

14984

RECORDER OF DEEDS
CHESTER COUNTY, PA
99 JUL -1 PM 12: 05

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

On this, the _____ day of _____, 1999, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania residing in _____ personally appeared _____ who in due form of Law, acknowledged that he/she executed the foregoing plan by signing the same, and that he/she is the owner(s) of the designated land, that all necessary approval of the said plan has been obtained and is endorsed thereon, and that he/she desire(s) the foregoing plan be duly recorded.

Notary Public _____ My Commission expires _____
Approved this _____ day of _____, 1999, by the
WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS
Robert T. Long *John E. Meryk*
Charles E. Hickey

Approved this _____ day of _____, 1999, by the
WILLISTOWN TOWNSHIP PLANNING COMMISSION
Lita Ekrens

Reviewed this _____ day of _____, 1999, by the
WILLISTOWN TOWNSHIP ENGINEER
William H. Jopke *CORC #1057*
11/3

Reviewed this _____ day of _____, 1999, by the
CHESTER COUNTY PLANNING COMMISSION
William H. Jopke *CORC #1057*
11/3

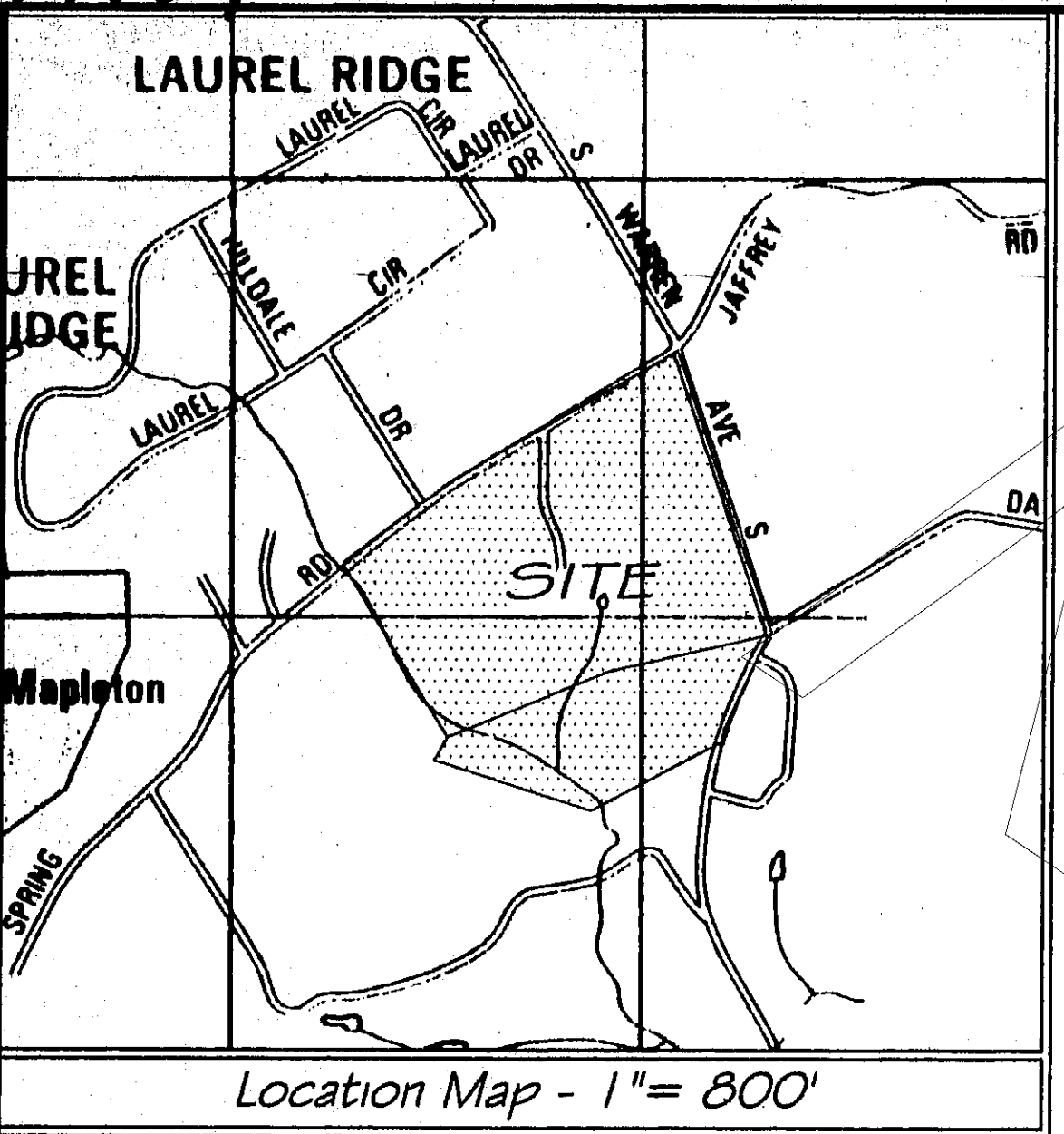
I HEREBY ADOPT THIS PLAN
Owner _____ Date _____
Owner _____ Date _____

I hereby declare that this plan represents a survey made under my supervision, that the iron pins, stones, spikes, or monuments set or shall be placed or located, and that to my usual customary and professional care dimensional and geodetic details are correct, also to the best of my knowledge and belief this plan was prepared in accordance with all applicable zoning and subdivision ordinances, except as noted.

Professional Land Surveyor, No. 2595-E Date _____

PA Act 187 of 1990
Professional No. 0981522
The following utilities may have underground and/or overhead lines or structures in the work area. The Pennsylvania One Call System has been contacted by us and the above serial no. assigned. The contractor shall notify POCS at 1-800-242-1776, not less than three nor more than ten working days in advance of beginning excavation or demolition work for the purpose of:
1. Requiring the utility to field locate its lines.
2. Initiate cooperation which will avoid damage.
3. Request procedures which will avoid damage.
The contractor shall also:
1. Inform each operator employee at the site of such work of the information obtained.
2. Report immediately to the user any break or leak on its lines, or dent, gauge, groove, or other damage to such lines or to their coating or cathodic protection, made or discovered in the course of the excavation or demolition work.
3. Alert immediately the occupants of premises as to any emergency that he may make or discover at or near such premises.
The following utilities along with others must be notified prior to construction or demolition work:

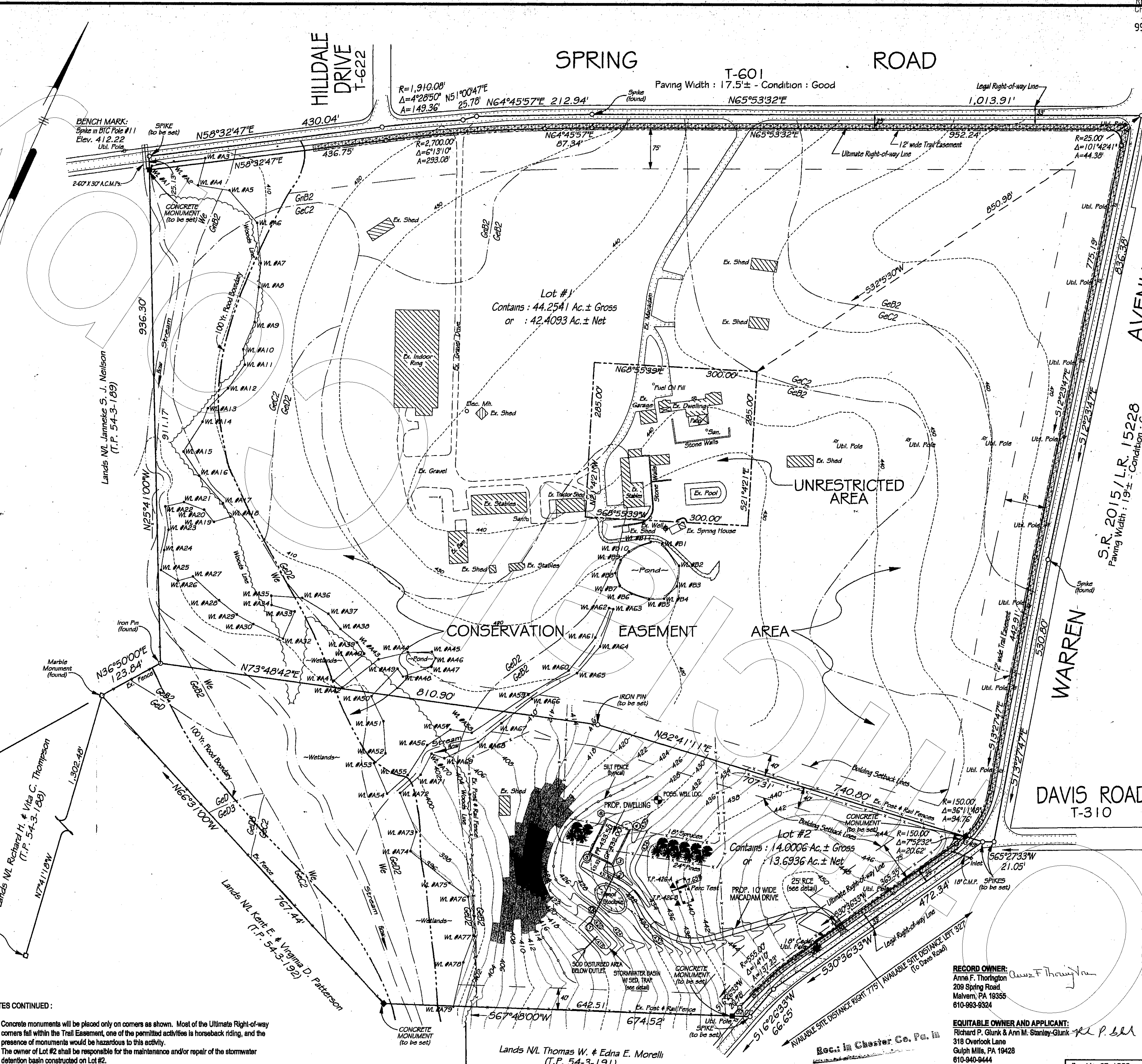
MCI WORLDCOM	Clear - no facilities
PHILADELPHIA SUBURBAN WATER CO.	No response to date
SUN PIPE LINE CO./SUN CO. INC.	Clear - no facilities
RECOC ENERGY	No response to date
TEXAS EASTERN TRANSMISSION CORP.	Clear - no facilities
MOBIL PIPE LINE CO.	Clear - no facilities
WORLDCOM NETWORK SERVICES, INC.	No response to date
HARRON COMMUNICATIONS	No response to date
WILLISTOWN TOWNSHIP	Clear - no facilities
A.T.&T.	Clear - no facilities
WORLDCOM NETWORK SERVICES	No response to date
BELL ATLANTIC-PA	No response to date



- NOTES:
- This tract is zoned RU.
 - Property was physically field surveyed and improvements were field located by Howard W. Doran Engineering & Surveying, a division of Conover and Smith Engineering, Inc.
 - Source of title: Being the same premises which James Thornton, II and Anne F. Thornton, husband and wife, by deed dated July 1, 1982, recorded in the Office for the Recording of Deeds in and for the County of Chester, in Deed Book D-60, page 274, granted and conveyed unto Anne F. Thornton. Being lot parcel 54-3-190.
 - Reference Plans:
 - Conservation Easement Plan for Anne F. Thornton, prepared by Environmental Management Center of the Brandywine Conservancy, dated 11/29/88.
 - Final Plan of Property for Michael D'Annunzio, prepared by Howard W. Doran, P.E., R.S. dated 3/8/83, last revised 8/14/83.
 - This property is subject to GRANT OF EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS, between Anne F. Thornton and Brandywine Conservancy, Inc., dated 12/27/88.
 - Contours on Lot #2 are by field survey; BENCH MARIC Spike in BTC pole #11, located on north side of Spring Road approximately 1700' west of Warren Avenue over west tributary to Cum Creek. ELEV. 412.22 (NGVD 29). Contours on Lot #1 taken from U.S.G.S. map; Datum is mean sea level.
 - 100-year flood boundary taken from FEMA Flood Boundary and Floodway Map for Willistown Township, C-P No. 422282 0005 A. and C-P No. 422282 0010 A.
 - Soils taken from Chester County Soil Survey:
 - GeB2 - Glenelig channery silt loam, 3 to 8 percent slopes, moderately eroded. Hydrologic Group B.
 - GeC2 - Glenelig channery silt loam, 8 to 15 percent slopes, moderately eroded. Hydrologic Group B.
 - GeC3 - Glenelig channery silt loam, 15 to 25 percent slopes, moderately eroded. Hydrologic Group B.
 - GeD3 - Glenelig channery silt loam, 15 to 25 percent slopes, severely eroded. Hydrologic Group B.
 - GnB2 - Glenelig silt loam, 3 to 8 percent slopes, moderately eroded. Hydrologic Group C.
 - We - Wehadake silt loam. Hydrologic Group D.
 - ZONING REGULATIONS - RU
 - Min. Lot Area = 4.0 Acre
 - Min. Lot Width = 300' @ B.S.L.
 - Max. Building Area = 10%
 - Front Yard = 75'
 - Other Yards = 40'
 - Max. Building Height = 35'

- Per Section 6.B. GRANT OF EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS
Total Impervious ground surface coverage on Conservation Easement Area shall be limited to 2.5% of the total acreage of the Conservation Easement Area.
10. Tract Areas:
Total Tract: 58,2547 Ac.± Gross
Lot #1: 44,2547 Ac.± Gross
43,0297 Ac.± Net to Legal Right-of-way
42,4093 Ac.± Net to Ultimate Right-of-way
Lot #2: 14,0006 Ac.± Gross
13,7995 Ac.± Net to Legal Right-of-way
13,6936 Ac.± Net to Ultimate Right-of-way
Unrestricted Area: 1,9628 Ac.±
Total Area under Easement: 54,8696 Ac.± (calculated to Legal Right-of-way)
11. Coverages:
Lot #1: Ex. building coverage = 1.8%
Lot #2: Ex. building coverage = 0.1%
Prop. building coverage = 0.8%
Total Impervious coverage within Easement = 2.0%
12. Steep slopes 15% - 25%
Steep slopes over 25%

- NOTES CONTINUED:
- A wetlands boundary on this property was field delineated by McCREA RESEARCH, INC., 20 Terrace Avenue, Stevens, PA 17578 on 4/23/89; field located by Howard W. Doran Engineering & Surveying, A Division of Conover and Smith Engineering, Inc. Any development or activity planned within any wetland area shall not be conducted without prior consultation with and approval from applicable government agencies including, but not limited to, the Commonwealth of Pennsylvania, Department of Environmental Resources; the County Conservation District; the United States Department of the Interior, Fish and Wildlife Service; and/or U.S. Army Corps of Engineers.
 - All existing sewage systems and wells that are within 100 feet of the property boundary, the location of which can be determined on the surface of the ground, are shown hereon.
 - The existing well and spring house on Lot #1 are located outside the unrestricted area and within the Conservation Easement Area; The owners of Lot #1 have legal access to both the well and spring house.
 - As stated in the GRANT OF EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS; A septic system is permitted in the Conservation Easement Area per Paragraph 3, Sec. E., sub-section (b), and Paragraph 4, Sec. B., sub-section (vi).
 - A well is permitted in the Conservation Easement Area per Paragraph 3, Sec. D.
 - The available pasture land for Lot #1 = 35.0 A.±.
Permitted number of horses or similar animals = 35 (1 animal per acre of available pasture).
Current number of horses or similar animals = 32.
Proposed number of horses or similar animals = 35.
 - The error of closure for this survey meets or exceeds the Township requirement of 1:10,000.
 - The existing Trail Easement extends along Warren Avenue across the frontage of Lot #2 and will remain in use.
 - Concrete monuments will be placed only on corners as shown. Most of the Ultimate Right-of-way corners fall within the Trail Easement, one of the permitted activities is horseback riding, and the presence of monuments would be hazardous to this activity.
 - The owner of Lot #2 shall be responsible for the maintenance and/or repair of the stormwater detention basin constructed on Lot #2.
 - Warren Avenue is a state road and a minimum use driveway permit is required for the proposed driveway on Lot #2.
 - The existing shed and fences on Lot #2 will remain. The fences will be altered in the areas of the proposed dwelling and driveway.
 - The proposed driveway on Lot #2 shall be constructed in accordance with the requirements in Section 123-33.3 of the Willistown Township Subdivision and Land Development Ordinance.
 - The street address for Lot #2 will be 720 Warren Avenue.



ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION
These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents or dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be on agreement deemed to indemnify and save harmless Howard W. Doran Engineering and Surveying, A Division of Conover and Smith Engineering, Inc. for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be written in the field prior to construction and any use of the information is also obligated to permit any discrepancies to Howard W. Doran Engineering and Surveying, A Division of Conover and Smith Engineering, Inc.

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RECORD OWNER:
Anne F. Thornton
209 Spring Road
Malvern, PA 19355
610-993-9324

EQUITABLE OWNER AND APPLICANT:
Richard P. Glunk & Ann M. Stanley-Glunk
318 Overlook Lane
Gulph Mills, PA 19428
610-940-9444

14984
0 50 100 200 300
Graphic Scale - in feet

Sub 1-99

Subdivision Plan for
MAPLE LEAF FARM
Willistown Township Chester County, PA
Surveyed and Engineered By
Howard W. Doran, Engineering and Surveying
A Division of Conover and Smith Engineering, Inc.
6 N. Newtown Street Rd. - P.O. Box 296 - Newtown Square, PA 19073
April 30, 1999 Plan No. WILL-8455-99
Scale: 1" = 100' Sheet 1 of 2