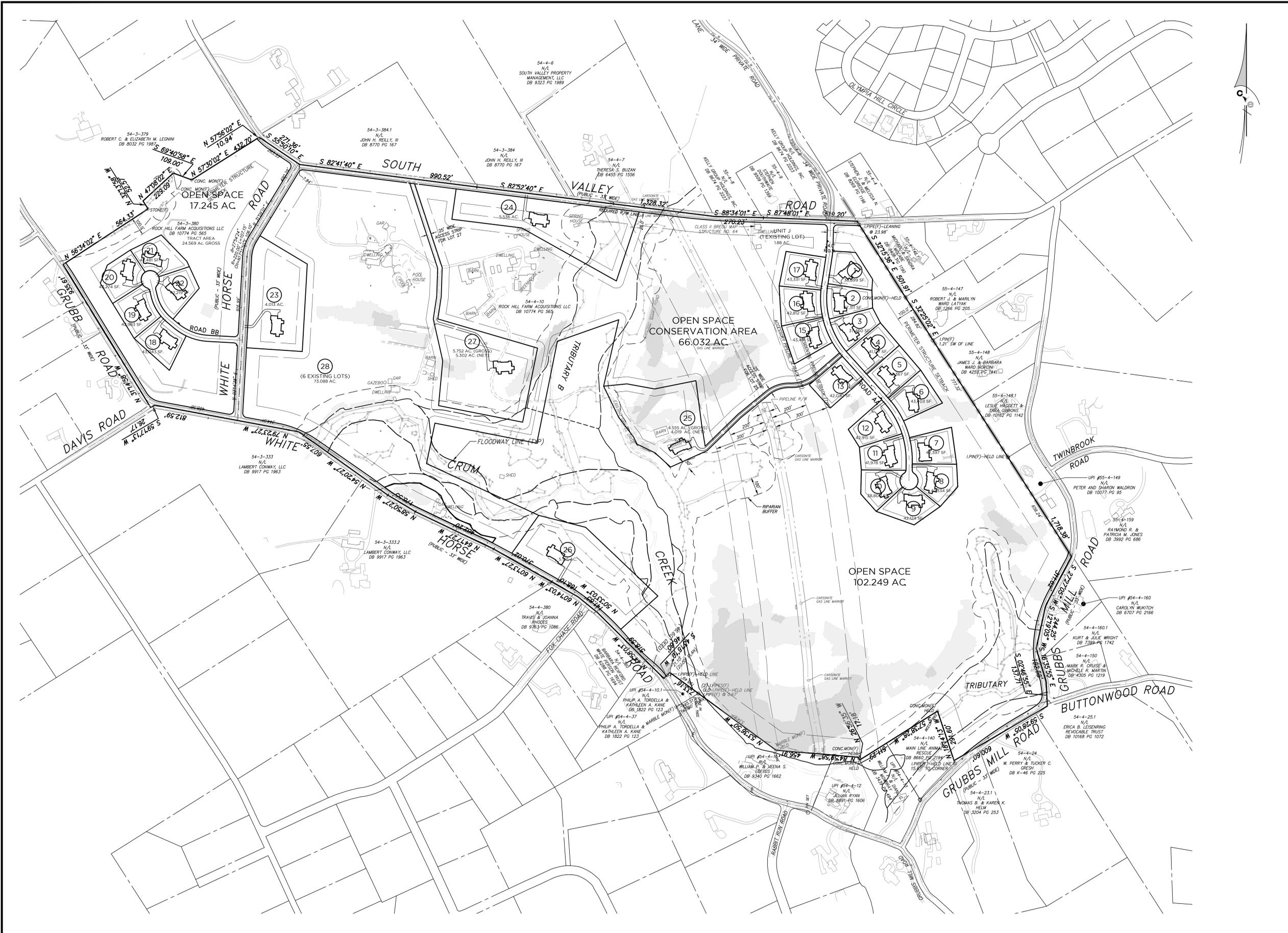


LOCATION MAP SCALE: 1" = 200'

LEGEND

EXISTING FEATURES

	EXISTING PROPERTY BOUNDARY
	EXISTING ADJOINING FRONT LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT
	EXISTING SETBACK BOUNDARY
	EXISTING FLOOD PLAIN
	EXISTING STREAM LINE
	EXISTING WETLANDS
	EXISTING BUILDING
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING SOIL TYPE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING GUIDE RAIL
	EXISTING STORM INLET AND PIPE
	EXISTING STORM ENDWALL AND PIPE
	EXISTING SANITARY SEWER
	EXISTING U/G FIRE LINE
	EXISTING U/G WATER LINE
	EXISTING U/G ELECTRIC LINE
	EXISTING U/G GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING PINE TREE
	EXISTING DECIDUOUS TREE
	EXISTING TREE & SHRUB LINE
	EXISTING SLOPES 15% - 25%
	EXISTING SLOPES 25% +



SUBDIVISION PLAN

4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/12/2022	REVISED PER TWP COMMENTS

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR ROCK HILL FARM ACQUISITIONS LLC WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

CVE ChesterValley ENGINEERS, INC. 21563
 12 Moores Road, Suite 200, Malvern, PA 19355
 610-444-0223
 www.cveinc.com

SCALE: 1" = 200' DATE: 07/06/2022 DRAWN BY: JRE. CHECKED BY: RFS. DRAWING: 156844.PLM

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

NOTE TO USER OF THESE PLANS: THESE PLANS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT AND FOR THE PURPOSES SPECIFICALLY SET FORTH HEREIN. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SHALL BE IDENTIFIED BY THE ENGINEER AND SHOWN ON THESE PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

EXCAVATIONS, TRENCHING, AND SHIELDING

ALL EXCAVATIONS, TRENCHING, AND SHIELDING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY ADMINISTRATION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

CONSTRUCTION METHODS, MATERIALS, AND QUALITY CONTROL

CONSTRUCTION METHODS, MATERIALS, AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY ADMINISTRATION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

CONSTRUCTION AND TRENCHING OPERATIONS

CONSTRUCTION AND TRENCHING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY ADMINISTRATION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

POCS SERIAL NUMBER: _____

SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
 CALL 3 WORKING DAYS BEFORE YOU DIG
 1-800-242-1776

SCALE: 1" = 200'

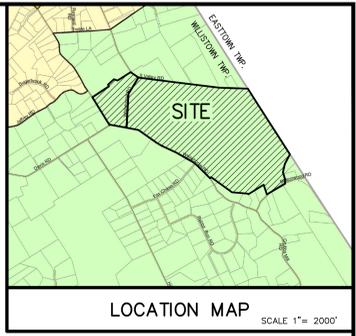
DATE: 07/06/2022

DRAWN BY: JRE.

CHECKED BY: RFS.

DRAWING: 156844.PLM

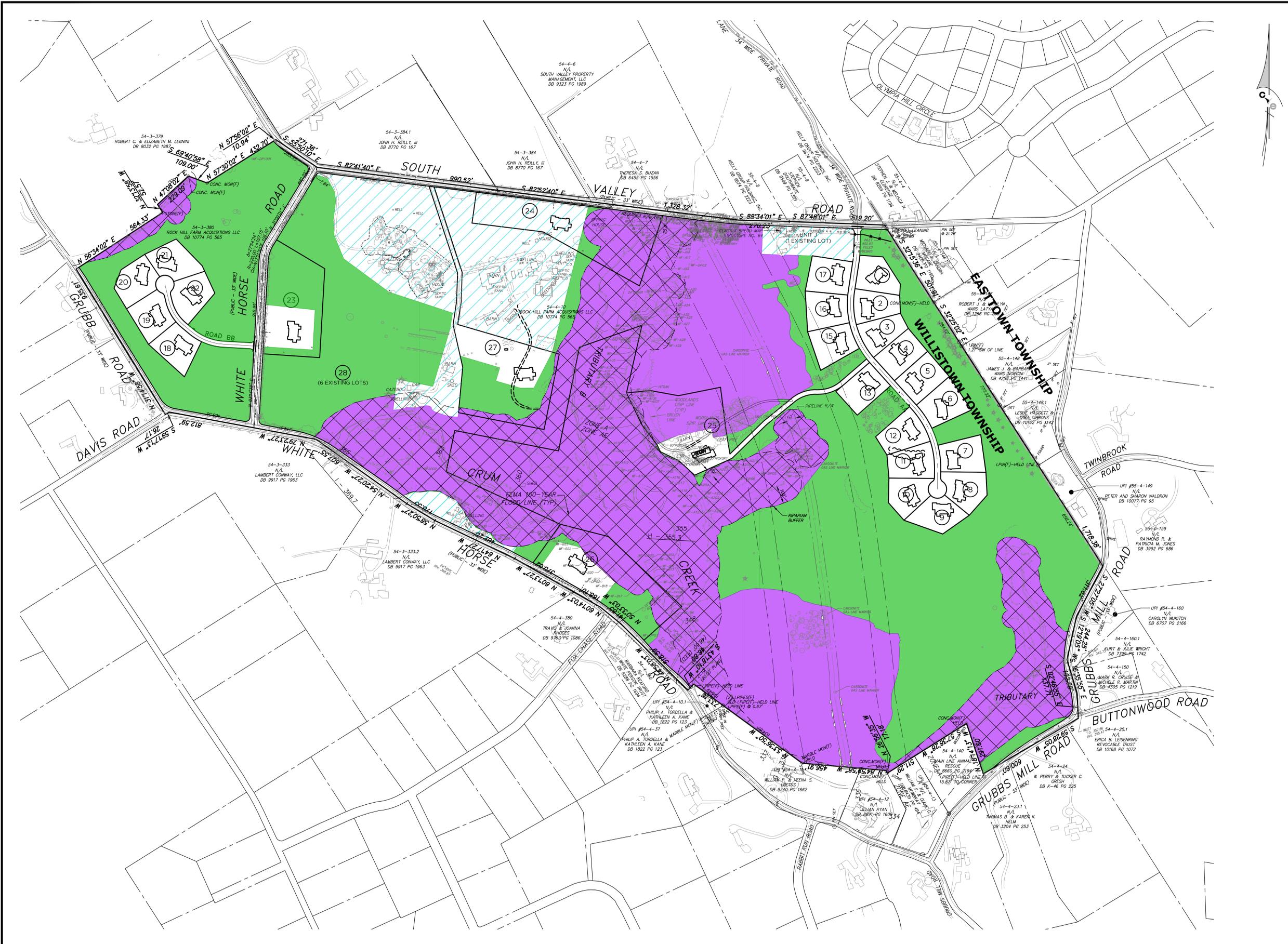
PROJECT NO.: 21563



LEGEND

EXISTING FEATURES

	EXISTING PROPERTY BOUNDARY
	EXISTING ADJOINING PROP. LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT
	EXISTING SETBACK BOUNDARY
	EXISTING FLOOD PLAIN
	EXISTING STREAM LINE
	EXISTING WETLANDS
	EXISTING BUILDING
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING SOIL TYPE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING GUIDE RAIL AND PIPE
	EXISTING STORM INLET AND PIPE
	EXISTING SANITARY SEWER
	EXISTING U/G FIRE LINE
	EXISTING U/G WATER LINE
	EXISTING U/G ELECTRIC LINE
	EXISTING U/G GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING PINE TREE
	EXISTING DECIDUOUS TREE
	EXISTING TREE & SHRUB LINE
	EXISTING SLOPES 15% - 25%
	EXISTING SLOPES 25% +
	DWELLINGS
	MINIMAL PROTECTION AREA
	STANDARD PROTECTION AREA
	HIGH PROTECTION AREA
	RIPIARIAN BUFFER, WETLANDS & FLOODPLAIN



UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

NOTICE TO USER OF THESE PLANS: THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND SHALL REMAIN THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND RECORDS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FROM THE APPROPRIATE AGENCIES.

CONSULTANTS: CHESTER VALLEY ENGINEERS, INC. CIVIL ENGINEERS & SURVEYORS
 1200 N. MARKET STREET, SUITE 200, CHESTER, PA 19380
 TEL: 610-336-1100 FAX: 610-336-1101
 WWW.CHESTERVALLEYENGINEERS.COM

DESIGNER: CHESTER VALLEY ENGINEERS, INC.
 1200 N. MARKET STREET, SUITE 200, CHESTER, PA 19380
 TEL: 610-336-1100 FAX: 610-336-1101
 WWW.CHESTERVALLEYENGINEERS.COM

DATE: 07/06/2022

SCALE: 1" = 200'

PROJECT NO.: 21563

DRAWING NO.: 010-01-001

DATE: 07/06/2022

DRAWN BY: JRE

CHECKED BY: RFS

SCALE: 1" = 200'

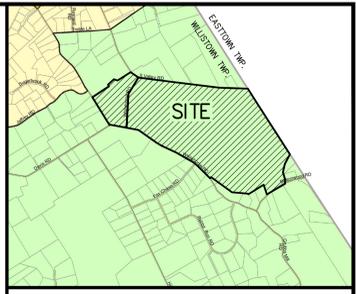
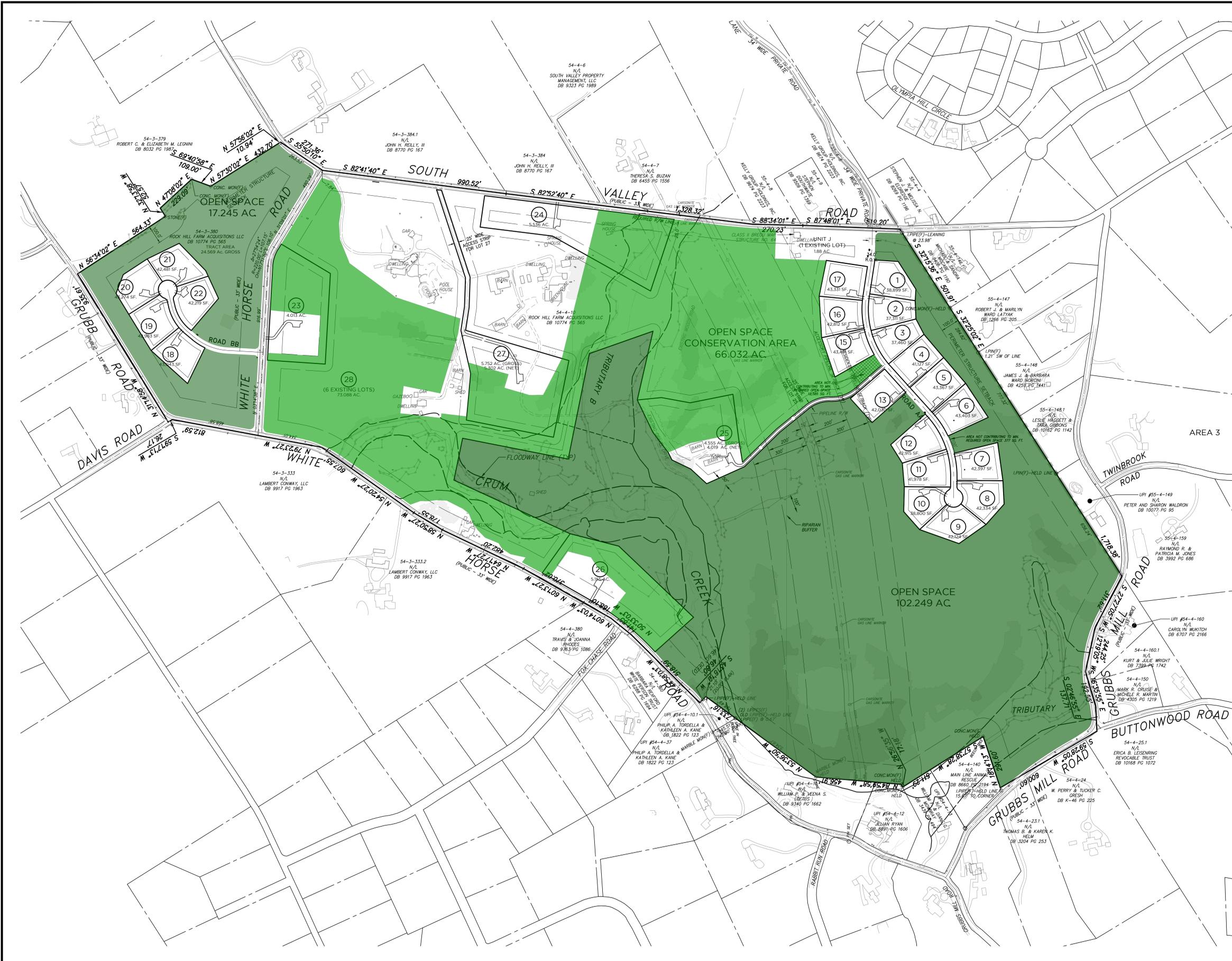
DATE: 07/06/2022

DRAWN BY: JRE

CHECKED BY: RFS

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF FLOODING	HYDROLOGIC SOIL GROUP	HYDROLOGIC SOIL GROUP	HYDROLOGIC SOIL GROUP
CaL	CLAY LOAM	0'-36"	72'-99"	NONE	NONE	D	NO
CoB	COBBLE SILT LOAM	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoA	0% TO 3% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoB	3% TO 8% SLOPES	0'-12"	72'-99"	NONE	NONE	D	YES
CoC	8% TO 15% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoD	15% TO 25% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoE	25% TO 35% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoF	35% TO 45% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoG	45% TO 55% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoH	55% TO 65% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoI	65% TO 75% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoJ	75% TO 85% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoK	85% TO 95% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoL	95% TO 100% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoM	100% TO 105% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoN	105% TO 115% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoO	115% TO 125% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoP	125% TO 135% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoQ	135% TO 145% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoR	145% TO 155% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoS	155% TO 165% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoT	165% TO 175% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoU	175% TO 185% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoV	185% TO 195% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoW	195% TO 205% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoX	205% TO 215% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoY	215% TO 225% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoZ	225% TO 235% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAA	235% TO 245% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAB	245% TO 255% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAC	255% TO 265% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAD	265% TO 275% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAE	275% TO 285% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAF	285% TO 295% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAG	295% TO 305% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAH	305% TO 315% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAI	315% TO 325% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAJ	325% TO 335% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAK	335% TO 345% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAL	345% TO 355% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAM	355% TO 365% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAN	365% TO 375% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAO	375% TO 385% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAP	385% TO 395% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAQ	395% TO 405% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAR	405% TO 415% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAS	415% TO 425% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAT	425% TO 435% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAU	435% TO 445% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAV	445% TO 455% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAW	455% TO 465% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAX	465% TO 475% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAY	475% TO 485% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoAZ	485% TO 495% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBA	495% TO 505% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBB	505% TO 515% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBC	515% TO 525% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBD	525% TO 535% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBE	535% TO 545% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBF	545% TO 555% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBG	555% TO 565% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBH	565% TO 575% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBI	575% TO 585% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBJ	585% TO 595% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBK	595% TO 605% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBL	605% TO 615% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBM	615% TO 625% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBN	625% TO 635% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBO	635% TO 645% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBP	645% TO 655% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBQ	655% TO 665% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBR	665% TO 675% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBS	675% TO 685% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBT	685% TO 695% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBU	695% TO 705% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBV	705% TO 715% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBW	715% TO 725% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBX	725% TO 735% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBY	735% TO 745% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoBZ	745% TO 755% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCA	755% TO 765% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCB	765% TO 775% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCC	775% TO 785% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCD	785% TO 795% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCE	795% TO 805% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCF	805% TO 815% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCG	815% TO 825% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCH	825% TO 835% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCI	835% TO 845% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCJ	845% TO 855% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCK	855% TO 865% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCL	865% TO 875% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCM	875% TO 885% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCN	885% TO 895% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCO	895% TO 905% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCP	905% TO 915% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCQ	915% TO 925% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCR	925% TO 935% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCS	935% TO 945% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCT	945% TO 955% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCU	955% TO 965% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCV	965% TO 975% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCW	975% TO 985% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCX	985% TO 995% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCY	995% TO 1005% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoCZ	1005% TO 1015% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDA	1015% TO 1025% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDB	1025% TO 1035% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDC	1035% TO 1045% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDD	1045% TO 1055% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDE	1055% TO 1065% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDF	1065% TO 1075% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDG	1075% TO 1085% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDH	1085% TO 1095% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDI	1095% TO 1105% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDJ	1105% TO 1115% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDK	1115% TO 1125% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES
CoDL	1125% TO 1135% SLOPES	0'-12"	72'-99"	NONE	NONE	C/D	YES



LEGEND

EXISTING FEATURES

[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJOINING FRONT LINE
[Symbol]	EXISTING RIGHT-OF-WAY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK BOUNDARY
[Symbol]	EXISTING FLOOD PLAIN
[Symbol]	EXISTING STREAM LINE
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING 2' CONTOURS
[Symbol]	EXISTING 10' CONTOURS
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING SOIL TYPE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING GUIDE RAIL
[Symbol]	EXISTING STORM INLET AND PIPE
[Symbol]	EXISTING STORM ENDWALL AND PIPE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING U/G WATER LINE
[Symbol]	EXISTING U/G ELECTRIC LINE
[Symbol]	EXISTING U/G TELEPHONE LINE
[Symbol]	EXISTING U/G GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING PINE TREE
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING TREE & SHRUB LINE
[Symbol]	EXISTING SLOPES 15% - 25%
[Symbol]	EXISTING SLOPES 25% +
[Symbol]	HOA OWNED AREA - OPEN SPACE
[Symbol]	CONSERVATION AREA - OPEN SPACE
[Symbol]	CONDOMINIUM AREA - OPEN SPACE
[Symbol]	AREA NOT CONTRIBUTING TO MIN. REQUIRED OPEN SPACE TO MIN. REQUIRED

OSC OPEN SPACE CALCULATIONS

GROSS TRACT AREAS:

54-3-380	24,569 AC.
54-4-10	222,092 AC.
TOTAL:	246,661 AC.

REQUIRED OPEN SPACE

75% OF GROSS TRACT AREA = 184,996 AC.

PROVIDED OPEN SPACE

OPEN SPACE HOA	= 751,195 S.F. = 17.245 AC.
OPEN SPACE CONSERVATION	= 2,876,356 S.F. = 66.032 AC.
OPEN SPACE CONDOMINIUM	= 4,453,080 S.F. = 102.249 AC.
TOTAL OPEN SPACES	= 8,081,631 S.F. = 185,526 AC.

LESS AREAS NOT CONTRIBUTING TO MIN. OPEN SPACE = 0.298 AC.

NET OPEN SPACE PROVIDED = 185,229 AC. (75.1% OF GROSS TRACT AREA)

MAX. AREA OF OPEN SPACE WITHIN FLOOD, WETLANDS AND SLOPES >25% IN OPEN SPACE = 80% X 185,229 AC. = 148,183 AC.

AREAS WITHIN:

FLOOD	= 1,576,205 S.F. = 36.185 AC.
WETLANDS*	= 335,013 S.F. = 7.691 AC.
SLOPES >25%	= 375,875 S.F. = 8.674 AC.
TOTAL	= 2,287,093 S.F. = 52,550 AC.
52,500 AC. / 185,229 AC. = 28.34%	

*WETLANDS AREAS SHOWN IS THAT OUTSIDE FLOODPLAIN AREA.

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

NOTICE TO USER OF THESE PLANS: THESE PLANS AND SURVEYS WERE PREPARED BY CHESTER VALLEY ENGINEERS, INC. UNDER CONTRACT TO ROCK HILL FARM ACQUISITIONS, LLC. THE USER OF THESE PLANS IS ADVISED THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO CHESTER VALLEY ENGINEERS, INC. BY THE CLIENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO CHESTER VALLEY ENGINEERS, INC. BY THE CLIENT.

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF FLOODING	HYDROLOGIC GROUP	HYDROLOGIC SOIL GROUP	HYDROLOGIC SOIL RATING
CaL	CLAY LOAM	0'-36"	72'-99"	NONE	NONE	D	NO
CaS	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	C/D	YES
CaB	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	D	YES
CaC	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	C/D	YES
CaD	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	C/D	YES
CaE	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	B	NO
CaF	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	B	NO
CaG	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaH	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaI	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaJ	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaK	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaL	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaM	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaN	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaO	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaP	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaQ	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaR	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaS	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaT	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaU	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaV	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaW	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaX	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaY	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO
CaZ	CLAY SILT LOAM	0'-12"	72'-99"	NONE	NONE	A	NO

SOILS LIST (Continued)

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF FLOODING	HYDROLOGIC GROUP	HYDROLOGIC SOIL GROUP	HYDROLOGIC SOIL RATING
HATBORO SILT LOAM	HATBORO SILT LOAM	0'-6"	80'-99"	FREQUENT	NONE	B/D	YES
MOUNT LUCAS SILT LOAM	MOUNT LUCAS SILT LOAM	0'-6"	80'-99"	FREQUENT	NONE	B/D	YES
PARKER GRAVELLY LOAM	PARKER GRAVELLY LOAM	0'-12"	48'-99"	NONE	NONE	C/D	NO
GLADSTONE GRAVELLY LOAM	GLADSTONE GRAVELLY LOAM	0'-12"	48'-99"	NONE	NONE	A	NO
PARKER LOAM	PARKER LOAM	0'-12"	48'-99"	NONE	NONE	A	NO
GLADSTONE GRAVELLY LOAM	GLADSTONE GRAVELLY LOAM	0'-12"	48'-99"	NONE	NONE	A	NO
TOWHEE SILT LOAM	TOWHEE SILT LOAM	0'-6"	48'-99"	NONE	NONE	C/D	YES

OPEN SPACE PLAN

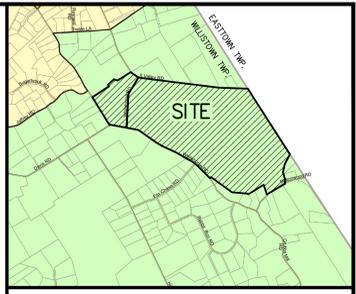
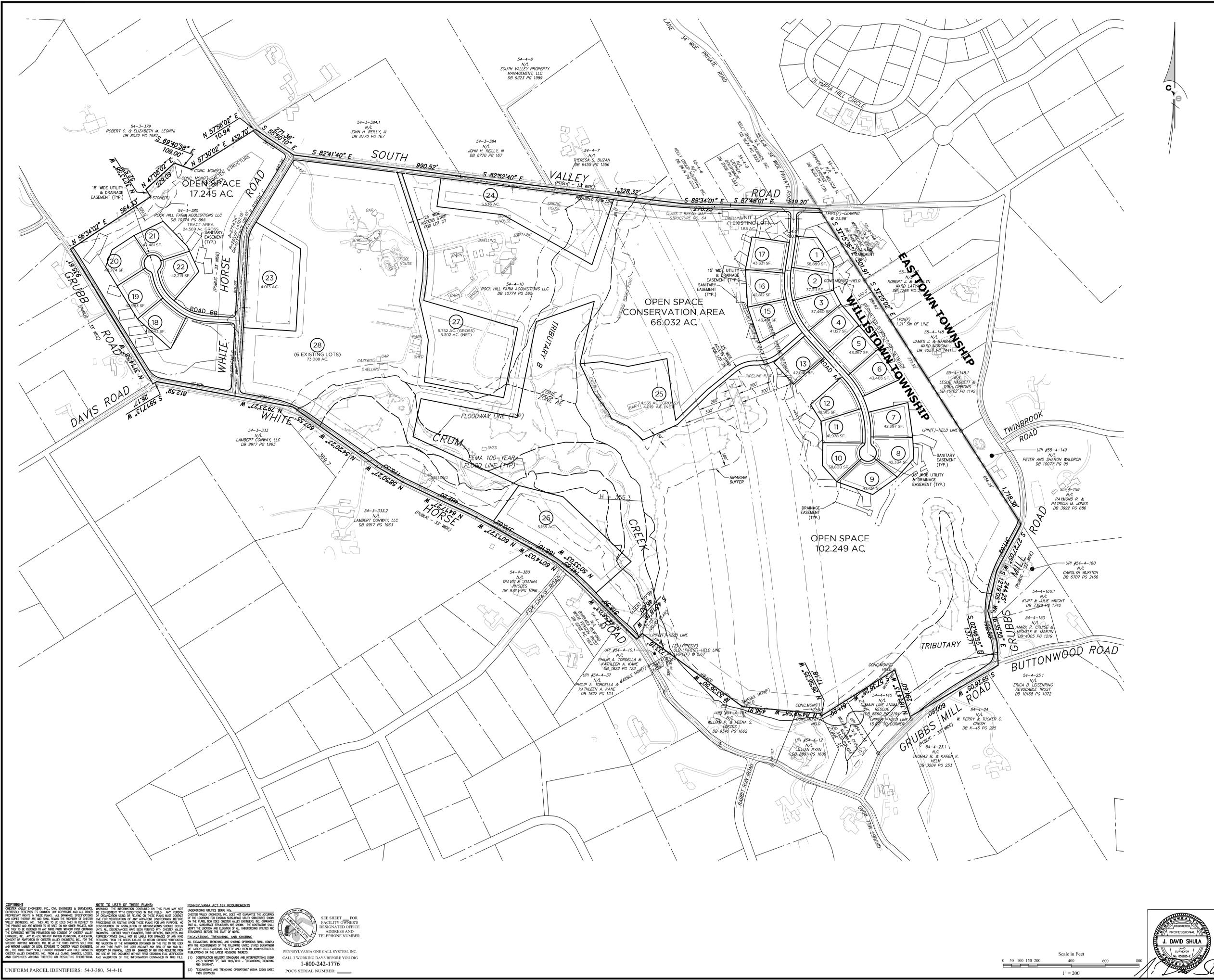
4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/12/2022	REVISED PER TWP COMMENTS

PRELIMINARY LAND DEVELOPMENT PLAN
FOR
ROCK HILL FARM ACQUISITIONS LLC
WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

CVE ChesterValley ENGINEERS, INC. 21563

12 Moores Road, Suite 200, Malvern, PA 19355
610-444-0223
www.cveinc.com

SCALE: 1" = 200' DATE: 07/06/2022 DRAWN BY: JRE CHECKED BY: RFS



LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING FRONT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED FIRE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL

COPYRIGHT
 CHESTER VALLEY ENGINEERS, INC. CIVIL ENGINEERS & SURVEYORS.
 ALL RIGHTS RESERVED TO CHESTER VALLEY ENGINEERS, INC. FOR THE YEAR 2022.

NOTE TO USER OF THESE PLANS:
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO CHESTER VALLEY ENGINEERS, INC. AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PENNSYLVANIA ACT 157 REQUIREMENTS
 UNDERGROUND UTILITY SYMBOL NO. _____
 CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED IN THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

SEE SHEET _____ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
 CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776

POCS SERIAL NUMBER: _____

PROFESSIONAL ENGINEER
J. DAVID SHUVA
 LICENSE NO. 000548
 CIVIL ENGINEER

ChesterValley ENGINEERS, INC.
 12 Moores Road, Suite 200, Malvern, PA 19355
 610-444-0223
 www.cheestervalley.com

TITLE PLAN

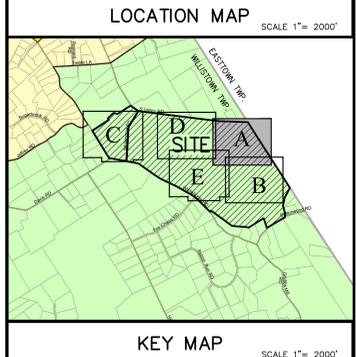
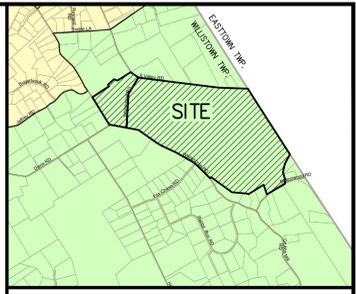
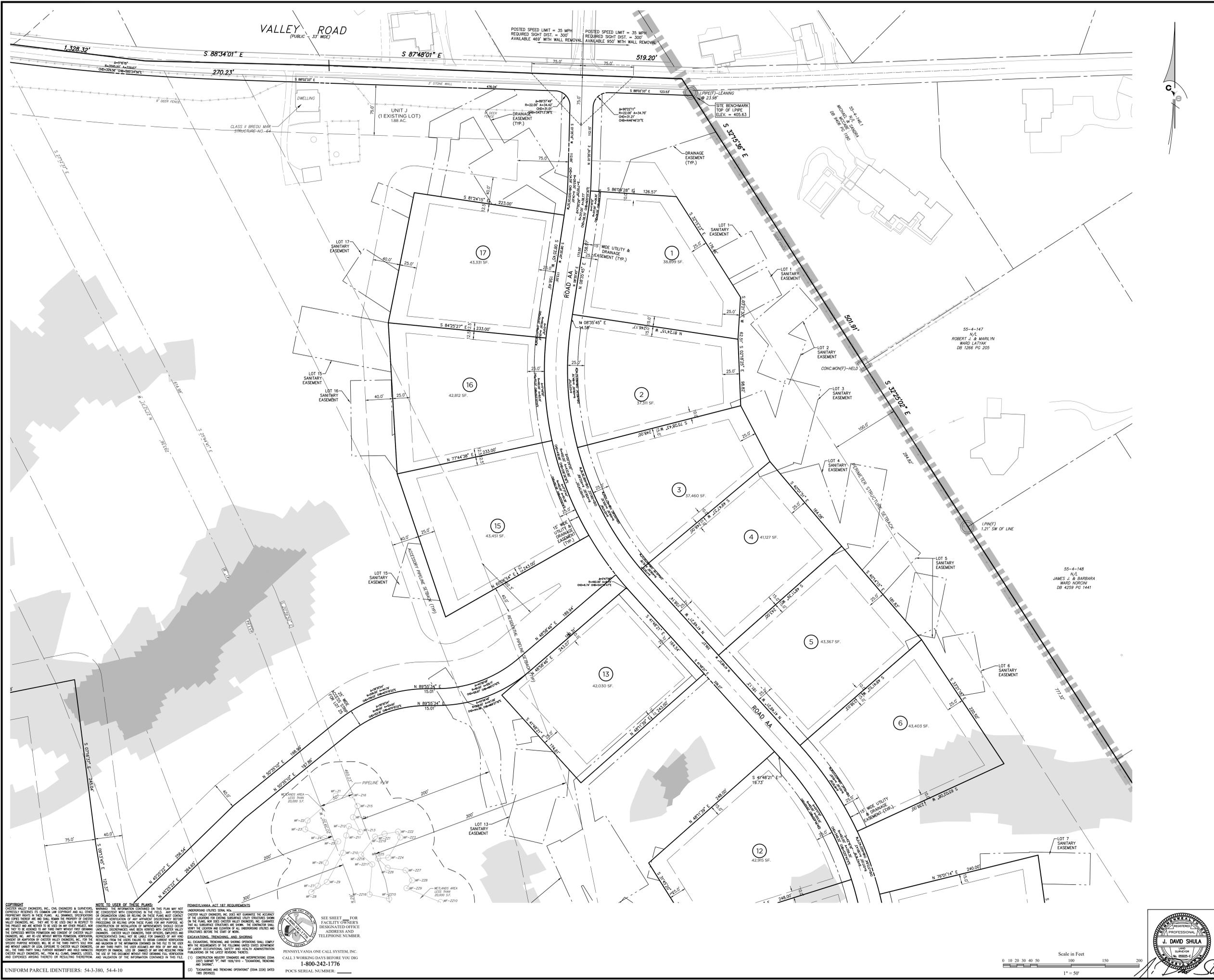
4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/12/2022	REVISED PER TWP COMMENTS

NO. DATE REVISION

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR
ROCK HILL FARM ACQUISITIONS LLC
 WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Scale in Feet
 0 50 100 150 200 400 600 800
 1" = 200'

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 200'	07/06/2022	JRE	RFS	



LEGEND

EXISTING FEATURES

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING STORM INLET AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SANITARY SEWER
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PINE TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +

PROPOSED FEATURES

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED SANITARY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED STORM PIPE AND INLET
- PROPOSED STORM PIPE AND CLEANOUT
- PROPOSED PIPE FLOW ARROW
- PROPOSED WATER MAIN
- PROPOSED WATER WELL

DETAILED TITLE PLAN

4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/12/2022	REVISED PER TWP COMMENTS
NO.	DATE	REVISION

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR ROCK HILL FARM ACQUISITIONS LLC WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ROCK HILL FARM ACQUISITIONS LLC

WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

J. DAVID SHULIA
PROFESSIONAL ENGINEER
1208 SUPERIOR
WILLISTOWN, PA 19380-4104

CVE ChesterValley ENGINEERS, INC.
12 Moores Road, Suite 200, Malvern, PA 19355
610-644-9223
www.cveinc.com

21563

SCALE: 1" = 50'

DATE: 07/04/2022
DRAWN BY: JRE
CHECKED BY: RFS
DRAWING

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

NOTE TO USER OF THESE PLANS: THESE PLANS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO CHESTER VALLEY ENGINEERS, INC. BY OTHER SOURCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO CHESTER VALLEY ENGINEERS, INC. BY OTHER SOURCES.

PENNSYLVANIA ACT 187 REQUIREMENTS

EXCAVATIONS, TRENCHING, AND SHIELDING

CONSTRUCTION SAFETY STANDARDS AND REGULATIONS

POCS SERIAL NUMBER:

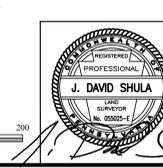
SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

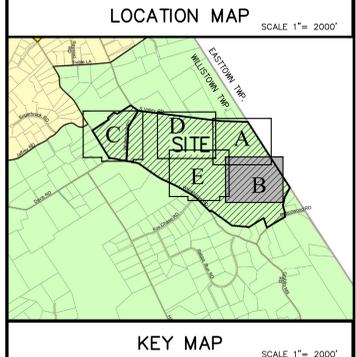
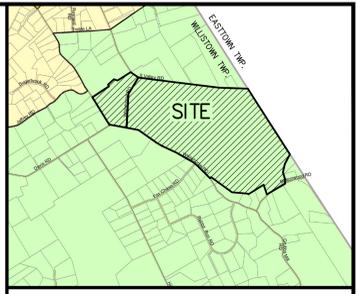
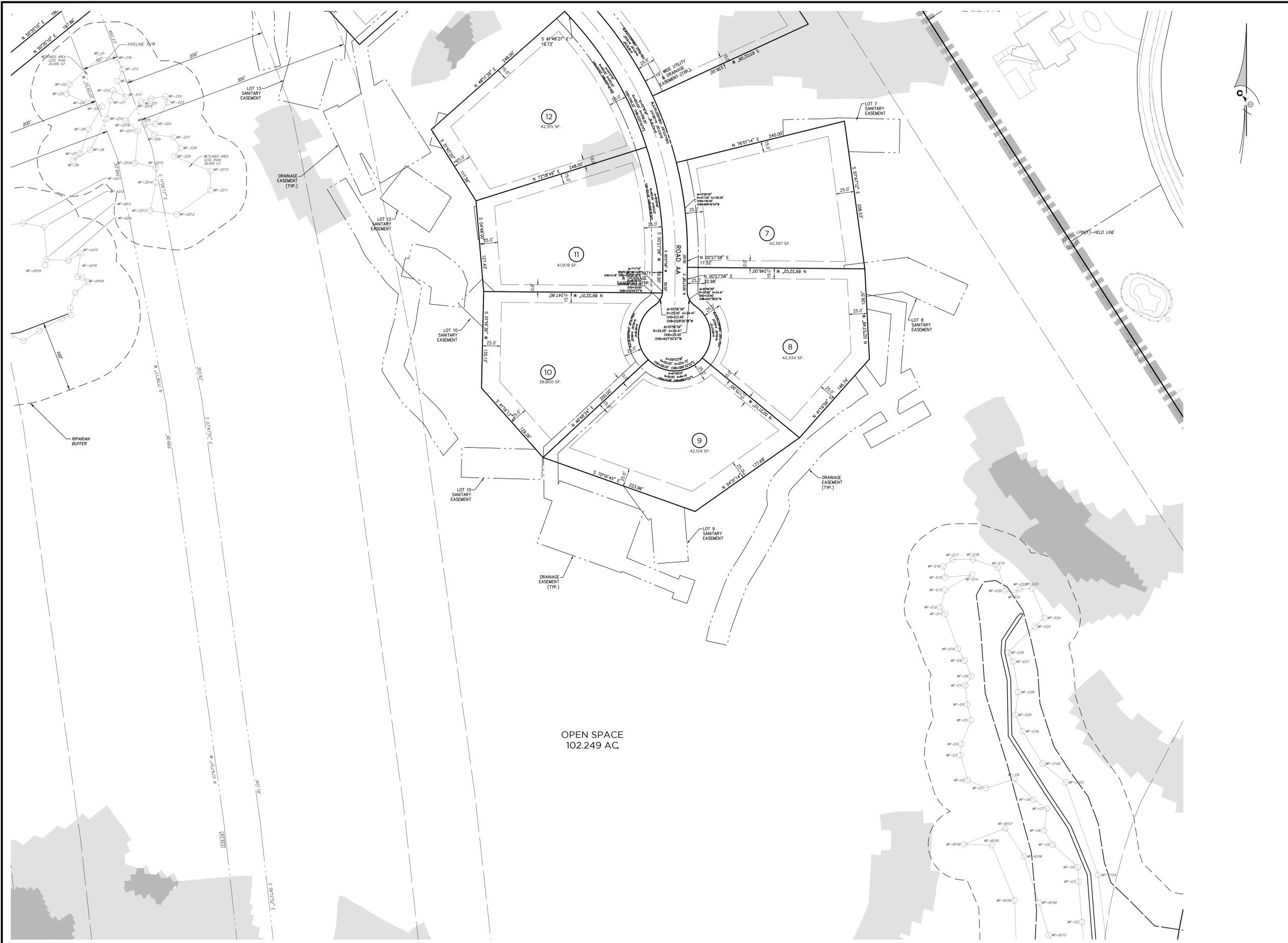
PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

SCALE: 1" = 50'

0 10 20 30 40 50 100 150 200





LEGEND

EXISTING FEATURES	
[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJOINING PROP. LINE
[Symbol]	EXISTING RIGHT-OF-WAY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK BOUNDARY
[Symbol]	EXISTING FLOOD PLAIN
[Symbol]	EXISTING STREAM LINE
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING 2' CONTOURS
[Symbol]	EXISTING 10' CONTOURS
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING SOIL TYPE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING GUIDE RAIL
[Symbol]	EXISTING STORM INLET AND PIPE
[Symbol]	EXISTING STORM ENDWALL AND PIPE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING U/G FIRE LINE
[Symbol]	EXISTING U/G WATER LINE
[Symbol]	EXISTING U/G ELECTRIC LINE
[Symbol]	EXISTING U/G TELEPHONE LINE
[Symbol]	EXISTING U/G GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING PINE TREE
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING TREE & SHRUB LINE
[Symbol]	EXISTING SLOPES 15% - 25%
[Symbol]	EXISTING SLOPES 25% +
PROPOSED FEATURES	
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED SETBACK LINE
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED SANITARY EASEMENT
[Symbol]	PROPOSED DRAINAGE EASEMENT
[Symbol]	PROPOSED 2' CONTOURS
[Symbol]	PROPOSED 10' CONTOURS
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED STORM PIPE AND INLET
[Symbol]	PROPOSED STORM PIPE AND MANHOLE
[Symbol]	PROPOSED STORM PIPE AND CLEANOUT
[Symbol]	PROPOSED PIPE FLOW ARROW
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED WATER WELL

COPYRIGHT
 CHESTER VALLEY ENGINEERS, INC. CIVIL ENGINEERS & SURVEYORS.
 ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY 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 PERMISSION IN WRITING FROM CHESTER VALLEY ENGINEERS, INC.

NOTE TO USER OF THESE PLANS:
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THESE PLANS.

PENNSYLVANIA ACT 187 REQUIREMENTS:
 UNDERGROUND UTILITY SIGNALING: CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY OPERATIONS SHOWN ON THESE PLANS. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE COMMONWEALTH OF PENNSYLVANIA PRIOR TO CONSTRUCTION.

EXCAVATIONS, TRENCHING, AND SHIELDING:
 ALL EXCAVATIONS, TRENCHING, AND SHIELDING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY ADMINISTRATION (DOT/PA) AND THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL OF PRACTICES FOR SHIELDING OPERATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE COMMONWEALTH OF PENNSYLVANIA PRIOR TO CONSTRUCTION.

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10



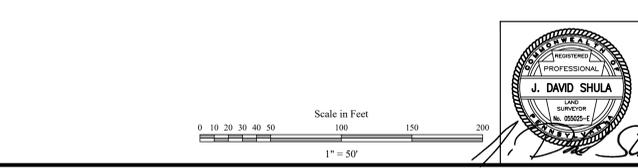
SEE SHEET _____ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC. CALL 2 WORKING DAYS BEFORE YOU DIG 1-800-242-1776

POCS SERIAL NUMBER: _____

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

OPEN SPACE
 102.249 AC.



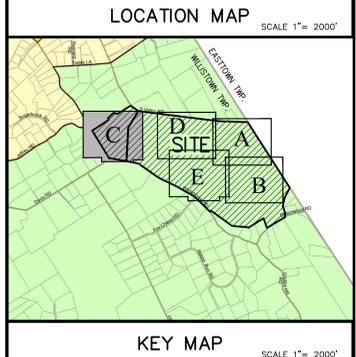
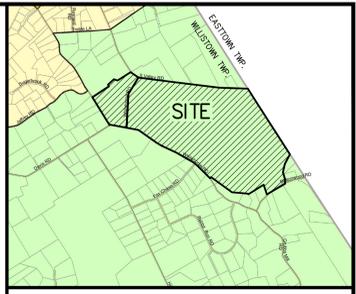
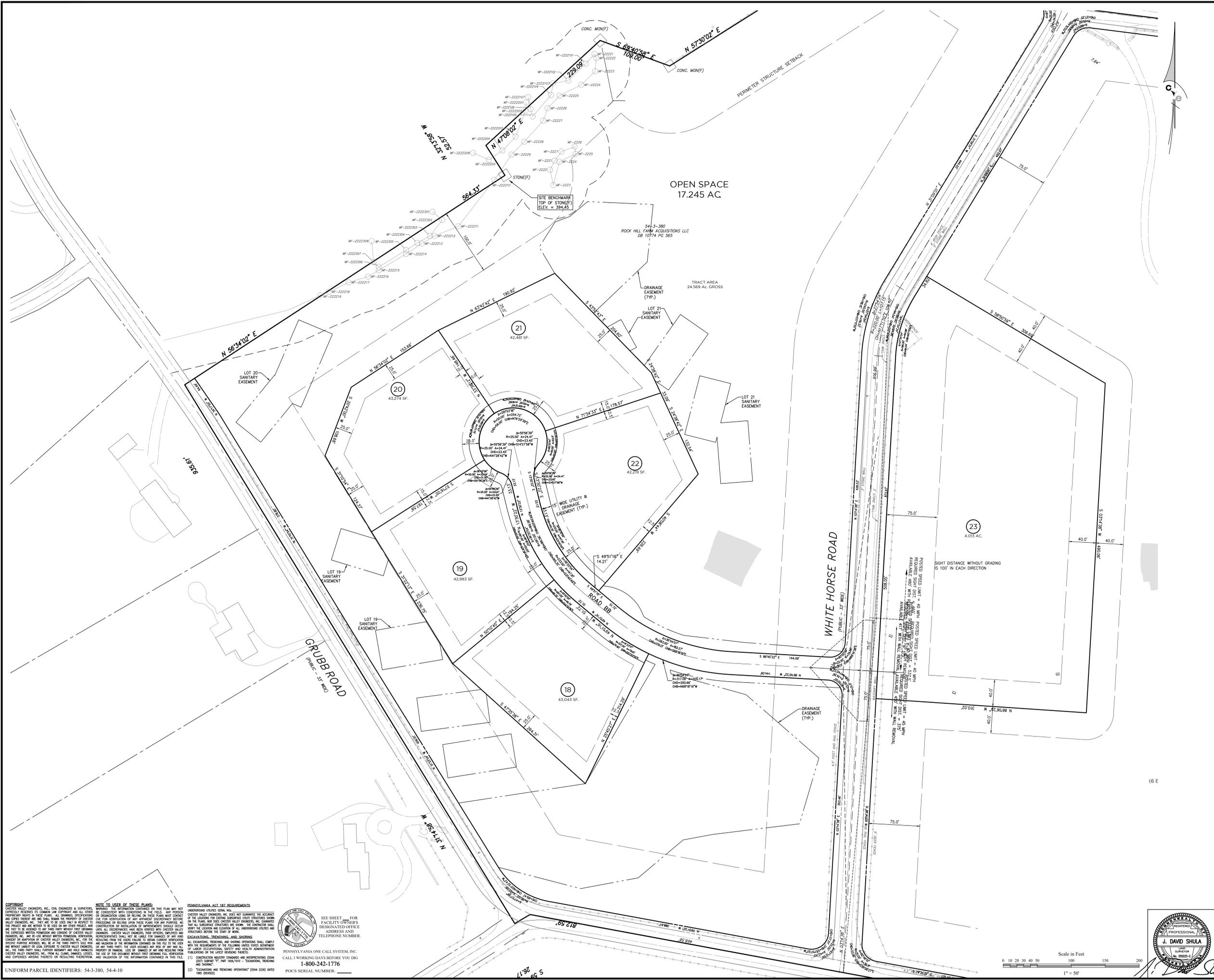
DETAILED TITLE PLAN

NO.	DATE	REVISION
4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/12/2022	REVISED PER TWP COMMENTS

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR
ROCK HILL FARM ACQUISITIONS LLC
 WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

CVE ChesterValley ENGINEERS, INC. PROJECT NO. 21563
 12 Moores Road, Suite 200, Malvern, PA 19355
 610-444-9223
 www.cveinc.com F.B.

SCALE: 1" = 50' DATE: 07/06/2022 DRAWN BY: JRE CHECKED BY: RFS



LEGEND

EXISTING FEATURES	
---	EXISTING PROPERTY BOUNDARY
---	EXISTING ADJOINING PROP. LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING EASEMENT
---	EXISTING SETBACK BOUNDARY
---	EXISTING FLOOD PLAN
---	EXISTING STREAM LINE
---	EXISTING WETLANDS
---	EXISTING BUILDING
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	EXISTING SPOT ELEVATION
---	EXISTING SOIL TYPE
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING FENCE
---	EXISTING GUIDE RAIL
---	EXISTING STORM INLET AND PIPE
---	EXISTING STORM ENDWALL AND PIPE
---	EXISTING SANITARY SEWER
---	EXISTING U/G FIRE LINE
---	EXISTING U/G WATER LINE
---	EXISTING U/G ELECTRIC LINE
---	EXISTING U/G TELEPHONE LINE
---	EXISTING U/G GAS LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	EXISTING UTILITY POLE
---	EXISTING PINE TREE
---	EXISTING DECIDUOUS TREE
---	EXISTING TREE & SHRUB LINE
---	EXISTING SLOPES 15% - 25%
---	EXISTING SLOPES 25% +
PROPOSED FEATURES	
---	PROPOSED LOT LINE
---	PROPOSED SETBACK LINE
---	PROPOSED BUILDING
---	PROPOSED PAVEMENT
---	PROPOSED CENTERLINE
---	PROPOSED SANITARY EASEMENT
---	PROPOSED DRAINAGE EASEMENT
---	PROPOSED 2' CONTOURS
---	PROPOSED 10' CONTOURS
---	PROPOSED SPOT ELEVATION
---	PROPOSED STORM PIPE AND INLET
---	PROPOSED STORM PIPE AND MANHOLE
---	PROPOSED STORM PIPE AND CLEANOUT
---	PROPOSED PIPE FLOW ARROW
---	PROPOSED WATER MAIN
---	PROPOSED WATER WELL

COPYRIGHT
CHESTER VALLEY ENGINEERS, INC., CIVIL ENGINEERS & SURVEYORS.
ALL RIGHTS RESERVED TO CHESTER VALLEY ENGINEERS, INC. FOR THE YEAR 2023.
NO PART OF THIS DOCUMENT IS 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 CHESTER VALLEY ENGINEERS, INC.

NOTE TO USER OF THESE PLANS:
THESE PLANS AND THE INFORMATION CONTAINED THEREON ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM ANY AND ALL REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CHESTER VALLEY ENGINEERS, INC.

PENNSYLVANIA ACT 187 REQUIREMENTS
UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776

POCS SERIAL NUMBER:



EXCAVATIONS, TRENCHING, AND SHIELDING
ALL EXCAVATIONS, TRENCHING, AND SHIELDING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS OF THE LATEST REVISIONS THEREOF:
(1) CONSTRUCTION INDUSTRY CONSENSUS DOCS AND RECOMMENDED PRACTICES 2007 STANDARD 30, PART 1004/1010 - TRENCHING, TRENCHING AND SHIELDING
(2) TRENCHING AND TRENCHING OPERATIONS (OSHA 2200) DATED 1995 (REVISED)

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CENTERLINE
PROPOSED SANITARY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED STORM PIPE AND INLET
PROPOSED STORM PIPE AND MANHOLE
PROPOSED STORM PIPE AND CLEANOUT
PROPOSED PIPE FLOW ARROW
PROPOSED WATER MAIN
PROPOSED WATER WELL

DETAILED TITLE PLAN

NO.	DATE	REVISION
4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/12/2022	REVISED PER TWP COMMENTS

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR ROCK HILL FARM ACQUISITIONS LLC WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

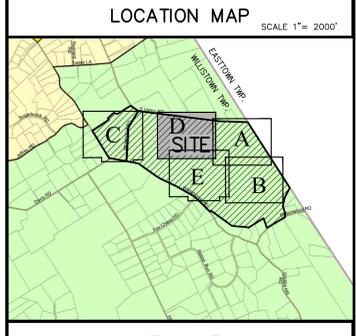
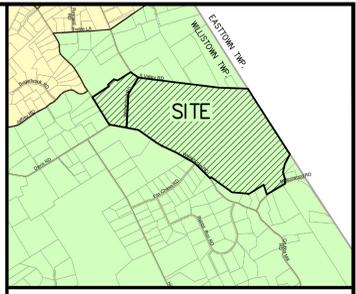
ChesterValley ENGINEERS, INC.
12 Moores Road, Suite 200, Malvern, PA 19355
610-444-0223
www.cheestervalley.com

J. DAVID SHULA
PROFESSIONAL ENGINEER
LICENSE NO. 100888-E

21563

Scale in Feet
1" = 50'

Scale: 1" = 50'
Date: 07/04/2022
Drawn by: JRE
Checked by: RFS
Drawing: 11



LEGEND

EXISTING FEATURES	
[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJOINING PROP. LINE
[Symbol]	EXISTING RIGHT-OF-WAY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK BOUNDARY
[Symbol]	EXISTING FLOOD PLAIN
[Symbol]	EXISTING STREAM LINE
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING 2' CONTOURS
[Symbol]	EXISTING 10' CONTOURS
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING SOIL TYPE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING GUIDE RAIL
[Symbol]	EXISTING STORM INLET AND PIPE
[Symbol]	EXISTING STORM ENDWALL AND PIPE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING U/G FIRE LINE
[Symbol]	EXISTING U/G WATER LINE
[Symbol]	EXISTING U/G ELECTRIC LINE
[Symbol]	EXISTING U/G TELEPHONE LINE
[Symbol]	EXISTING U/G GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING PINE TREE
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING TREE & SHRUB LINE
[Symbol]	EXISTING SLOPES 15% - 25%
[Symbol]	EXISTING SLOPES 25% +
PROPOSED FEATURES	
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED SETBACK LINE
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED SANITARY EASEMENT
[Symbol]	PROPOSED DRAINAGE EASEMENT
[Symbol]	PROPOSED 2' CONTOURS
[Symbol]	PROPOSED 10' CONTOURS
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED STORM PIPE AND INLET
[Symbol]	PROPOSED STORM PIPE AND MANHOLE
[Symbol]	PROPOSED STORM PIPE AND CLEANHOLE
[Symbol]	PROPOSED PIPE FLOW ARROW
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED WATER WELL

NOTE TO USER OF THESE PLANS:
 THESE PLANS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO CHESTER VALLEY ENGINEERS, INC. BY ANY THIRD PARTY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PENNSYLVANIA ACT 187 REQUIREMENTS:
 UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

SEE SHEET FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
 CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776

POCS SERIAL NUMBER: _____

Scale in Feet
 0 10 20 30 40 50 100 150 200
 1" = 50'

Scale 1" = 2000'

Scale 1" = 2000'

DETAILED TITLE PLAN

4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/12/2022	REVISED PER TWP COMMENTS
NO.	DATE	REVISION

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR ROCK HILL FARM ACQUISITIONS LLC WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

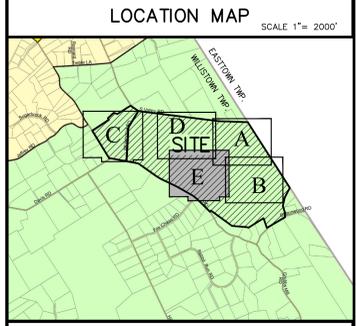
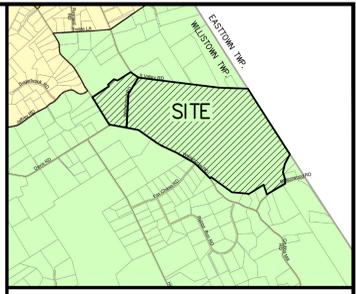
PROFESSIONAL ENGINEER
J. DAVID SHULA
 1208
 SUPERVISOR
 No. 000584-E

ChesterValley ENGINEERS, INC.
 120 Moore Road, Suite 200, Malvern, PA 19355
 610-444-9223
 www.cve-engineers.com

PROJECT NO. 21563

SCALE DATE 07/06/2022 DRAWN BY JRE CHECKED BY RFS DRAWING

J:\Projects\21563\Rock Hill Farm\21563.dwg, 11/15/2023, 12:14:46 PM, SHEET 4D OF 19



LEGEND

EXISTING FEATURES	
	EXISTING PROPERTY BOUNDARY
	EXISTING ADJOINING PROP. LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT
	EXISTING SETBACK BOUNDARY
	EXISTING FLOOD PLAN
	EXISTING STREAM LINE
	EXISTING WETLANDS
	EXISTING BUILDING
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING SOIL TYPE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING GUIDE RAIL
	EXISTING STORM INLET AND PIPE
	EXISTING STORM ENDWALL AND PIPE
	EXISTING SANITARY SEWER
	EXISTING U/G FIRE LINE
	EXISTING U/G WATER LINE
	EXISTING U/G ELECTRIC LINE
	EXISTING U/G TELEPHONE LINE
	EXISTING U/G GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING PINE TREE
	EXISTING DECIDUOUS TREE
	EXISTING TREE & SHRUB LINE
	EXISTING SLOPES 15% - 25%
	EXISTING SLOPES 25% +
PROPOSED FEATURES	
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED CENTERLINE
	PROPOSED SANITARY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED 2' CONTOURS
	PROPOSED 10' CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED STORM PIPE AND INLET
	PROPOSED STORM PIPE AND MANHOLE
	PROPOSED STORM PIPE AND CLEANOUT
	PROPOSED PIPE FLOW ARROW
	PROPOSED WATER MAIN
	PROPOSED WATER WELL

COPYRIGHT
 CHESTER VALLEY ENGINEERS, INC. ENGINEERS & SURVEYORS.
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY 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 CHESTER VALLEY ENGINEERS, INC.

NOTE TO USER OF THESE PLANS:
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHESTER VALLEY ENGINEERS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CHESTER VALLEY ENGINEERS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES ARISING FROM THE USE OF THESE PLANS.

PENNSYLVANIA ACT 187 REQUIREMENTS:
 UNDERGROUND UTILITIES SHALL BE IDENTIFIED BY THE USER OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
 CALL A WORKING DAY BEFORE YOU DIG
 1-800-242-1776

POCS SERIAL NUMBER:

POSTED SPEED LIMIT = 40 MPH
 REQUIRED SIGN DIST. = 460'

POSTED SPEED LIMIT = 40 MPH
 REQUIRED SIGN DIST. = 537'

EXCAVATIONS, TRENCHING, AND SHIELDING
 ALL EXCAVATIONS, TRENCHING, AND SHIELDING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS OF THE LATEST REVISIONS THEREOF:
 29 CFR PART 1926 SUBPART S - TRENCHING, SHIELDING AND SHIELDING

UNIFORM PARCEL IDENTIFIERS: 54-3-380, 54-4-10

DETAILED TITLE PLAN

NO.	DATE	REVISION
4	10/24/2023	REVISED PER TOWNSHIP ENGINEER'S 8/10/2023 REVIEW
3	07/07/2023	REVISED PER TWP COMMENTS
2	04/17/2023	REVISED PER TWP COMMENTS
1	12/17/2022	REVISED PER TWP COMMENTS

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR
ROCK HILL FARM ACQUISITIONS LLC
 WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PROFESSIONAL ENGINEER
J. DAVID SHULIA
 LICENSE NO. 000884-F

ChesterValley ENGINEERS, INC.
 12 Moores Road, Suite 200, Malvern, PA 19355
 610-444-9223
 www.cheestervalley.com

PROJECT NO. 21563

SCALE 1" = 50'
DATE 07/04/2022
DRAWN BY JRE
CHECKED BY RFS