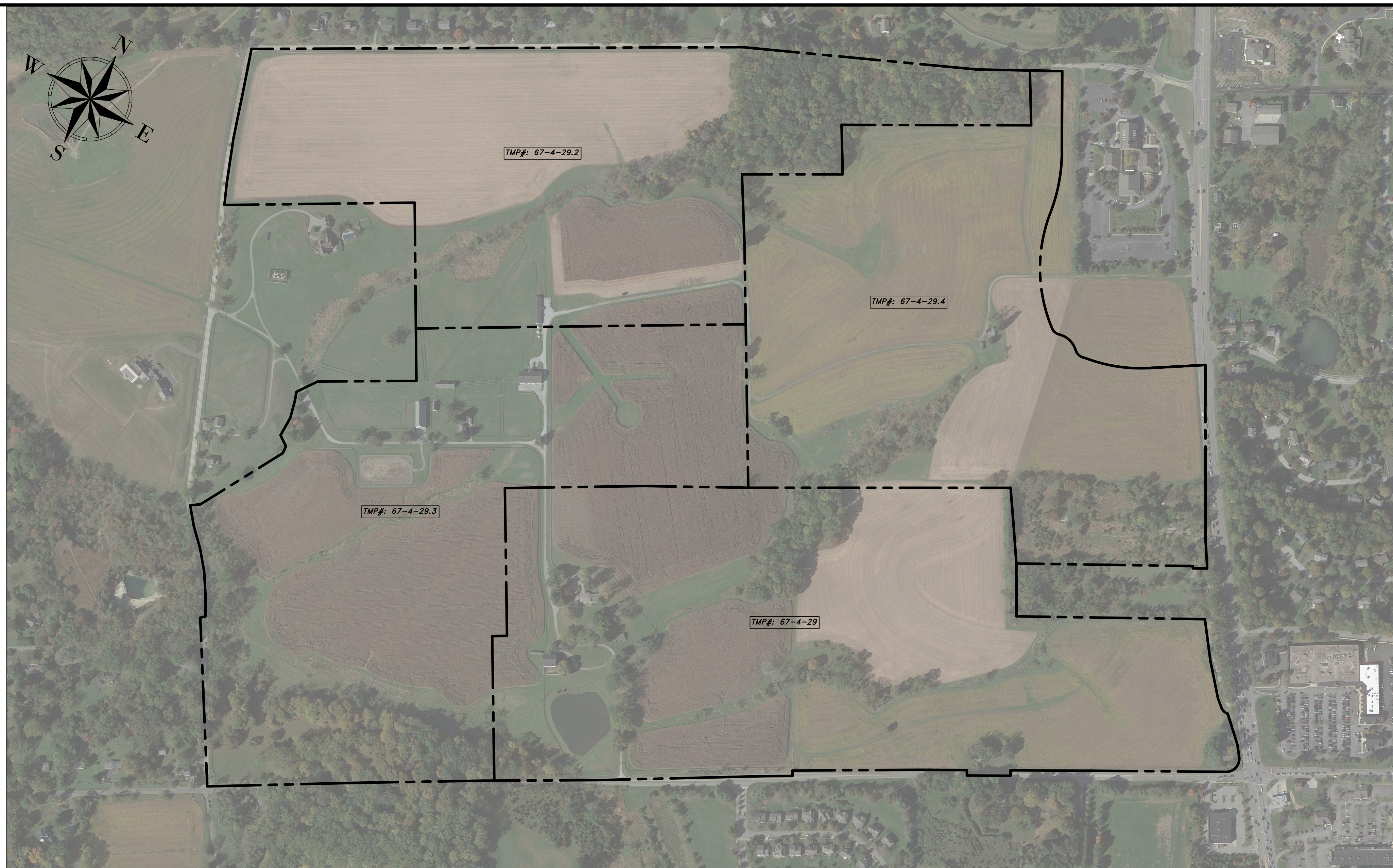


FINAL LOT LINE CHANGE PLAN FOR CREBILLY FARM



AERIAL OF SITE AND EXISTING PARCELS
APPROXIMATE SCALE: 1" = 300'

COAPPLICANTS:
CREBILLY FARM FAMILY ASSOCIATES, L.P.
ATTN: DAVID M. ROBINSON
501 WEST STREET RD
WEST CHESTER, PA 19382
P: 610-399-5191
E: David@crebilly.com

WESTTOWN TOWNSHIP
1039 WILMINGTON PIKE
WEST CHESTER, PA 19382
P: 610-692-1930
E: administration@westtown.org



AERIAL OF PROPOSED LOT LINE CHANGES
APPROXIMATE SCALE: 1" = 300'

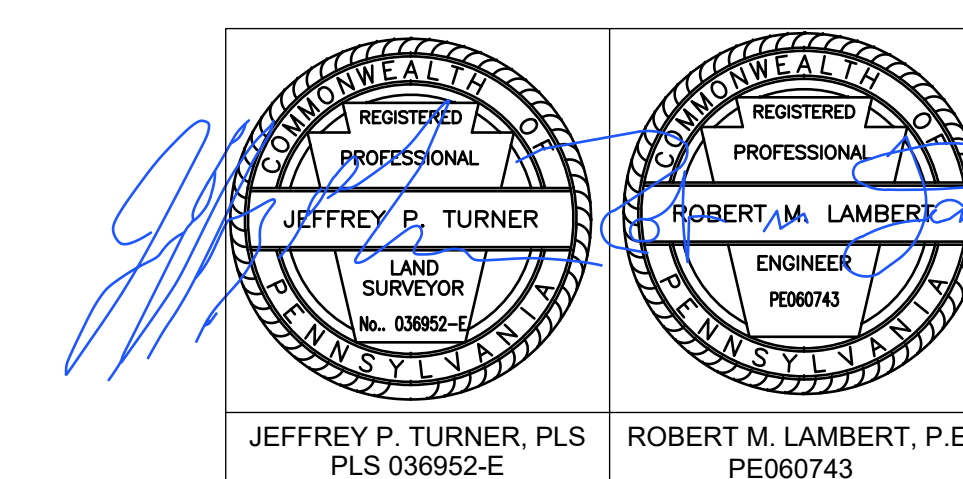
DRAWING SCHEDULE

1. COVER SHEET
2. OVERALL PROPERTY LOT LINE CHANGE PLAN (1"=200' SCALE)
3. LOT LINE CHANGE PLAN (SHEET 1 OF 3 AT 1"=100' SCALE)
4. LOT LINE CHANGE PLAN (SHEET 2 OF 3 AT 1"=100' SCALE)
5. LOT LINE CHANGE PLAN (SHEET 3 OF 3 AT 1"=100' SCALE)
6. OVERALL PROPERTY EXISTING CONDITIONS PLAN (1"=200' SCALE)
7. EXISTING CONDITIONS PLAN (SHEET 1 OF 3 AT 1"=100' SCALE)
8. EXISTING CONDITIONS PLAN (SHEET 2 OF 3 AT 1"=100' SCALE)
9. EXISTING CONDITIONS PLAN (SHEET 3 OF 3 AT 1"=100' SCALE)

NUM.	DATE	REVISION
2	05-09-23	FOR RECORDING, ADDED SEPTIC TESTING, REMOVED UPI 67-4-30,31,32,33,33A
1	08-31-22	PER 08-02-22 TOWNSHIP ENGINEER REVIEW LETTER

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

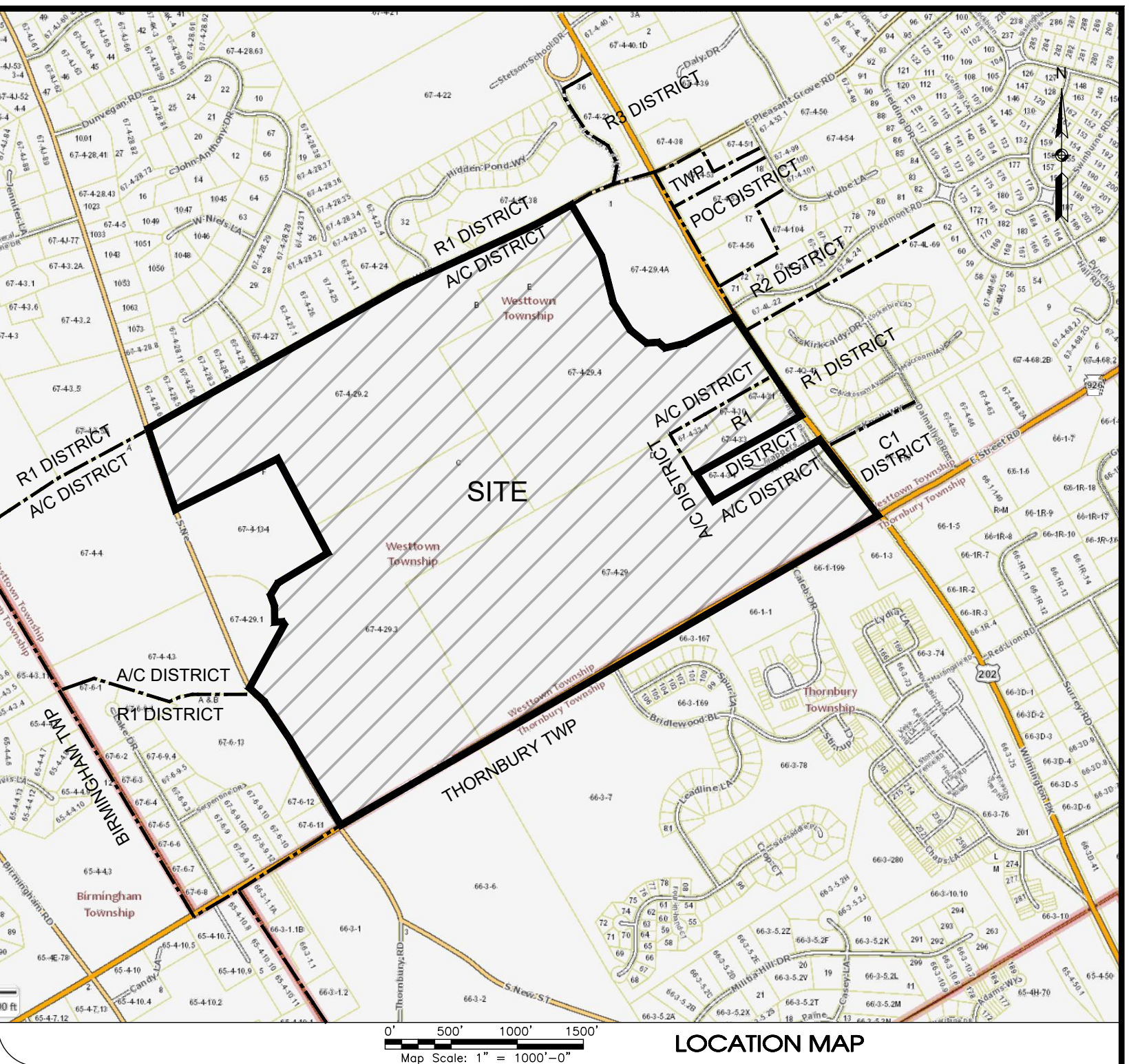
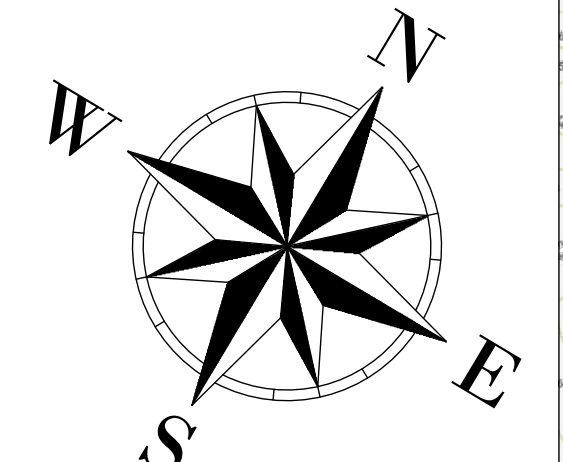
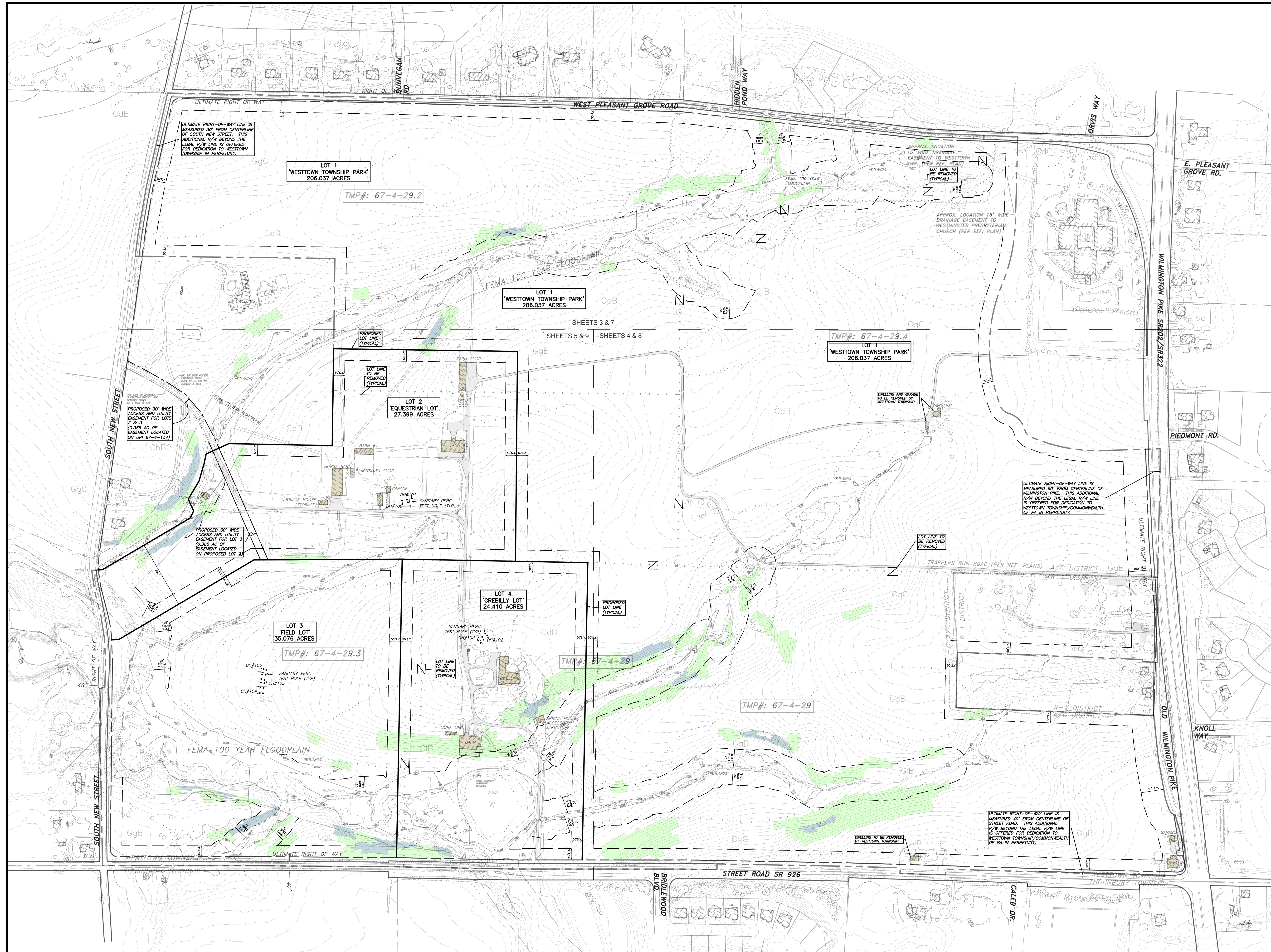
FINAL LOT LINE CHANGE PLAN
FOR
CREBILLY FARM
501 W STREET ROAD
WEST CHESTER, PA 19382
WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA
DATE: JULY 5, 2022



COVER SHEET

SHEET
1 of 9

SCALE: 1" = 200'



GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW LOT LINE CHANGES FOR 4 PARCELS. NO IMPROVEMENTS ARE PROPOSED BY THIS PLAN. SHOULD IMPROVEMENTS BE PROPOSED IN THE FUTURE, APPROPRIATE PERMITS AND APPROVALS SHALL BE OBTAINED FROM APPROPRIATE TOWNSHIP, COUNTY, AND STATE AGENCIES INCLUDING FOR SEWAGE DISPOSAL. THESE PROPERTIES CURRENTLY UTILIZE ON LOT SEPTIC FOR SEWAGE TREATMENT AND CISTERN WELLS FOR WATER.
- BASE SURVEY INFORMATION (BOUNDARY, ROAD RIGHT-OF-WAY, EXISTING FEATURES/IMPROVEMENTS, ETC.) HAS BEEN TAKEN FROM GENERAL NOTE 9 REFERENCED PLAN B.
- SURVEY PREPARED FROM DEEDS AND PLANS AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED WITH A CURRENT TITLE REPORT, HOWEVER, THIS PLAN DOES NOT REPRESENT AN ALTA.
- CONTOURS HAVE BEEN TAKEN FROM GENERAL NOTE 9 REFERENCED PLAN B. GPS CONTROL PERFORMED ON SITE TO VERIFY BENCHMARK. ELEVATION BENCHMARK BASED ON REFERENCED PLAN B, DATUM NAD83/NAVD83.
- THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
- THERE IS AN IDENTIFIABLE FEMA FLOOD PLAN AREA WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420294 02600 OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF WESTTOWN, PENNSYLVANIA. FLOODPLAIN OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PADMA.PA.GOV.
- WETLANDS SHOWN HAVE BEEN TAKEN FROM GENERAL NOTE 9 REFERENCED PLAN B.
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORATION LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- PLANS REFERENCED:
A. PRELIMINARY/FINAL SUBDIVISION PLAN, PREPARED BY T & M ASSOCIATES, DATED 8/19/2015, LAST REVISED 10/16/2015.
B. BOUNDARY SURVEY OF CREBBLY FARM, PREPARED BY TAYLOR WEISMAN & TAYLOR, DATED AUGUST 22, 2016, LAST REVISED OCTOBER 10, 2016.
- MOST EXISTING UTILITY LOCATIONS ARE VERY APPROXIMATE, PER OWNER, AND/OR NOT FIELD SURVEYED. PRIOR TO ANY FUTURE GROUND DISTURBANCE, EXISTING UTILITIES MUST BE FIELD VERIFIED. APPROXIMATE SEPTIC SYSTEM LOCATIONS ARE SHOWN, AS NOTED, PER ON-SITE FIELD DETERMINATION BY PARKER WASTEWATER CONSULTING, INC., PAOLI, PA IN AUGUST 2022 WITH LOCATIONS SURVEYED, WELLS LOCATED BY SURVEY AS NOTED.
- AS APPLICABLE, EXISTING SEWAGE DISPOSAL SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH CHESTER COUNTY HEALTH DEPARTMENT REGULATIONS. THE HEALTH DEPARTMENT RECOMMENDS PUNCHING A HOLE IN THE BOTTOM OF SEPTIC TANKS AND EITHER COLLAPSING OR FILLING THE TANK WITH STONE. WELLS SHALL BE DECOMMISSIONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS WHICH MAY INVOLVE FILLING & SEALING BY A LICENSED WELL CONTRACTOR. THIS IS APPLICABLE TO PARCELS #2, #3, & #3.1 WHERE THE DWELLINGS HAVE BEEN REMOVED AND TO THE TWO DWELLINGS THAT ARE INTENDED TO BE REMOVED AS SHOWN ON THIS PLAN.
- AGRICULTURAL USES ON THESE LOTS ARE SUBJECT TO COMPLY WITH ALL APPLICABLE CHAPTERS OF THE TOWNSHIP ORDINANCE, INCLUDING BUT NOT LIMITED TO, ZONING AND ANIMAL ORDINANCES.
- IN ACCORDANCE WITH REFERENCED PLAN #14297, APPLICANT PROPOSES TO RESERVE 16 ACRES OF OPEN SPACE ON PROPOSED LOT 1 TO SATISFY THE CONDITION TO RESERVE 10% OPEN SPACE REFERENCED IN THE PREVIOUS SUBDIVISION. THE PREVIOUS SUBDIVISION CONSISTED OF A TOTAL OF 160 ACRES.

PROPERTY OWNER:
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
ON THE ____ DAY OF _____, 2023 BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID M. ROBINSON, WHO
ACKNOWLEDGED TO BE MANAGING GENERAL PARTNER OF CREBBLY FARM FAMILY ASSOCIATES
LP AND ACKNOWLEDGED TO BE THE OWNER OF THE PROPERTIES SHOWN ON THIS PLAN, AND
THAT AS SUCH HE EXECUTED THE FOREGOING PLAN, THAT ALL NECESSARY APPROVALS OF
THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID OWNER
DESIRES THE FOREGOING PLAN BE DULY RECORDED.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

WESTTOWN TOWNSHIP:
REVIEWED BY THE PLANNING COMMISSION OF WESTTOWN TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA THIS ____ DAY OF _____, 2023.

APPROVED BY THE BOARD OF SUPERVISORS OF WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA THIS ____ DAY OF _____, 2023.

CHESTER COUNTY PLANNING COMMISSION:
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 2023. CCPC FILE NUMBER _____

SECRETARY:
RECORDED BY DEEDS
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN
PLAN BOOK _____ PAGE _____ ON THE ____ DAY OF _____, 2023

RECORDER OF DEEDS:

WAIVERS GRANTED 9/19/22

149-600.C IN ACCORDANCE WITH THIS SECTION, A WAIVER FROM PRELIMINARY PLAN APPROVAL ONLY FINAL PLAN APPROVAL REQUIRED BECAUSE OF SIMPLICITY OF THE PLAN, REDUCTION IN NUMBER OF LOTS, AND NO PROPOSED DEVELOPMENT.

149-702.A.(1) A WAIVER TO PERMIT 1"=100' SCALE PLANS IN LIEU OF 1"=50' PLANS, WITH NO DEVELOPMENT PROPOSED, A REDUCTION IN LOTS, AND LARGE LOTS, THE LARGER SCALE IS UNNECESSARY.

149-201 A WAIVER FROM THE DEFINITION OF DRIVEWAY WHICH STATES NO MORE THAN THREE DWELLING UNITS MAY SHARE ACCESS VIA THE USE OF A COMMON DRIVEWAY. EXISTING DRIVEWAYS ON LOTS 67-4-154, 67-4-29.1 AND DWELLING ON PROPOSED LOT 2 CURRENTLY SHARE A COMMON DRIVEWAY. IT IS REQUESTED THAT PROPOSED LOT 3 BE ALLOWED TO UTILIZE THE DRIVEWAY FOR FUTURE ACCESS TO A FOURTH DWELLING INSTEAD OF CREATING A NEW DRIVEWAY ACCESS ONTO S. NEW ST.

ZONING SUMMARY

A/C AGRICULTURAL / CLUSTER RESIDENTIAL DISTRICT

USES BY RIGHT FOR EACH PROPOSED LOT INCLUDE SINGLE FAMILY DWELLING, AGRICULTURAL USE, & WESTTOWN TOWNSHIP OPERATED USE

ORDINANCE ITEM	REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING	REQUIREMENTS FOR AGRICULTURAL USE	PROP. LOT 1*	PROP. LOT 2*	PROP. LOT 3*	PROP. LOT 4*
MIN. LOT AREA	2 AC	NONE FOR CROPS, 100 AC FOR MUSHROOMS, KEEPING OF ANIMALS PER SEC. 1516, 10 AC FOR OTHERS.**	206.037 AC	27.399 AC	35.076 AC	24.410 AC
MIN. LOT WIDTH AT BUILDING SETBACK	200 FT		3700 FT	300 FT	965 FT	813 FT
MIN. LOT WIDTH AT STREET LINE	100 FT		3700 FT	312 FT	950 FT	813 FT
MIN. SETBACKS (DWELLINGS)						
FRONT	50 FT	50 FT	17 FT (DWELLING)**	500+ FT	50 FT MIN	430 FT
FRONT (FUTURE 202 R/W)	100 FT	100 FT	26 FT (DWELLING)**	NA	NA	NA
SIDE	50 FT	50 FT	1437 FT	35 FT**	50 FT MIN	267 FT
REAR	50 FT	50 FT	622 FT	NA	50 FT MIN	416 FT
MAX. IMPERVIOUS COVERAGE *	15%	10%	0%	0%	0%	0%
MAX. BUILDING HEIGHT (DWELLINGS)	3 STORIES/38 FT	3 STORIES/38 FT	3 STORIES/38 FT MAX	3 STORIES/38 FT MAX	3 STORIES/38 FT MAX	3 STORIES/38 FT MAX
AGRICULTURAL BUILDINGS (EXCLUDING DWELLINGS)						
MIN. LOT WIDTH AT STREET LINE		300 FT	3700 FT	312 FT	950 FT	813 FT
MIN. SETBACK FROM ALL LOT LINES		100 FT	100 FT MIN	90 FT**	100 FT MIN	172 FT
MIN. SEPARATION FROM RESIDENTIAL STRUCTURES ON THE SAME LOT		100 FT	100 FT MIN	100 FT MIN	100 FT MIN	14 FT**
UNENCUMBERED BUILDING AREA ****	1.5 ACRES	1.5 ACRES	>100 ACRES	>20 ACRES	>10 ACRES	>10 ACRES

* NO IMPROVEMENTS ARE PROPOSED BY THIS PLAN. THIS IS A LOT LINE CHANGE PLAN ONLY. ABOVE "PROP." MEASUREMENTS ARE FOR EXISTING IMPROVEMENTS.
** EXISTING NONCONFORMING PER EXISTING TO-REMAIN LOT LINES AND EXISTING TO-REMAIN DWELLINGS/AGRICULTURAL BUILDINGS
*** ON AN AGRICULTURAL PROPERTY THE GROSS DENSITY OF DWELLINGS SHALL NOT EXCEED 1 DWELLING PER 10 ACRES. DWELLINGS SHALL BE SEPARATED BY A MINIMUM OF 100 FT.
**** UNENCUMBERED AREA= 75% OF MIN LOT AREA AND IS CONTIGUOUS AND UNENCUMBERED BY WETLANDS, 100 YEAR FLOODPLAIN, STEEP SLOPES, AND/OR SWM DETENTION BASINS

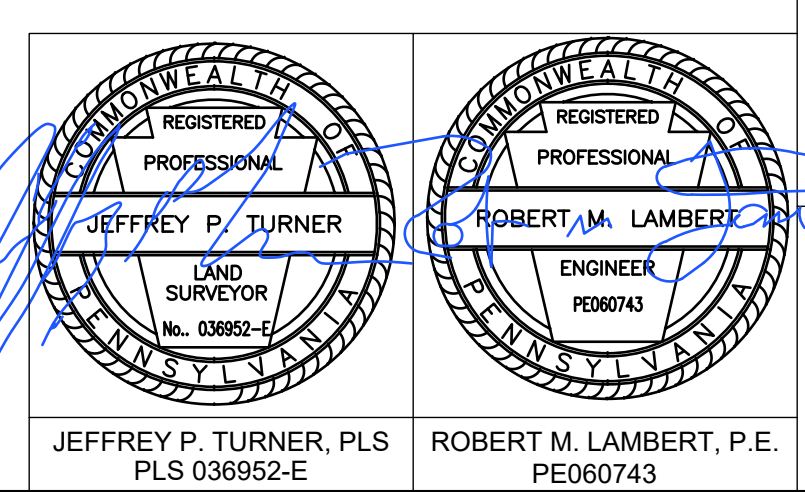
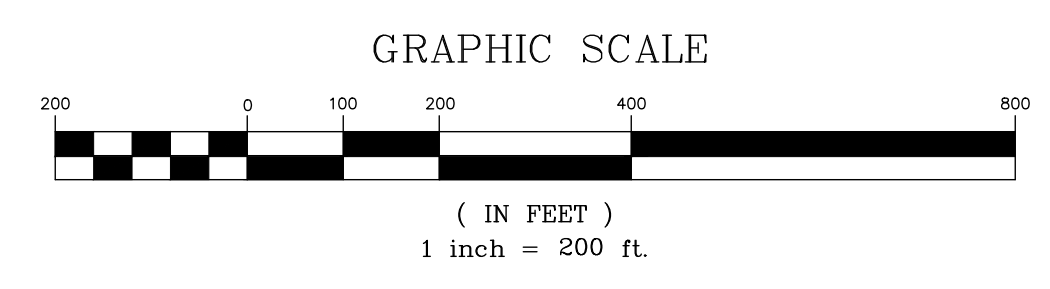
EXISTING PARCEL SUMMARY

TAXMAP ID	ADDRESS	OWNER OF RECORD	DEED BOOK	PAGE	GROSS LOT AREA (SQ. FT.)	LOT AREA CLEAR OF ROW (SQ. FT.)
67-4-29	501 W NEW ST	CREBBLY FARM FAMILY ASSOCIATES, LP.	5819	297	3,805,953	3,712,887
67-4-29.2	1128 S NEW ST	CREBBLY FARM FAMILY ASSOCIATES, LP.	5819	321	3,017,353	2,895,053
67-4-29.3	501 W STREET RD	CREBBLY FARM FAMILY ASSOCIATES, LP.	5819	297	3,286,314	3,184,434
67-4-29.4	501 W STREET RD	CREBBLY FARM FAMILY ASSOCIATES, LP.	5819	297	3,004,724	2,969,003
					TOTALS (SQ)	13,114,344
					TOTALS (AC)	301.064

- PLAN LEGEND**
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
 - INDEX CONTOUR (5' INTERVAL)
 - ST EXISTING STORM SEWER PIPING
 - S EXISTING SANITARY SEWER PIPING
 - G EXISTING GAS MAIN
 - W EXISTING WATER MAIN / SERVICE
 - T EXISTING UNDERGROUND TELEPHONE
 - E EXISTING UNDERGROUND ELECTRIC
 - OW EXISTING OVERHEAD ELECTRIC
 - W EXISTING EDGE OF WOODS
 - X EXISTING EDGE OF PAVEMENT
 - X EXISTING FENCE LINE
 - --- EXISTING PROPERTY LINE
 - --- TO BE REMOVED PROPERTY LINE
 - --- PROPOSED PROPERTY LINE
 - --- EASEMENT LINE
 - --- BUILDING SETBACK LINE
 - --- SOIL LINES
 - --- WATERWAY
 - --- EXISTING WETLANDS
 - --- FEMA 100YR FLOODPLAIN
 - --- SLOPES 1% - 25%
 - --- SLOPES 25%+
 - CONC. CONCRETE
 - Q UP UTILITY POLE
 - O SIGN
 - LP LIGHT POLE
 - OW WATER VALVE
 - WM WATER METER
 - CO CLEAN OUT
 - OSAN VENT SANITARY VENT
 - SAN CO SANITARY CLEAN OUT
 - G M GAS METER
 - G V GAS VALVE
 - --- EXISTING BUILDING
 - --- EXISTING DRIVEWAY
 - --- EXISTING WALK

PADEP SEWAGE PLANNING NON-BUILDING PROJECT NOTE

AS OF THE DATE OF THIS DEED/PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF THE CREATION OF A MUNICIPAL PARK AND A NON-BUILDING LOT. NO PORTION OF THIS PROPERTY/SUBDIVISION IS APPROVED BY WESTTOWN TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO, OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM (EXCEPT FOR MINOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING, OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF WESTTOWN TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

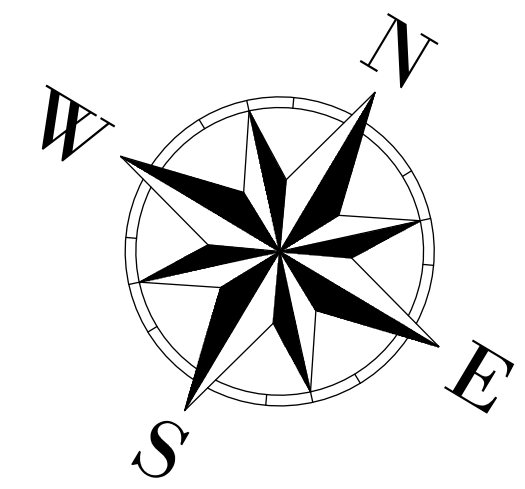


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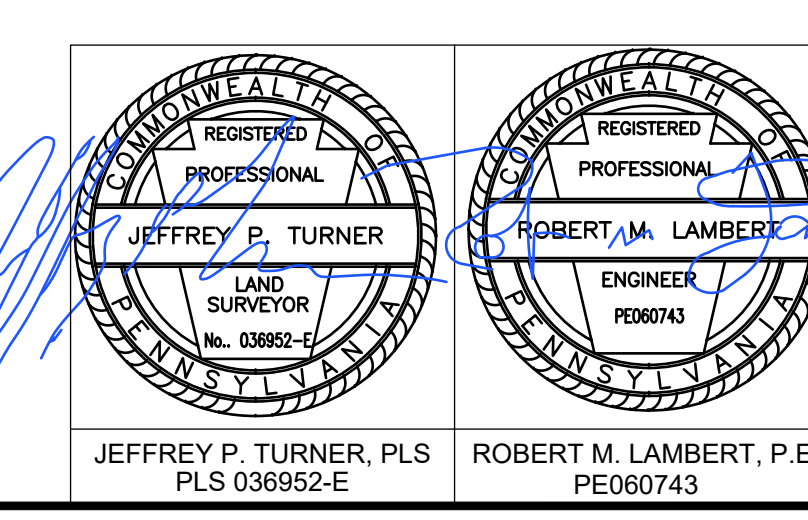
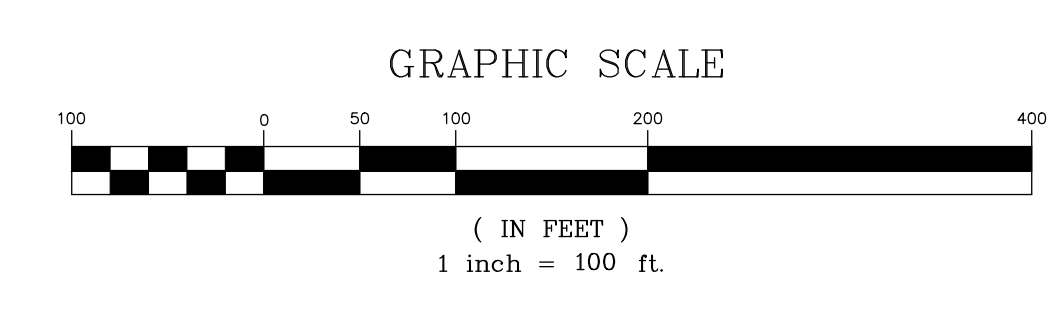
FINAL LOT LINE CHANGE PLAN
FOR
CREBBLY FARM
501 W STREET ROAD
WEST CHESTER, PA 19382

OVERALL PROPERTY LOT LINE CHANGE PLAN

WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA
DATE: JULY 5, 2022
SHEET 2 of 9
SCALE: 1"=200'



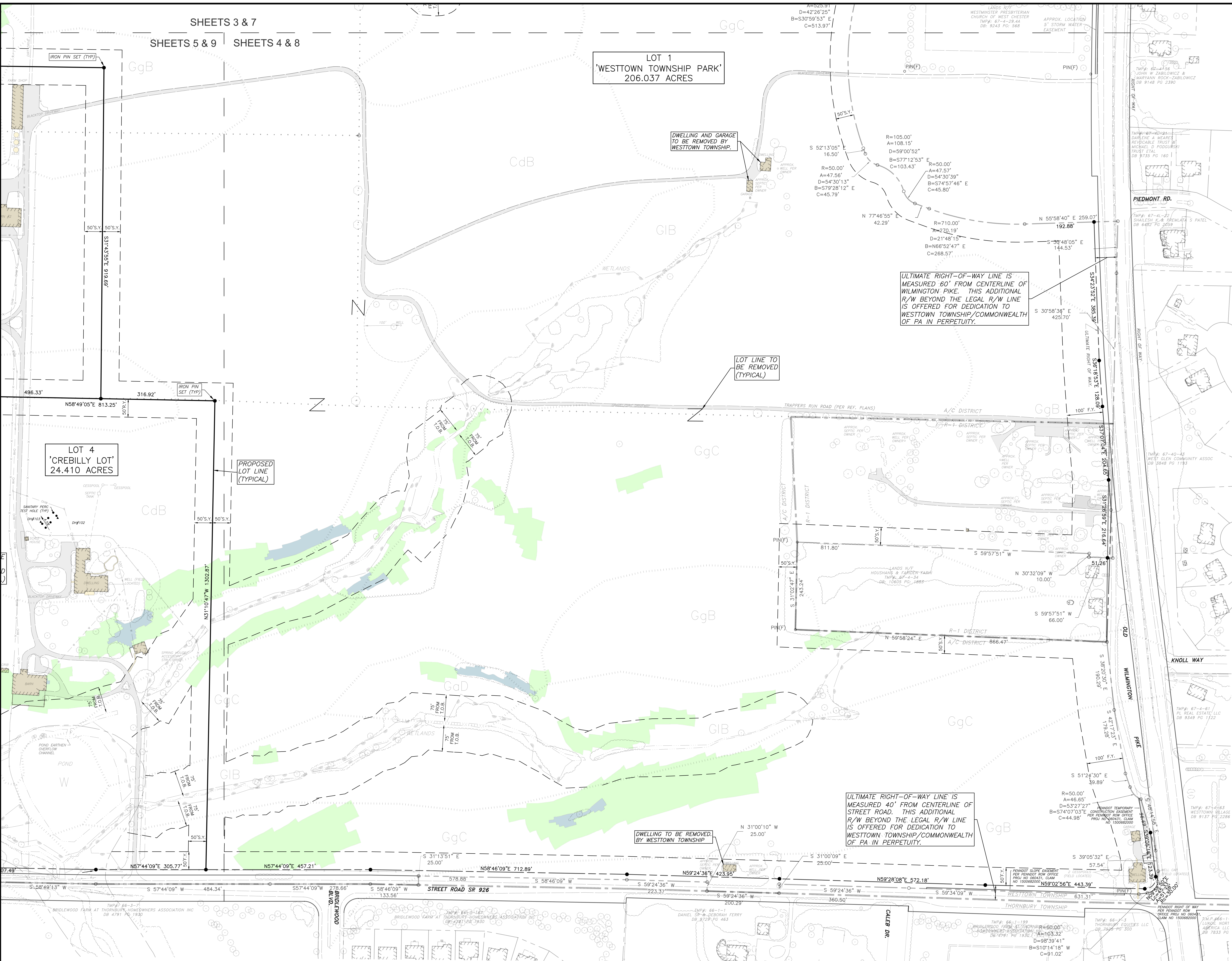
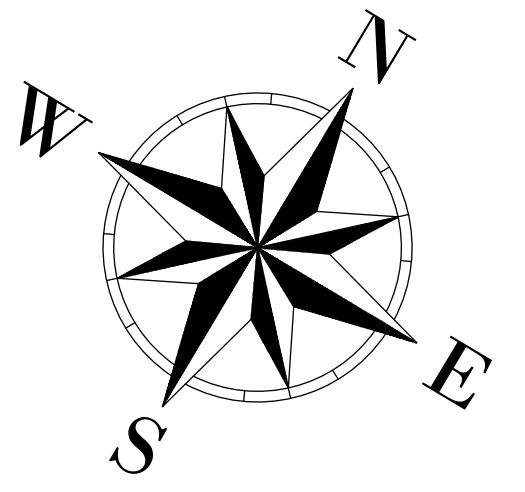
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 - EXISTING SANITARY SEWER PIPING
 - EXISTING GAS MAIN
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 - EXISTING UNDERGROUND TELEPHONE
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 - SOIL LINES
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 - EXISTING WETLANDS
 - FEMA 100YR FLOODPLAIN
 - SLOPES 15-25%
 - SLOPES 25%+
 - CONC.
 - UP
 - UTILITY POLE
 - SIGN
 - LP
 - LIGHT POLE
 - W
 - WATER VALVE
 - WM
 - WATER METER
 - CO
 - CLEAN OUT
 - OSAN VENT
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NUM. DATE REVISION		
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P.O. BOX 1992		
SOUTHEASTERN, PA 19399		
P: 610-240-0450	F: 610-240-0451	E: INFO@SITE-ENGINEERS.COM
FINAL LOT LINE CHANGE PLAN		
FOR:		
CREBILLY FARM		
501 W STREET ROAD		
WEST CHESTER, PA 19382		
WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA		
DATE: JULY 5, 2022		
LOT LINE CHANGE PLAN (SHEET 1 OF 3 AT 1"=100' SCALE)		
SHEET 3 of 9		
SCALE: 1"=100'		

LOT 1
'WESTTOWN TOWNSHIP PARK'
206.037 ACRES

LOT 4
'CREBILLY LOT'
24.410 ACRES



PLAN LEGEND

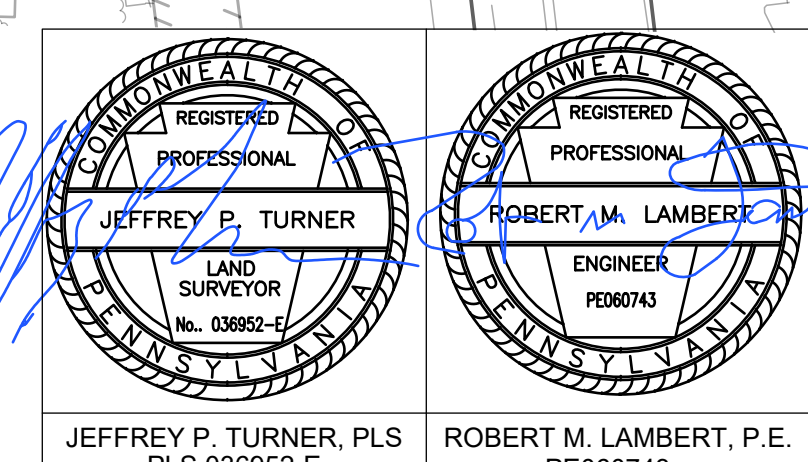
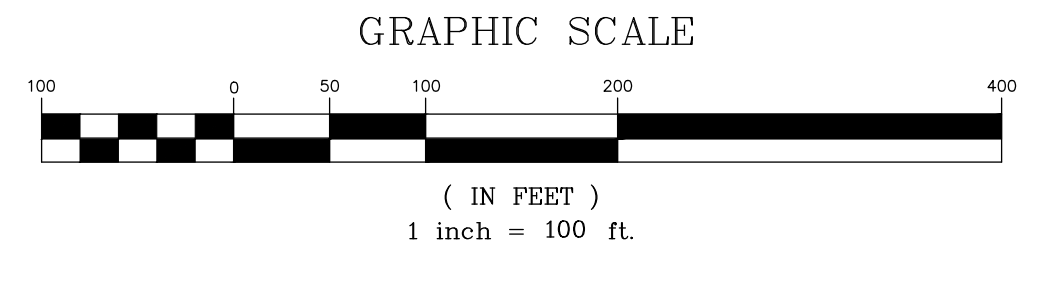
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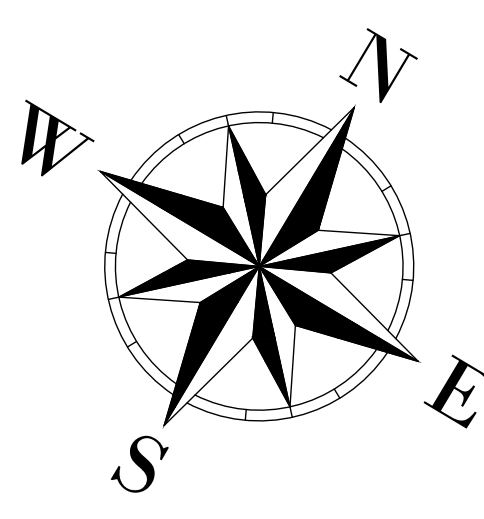
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P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

FOR:
CREBILLY FARM
501 W STREET ROAD
WEST CHESTER, PA 19382
WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

LOT LINE CHANGE PLAN
(SHEET 2 OF 3
AT 1"=100' SCALE)
DATE: JULY 5, 2022
SHEET 4 of 9
SCALE: 1"=100'





PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
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- EXISTING WATER MAIN / SERVICE
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- EXISTING UNDERGROUND ELECTRIC
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CONC.

- UTILITY POLE
- SIGN
- LP LIGHT POLE
- WW WATER VALVE
- WM WATER METER
- CO CLEAN OUT
- SAN VENT SANITARY VENT
- SAN CO SANITARY CLEAN OUT
- GM GAS METER
- GV GAS VALVE

EXISTING BUILDING

EXISTING DRIVEWAY

EXISTING WALK

EXISTING PARCEL SUMMARY

TAXMAP ID	ADDRESS	OWNER OF RECORD	DEED BOOK	PAGE	GROSS LOT AREA (Sq. Ft.)	LOT AREA CLEAR OF ROW (Sq. Ft.)
67-4-29	501 W NEW ST	CREBILLY FARM FAMILY ASSOCIATES, L.P.	5819	297	3,805,953	3,712,887
67-4-29.2	1128 S NEW ST	CREBILLY FARM FAMILY ASSOCIATES, L.P.	5819	321	3,017,353	2,895,053
67-4-29.3	501 W STREET RD	CREBILLY FARM FAMILY ASSOCIATES, L.P.	5819	297	3,286,314	3,184,434
67-4-29.4	501 W STREET RD	CREBILLY FARM FAMILY ASSOCIATES, L.P.	5819	297	3,004,724	2,949,003
TOTALS (SF)					13,114,344	12,761,377
TOTALS (AC)					301.064	292.961

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHOW LOT LINE CHANGES FOR 4 PARCELS. NO IMPROVEMENTS ARE PROPOSED BY THIS PLAN. SHOULD IMPROVEMENTS BE PROPOSED IN THE FUTURE, APPROPRIATE PERMITS AND APPROVALS SHALL BE OBTAINED FROM APPROPRIATE TOWNSHIP, COUNTY, AND STATE AGENCIES INCLUDING FOR SEWAGE DISPOSAL. THESE PROPERTIES CURRENTLY UTILIZE ON LOT SEPTIC FOR SEWAGE TREATMENT AND CONCRETE WELLS FOR WATER.
 - BASE SURVEY INFORMATION (BOUNDARY, ROAD RIGHT-OF-WAY, EXISTING FEATURES/IMPROVEMENTS, ETC.) HAS BEEN TAKEN FROM GENERAL NOTE 9 REFERENCED PLAN B.
 - SURVEY PREPARED FROM DEEDS AND PLANS AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED WITH A CURRENT TITLE REPORT, HOWEVER, THIS PLAN DOES NOT REPRESENT AN ALTA.
 - CONTOURS HAVE BEEN TAKEN FROM GENERAL NOTE 9 REFERENCED PLAN B. GPS CONTROL PERFORMED ON SITE TO VERIFY BENCHMARK. ELEVATION BENCHMARK BASED ON REFERENCED PLAN B, DATUM NAD83/NAVD83.
 - THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
 - THERE IS AN IDENTIFIABLE FEMA FLOOD PLAIN AREA WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420294 02600 OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF WESTTOWN, PENNSYLVANIA. FLOODPLAIN OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASADAPLH.EDU.
 - WETLANDS SHOWN HAVE BEEN TAKEN FROM GENERAL NOTE 9 REFERENCED PLAN B.
 - EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORER AND LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE COMMENCING. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
 - PLANS REFERENCED:
 - A. PRELIMINARY/FINAL SUBDIVISION PLAN, PREPARED BY T & M ASSOCIATES, DATED 8/19/2015, LAST REVISED 10/16/2015.
 - B. BOUNDARY SURVEY OF CREBILLY FARM, PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED AUGUST 22, 2016, LAST REVISED OCTOBER 10, 2018.
 - EXISTING UTILITIES LOCATIONS ARE VERY APPROXIMATE PER OWNER, AND NOT FIELD SURVEYED. PRIOR TO ANY FUTURE GROUND DISTURBANCE, EXISTING UTILITIES MUST BE FIELD VERIFIED.

SOIL TYPES

- Bs BAILE SILT LOAM, SOIL GROUP D
- C8B CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, SOIL GROUP B
- C8C CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SOIL GROUP D
- C8D CHESTER SILT LOAM, 15 TO 25 PERCENT SLOPES, SOIL GROUP D
- Cc CODDRIUS SILT LOAM, SOIL GROUP C
- CdD COLUMBIAN SILT LOAM, SOIL GROUP D
- CgC GLADSTONE GRAVELLY LOAM, SOIL GROUP B
- CgB GLENELLO SILT LOAM, SOIL GROUP B
- CgD GLENELLO SILT LOAM, SOIL GROUP D
- GIB GLENVILLE SILT LOAM, SOIL GROUP C/D
- GC GLENVILLE SILT LOAM, SOIL GROUP C/D
- Hp HATBORO SILT LOAM, SOIL GROUP D
- W WATER, SOIL GROUP D

NUM.	DATE	REVISION
2	05-09-23	FOR RECORDING, ADDED SEPTIC TESTINGS, REMOVED UPI 67-4-30,31,32,33,33.1
1	08-31-22	PER 08-02-22 TOWNSHIP ENGINEER REVIEW LETTER

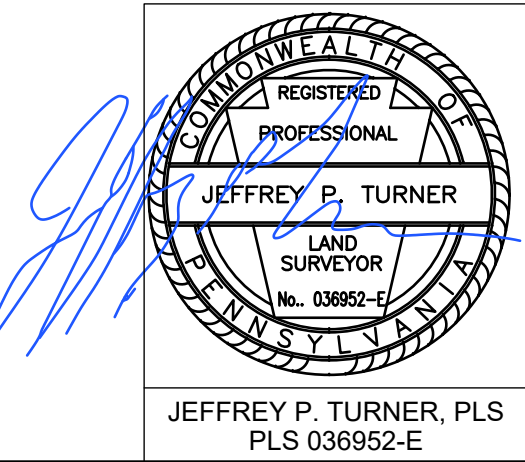
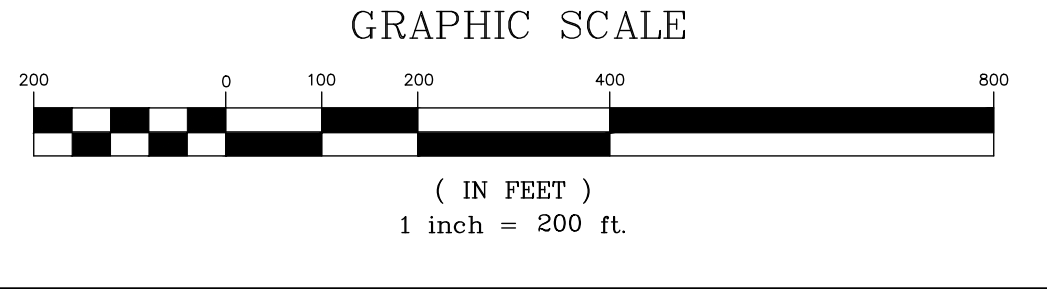
PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
 P.O. BOX 1992
 SOUTHEASTERN, PA 19399
 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

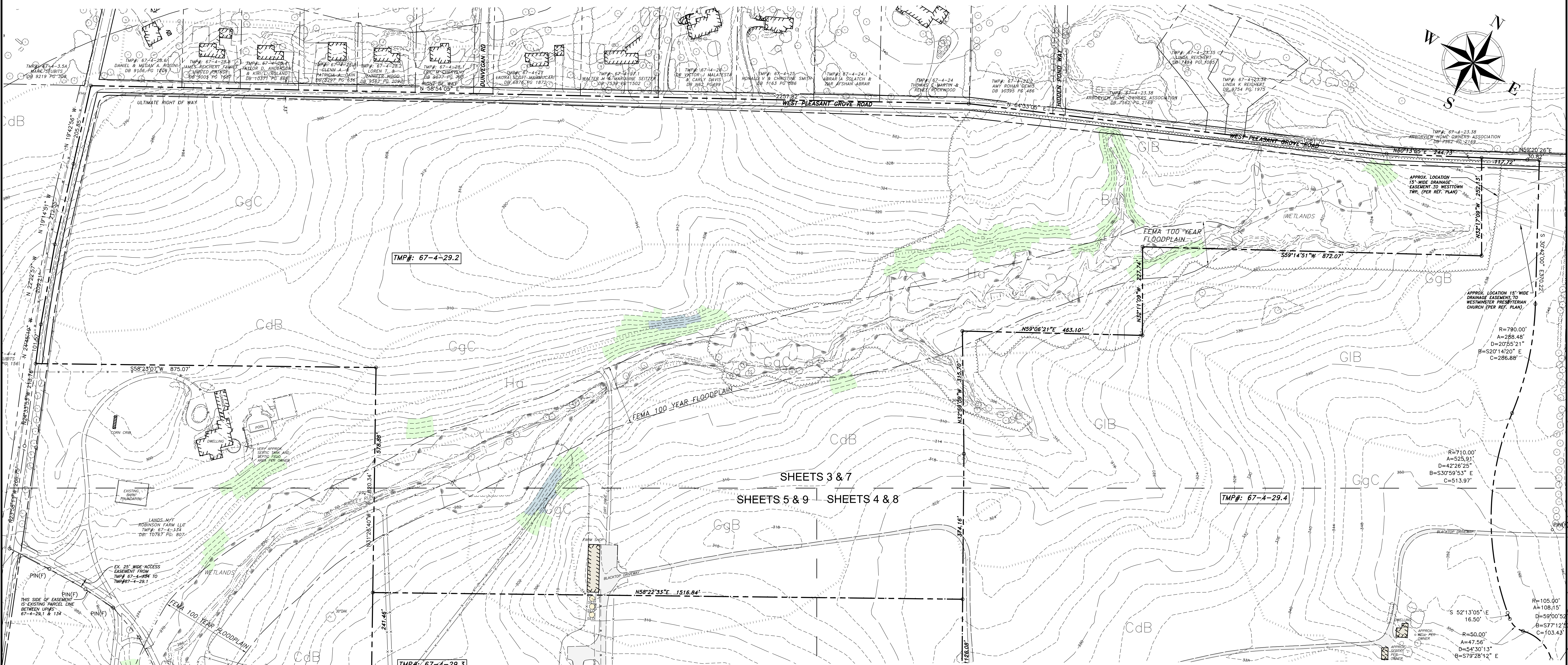
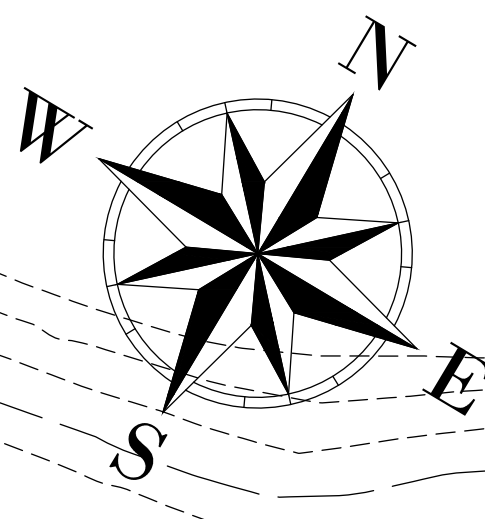
FINAL LOT LINE CHANGE PLAN
 FOR
CREBILLY FARM
 501 W STREET ROAD
 WEST CHESTER, PA 19382
 WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA
 DATE: JULY 5, 2022

OVERALL PROPERTY EXISTING CONDITIONS PLAN

JEFFERY P. TURNER, PLS
 PLS 036952-E

SHEET 6 of 9
 SCALE: 1"=200'

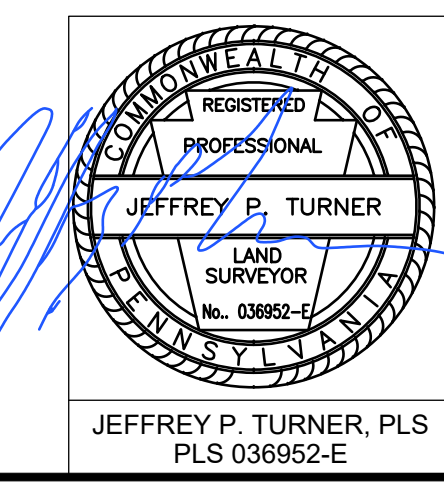
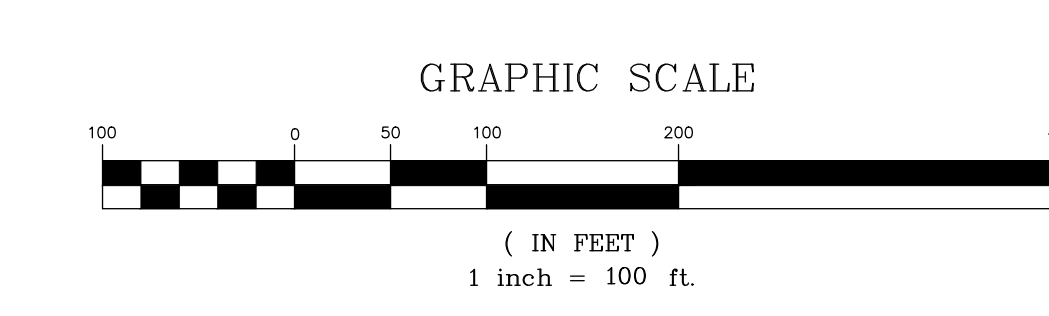




PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST ----- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- TO BE REMOVED PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SOIL LINES
- WATERWAY
- EXISTING WETLANDS
- FEMA 100YR FLOODPLAIN
- SLOPES 15%-25%
- SLOPES 25%+
- CONC. CONCRETE
- Q UP UTILITY POLE
- L LIGHT POLE
- W WATER VALVE
- WM WATER METER
- OD CLEAN OUT
- OSAN VENT SANITARY VENT
- OSAN CO SANITARY CLEAN OUT
- OGM GAS METER
- OGV GAS VALVE
- EXISTING BUILDING
- EXISTING DRIVEWAY
- EXISTING WALK

SHEETS 3 & 7
SHEETS 5 & 9 - SHEETS 4 & 8



2	05-09-23	FOR RECORDING, ADDED SEPTIC TESTING, REMOVED UPI 67-4-30.31, 32.33, 33.1
1	08-31-22	PER 08-02-22 TOWNSHIP ENGINEER REVIEW LETTER

NUM. DATE REVISION

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FINAL LOT LINE CHANGE PLAN
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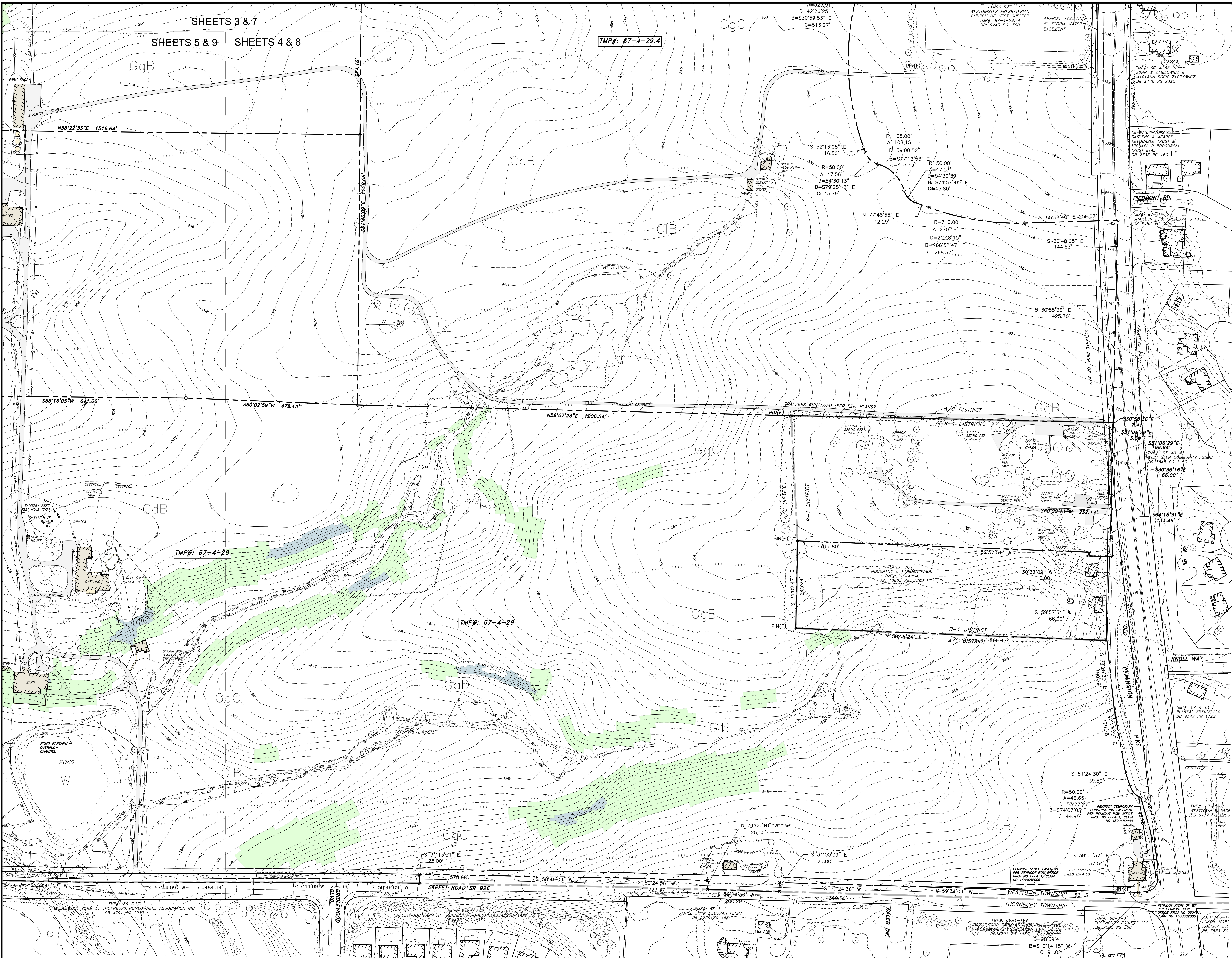
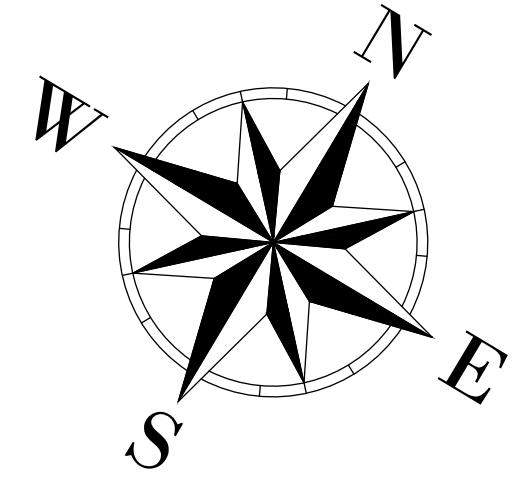
WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA
DATE: JULY 5, 2022

EXISTING CONDITIONS PLAN (SHEET 1 OF 3 AT 1"=100' SCALE)

SHEET 7 of 9
SCALE: 1"=100'

SHEETS 3 & 7
SHEETS 5 & 9 SHEETS 4 & 8

TMP#: 67-4-29.4

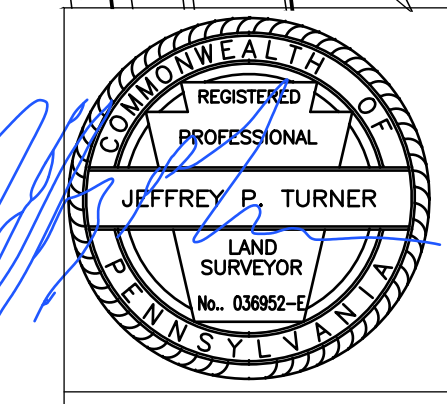
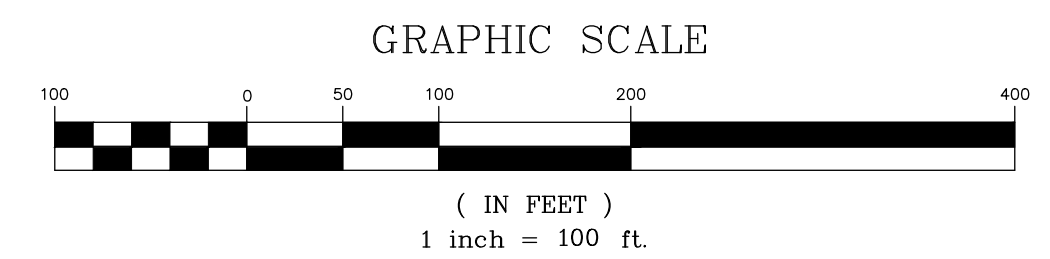


PLAN LEGEND

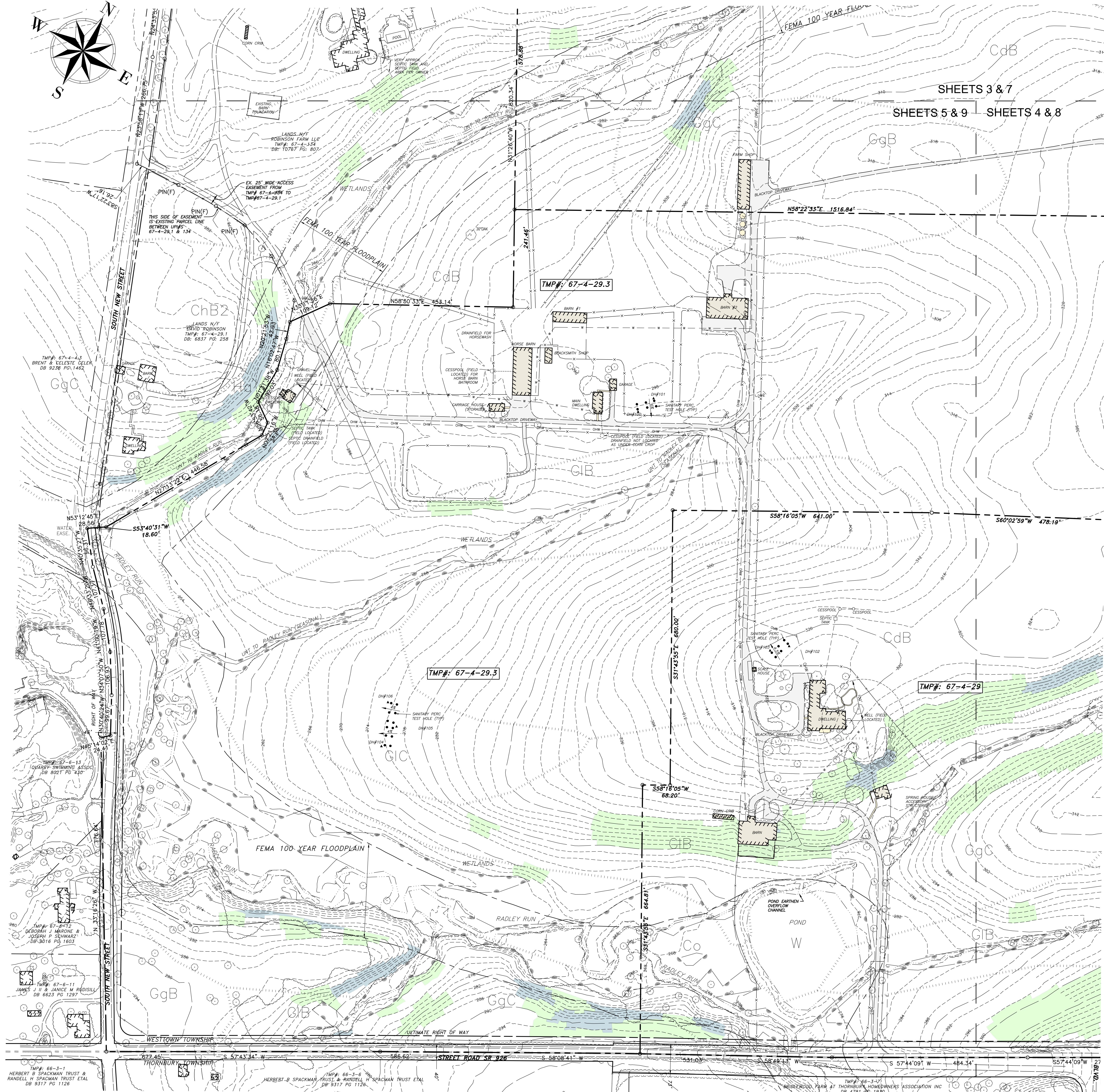
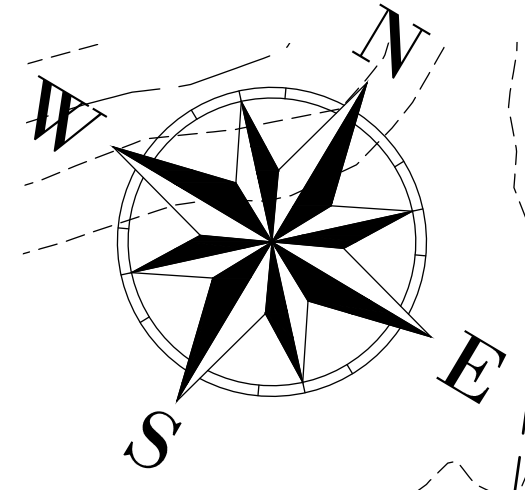
	SUPPLEMENTAL CONTOUR (1' INTERVAL)
	INDEX CONTOUR (5' INTERVAL)
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	EXISTING SANITARY SEWER PIPING
	EXISTING GAS MAIN
	EXISTING WATER MAIN / SERVICE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING EDGE OF WOODS
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE LINE
	EXISTING PROPERTY LINE TO BE REMOVED PROPERTY LINE
	PROPOSED PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	SOIL LINES
	WATERWAY
	EXISTING WETLANDS
	FEMA 100YR FLOODPLAIN
	SLOPES 15-25%
	SLOPES 25%+
	CONCRETE
	UTILITY POLE
	SIGN
	LIGHT POLE
	WATER VALVE
	WATER METER
	CLEAN OUT
	SANITARY VENT
	SANITARY CLEAN OUT
	GAS METER
	GAS VALVE
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	EXISTING DRIVEWAY
	EXISTING WALK

NUM.	DATE	REVISION
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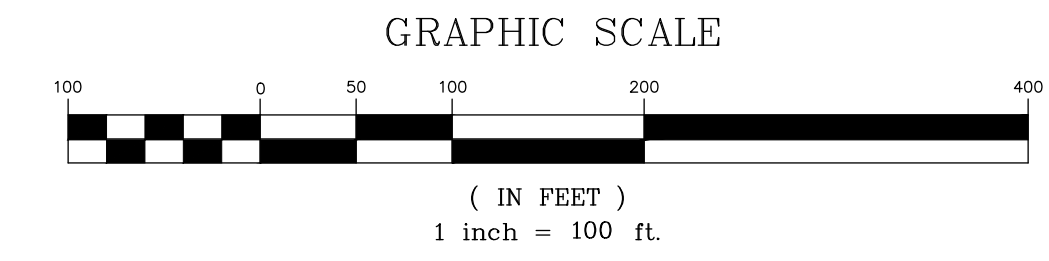


EXISTING CONDITIONS
PLAN (SHEET 2 OF 3
AT 1"=100' SCALE)
SHEET 8 of 9
SCALE: 1"=100'



PLAN LEGEND

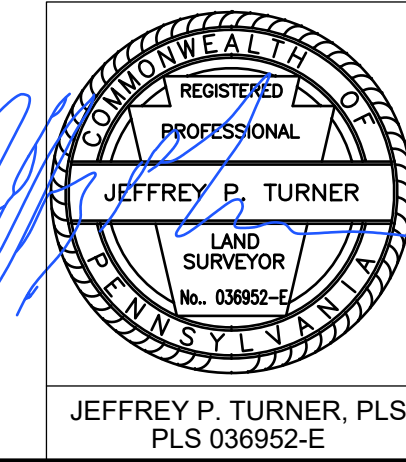
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EXISTING CONDITIONS
PLAN (SHEET 3 OF 3
AT 1"=100' SCALE)

SHEET
9 of 9
 SCALE: 1" = 100'