NOTES:

1. LANDOWNERS: KENNETH R. & MARY MARLENE GRAHAM
   612 PUGHTOWN ROAD
   SPRING CITY, PA 19475
   AND
   GREEN VALLEYS WATERSHED ASSOCIATION
   1368 PRIZER ROAD
   POTTSTOWN, PA 19465
2. SITE ADDRESS: 295 POTTSTOWN PIKE
   POTTSTOWN, PA 19460
3. TAX PARCEL#: 24-6-5 & 24-6-4
4. SOURCE OF TITLE: DB 2703, PG 486 & DB 4809 PG 1453
5. TOTAL CONTENTS: 47.859 ACRES (PER FIELD SURVEY OF TAX PARCEL 24-6-5 AND TAX MAP FOR TAX PARCEL 24-6-4)
6. PERIMETER SHOWN PER FIELD SURVEY PERFORMED BY REGESTER ASSOCIATES, INC. DATED 06-12-17. DATUM = NAD83.
7. TOPOGRAPHY SHOWN PER PASDA LIDAR DATA, TILE #31002540PAS. DATUM = NAVD88. CONTOUR INTERVAL = 2 FEET.
8. SOILS INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
9. FLOODPLAIN AREAS SHOWN PER THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER 42029C0050F, MAP REVISED SEPTEMBER 29, 2006.
10. LOT 1 IS RESTRICTED FROM FURTHER SUBDIVISION BY SECTION 304.B.1 AND SECTION 309 OF THE EAST NANTMEAL TOWNSHIP ZONING ORDINANCE.
11. FIVE (5) SINGLE FAMILY DETACHED LOTS ARE PERMITTED BASED ON THE SIZE OF THE ORIGINAL TRACT PER SECTION 304.B.1. OF THE FOUR (4) LOTS REMAINING AFTER THIS SUBDIVISION, ALL FOUR (4) SHALL BE ASSIGNED TO PARCEL "A".
12. PER SECTION 301.B.1 OF THE EAST NANTMEAL TOWNSHIP ZONING ORDINANCE, A CONDITIONAL USE HEARING BEFORE THE EAST NANTMEAL TOWNSHIP BOARD OF SUPERVISORS IS REQUIRED TO ALLOW A NEW LOT CONTAINING AN EXISTING DWELLING THAT IS LESS THAN 10 ACRES.
13. ANY FUTURE ACTIVITIES IN THE AREA IDENTIFIED AS FLOODPLAIN ARE SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE FM DISTRICT AND FLOODPLAIN ORDINANCE NO. 2017-1.
14. THE ERROR OF CLOSURE FOR THE PROPOSED LOTS DOES NOT EXCEED 1 FOOT PER 10,000 FEET.

ZONING REQUIREMENTS

AP AGRICULTURAL PRESERVATION DISTRICT
CLASS I AP LANDS SINGLE-FAMILY DETACHED DWELLINGS
PER CONDITIONAL USE REQUIREMENTS, SECTION 304.B.1

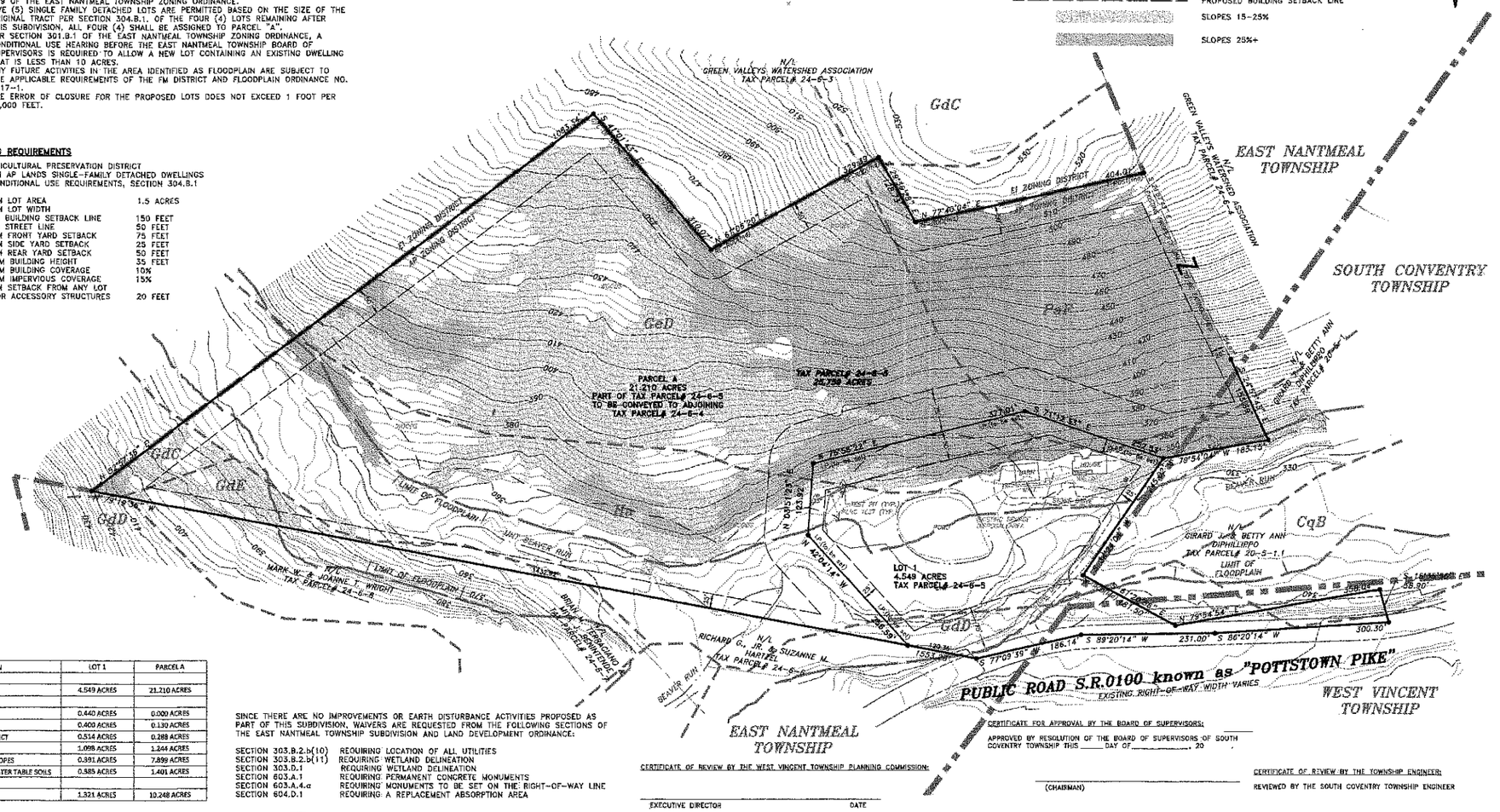
MINIMUM LOT AREA	1.5 ACRES
MINIMUM LOT WIDTH	
AT BUILDING SETBACK LINE	150 FEET
AT STREET LINE	50 FEET
MINIMUM FRONT YARD SETBACK	75 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	50 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	10%
MAXIMUM IMPERVIOUS COVERAGE	15%
MINIMUM SETBACK FROM ANY LOT LINE FOR ACCESSORY STRUCTURES	20 FEET

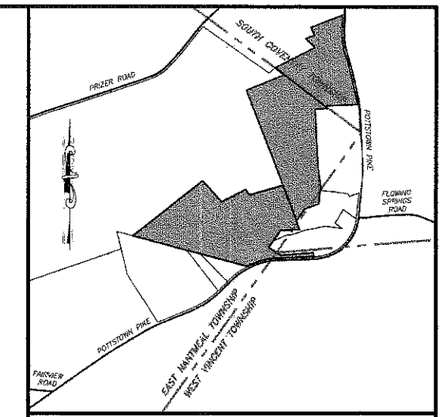
REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION

As of the date of this deed/plat plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of Open Space. No portion Parcel A is approved by East Nantmeal 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 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 East Nantmeal 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.

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE TO BE EXSTINGUISHED
- 400 — EXISTING G.I.S. CONTOUR
- ADJOINERS LINE
- FLOODPLAIN LINE
- EXISTING SOILS LINE
- GeD — EXISTING SOILS TYPE
- EXISTING STONE EDGE
- EXISTING STREAM LINE
- EXISTING RIPARIAN BUFFER
- EXISTING TOWNSHIP LINE
- EXISTING ZONING LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- SLOPES 15-25%
- SLOPES 25%+





LOCATION MAP SCALE - 1" = 800'

LOT AREA CALCULATION	LOT 1	PARCEL A
GROSS LOT AREA	4.549 ACRES	21.210 ACRES
RIGHT-OF-WAY	0.440 ACRES	0.000 ACRES
SURFACE WATER	0.400 ACRES	0.130 ACRES
FLOOD HAZARD DISTRICT	0.514 ACRES	0.288 ACRES
RIPARIAN BUFFERS	1.098 ACRES	1.244 ACRES
PROHIBITIVE STEEP SLOPES	0.391 ACRES	7.899 ACRES
SEASONALLY HIGH WATER TABLE SOILS	0.585 ACRES	1.401 ACRES
NET LOT AREA	1.321 ACRES	10.248 ACRES

NATURAL RESOURCE CALCULATION	LOT1	PARCEL A
SURFACE WATER	0.400 ACRES	0.130 ACRES
FLOOD HAZARD DISTRICT	0.514 ACRES	0.288 ACRES
RIPARIAN BUFFERS	1.098 ACRES	1.244 ACRES
WOODED	1.113 ACRES	19.548 ACRES
STEEP SLOPES, 15-25%	0.018 ACRES	
STEEP SLOPES, OVER 25%	0.088 ACRES	
TOTAL NATURAL RESOURCES	3.231 ACRES	21.210 ACRES

SINCE THERE ARE NO IMPROVEMENTS OR EARTH DISTURBANCE ACTIVITIES PROPOSED AS PART OF THIS SUBDIVISION, WAIVERS ARE REQUESTED FROM THE FOLLOWING SECTIONS OF THE EAST NANTMEAL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SECTION 303.B.2.b(10)	REQUIRING LOCATION OF ALL UTILITIES
SECTION 303.B.2.b(11)	REQUIRING WETLAND DELINEATION
SECTION 303.D.1	REQUIRING WETLAND DELINEATION
SECTION 603.A.1	REQUIRING PERMANENT CONCRETE MONUMENTS
SECTION 603.A.4.a	REQUIRING MONUMENTS TO BE SET ON THE RIGHT-OF-WAY LINE
SECTION 604.D.1	REQUIRING A REPLACEMENT ABSORPTION AREA

PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES
THREE WORKING DAYS NOTICE

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE
CqB	COKESBURY SILT LOAM	0 - 8%	0 - 12 INCHES	72 - 99 IN.	VERY LIMITED
GdC	GLADSTONE GRAVELLY LOAM	8 - 15%	80 PLUS INCHES	65 - 67 IN.	VERY LIMITED
GdD	GLADSTONE GRAVELLY LOAM	15 - 25%	80 PLUS INCHES	60 - 100 IN.	VERY LIMITED
GdE	GLADSTONE GRAVELLY LOAM	25 - 35%	80 PLUS INCHES	60 - 100 IN.	VERY LIMITED
GeD	GLADSTONE-PARKER GRAVELLY LOAM	15 - 25%	80 PLUS INCHES	60 - 100 IN.	VERY LIMITED
Hc	HATBORO SILT LOAM	0 - 3%	0 - 6 INCHES	60 - 99 IN.	VERY LIMITED
PaF	PARKER GRAVELLY LOAM	35 - 60%	80 PLUS INCHES	60 - 118 IN.	VERY LIMITED

CERTIFICATE OF REVIEW BY THE WEST VINCENT TOWNSHIP PLANNING COMMISSION:

EXECUTIVE DIRECTOR — DATE

CERTIFICATE FOR APPROVAL:
APPROVED BY THE WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS:

CHAIRMAN — DATE

VICE-CHAIRMAN

SUPERVISOR

TOWNSHIP SECRETARY

TOWNSHIP ENGINEER

ZONING OFFICER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CERTIFICATE FOR APPROVAL BY THE BOARD OF SUPERVISORS:

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH COVENTRY TOWNSHIP THIS _____ DAY OF _____, 20 _____.

(CHAIRMAN)

(VICE-CHAIRMAN)

CERTIFICATE OF REVIEW BY THE TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF SOUTH COVENTRY TOWNSHIP THIS _____ DAY OF _____, 20_____.

CHAIRMAN

VICE-CHAIRMAN

SECRETARY

CERTIFICATE OF REVIEW BY THE TOWNSHIP ENGINEER:

REVIEWED BY THE SOUTH COVENTRY TOWNSHIP ENGINEER

DATE: _____

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER'S SIGNATURE

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES : _____

NOTARY PUBLIC OR OTHER OFFICER

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF GREEN VALLEYS WATERSHED ASSOCIATION, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF PART OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED.

SIGNATURE

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC OF OTHER OFFICER

CERTIFICATE FOR APPROVAL:

APPROVED BY MOTION OF THE EAST NANTMEAL TOWNSHIP BOARD OF SUPERVISORS THIS, THE _____ DAY OF _____, _____.

REVIEWED BY THE EAST NANTMEAL TOWNSHIP PLANNING COMMISSION THIS, THE _____ DAY OF _____, _____.

CHESTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE:

THE CHESTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____ AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN FILE NUMBER _____.

SECRETARY

RECORDER OF DEEDS CERTIFICATE:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, ON THIS, THE _____ DAY OF _____, _____.

No.	Date	Description
3	01-26-18	Revised to Show Perc Testing on Lot 1
2	11-13-17	Revised per East Nantmeal Township Engineer's Review Letter Dated November 8, 2017
1	11-06-17	Revised for Resubmission

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR — CHESTER R. DIEM III

REGESTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS
P.O. BOX 406
KENNETT SQUARE, PA. 19348
(610) 444-5554

Minor Subdivision Plan

Plan Prepared For
Green Valleys Watershed Association

Drawn By:	GEH/JR
Checked By:	CRD III
Scale:	1" = 100'
Job Number:	171131
Date:	07-11-17

Sheet 1 of 1

Situate In: East Nantmeal, South Coventry and West Vincent Townships, Chester County, Pennsylvania

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