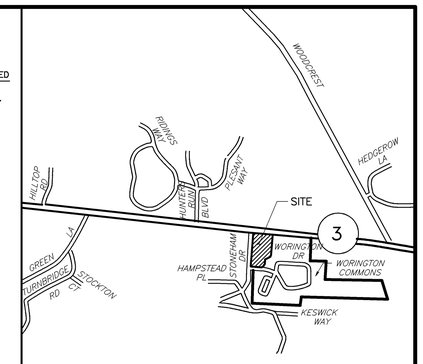
ZONING DATA

RA–1 (WITH PUBLIC WATER)

	REQUIRED	PROPOSED
MIN. LOT SIZE	1.0 ACRE	1.498 AC.
MIN. LOT WIDTH @ B.L.	150'	220'
MAX BLDG. COVERAGE	15%	4.10%
MIN. F.Y.	60'	65'
MIN. S.Y.	30' (65' AGG.)	37'
MIN. R.Y.	40'	N/A
MAX. IMP. COVERAGE	20%	8.35%



LOCATION MAP
SCALE: 1"=800'

GENERAL NOTES

1. 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 SITE DATA INFORMATION TAKEN FROM FINAL PLAN OF WORINGTON COMMONS RECORDED AND DATE STAMPED APRIL 25, 1986.
2. THIS PLAN IS FOR THE SUBDIVISION OF A 1.5 ACRE PARCEL THAT SHALL CONTAIN THE EXISTING BARN (A CLASS II HISTORIC STRUCTURE) AND THE CONVERSION OF THE BARN PURSUANT TO SECTION 139–92 INTO A TWO DWELLING STRUCTURE.
3. THE BARN UNITS WILL BE SERVED WITH PUBLIC WATER AND PUBLIC SEWER.
4. 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.
5. CONVERSION OF THE BARN INTO TWO DWELLING UNITS HAS BEEN AUTHORIZED BY THE WILLISTOWN TOWNSHIP ZONING HEARING BOARD. DECISION NO. 2–03–14 ON JULY 23, 2014.
6. THE WILLISTOWN TOWNSHIP SUPERVISORS HAVE MODIFICATION OF THE EXISTING CONDITIONAL USE GRANTED FOR WORINGTON COMMONS. DECISION NO. C–5–14 ON FEB. 9, 2015.
7. 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 _____, personally appeared _____ who acknowledges himself to be the _____ of _____ a Corporation, 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:_____

REVIEWED by the Planning Commission 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.

Secretary

APPROVED by the Willistown Township Engineer;

Date

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book _____, Page _____, on the _____day of _____, 2015.

(Deputy) Recorder of Deeds

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 & Assoc., 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 calling the Pennsylvania One Call System at 1–800–242–1776.

UTILITIES NOTIFIED

AQUA PENNSYLVANIA, INC.
BUCKEYE PARTNERS
COMCAST CABLE COMMUNICATIONS
PECO ENERGY
VERIZON PENNSYLVANIA LLC
WILLISTOWN TWP.

UPI NO. 54–8–28

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

–30 0 30 60 90 FEET
GRAPHIC SCALE

EQUITABLE OWNER/APPLICANT:
JDT CONSTRCUTION
25 COFFMAN STREET
MALVERN, PA. 19355
ATTN: JON THIR
610–842–5810

EX. BARN	= 1,800 S.F.	
PROP. GARAGE	= 880 S.F.	
PROP. DRIVEWAY	= ① 614 S.F.	
	= ② 1,618 S.F.	
	TOT. 2232.00 S.F.	
EX. SIDEWALK	= 548 S.F.	
TOTAL EX. IMP.	= 2,348 S.F.	(3.59%)
PROP. IMP.	= 5,460 S.F	(8.35%)
BLDG. COVER	= EX. = 1,800 S.F	(2.75%)
	= PROP. = 2,680 S.F	(4.10%)

SITE PLAN
FOR
JONATHAN THIR

WILLISTOWN TOWNSHIP CHESTER COUNTY, PA.

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

Project–	3786
Date–	4–22–15
Scale–	1" = 30'
Drawn–	
Checked–	A.E.
Sheet–	2 OF 4
Plotted:	5/13/2015
File:	F:\JB\3786\3786–B.pro
Ver.–	000