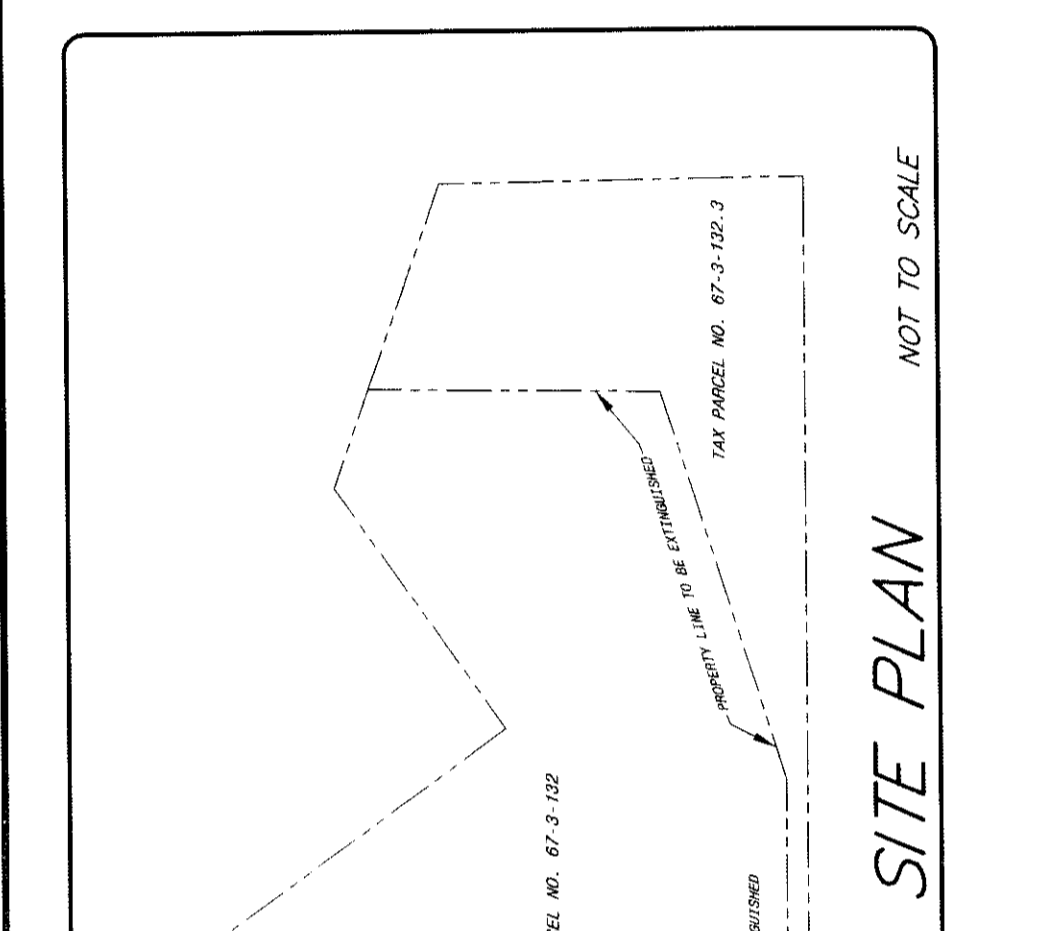
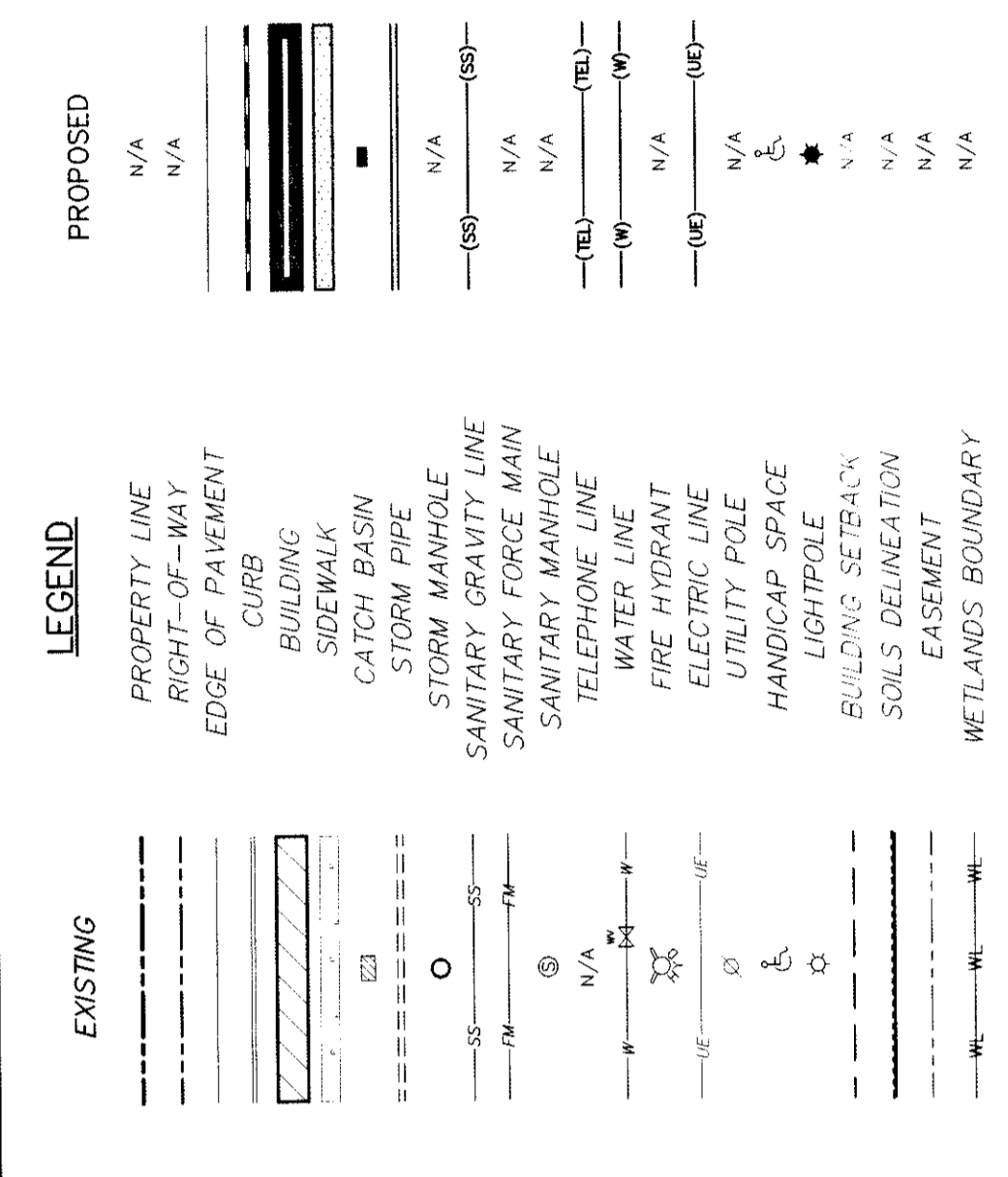


LOCATION PLAN SCALE: 1" = 800'



SITE PLAN NOT TO SCALE

APPROVED:
WESTON TOWNSHIP BOARD OF SUPERVISORS
James W. Hatfield 11/13/23

WESTON TOWNSHIP PLANNING COMMISSION
James W. Hatfield 11/13/23

WESTON TOWNSHIP, TOWNSHIP ENGINEER
C. Spencer J. Oualles 11/13/23

REVIEWED, CHESTER COUNTY PLANNING COMMISSION

I, JAMES W. HATFIELD, HEREBY CERTIFY THAT WESTON TOWNSHIP ENGINEER AND SUPERVISORS IN CONFORMANCE WITH THE ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS
DATE: 11/13/23
PK. LIC. #PE03134E

I, SPENCER J. OUALLES, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN. I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED.
DATE: 11-22-23
SPENCER J. OUALLES

I, JAMES W. HATFIELD, DO HEREBY CERTIFY, PURSuant TO THE REQUIREMENTS OF THE ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS, THAT THE INFORMATION CONTAINED IN THIS PLAN AND ANY ACCOMPANYING PLANS, SPECIFICATIONS AND NOTES IS TRUE AND CORRECT AND IS IN CONFORMANCE WITH CHAPTER 108 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
DATE: 10/22/23
PK. LIC. #PE03134E

THE PURPOSE OF THIS PLAN IS TO COMBINE TAX PARCELS 67-3-132 AND 67-3-132.3 INTO ONE PARCEL AND SHOW THE ADDITIONAL DEVELOPMENT OF THE SITE WITH A 10,270 SQUARE FOOT BUILDING WITH PARKING.

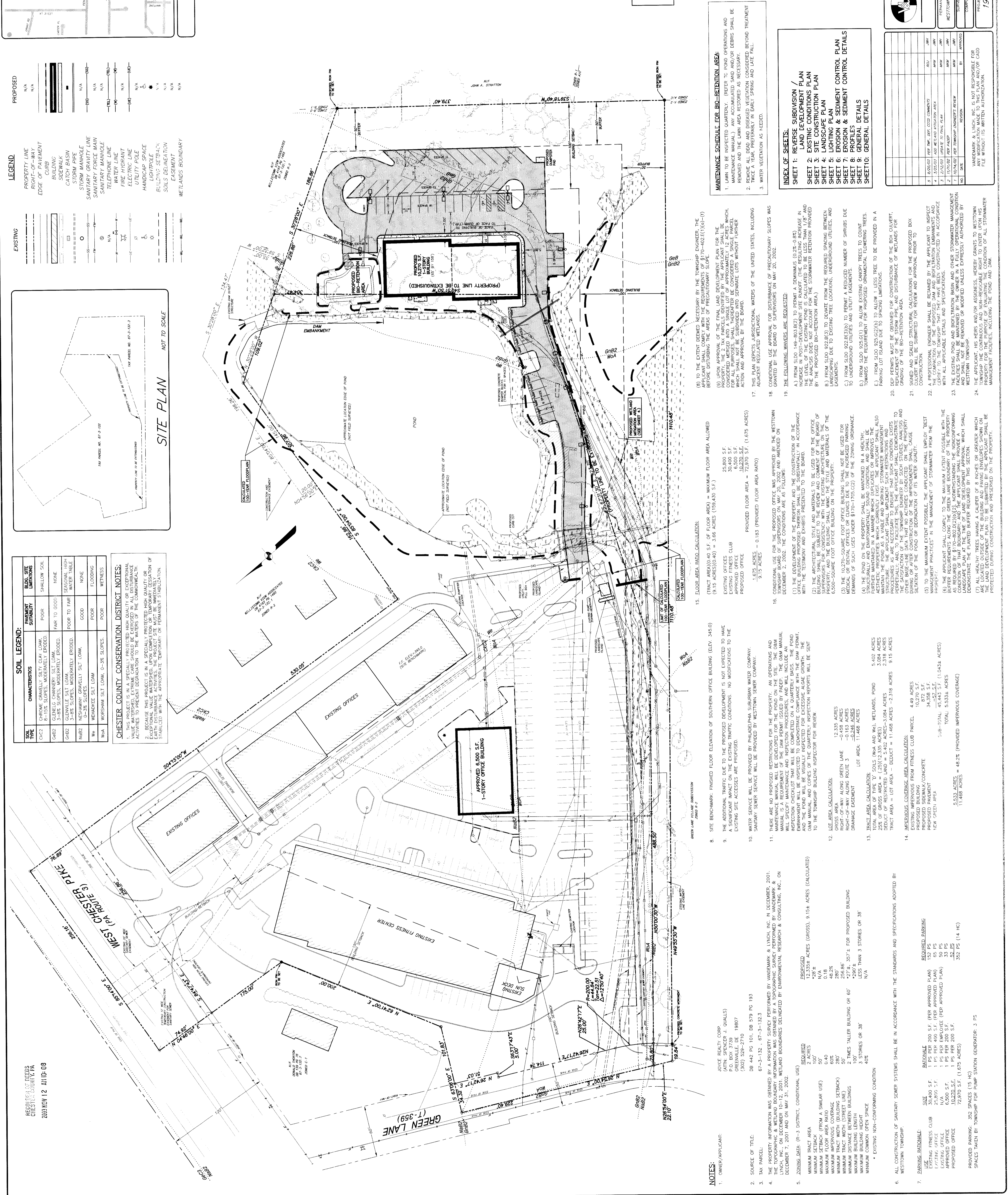
FINAL
REVERSE SUBDIVISION PLAN
AND
LAND DEVELOPMENT PLAN
JOYCE REALTY CORP.
1646 West Chester Pike
Suites 30 & 31
WESTON TOWNSHIP - CHESTER COUNTY
PENNSYLVANIA
SCALE: 1" = 40'
SEPTEMBER 5, 2023

VANDEMARK & LYNCH, INC.
ENGINEERS - PLANNERS - SURVEYORS
4335 MILLER RD. #100, 2017
MIDDLETOWN, PA 17057

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

WESTON TOWNSHIP
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

FILE NO. 19621
PROJECT NO. 35699-B
SHEET 1 OF 10
REVISION 5



SOIL LEGEND:

| SOIL TYPE | CHARACTERISTICS | PAVEMENT SUBSTRATUM | BLOOD SITE SUITABILITY |
|-----------|---|---------------------|---------------------------|
| CAC2 | CHROME GRAVELLY SILT LOAM, 8-15% SLOPES, MODERATELY ERODED | POOR | SHALLOW SOIL |
| GEB2 | GLENNVILLE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED | FAIR TO GOOD | NONE |
| MBR2 | NESHAWAY GRAVELLY SILT LOAM, 0-3% SLOPES, MODERATELY ERODED | POOR TO FAIR | SEASONAL HIGH WATER TABLE |
| W6 | WORHAM SILT LOAM, 0-3% SLOPES, FLOODING | POOR | NONE |
| W6A | WORHAM SILT LOAM, 0-3% SLOPES, FLOODING | POOR | WETNESS |

CHESTER COUNTY CONSERVATION DISTRICT NOTES:
1. THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL NATURAL AREA (SPECIAL DISTRICT) AS IDENTIFIED IN THE CHESTER COUNTY CONSERVATION DISTRICT MAP. ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH SHALL BE LIMITED TO THE MINIMUM EXTENT CONSISTENT WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

RECORDING NEEDS
CHESTER COUNTY, PA
2023 NOV 12 11:00:08

NOTES:

- OWNER/APPLICANT: JOYCE REALTY CORP (ATTL SPENCER J. OUALLES), 1646 WEST CHESTER PIKE, WEST CHESTER, PA 19380, (302) 529-2710
- SOURCE OF TITLE: DB 442 PG 101, DB 579 PG 193, 67-3-132, 67-3-132.3
- TAX PARCEL: 08 442 PG 101, DB 579 PG 193
- TOWNSHIP INFORMATION WAS OBTAINED BY A PROPERTY SURVEY PERFORMED BY VANDEMARK & LYNCH, INC. ON DECEMBER 10-12, 2021. THE TOPOGRAPHIC & WETLAND BOUNDARY INFORMATION WAS OBTAINED BY ENVIRONMENTAL RESEARCH & CONSULTING, INC. ON DECEMBER 7, 2001 AND ON MAY 31, 2022.
- ZONING DATA: (P-3) DISTRICT, CONDITIONAL USE

| | |
|--|---|
| REQUIRED OPEN SPACE | 40% |
| MINIMUM TRACT AREA | 100' |
| MINIMUM SETBACK (FROM A SIMILAR USE) | 50' |
| MINIMUM FLOOR AREA RATIO | 0.40 |
| MINIMUM TRACT WIDTH (BUILDING SETBACK) | 280' |
| MINIMUM TRACT WIDTH (STREET LINE) | 50' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 256.86' |
| MINIMUM BUILDING HEIGHT | 28'0" |
| MINIMUM COMMON OPEN SPACE | 3 STORES OR 38' LESS THAN 3 STORES OR 38' |
| MINIMUM NON-CONFORMING CONDITION | |
- CONSTRUCTION OF SANITARY SEWER SYSTEMS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY WESTON TOWNSHIP.
- EROSION/BUILDABLE AREAS:

| EROSION/BUILDABLE | SUITS |
|-----------------------|---------------------------------------|
| EXISTING FITNESS CLUB | 1 PS PER 200 S.F. (PER APPROVED PLAN) |
| EXISTING OFFICE | 1 PS PER EMPLOYEE (PER APPROVED PLAN) |
| APPROVED OFFICE | 1 PS PER 200 S.F. (PER APPROVED PLAN) |
| PROPOSED OFFICE | 1 PS PER 200 S.F. (PER APPROVED PLAN) |
- PROVIDED PARKING: 352 SPACES (19 HC) SPACES TAKEN BY TOWNSHIP FOR PUMP STATION GENERATOR: 3 PS

Maintainance Schedule for Bio-Retention Area:
1. LAIN TO BE INSPECTED QUARTERLY. REFER TO POND OPERATIONS AND MAINTENANCE MANUAL. ANY ACCUMULATED SAND AND/OR DEBRIS SHALL BE REMOVED AND THE LAKE AREA RESTORED AS NECESSARY.
2. REMOVE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT VALUE. TRIM WEEDS, SPRING AND LAKE FALL.
3. WATER VEGETATION AS NEEDED.

INDEX OF SHEETS:
SHEET 1: REVERSE SUBDIVISION / LAND DEVELOPMENT PLAN
SHEET 2: EXISTING CONDITIONS PLAN
SHEET 3: EXISTING OFFICE PLAN
SHEET 4: LANDSCAPE PLAN
SHEET 5: LIGHTING PLAN
SHEET 6: EROSION & SEDIMENT CONTROL PLAN
SHEET 7: PROFILES
SHEET 8: GENERAL DETAILS
SHEET 9: GENERAL DETAILS

CONDITIONAL USE APPROVAL FOR PROPOSED OFFICE BUILDING: THE TOWNSHIP ENGINEER, THE APPLICANT SHALL COMPLY WITH THE REQUIREMENTS OF 8770-402E(1)(b)-(i) BEFORE DISTURBING THE AREAS OF PROPOSED DEVELOPMENT.
(9) UPON APPROVAL OF THE FINAL LAND DEVELOPMENT PLAN FOR THE PROPOSED OFFICE BUILDING, THE APPLICANT SHALL COMPLY WITH THE REQUIREMENTS OF 8770-402E(1)(b)-(i) FOR ALL PURPOSES, SHALL HEREAFTER BE CONSIDERED A SINGLE LOT UNDER THE JURISDICTION OF THE BOARD.
ACTION AND APPROVAL BY THE BOARD: SEPARABLE LOTS WITHOUT LUPAR

17. THIS PLAN DEICTS SUPERSTICULAR WATERS OF THE UNITED STATES, INCLUDING ADJACENT REGULATED WETLANDS.

18. CONDITIONAL USE APPROVAL FOR PROPOSED OFFICE BUILDING: THE TOWNSHIP ENGINEER, THE APPLICANT SHALL COMPLY WITH THE REQUIREMENTS OF 8770-402E(1)(b)-(i) BEFORE DISTURBING THE AREAS OF PROPOSED DEVELOPMENT.

19. THE FOLLOWING WATERS ARE REQUESTED:
A) FROM SLOD 925(G)(1) TO PERMIT A DRAINAGE INCREASE IN THE EXISTING POND IS CALCULATED TO BE LESS THAN 1/8" AND THE ANALYSIS DOES NOT ACCOUNT FOR THE STORMWATER MANAGEMENT PROVIDED BY THE PROPOSED BIO-RETENTION AREA.
B) FROM SLOD 925(G)(1) TO PERMIT A DRAINAGE INCREASE BETWEEN THE PROPOSED OFFICE BUILDING AND THE EXISTING POND IS CALCULATED TO BE LESS THAN 1/8" AND THE ANALYSIS DOES NOT ACCOUNT FOR THE STORMWATER MANAGEMENT PROVIDED BY THE PROPOSED BIO-RETENTION AREA.
C) FROM SLOD 925(G)(1) TO PERMIT A DRAINAGE INCREASE BETWEEN THE PROPOSED OFFICE BUILDING AND THE EXISTING POND IS CALCULATED TO BE LESS THAN 1/8" AND THE ANALYSIS DOES NOT ACCOUNT FOR THE STORMWATER MANAGEMENT PROVIDED BY THE PROPOSED BIO-RETENTION AREA.
D) FROM SLOD 925(G)(1) TO PERMIT A DRAINAGE INCREASE BETWEEN THE PROPOSED OFFICE BUILDING AND THE EXISTING POND IS CALCULATED TO BE LESS THAN 1/8" AND THE ANALYSIS DOES NOT ACCOUNT FOR THE STORMWATER MANAGEMENT PROVIDED BY THE PROPOSED BIO-RETENTION AREA.
E) FROM SLOD 925(G)(1) TO PERMIT A DRAINAGE INCREASE BETWEEN THE PROPOSED OFFICE BUILDING AND THE EXISTING POND IS CALCULATED TO BE LESS THAN 1/8" AND THE ANALYSIS DOES NOT ACCOUNT FOR THE STORMWATER MANAGEMENT PROVIDED BY THE PROPOSED BIO-RETENTION AREA.

20. BEST PERMITS MUST BE OBTAINED FOR CONSTRUCTION OF THE BOX CULVERT, PERMITS FOR THE PROPOSED OFFICE BUILDING AND DISTURBANCE OF WETLANDS FOR THE PROPOSED OFFICE BUILDING. THE APPLICANT SHALL SUBMIT ALL PERMITS TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
21. SOILS AND GRADE STRUCTURAL CALCULATIONS FOR THE PROPOSED BOX CULVERT WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
22. A PROFESSIONAL ENGINEER SHALL BE RETAINED BY THE APPLICANT TO DESIGN AND MANAGE THE PROPOSED OFFICE BUILDING AND DISTURBANCE OF WETLANDS FOR THE PROPOSED OFFICE BUILDING. THE APPLICANT SHALL SUBMIT ALL PERMITS TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
23. THE EXISTING POND AND BIORETENTION BASIN AND OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED AND RESTORED TO ORIGINAL OR BETTER CONDITION AND SHALL NOT BE REMOVED OR MODIFIED UNLESS EXPRESSLY AUTHORIZED BY WESTON TOWNSHIP.
24. THE APPLICANT, HIS AGENTS AND/OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CAD FILE WITHOUT ITS WRITTEN AUTHORIZATION.