

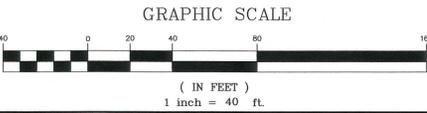
- NOTES:
- McDONOUGH NET SITE AREA: 62,111 S.F. = 1.4259 Ac.  
McCLOSKEY NET SITE AREA (54-10-306.2): 49,445 S.F. = 1.1351 Ac.  
McCLOSKEY NET SITE AREA (54-10-306): 253,847 S.F. = 5.8275 Ac.
  - SITE IS ZONED "R3" RESIDENTIAL.  
REQUIREMENTS (SINGLE FAMILY DETACHED):  
LOT AREA: 12,000 S.F. (MIN.)  
LOT WIDTH AT BUILDING LINE: 80 FT. (MIN.)  
LOT WIDTH AT STREET LINE: 50 FT. (MIN.)  
LOT COVERAGE BY BUILDINGS: 20% (MAX.)  
BUILDING HEIGHT: 35 FT. (MAX.)  
FRONT YARD: 30 FT. (MIN.)  
SIDE YARDS: 25 FT. (MIN. AGGREGATE)  
REAR YARD: 10 FT. (MIN. EACH)  
REAR YARD: 25 FT. (MIN.)
  - BENCHMARK REFERENCE: TAKEN ON RIM OF SANITARY SEWER MANHOLE AS SHOWN ON "PRELIMINARY AND FINAL PLAN 'SCHENK ESTATES' PLAN PREPARED BY G.S. ASSOCIATES, INC., DATED APRIL 5, 1978 AND LAST REVISED JANUARY 1979 AND RECORDED IN CHESTER COUNTY PLAN No. 2530. RIM=458.45
  - PLAN REFERENCE: "PRELIMINARY AND FINAL PLAN" SCHENK ESTATES PLAN PREPARED BY G.S. ASSOCIATES, INC., PLAN DATED 4/5/1978 AND LAST REVISED JANUARY 1979.  
"AMENDED AND AS-BUILT REVISION TO SUBDIVISION PLAN FOR RICHARD F. McCLOSKEY" PLAN PREPARED BY CHESTER VALLEY ENGINEERS, INC. PLAN DATED 3-28-95 AND LAST REVISED 7-6-95.
  - SITE IS SERVICED BY PUBLIC WATER AND SEWER.
  - EXISTING SOIL TYPES:  
UrbB- URBAN LAND- GLENELG COMPLEX, 0 TO 8 PERCENT SLOPES.  
UrbM- URBAN LAND- GLENELG COMPLEX, 8 TO 25 PERCENT SLOPES.
  - LEGEND:  
--- -450- --- EXISTING CONTOUR  
x-----450.25 EXISTING SPOT ELEVATION  
□ EXISTING MONUMENT FOUND  
○ PIPE SET
  - SOURCE OF OUTBOUNDS IS DERIVED FROM PHYSICAL FIELD SURVEY IN CONJUNCTION WITH REVIEW OF REFERENCED PLAN AND LEGAL DESCRIPTION OF PROPERTY AS RECORDED IN RECORDER OF DEEDS OFFICE
  - THE BOUNDARY ERROR OF CLOSURE FOR EACH PARCEL IS 1:00.
  - A PLANNING WAIVER WAS APPROVED BY THE PA. DEPARTMENT OF ENVIRONMENTAL PROTECTION ON SEPTEMBER 27, 2019, THEREFORE NO PLANNING MODULES ARE REQUIRED TO BE SUBMITTED TO THE PA. DEP.
  - RECORD OWNER OF THE GAP AREA OF 448 SQUARE FEET FOR THE FRONTAGE ALONG 65 DEVON ROAD WHICH CONTAINS A PORTION OF THE EXISTING DRIVEWAY IS UNDETERMINED.

NOTE: THE FLOODPLAIN AND RIPARIAN BUFFER BOUNDARIES SHOWN ARE APPROXIMATED BASED ON THE FLOOD HAZARD MAP OF SEPTEMBER 29, 2017 AND PASDA LIDAR MAPPING. THE BOUNDARIES SHOWN ARE SUBJECT TO REFINEMENT ACCORDING TO ACTUAL FIELD SURVEY OF ELEVATIONS AND STREAM LOCATION IN THE EVENT OF PROPOSED FUTURE DEVELOPMENT.

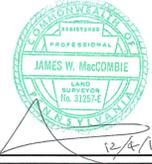
OWNER:  
THOMAS AND KAREN McDONOUGH  
65 DEVON ROAD  
PAOLI, PA. 19301  
610-644-5216  
U.P.I.# 54-10-306.1

COMMONWEALTH OF PENNSYLVANIA)  
COUNTY OF \_\_\_\_\_ S.S.  
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION AND THAT THEY ACKNOWLEDGED THE SAME TO BE THEIR ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.  
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN ABOVE  
(OWNER'S SIGNATURE(S)) \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
COMMONWEALTH OF PENNSYLVANIA)  
COUNTY OF \_\_\_\_\_ S.S.  
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION AND THAT THEY ACKNOWLEDGED THE SAME TO BE THEIR ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.  
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN ABOVE  
(OWNER'S SIGNATURE(S)) \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

ZONING COMPLIANCE CHART	REQUIREMENT	EXISTING			PROPOSED		
		McDONOUGH	McCLOSKEY	McCLOSKEY	McDONOUGH	McCLOSKEY	McCLOSKEY
R-3	S.F. DETACHED	54-10-306.1	54-10-306.2	54-10-306	54-10-306.1	54-10-306.2	54-10-306
LOT AREA (GROSS)		62,145 S.F.	51,913 S.F.	267,000 S.F.	62,145 S.F.	51,913 S.F.	267,000 S.F.
LOT AREA IN R.O.W.		86 S.F.	2,416 S.F.	13,153 S.F.	34 S.F.	2,468 S.F.	13,153 S.F.
LOT AREA (NET)	12,000 S.F. (MIN.)	62,111 S.F.	49,497 S.F.	253,847 S.F.	62,111 S.F.	49,445 S.F.	253,847 S.F.
LOT WIDTH AT BLDG. LINE	80 FT. (MIN.)	99.88 FT.	212.51 FT.	590.15 FT.	84.64 FT.	227.75 FT.	590.15 FT.
LOT WIDTH AT STREET LINE	50 FT. (MIN.)	99.87 FT.	223.17 FT.	585.93 FT.	84.63 FT.	238.40 FT.	585.93 FT.
BUILDING AREA	20% (MAX.)	3.63%	3.63%	3.58%	3.69%	3.69%	3.58%
FRONT YARD	30 FT. (MIN.)	354.37 FT.	96.32 FT.	124.78 FT.	354.37 FT.	96.32 FT.	124.78 FT.
SIDE YARD (MIN.)	10 FT. (MIN.)	32.86 FT.	17.16 FT.	80.86 FT.	40.04 FT.	32.39 FT.	80.86 FT.
REAR YARD	25 FT. (MIN.)	72.90 FT.	95.53 FT.	191.22 FT.	102.11 FT.	110.76 FT.	196.55 FT.
IMPERVIOUS COVERAGE	25% (MAX.)	93.06 FT.	159.32 FT.	108.08 FT.	93.06 FT.	107.67 FT.	108.08 FT.
BUILDING HEIGHT	35 FT. (MAX.)	18.71%	10.45%	12.74%	18.41%	10.86%	12.74%



NOTE: THIS PLAN SHALL BE A BLACKLINE PRINT WITH A RED OR GREEN REGISTRATION SEAL TO BE CONSIDERED A VALID PLAN. REPRODUCTION OF THIS PLAN FOR ANY PURPOSE WITHOUT THE APPROVAL OF HERBERT E. MacCOMBIE, JR., P.E., CONSULTING ENGINEERS AND SURVEYORS, INC. IS STRICTLY PROHIBITED.



# FINAL MINOR

FLOODPLAIN AND RIPARIAN BUFFER NOTE ADDED 12-3-19  
REVISED PER TOWNSHIP COMMENTS 11-11-19

REVISION	DATE

PLAN OF MINOR LOTLINE CHANGE  
FOR  
THOMAS AND KAREN McDONOUGH  
65 DEVON ROAD

WILLISTOWN TOWNSHIP CHESTER COUNTY, PA.  
SCALE: 1"=40'  
NOVEMBER 13, 2019

HERBERT E. MacCOMBIE, JR., P.E.  
CONSULTING ENGINEERS AND SURVEYORS, INC.  
P.O. BOX 118  
BROOMALL, PA. 19008

SHEET 1 OF 1  
CAD FILE "TMDRWT" MISC. FILE #1116