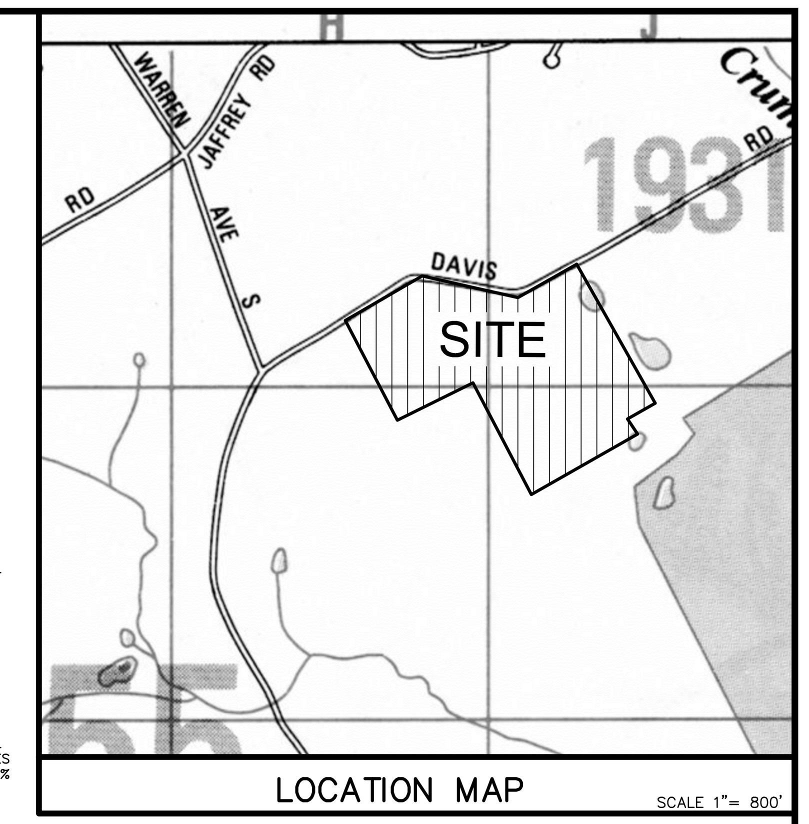
EXISTING FEATURES LEGEND

- 202 — EXISTING 2' CONTOURS
- 210 — EXISTING 10' CONTOURS
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- FLOOD PLAIN
- EcB2 / BdA — SOILS LINE AND DESCRIPTION
- STREAM LINE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING TREE LINE
- STEEP SLOPES 15–25%
- STEEP SLOPES 25% AND GREATER
- TBR — TO BE REMOVED
- EXISTING TRAIL EASEMENT AREA

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR: WINTER GRADING	ROAD SUBGRADE	ROAD FILL	TOPSOIL	CHARACTERISTICS THAT AFFECT: FARM POND EMBANKMENTS
CHESTER SILT LOAM								
CdB2	3% TO 8% SLOPES MODERATELY ERODED	5' PLUS	5' TO 6'	GOOD	FAIR	FAIR	GOOD	PERMEABILITY
GLENELG CHANNERY SILT LOAM								
GeC2	8% TO 15% SLOPES MODERATELY ERODED	5' PLUS	3' TO 5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	PERMEABILITY
NESHAMINY GRAVELLY SILT LOAM								
NaB2	3% TO 8% SLOPES MODERATELY ERODED	5' PLUS	4' TO 6'	GOOD	GOOD	FAIR TO GOOD	FAIR	–
WORSHAM SILT LOAM								
WoA	0% TO 3% SLOPES	0' TO 1'	3' TO 5'	POOR	POOR	POOR	FAIR	INSTABILITY
WEHADKEE SILT LOAM								
We	WEHADKEE SILT LOAM	0' TO 1'	5' TO 8'	POOR	POOR TO FAIR	POOR TO FAIR	FAIR	VARIABLE

} HYDRIC SOILS (WoA, We)



LOCATION MAP SCALE 1"= 800'

LANDS OF KEOUGH
UPI 54-3-324
RECONFIGURED NET LOT AND
PROTECTED LANDS CALCULATIONS
CHAPTER 73

GROSS LOT AREA = 18.413 ACRES
LESS:
EXIST/ULTIMATE R/W = 0.260 ACRES
UTILITY R/W = 0 ACRES
NET LOT AREA = 18.153 ACRES

RIPARIAN BUFFER = 4.28	X 100%	= 4.28
FLOOD = 0	X 100%	= 0
WETLANDS = 0	X 100%	= 0
SLOPES >25% = 0.13	X 100%	= 0.13
WOODLANDS = 2.53	X 75%	= 1.90
SLOPES 15%–25% = 0.60	X 50%	= 0.30
HYDRIC SOILS = 0.68	X 50%	= 0.34

TOTAL PROTECTED LAND = 6.95 ACRES
PROTECTED LANDS % OF INDIVIDUAL NET LOT AREA= 38.3%

LANDS OF ROHR
UPI 54-3-324.1
RECONFIGURED NET LOT AND
PROTECTED LANDS CALCULATIONS
CHAPTER 73

GROSS LOT AREA = 17.294 ACRES
LESS:
EXIST/ULTIMATE R/W = 0.668 ACRES
UTILITY R/W = 0.555 ACRES
NET LOT AREA = 16.071 ACRES

RIPARIAN BUFFER = 0	X 100%	= 0
FLOOD = 0	X 100%	= 0
WETLANDS = 0	X 100%	= 0
SLOPES >25% = 0	X 100%	= 0
WOODLANDS = 0.33	X 75%	= 0.25
SLOPES 15%–25% = 0	X 50%	= 0
HYDRIC SOILS = 0	X 50%	= 0

TOTAL PROTECTED LAND = 0.25 ACRES
PROTECTED LANDS % OF INDIVIDUAL NET LOT AREA= 1.6%

ZONING REQUIREMENTS
ZONING DISTRICT: RU RURAL

	REQUIRED	PROVIDED 54-3-324.1	PROVIDED 54-3-324
MIN. LOT AREA	4 ACRES	16.071 AC. (NET)	18.154 AC. (NET)
MIN. LOT WIDTH	300 FEET	> 300 FEET	> 300 FEET
MAX. BUILDING AREA	10%	1.0%	0.8%
MIN. FRONT YARD	75 FEET	>75 FEET	>75 FEET
MIN. SIDE YARD	40 FEET	>40 FEET	>40 FEET
MIN. REAR YARD	40 FEET	>40 FEET	>40 FEET
MAX. IMPERVIOUS COVERAGE	13%	2.6%	2.8%
MAX. BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET

LOT IMPERVIOUS TABULATIONS

	PROVIDED 54-3-324.1	PROVIDED 54-3-324
BUILDINGS	6,701 SQ. FT. = 1.0%	6,102 SQ. FT. = 0.8%
DRIVEWAY	10,255 SQ. FT.	11,975 SQ. FT.
WALKS, WALLS, POOL/PATIOS	1,519 SQ. FT.	4,012 SQ. FT.
TOTAL=	18,475 SQ. FT. = 2.6%	22,089 SQ. FT. = 2.8%

NOTES

1– BEING:
UPI #54-3-324.1, 147 DAVIS ROAD
UPI #54-3-324, 137 DAVIS ROAD

2– BOUNDARY AND IMPROVEMENTS FROM ACTUAL FIELD SURVEY BY CHESTER VALLEY ENGINEERS, INC., SUPPLEMENTED WITH FEATURES FROM 2015 DVRPC AERIAL PHOTOGRAPHS, IN ACCORDANCE WITH SUBDIVISION PLAN – LOT LINE CHANGE FOR JEROME R. KEOUGH AND PETER ROHR, DATED 3/31/2006, REVISED 10/20/2006, BY CHESTER VALLEY ENGINEERS, INC., AND RECORDED 1/17/2007 IN CHESTER COUNTY AS PLAN #18061.

3– CURRENT SURVEY RESULTS INDICATE THAT PRIOR FENCE LINE LOCATIONS AND IRON PIN PLACEMENTS RELATED TO THE 2006 LOT LINE CHANGE PLAN REFERENCED IN NOTE #2 ABOVE WERE INCORRECTLY TIED TO BOUNDARY LINES WITH AN ERROR OF 2.7 FEET. PRIOR MONUMENTED POSITIONS OF PROPOSED LOT LINES ARE HELD HERE RESULTING IN THE DIMENSIONAL DIFFERENCES INDICATED ON THE AFFECTED LINES.

4– CONTOURS FROM LIDAR DATA PUBLISHED BY PENNSYLVANIA SPATIAL DATA ACCESS (PASDA), ELEVATIONS BASED ON NAVD 1988.

5– SOILS INFORMATION SHOWN TAKEN FROM SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES, PA. ISSUED MAY, 1963 BY THE SOIL CONSERVATION SERVICE OF THE U.S. DEPARTMENT OF AGRICULTURE.

6– BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA). THE PREMISES LIE WITHIN AN AREA DESIGNATED 'ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42029C0165G, MAP REVISED SEPTEMBER 29, 2017.

7– THE PURPOSE OF THIS SUBDIVISION IS FOR LOT LINE CHANGE ONLY. PARCEL A IS NOT A SEPARATE BUILDING LOT AND IS TO BE MERGED WITH ADJOINING LANDS OF ROHR TO FORM ONE SINGLE UNDIVIDED LOT.

8– NO DEMOLITION, GRADING OR CONSTRUCTION IS PROPOSED WITH THIS LOT LINE CHANGE. IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO FULLY COMPLY WITH APPLICABLE WILLISTOWN TOWNSHIP ZONING, SUBDIVISION, BUILDING AND ENVIRONMENTAL ORDINANCES AS WELL AS COUNTY HEALTH DEPARTMENT AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS IN EFFECT AT THE TIME OF ANY FUTURE DEVELOPMENT APPLICATIONS.

9– "●" INDICATES AN IRON PIN TO BE SET FOLLOWING FINAL PLAN APPROVAL.

10– THE OVERALL PARCEL BOUNDARIES AND THE INDIVIDUAL PROPERTIES FORM CLOSED MATHEMATICAL FIGURES WITH A CLOSURE PRECISION OF BETTER THAN 1 FOOT IN 20,000 FEET.

11– THE PREMISES SHOWN HEREON SHALL CONTINUE TO BE SERVICED BY THEIR RESPECTIVE EXISTING ON-LOT WATER AND ON-LOT SEWER. NO NEW SEWER OR WATER FACILITIES ARE PROPOSED WITH THIS LOT LINE CHANGE.

12– BOTH PROPERTIES SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENT AGREEMENTS WITH WILLISTOWN CONSERVATION TRUST. A LETTER OF ACKNOWLEDGEMENT AND CONSENT BY WILLISTOWN CONSERVATION TRUST SHALL BE FURNISHED TO WILLISTOWN TOWNSHIP IN SUPPORT OF THE PROPOSED LOT LINE CHANGE.

13– NEW DEEDS SHALL BE RECORDED FOR EACH PROPERTY FOLLOWING FINAL PLAN APPROVAL AND RECORDATION.

14– THE EXISTING SHED ON 54-3-324.1 IS NON-CONFORMING WITH RESPECT TO SIDE YARD SETBACK.

WAIVERS REQUESTED

123-17B PRELIMINARY PLAN CONTENTS

ALL PRELIMINARY REQUIREMENTS PER OPTION UNDER MINOR SUBDIVISION AS CONTAINED IN 123-10.C.

123-18 FINAL PLAN CONTENTS

B.(3) AND B.(4) CONSERVATION AND IMPROVEMENTS CONSTRUCTION PLAN. NO PLANS SUBMITTED BECAUSE NO DEMOLITION, GRADING OR CONSTRUCTION IS PROPOSED WITH THIS SUBMISSION.

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF CHESTER

ON THIS, THE 25th DAY OF APRIL A.D. 20 18 , BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN 83 CHESTNUT ROAD PAOLI, PA , PERSONALLY APPEARED PETER A. ROHR WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

NOTARY PUBLIC: ____________________

MY COMMISSION EXPIRES: ____________________

____
OWNER

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF CHESTER

ON THIS, THE 24th DAY OF APRIL A.D. 20 18 , BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN 83 CHESTNUT ROAD PAOLI, PA , PERSONALLY APPEARED JEROME R. KEOUGH WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

NOTARY PUBLIC: ____________________

MY COMMISSION EXPIRES: ____________________

____
OWNER

REVIEWED BY THE PLANNING COMMISSION OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA. THIS ________ DAY OF ____________ 20____.

____
____
____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS ________ DAY OF ____________ 20____.
CCPC FILE #: ____________________

____
SECRETARY

REVIEWED BY THE WILLISTOWN TOWNSHIP ENGINEER THIS ________ DAY OF ____________ 20____.

____
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA. THIS ________ DAY OF ____________ 20____.

____
____
____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK ______, PAGE ______, ON THE ________ DAY OF ________ 20____,

____
(DEPUTY) RECORDER OF DEEDS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND CONFORMS TO ALL ENGINEERING, ZONING, BUILDING AND OTHER APPLICABLE WILLISTOWN TOWNSHIP ORDINANCES AND REGULATIONS EXCEPT AS INDICATED HEREON.

CERTIFIED THIS 24th DAY OF APRIL , 20 18 .

[signature] SEAL:

Scale in Feet
0 20 40 60 120 180 240
1" = 60'

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: ______

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. ____________
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIERS: 54-3-324 & 54-3-324.1

OWNER 54-3-324.1
PETER A. & MEGAN K. ROHR
147 DAVIS ROAD
MALVERN, PA 19355
PH: (610) 996-1206

OWNER 54-3-324
JEROME R. & BARBARA A. KEOUGH
137 DAVIS ROAD
MALVERN, PA 19355
PH: 610-647-9278

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL J. DAVID SHULA LAND SURVEYOR No. 055025-E

NO.	DATE	REVISION

FINAL PLAN OF MINOR SUBDIVISION
LOT LINE CHANGE
137 & 147 DAVIS ROAD
FOR
PETER A. ROHR & JEROME R. KEOUGH
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

PROJECT NO. 20765
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=60'	4/20/2018	JDS	JDS	

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