



GENERAL NOTES

- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON MARCH 27, 2017.
- HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) WAS CONTRACTED TO PERFORM, EXCEPT ANY UNRECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO).
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLO HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- CONTRACTOR SHALL MAKE SURE ANY MUD, DIRT, OR DEBRIS THAT REACHES THE ROAD OR ANY OTHER ADJOINING ROADWAY AS A RESULT OF THIS PROJECT WILL BE REMOVED IMMEDIATELY. SHOULD THIS BE INEFFECTIVE, A STABILIZED CONSTRUCTION ENTRANCE WILL BE NECESSARY.
- THE BENCHMARK FOR THIS PROJECT IS THE EXISTING SANITARY SEWER MANHOLE RIM LOCATED WITHIN THE CARTRIDGE OF WEST CENTRAL AVENUE, JUST TO THE SOUTHWEST OF THE SITE, AT ELEVATION = 548.50.

ZONING REQUIREMENT

MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT WIDTH @ BLDG LINE	12,000 S.F.	NET: 25,024 S.F.	12,945 S.F.	12,079 S.F.
MIN. LOT WIDTH @ STREET LINE	80 FT.	60 FT.	60 FT.	75 FT.
MIN. FRONT YARD SETBACK	50 FT.	10.2 FT.	25 FT.	75 FT.
MIN. SIDE YARD SETBACK	30 FT.	12.1 FT.	30 FT.	32 FT.
MIN. REAR YARD SETBACK	10 FT./25 FT. AGG.	6.2 FT.	10/30 FT.	20/48 FT.
MAX. BUILDING AREA	25 FT.	39.7 FT.	30 FT.	31 FT.
MAX. IMPERVIOUS SURFACES	25%	4.1%	10.7%	14.8%
MAX. BUILDING HEIGHT	35 FT.	5.8%	26.1%	25%
		35 FT.	<35 FT.	<35 FT.

PROPERTY OWNER

CAO THUY & YU THANH
916 MEDIA LINE ROAD
NEWTOWN SQUARE, PA 19073

PROPERTY INFORMATION

107 WEST CENTRAL AVENUE
PAOLI, PA 19301

DEED REF. 8503-1157
UPI #54-11-37

LOT AREA: GROSS: 28,280 S.F. NET: 25,561 S.F. (LESS EXIST. R.O.W. & PECC ESMNT.)
NET: 25,024 S.F. (LESS ULTIMATE R.O.W. & PECC ESMNT.)

IMPERVIOUS COVERAGE

	EXISTING	LOT 1	LOT 2
DWELLING	1,045 S.F.	1,237 S.F.	1,665 S.F.
GRAVEL	154 S.F.	-----	-----
DRIVEWAY	-----	2,056 S.F.	1,040 S.F.
PORCHES	291 S.F.	47 S.F.	124 S.F.
PATIO/DECK	-----	150 S.F.	150 S.F.
STEPS/LANDINGS	-----	35 S.F.	41 S.F.
TOTAL	1,490 S.F.	3,625 S.F.	3,020 S.F.

ZONING ORDER

AND NOW, THIS 25TH DAY OF MAY, 2018 OF MAY, 2018, UPON CONSIDERATION OF THE FOREGOING APPLICATION FOR VARIANCES FROM SECTION 159-36.A (LOT AREA AND WIDTH) AND 159-36.D (IMPERVIOUS COVERAGE) OF THE WILLISTOWN TOWNSHIP ZONING ORDINANCE, AND, HAVING FOUND THAT THE TESTIMONY AND EVIDENCE PRESENTED IN SUPPORT OF THE APPLICATION FOR THE VARIANCES HAS PROVIDED AMPLE SUPPORT FOR THE REQUESTED RELIEF, IT IS HEREBY ORDERED THAT VARIANCES FROM SECTION 159-36.A (LOT AREA AND WIDTH) AND SECTION 159-36.D (IMPERVIOUS COVERAGE) OF THE WILLISTOWN TOWNSHIP ZONING ORDINANCE TO PERMIT THE SUBDIVISION OF THE SUBJECT PARCEL RESULTING IN TWO LOTS WHEREBY THE WIDTH AT THE BUILDING LINE OF THE LOTS WOULD BE SIXTY FEET (60 FT.) AND SEVENTY-FIVE FEET (75 FT.); THE WIDTH AT STREET LINE OF THE LOTS WOULD BE TWENTY-FIVE FEET (25 FT.); AND THE IMPERVIOUS COVERAGE OF ONE LOT WOULD BE TWENTY-EIGHT PERCENT (28%) FOR THE PROPERTY LOCATED AT 107 W. CENTRAL AVENUE, BEING UPI NO. 54-11-37 LOCATED IN THE R-3 RESIDENCE DISTRICT OF WILLISTOWN TOWNSHIP IN HEREBY GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- THE PROPOSED IMPROVEMENTS OF THE PROPERTY SHALL BE LOCATED AND CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE TESTIMONY AND EVIDENCE PRESENTED TO THE BOARD.
- THIS APPROVAL SHALL NOT BE CONSTRUED TO BE A WAIVER OF ANY OTHER PROVISION OF THE ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR ANY OTHER ORDINANCE OR REQUIREMENT OF THE TOWNSHIP, IT BEING THE INTENTION OF THE BOARD THAT THE USE OF THE PROPERTY AND THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS, EXCEPT TO THE EXTENT MODIFIED HEREBY.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____ PERSONALLY APPEARED _____ WHO IN DUE FORM OF LAW, ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING PLAN BY SIGNING THE SAME, AND THAT HE/THEY IS/ARE THE OWNER(S) OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE SAID PLAN HAS BEEN OBTAINED AND IS ENJOINED THEREON, AND THAT HE/THEY DESIRE(S) THE FOREGOING PLAN BE DULY RECORDED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION

EXECUTIVE DIRECTOR _____ DATE _____

REVIEWED BY THE WILLISTOWN TOWNSHIP ENGINEER

TOWNSHIP ENGINEER _____ DATE _____

REVIEWED BY THE WILLISTOWN TOWNSHIP PLANNING COMMISSION

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

APPROVED BY THE BOARD OF SUPERVISORS OF WILLISTOWN TOWNSHIP

PRESIDENT _____ DATE _____

SECRETARY _____ DATE _____

MEMBER _____ DATE _____

(TOWNSHIP SEAL)

I HEREBY ADOPT THIS PLAN

OWNER _____ OWNER _____

I HEREBY DECLARE THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WILLISTOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

DATE _____

LEGEND

- 5462 EXIST. 10' CONTOURS
- 5468 EXIST. 2' CONTOURS
- EXIST. BOUNDARY LINE
- - - EXIST. RIGHT-OF-WAY
- - - EXIST. BUILDING SETBACK LINE
- - - EXIST. SANITARY SEWER LINE
- - - EXIST. OVERHEAD ELECTRIC LINE
- - - EXIST. DOOR SILL ELEVATION
- - - EXIST. IRON PIPE
- - - EXIST. SANITARY MANHOLE
- - - EXIST. CLEANOUT
- - - EXIST. UTILITY POLE
- TBR TO BE REMOVED
- CONFEROUS TREE
- DECIDUOUS TREE

SOILS LIST

SYMBOL	DESCRIPTION
UrbB	URBAN LAND-GLENELG COMPLEX
	0% TO 8% SLOPES, HSG=B

NOTE: ENTIRE SITE IS TYPE UrbB SOILS.

RECORDING CERTIFICATE



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA ACT 12 (2014) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

OHSA 1926.95 SPECIAL EXCAVATION REQUIREMENTS: BEFORE ANY EXCAVATION, DEEPER THAN 20 FEET OR DEEPER THAN 10 FEET WITH EXCESSIVE OR UNUSUAL CONDITIONS, THE EXCAVATOR SHALL: 1. OBTAIN A PERMIT FROM THE LOCAL HEALTH DEPARTMENT. 2. OBTAIN A PERMIT FROM THE LOCAL FIRE DEPARTMENT. 3. OBTAIN A PERMIT FROM THE LOCAL POLICE DEPARTMENT. 4. OBTAIN A PERMIT FROM THE LOCAL PUBLIC WORKS DEPARTMENT. 5. OBTAIN A PERMIT FROM THE LOCAL WATER SUPPLY AGENCY. 6. OBTAIN A PERMIT FROM THE LOCAL GAS SUPPLY AGENCY. 7. OBTAIN A PERMIT FROM THE LOCAL ELECTRIC SUPPLY AGENCY. 8. OBTAIN A PERMIT FROM THE LOCAL TELEPHONE COMPANY. 9. OBTAIN A PERMIT FROM THE LOCAL CABLE TELEVISION COMPANY. 10. OBTAIN A PERMIT FROM THE LOCAL SANITARY SEWER AUTHORITY. 11. OBTAIN A PERMIT FROM THE LOCAL WASTE WATER TREATMENT PLANT. 12. OBTAIN A PERMIT FROM THE LOCAL HIGHWAY DEPARTMENT. 13. OBTAIN A PERMIT FROM THE LOCAL AIRPORT AUTHORITY. 14. OBTAIN A PERMIT FROM THE LOCAL NAVY AIR FORCE. 15. OBTAIN A PERMIT FROM THE LOCAL MARINE CORPS. 16. OBTAIN A PERMIT FROM THE LOCAL ARMY. 17. OBTAIN A PERMIT FROM THE LOCAL AIR FORCE. 18. OBTAIN A PERMIT FROM THE LOCAL NAVY. 19. OBTAIN A PERMIT FROM THE LOCAL MARINE CORPS. 20. OBTAIN A PERMIT FROM THE LOCAL ARMY.

OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-525-7100

PA ONE CALL SERIAL NO. 20191544760 SERIAL NO. 20191544759 TAX PARCEL ID. UPI #54-11-37



PLAN RECORD PLAN
EXISTING CONDITIONS/EROSION & SEDIMENTATION CONTROL PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
DETAIL SHEET 1
DETAIL SHEET 2

SHEET #
1 OF 5
2 OF 5
3 OF 5
4 OF 5
5 OF 5

MICHAEL BIEBER, PLS
NICHOLAS L. VASTARDIS, P.E.

1	11-25-19	REVISIONS PER TWP ENGR'S REVIEW LETTER DATED 10-28-19
NUM.	DATE	REVISION
<p>23 Harvey Lane Mahan, PA 19355 Ph: 610.644.9663 Fx: 610.644.3789 Email: vcello@verizon.net</p>		
<p>PLAN PREPARED FOR:</p>		
<p>CAO THUY & YU THANH 107 W CENTRAL AVENUE</p>		<p>DRAWN BY: SDI CHECKED BY: NY DATE: 08-08-19 SCALE: 1"=20'</p>
<p>WILLISTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA</p>		
<p>RECORD PLAN</p>		
<p>SHEET 1 OF 5</p>		