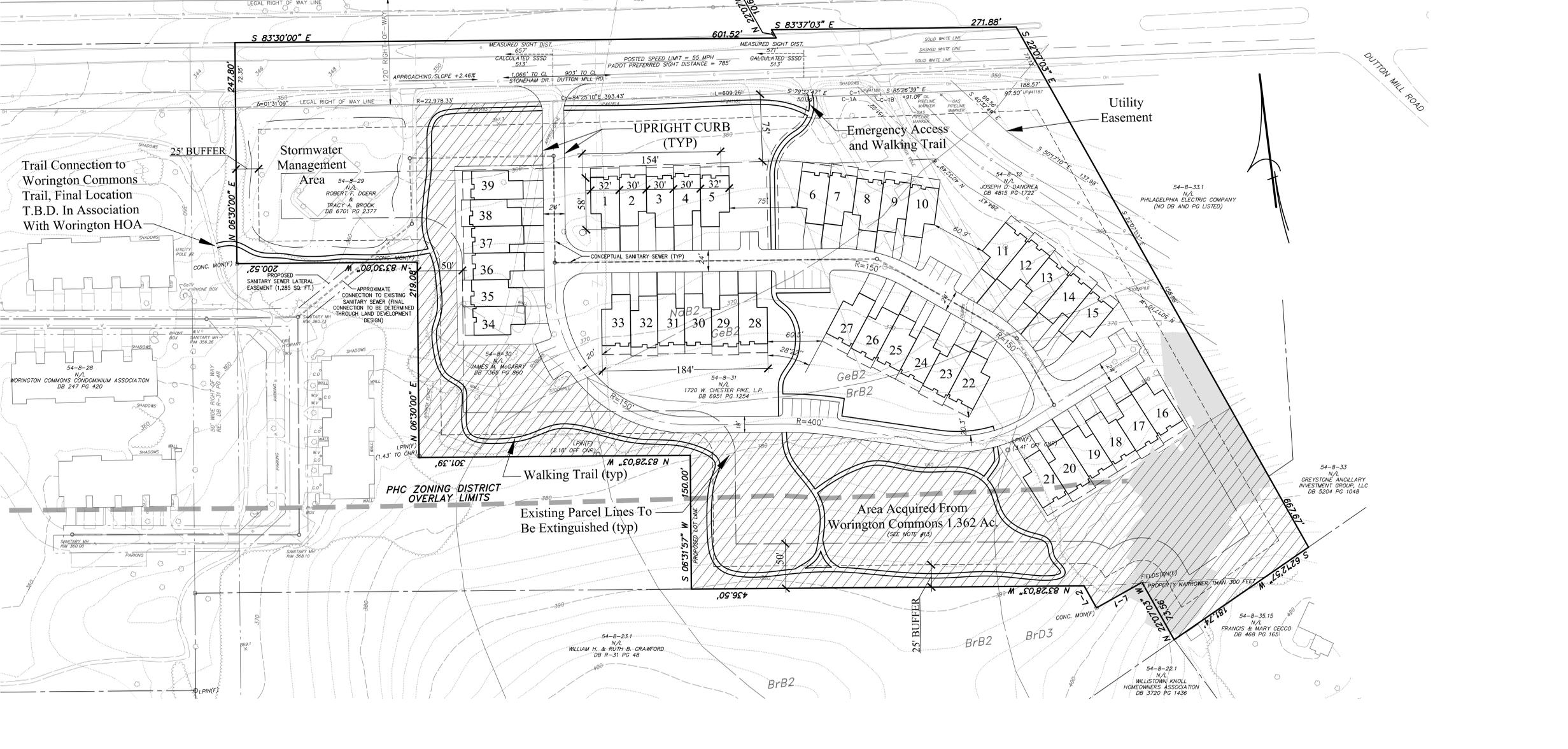
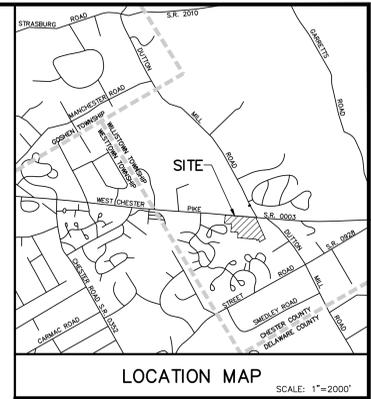


ROUTE 3 ~ WEST CHESTER PIKE (S.R. 0003)



- NOTES**
- 1- BEING CHESTER COUNTY UPI #S 54-8-29, 54-8-30, 54-8-31, 54-8-32 AND A PORTION OF 54-8-28.
 - 2- BOUNDARY IN ACCORDANCE WITH RECORD DEEDS AND THE FOLLOWING PLANS:
 - A. SUBDIVISION PLAN FOR WORINGTON COMMONS BARN, DATED 4/22/2015, LAST REVISED 4/11/2016, BY EDWARD B. WALSH & ASSOCIATES, INC.
 - B. WORINGTON COMMONS AMENDED CONDITIONAL USE PLAN FOR 1720 W. CHESTER PIKE, L.P., DATED 4/16/2015, LAST REVISED 5/9/2016, BY CHESTER VALLEY ENGINEERS, INC.
 - C. 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- PHYSICAL FEATURES FROM PHOTOGRAMMETRIC COMPILATION IN MARCH OF 2004 AND VERIFIED BY FIELD SURVEYS BY CHESTER VALLEY ENGINEERS, INC. IN MARCH 2015.
 - 4- 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.
 - 5- 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.
 - 6- THIS PLAN PROPOSES THE CONSOLIDATION OF UPI #S 54-8-29, 54-8-30, 54-8-31, 54-8-32 AND 59,330 SQ. FT. (1.362 AC.) FROM UPI #54-8-28 (WORINGTON COMMONS) AND THE SUBSEQUENT DEVELOPMENT OF TOWNHOUSE DWELLING UNITS.
 - 7- PROPERTY TO BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WILLISTOWN TOWNSHIP M-7 ZONING DISTRICT.
 - 8- PROPOSED NEW HOMES TO BE SERVED BY PUBLIC SEWER AND WATER.
 - 9- TOTAL DWELLING UNITS PROPOSED: 39
 - 10- IN A LETTER DATED JUNE 31, 2016 RUSSELL E. CARLSON, RCA, BMCA, STATED THAT DUE TO BOTH THE NUMBER OF VISIBLE TREES AND THE HEALTH OF THE EXISTING VEGETATION THE FORESTED AREA SHOWN HEREON DOES NOT MEET THE CRITERIA AS DEFINED IN THE TOWNSHIP ORDINANCE TO QUALIFY EITHER AS A WOODED LOT OR WOODLAND.
 - 11- THE EXISTING BUILDINGS SHOWN HEREON ARE TO BE REMOVED.
 - 12- THERE ARE NO QUALIFYING AREAS OF VERY STEEP SLOPES, 25% AND GREATER.
 - 13- THE PROPERTY IS SUBJECT TO OPEN SPACE PRESERVATION AND WOODLAND RESTORATION PURSUANT TO CONDITION #5 OF DEED AND ORDER NO. 05-15, DATED JULY 18, 2016.
 - 14- PROPOSED SANITARY SEWER IS SHOWN HEREON FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATIONS AND ELEVATIONS SHALL BE DETERMINED BY ACTUAL DESIGN AT THE TIME OF LAND DEVELOPMENT.

Trail Connection to Worington Commons Trail, Final Location T.B.D. In Association With Worington HOA

Stormwater Management Area

PHC ZONING DISTRICT OVERLAY LIMITS

Walking Trail (typ)

Existing Parcel Lines To Be Extinguished (typ)

Area Acquired From Worington Commons 1.362 Ac. (SEE NOTE #15)

Utility Easement

Emergency Access and Walking Trail

UPRIGHT CURB (TYP)

CONCEPTUAL SANITARY SEWER (TYP)

PHILADELPHIA ELECTRIC COMPANY (NO DB AND PG LISTED)

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