PAOLI PIKE CORRIDOR

PAOLI PIKE

TRADER'S RUN

LEGAL R/W

N 31°22'49" W 42.15'

N 59°21'11" E 100.50'

S37°25'36"E 64.52'

N 52°37'02" E 799.54'

N52°34'24"E 85.84'

S52°12'38"E 51.70'

S15°14'15"E 74.880'

424.52'

91.72'

N52°34' 22.'

N 52°37'02" E 150.04'

N 45°22'41" E 375.02'

476.67'

69'

Δ=9°45'36" R=925.37' L=157.63' Ch=N47°47'25"E 157.44'

N 59°22'41" E 148.50' 105.54'

42.96'

N 49°37'41" E 122.10'

212.70'

Δ=15°40'34" R=925.37' L=253.18' Ch=N35°04'19"E 252.39'

N 28°52'41" E

N 27°14'02" E 120.37'

"WATERS OF THE U.S. IN PIPE"

TRADER'S RUN

383.37'

657.76'

N 33°32'22" W

ULTIMATE R/W

EAST GOSHEN TOWNSHIP

WILLISTOWN TOWNSHIP

1,029.60'

DESIGNATED OPEN SPACE 10.896 AC (RIPARIAN BUFFER CLEAR OF ROAD ROW'S)

"WATERS OF THE U.S. INCLUDING FEDERALLY REGULATED WETLANDS"

LOT 4-C RESIDENTIAL 41.760 Ac. (Gross) 40.479 Ac. (Net of R/W)

EDGE OF HYDRIC SOILS

RIPARIAN BUFFER 50' (TYP.)

RIPARIAN BUFFER (TYP)

"WATERS OF THE U.S."

"WATERS OF THE U.S. IN PIPE"

"WATERS OF THE U.S. INCLUDING FEDERALLY REGULATED WETLANDS"

NEW WETLANDS LINE FLAGGED BY: PENNS TRAIL ENVIRONMENTAL, L.L.C., IN AUGUST 2016. FLAGS LOCATED BY MOMENEE, INC. ON OCTOBER 9, 2016

WETLAND FLAG 103X, 104X, 105X, 106X, 102X, 101X, 100X

DOGWOOD COURT

LILAC ROAD

HOSPITAL DRIVE

ASTER WAY

BOXWOOD COURT

TULIP DRIVE

20' SAN EASEMENT

LIMITS OF SANITARY EASEMENT

SUN OIL PIPELINE EASEMENT

BUILDING ROOF OUTLINE

CONC PAD

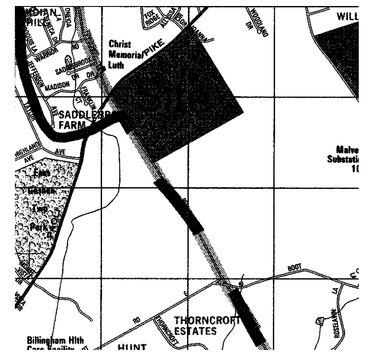
ACCESS DRIVE (3,068 S.F.)

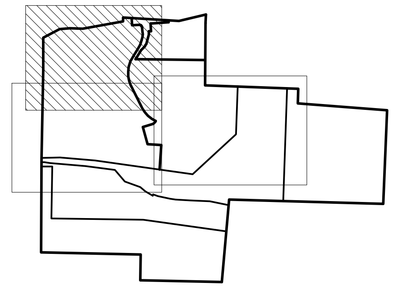
25.0'

35.0' BUCKEYE PIPELINE EASEMENT

10.0'

MATCHLINE 1-1





LEGEND

WL351 / WL352	DEL. WETLANDS LIMITS & POINTS
HS26 / HS25	DEL. HYDRIC SOILS LIMITS & POINTS
	STREAM LINE
CkB2 / CoB2	SOILS LINE AND DESCRIPTION
	RIPARIAN BUFFER
	AS-BUILT INFORMATION PROVIDED BY ESE
WB50	WETLAND FLAG LOCATION
CMS	CONCRETE MONUMENT
IPS	IRON PIN
1410 RBUFFER	RIPARIAN BUFFER ZONE 1 LIMIT
	RIPARIAN BUFFER ZONE 1 STAKEOUT POINT

PLAN NOTES

1. THE REFERENCE PLANS "APPLEBROOK MEADOWS, AS-BUILT OVERLAY PLAN" BY MOMENEE, INC DATED APRIL 11, 2018 AND "45 TULIP DRIVE, ADJUSTED WETLANDS PLAN" BY MOMENEE, INC DATED DECEMBER 11, 2018, LAST REVISED DECEMBER 12, 2018 WERE USED FOR THIS PLAN OVERLAY OF THE RIPARIAN BUFFER ZONE 1.
2. FIELD SURVEY OF RIPARIAN BUFFER ZONE 1 COMPLETED BY MOMENEE, INC ON FEBRUARY 18, 2020.
3. THIS PLAN WAS CREATED AT THE REQUEST PER THE APPLEBROOK MEADOWS HOME OWNERS ASSOCIATION.

1 INCH = 40 FT.

**RIPARIAN BUFFER ZONE 1 STAKEOUT OVERLAY PLAN

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Serial Number:

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Pennsylvania One Call System, Inc.
1-800-242-1776

MOMENEE, INC.
a Kanis Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

SITE PLAN
AS-BUILT OVERLAY PLAN
APPLEBROOK MEADOWS
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PLAN PREPARED FOR APPLEBROOK MEADOWS HOME OWNERS ASSOCIATION

ONE-CALL:	
DRAWN BY:	WCD
CHECKED BY:	PCC

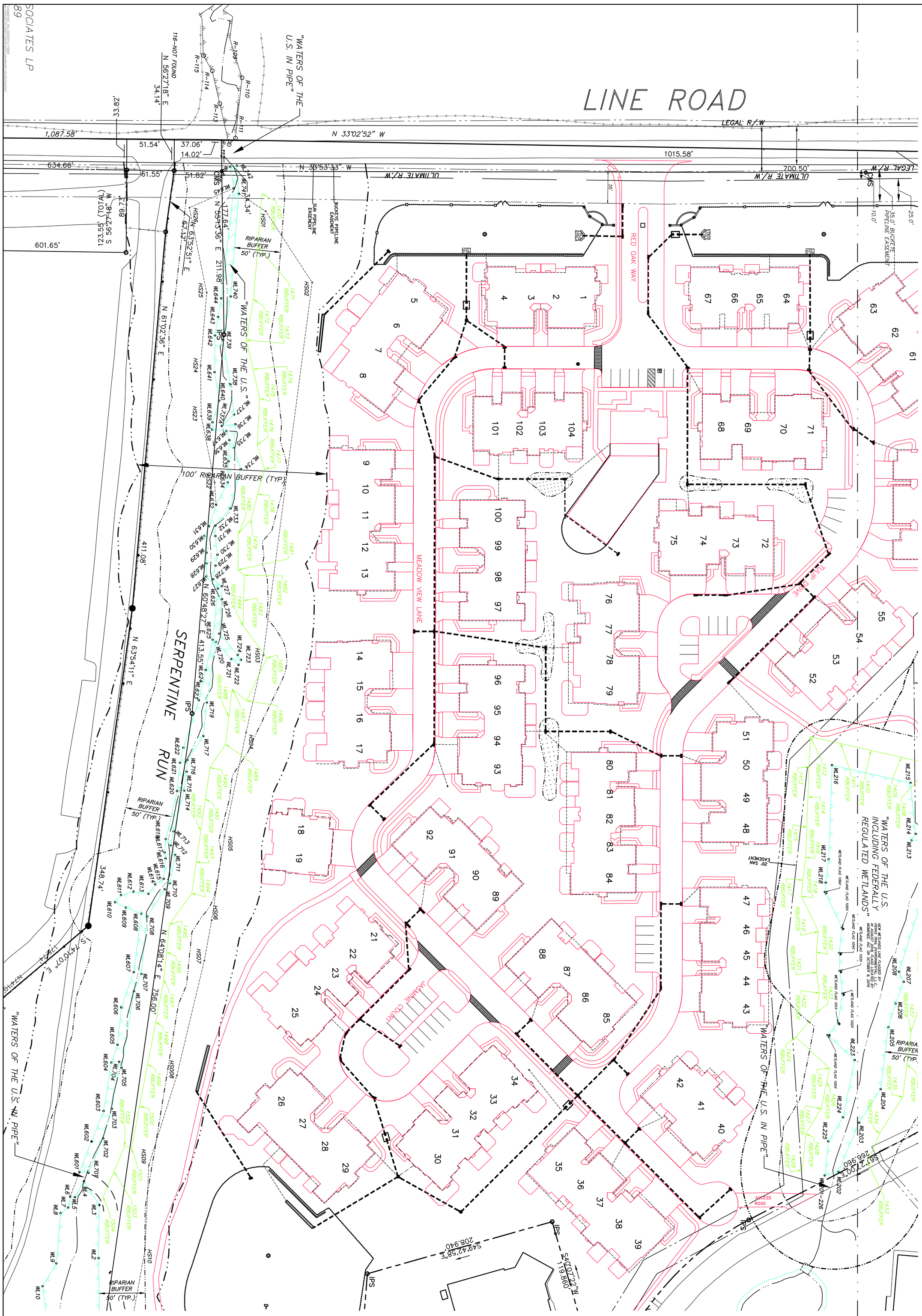
REV.	DATE	COMMENTS

FILE NO.: 20-039

SHEET 1 OF 2

DATE: MARCH 4, 2020

SCALE: 1" = 40'



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LEGEND

- WL351 / WL352 — DEL. WETLANDS LIMITS & POINTS
- HS26 / HS25 — DEL. HYDRIC SOILS LIMITS & POINTS
- STREAM LINE
- SOILS LINE AND DESCRIPTION
- RIPARIAN BUFFER
- AS-BUILT INFORMATION PROVIDED BY ESE
- WETLAND FLAG LOCATION
- CONCRETE MONUMENT
- IRON PIN
- RIPARIAN BUFFER ZONE 1 LIMIT
- RIPARIAN BUFFER ZONE 1 STAKEOUT POINT
- 1410 RBUFFER

NEW WETLANDS LINE FLAGGED BY W. WOODWARD, ESE AND MOMENEE, INC. ON OCTOBER 9, 2016 WITH FLAGS LOCATED BY MOMENEE, INC. ON AUGUST 2018.

1 INCH = 40 FT.

**RIPARIAN BUFFER ZONE 1 STAKEOUT OVERLAY PLAN

SITE PLAN

AS-BUILT OVERLAY PLAN

APPLEBROOK MEADOWS

WILLISTOWN TOWNSHIP * CHESTER COUNTY * PENNSYLVANIA

ONE-CALL:	
DRAWN BY:	WOD
CHECKED BY:	PCC

PLAN PREPARED FOR APPLEBROOK MEADOWS HOME OWNERS ASSOCIATION

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Serial Number:

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REV.	DATE	COMMENTS

FILE NO.: 20-039
SHEET 2 OF 2
DATE: MARCH 4, 2020
SCALE: 1" = 40'