

# PRELIMINARY/FINAL SUBDIVISION & LOT CONSOLIDATION PLAN

RECORDER OF DEEDS  
CHESTER COUNTY, PA  
15 DEC 10 AM 10:56

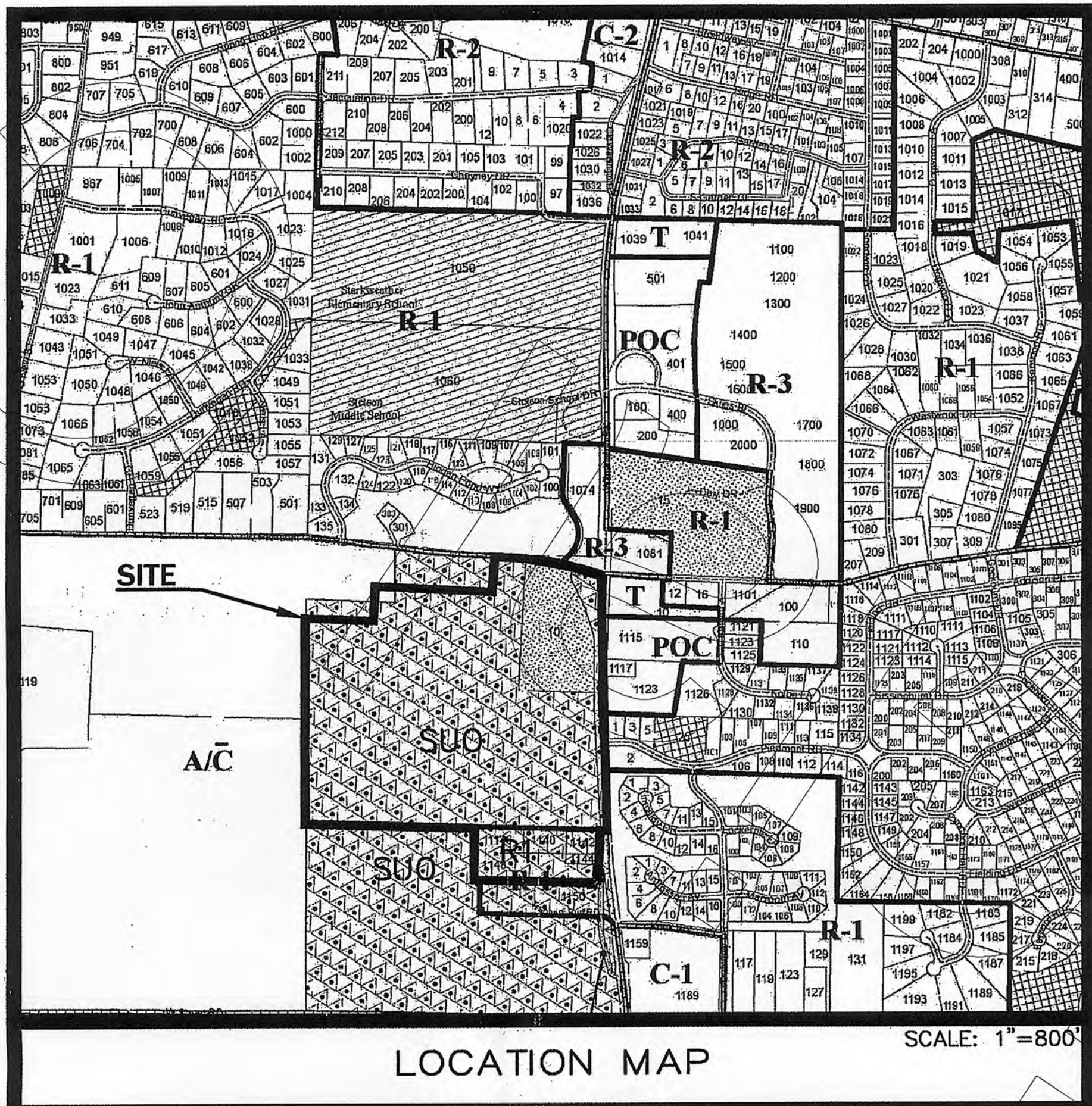
FOR

# CREBILLY FARM FAMILY ASSOCIATES, L.P. & WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER

## WESTTOWN TOWNSHIP, CHESTER COUNTY PENNSYLVANIA

ADJACENT PROPERTY OWNER'S LIST		
PARCEL No.	OWNER OF RECORD	DEED BK, PG
67-4-29	ROBINSON, JAMES K III & DAVID M	D.B. 5819, PG.297
67-4-29.2	CREBILLY FARM FAMILY ASSOCS LP	D.B. 8593, PG.180
67-4-29.3	ROBINSON, JAMES K III & DAVID M	D.B. 5819, PG.297
67-4-34	MOSCHARIS VASILIOS	D.B. 5406, PG.412

SHEET INDEX		
SHEET	DESCRIPTION	DRAWING
1	COVER SHEET	CVR
2	OVERALL SUBDIVISION PLAN	SC0
3	SUBDIVISION PLAN 1	SC1
4	SUBDIVISION PLAN 2	SC2
5	SUBDIVISION PLAN 3	SC3
6	SUBDIVISION PLAN 4	SC4
7	SUBDIVISION PLAN 5	SC5
8	EXISTING NATURAL RESOURCES & CONSERVATION PLAN	EX1



UTILITY USER LIST ACT NUMBER 287 OF 1974 AS AMENDED	
<b>AQUA-PENNSYLVANIA, INC</b> 762 W LANCASTER AVE BRYN MAWR, PA 19010 CONTACT: STEVE PIZZI EMAIL: spizzi@aquaverica.com	<b>COMCAST CABLEVISION</b> APSS CENTER 1701 JOHN F KENNEDY BOULEVARD PHILADELPHIA, PA 19103 CONTACT: LEE MCGARRITY EMAIL: lee_mcgarrity@comcast.com
<b>PECO ENERGY</b> 3628 HORIZON DRIVE KING OF PRUSSIA, PA 19406 CONTACT: SIS PERSONNEL PHONE: (610) 292-8057	<b>ZAYO BANDWIDTH</b> 1060 HARDESS DR, UNIT H ABERDEEN, MD 21001 CONTACT: GEORGE HUSS EMAIL: george.huss@zayo.com
<b>WESTTOWN TOWNSHIP</b> 1039 WILMINGTON PIKE P.O. BOX 79 WEST CHESTER, PA 19382 CONTACT: MARK GROSS EMAIL: mgross@westtown.org	<b>VERIZON PENNSYLVANIA LLC</b> 115 MONTGOMERY AVE, FLOOR 2 PITTSBURGH, PA 15212 CONTACT: DEBORAH BARUM EMAIL: dbarum@verizon.com
<b>USIC</b> 450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS EMAIL: NIKKIASIMKINS@USICLLC.COM	



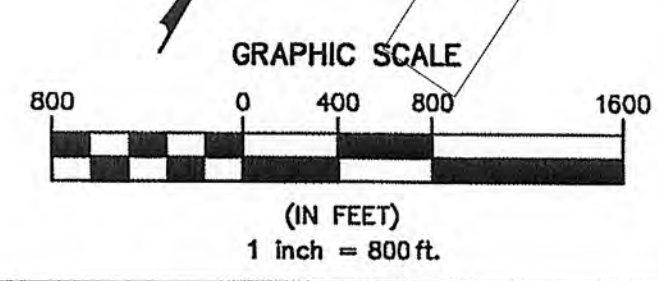
ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NO. 20152532731

**APPLICANT:**  
WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER, PA  
10 W. PLEASANT GROVE RD  
WEST CHESTER, PA 19382

**OWNERS:**  
PARCELS: 67-4-29.4  
CREBILLY FARM FAMILY ASSOCIATES, L.P.  
501 W. STREET ROAD  
WEST CHESTER, PA 19382

PARCELS: 67-4-29.4A, 67-4-30, 67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER, PA  
10 W. PLEASANT GROVE RD  
WEST CHESTER, PA 19382

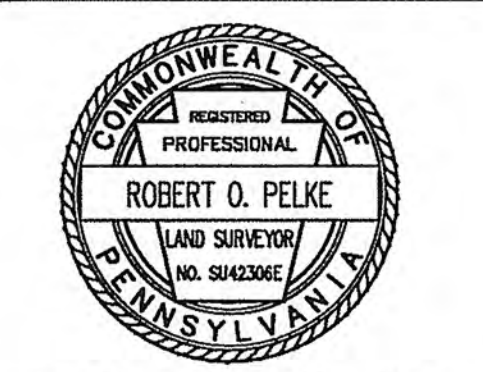
**SITE ADDRESS:**  
PARCEL: 67-4-29.4  
1124 WILMINGTON PIKE  
WEST CHESTER, PA 19382  
PARCEL: 67-4-29.4A  
10 W. PLEASANT GROVE RD  
WEST CHESTER, PA 19382  
PARCEL: 67-4-30  
1140 OLD WILMINGTON PIKE  
WEST CHESTER, PA 19382  
PARCEL: 67-4-31  
1142 WILMINGTON PIKE  
WEST CHESTER, PA 19382  
PARCEL: 67-4-32  
1144 WILMINGTON PIKE  
WEST CHESTER, PA 19382  
PARCEL: 67-4-33  
1148 WILMINGTON PIKE  
WEST CHESTER, PA 19382  
PARCEL: 67-4-33.1  
1146 WILMINGTON PIKE  
WEST CHESTER, PA 19382



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**ROBERT O. PELKE, PLS**  
PROFESSIONAL LAND SURVEYOR  
08/19/2015  
LICENSED PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF PA LICENSE No. SU 42306 E

NO.	DATE	REVISIONS	BY
1	10/16/2015	REVISED PER MEMO FROM MACCORMICK TAYLOR DATED 10/13/2015	ROP

**WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER**

UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30, 67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

**COVER SHEET**

DESIGNED BY: ROP PROJECT NO.: DAMR00010  
CHECKED BY: CWJ DATE: 08/19/2015  
DRAWN BY: ROP SCALE: 1" = 800'  
DRAWING: ROP SHEET: 1 OF 8

**TANDM**  
628 PLYMOUTH ROAD, SUITE 205  
PLYMOUTH MEETING, PA 19462  
TEL: 484-950-5210  
FAX: 484-950-5277  
www.tandmassociates.com

DOC. N. 11447268, 12/10/2015 10:50 AM  
 Receipt #: 15-44787  
 Rec. Fee: \$254.00  
 Chester County, Recorder of Deeds

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 WITHOUT THE WRITTEN PERMISSION OF TANDM ASSOCIATES IS PROHIBITED.

19877



**ZONING DATA**

**ZONING DISTRICT CLASSIFICATION:**

LOT 1  
A/C - AGRICULTURAL / CLUSTER (SPECIAL USE OVERLAY DISTRICT)

**PROPOSED USE:**

RELIGIOUS USE

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	2 ACRES	17.4339 AC.
MINIMUM LOT WIDTH AT BUILDING SETBACK:	200 FEET	495.73 FT
SIDE YARD MINIMUM WIDTH:	(A) ONE: 50 FEET	≥ 50 FEET
	(B) BOTH: 100 FEET	≥ 100 FEET
MINIMUM REAR YARD:	50 FEET	≥ 50 FEET
MAXIMUM BUILDING COVERAGE (ALL USES):	20%	5.1%
MAXIMUM TOTAL IMPERVIOUS COVERAGE:	40%	36.5%
MINIMUM FRONT YARD:	50 FEET	≥ 50 FEET
	100 FEET MINIMUM	≥ 100 FEET
	FROM THE FUTURE ROW LINE	
	OF ROUTE 202.	
MINIMUM LOT WIDTH AT STREET LINE:	50 FEET MINIMUM	≥ 50 FEET
	250 FEET MINIMUM AT THE	≥ 250 FEET
	FUTURE ROW LINE OF	
	ROUTE 202.	
MAXIMUM BUILDING HEIGHT:	38 FEET	≤ 38 FEET

**BUFFER REQUIREMENTS:**  
IN ADDITION TO THE REQUIREMENTS OF § 170-1508, THERE SHALL BE A FIFTY-FOOT BUFFER STRIP MAINTAINED ON THE PROPERTY CONTAINING A USE PERMITTED BY SPECIAL EXCEPTION WHEN SUCH USE ABUTS ANY A/C, R-1, R-2, OR R-3 DISTRICT. SUCH BUFFER STRIP SHALL BE IN ADDITION TO ANY AND ALL APPLICABLE AREA AND BULK REGULATIONS, INCLUDING SETBACK REGULATIONS. THE BUFFER STRIP SHALL BE PLANTED AND SHALL NOT INCLUDE ANY PAVED AREA.

**LOT 2**

A/C - AGRICULTURAL / CLUSTER (SPECIAL USE OVERLAY DISTRICT)  
R1 - RURAL SUBURBAN RESIDENTIAL

**PROPOSED USE:**

A/C PORTION OF LOT

USE: (FOR PURPOSES OF ZONING REQUIREMENTS USE SINGLE FAMILY DETACHED DWELLINGS)

	REQUIRED	PROPOSED
LOT SIZE:	2 AC.	68.3722 AC.
LOT WIDTH AT MINIMUM BUILDING SETBACK LINE:	200 FEET	917.51 FEET
LOT WIDTH AT STREET LINE:	150 FEET	933.15 FEET
IMPERVIOUS COVERAGE:	15%	1.2%
MINIMUM BUILDING SETBACK LINE:	50 FEET	≥ 50 FEET
	100 FEET (RT.202)	≥ 100 FEET
SIDE YARDS:	50 FEET	≥ 50 FEET
REAR YARD:	50 FEET	≥ 50 FEET
MAXIMUM BUILDING HEIGHT:	38 FEET / 3 STORY	≤ 38 FEET / 3 STORY

R1 - RURAL SUBURBAN RESIDENTIAL

USE: SINGLE-FAMILY DETACHED DWELLINGS

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	1.0 ACRE	68.3722 AC
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE:	150 FEET	≥ 150 FT
LOT WIDTH AT STREET LINE:	50 FEET / 250 FEET (RT 202)	≥ 50 FT/250
IMPERVIOUS COVERAGE:	20%	≥ 20%
MINIMUM BUILDING SETBACK LINE:	60 FEET / 100 FEET (RT 202)	≥ 60 FT/100
SIDE YARDS:	25 FEET	≥ 25 FT
REAR YARD:	50 FEET	≥ 50 FT
MAXIMUM BUILDING HEIGHT:	38 FEET / 3 STORY	≤ 38 FT/3 STORY

**GENERAL NOTES:**

- THE NEW LOT LINES WILL BE MONUMENTED.
- THE INTENT OF THIS PLAN IS TO RELOCATE THE COMMON LOT LINE BETWEEN UPI #67-4-29.4 & #67-4-29.4A AND CONSOLIDATE UPI #67-4-30, #67-4-31, #67-4-32, #67-4-33 & #67-4-33.1 INTO #67-4-28.4 NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.

**SITE STATISTICS**

- APPLICANT:  
WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER  
C/O ED MAPALLS  
10 W PLEASANT GROVE  
WEST CHESTER, PA 19382  
610-585-3180
- OWNERS:  
UPI #67-4-29.4A, UPI #67-4-30, UPI #67-4-31, UPI #67-4-32, UPI #67-4-33 & UPI #67-4-33.1:  
WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER  
10 W PLEASANT GROVE  
WEST CHESTER, PA 19382  
  
UPI #67-4-28.4:  
CREBBLY FARM FAMILY ASSOCIATES L.P.  
501 W. STREET ROAD  
WEST CHESTER, PA 19382
- GROSS TRACT AREA: 69.0460 AC

**WAIVERS REQUESTED AND GRANTED:**

**SUBDIVISION & LAND DEVELOPMENT ORDINANCE:**

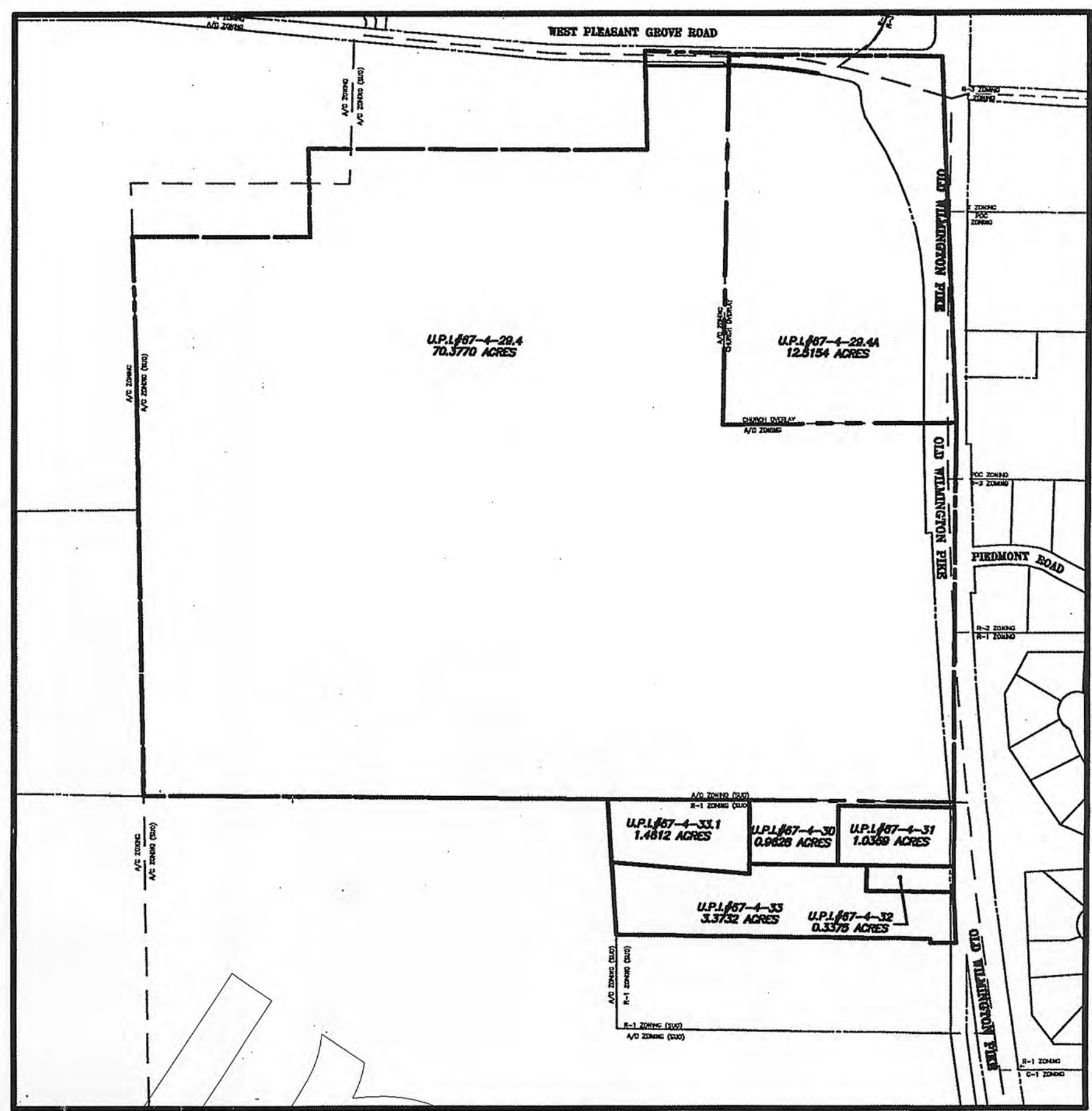
- CHAPTER 144**  
A WAIVER IS REQUESTED TO THIS CHAPTER KNOWN AS THE WESTTOWN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE
- A WAIVER IS REQUESTED FROM THE FOLLOWING SECTIONS OF CHAPTER 149 (SUBDIVISION OF LAND) AS NO DEVELOPMENT OR DISTURBANCE IS PROPOSED AS PART OF THIS APPLICATION:  
SECTION 149-600.A.(3 AND 4)  
SECTION 149-602.C.(1)(B THROUGH F)  
SECTION 149-602.C.(3)(A THROUGH D)  
SECTION 149-602.C.(4)(A THROUGH C, F AND H)  
SECTION 149-602.D.(2 AND 3)  
SECTION 149-602.E.  
SECTION 149-801.D. THROUGH G.  
SECTION 149-802.  
SECTION 149-803.  
SECTION 149-804.
- A WAIVER IS REQUESTED SECTION 149-600. SUBMISSION OF PRELIMINARY PLAN.

**LEGEND**

DESCRIPTION	SYMBOL
ZONING LINE	---
PROPERTY LINE	---
IRON PIN, MONUMENT, NAIL	• • •
EASEMENT	---
BUILDING SETBACK LINE	---
CARTWAY/EDGE OF PAVEMENT	---
CONCRETE	---
ROAD CENTERLINE	---
LEGAL RIGHT-OF-WAY	---
ULTIMATE RIGHT-OF-WAY	---
CHAIN LINK FENCE	o-o-o
WIRE FENCE	x-x-x
WOODEN SPLIT RAIL FENCE	o-o-o
WALL	---
UTILITY POLE	+
OUT WIRE	---
TREE CANOPY LINE	---

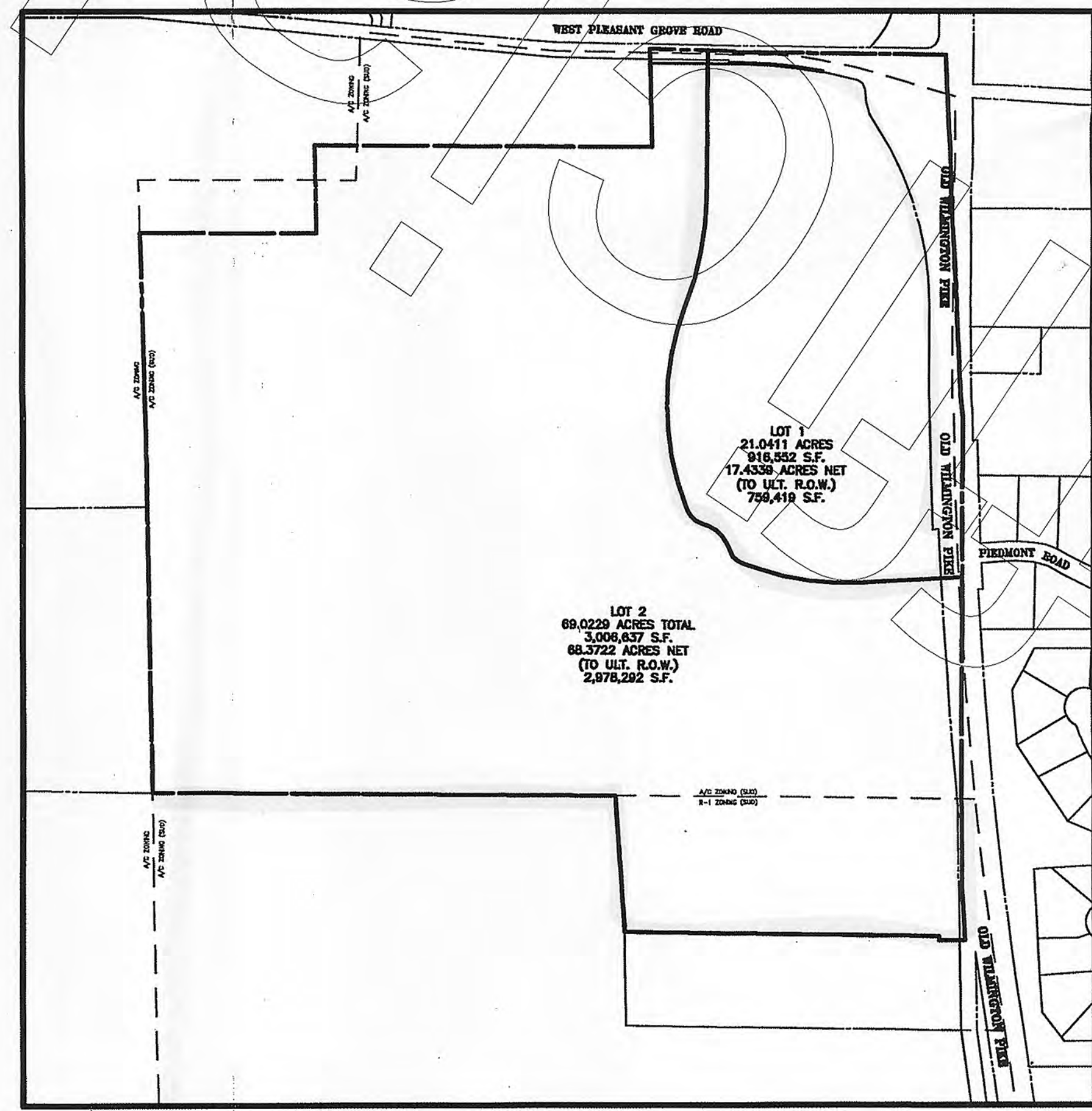
**SURVEY NOTES**

- BOUNDARY INFORMATION FOR UPI #67-4-28.4 TAKEN FROM ENTITLED ALTA/ACSM LAND TITLE SURVEY, CREBBLY FARM FAMILY ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, BY MCMAHON ASSOCIATES, FT WASHINGTON, PA, DATED 12/06/2013, PROJECT NO. 913518.51.
- BOUNDARY INFORMATION FOR UPI #67-4-30, #67-4-31, #67-4-32, #67-4-33 & #67-4-33.1 TAKEN FROM ENTITLED ALTA/ACSM LAND TITLE SURVEY, WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER, BY MCMAHON ASSOCIATES, FT WASHINGTON, PA, DATED 12/06/2013, PROJECT NO. 913518.51.
- BOUNDARY INFORMATION FOR UPI #67-4-28.4A IN ACCORDANCE WITH A FIELD SURVEY PERFORMED BY TAM ASSOCIATES, PLYMOUTH MEETING, PA, PERFORMED JULY 1, 2015.
- TOPOGRAPHY DEPICTED IS FROM AERIAL TOPOGRAPHY PROVIDED BY WESTTOWN TOWNSHIP IN CHESTER COUNTY, PA. THE OFFICIAL TAX MAPS WERE SUPPLIED BY THE CHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEM IN WEST CHESTER, PA.
- PARCEL NUMBERS SHOWN HEREON REFER TO THE OFFICIAL TAX MAPS FOR WESTTOWN TOWNSHIP IN CHESTER COUNTY, PA. THE OFFICIAL TAX MAPS WERE SUPPLIED BY THE CHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEM IN WEST CHESTER, PA.
- HORIZONTAL DATUM IS BASED ON NAD 83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, AND WAS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM).
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MANUAL PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS.
- WETLANDS AND REGULATED WATERCOURSES SHOWN HEREON PER A DELINEATION PERFORMED BY CMX IN MARCH 2007.
- AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) #42029C0260F, REVISED SEPTEMBER 29, 2006, NO FLOODPLAINS APPEAR ON THIS PROPERTY.



EXISTING PARCEL CONFIGURATION

SCALE: 1" = 300'



PROPOSED PARCEL CONFIGURATION

SCALE: 1" = 300'

**RECORDING ACKNOWLEDGMENT:**  
TOWNSHIP ENGINEER REVIEW  
THIS PLAN REVIEWED BY THE WESTTOWN TOWNSHIP ENGINEER THIS 2nd DAY OF December 2015.  
TOWNSHIP ENGINEER  
WESTTOWN TOWNSHIP BOARD OF SUPERVISORS APPROVAL  
APPROVED BY THE BOARD OF SUPERVISORS OF WESTTOWN TOWNSHIP, CHESTER COUNTY, PA, THIS 2nd DAY OF December 2015.

(TOWNSHIP SEAL) Land Dev ID: PROJ-4171  
Plan Number: SD-9-15-12614  
CHESTER COUNTY PLANNING COMMISSION REVIEW  
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS 16-20-2015 DAY OF December 2015.  
PLANNER DATE

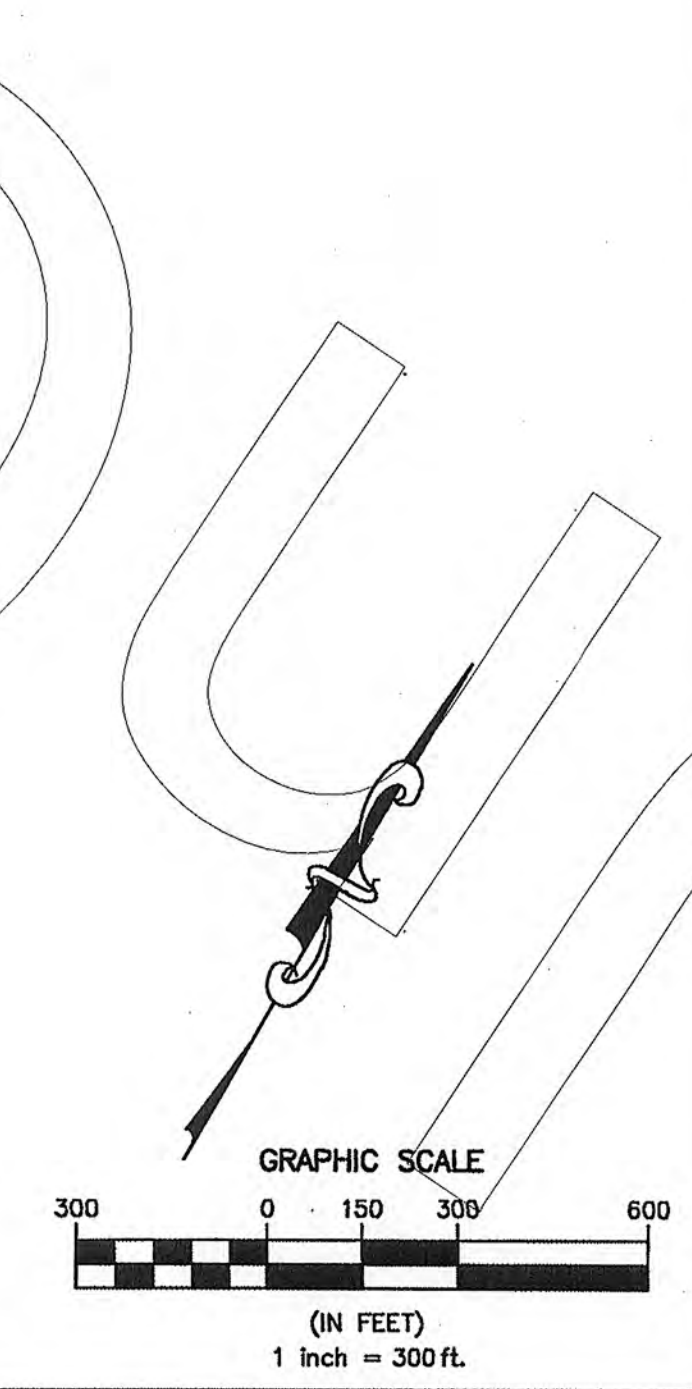
**OWNERS' STATEMENTS**  
I, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT, AND THAT ALL PROPOSED STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC USE.  
FOR WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER

**NOTARY**  
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CHESTER  
ON THE 8th DAY OF December 2015 A.D., BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN Chester County, PA, PERSONALLY APPEARED David M. Weis, who acknowledged himself to be the President of Westminister Presbyterian Church of West Chester, a corporation, and that as such to do so, he executed the foregoing plan by signing the name of the said corporation by himself as its duly authorized officer. THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.  
Notary Public

MY COMMISSION EXPIRES: May 12, 2017  
I, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT, AND THAT ALL PROPOSED STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC USE.  
FOR CREBBLY FARM FAMILY ASSOCIATES, LP

**NOTARY**  
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CHESTER  
ON THE 8th DAY OF December 2015 A.D., BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN Chester County, PA, PERSONALLY APPEARED David M. Weis, who acknowledged himself to be the President of Westminister Presbyterian Church of West Chester, a corporation, and that as such to do so, he executed the foregoing plan by signing the name of the said corporation by himself as its duly authorized officer. THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.  
Notary Public

MY COMMISSION EXPIRES: May 12, 2017  
**RECORDER OF DEEDS**  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PA, IN PLAN  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
(DEPUTY) RECORDER OF DEEDS



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NO.	DATE	REVISIONS
1	10/16/2015	REVISED PER MEMO FROM MCCORMICK TAYLOR DATED 10/13/2015

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UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30, 67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA  
**PRELIMINARY/FINAL OVERALL SUBDIVISION PLAN**

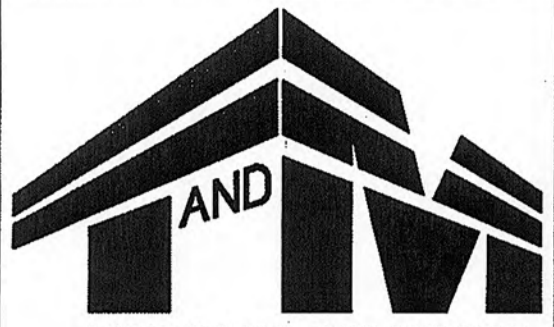
DESIGNED BY ROP PROJECT NO. DAMR00010  
CHECKED BY CWB DATE 08/19/2015  
DRAWN BY ROP SCALE 1"=300'  
DRAWING SCO

626 PLYMOUTH ROAD, SUITE 316  
PLYMOUTH MEETING, PA 19062  
717-484-9327  
717-484-9327  
www.tandmassociates.com

SHEET 2 OF 8

1447489 B: 19077 P: 1 SDP  
1447489 B: 19077 P: 1 SDP  
1447489 B: 19077 P: 1 SDP



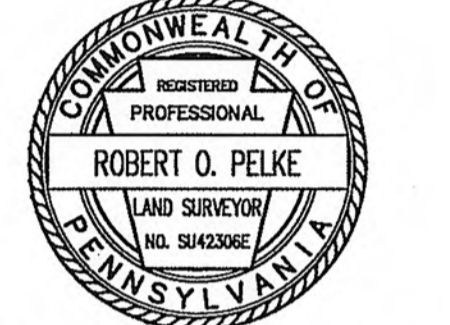


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08/19/2015  
LICENSED PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF PA LICENSE NO. SU 42306 E


NO.	DATE	REVISIONS	BY
1	10/16/2015	REVISED PER MEMO FROM MCCORMICK TAYLOR DATED 10/13/2015	ROP

**WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER**

UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30,  
67-4-31, 67-4-32, 67-4-33 & 67.4-33.1  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

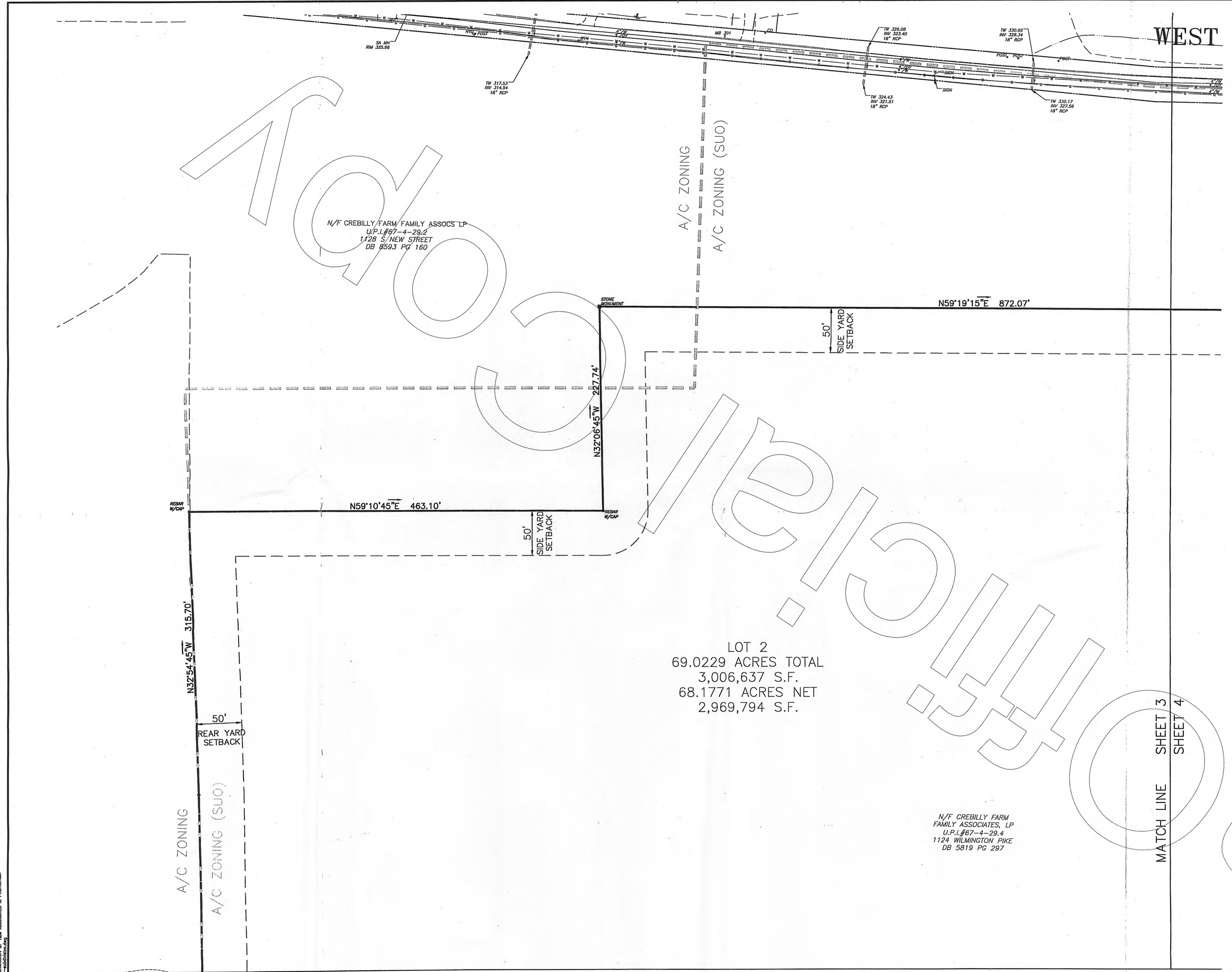
**PRELIMINARY/FINAL  
SUBDIVISION PLAN**

DESIGNED BY	ROP	PROJECT NO.	DAMR00010
CHECKED BY	CWJ	DATE	08/19/2015
DRAWN BY	ROP	SCALE	1" = 50'
DRAWING			<b>SC1</b>



825 PLYMOUTH ROAD, SUITE 215  
PLYMOUTH MEETING, PA 19382  
TEL: 484-650-1210  
FAX: 484-650-1277  
www.tandmassociates.com

SHEET  
**3**  
OF 8



11/07/15 B. 19877 P. 1 SDP  
12/10/2015 10:56 AM  
Page 3 of 8

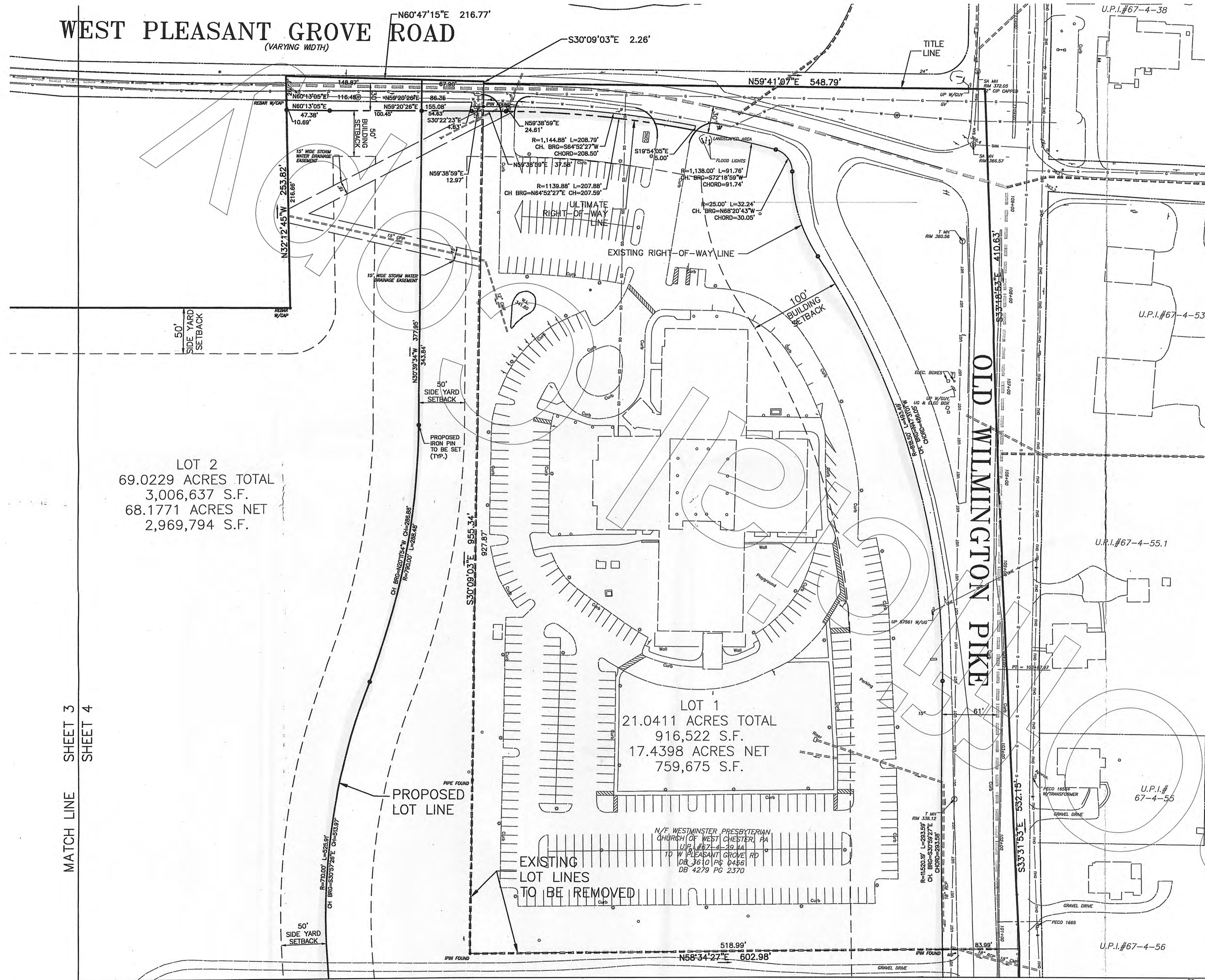
NOTICE: THIS PLAN IS PREPARED BY THE SURVEYOR AS A SERVICE TO HIS CLIENT. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE SURVEYOR'S OFFICE DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF THIS PLAN. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY OCCUR IN THIS PLAN. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY OCCUR IN THIS PLAN.

**NOTE:**  
SEE SHEET 2 OF 8, OVERALL SUBDIVISION PLAN, FOR ZONING DATA, GENERAL AND SURVEY NOTES.



# WEST PLEASANT GROVE ROAD

(VARYING WIDTH)



LOT 2  
69.0229 ACRES TOTAL  
3,006,637 S.F.  
68.1771 ACRES NET  
2,969,794 S.F.

LOT 1  
21.0411 ACRES TOTAL  
916,522 S.F.  
17.4398 ACRES NET  
759,675 S.F.

MATCH LINE SHEET 3  
SHEET 4

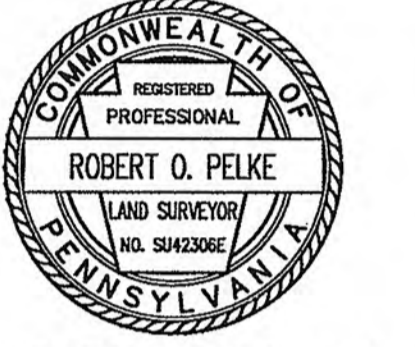
MATCH LINE SHEET 6

RECORDER OF DEEDS  
CHESTER COUNTY, PA  
2015 DEC 10 AM 10:56



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PROFESSIONAL LAND SURVEYOR  
08/19/2015  
LICENSED PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF PA LICENSE NO. S42306 E

NO.	DATE	REVISIONS	BY
1	10/26/2015	REVISED PER MEMO FROM MCCORMACK-TAYLOR DATED 10/15/2015	ROP

WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER  
UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30,  
67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA  
**PRELIMINARY/FINAL  
SUBDIVISION PLAN**

DESIGNED BY	ROP	PROJECT NO.	DAMR00010
CHECKED BY	CWJ	DATE	08/19/2015
DRAWN BY	ROP	SCALE	1" = 50'
DRAWING	ROP		SC2

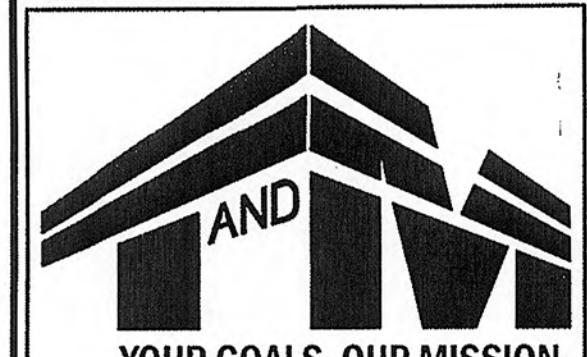
GRAPHIC SCALE  
0 25 50 100  
(IN FEET)  
1 inch = 50 ft.

4  
OF 8

NOTE: SEE SHEET 2 OF 8, OVERALL SUBDIVISION PLAN, FOR ZONING DATA, GENERAL AND SURVEY NOTES.

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[www.tandmassociates.com](http://www.tandmassociates.com)

Offices Located in:  
Delaware, Indiana, Kentucky, Massachusetts,  
Michigan, New Jersey, Ohio and Pennsylvania



**ROBERT O. PELKE, PLS**  
PROFESSIONAL LAND SURVEYOR  
08/19/2015  
LICENSED PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF PA LICENSE No. SU 42306 E

NO.	DATE	REVISIONS	BY
1	10/16/2015	REVISED PER MEMO FROM MCCORMICK TAYLOR DATED 10/13/2015	RCP

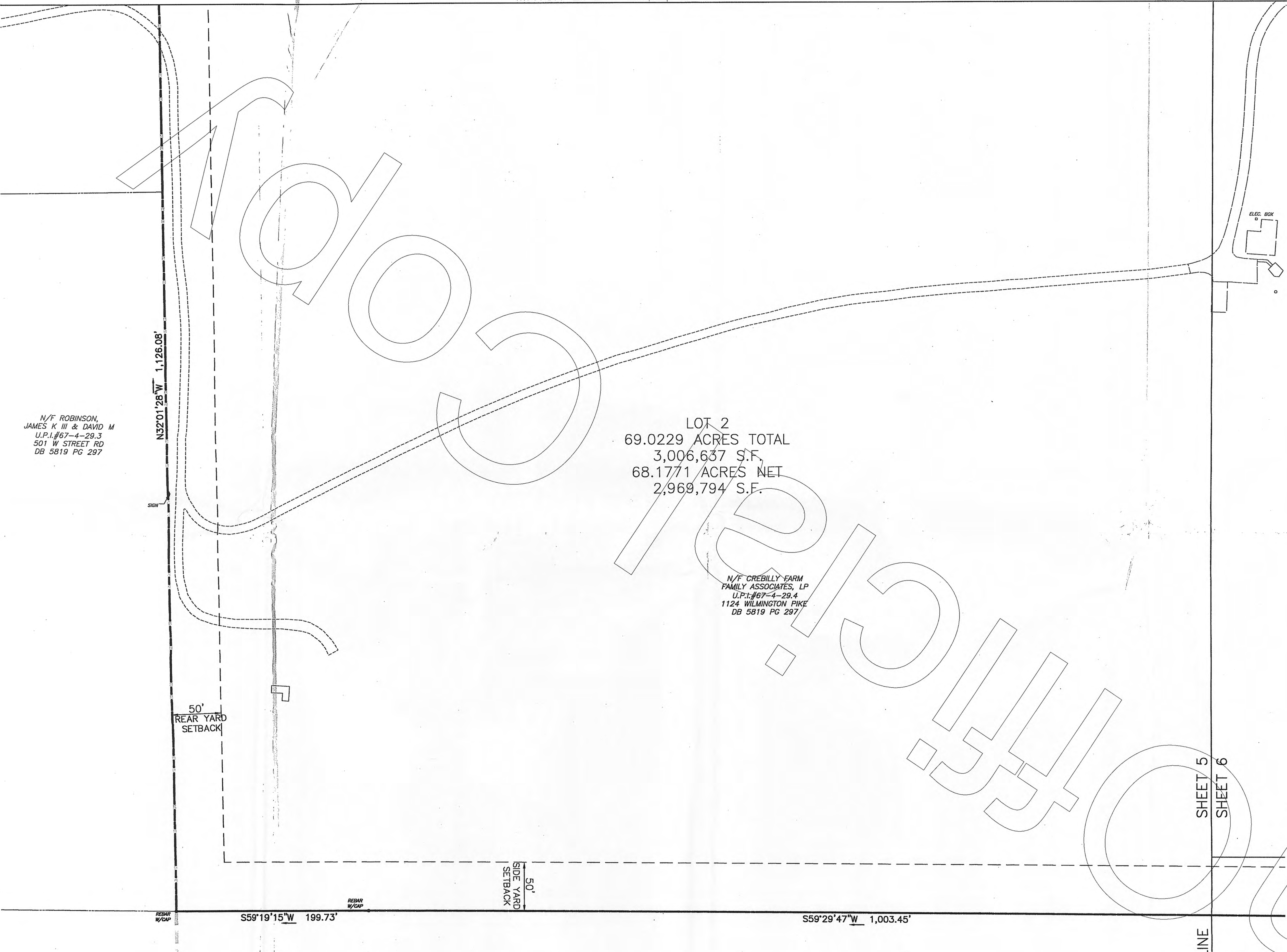
**WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER**  
UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30,  
67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA  
**PRELIMINARY/FINAL  
SUBDIVISION PLAN**

DESIGNED BY	PROJECT NO.
CHECKED BY	DATE
DRAWN BY	SCALE
DRAWING	1" = 50'

DESIGNED BY: ROP  
CHECKED BY: CWJ  
DRAWN BY: ROP  
DRAWING: SC3

PROJECT NO.: DAMR00010  
DATE: 08/19/2015  
SCALE: 1" = 50'

**5**  
OF 8



N/F ROBINSON,  
JAMES K III & DAVID M  
U.P.I.#67-4-29.3  
501 W STREET RD  
DB 5819 PG 297

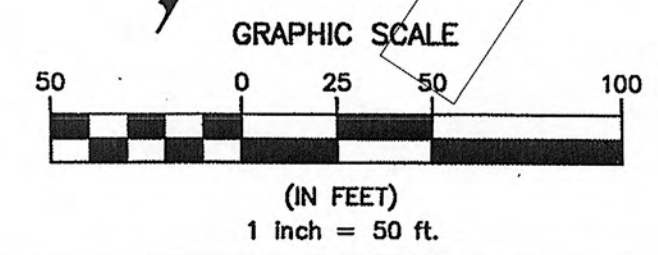
LOT 2  
69.0229 ACRES TOTAL  
3,006,637 S.F.  
68.1771 ACRES NET  
2,969,794 S.F.

N/F CREBILLY FARM  
FAMILY ASSOCIATES, LP  
U.P.I.#67-4-29.4  
1124 WILMINGTON PIKE  
DB 5819 PG 297

N/F ROBINSON, JAMES K III & DAVID M  
U.P.I.#67-4-29  
201 W STREET RD  
DB 5819 PG 297

NOTICE: THIS PLAN IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF TAND ASSOCIATES, INC. TAND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

**NOTE:**  
SEE SHEET 2 OF 8, OVERALL SUBDIVISION PLAN, FOR ZONING DATA, GENERAL AND SURVEY NOTES.



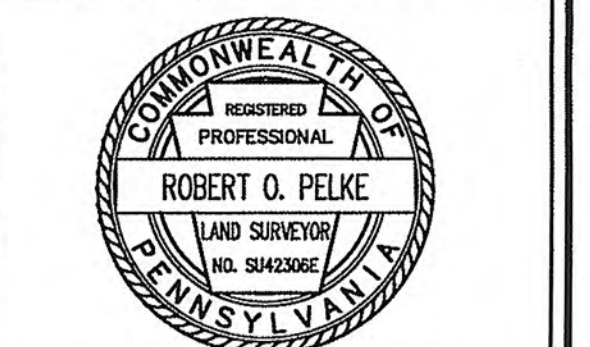


11447683 B: 19877 P: 1 SDP  
 02/15/2015 10:58 AM  
 02/15/2015 10:58 AM



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 PROFESSIONAL LAND SURVEYOR  
 08/19/2015  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 COMMONWEALTH OF PA LICENSE No. SU 42306 E

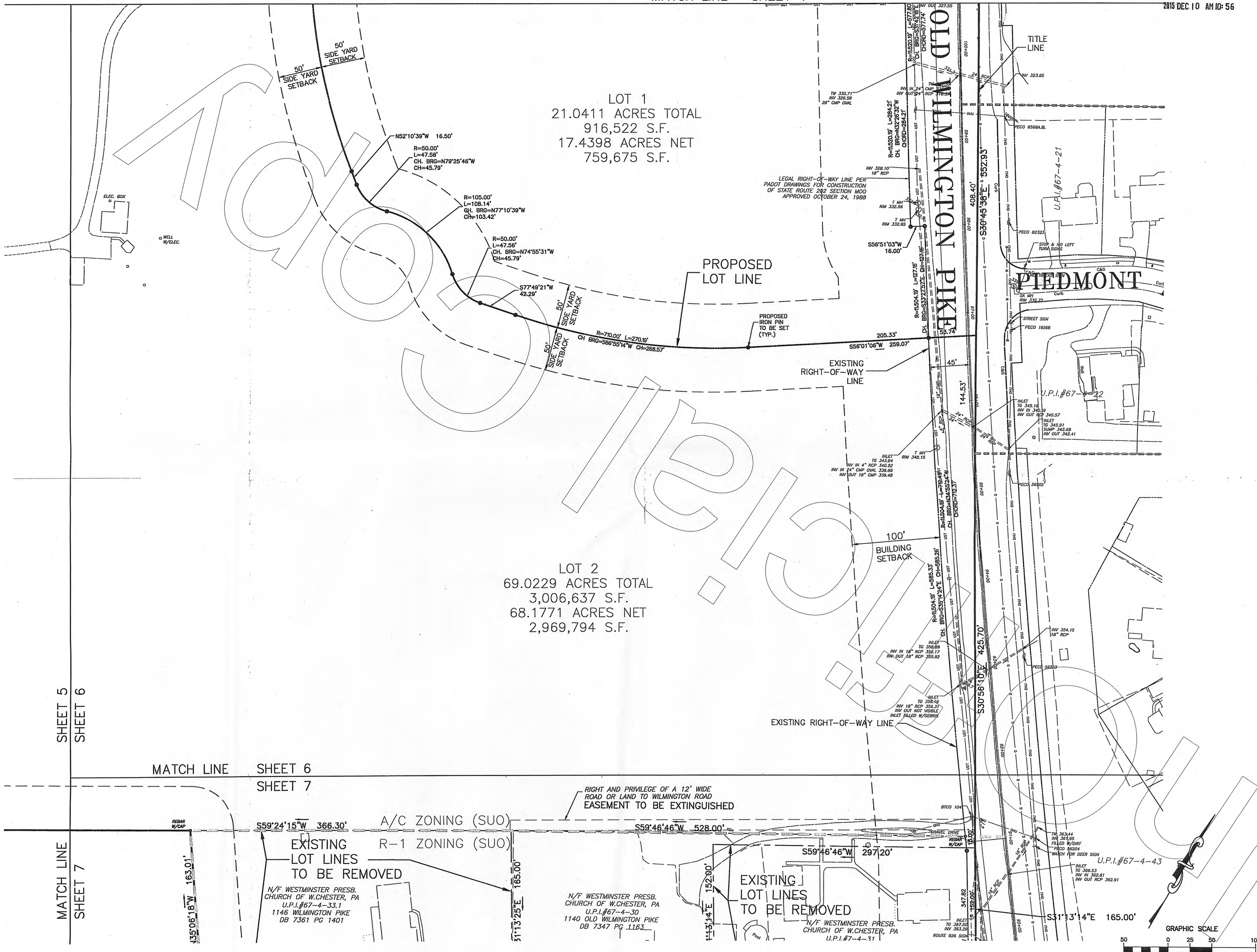
NO.	DATE	REVISIONS	BY
1	10/16/2015	REVISED PER MEMO FROM MACCORMICK TAYLOR DATED 10/13/2015	RCP

**WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER**  
 UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30,  
 67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PA  
**PRELIMINARY/FINAL  
 SUBDIVISION PLAN**

DESIGNED BY	RCP	PROJECT NO.	DAMR00010
CHECKED BY	CWJ	DATE	08/19/2015
DRAWN BY	ROP	SCALE	1" = 50'
DRAWING			<b>SC4</b>

**Tandm**  
 625 PLYMOUTH ROAD, SUITE 335  
 PLYMOUTH MEETING, PA 19462  
 TEL: 484-930-5270  
 FAX: 484-930-3277  
 www.tandmassociates.com

**6**  
 OF 8



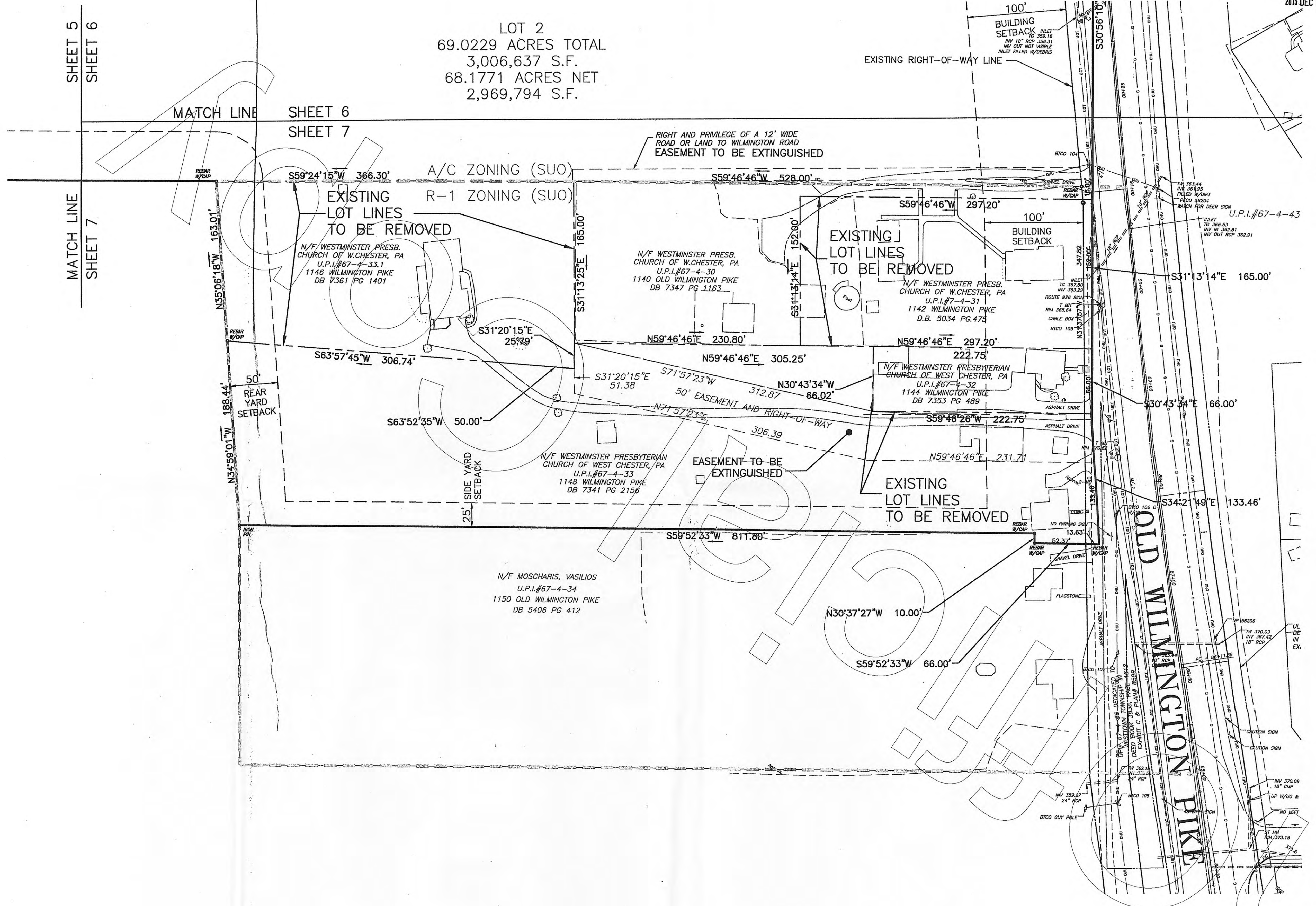
CONFORMS TO ALL REQUIREMENTS OF THE CHESTER COUNTY ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THIS PLAN IS THE PROPERTY OF TANDM ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TANDM ASSOCIATES, INC.

**NOTE:**  
 SEE SHEET 2 OF 8, OVERALL SUBDIVISION PLAN, FOR ZONING DATA, GENERAL AND SURVEY NOTES.



1447489 B. 19877 P. 1 SDP  
 22.10.2015 10:53:03  
 22.10.2015 10:53:03

RECORDER OF DEEDS  
 CHESTER COUNTY, PA  
 2015 DEC 10 AM 10:56



LOT 2  
 69.0229 ACRES TOTAL  
 3,006,637 S.F.  
 68.1771 ACRES NET  
 2,969,794 S.F.

MATCH LINE  
 SHEET 6  
 SHEET 7

SHEET 5  
 SHEET 6

MATCH LINE  
 SHEET 7

A/C ZONING (SUO)  
 R-1 ZONING (SUO)

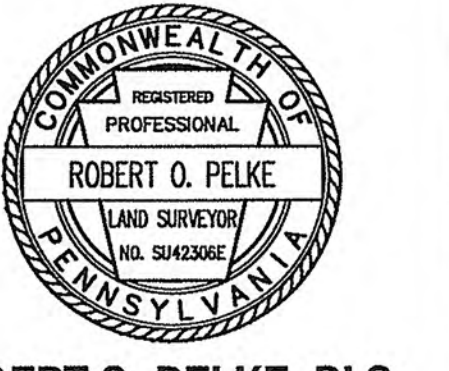
EXISTING LOT LINES TO BE REMOVED

EXISTING LOT LINES TO BE REMOVED

EXISTING LOT LINES TO BE REMOVED

OLD WILMINGTON PIKE

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**ROBERT O. PELKE, PLS**  
 PROFESSIONAL LAND SURVEYOR  
 08/19/2015  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 COMMONWEALTH OF PA LICENSE NO. 5442366

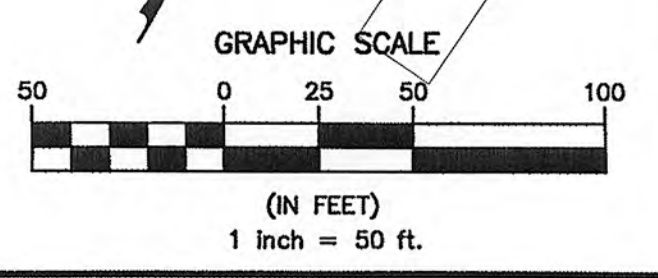
NO.	DATE	REVISIONS	BY
1	10/16/2015	REVISED PER MEMO FROM MCCORMICK/TAYLOR DATED 10/13/2015	ROP

**WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER**  
 UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30,  
 67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PA  
**PRELIMINARY/FINAL  
 FINAL SUBDIVISION PLAN**

DESIGNED BY	ROP	PROJECT NO.	DAMR00010
CHECKED BY	CWI	DATE	08/19/2015
DRAWN BY	ROP	SCALE	1"=50'
DRAWING			SC5

**TAND ASSOCIATES**  
 628 PLYMOUTH ROAD, SUITE 316  
 PLYMOUTH MEETING, PA 19462  
 TEL 484-830-2370  
 FAX 484-830-2377  
 www.tandmassociates.com

SHEET  
**7**  
 OF  
**8**



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11447489 B-19877 P. 1 SGP  
 11/14/2015 10:56 AM

RECORDER OF DEEDS  
 CHESTER COUNTY, PA  
 08/19/2015 DEC 10 AM 10:56



- LEGEND**
- SEASONALLY HIGH WATER TABLE
  - WETLAND/WATERCOURSE BUFFER
  - SOIL LINE
  - BRUSHLINE

- PRIMARY RESOURCES**
- WETLANDS
  - WATER OF THE U.S.
  - ALLUVIAL SOILS (FLOODPLAIN)
  - SLOPES >25%
  - SLOPES 15%-25%

- SECONDARY RESOURCES**
- TREELINE
  - TREE

- CONSERVATION DEVELOPMENT LEGEND**
- DISTURBED PRIMARY AND SECONDARY CONSERVATION AREAS

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 PROFESSIONAL LAND SURVEYOR  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 COMMONWEALTH OF PA LICENSE NO. SU 42306 E

NO.	DATE	REVISIONS	BY
1	10/16/2015	REVISED PER MELO FROM MCCORMICK TAYLOR DATED 10/13/2015	ROP

**WESTMINSTER PRESBYTERIAN CHURCH OF WEST CHESTER**

UPI #s 67-4-29.4, 67-4-29.4A, 67-4-30,  
 67-4-31, 67-4-32, 67-4-33 & 67-4-33.1  
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

**EXISTING NATURAL RESOURCES  
 AND CONSERVATION PLAN**

DESIGNED BY	ROP	PROJECT NO.	DAMR000010
CHECKED BY	CWJ	DATE	08/19/2015
DRAWN BY	ROP	SCALE	1" = 300'
DRAWING			<b>EX1</b>

**TAND ASSOCIATES**

620 PLYMOUTH ROAD, SUITE 315  
 PLYMOUTH MEETING, PA 19062  
 TEL 484-930-3270  
 FAX 484-930-3277  
 www.tandmassociates.com

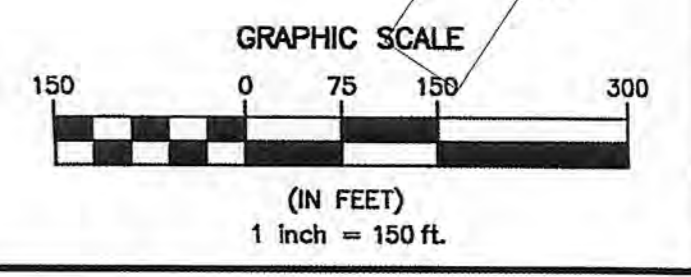
**8**  
 OF 8

**GENERAL NOTES**

1. THE INTENT OF THIS PLAN IS TO DEPICT AREAS OF EXISTING PRIMARY AND SECONDARY NATURAL RESOURCES.
2. WETLANDS AND REGULATED WATERCOURSES SHOWN HEREON PER A DELINEATION PERFORMED BY DEL VAL SOILS IN 2013.
3. SOIL LINES AND CLASSIFICATION PER SOILS SURVEY OF CHESTER AND DELAWARE COUNTIES.
4. SEASONALLY HIGH WATER TABLE SOILS PER SOILS SURVEY OF CHESTER AND DELAWARE COUNTIES.
5. ALLUVIAL SOILS PER SOILS SURVEY OF CHESTER AND DELAWARE COUNTIES.



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NO. 20152532731



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