

AQUA PENNSYLVANIA, INC.
BUCKEYE PARTNERS
COMCAST CABLE COMMUNICATIONS
PECO ENERGY
WILLOWTON TWP.

ACT 287 as amended SERIAL NUMBER 20133521141
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Associates, Inc. guarantee that all subsurface utility lines, structures, etc. are shown.
Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by colling the Pennsylvania One Call System at 1-800-242-1776.



IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 287 OF THE COMMONWEALTH OF PENNSYLVANIA, SERIAL # 20133521141



ZONING DATA		RA-1 (WITH PUBLIC WATER)	
REQUIRED	PROPOSED	REQUIRED	PROPOSED
MIN. LOT SIZE	10 AC.	1.0 AC.	1.497 AC.
MIN. LOT WIDTH @ B.L.	150'	150'	220'
MAX. BLDG. COVERAGE	15%	15%	4.10%
MIN. F.Y.	60'	65'	65'
MIN. S.Y.	30' (65' AGG.)	37'	37'
MIN. R.Y.	40'	N/A	N/A
MAX. IMP. COVERAGE	20%	20%	8.35%
M-7 RESIDENTIAL			
REQUIRED	12.213 AC. (NET)	REQUIRED	1.497 AC.
EXISTING (APPROVED PLAN)	650'	PROPOSED	1.497 AC.
MIN. LOT WIDTH @ B.L.	300'		
MAX. DENSITY	6 UNITS/AC.		
MAX. BLDG. COVERAGE	15%		
MIN. OPEN SPACE	30%		
MIN. SETBACK	50'		

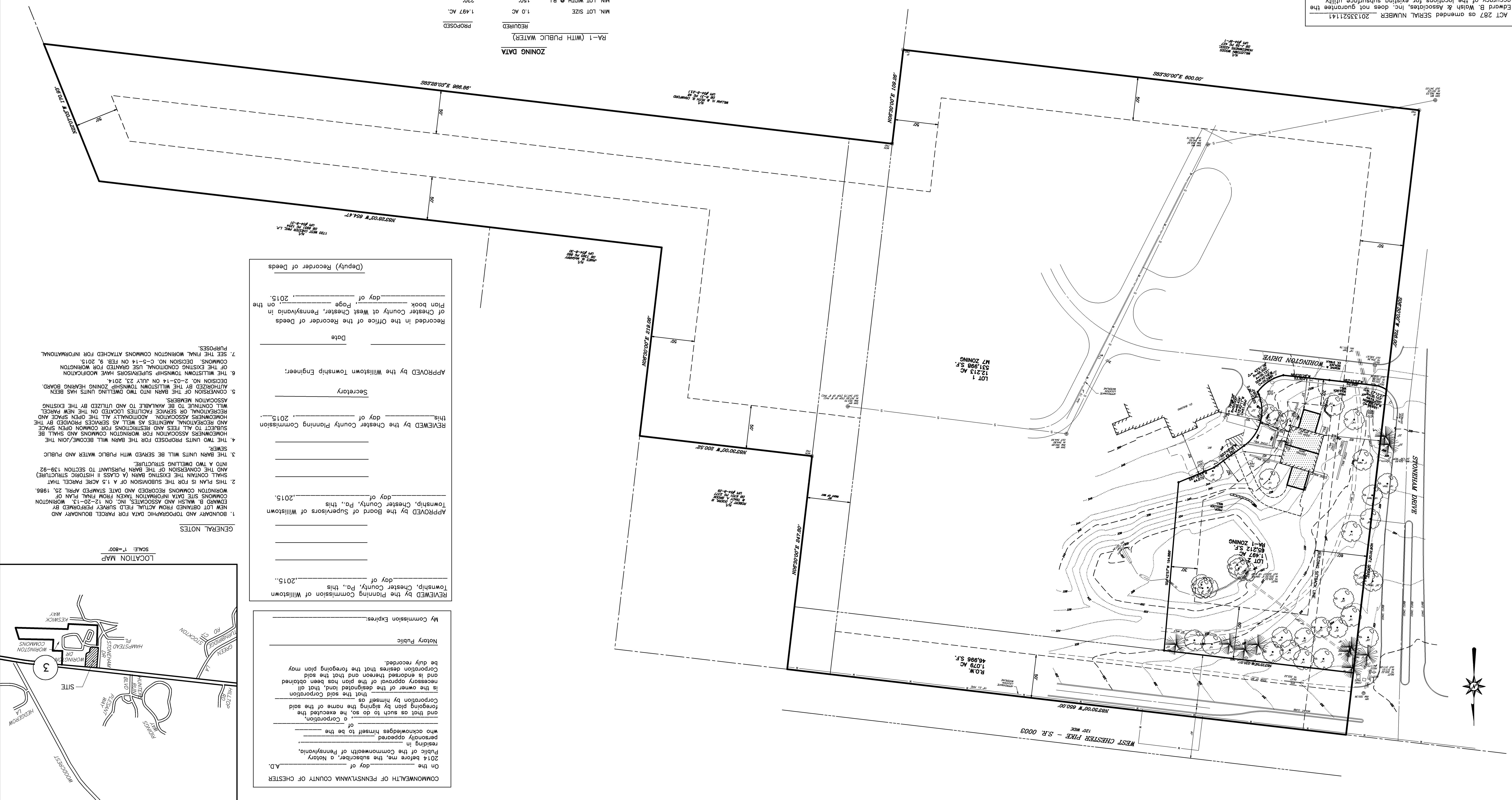
EQUITABLE OWNER/APPLICANT:
JDT CONSTRUCTION
25 COFFMAN STREET
MILVERN, PA. 19355
ATTN: JOHN THIR
810-642-5810

WORINGTON COMMONS BARN
FOR
SITE PLAN

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 Doulin Forge Road
Eaton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080

Project - 3786
Date - 4-22-15
Scale - 1" = 30'
Drawn -
Checked - A.E.
Sheet - 1 OF 4
Ver - 000

Plot No. 5/13/2015
File: F:\3786\3786-B.ppt



REVIEWED by the Board of Supervisors of Willistown Township, Chester County, Pa., this _____ day of _____, 2015.

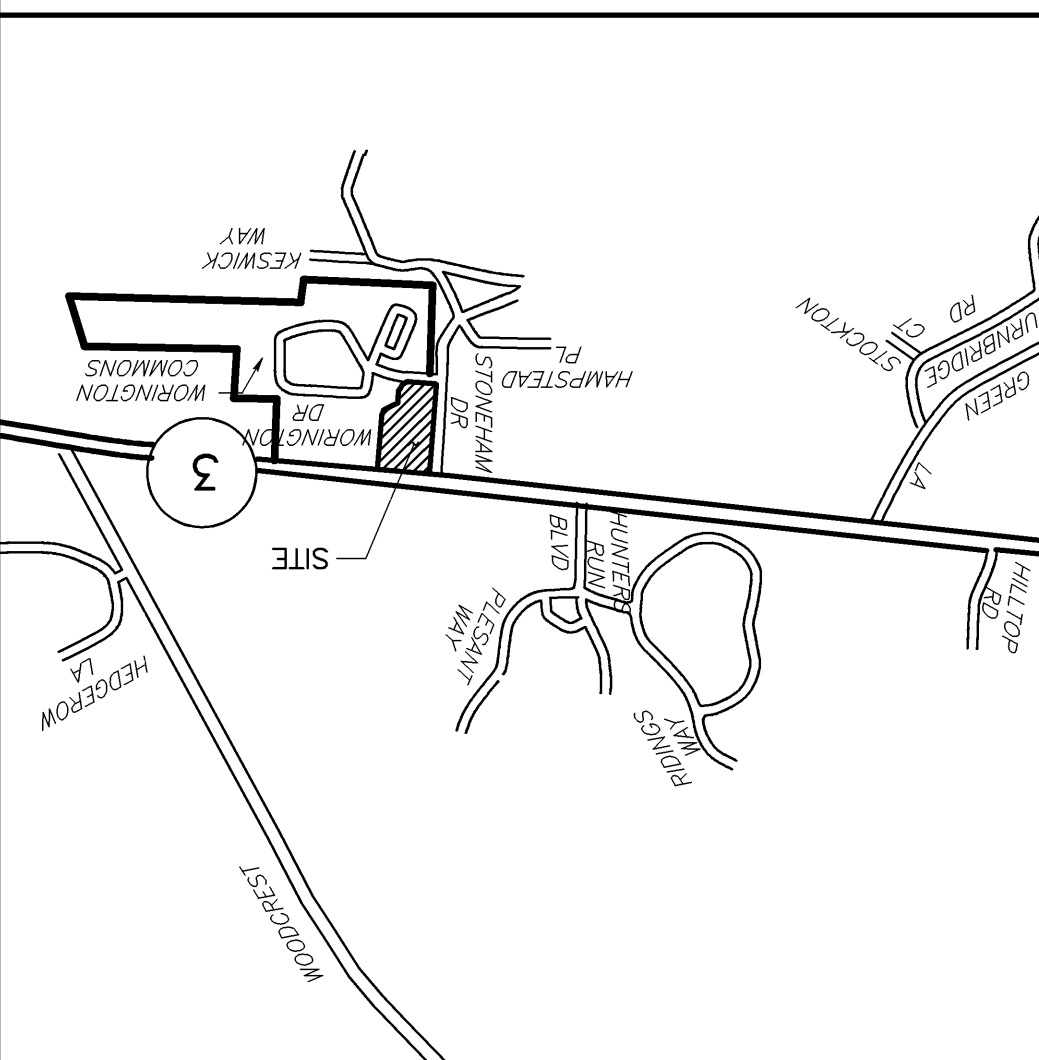
APPROVED by the Board of Supervisors of Willistown Township, Chester County, Pa., this _____ day of _____, 2015.

REVIEWED by the Chester County Planning Commission this _____ day of _____, 2015.

APPROVED by the Willistown Township Engineers; Secretary _____ Date _____

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in _____ on the _____ day of _____, 2015.

(Deputy) Recorder of Deeds _____



- GENERAL NOTES
- BOUNDARY AND TOPOGRAPHIC DATA FOR PARCEL BOUNDARY AND NEW LOT OBTAINED FROM ACTUAL FIELD SURVEY PERFORMED BY EDWARD B. WALSH AND ASSOCIATES, INC. ON 12-20-13. WORINGTON COMMONS RECORDS RECORDED AND DATE STAMPED APRIL 25, 1986.
 - THIS PLAN IS FOR THE SUBDIVISION OF A 1.5 ACRE PARCEL THAT SHALL CONTAIN THE EXISTING BARN (A GLASS II HISTORIC STRUCTURE) AND THE CONVERSION OF THE BARN PURSUANT TO SECTION 139-92.
 - THE BARN UNITS WILL BE SERVED WITH PUBLIC WATER AND PUBLIC SEWER.
 - THE TWO UNITS PROPOSED FOR THE BARN WILL BECOME/JOIN THE HOMEOWNERS ASSOCIATION FOR WORINGTON COMMONS AND SHALL BE SUBJECT TO ALL FEES AND RESTRICTIONS FOR COMMON OPEN SPACE AND RECREATIONAL AMENITIES AS WELL AS SERVICES PROVIDED BY THE HOMEOWNERS ASSOCIATION, ADDITIONALLY ALL THE OPEN SPACE AND RECREATIONAL OR SERVICE FACILITIES LOCATED ON THE NEW PARCEL WILL CONTINUE TO BE AVAILABLE TO AND UTILIZED BY THE EXISTING ASSOCIATION MEMBERS.
 - CONVERSION OF THE BARN INTO TWO DWELLING UNITS HAS BEEN APPROVED BY THE WILLISTOWN TOWNSHIP ZONING HEARING BOARD. DECISION NO. 2-03-14 ON JULY 23, 2014.
 - THE WILLISTOWN TOWNSHIP SUPERVISORS HAVE MODIFICATION OF THE EXISTING CONDITIONAL USE GRANTED FOR WORINGTON COMMONS. DECISION NO. C-5-14 ON FEB. 9, 2015.
 - SEE THE FINAL WORINGTON COMMONS ATTACHED FOR INFORMATIONAL PURPOSES.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

On the _____ day of _____, A.D. 2014 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ who acknowledges himself to be the _____ and that as such to do so, he executed the foregoing plan by signing the name of the said Corporation by himself as _____ that the said Corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that the said Corporation desires that the foregoing plan may be duly recorded.

Notary Public _____

My Commission Expires: _____