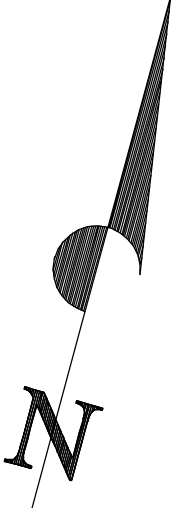
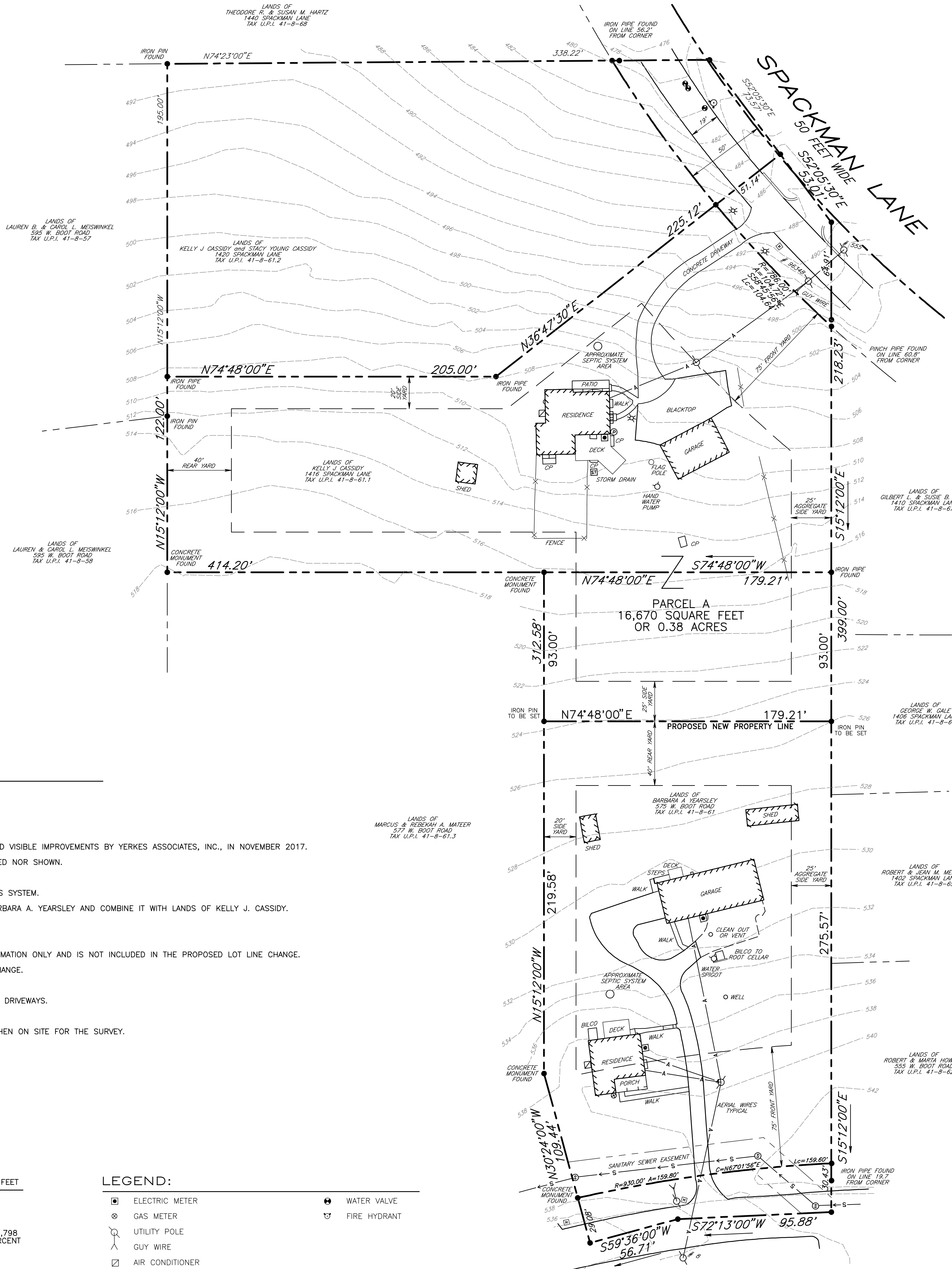


NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 OF 2004. SERIAL # 20180231585 AND 20180231592



NOTES:

- THESE ARE THE SAME PREMISES DESCRIBED IN: RECORD BOOK 6577 PAGE 1642 - YEARSLEY U.P.I. 41-8-61 RECORD BOOK 8690 PAGE 1410 - CASSIDY U.P.I. 41-8-61.1
- REFERENCE RECORDED SUBDIVISION IN PLAN BOOK 19428 PAGE 1.
- THIS PLAN IS BASED UPON A FIELD SURVEY TO LOCATE PROPERTY CORNERS AND VISIBLE IMPROVEMENTS BY YERKES ASSOCIATES, INC., IN NOVEMBER 2017.
- THIS PREMISES MAY HAVE UNDERGROUND UTILITIES THAT HAVE NOT BEEN LOCATED NOR SHOWN.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
- CONTOURS HAVE BEEN IMPORTED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SYSTEM.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE PARCEL A FROM LANDS OF BARBARA A. YEARSLEY AND COMBINE IT WITH LANDS OF KELLY J. CASSIDY.
- NO CONSTRUCTION OR EARTH DISTURBANCE IS PROPOSED WITH THIS PLAN.
- THERE ARE NO NATURALLY OCCURRING STEEP SLOPES ON THE PROPERTIES.
- LANDS OF KELLY J. CASSIDY AND STACY YOUNG CASSIDY IS SHOWN FOR INFORMATION ONLY AND IS NOT INCLUDED IN THE PROPOSED LOT LINE CHANGE.
- THIS PROJECT INCLUDES TWO SINGLE FAMILY DWELLING AND PROPOSES NOT CHANGE.
- NO OPEN SPACE IS PROPOSED WITH THE LOT LINE CHANGE.
- EACH PROPERTY HAS AT LEAST A TWO GARAGE PLUS PARKING SPACES ON THE DRIVEWAYS.
- NO AREAS ARE PROPOSED TO BE DEDICATED FOR PUBLIC USE.
- THERE WAS NO EVIDENCE OF WATERCOURSES, WETLANDS AND FLOOD ZONES WHEN ON SITE FOR THE SURVEY.
- A WAVER SHOWING TREES, CARBONATE GEOLOGY, STEEP SLOPES AND SOILS.

IMPERVIOUS COVERAGE (UNIT 61): SQAURE FEET

	EXISTING	PROPOSED
RESIDENCE	960	960
GARAGE	1,621	1,621
SHED EAST	332	332
SHED WEST	166	166
PORCH	167	167
DRIVE	2,818	2,818
GRAVEL DRIVE	844	844
DECK	164	164
DECK/STEPS (GARAGE)	85	85
BILCO (RESIDENCE)	39	39
BILCO (CELLAR)	31	31
WALK (RESIDENCE-FRONT)	139	139
WALK (GARAGE-FRONT)	54	54
WALK/STEPS (RESIDENCE-REAR)	76	76
WALK (GARAGE-REAR)	28	28
TOTAL	7,524 / 64.465	7,524 / 47.798
	= 5.04 PERCENT	= 6.79 PERCENT

LEGEND:

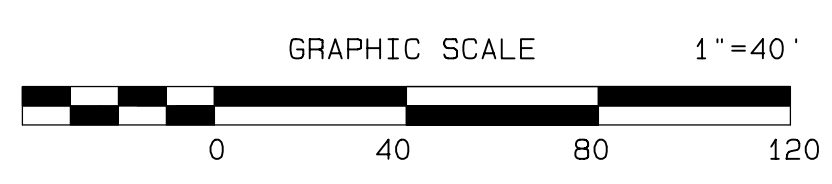
	ELECTRIC METER		WATER VALVE
	GAS METER		FIRE HYDRANT
	UTILITY POLE		
	GUY WIRE		
	AIR CONDITIONER		
	LAMP POST		
	MAILBOX		
	PROPANE TANK		
	SANITARY SEWER MANHOLE		

LOT AREA TABLE: ACRES

	EXISTING	PROPOSED
YEARSLEY TOTAL	1.6389	1.2563
ROAD RIGHT OF WAY	- 0.1001	- 0.1001
SANITARY EASEMENT	- 0.0589	- 0.0589
NET	1.4799	1.0973
CASSIDY TOTAL	1.5281	1.9107
ROAD RIGHT OF WAY	- 0.0878	- 0.0878
NET	1.4405	1.8231
PARCEL A	0.3826	

BULK ZONING:

DISTRICT	R-1 RESIDENTIAL
MIN. LOT AREA	43,560 SQUARE FEET
MIN. LOT WIDTH	100 FEET
MAX. BUILDING COVERAGE	10 PERCENT
MAX. LOT COVERAGE	15 PERCENT
MIN. FRONT YARD	75 FEET
MIN. SIDE YARD	20 FEET AND 45 AGGREGATE
MIN. REAR YARD	40 FEET
BUILDING HEIGHT	35 FEET



TOTAL PROJECT AREA = 3.1670 ACRES

OWNER/APPLICANT
 KELLY CASSIDY
 1416 SPACKMAN LANE
 DOWNTOWN, PA 19335

OWNER
 BARBARA YEARSLEY
 575 W. BOOT ROAD
 DOWNTOWN, PA 19335

STATE OR COMMONWEALTH OF _____
 COUNTY OF _____
 ON THIS, THE ____ DAY OF _____, 2017

BEFORE ME
 THE UNDERSIGNED, PERSONALLY APPEARED _____

WHO BEING DULY SWORN ACCORDING TO LAW, SAYS THAT (THEY, HE) IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT (THEIR, HIS) DIRECTION AND (THEY, HE) ACKNOWLEDGES THE SAME TO BE (THEIR, HIS) ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

STATE OR COMMONWEALTH OF _____
 COUNTY OF _____
 ON THIS, THE ____ DAY OF _____, 2017

BEFORE ME
 THE UNDERSIGNED, PERSONALLY APPEARED _____

WHO BEING DULY SWORN ACCORDING TO LAW, SAYS THAT (THEY, HE) IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT (THEIR, HIS) DIRECTION AND (THEY, HE) ACKNOWLEDGES THE SAME TO BE (THEIR, HIS) ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

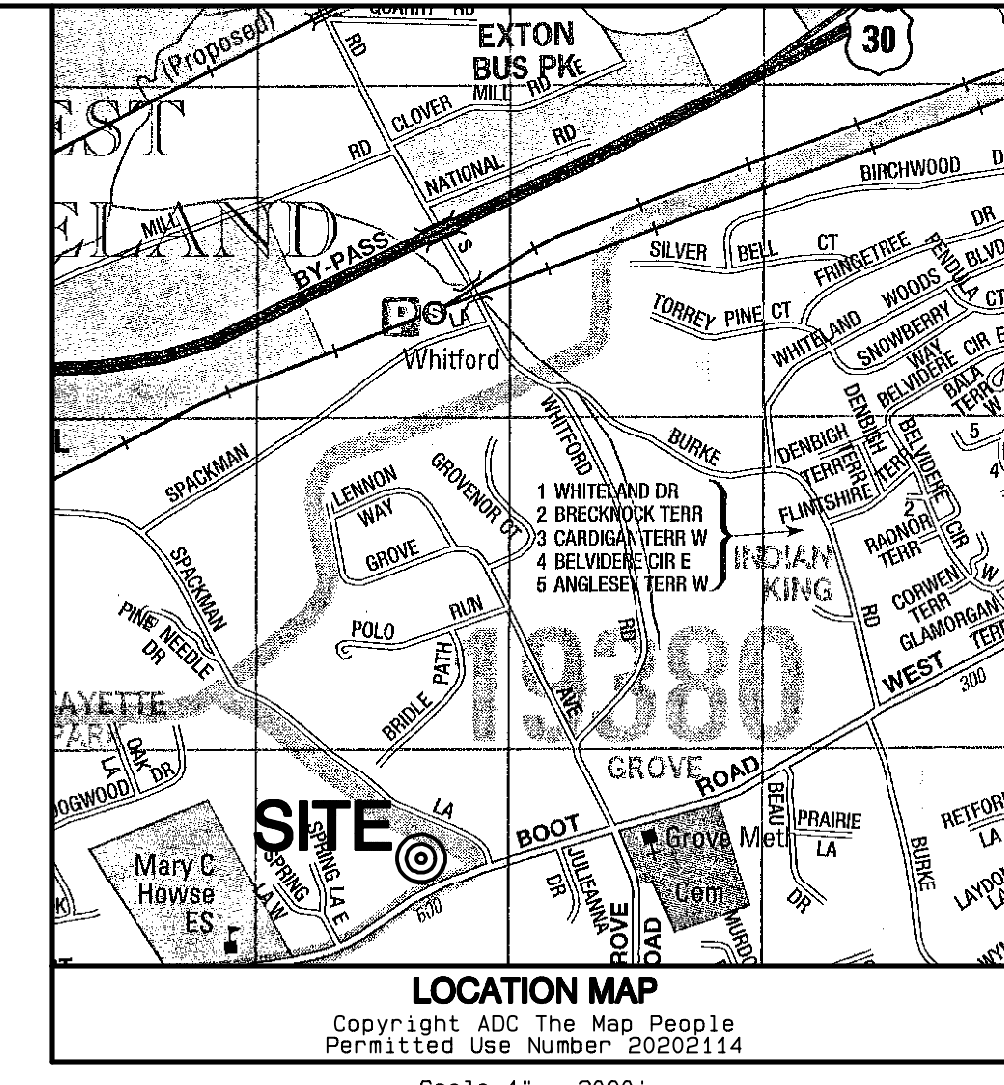
REVIEWED BY THE PLANNING COMMISSION OF WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA
 THIS ____ DAY OF _____, 2018.

APPROVED BY THE BOARD OF SUPERVISORS OF WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA
 THIS ____ DAY OF _____, 2018.

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION
 THIS ____ DAY OF _____, 2018.

APPROVED BY THE WEST WHITELAND TOWNSHIP ENGINEER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER PENNSYLVANIA IN
 PLAN BOOK _____ PAGE _____ ON THE ____ DAY OF 2018



NO.	DATE	REVISION COMMENT

CASSIDY-YEARSLEY LOT LINE CHANGE PLAN

575 WEST BOOT ROAD
 PREPARED FOR
KELLY CASSIDY

WEST WHITELAND TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

Yerkes Associates, Inc.
a civil company

CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
 SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380
 TEL: (610) 644-4254 • FAX: (610) 640-0771

PROJECT - W-17-2460
 DATE - NOVEMBER 30, 2017
 SCALE - 1" = 40'
 DRAWN - MNB/JAS
 CHECKED - MNB
 CAD FILE - W2460 SUBDIVISION
 TAX PARCEL - 41-8-61
 PLAN NO.
C-41-8-61
SHEET 1 OF 1

3/27/2018 1: W-17-2460 - ROSS, W2460 SUBDIVISION.PDF