

On this the _____ day of _____, 2019, before me, the subscriber, a notary public of Commonwealth of Pennsylvania, personally appeared E Jansen Wendell, satisfactorily proven to be the person whose name is subscribed to the foregoing plan, and acknowledged that he is the Executor of the Estate of Nancy C. Wendell, the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that he desires that the foregoing plan may be duly recorded.

Owner's Signature _____
Notary Public _____
My Commission Expires _____

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE WILLISTOWN TOWNSHIP PLANNING COMMISSION.

TOWNSHIP SECRETARY _____ DATE _____

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS.

TOWNSHIP SECRETARY _____ DATE _____

RECORDED IN THE OFFICE OF THE CHESTER COUNTY RECORDER OF DEEDS, WEST CHESTER, PA. IN PLAN BOOK NO. _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

SIGNATURE _____ DATE _____

- Notes:
1. The existing garage is a non-conforming structure with respect to side yard setback requirements.
 2. Sight distances noted will require trimming of brush and small trees within the right-of-way.
 3. Elevations are based upon NAVD 1988.
 4. The existing house is listed as a Historic Resource Class II.

SOILS:
UmB - URBAN LAND - GLENELG COMPLEX, 0 TO 8 PERCENT SLOPES, HYDROLOGIC GROUP B
UmD - URBAN LAND - GLENELG COMPLEX, 8 TO 25 PERCENT SLOPES, HYDROLOGIC GROUP B
UmB - URBAN LAND UPOURMENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES HYDROLOGIC GROUP B

| NATURAL RESOURCE | AREA (S.F.) | PROTECTION RATIO | PROTECTED LAND (S.F.) |
|----------------------|-----------------------------|------------------|-----------------------|
| FLOODPLAIN | 0 | 100% | 0 |
| WETLAND | 0 | 100% | 0 |
| SLOPES > 25% | 0 | 100% | 0 |
| SLOPES 15% TO 25% | 0 | 50% | 0 |
| WOODLAND | 21,280 | 75% | 15,960 S.F. |
| HYDRIC SOILS | 0 | 50% | 0 |
| RIPARIAN BUFFER | 0 | 100% | 0 |
| NET DEVELOPABLE LAND | = 60,305 S.F. | - 15,960 S.F. | = 44,345 S.F. |
| LOT YIELD | = 44,345/12,000 = 3.70 LOTS | | |

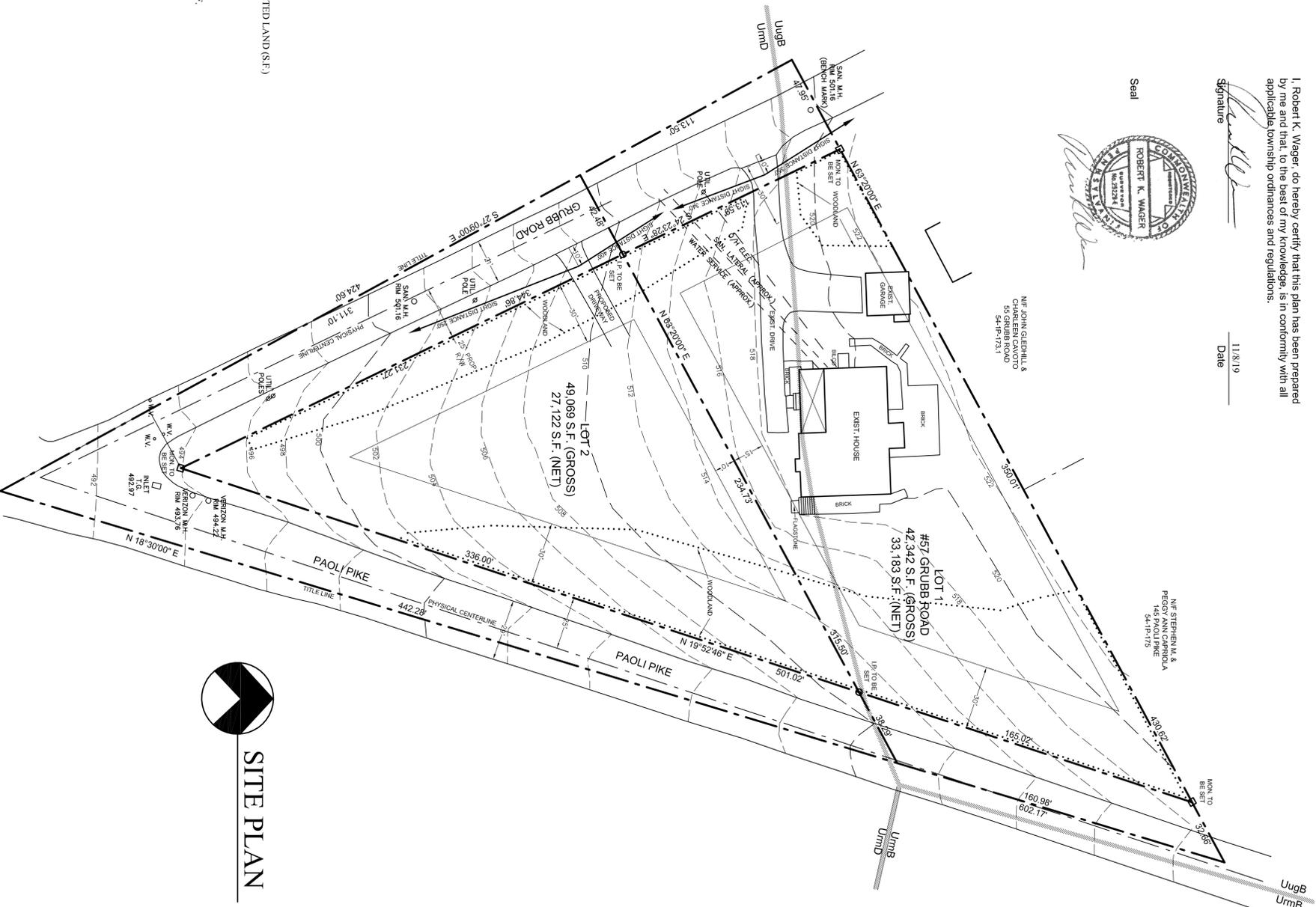
SCALE



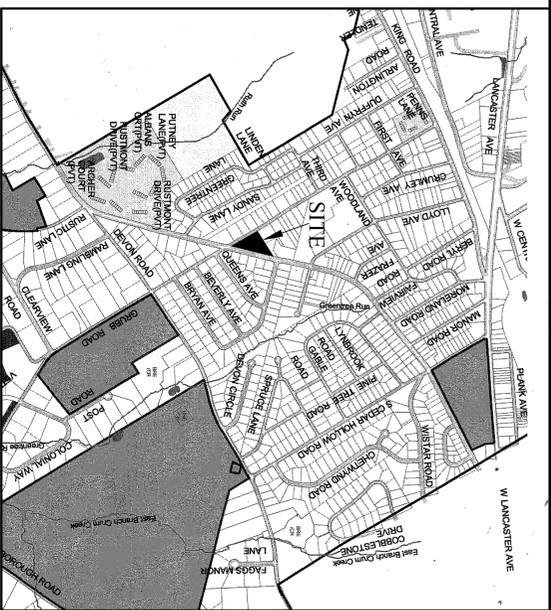
I, Robert K. Wager, do hereby certify that this plan has been prepared by me and that, to the best of my knowledge, is in conformity with all applicable township ordinances and regulations.

Signature _____ Date 11/8/19

Seal



SITE PLAN



LOCATION MAP
1" = 1000'

TRACT AREA:
91,411 S.F. GROSS
60,305 S.F. NET

| ZONING REGULATIONS | | |
|---------------------|--------------------------|--------------------------|
| R-3 ZONING DISTRICT | REQUIRED | EXISTING |
| LOT AREA | 12,000 S.F. MIN. | 60,305 S.F. |
| LOT WIDTH | 80 FT. MIN. | 314 FT. |
| BLDG. AREA | 20% MAX. | 5.05% |
| FRONT YARD | 30 FT. MIN. | 30 FT. MIN. |
| SIDE YARD | 10 FT. MIN., 25 FT. AGG. | 10 FT. MIN., 25 FT. AGG. |
| REAR YARD | 25 FT. MIN. | 25 FT. MIN. |
| IMPERVIOUS COVER | 25% MAX. | 10.81% MAX. |
| BLDG. HEIGHT | 35 FT. MAX. | 35 FT. MAX. |

| IMPERVIOUS COVER | |
|----------------------|--------------------|
| EXISTING | REQUIRED |
| HOUSE | 2613 S.F. |
| GARAGE | 431 S.F. |
| DRIVEWAY | 2147 S.F. |
| WALKS PATIOS & MISC. | 1528 S.F. |
| TOTAL IMPERVIOUS | 6119 S.F. (10.81%) |
| TOTAL BLDG. AREA | 3044 S.F. (5.05%) |

NOTES:
PHYSICAL FEATURES FROM FIELD SURVEY BY RKW
ENGINEERING SERVICES, INC., SEPT., 2018.
BOUNDARY FROM RECORDED DEED, DBS X30, PG. 11.
UPE: 54-IP-174
A DETAILED BOUNDARY SURVEY HAS BEEN PERFORMED BY THIS OFFICE. THE BOUNDARY LOCATION IS BASED UPON THE SURROUNDING DEEDS AND EXISTING CORNER MARKERS. ELEVATIONS ARE BASED UPON NAVD 1988.
ERROR OF CLOSURE: LOT 1 - 1:328,000, LOT 2 - 1:539,000

REVISIONS | REVISED AS PER REVIEW OF JULY 16, 2019 NOV. 6, 2019
ENGINEERING SERVICES
 PRELIMINARY/FINAL SUBDIVISION PLAN
 57 GRUBB ROAD
 WILLISTOWN TOWNSHIP
 CHESTER COUNTY PENNSYLVANIA
 DATE: 6/10/19 SCALE: 1"=30'-0" DRAWN BY: RKW PROT. NO.: 18055