

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC MATTER	PERCENT FINE SAND	PERCENT FINE SILT	PERCENT FINE SAND & SILT	PERCENT CLAY & ORGANIC MATTER									
GE1	CHANNERY SILT LOAM	3' TO 5'	5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
GE2	CHANNERY SILT LOAM	3' TO 5'	5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
GE3	CHANNERY SILT LOAM	3' TO 5'	5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
GE4	CHANNERY SILT LOAM	3' TO 5'	5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
GE5	CHANNERY SILT LOAM	3' TO 5'	5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD

PERMITTED DENSITY CALCULATION

	AREA (S.F.)	AREA (AC.)
GROSS TRACT=	750,293	17.224
EXIST/REQUIRED R/W=	48,318	1.109
POLE PORTION OF TRACT=	0	0.000
UTILITY EASEMENTS=	0	0.000
NET LOT AREA=	701,975	16.115

	MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPIARIAN BUFFER=	83,976	1,928	100%
FLOOD=	0	0.000	100%
WETLANDS=	0	0.000	100%
SLOPES>25%=	30,297	0.696	100%
WOODLANDS=	10,640	0.244	75%
SLOPES15-25%=	47,443	1.089	50%
HYDRIC SOILS=	0	0.000	50%
TOTAL PROTECTED LAND=	145,975	3.351	
DEVELOPABLE ACREAGE=	556,001	12.764	
MAX. ALLOWABLE LOTS (4 AC. MIN)=	3		

PROPOSED LOT 1 TABULATION

	AREA (S.F.)	AREA (AC.)
GROSS LOT=	305,537	7.014
EXIST/REQUIRED R/W=	10,984	0.252
POLE PORTION OF LOT=	7,574	0.174
UTILITY EASEMENTS=	0	0.000
NET LOT AREA=	286,979	6.588

	MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPIARIAN BUFFER=	67,086	1,540	100%
FLOOD=	0	0.000	100%
WETLANDS=	0	0.000	100%
SLOPES>25%=	23,009	0.528	100%
WOODLANDS=	4,330	0.099	75%
SLOPES15-25%=	23,243	0.534	50%
HYDRIC SOILS=	0	0.000	50%
TOTAL PROTECTED LAND=	104,964	2.410	
PROTECTED LANDS % OF INDIVIDUAL NET LOT AREA=	36.58%		

IMPERVIOUS COVERAGE (AREAS IN SQ. FT.)

	AREA	% OF NET LOT AREA
BUILDINGS =	7,245	2.52%
DRIVEWAY =	10,352	
WALKS, WALLS, PATIO =	1,828	
TOTAL =	19,425	6.77%

PROPOSED LOT 2 TABULATION

	AREA (S.F.)	AREA (AC.)
GROSS LOT=	222,072	5.098
EXIST/REQUIRED R/W=	27,843	0.638
POLE PORTION OF LOT=	0	0.000
UTILITY EASEMENTS=	0	0.000
NET LOT AREA=	194,229	4.459

	MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPIARIAN BUFFER=	0	0.000	100%
FLOOD=	0	0.000	100%
WETLANDS=	0	0.000	100%
SLOPES>25%=	0	0.000	100%
WOODLANDS=	5,344	0.123	75%
SLOPES15-25%=	0	0.000	50%
HYDRIC SOILS=	0	0.000	50%
TOTAL PROTECTED LAND=	4,008	0.092	
PROTECTED LANDS % OF INDIVIDUAL NET LOT AREA=	2.06%		

PROPOSED LOT 3 TABULATION

	AREA (S.F.)	AREA (AC.)
GROSS LOT=	222,685	5.112
EXIST/REQUIRED R/W=	9,583	0.220
POLE PORTION OF LOT=	0	0.000
UTILITY EASEMENTS=	0	0.000
NET LOT AREA=	213,102	4.892

	MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPIARIAN BUFFER=	16,890	0.388	100%
FLOOD=	0	0.000	100%
WETLANDS=	0	0.000	100%
SLOPES>25%=	7,287	0.167	100%
WOODLANDS=	966	0.022	75%
SLOPES15-25%=	24,198	0.556	50%
HYDRIC SOILS=	0	0.000	50%
TOTAL PROTECTED LAND=	37,001	0.849	
PROTECTED LANDS % OF INDIVIDUAL NET LOT AREA=	17.36%		

NOTES

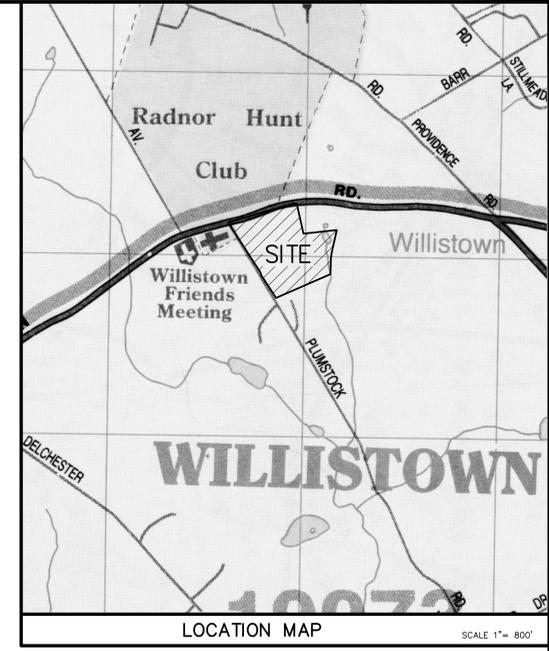
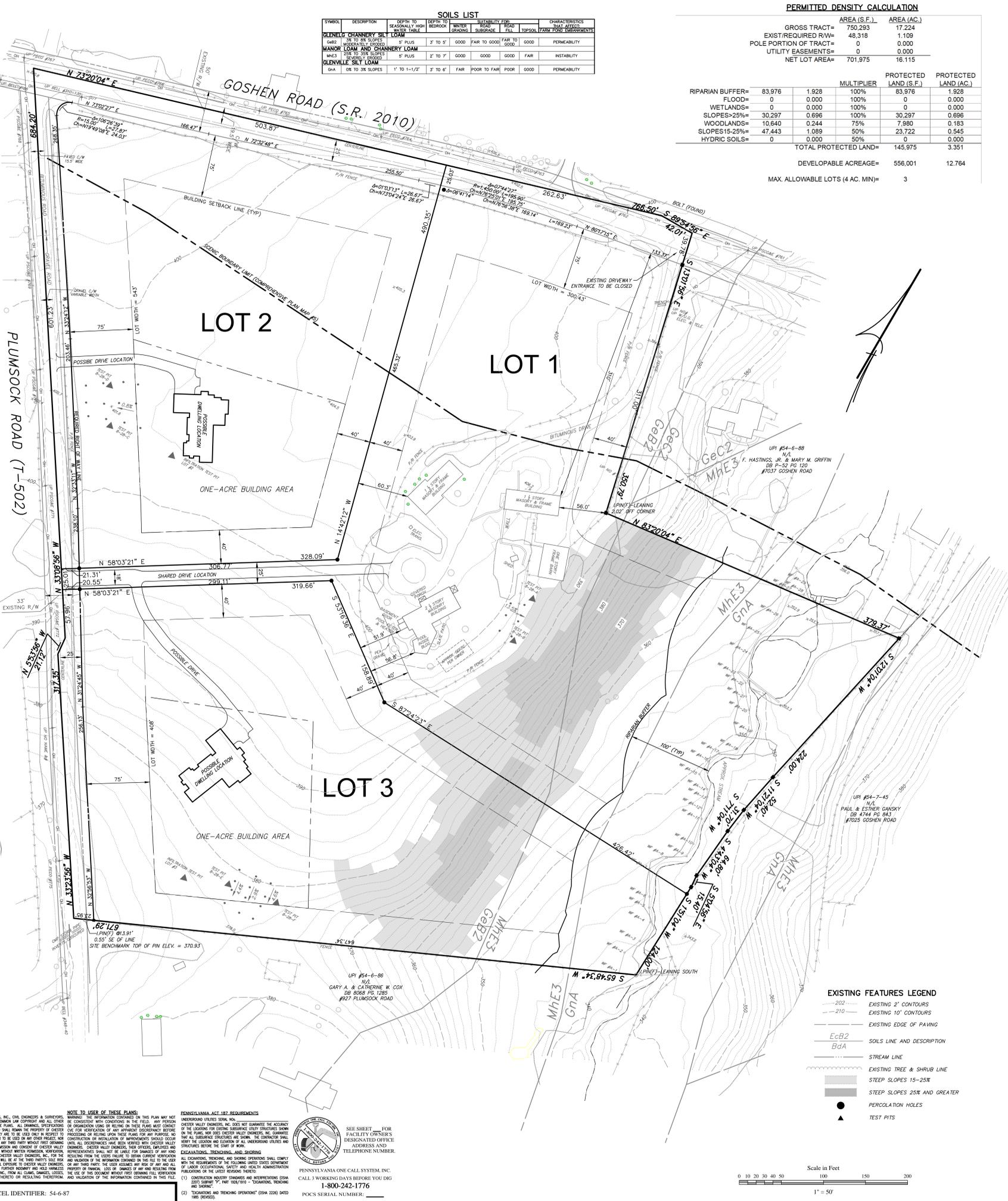
- BEING: CHESTER COUNTY UPI #54-6-87 7043 GOSHEN ROAD
- BOUNDARY INFORMATION FROM AN ACTUAL FIELD SURVEY PERFORMED BY CHESTER VALLEY ENGINEERS, INC. IN ACCORDANCE WITH DEEDS OF RECORD.
- NATURAL AND MAN-MADE FEATURES COMPILED BY PHOTOGAMMETRIC METHODS BY QUANTUM SPATIAL DULLES VA. GROUND CONTROLLED AND SUPPLEMENTED WITH FIELD SURVEYS BY CHESTER VALLEY ENGINEERS, INC. DATE OF NEW PHOTOGRAPHY: APRIL 16, 2018.
- BEARINGS BASED ON NAD83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM. ELEVATIONS BASED ON NAVD1988 ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY CHESTER VALLEY ENGINEERS, INC. UTILIZING THE TOPCON VIRTUAL NETWORK.
- SITE BENCHMARK IS TOP OF IRON PIN FOUND NEAR SOUTHEAST CORNER OF LOT 3, ELEVATION = 379.82.
- WETLANDS DELINEATED BY GHD SERVICES, INC., EXTON, PA AND FIELD LOCATED BY CHESTER VALLEY ENGINEERS, INC.
- GOSHEN ROAD EXISTING RIGHT OF WAY WIDTH FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS FORM 989. NO RIGHT OF WAY PLANS WERE ABLE TO BE PROVIDED BY PENNDOT.
- ON-LOT SEPTIC AND INFILTRATION TESTING PERFORMED BY EVANS MILL ENVIRONMENTAL.
- BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA); THE PREMISES LIES WITHIN AN AREA DESIGNATED UNSHADED ZONE X, AREAS OF MINIMAL FLOODING, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42029C0220G, MAP REVISED: SEPTEMBER 29, 2017, ISSUED BY FEMA.
- FROM INFORMATION PROVIDED BY THE WILLISTOWN TOWNSHIP ENGINEER, THE PREMISES SHOWN HEREON CONTAINS AN HISTORIC RESOURCE CLASS II STRUCTURE NUMBER 50 (BROU MAP REFERENCE) AS SHOWN ON THE WILLISTOWN TOWNSHIP HISTORIC DISTRICTS MAP FROM JANUARY 2001.
- THE PURPOSE OF THIS PLAN IS FOR LOT CREATION ONLY, THERE IS NO DEVELOPMENT PROPOSED WITH THIS SUBDIVISION PLAN. IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO FULLY COMPLY WITH APPLICABLE WILLISTOWN 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.
- THIS PLAN HAS BEEN PREPARED PURSUANT TO §130-152.B. CONDITIONAL USE STANDARDS FOR CONVENTIONAL DEVELOPMENT.
- LOTS 2 AND 3 SHALL HAVE A ONE-ACRE BUILDING AREA WITHIN WHICH DWELLINGS AND ACCESSORY STRUCTURES MAY BE ERRECTED. THE REMAINDER OF LOTS 2 AND 3 SHALL BE DEED RESTRICTED FROM USES NOT CONSISTENT WITH OPEN SPACE USES UNDER CHAPTER 139 ARTICLE XXV OPEN SPACE CONSERVATION DISTRICT.
- THE EXISTING DRIVEWAY ENTRANCE FOR LOT 1 ONTO GOSHEN ROAD IS PROPOSED TO BE CLOSED, AND A NEW DRIVEWAY TO BE ESTABLISHED FOR ACCESS TO PLUMSOCK ROAD. THE NEW LOT 1 DRIVEWAY ONTO PLUMSOCK ROAD WILL BE SHARED WITH LOT 3 PURSUANT TO §123-33.D. TWO CONTIGUOUS LOTS MAY SHARE A COMMON DRIVEWAY, PROVIDED SHARED ACCESS EASEMENTS ARE EXECUTED TO THE TOWNSHIP'S SATISFACTION PURSUANT TO §123-46.
- A PENNDOT DRIVEWAY CLOSURE PERMIT WILL BE REQUIRED TO CLOSE THE EXISTING DRIVEWAY ON GOSHEN ROAD.
- BOTH THE POSSIBLE DRIVE LOCATION FOR LOT 2 AND THE SHARED DRIVEWAY LOCATION FOR LOTS 1 AND 3 AS SHOWN HEREON ARE ABLE TO ACHIEVE SUFFICIENT SAFE SIGHT DISTANCES OF 250 FEET TO THE LEFT AND 195 FEET TO THE RIGHT FOR A 25 MPH SPEED LIMIT. CLEARING OF VEGETATION WILL BE REQUIRED IN ORDER TO ACHIEVE THE REQUIRED SIGHT DISTANCES. THERE ARE NO TOPOGRAPHICAL OBSTRUCTIONS TO IMPERE MEETING THE REQUIRED SIGHT DISTANCES.
- THERE IS NO POSTED SPEED LIMIT ON PLUMSOCK ROAD EXTENDING FROM GOSHEN ROAD TO WEST CHESTER PIKE (ROUTE 3); SAFE SIGHT DISTANCES FOR THE PROPOSED DRIVEWAY LOCATIONS ONTO PLUMSOCK ROAD HAVE BEEN ASSESSED IN ACCORDANCE WITH PENNDOT REQUIREMENTS FOR 25 MPH.
- LOTS 1, 2 AND 3 FORM MATHEMATICALLY CLOSED FIGURES WITH THE FOLLOWING CLOSURE PRECISIONS:
 LOT 1 = 1 FOOT IN 392,744 FEET (1:392,744)
 LOT 2 = 1 FOOT IN 369,911 FEET (1:369,911)
 LOT 3 = 1 FOOT IN 453,691 FEET (1:453,691)

EXISTING FEATURES LEGEND

- 202' EXISTING 2' CONTOURS
- 210' EXISTING 10' CONTOURS
- EXISTING EDGE OF PAVING
- SOILS LINE AND DESCRIPTION
- STREAM LINE
- EXISTING TREE & SHRUB LINE
- STEEP SLOPES 15-25%
- STEEP SLOPES 25% AND GREATER
- PERCOLATION HOLES
- TEST PITS

RU RESIDENTIAL DISTRICT

	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	4 AC.	6,588 AC. (NET)	4,892 AC. (NET)
MIN. LOT WIDTH	300 FT.	300.43 FT.	543.39 FT.
MIN. YARD SETBACKS:			
FRONT	75 FT.	310 FT.	75 FT.
REAR	40 FT.	56.0 FT.	40 FT.
LEFT	50 FT.	51.1 FT.	40 FT.
RIGHT	50 FT.	40 FT.	40 FT.
MAX. IMPERVIOUS COVERAGE	13%	6.77%	13%
MAX. BUILDING AREA	10%	2.52%	10%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	35 FT.



COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CHESTER

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

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 XXXX DAY OF XXXX, 20__.

SEAL: _____

PRELIMINARY/FINAL

PLAN OF MINOR SUBDIVISION
 7043 GOSHEN ROAD
 FOR
PETER J. McNEELY
 WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

OWNER/APPLICANT: PETER J. McNEELY, 7043 GOSHEN ROAD, NEWTOWN SQUARE, PA 19073, (610) 996-0334, DEED BOOK F-51 PAGE 530

RECORDED BY: J. DAVID SHULA, RECORDER OF DEEDS, CHESTER COUNTY, PA

SCALE: 1"=50' DATE: 8/28/2018 DRAWN BY: JDS CHECKED BY: JDS DRAWING: 20488

83 Chestnut Road, P.O. Box 447, Pott, PA 19101
 610-444-4621 610-889-3143 Fax
 www.chestercounty.com

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NOTE TO USER OF THESE PLANS:
 THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREON. THE USER ASSUMES ALL RISK OF ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND OBTAINING ADEQUATE THEORY OF LIABILITY THEREON AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

PENNSYLVANIA ACT 187 REQUIREMENTS:
 CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN. THE USER ASSUMES ALL RISK OF ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND OBTAINING ADEQUATE THEORY OF LIABILITY THEREON AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

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 THEREOF:
 (1) CONSTRUCTION SAFETY HANDBOOK AND REQUIREMENTS (OSHA 220) DATED 2001, SUBJECT "TRENCHING AND SHORING".
 (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 220) DATED 1985 (REVISED).

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

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

UNIFORM PARCEL IDENTIFIER: 54-6-87