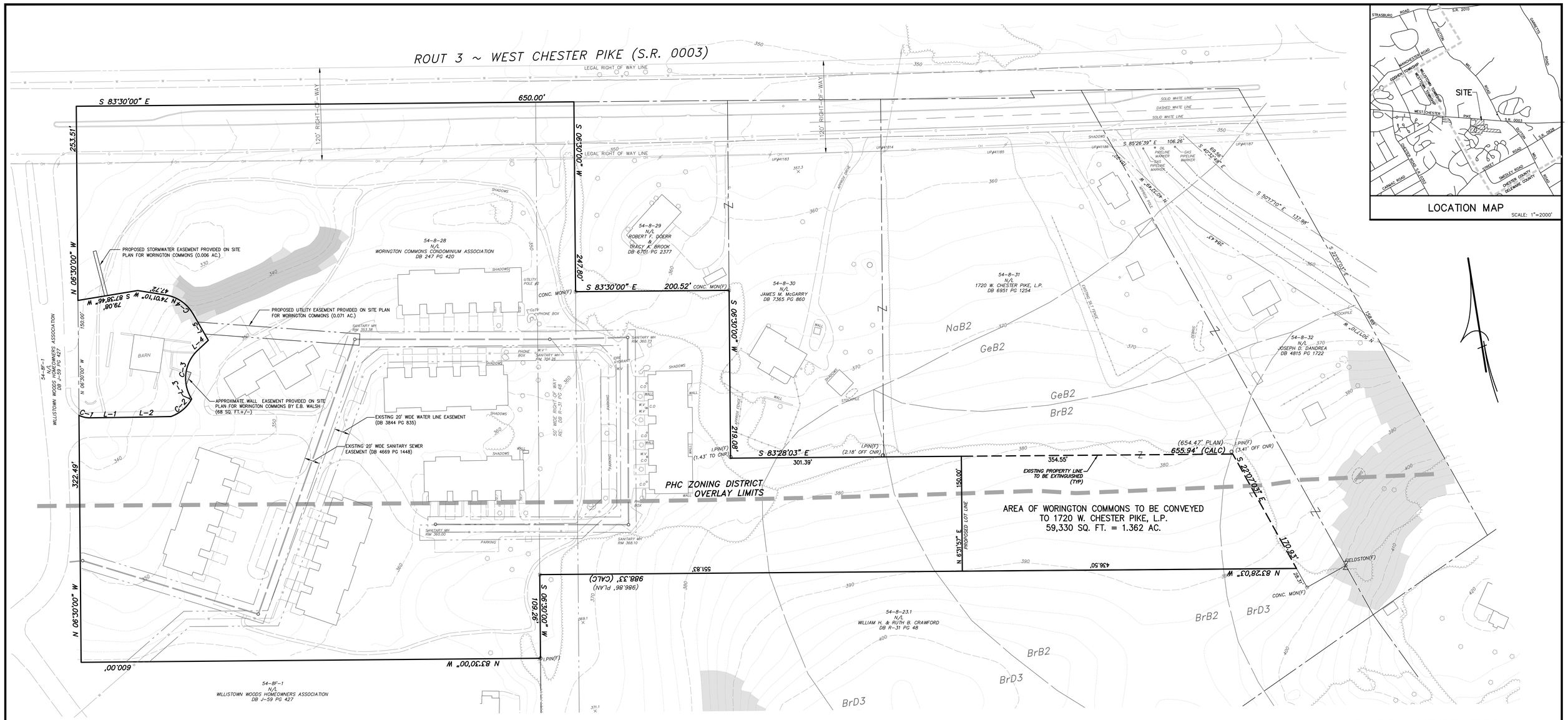

LOCATION MAP

SCALE: 1"=2000'

LEGEND

- 202 — EXISTING 2' CONTOURS
- 210 — EXISTING 10' CONTOURS
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EcB2 / BdA — SOILS LINE AND DESCRIPTION
- G — EXISTING UNDERGROUND GAS LINE
- EXISTING TREE & SHRUB LINE
- STEEP SLOPES 15~25%
- STEEP SLOPES 25% AND GREATER
- EXISTING PIPELINE

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR: WINTER GRADING	ROAD SUBGRADE	ROAD FILL	TOPSOIL	CHARACTERISTICS THAT AFFECT: FARM POND EMBANKMENTS
BRANDYWINE LOAM								
BrB2	3% TO 8% SLOPES MODERATELY ERODED	10' PLUS	3' TO 4'	GOOD	GOOD	GOOD	FAIR	RAPID PERMEABILITY
BrD3	15% TO 25% SLOPES SEVERLY ERODED	10' PLUS	3' TO 4'	GOOD	GOOD	GOOD	FAIR	RAPID PERMEABILITY
GLENELG CHANNERY SILT LOAM								
GeB2	3% TO 8% SLOPES MODERATELY ERODED	5' PLUS	3' TO 5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	PERMEABILITY
GeC3	8% TO 15% SLOPES SEVERLY ERODED	5' PLUS	3' TO 5'	FAIR	FAIR	FAIR TO GOOD	VERY POOR	PERMEABILITY
GLENVILLE SILT LOAM								
GvB2	3% TO 8% SLOPES MODERATELY ERODED	1' TO 1~1/2'	3' TO 6'	FAIR	POOR TO FAIR	POOR	GOOD	–
NESHAMINY GRAVELLY SILT LOAM								
NaB2	3% TO 8% SLOPES MODERATELY ERODED	5' PLUS	4' TO 6'	GOOD	GOOD	FAIR TO GOOD	FAIR	–

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UNIFORM PARCEL IDENTIFIER: 54-8-28

NOTE TO USER OF THESE PLANS:

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PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NO._____

CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

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: _____

Scale in Feet

0 10 20 30 40 50 100 150 200

1" = 50'

DEVELOPMENT AREAS, IMPERVIOUS AREAS AND DENSITY TABULATION

	AREA (S.F.)	AREA (AC.)	PERCENTAGE OF NET LOT AREA
GROSS AREA=	644,969	14.806	
LESS EXIST/REQUIRED ROAD R/W=	47,000	1.079	
LESS 50' WIDE ACCESS EASEMENT=	27,138	0.623	
LESS EXISTING WATER & SEWER EASEMENTS=	39,640	0.910	
LESS PROPOSED LATERAL EASEMENTS=	3,092	0.071	
LESS PROPOSED WALL EASEMENT =	68	0.002	
LESS PROPOSED STORMWATER EASEMENT =	240	0.006	
LESS PROPOSED BARN LOT =	23,494	0.539	
AREA TO BE CONVEYED TO 1720 W.C. PIKE, LP =	59,330	1.362	
REMAINING NET LOT AREA=	444,967	10.215	
CONDOMINIUM BUILDINGS AREA=	51,928	1.192	11.7%
PAVED ROADS AND PARKING AREAS=	73,576	1.689	
TOTAL BUILDINGS, ROADS AND PARKING=	125,504	2.881	
ALL OTHER IMPERVIOUS +/- =	14,265	0.327	
TOTAL IMPERVIOUS=	139,769	3.209	31.4%
PROVIDED OPEN SPACE= (ALL AREAS OTHER THAN BLDGS. ROADS AND PARKING, AND EXCLUDING RIGHTS OF WAYS)	319,463	7.334	49.5%
EXISTING DU'S =	60		
PROPOSED DENSITY (DU/AC)=	5.87		

			MULTIPLIER	PROTECTED LAND (S.F.)	PROTECTED LAND (AC.)
RIPARIAN BUFFER=	0	0.000	100%	0	0.000
FLOOD=	0	0.000	100%	0	0.000
WETLANDS=	0	0.000	100%	0	0.000
SLOPES>25%=	6,880	0.158	100%	6,880	0.158
WOODLANDS	0	0.000	75%	0	0.000
SLOPES15~25%=	980	0.022	50%	490	0.011
HYDRIC SOILS=	0	0.000	50%	0	0.000
TOTAL PROTECTED LAND=				7,370	0.169
TOTAL DEVELOPABLE AREA=				437,597	10.046
MAX. ALLOWED DWELLING UNITS =				60	

GENERAL NOTES

1~ BEING CHESTER COUNTY UPI # 54~8~28

2~ BOUNDARY IN ACCORDANCE WITH THE FOLLOWING PLANS:

SITE PLAN FOR WORINGTON COMMONS BARN, DATED 4/22/2015, LAST REVISED 3/22/2016, BY EDWARD B. WALSH & ASSOCIATES, INC.

FINAL PLAN WORINGTON COMMONS AT WILLISTOWN WOODS, DATED DECEMBER 12, 1985, LAST REVISED MARCH 24, 1986, BY KINZLER & RITTER/LAND PLANNING WITH WALTER J. GREEN, P.E., RECORDED APRIL 25, 1986 IN CHESTER COUNTY AS PLAN NO. 6282.

3~ THIS PLAN PROPOSES TO AMEND THE WORINGTON WOODS CONDITIONAL USE TO ALLOW THE CONVEYANCE OF 1.362 ACRES TO THE ADJOINING LANDS OF UPI #54~8~31 NOW OR LATE OF 1720 W. CHESTER PIKE, L.P.

4~ PHYSICAL FEATURES AND ELEVATION CONTOURS PARTIALLY FROM PHOTOGRAMMETRIC COMPILATION IN MARCH OF 2004 AND CURRENT DVRPC AERIAL PHOTOGRAPHS SUPPLEMENTED WITH 2~FOOT LIDAR CONTOURS PUBLISHED BY PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).

5~ RIGHT OF WAY OF WEST CHESTER PIKE ~ S.R. 0003 IS SHOWN IN ACCORDANCE WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY FOR L.R. 133, SECTION NO. 11~A APPROVED BY THE GOVERNOR JUNE 27, 1963.

6~ BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA). THE PREMISES LIES WITHIN AN AREA DESIGNATED "ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42029C0215F, REVISED DATE: SEPTEMBER 29, 2006.

7~ EXISTING WATER LINES PLOTTED FROM FINAL PLAN WORINGTON COMMONS AT WILLISTOWN WOODS REFERENCED ABOVE. WATER LINE EASEMENT CALCULATED BY CHESTER VALLEY ENGINEERS, INC. IN ACCORDANCE WITH GRANT OF EASEMENT IN DEED BOOK 3844 PAGE 1835.

8~ EXISTING SANITARY SEWER PLOTTED FROM WORINGTON COMMONS AT WILLISTOWN WOODS STORM AND SANITARY AS~BUILT, DATED 9/20/1989, BY BEIDEMAN ASSOCIATES.

9~ EXISTING SANITARY SEWER EASEMENT SHOWN IN ACCORDANCE WITH ASSIGNMENT AND GRANT OF EASEMENTS, RIGHTS~OF~WAY AND OTHER MISCELLANEOUS PROPERTY INTERESTS IN DEED BOOK 4669 PAGE 1428 AND DEED BOOK 4669 PAGE 1448.

10~ IN A LETTER DATED JANUARY 21, 2016 RUSSELL E. CARLSON, RCA, BMCA, STATED THAT DUE TO BOTH THE NUMBER OF VIABLE TREES AND THE HEALTH OF THE EXISTING VEGETATION THE FORESTED AREA OF WORINGTON COMMONS DOES "NOT MEET THE CRITERIA AS DEFINED IN THE TOWNSHIP ORDINANCE TO QUALIFY EITHER AS A WOODED LOT OR WOODLAND".

11~ PROVIDED OPEN SPACE FOR WORINGTON COMMONS IS ALL AREAS OTHER THAN BUILDINGS, ROADWAYS AND PARKING AREAS, AND DOES NOT INCLUDE ANY AREA INCLUDED IN RIGHTS OF WAY OR EASEMENTS.

12~ AREA OF EXISTING SANITARY AND WATER EASEMENTS AND AREA OF PROPOSED UTILITY, STORMWATER AND WALL EASEMENTS TAKEN FROM REVISED CALCULATIONS PREPARED BY E.B. WALSH AND SITE PLAN FOR WORINGTON COMMONS BARN REFERENCED IN NOTE #2 ABOVE.

M~7 MULTI~FAMILY DISTRICT REQUIREMENTS

	REQUIRED	PROPOSED
MIN. LOT AREA	10 AC.	10.220 AC.
MIN. LOT WIDTH	300 FT.	650 FT.
MAX. BLDG COVERAGE	15%	11.7%
MAX. IMPERVIOUS COVERAGE	35%	31.4%
MIN. OUTDOOR RECREATION AREA	30%	49.6%
MAX. DWELLING UNITS	6 DU/AC.	60 DU = 5.87 DU/AC.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C~1	Δ=27°12'28"	30.10'	14.29'	S 69°29'11" E	14.16'
C~2	Δ=42°51'40"	48.30'	36.13'	N 56°45'14" E	35.29'
C~3	Δ=76°07'38"	50.00'	66.43'	N 15°42'11" E	61.65'
C~4	Δ=51°04'17"	50.00'	44.57'	N 48°29'02" W	43.11'

LINE TABLE

LINE	DIRECTION	DISTANCE
L~1	S 83°42'53" W	52.97'
L~2	S 84°05'26" E	53.52'
L~3	N 22°21'38" W	3.08'
L~4	N 53°46'00" E	19.12'
L~5	N 22°56'53" W	40.07'

OWNER/EQUITABLE OWNER/APPLICANT

1720 W. CHESTER PIKE, L.P.
C/O PATRICK M. MCKENNA, ESQ.
GAWTHROP GREENWOOD
17 E. GAY STREET
WEST CHESTER, PA 19381
(610) 696~8225

NO.	DATE	REVISION
4	4/8/2016	UPDATES PER BARN LOT SITE PLAN BY OTHERS
3	3/8/2016	EASEMENT IN NOTE #9, PROPOSED LOT LINE & AREAS
2	1/27/2016	NOTES AND AREAS
1	1/19/2016	PER TWP ENGINEER REVIEW LETTER OF 7/30/2015

WORINGTON COMMONS AMENDED CONDITIONAL USE PLAN

FOR

1720 W. CHESTER PIKE, L.P.

WILLISTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
civil engineers & land surveyors

Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 447, Paoli, PA 19301
(610) 644-4623
(610) 889-3143 Fax
cve@chestervalley.com
http://www.chestervalley.com

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=50'	4/16/2015	JDS	JDS	

PROJECT NO. 19998

F.B.

SHEET 1 OF 1

J:\CVE 19000\19998\dwg\19998.dwg, WORINGTON CU, 3/4/2, 4/11/2016 9:58:46 AM, 1:1