DEVON ROAD S.R. 2024

CHAPEL HILL CIRCLE (CIRCLE)

CHAPEL HILL CIRCLE (BOULEVARD WEST)

CHAPEL HILL CIRCLE (BOULEVARD EAST)

CHAPEL HILL CIRCLE (EYEBROW)

CHAPEL HILL CIRCLE (LOOP ROAD)

RAIN GARDEN D

RAIN GARDEN 6

RAIN GARDEN 4

RAIN GARDEN 7

RAIN GARDEN 5

5 DU 27,385 SF

3 DU 14,503 SF

4 DU 19,500 SF

3 DU 14,514 SF

3 DU 15,398 SF

3 DU 16,559 SF

4 DU 20,163 SF

4 DU 20,049 SF

3 DU 14,501 SF

4 DU 19,857 SF

3 DU 16,576 SF

5 DU 27,439 SF

3 DU 14,959 SF

5 DU 28,844 SF STEEPLECHASE

MEETINGHOUSE

SUGARTOWN

PROVIDENCE

UNDERGROUND BASIN B
BOTTOM OF STONE = 454.50
TOP OF STONE = 457.00

UNDERGROUND BASIN A-1
BOTTOM OF STONE = 454.80
TOP OF STONE = 457.30

UNDERGROUND BASIN A-2
BOTTOM OF STONE = 444.00
TOP OF STONE = 446.50

LOT 1

PROPOSED 2 STORY RESIDENCE (TYP.)

PROPOSED DECK (TYP.)

CONDOMINIUM LIMIT LINE

SETBACK LINE (TYP.)

AREA TO BE DEDICATED TO PENNDOT (2,337 SF)

REFER TO PADOT HOP APPLICATION PLANS FOR IMPROVEMENTS IN R.O.W.

FRONT YARD SETBACK LINE

REAR YARD SETBACK LINE

SIDE YARD SETBACK LINE

LIMIT OF GENERAL UTILITY EASEMENT

GENERAL UTILITY EASEMENT

PATH AND EASEMENT REFER TO WILLISTOWN TOWNSHIP LAND DEVELOPMENT APPLICATION L-04-08

CONCRETE SIDEWALK (TYP.)

BELGIAN BLOCK CURB (TYP.)

BITUMINOUS ROADWAY (TYP.)

10' WIDE SANITARY FORCE MAIN EASEMENT FOR LOT 2

ACCESS EASEMENT FOR LOT 2

IRON PIN TO BE SET (TYP)

IRON PIN TO BE REMOVED PER REVISED SUBDIVISION PLAN

SEE SHEET C102 FOR FULL EASEMENT

LIMIT OF RIPARIAN BUFFER

LIMIT OF 100-YEAR FLOODPLAIN

ZONE AE

ZONE X

N/A
EDWIN C. & LILLIAN COLLINS WILLIAMS
DB 311 PG 419
UPI 54-3-341

N/A
WILLISTOWN TOWNSHIP
MUNICIPAL BUILDING
DB 7-46 PG 358
UPI 54-3-451

N/A
MICHAEL F. & MAUREEN E. BARRY
DB 3-37 PG 1
UPI 54-3-341.1

N/A
JOANNE M. KETTELLE
DB 3-37 PG 127
UPI 54-3-340

N/A
FRANK J. ROSEMARY JR. & ROSEMARY J. PROVANO
DB 4-70 PG 197
UPI 54-3-338

N/A
ALLAN W. & LINDA M. STITZER
DB 4-70 PG 197
UPI 54-3-338.18

N/A
WILLIAM A. & LOIS R. McILWAIN
DB 1-37 PG 487
UPI 54-3-338.17

N/A
JOHN M. & KATHERINE A. O'KEEFE
DB 4813 PG 312
UPI 54-3-338.16

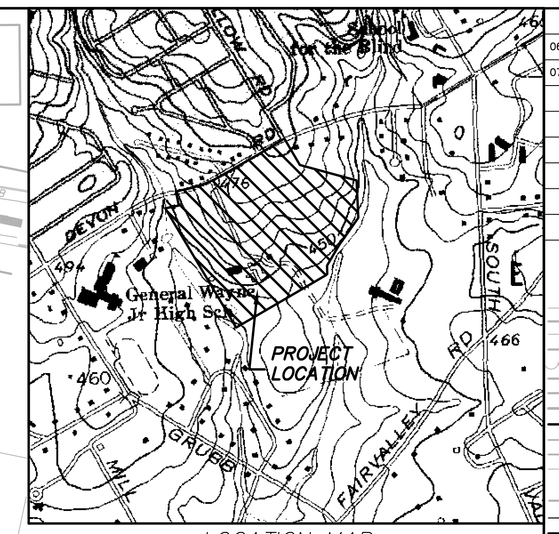
N/A
RONALD C. & CAROL J. OSBORNDER
DB 3670 PG 1341
UPI 54-3-338.15

N/A
DONALD L. & CHERYL L. MERRILL
DB 3781 PG 414
UPI 54-3-100

N/A
JAMES R. & MARY ANN MARRY
DB 3-36 PG 1705
UPI 54-3-341.7

N/A
HENRY H. & SUSAN M. LYNCH
DB 3805 PG 1
UPI 54-3-350

HISTORIC SPRINGHOUSE HISTORICAL MARKER



LOCATION MAP
SCALE: 1"=800'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DATE:	REVISION:
06/05/2015	PER YERKES' 05/27/2015 COMMENTS
07/17/2015	RECORD PLANS

LEGEND

- Existing Contour
- Existing Building
- Existing Edge of Paving
- Existing Right of Way
- Existing Tree Line
- Existing Wetland Limit Line
- Existing Flood Plain Line
- Existing Lot Line
- Property Line
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Electric Line
- Existing Utility Pole
- Existing Drainage Area Line
- Proposed Contour
- Proposed Building
- Proposed Edge of Paving
- Proposed Right of Way
- Proposed Tree Line
- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Proposed Water
- Proposed Fire Water
- Proposed Drainage Easement
- Proposed Inlet – Type M
- Proposed Yard Drain
- Proposed Drainage/Sanitary Manhole
- Proposed Sidewalk
- Proposed Drainage Area Line
- Proposed Concrete Curb
- Proposed Endwall
- Existing Soils Line
- Existing Stream/Watercourse
- Existing Drainage Area Line
- Speed Table
- Traffic Flow Arrow (Illustrative Purposes Only)
- Riparian Buffer
- Wetlands
- Steep Slopes
- Woodland
- Floodplain/Floodway
- Water Body
- Trees to be Removed
- Trees with Potential Adverse Impact
- R-1 ZONING DISTRICT — Zoning District

SITE DATA: (M-6 STANDARDS)

	Required	Proposed
Min. Lot Area:	20 AC	40.607 AC
Min. Lot Width:	500 FT	1,272 FT
Density Ratio:	1.5 – 3 DU/AC [1]	2.10 DU/AC [1]
Number of Units:	39 – 78 DU	55 DU
Max. Building Coverage (15%):	6.09 AC	4.735 AC, or 11.7 %
Max. Building Enclosure Coverage (20%):	8.12 AC	6.557 AC, or 16.1 %
Max. Coverage for Buildings and Paved Vehicular Use Areas (25%):	10.15 AC	8.766 AC, or 21.6 %
Building Enclosure Standards:		
Max. Number of Units/Enclosure:	6 DU	5 DU
Min. Wall Separation:	15 FT	20 FT
Min. Garage Separation:	6 FT	20 FT
Max. Perimeter of Enclosure:	960 FT	920 FT
Max. Segment Length:	120 FT	120 FT
Max. Building Height:	35 FT	35 FT
Building Separation Distances:		
Facing Walls, 25° of Parallel:	75 FT	75 FT, Min.
All Other Facing Walls:	60 FT	60 FT, Min.
Building Corners, Non-facing Walls:	25 FT	N/A
Min. Common Open Space (50%):	20.30 AC	26.999 AC, [2] or 66.5%
Min. Yards (Tract Setback):	100 FT	100 FT

NOTE:

SEE DRAWING C102 FOR CONDITIONS OF CONDITIONAL USE, GENERAL NOTES, WAIVER REQUESTS AND OPERATION AND MAINTENANCE PROCEDURES FOR ALL DRAINAGE AND STORMWATER MANAGEMENT FACILITIES.

SIGNATURE	DATE
REVIEW ENGINEER:	
PROJECT ENGINEER:	
PROJECT MANAGER:	
CLIENT:	

ADVANCED GeoServices
Engineering for the Environment. Planning for People.™
1055 ANDREW DRIVE, SUITE A
WEST CHESTER, PENNSYLVANIA 19380

DEVON ROAD PARTNERS L.P.
950 W. VALLEY FORGE ROAD
KING OF PRUSSIA, PA 19406

CHAPEL HILL
WILLISTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

FINAL
LAND DEVELOPMENT PLAN

C101

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DANIEL THOMAS WRIGHT
ENGINEER
PE-24002

Scale:	1" = 50'
Originated By:	DRS
Drawn By:	S.V.G.G.
Checked By:	DRS
Project Mgr.:	DRS
Project No.:	20071935
Sheet No.:	5 OF 31
Issued:	04/27/2015

COMMONWEALTH OF PENNSYLVANIA SS:

COUNTY OF CHESTER

ON THE _____ DAY OF _____ A.D. _____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO THE THE _____ OF _____, A PENNSYLVANIA NON-PROFIT CORPORATION, AND THAT AS SUCH TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID NON-PROFIT CORPORATION BY HIMSELF AS _____ THAT SAID NON-PROFIT CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED HEREON AND THAT THE SAID NON-PROFIT CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

_____
OWNER

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20____.
CCPC FILE # _____

_____
SECRETARY

REVIEWED BY THE WILLISTOWN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____.

_____
TOWNSHIP ENGINEER

REVIEWED BY THE BOARD OF SUPERVISORS OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA. THIS _____DAY OF _____ 20____.

_____
_____
_____

REVIEWED BY THE PLANNING COMMISSION OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA. THIS _____DAY OF _____ 20____.

_____
_____
_____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____.

_____
(DEPUTY) RECORDER OF DEEDS

F:\Projects\2007\20071935\Drawings\Land Xdocs\Eng\C101.dwg