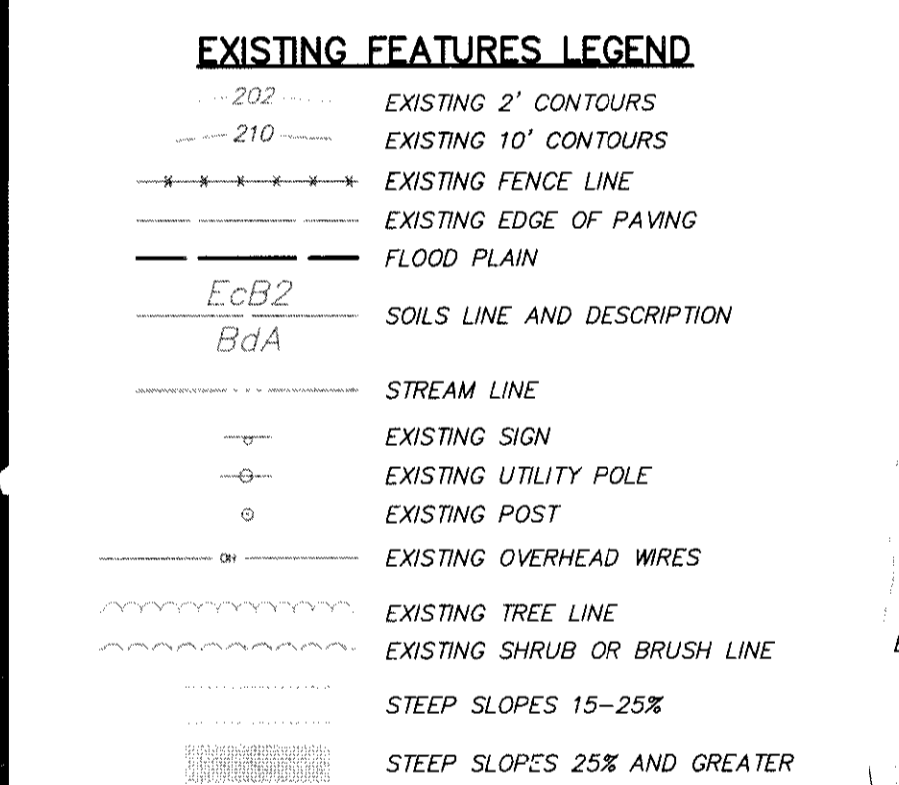


COMMONWEALTH OF PENNSYLVANIA... COUNTY OF CHESTER... ON THIS, THE 15th DAY OF DECEMBER, A.D. 2017, BEFORE ME, THE SUBSCRIBER...

OWNER: DAVID W. RAWSON & THERESE C. RAWSON... TRUSTEES U/D/T DATED 9/23/99 OF GABRIELLE CASADESUS, AND CARTER C. RAWSON...



SOILS LIST table with columns for SYMBOL, DESCRIPTION, DEPTH TO SEASONALLY HIGH WATER TABLE, and CHARACTERISTICS.

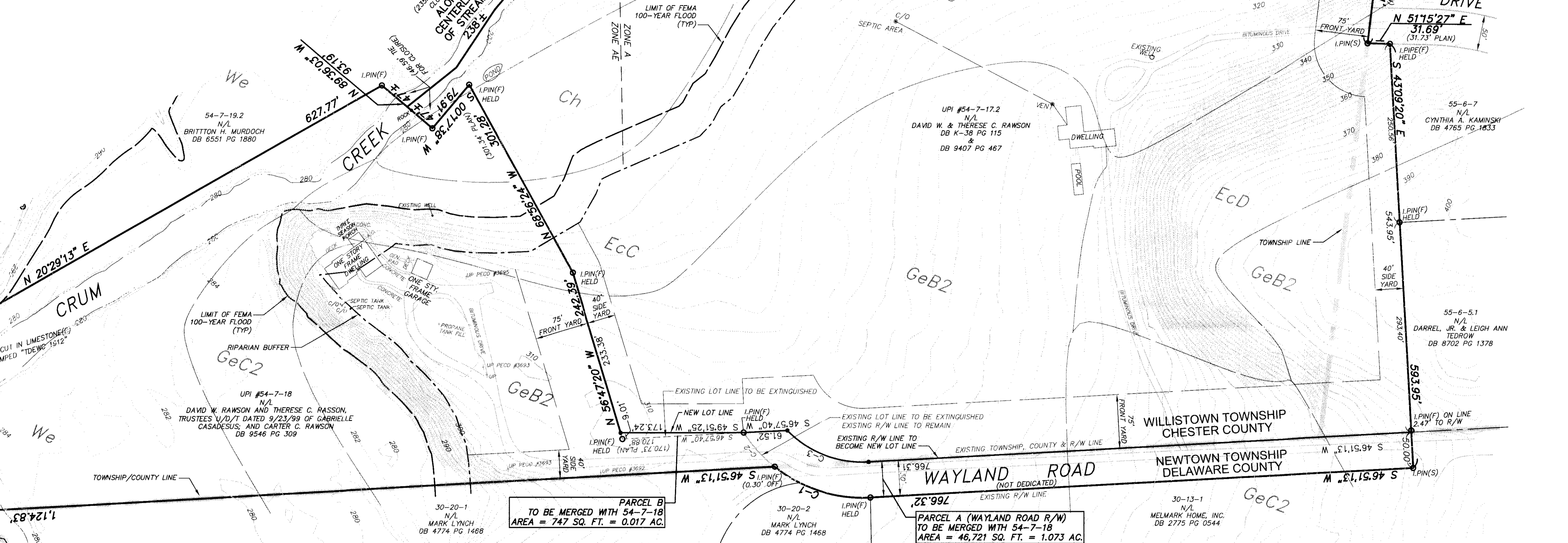
PENNSYLVANIA ACT 162 REQUIREMENTS... CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION FOR EXISTING SUBURBAN UTILITY STRUCTURES...

NOTE TO USER OF THESE PLANS: I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN WAS NOT FORWARDED TO ANY OTHER AGENCY...

UNIFORM PARCEL IDENTIFIER: 54-7-17.2 & 54-7-18

NOTES

- 1- BEING UPI #54-7-17.2, 2900 WAYLAND ROAD... 2- BOUNDARY INFORMATION SHOWN HEREIN FROM BOUNDARY SURVEYS BY CHESTER VALLEY ENGINEERS, INC. IN ACCORDANCE WITH PLANS AND DEEDS OF RECORD...



NEWTOWN TOWNSHIP R-1 RESIDENTIAL ZONING DISTRICT

Table with columns for REQUIRED and PROVIDED for UPI 54-7-17.2 and UPI 54-7-18, listing metrics like MIN. LOT AREA, MIN. BUILDING AREA, etc.

WILLISTOWN TOWNSHIP RU RURAL RESIDENTIAL ZONING DISTRICT

Table with columns for REQUIRED and PROVIDED for UPI 54-7-17.2 and UPI 54-7-18, listing metrics like MIN. LOT AREA, MIN. BUILDING AREA, etc.

PRIOR TO LOT LINE CHANGE EXISTING LOT AREA TABULATION

Table showing GROSS AREA, EXIST/REQUIRED R/W, UTILITY R/W, and NET LOT AREA for UPI 54-7-17.2 and UPI 54-7-18.

RECONFIGURED NET LOT AND PROTECTED LANDS CALCULATIONS

Table showing GROSS LOT AREA, EXIST/REQUIRED R/W, UTILITY R/W, and NET LOT AREA for UPI 54-7-17.2 and UPI 54-7-18.

RECONFIGURED LOT IMPERVIOUS TABULATIONS

Table showing IMPERVIOUS COVERAGES for BUILDINGS, DRIVEWAYS, DECKS, WALKS & MISC. for UPI 54-7-17.2 and UPI 54-7-18.

PARCEL B TO BE MERGED WITH 54-7-18 AREA = 747 SQ. FT. = 0.017 AC

PARCEL A (WAYLAND ROAD R/W) TO BE MERGED WITH 54-7-18 AREA = 46,721 SQ. FT. = 1.073 AC

NEWTOWN TOWNSHIP SIGNATURES

REVIEWED THIS DAY OF 20 BY THE PLANNING DEPARTMENT OF DELAWARE COUNTY, PENNSYLVANIA. ATTEST:

APPROVED THIS DAY OF 20 BY THE PLANNING COMMISSION OF NEWTOWN TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA. ATTEST:

APPROVED THIS DAY OF 20 BY THE BOARD OF SUPERVISORS OF NEWTOWN TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA. ATTEST:

REVIEWED BY THE TOWNSHIP ENGINEER OF NEWTOWN TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA. TWP. ENG. DATE:

RECORDED THIS DAY OF 20 IN THE RECORDER OF DEEDS OFFICE IN MEDIA, DELAWARE COUNTY, PENNSYLVANIA IN PLAN BOOK NO. PG. NO. RECORDER

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

CURVE TABLE

Table with columns for CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for C-1, C-2, and C-3.

PLAN REFERENCE

FINAL MINOR SUBDIVISION LOT LINE CHANGE, PLAN 54-7-16, 54-7-16.1, 54-7-16.2, 54-7-17.2 & 54-7-19.2 FOR DAVID W. RAWSON, DATED 6/1/2016, REVISED 7/22/2016, BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PENNSYLVANIA, RECORDED 8/19/2016 IN CHESTER COUNTY AS PLAN #20005

I HEREBY CERTIFY THAT, WITH THE EXCEPTION OF THE WAIVERS HEREIN LISTED, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING AND OTHER APPLICABLE NEWTOWN TOWNSHIP ORDINANCES AND REGULATIONS.

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

CERTIFIED THIS DAY OF 20

PROFESSIONAL LAND SURVEYOR DATE SEAL

OWNER/APPLICANT: DAVID W. RAWSON, 2690 CRUM CREEK DRIVE, BERWYN, PA 19312, PH: (610) 647-3548

Chester Valley Engineers, Inc. Project No: 20238, 1268, 1269

SCALE: 1"=80', DATE: 11/02/2017, DRAWN BY: JDS, CHECKED BY: JDS, DRAWING

WAIVERS REQUEST

148-12: SUBMISSION OF PRELIMINARY PLAN. 148-22.A(2): DRAFTING STANDARDS TO ALLOW FOR A DRAWING SCALE OF 1"=80' IN ORDER TO PROVIDE PLAN ON ONE SHEET.

NEWTOWN WAIVERS REQUESTED

123-17B PRELIMINARY PLAN CONTENTS ALL PRELIMINARY REQUIREMENTS PER OPTION UNDER MINOR SUBDIVISION AS CONTAINED IN 123-10.C.

WILLISTOWN WAIVERS REQUESTED

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.

FINAL PLAN OF MINOR SUBDIVISION LOT LINE CHANGE 54-7-17.2 & 54-7-18 FOR DAVID W. RAWSON

NEWTOWN TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PROJECT NO: 20238, F.B. 1268, 1269

SCALE: 1"=80', DATE: 11/02/2017, DRAWN BY: JDS, CHECKED BY: JDS, DRAWING

OWNER/APPLICANT: DAVID W. RAWSON, 2690 CRUM CREEK DRIVE, BERWYN, PA 19312, PH: (610) 647-3548

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