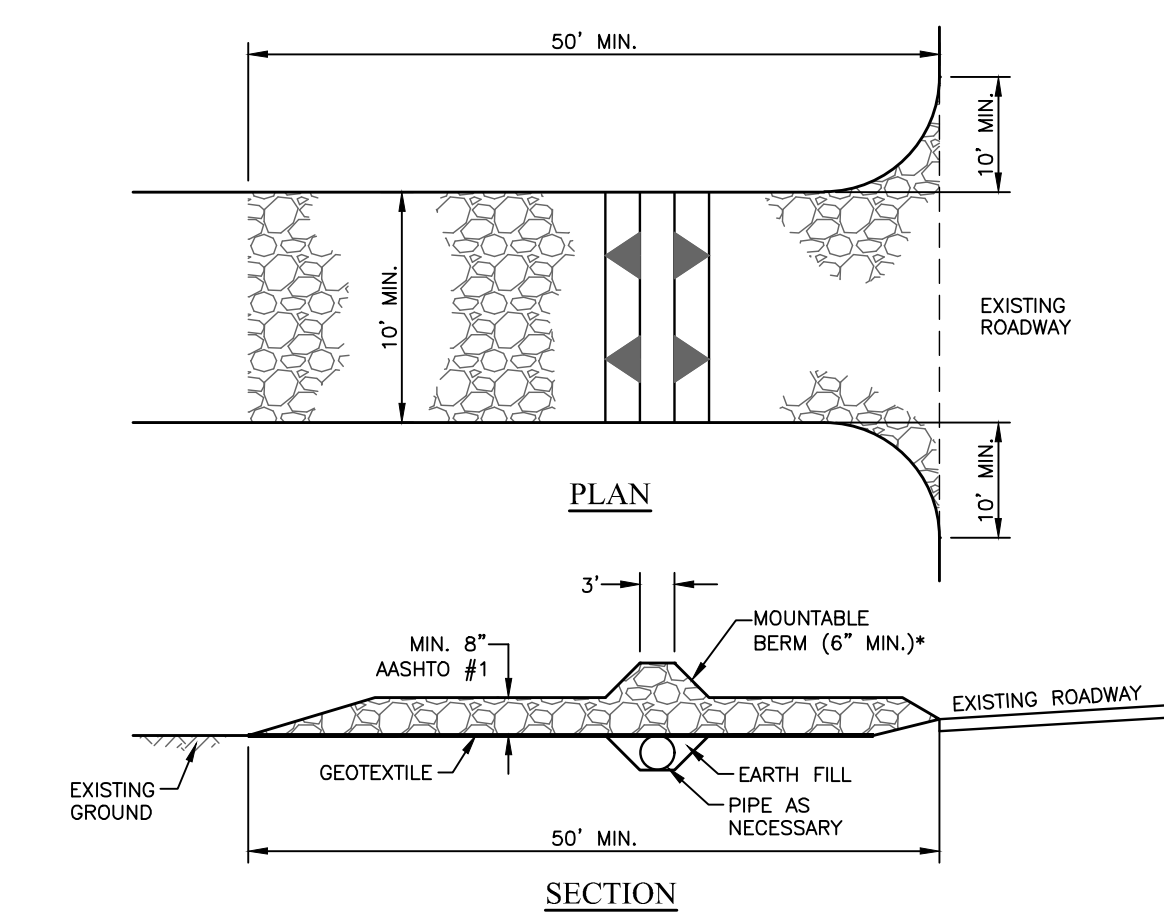
1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 20 LBS., A MINIMUM BURST STRENGTH OF 300 PSF, AND A MINIMUM TRIAXIAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED.



**NOTES:**

1. COMPLETE GRADING OF SLOPE.
2. CULTIVATE THE SOIL TO A DEPTH OF 6 INCHES, INCORPORATING FERTILIZER AND LIME WHERE NECESSARY, PROVIDING AN EVEN SURFACE, FREE FROM EXCESSIVE STONES, CLODS OR TRASH.
3. SEED AND MULCH THE AREA, AS OUTLINED IN SCHEDULING.
4. UNROLL THE MATTING UP AND DOWN THE SLOPE. THIS IS BEST ACHIEVED BY PLACING A METAL PIPE THROUGH THE CENTER OF THE ROLL THROUGH WHICH IS PASSED A ROPE. BY HOLDING EACH END OF THE ROPE, THE ROLL CAN BE UNWOUND SLOWLY DOWN THE SLOPE. THE MATTING SHOULD NOT BE STRETCHED NOR ALLOWED TO LIE LOOSELY, BUT TO TAKE UP THE CONTOURS OF THE GROUND. THE MANUFACTURER'S RECOMMENDATIONS FOR OVERLAPPING ADJACENT STRIPS SHALL BE FOLLOWED.
5. UPHILL ENDS OF THE MATTING SHALL BE BURIED IN A 6-INCH DEEP SLOT AND STAPLED, AS SHOWN, AT 12-INCH CENTERS ACROSS THE WIDTH OF THE MAT. AT JOINTS, THE DOWNHILL END SHOULD BE OVERLAPPED (SHINGLE FASHION).
6. MATTING SHOULD BE STAPLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, BUT GENERALLY STAPLES SHOULD BE INSERTED ON 12-INCH CENTERS DOWN EACH EDGE OF THE MAT AND DOWN ITS CENTERLINE.
7. FOLLOWING INSTALLATION, MESH MATTINGS SHOULD BE ROLLED WITH A SMOOTH ROLLER TO BRING INTO CLOSE CONTACT WITH THE SOIL AND TO CONSOLIDATE THE SEEDING.

**EROSION BLANKET INSTALLATION FOR SLOPES**  
(NOT TO SCALE)



**STANDARD CONSTRUCTION DETAIL #4-1**  
**ROCK CONSTRUCTION ENTRANCE DETAIL**  
(NOT TO SCALE)

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIRECTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL. CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE ZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITIONS ARE ALLEVIATED OR INSTALL BACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

Copyright © 2025 Inland Design, LLC. All rights reserved. This document is the property of Inland Design, LLC. It is to be used only in connection with the project for which it was prepared. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Inland Design, LLC. Any reuse without written permission, certification, consent or adaptation by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising therefrom or resulting therefrom.

Pennsylvania One Call System  
PA, Act 172 of 1986 requires  
three working days notice  
Serial Numbers  
**20252820865**

PENNSYLVANIA ACT 187 REQUIREMENTS:  
Inland Design, LLC, Any reuse without written permission, certification, consent or adaptation by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising therefrom or resulting therefrom.

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerly Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
www.InLandDesign.net Info@InLandDesign.net

PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | PG. 3930

No.	Date	Description
1	1/30/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

**PRELIMINARY/FINAL**  
**3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

Date: 12/02/2025  
Scale: AS NOTED  
Drawn by: SMF  
Checked by: CWI  
Project No. 12710

**EROSION CONTROL DETAILS**  
FOR  
**1534 NAAMANS CREEK, LLC**  
**1534 NAAMANS CREEK ROAD**  
**GARNET VALLEY, PA 19060**  
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET  
**12**  
OF 12

**EXHIBIT "B"**  
**Draft Bethel Township PC March 4, 2026 Minutes**



# BETHEL TOWNSHIP

DELAWARE COUNTY  
1092 BETHEL ROAD  
GARNET VALLEY, PA 19060

Phone: (610) 459-1529  
Fax: (610) 459-2921  
Email: [planning.commission@betheltwp.com](mailto:planning.commission@betheltwp.com)  
[www.betheltwp.com](http://www.betheltwp.com)

## PLANNING COMMISSION

Louis Torrieri - Chairman  
Kenneth Laaken, Jr. - Vice Chairman  
Jaclyn Borcky- Secretary  
Michael Dunn  
George Lincoln  
Cathy Spahr  
David Tustin  
Joseph Spadea

Matthew Houtmann, P.E.  
Township Engineer  
Alex Baumler, Esquire  
Planning Commission Solicitor

## PLANNING COMMISSION RECORD OF MINUTES March 4, 2026

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, March 4, 2026, in the John L. Myers Building (1092 Bethel Road, Garnet Valley, PA 19060).

### PRESENT:

Lou Torrieri - Chairman  
Ken Laaken, Jr., - Vice-Chairman  
Mike Dunn

Joseph Spadea  
Dave Tustin

Alex Baumler, Esq., Planning Commission Solicitor  
Matt Houtmann, PE, Township Engineer

### APOLOGIES:

Cathy Spahr  
Giovanna Iacono, PE, MBA, Supervisor Liaison

### OBSERVERS:

Approximately 6 citizens in attendance.

### The Regular March 4, 2026, Planning Commission Meeting convened at 7:00 PM.

Chairman Torrieri requested everyone to please silence all electronic equipment and announced the presence of a recording device for the purpose of minute taking. A copy of the approved minutes will be available on the Bethel Township website. The Pledge of Allegiance was recited. Mr. Torrieri explained there was an executive session that took place immediately prior to the meeting to discuss legal issues

and procedures. He announced that Cathy Spahr and Supervisor liaison Giovanna Iacono were absent. A moment of silence was held in honor of Planning Commission member Paul Battinieri, who sadly passed away.

Mr. Torrieri asked for a motion to approve the minutes from February 4, 2026, regular meeting minutes transcribed from recorder.

**Motion:** On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously, the regular February 4, 2026, meeting minutes were approved.

**REPORTS:**

**PRESERVATION SOCIETY:** No Report.

**OLD BUSINESS:**

**Project PC 2024-02 – 1420 Conchester Day Care, 1420 Conchester Highway, Garnet Valley, PA Preliminary Plans. Conchester Holdings LLC.**

The applicant submitted preliminary plans for a daycare center. Special exception was granted by the Zoning Hearing Board on June 28, 2023, with conditions.

The Committee is waiting for the applicant to provide responses to the Township Engineer's plan review and recommendation letter dated October 31, 2025.

There was no discussion on Project PC 2024-02.

**Project PC 2025-01 – 1257 Zebley Road, Garnet Valley, PA. Preliminary/Final Two Lot Subdivision. Applicant – Yilka Goci.**

This is a plan for a subdivision on an existing lot into 2 lots that will contain single family residents, driveways, and other associated improvements.

Waiting for applicant to provide responses to Township Engineer's plan review/recommendation letter dated November 24, 2025.

There was no discussion of Project PC 2025-01.

Township Engineer, Matt Houtmann, explained that they are updating their plans.

**Motion:** On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously, the committee approved the extension of Project PC 2025-1 to June 15, 2026.

**NEW BUSINESS:**

**Project 2026-01 – 1534 Naamans Creek Road, Garnet Valley, PA. 3 Lot Subdivision. Preliminary/Final Subdivision Plan. Owners- Charles and Christine Nickles.**

Engineer for the applicant, Chadd Ingram, explained that they received Matt Houtmann's most recent review letter and will comply with all comments. The DEP planning module exemption letter was also received, BTSA approval, and PennDOT approval is pending on 2 minor issues. Mr. Ingram is asking the PC solicitor, Alex Baumler, to review.

Mr. Houtmann reviewed all the issues outlined in his recent letter. He requested that the driveway be stoned and a binder applied after the stormwater management systems beneath the driveway are installed, prior to general construction. These details will be included in the plan. He also noted that the existing house will be connected to public water, which must also be reflected in the plan. Additionally, the plan should provide specific guidance for future property owners on stormwater management, including the cleaning of sediment from inlets and addressing any standing water in the stormwater beds. Mr. Houtmann asked Mr. Baumler to help the applicant address the plan note for the removal of the zoning variance.

Mr. Baumler added that he reviewed the common driveway agreement and it was satisfactory.

A simplified developer's agreement may be required by the Board of Supervisors post approval.

Ken Laaken, Jr., asked for a 5-foot separation between the existing driveway and the proposed driveway to the new homes. He would like to see some shrubs added. Mr. Ingram agreed to the idea. The applicants have no desire to connect the driveways.

### **Community Comment**

Zach Bascelli, 3454 Dorothy Drive mentioned his concerns about stormwater management and water runoff.

Mr. Baumler explained that the applicant will have to record a stormwater management plan with the county. If at any point they do not maintain it then the Township has a legal right to go to the property, fix it and lien the property.

Mr. Ingram explained that there will be no grading and minimal disturbance on the rear lot.

**Motion:** On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously, the committee approved the extension of Project PC 2026-1 to June 15, 2026.

**Motion:** On a motion by Ken Laaken, Jr., seconded by Mike Dunn and carried unanimously, the committee recommended Project PC 2026-1 Preliminary/Final Plan-1534 Naamans Creek Road to the Board of Supervisors provided the applicant complete all outstanding recommendations from the Township Engineer, planting of the required evergreen trees, and addressing all outstanding PennDOT issues and necessary easements recorded.

### **ADJOURNMENT**

The next Planning Commission meeting will be on April 1, 2026.

**Motion:** On a motion by Ken Laaken, seconded by Dave Tustin, and carried unanimously, the July 2025 regular meeting was adjourned at 8:16 PM.

Minutes prepared from recording device. (JB)

DRAFT

**EXHIBIT "C"**

**Township Engineer March 4, 2026 Review Letter**

EDOUARD N. HOUTMANN, C. E.  
1928-1994

MATTHEW R. HOUTMANN, P. E.  
GUSTAVE N. HOUTMANN, P. E.  
REGISTERED PROFESSIONAL  
ENGINEERS

**G. D. HOUTMAN & SON, INC.**

CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS

139 E. BALTIMORE PIKE  
MEDIA, PENNSYLVANIA 19063

610-565-6363  
FAX 610-565-6976

STEPHEN J. WASYLYSZYN  
REGISTERED PROFESSIONAL  
SURVEYORS

Mr. Lou Torrieri, Chairman  
Bethel Township Planning Commission  
1092 Bethel Road  
Garnet Valley, PA 19060

March 4, 2026

Re: 1534 Naamans Creek Road, LLC  
Nickles Tract

Dear Lou,

1534 Naamans Creek Road, LLC has submitted revised Preliminary/Final Subdivision and Land Development Plans for the subdivision of the former Nickles Property. The Plans were prepared by Inland Design and are dated December 2, 2025 and last revised March 2, 2026.

**BACKGROUND**

The purpose of this subdivision is to combine two existing tracts into one larger tract and then subdivide the composite parcel into three Lots. The existing improvements will be located on the front lot, and new single family detached residential dwellings will be constructed on each of the remaining two Lots. The site is located on the north side of Naamans Creek Road, approximately 350 feet west of Goodley Road. The site is Zoned R-1 Residential. The previous use was residential with seasonal vegetable/fruit stand accessory use, which was a court ordered use.

**COMMENTS**

All of the comments contained in our previous two reviews for this Project have been satisfactorily resolved with the following clarifications:

1. Step #10 of the Construction Sequence shall state that the stone base and binder course shall be completed prior to house construction.
2. A public water service connection to the main in Naamans Creek Road was previously installed for the existing house – which is not connected to the public water. The plan notes state that “water service to remain inactive for future connection to proposed Lot #1”. The above plan note is inconsistent with the comments presented to the PC by the Applicant at the February meeting. The existing house shall connect to public water, and it makes sense that the connection occurs at the time when public water installation is occurring for lots #2 and #3.
3. The proposed driveway and the house on lot #2 provide the large majority of the run-off to SCM #2. The Time of concentration for the drainage area shall reflect the corresponding

relatively short and quick travel path from the impervious surfaces to the BMP. If the Design Engineer is insistent on using a travel path from the north side of the dwelling, then two sub-watersheds can be provided – one for the driveway and immediate area around the house, and a second drainage area for the yard area at the north side of the dwelling.

4. The Long Term O& M Notes shall state the inspection measures that are to be implemented by the future property owner. For example, accumulated sediment shall be cleaned out from the inlets if observed, and the homeowner shall inform the Township and proceed with maintenance on the infiltration beds if standing water is observed in the beds 48 hours after the cessation of a storm event.
5. We will assist the Applicant with the appropriate wording for the “withdrawal” of the previously granted Zoning Variance.

#### **OTHER**

1. The Applicant is reminded of the following:
  - a. This subdivision will be subject to Ordinance 232 – fee in lieu of park/recreation area.
  - b. Prior to the recording of the Subdivision Plans a Stormwater Management Operations and Maintenance Agreement (O & M) shall be signed and recorded.
  - c. Cross Easement Agreement for the private road is required.
  - d. A modified Developers Agreement may be required at the discretion of the Township Solicitor.

#### **THIRD PARTY PERMITS**

1. Sewage Facilities Planning Modules have been approved.
2. Based on the initial comments from PennDOT, our Site Investigations, and reviewing the PennDOT electronic permitting system, the applicant should have the PennDOT Permit for the minimum use driveway within a few days.

We have no objection to the Planning Commission recommending Final Subdivision Plan Approval conditioned upon resolution of the above five items to the satisfaction of the Township Engineer. Please do not hesitate to call if you have any questions concerning this review.

Sincerely,



Matthew R. Houtmann, P.E.

Cc: Bethel Township  
1534 Naamans Creek Road  
Inland Design  
Alex Baumler

**EXHIBIT "D"**  
**DCPD FEBRUARY 20, 2026 REVIEW LETTER**



**DELAWARE COUNTY PLANNING COMMISSION**

**2 W. Baltimore Avenue – Suite 202**

**Media, PA 19063**

**(610) 891-5200**

**Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)**

**GINA BURRITT**

**DIRECTOR**

Planning Department

February 20, 2026

Mr. William Addison  
Bethel Township  
1092 Bethel Road  
Garnet Valley, PA 19060

RE: Name of Dev't: 1534 Naamans Creek Road  
DCPD File No.: 03-8240-26  
Developer: 1534 Naamans Creek Road, LLC  
Location: North side of Naamans Creek Road,  
approximately 300' west of Goodley Road  
Recv'd in DCPD: January 15, 2026

Dear Mr. Addison:

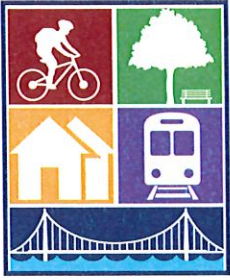
In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on February 19, 2026, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Gina Burritt  
Director

cc: 1534 Naamans Creek Road, LLC  
InLand Design



## DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202

Media, PA 19063-3740

Phone: (610) 891-5200

Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: February 20, 2026

File No.: 03-8240-26

PLAN TITLE: 1534 Naamans Creek Road

DATE OF PLAN: December 2, 2025

OWNER OR AGENT: 1534 Naamans Creek Road, LLC

LOCATION: North side of Naamans Creek Road,  
approximately 300' west of Goodley  
Road

MUNICIPALITY: Bethel Township

TYPE OF REVIEW: Preliminary/Final Subdivision &  
Land Development

ZONING DISTRICT: R-1 Residential

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivide 3.87 acres into 3 lots;  
Develop 2 single-family detached  
dwellings

UTILITIES: Public Water & Sewer

RECOMMENDATIONS: Proceed to final plan submission,  
contingent upon addressing  
accessory structure code  
requirement and with consideration  
given to staff comments

STAFF REVIEW BY: Kelsey Stanton Murphy

Date: February 20, 2026  
File No.: 03-8240-26

REMARKS:

**CURRENT PROPOSAL**

The plan proposes to combine two lots totaling 3.87 acres and to re-subdivide the resulting lot into three lots. An existing single-family detached dwelling and accessory structures would remain on one lot ("Lot A"), and the remaining lots would each be developed with a 2,604 sq. ft. single-family detached dwelling. All three dwellings would access Naamans Creek Road (S.R. 0491) via a shared driveway with access easement.

**SITE CHARACTERISTICS**

The site's existing conditions include a single-family detached dwelling, detached garage accessory structure, and three shed accessory structures. Additionally, a driveway from adjacent parcel 03-00-00455-03 connects to the site's existing driveway.

**APPLICABLE ZONING**

The proposal is located within the R-1 district and is subject to applicable regulations set forth by the Municipal zoning code.

**NONCONFORMITIES**

Zoning - Proposed Unaddressed Nonconformities:

- Number of Accessory Buildings: The project's proposed accessory buildings do not appear to comply with the regulations as established within the Municipal zoning code. Where Section 480-136G(2) permits no more than two accessory buildings on lots between 30,000 and 65,340 sq. ft., the proposal has four accessory buildings on Lot A, which would be 48,886 sq. ft.

Date: February 20, 2026  
File No.: 03-8240-26

REMARKS (continued):

**COMPLIANCE**

The proposal appears to comply with the SALDO code; however, the proposal must address or obtain code relief for the above listed zoning nonconformity.

**SHARED ACCESS MAINTENANCE AGREEMENT**

The applicant should indicate whether the existing driveway entering the site from parcel 03-00-00455-03 is to remain.

Additionally, proactive effort is recommended to address long-term maintenance of the shared portion of driveway. A maintenance agreement should be provided for the shared portion of the driveway and its language should require basic maintenance such as surface repair and sealing. It should also define hazards such as 'pothole' and 'uneven cracks' that warrant immediate attention as well as address the shared responsibility of cost for repair by the owners/users.

**TREE REMOVAL/REPLACEMENT**

Section 395-45C of the Municipal SALDO code states that the Township may require the applicant to plant one tree of not less than three inches in caliper for each tree of 12 inches DBH or more to be removed, and two trees of not less than three inches in caliper for each tree of 24 inches DBH or more to be removed.

The plan proposes some tree removal in order to construct the driveway and dwellings on Lots B and C but does not indicate the sizes of trees to be removed. Staff recommends that the plan be revised to indicate whether any trees of at least 12 inches DBH are proposed to be removed. Additionally, the Township should provide guidance to the applicant as to whether replacement trees are required.

Date: February 20, 2026  
File No.: 03-8240-26

REMARKS (continued):

**HISTORIC SIGNIFICANCE**

The site has a mixture of moderate-high potential for underground resources, with higher potential closer to Naamans Creek Road. If any artifacts are found during excavation, please contact the Planning Department for a short documentation process.

**SCREENING**

The plan proposes new residences overlooking each other's backyards as well as the backyard of the existing house on Lot A. Whereas existing trees would screen the proposed Lot B residence from Lot C, the existing house on Lot A would have limited screening. In much of the surrounding neighborhood, trees and shrubs provide some screening between properties. Staff recommends that the applicant consider providing vegetative screening between Lots A and B.

**HIGHWAY OCCUPANCY PERMIT**

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the plan will need a highway occupancy permit(s) for access onto Naamans Creek Road (S.R. 0491).

**SEWAGE FACILITIES**

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

Date: February 20, 2026  
File No.: 03-8240-26

REMARKS (continued):

**STORMWATER MANAGEMENT**

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

**EXHIBIT "E"**  
**DECLARATION OF DRIVEWAY AND UTILITY EASEMENT**

Prepared by: Gregg I. Adelman, Esquire  
Kaplin Stewart  
Union Meeting Corporate Center  
910 Harvest Drive  
PO Box 3037  
Blue Bell, PA 19422  
(610) 260-6000

Return to: Gregg I. Adelman, Esquire

TMP Nos.: 03-00-00456-00; 03-00-00457-00 (1534 Namaans Creek Road)

### **DECLARATION OF DRIVEWAY AND UTILITY EASEMENT**

THIS DECLARATION OF DRIVEWAY AND UTILITY EASEMENT (“**Declaration**”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 202\_\_ by 1534 Naamans Creek Road, LLC, a Pennsylvania limited liability company (“**Declarant**”).

#### **BACKGROUND**

A. Declarant is the owner of those certain parcels of ground known as Tax Map Parcel Numbers 03-00-00456-00 and 03-00-00457-00 located at 1534 Namaans Creek Road, Garnet Valley, Pennsylvania 19060 (“**Property**”).

B. The Property is approximately 3.878 acres and has an existing single-family home.

C. Declarant has subdivided the Property into three (3) lots (“**Lots**”), with the existing single-family home to remain on proposed Lot “A” and two (2) newly constructed single-family home on proposed Lots “B” and “C”.

D. The Lots are accessed from Namaans Creek Road via a shared driveway.

E. The driveway access to/from Ivy Mills Road for the Lots requires an easement over and through Lots “A” and “B” as depicted on the plan entitled “3-Lot Subdivision and Land Development Plan”, prepared by InLand Design dated [REDACTED] (“**Plan**”), a copy of which is attached as **Exhibit “A”**, and as is further described in attached **Exhibit “B”** (“**Driveway Easement Area**”).

F. The proposed water, sewer and stormwater utilities for Lots “B” and “C” will be located within the Driveway Easement Area and will also require easements over, under and through Lots “A” and “B” as is depicted on the Plan and as is further described in attached **Exhibit “C”** (“**Utility Easement Area**”).

G. Declarant has agreed to create and establish the Driveway Easement Area and Utility Easement Area over, under and through the Lots in accordance with the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and intending to be legally bound hereby, the Declarant agrees as follows:

1. Background. The Background of this Declaration is incorporated by reference as if fully set forth herein at length.

2. Driveway Easement. The owners of Lots B and C shall have a permanent easement over and through the Driveway Easement Area on the Lots for the purposes of ingress and egress to and from Namaans Creek Road. The Driveway Easement shall include the right to maintain, repair and replace any driveway improvements on the Lots. The Lots owners shall be jointly responsible for the maintenance, repair and replacement of the driveway improvements and shall proportionately pay for the costs to maintain, repair and replace the driveway.

No Lot owner shall not construct or install any improvements or obstructions, including, without limitation, landscaping, within the Driveway Easement Area that would adversely impact the other Lots' access to and from Namaans Creek Road.

3. Utility Easement. The owners of Lots B and C shall have a permanent easement over, under and through the Utility Easement Area on the Lots for the purpose of installing, maintaining and operating such utilities as are needed to use the Lots for residential purposes, including but not limited to, water, sewer and stormwater utilities.

Each Lot owner shall be responsible for the maintenance and repair of any individual or separate utility installed in the Utility Easement Area to service the residential dwelling on the respective Lot. Any common utility installed in the Utility Easement Area shall be jointly maintained and repaired by the Lot owners who use the common utility. The obligation to maintain and repair shall also require restoration of any areas disturbed by such maintenance or repairs.

4. Miscellaneous. This Declaration shall be a covenant running with the land and shall be binding upon and inure to the owners of the Lots, their respective heirs, successors and assigns. This Declaration constitutes the entire agreement with respect to the subject matter hereof. No amendment or modification of this Declaration shall be binding unless it is in writing and signed by the owners of the Lots.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Declarant has executed this Declaration as of the date first above written.

Witness/Attest:

\_\_\_\_\_

DECLARANT:

1534 Naamans Creek Road, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA :  
: SS.

COUNTY OF \_\_\_\_\_ :

On this, the \_\_\_\_ day of \_\_\_\_\_, 2025 before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned personally appeared \_\_\_\_\_ known to me or satisfactorily proven to be the \_\_\_\_\_ of 1534 Naamans Creek Road, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and as such officer acknowledged to me that he executed the same on behalf of the owner for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public

My commission expires:

**EXHIBIT "A"**

**SUBDIVISION PLAN (DEPICTING EASEMENT AREAS)**

**EXHIBIT "B"**

**DRIVEWAY EASEMENT AREA LEGAL DESCRIPTION**

**EXHIBIT "C"**

**UTILITY EASEMENT AREA DESCRIPTION**



### **Legal Description**

Driveway & Utility Easement – 1534 Naamans Creek Road Subdivision  
Bethel Township, Delaware County, Pennsylvania  
Inland Project No. 12710  
January 30, 2026

**ALL THAT CERTAIN** parcel of land **SITUATE** in Bethel Township, Delaware County, Pennsylvania, bounded and described according to a Title Plan for 1534 Naamans Creek Road, dated December 2, 2025, and last revised January 30, 2026, prepared by Inland Design, West Chester, Pennsylvania, and being more fully described as follows:

**BEGINNING** at a point on the northeasterly side of Naamans Creek Road (60.0 feet wide ultimate right of way), said point being the common line with Lot 3, continuing along Lot 3 the 1 following course; thence North 29 degrees 2 minutes 10 seconds East 497.22 Feet to a point and common line with Lot 3, continuing through Lot 3 the 1 following course; thence South 60 degrees 57 minutes 50 seconds East 40.00 Feet to a point and common line with Lot 2, continuing partly along said lands, and partly along Lot 1, the 1 following course; thence South 29 degrees 2 minutes 10 seconds West 483.44 Feet to a point on the northeasterly side of Naamans Creek Road (60.0 feet wide ultimate right of way), continuing along the northeasterly side of Naamans Creek Road the 1 following course; thence North 79 degrees 58 minutes 35 seconds West 42.31 Feet to a point and place of beginning.

**CONTAINING** 19,613 Square Feet of land, more or less.

**BEING** Driveway & Utility Easement on the aforementioned plan.