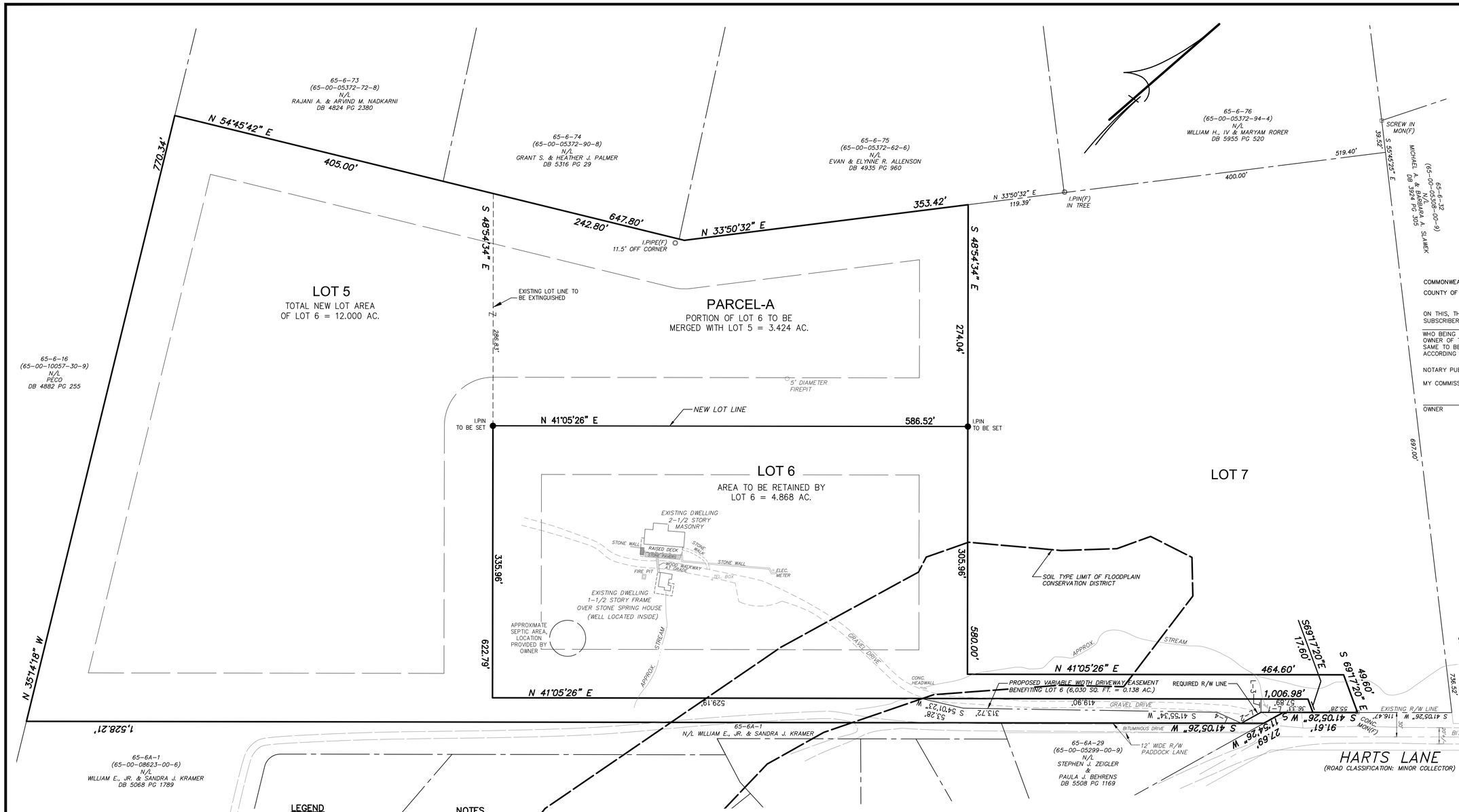

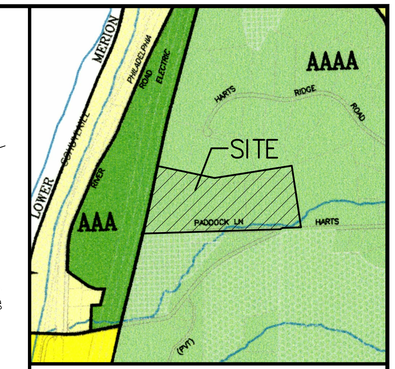

LOCATION MAP SCALE 1"= 800'

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER SS:

ON THIS, THE ____ DAY OF _____ A.D. 20 ____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED STEPHEN SLAWEK 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 WHITEMARSH TOWNSHIP, CHESTER COUNTY, PA. THIS _____ DAY OF _____ 20____.

_____
_____
_____

REVIEWED BY THE WHITEMARSH TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____.

_____
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP, CHESTER COUNTY, PA. THIS _____ DAY OF _____ 20____.

_____
_____
_____

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

_____
(DEPUTY) RECORDER OF DEEDS

MCPC NO. XX-XXXX-XXX
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

_____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

LEGEND

- 202 — EXISTING 2' CONTOURS
- 210 — EXISTING 10' CONTOURS
- EDGE OF PAVING
- FLOOD PLAIN
- EcB2 / BdA — SOILS LINE AND DESCRIPTION
- STREAM LINE
- STORM INLET AND PIPE
- UTILITY POLE
- STEEP SLOPES 8-15%
- STEEP SLOPES 15-25%
- STEEP SLOPES 25% AND GREATER
- MB — MAILBOX
- TEL. — TELEPHONE/COMMUNICATIONS
- ELEC. — ELECTRIC
- ● PROPOSED IRON PIN

SOIL LIST

SYMBOL	NAME
CoB	CALIFON LOAM, 3% TO 8% SLOPES
Ch	CODORUS SILT LOAM (FLOODPLAIN LANDFORM)
PaB	PARKER GRAVELLY LOAM LOAM, 4% TO 8% SLOPES
PoC	PARKER GRAVELLY LOAM LOAM, 8% TO 15% SLOPES
PoD	PARKER GRAVELLY LOAM LOAM, 15% TO 25% SLOPES
PoE	PARKER GRAVELLY LOAM LOAM, 25% TO 35% SLOPES
MoE	MANOR LOAM, 25% TO 35% SLOPES

NOTES

1- BEING: MONTGOMERY COUNTY ASSESSMENT PARCEL 65-00-05302-00-6
TAX MAP/BLOCK 65-6-10
2067 HARTS LANE

2- RECORD OWNER: STEPHEN SLAWEK, DEED BOOK 5459 PAGE 2426

3- BOUNDARY INFORMATION AND IMPROVEMENTS FROM AN ACTUAL FIELD SURVEY PERFORMED BY CHESTER VALLEY ENGINEERS, INC. IN ACCORDANCE WITH DEEDS OF RECORD AND THE FOLLOWING PLAN:

GLYNN ARBOR SUBDIVISION PLAN PREPARED FOR MICHAEL E. McGLYNN, DATED JULY 31, 1984, REVISED 2/25/1985, BY KC ENGINEERING & CONSTRUCTION CO., RECORDED IN MONTGOMERY COUNTY IN PLAN BOOK A-46 PAGE 196

4- ELEVATION CONTOURS TAKEN FROM 2-FOOT INTERVAL LIDAR CONTOURS PUBLISHED BY PENNSYLVANIA SPATIAL DATA ACCESS (PASDA); ELEVATIONS BASED ON NAVD 1988.

5- 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 "ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42091C0539G, MAP REVISED: MARCH 2, 2016.

6- THE PURPOSE OF THIS PLAN IS FOR LOT LINE CHANGE ONLY. NO CONSTRUCTION, GRADING OR DEMOLITIONS IS PROPOSED WITH THIS PLAN.

7- PARCEL A IS NOT A SEPARATE BUILDING LOT AND IS TO ME COMBINED WITH LOT 5 TO FORM ONE CONTIGUOUS, UNDIVIDED LOT HAVING A GROSS LOT AREA OF 12.000 ACRES. 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, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PADOT REGULATIONS IN EFFECT AT THE TIME OF ANY FUTURE DEVELOPMENT APPLICATIONS.

8- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN WHITEMARSH TOWNSHIP IS PROHIBITED.

9- LOTS 5, 6 AND 7 ARE SEPARATE APPROVED LOTS CREATED BY THE PLAN REFERENCED IN NOTE #3 ABOVE. LOTS 6 AND 7 ARE TO CONTINUE TO BE SEPARATE LOTS, CALCULATIONS FOR LOTS 6 AND 7 COMBINED ARE SHOWN HEREON IN ACCORDANCE WITH WHITEMARSH TOWNSHIP ZONING REQUIREMENTS FOR ADJACENT LOTS HELD IN IDENTICAL OWNERSHIP.

10- HARTS LANE IS CLASSIFIED AS A MINOR COLLECTOR REQUIRING A RIGHT OF WAY WIDTH OF 60 FEET. ADDITIONAL AREA TO INCREASE THE HALF-WIDTH OF HARTS LANE TO 30 FEET IS OFFERED FOR DEDICATION TO WHITEMARSH TOWNSHIP AS A PUBLIC RIGHT OF WAY. TOTAL AREA OF DEDICATION IS 374 SQUARE FEET.

11- THE EXISTING WELL AND SEPTIC ON LOT 6 SHALL CONTINUE TO SERVICE THE LOT. NO NEW SEWAGE OR WATER FACILITIES ARE PROPOSED WITH THIS LOT LINE CHANGE.

LOT AREA CALCULATIONS

	GROSS AREA	ROAD R/W AREA	LOT AREA
LOT 5	12.000 AC.	374 S.F.= 0.009 AC.	11.991 AC.
LOT 6	4.868 AC.	0	4.868 AC.
LOT 7	7.853 AC.	0	7.853 AC.

24.721 AC. TOTAL TRACT AREA

STEEP SLOPE RATIO CALCULATIONS

	LOT AREA	STEEP SLOPE AREA	STEEP SLOPE RATIO
LOT 5	11.991 AC.	6.30 AC.	52.5%
LOT 6 & LOT 7	12.721 AC.	11.32 AC.	89.0% AC.

IMPERVIOUS GROJND COVER CALCULATIONS

	LOT AREA	BUILDING AREA	DRIVEWAY AREA	DECKS, WALLS, WALKS & MISC. AREA	TOTAL IMPERV. AREA
LOT 5	11.991 AC.	0	3,100 S.F.	9 S.F.	3,109 S.F. = 0.59%
LOT 6 & LOT 7	12.721 AC.	1,333 S.F. = 0.24%	6,300 S.F.	1,420S.F.	7,720 S.F. = 1.39%

AAAA RESIDENTIAL ZONING DISTRICT

MIN. LOT AREA	90,000 S.F.
MIN. WIDTH AT BLDG. SETBACK LINE	250 FT.
MIN. YARD SETBACKS:	
FRONT	60 FT.
SIDE	60 FT.
REAR	60 FT.
MAX. BLDG. HEIGHT:	
PRINCIPAL BUILDING	35 FT.
ACCESSORY BUILDING	25 FT.
MAX. BUILDING COVERAGE	15%
MAX. IMPERVIOUS GROUND COVER	6%*

* §116-169.A. FOR STEEP SLOPE RATIO OF 75% OR MORE

LINE TABLE

LINE	DIRECTION	DISTANCE
L-1	S 41°05'26" W	27.69'
L-2	S 11°45'26" W	27.69'
L-3	S 48°54'34" W	16.50'

LIST OF SHEETS

SHEET 1 TITLE PLAN
SHEET 2 SITE PLAN
SHEET 3 AREA PLAN

WAIVER REQUESTS

SINCE THE PURPOSE OF THE SUBDIVISION SHOWN HEREON IS A LOT LINE CHANGE WITH NO DEVELOPMENT PROPOSED, THE APPLICANT HEREBY REQUESTS A WAIVER FROM THE FOLLOWING SECTIONS OF THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

§105-23.A.(1) PLAN TO BE DRAWN AT 1"=50' OR 1"=100'.
(PLANS ARE PROVIDED AT 1"=60' AND 1"=100')

§105-23.B.(1)(I) FEATURES WITHIN 500 FEET OF THE PROPERTY.
(PARTIAL WAIVER TO ALLOW USE OF AERIAL PHOTO)

OWNER & APPLICANT

STEPHEN SLAWEK
2067 HARTS LANE
CONSHOCKEN, PA 19428
(215) 450-4688

TITEL PLAN

NO.	DATE	REVISION

PLAN OF MINOR SUBDIVISIION
LOT LINE CHANGE
FOR
STEPHEN SLAWEK
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

Chester Valley Engineers
civil engineers & land surveyors

Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 447, Paoli, PA 19301
(610) 644-4623
(610) 889-3143 Fax
cve@chestervy.com
http://www.chestervy.com

PROJECT NO. 20299
F.B. 1267

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=60'	4/15/2016	JDS	JDS	

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO:_____
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).

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

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

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

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE PLACED, OR LOCATED, AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT, AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

PROFESSIONAL LAND SURVEYOR — 4/15/2016 DATE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. DAVID SHULA
LAND SURVEYOR
No. 05022-E

BLOCK/UNIT: 65-6-10

I:\CVE-2000\20299\dwg\20299.dwg, SHT-01 24x36, 4/15/2016 2:26:22 PM, 1:1