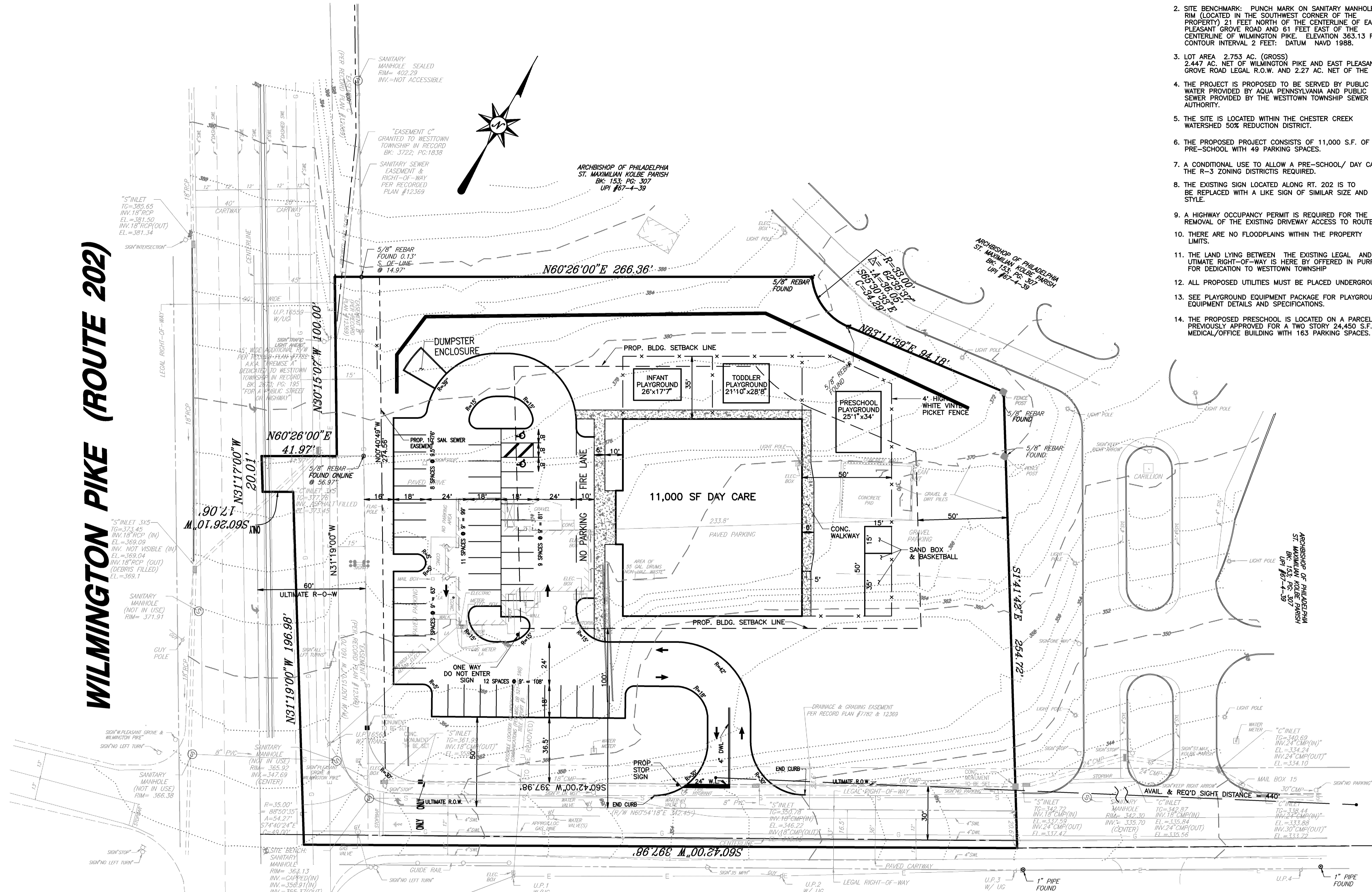
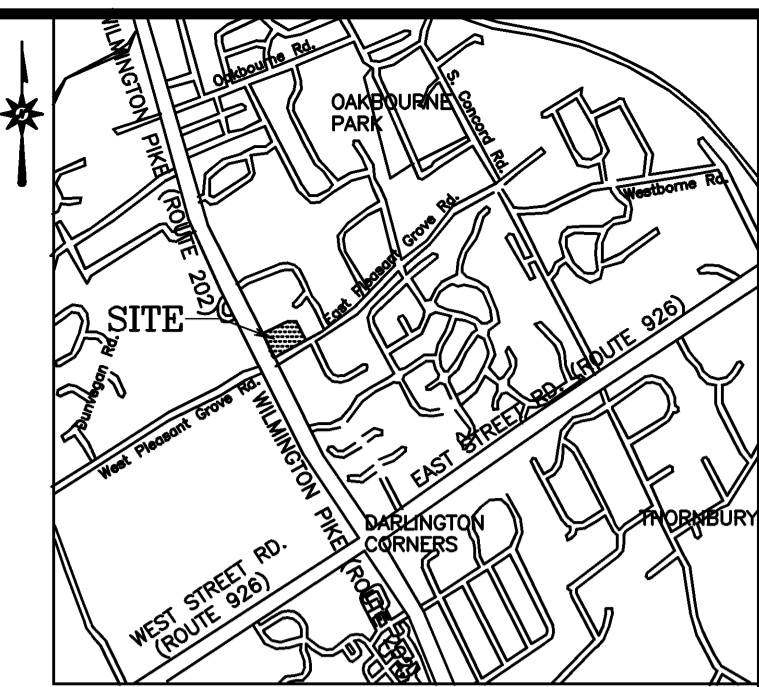


WILMINGTON PIKE (ROUTE 202)



EAST PLEASANT GROVE ROAD

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHY SURVEY PLAN PREPARED BY HOWELL/KLINE, PLAN DATED 11/30/2008, PLAN NO. S-1, PREPARED FOR LV ASSOCIATES, L.P.
 - SITE BENCHMARK: PUNCH MARK ON SANITARY MANHOLE RIM (LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY) 21 FEET NORTH OF THE CENTERLINE OF EAST PLEASANT GROVE ROAD AND 61 FEET EAST OF THE CENTERLINE OF WILMINGTON PIKE. ELEVATION 363.13 FEET, CONTOUR INTERVAL 2 FEET; DATUM: NAVD 1988.
 - LOT AREA: 2,793 AC. (GROSS) 2.447 AC. NET OF WILMINGTON PIKE AND EAST PLEASANT GROVE ROAD LEGAL R.O.W. AND 2.27 AC. NET OF THE ULTIMATE R.O.W.
 - THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA AND PUBLIC SEWER PROVIDED BY THE WESTTOWN TOWNSHIP SEWER AUTHORITY.
 - THE SITE IS LOCATED WITHIN THE CHESTER CREEK WATERSHED 50% REDUCTION DISTRICT.
 - THE PROPOSED PROJECT CONSISTS OF 11,000 S.F. OF PRE-SCHOOL WITH 49 PARKING SPACES.
 - A CONDITIONAL USE TO ALLOW A PRE-SCHOOL/ DAY CARE USE WITHIN THE R-3 ZONING DISTRICTS REQUIRED.
 - THE EXISTING SIGN LOCATED ALONG RT. 202 IS TO BE REPLACED WITH A LIKE SIGN OF SIMILAR SIZE AND STYLE.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR THE REMOVAL OF THE EXISTING DRIVEWAY ACCESS TO ROUTE 202.
 - THERE ARE NO FLOODPLAINS WITHIN THE PROPERTY LIMITS.
 - THE LAND LYING BETWEEN THE EXISTING LEGAL AND ULTIMATE RIGHT-OF-WAY IS HERE BY OFFERED IN PURPETUITY FOR DEDICATION TO WESTTOWN TOWNSHIP
 - ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
 - SEE PLAYGROUND EQUIPMENT PACKAGE FOR PLAYGROUND EQUIPMENT DETAILS AND SPECIFICATIONS.
 - THE PROPOSED PRESCHOOL IS LOCATED ON A PARCEL PREVIOUSLY APPROVED FOR A TWO STORY 24,450 S.F. MEDICAL/OFFICE BUILDING WITH 163 PARKING SPACES.



ZONING DATA
R3 ZONING DISTRICT (COND. USE)

	REQ.	EXIST.	PROPOSED
MIN LOT AREA	2 AC.	2.44 AC.	2.27 AC. (NET OF R.O.W.)
MAX IMP. COVERAGE	60%	23%	34.91% (Measured from Ex. R.O.W.)
FRONT YARD SETBACK	100'	60'	100'
MIN. SIDE YARD	50'	50'	50'
MIN. REAR YARD	50'	50'	50'
MAX. FLOOR AREA RATIO	.3	.0896	.11
MAX BLDG HEIGHT	38' (3 STORIES)	<38'	<38'
MIN. VEGETATED COVER	40%	77%	65.09%

PARKING DATA

REQUIRED = PRESCHOOL/NURSERY SCHOOL
1 SP/15 STUDENTS
MAX. ENROLLMENT 170 CHILDREN
170/15 = 11.33 SP = 12

PROVIDED = 49 SPACES
10% @ 9.5' WIDE (8 PROVIDED 5 REQUIRED)

CONDITIONAL USE PLAN

1 4-30-18 REVISED PER TOWNSHIP ZONING OFFICERS COMMENT OF 4-19-18

LAND DEVELOPMENT FOR
THE MALVERN SCHOOL

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

125 Dowtin Forge Rd.
Eston, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4432
Date- 4-2-18
Scale- 1" = 30'
Drawn- AE
Checked- A.E.
Sheet- 1 OF 5

Plotted: 5/2/2018 File: F:\JB\4432\4432-B.plo

ACT 187 SERIAL NUMBER 1825925

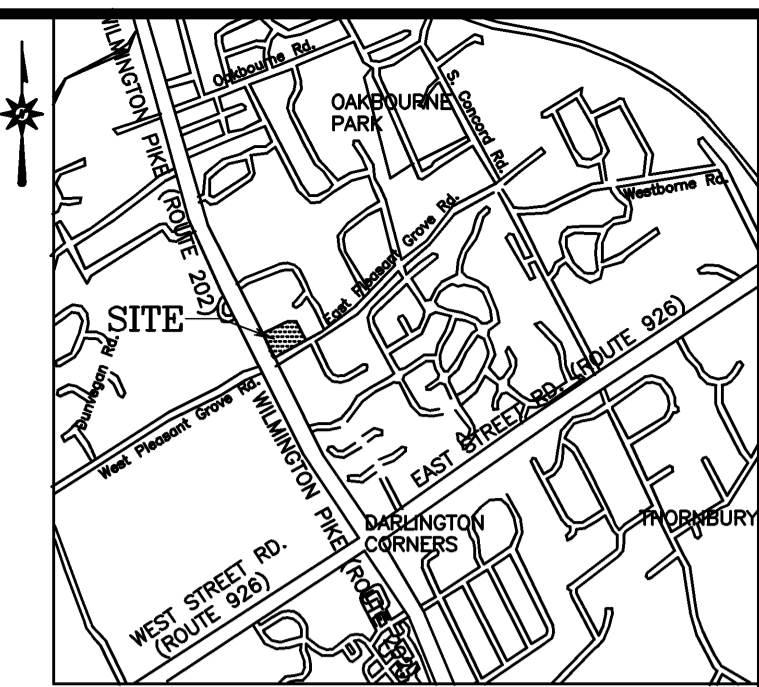
EDWARD B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOC., INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.

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.

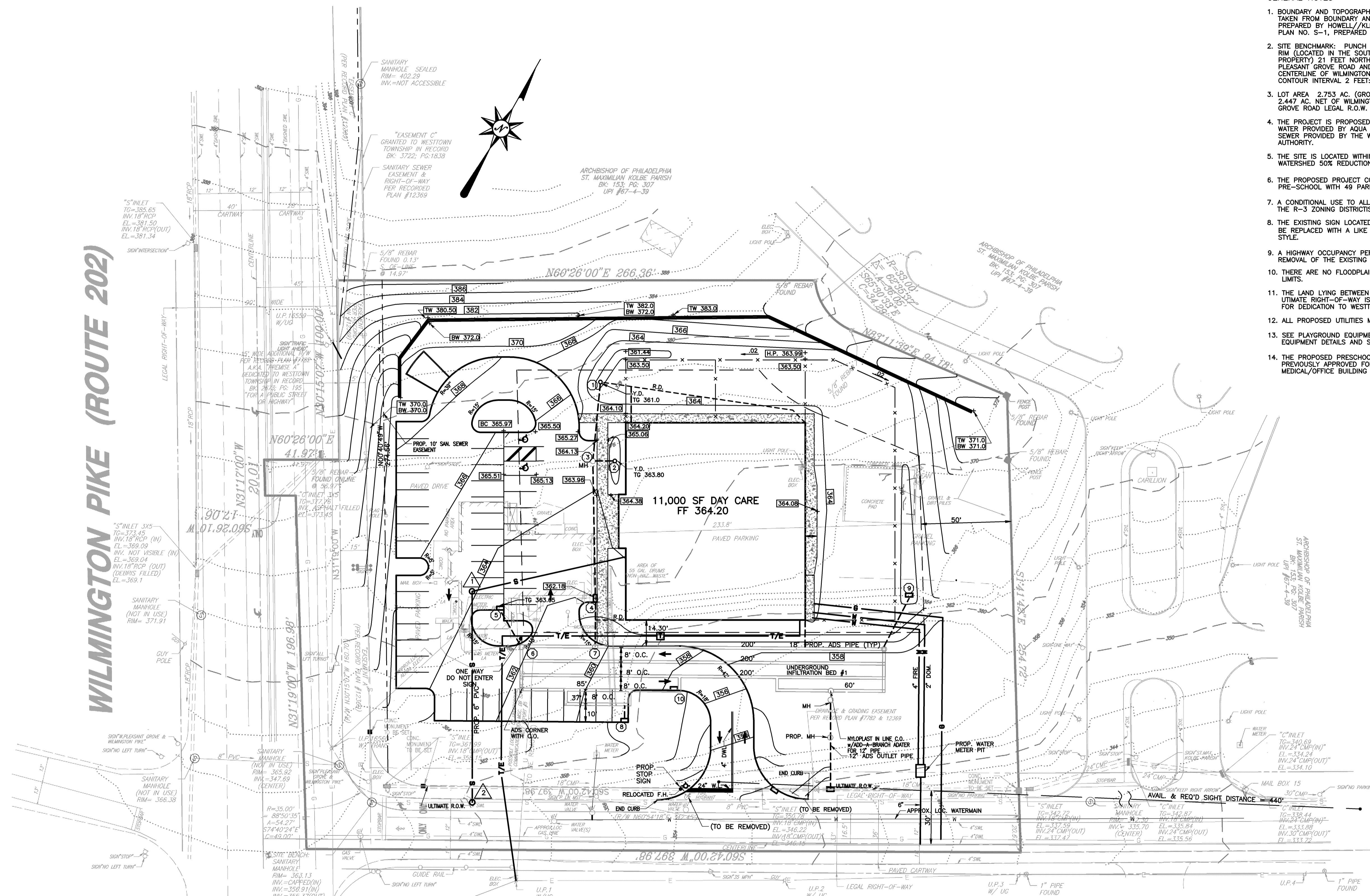
UTILITIES NOTIFIED
VERIZON
COMCAST CABLE TV
COMCAST COMMUNICATION
TEPPCO
BUCKEYE PIPELINE
AQUA PENNSYLVANIA
PRECO ENERGY
TRANSCONTINENTAL GAS PIPELINE
IPII INTERSTATE ENERGY
WESTTOWN TOWNSHIP
SUNOCO PIPELINE

STOP-CALL BEFORE YOU DIG
SERIAL # 1825925





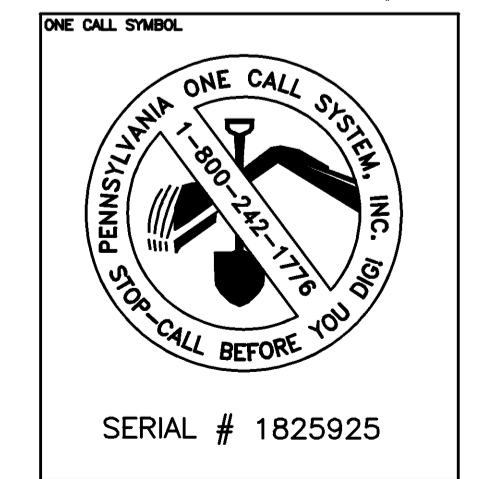
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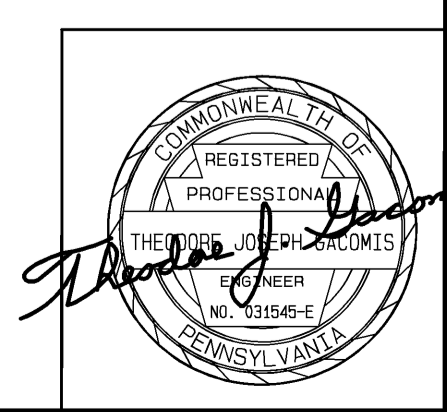
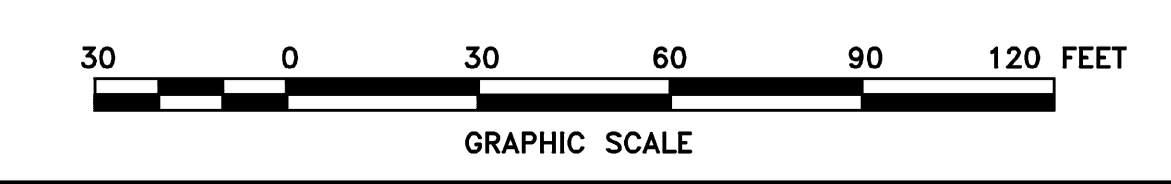
WILMINGTON PIKE (ROUTE 202)

EAST PLEASANT GROVE ROAD

CONDITIONAL USE GRADING UTILITY PLAN

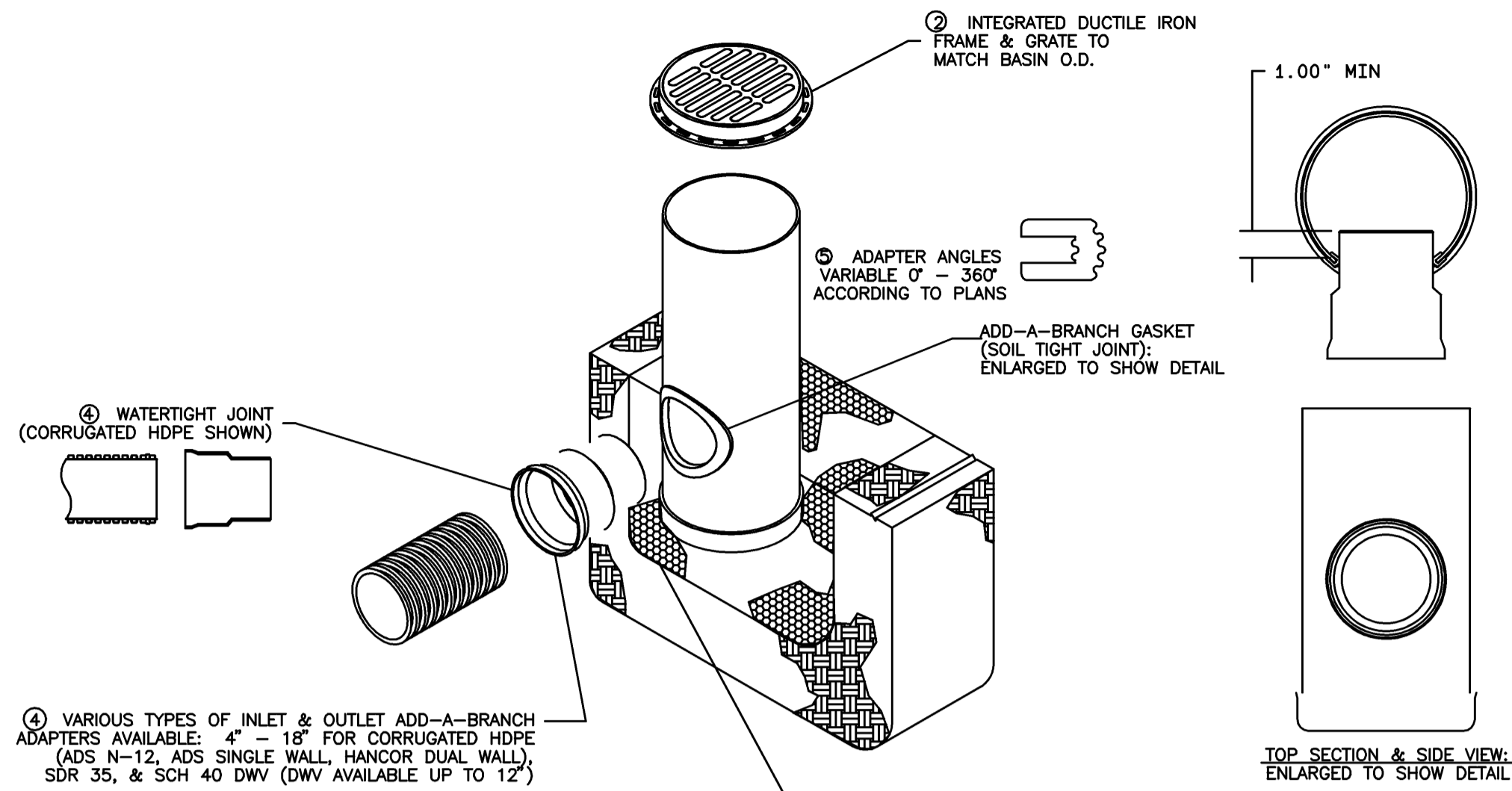


ASSESSMENT MAP 67-4, PARCEL 38 (UPI NO. 67-4-38)



1 4-30-18 REVISED PER TOWNSHIP ZONING OFFICERS COMMENT OF 4-19-18													
LAND DEVELOPMENT FOR THE MALVERN SCHOOL													
WESTTOWN TOWNSHIP	CHESTER COUNTY, PA.												
Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS													
125 Dowtin Forge Rd. Eston, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080	<table border="0"> <tr><td>Project-</td><td>4432</td></tr> <tr><td>Date-</td><td>4-2-18</td></tr> <tr><td>Scale-</td><td>1" = 30'</td></tr> <tr><td>Drawn-</td><td>AE</td></tr> <tr><td>Checked-</td><td>A.E.</td></tr> <tr><td>Sheet-</td><td>2 OF 5</td></tr> </table>	Project-	4432	Date-	4-2-18	Scale-	1" = 30'	Drawn-	AE	Checked-	A.E.	Sheet-	2 OF 5
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Plotted: 5/2/2018	File: F:\JB\4432\4432-B.plo												

NYLOPLAST DRAIN BASIN WITH ADD-A-BRANCH



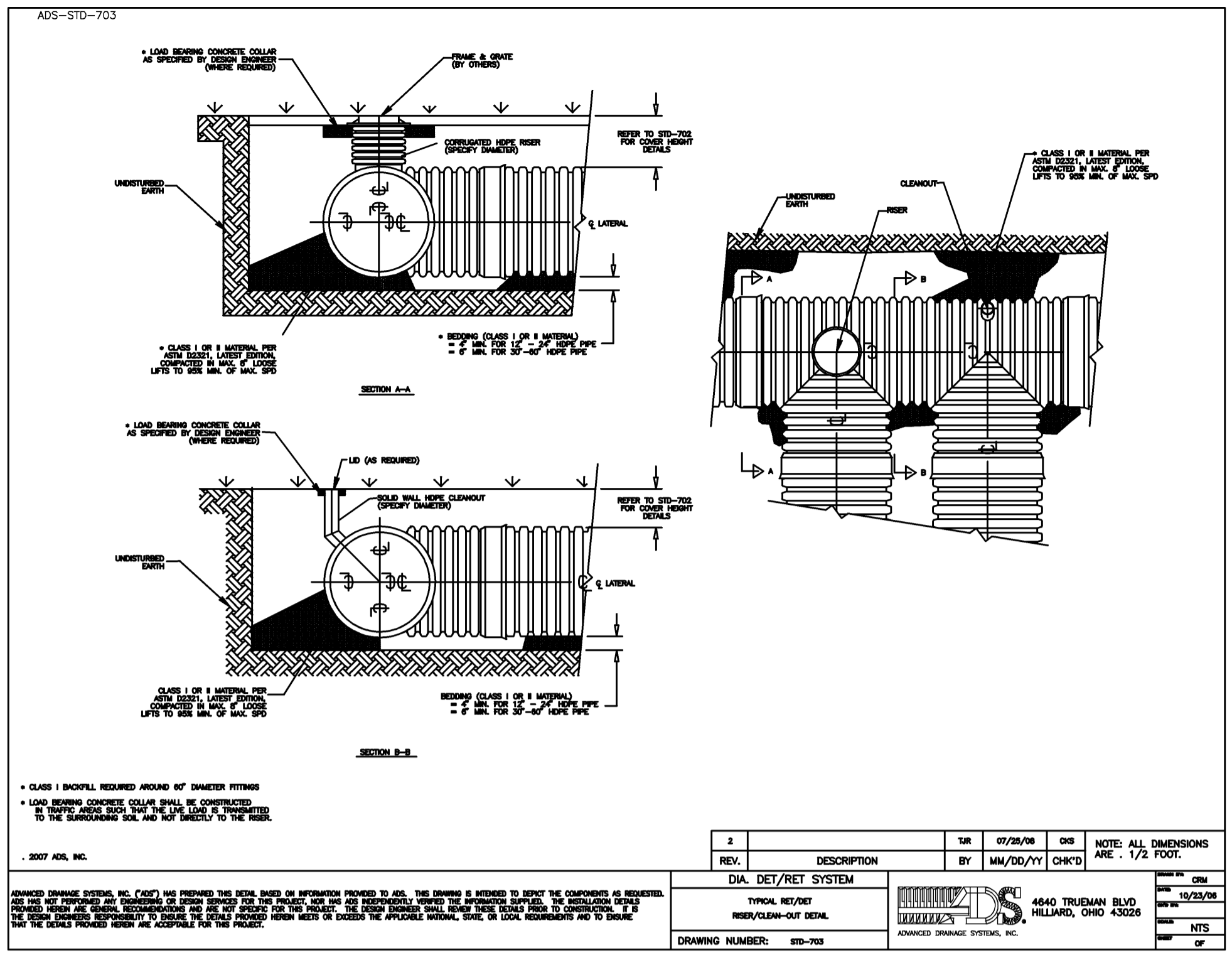
- ADD-A-BRANCH (PATENT NO. 6349338) AVAILABLE FOR ALL 6\"/>

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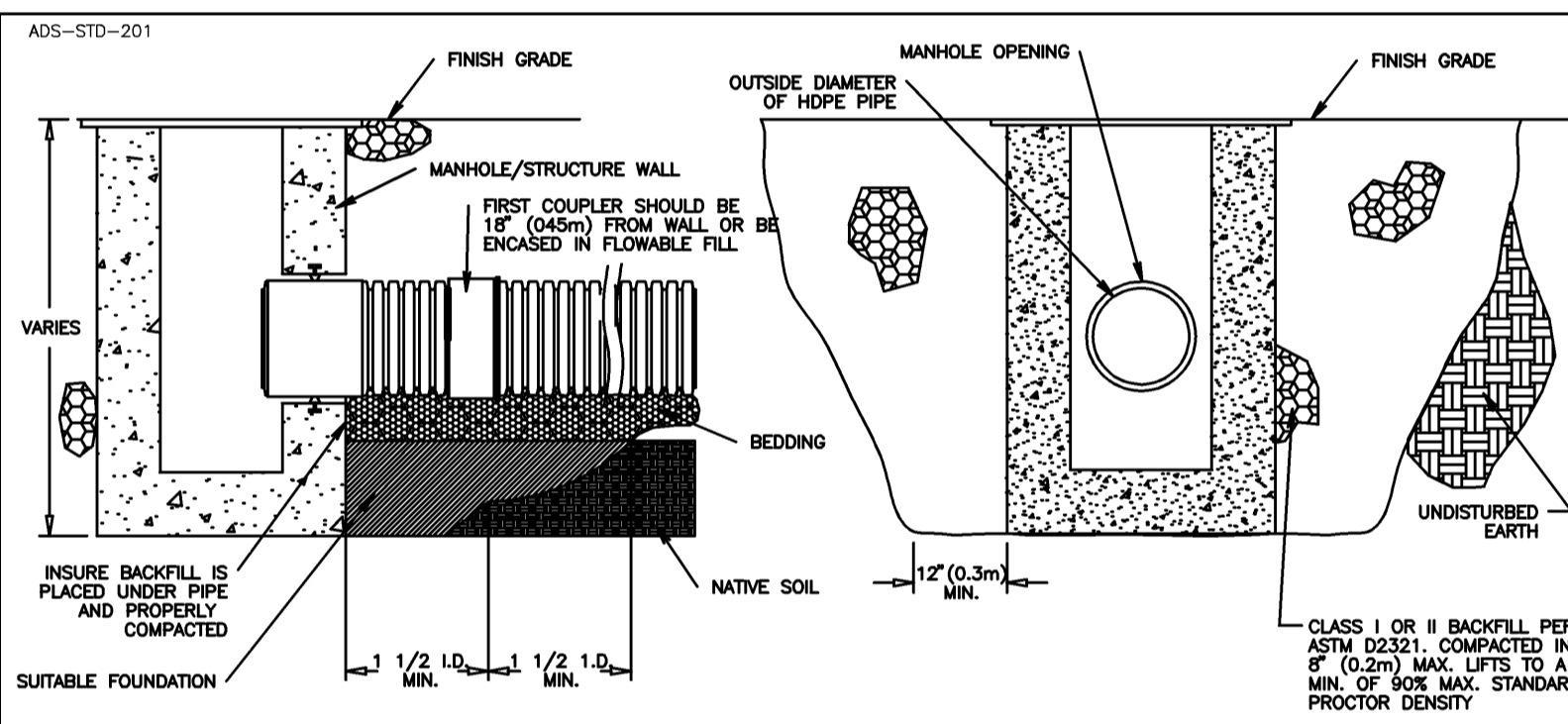
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

DATE	5-9-06
APP'D BY	CJA
DATE	5-9-06
DWG SIZE	A
SCALE	1:25
SHEET	1 OF 1
DWG NO.	0110-110-009
REV	B

Nyloplast
 3130 VERONA AVE.
 BIRMGHAM, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2440
 www.nyloplast-us.com

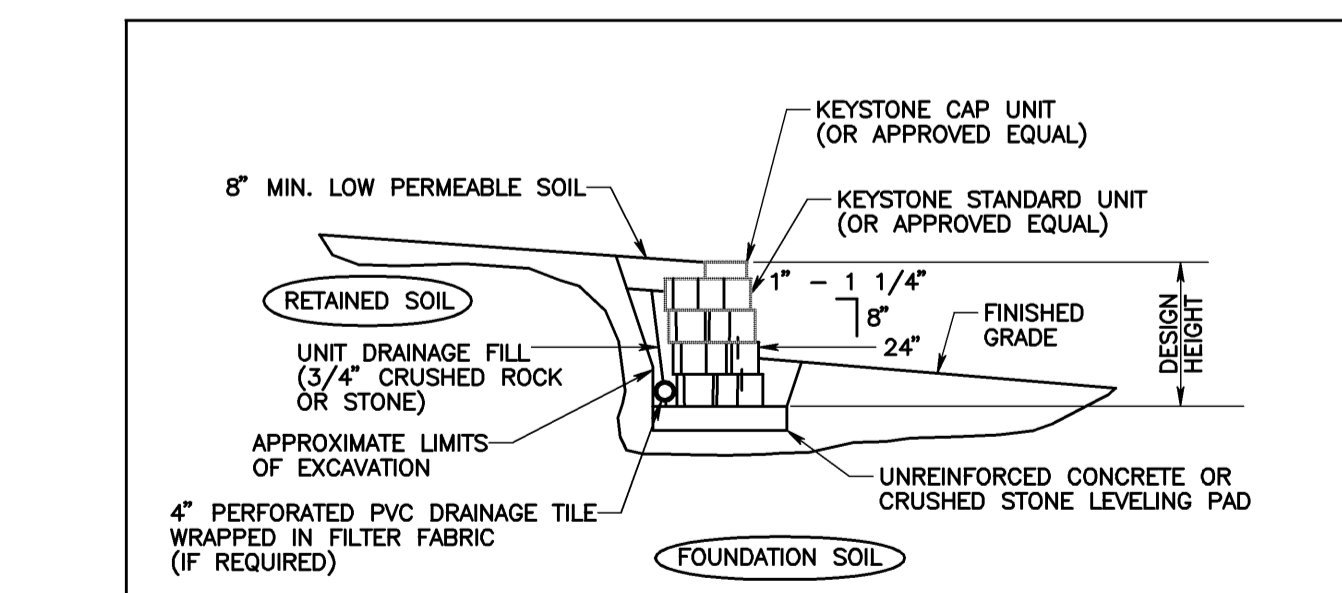


REV.	DESCRIPTION	DATE	BY	CHK'D	NOTE
2	DESCRIPTION	07/28/06	MM/DD/YY	CHK'D	ALL DIMENSIONS ARE 1/2 FOOT.
1	DIA. DET./RET. SYSTEM				



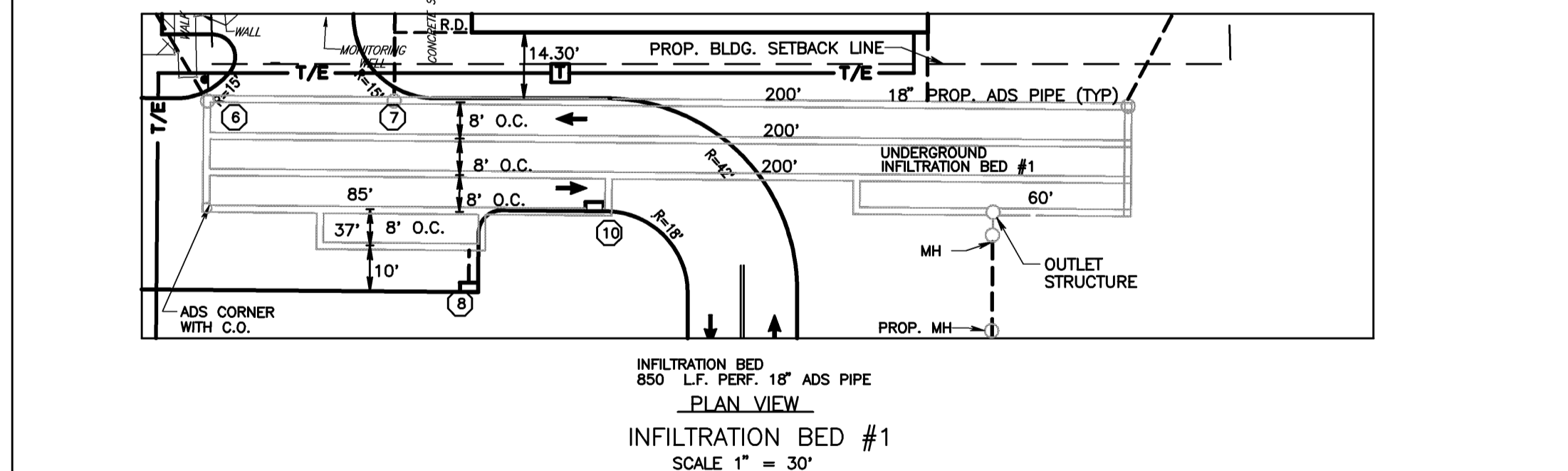
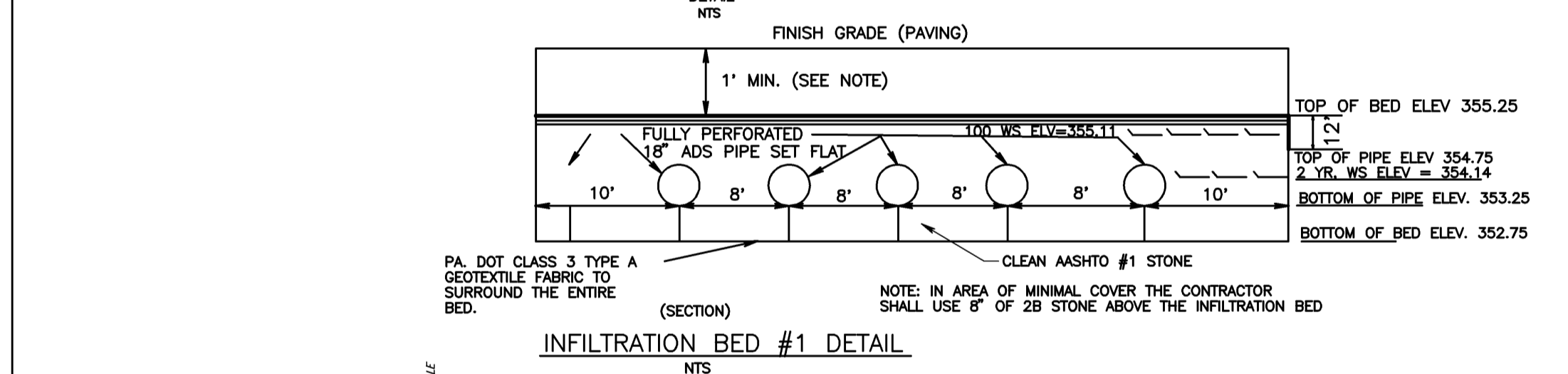
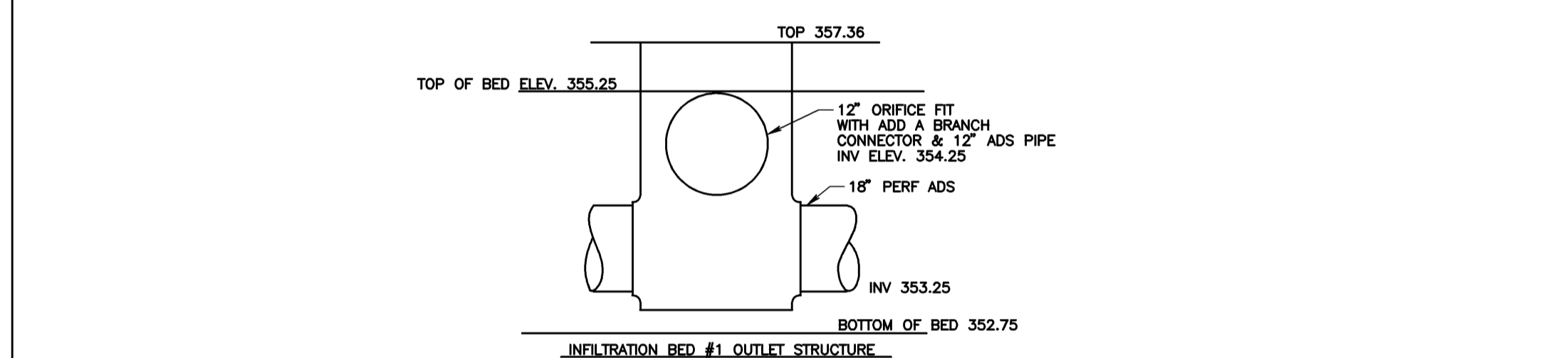
- MAXIMUM INSERTION ANGLE SHALL NOT EXCEED REQUIREMENTS AS SPECIFIED BY THE MANUFACTURER.
- SEE STANDARD DETAILS STD-202 (A-B) THROUGH STD-204 (A-E) FOR STRUCTURE CONNECTIONS, PRODUCT INFORMATION AND DIMENSIONAL PIPE DATA. INSTALLATION RECOMMENDATIONS ARE ALSO SPECIFIED IN TECHNICAL NOTE 5.04: HOPE CONNECTIONS TO MANHOLES AND STRUCTURES.
- PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST INSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

REV.	DESCRIPTION	DATE	BY	CHK'D
1	UPDATED DRAWING	02/20/07	MM/DD/YY	CHK'D



TYPICAL GRAVITY WALL SECTION
 Standard Unit - 1' Setback

THIS IS A TYPICAL DETAIL. A RETAINING WALL DESIGN PLAN MUST BE PREPARED BY A LICENSED GEOTECHNICAL OR STRUCTURAL ENGINEER BASED ON ACTUAL SOIL CONDITIONS PRESENT ON SITE. THE DESIGN MUST BE SUBMITTED TO WESTTOWN TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



- CONSTRUCTION SPECIFICATIONS**
- LINER TO BE INSTALLED ON TOP, SIDES AND BOTTOM OF BED. CONTRACTOR TO REFER TO MANUFACTURERS SPECIFICATIONS FOR PROPER SEALING OF PIPE CONNECTIONS.
 - BASIN LINER = AMOCO 2016 OR APPROVED NON-WOVEN GEOTEXTILE EQUAL.
 - SEEPAGE BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENTATION DURING THE INSTALLATION PROCESS. IF THE INSPECTION INDICATES THAT SOIL HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
 - ALL STONE FOR THE CONSTRUCTION OF THE STONE SEEPAGE BEDS SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE. TOWNSHIP STAFF TO VERIFY MATERIAL IS ACCEPTABLE.
 - THE DESIGN AND TOWNSHIP ENGINEER MUST BE CONSULTED SHOULD ANY UNFAVORABLE CONDITIONS BE ENCOUNTERED DURING CONSTRUCTION (I.E. BEDROCK, HIGH WATER TABLE).
 - THIS IS A CRITICAL BMP. THE INSTALLATION MUST BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER.
- CONSTRUCTION SEQUENCE**
- EXCAVATION TO BOTTOM OF SYSTEM TO BE PERFORMED WITH EQUIPMENT FROM OUTSIDE BED AREA OR RUBBER TIRE MACHINERY TO AVOID COMPACTION.
 - FINE GRADE BOTTOM OF SYSTEM WITH SMALL MACHINE.
 - SCARP SURFACE AND INSTALL GEOTEXTILE ON BOTTOM AND SIDES OF SYSTEM.
 - INSTALL INLET, STONE AND PIPE DISTRIBUTION SYSTEM.
 - INSTALL FABRIC OVER TOP OF STONE AREA ENSURING FABRIC OVERLAP IS PROVIDED.
 - BACKFILL OVER FABRIC WITH SUBSOIL AND PARKING LOT SUBBASE.
 - INSTALL PAVING AND MULCH.
 - INSTALL PLYWOOD SHEET UNDER INLET GRATES. PLYWOOD IS TO REMAIN UNTIL ALL UPSLOPE AREAS ARE STABILIZED WITH VEGETATION. (MINIMUM OF 70% COVER).
- NOTES:
 INSTALLATION OF INFILTRATION SYSTEMS IS TO BE CHECKED BY THE A LICENSED ENGINEER.
 AFTER THE INFILTRATION OR RECHARGE BED IS COMPLETELY INSTALLED, ALL HEAVY CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED FROM THE INFILTRATION OR RECHARGE BED AREA TO ELIMINATE IMPACTS WHICH MAY COMPROMISE IT. IN THE EVENT ANY IMPACTS OCCUR, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED TO DESIGN SPECIFICATIONS.

CONDITIONAL USE
 DETAIL SHEET

1 4-30-18 REVISED PER TOWNSHIP ZONING OFFICERS COMMENT OF 4-19-18

LAND DEVELOPMENT
 FOR
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125 DOWDIN FORGE RD.
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 Scale- 1" = 30'
 Drawn- A.E.
 Checked- A.E.
 Sheet- 3 OF 5

Plotted: 5/2/2018 File: F:\JB\4432\4432-B.plo

PLANT SCHEDULE
DECIDUOUS TREES - CANOPY TREES AND ORNAMENTAL TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION
⊙	12	Acer Rubrum Red Sunset	Red Sunset Maple	13'-15'	3 1/2"	B & B
⊙	4	Quercus Phellos	Willow Oak	13'-15'	3 1/2"	B & B
⊙	6	Platanus Acerifolia Bloodgood	Bloodgood London Plane Tree	13'-15'	3 1/2"	B & B
⊙	5	Gleditsia Tri. Inermis True Shade	True Shade Honeylocust	13'-15'	3 1/2"	B & B
⊙	6	Prunus Sargentii	Sargent Cherry	10'-12'	3 1/2"	B & B
⊙	11	Morus Floribunda	Flowering Crapeapple	10'-12'	3 1/2"	B & B
⊙	2	Acer Griseum	Paper Bark Maple	10'-12'	3 1/2"	B & B

DECIDUOUS TREES = 46

LANDSCAPE REQUIREMENTS

	CANOPY TREES	ORNAMENTAL TREES	SHRUBS
STREET FRONTAGE	8	6	23
363' PLEASANT GROVE RD	6	4	18
282' WILMINGTON PIKE			
PROPERTY LINES			
NE 60' ARC = 252'	3	3	8
NE 83' ARC = 130'	1	1	4
SE 01' ARC = 220'	2	2	6
PARKING LOT	10		100
TOTAL	30	16	159

MINIMUM PLANTING SIZE

REQUIRED	3 1/2" CAL
DECIDUOUS TREES	8' HT
SHRUBS, HEDGES	2' HT
EVERGREEN TREES	8' HT

PLANT SCHEDULE
SHRUBS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
IG	26	Ilex Glabra Dense	Dense Inkberry	2'	B & B
JS	38	Juniperus Chinensis Sargentii	Sargent Juniper	18"-24"	B & B
MP	9	Myrica Pennsylvanica	Northern Bayberry	2'	B & B
VP	15	Viburnum Prognense	Prague Viburnum	3'	B & B
VR	8	Viburnum Rhytidophyllum	Leatherleaf Viburnum	3'	B & B
FG	12	Fothergilla Gardenii	Dwarf Fothergilla	2'	B & B

TOTAL SHRUBS = 108

PLANT SCHEDULE
EVERGREEN TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
TO	11	Thuja Occidentalis Nigra	Dark American Arborvitae	5'	B & B

TOTAL EVERGREEN TREES = 11

PLANT SCHEDULE
COMPENSATORY DECIDUOUS TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION
AC	6	Acer Campestre	Hedge Maple	10'-12'	3 1/2"	B & B
BN	5	Betula Nigra Heritage	Heritage Birch	10'-12'	3 1/2"	B & B

TOTAL COMPENSATORY DECIDUOUS TREES = 11

PLANT SCHEDULE
COMPENSATORY TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION
Z	4	Zelkova Serotina Village Green	Village Green Zelkova	10'-12'	3 1/2"	B & B
H	2	Halesia Carolina	Carolina Silverbell	10'-12'	3 1/2"	B & B
U	3	Liriodendron Tulipifera	Tulip Tree	10'-12'	3 1/2"	B & B
PK	9	Prunus Serrulata Kwanon	Kwanon Cherry	10'-12'	3 1/2"	B & B
CL	7	Cupressus X Leylandii	Leyland Cypress	8'	-	B & B
PT	7	Pinus Strobus	Eastern White Pine	8'	-	B & B Sheared
PA	4	Prunus Subhirtella Aurumalis	Autumn Flowering Cherry	8'-10'	3 1/2"	B & B
MF	7	Morus Floribunda	Japanese Flowering Cherry	8'-10'	3 1/2"	B & B
AC	4	Acer Campestre	Hedge Maple	8'-10'	3 1/2"	B & B
BN	4	Betula Nigra Heritage	Heritage Birch	10'-12'	3 1/2"	B & B

TOTAL COMPENSATORY DECIDUOUS TREES = 44

COMPENSATORY TREES PROVIDED

44 COMPENSATORY TREES

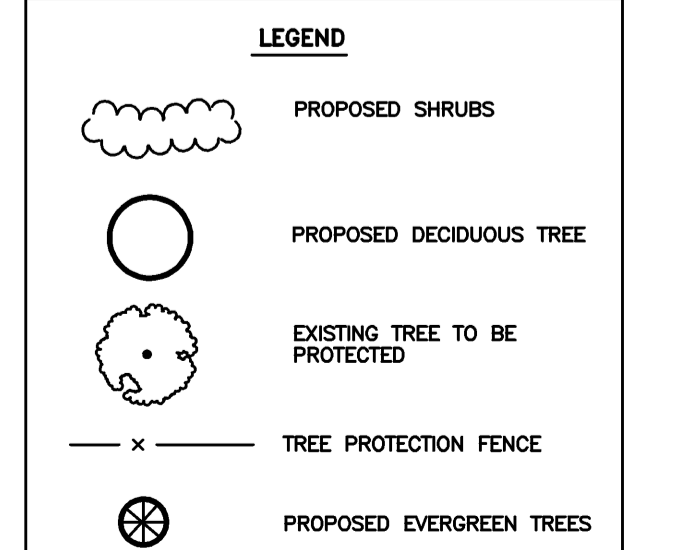
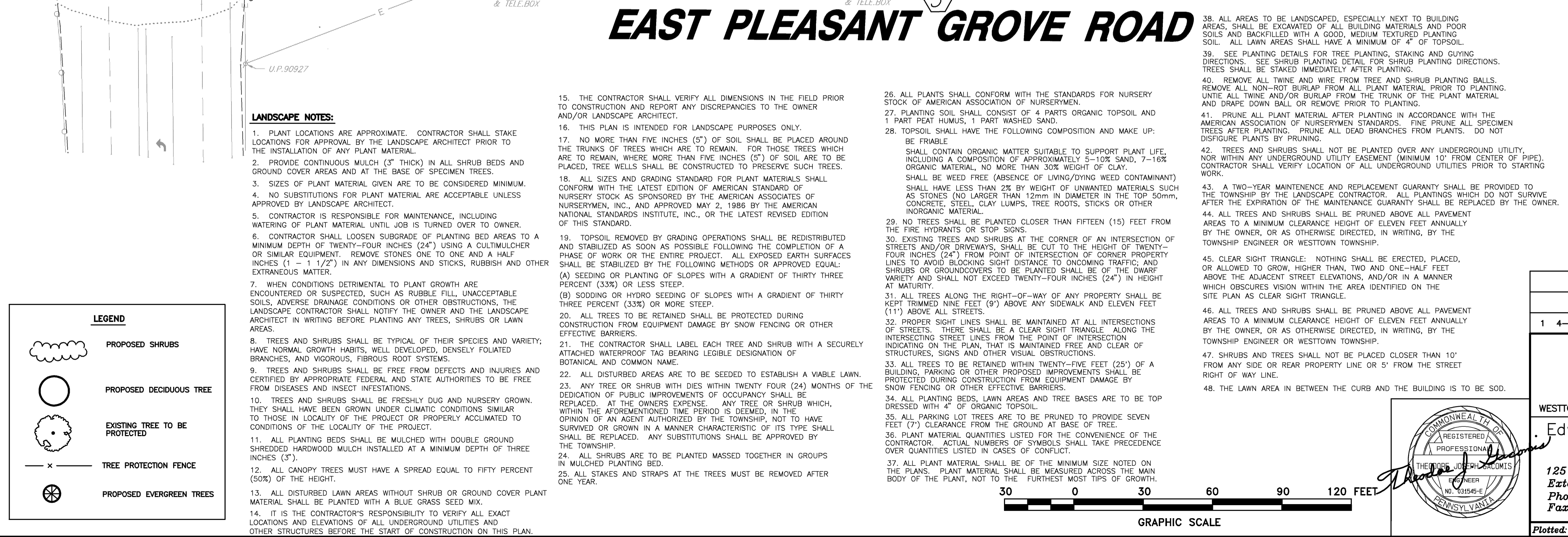
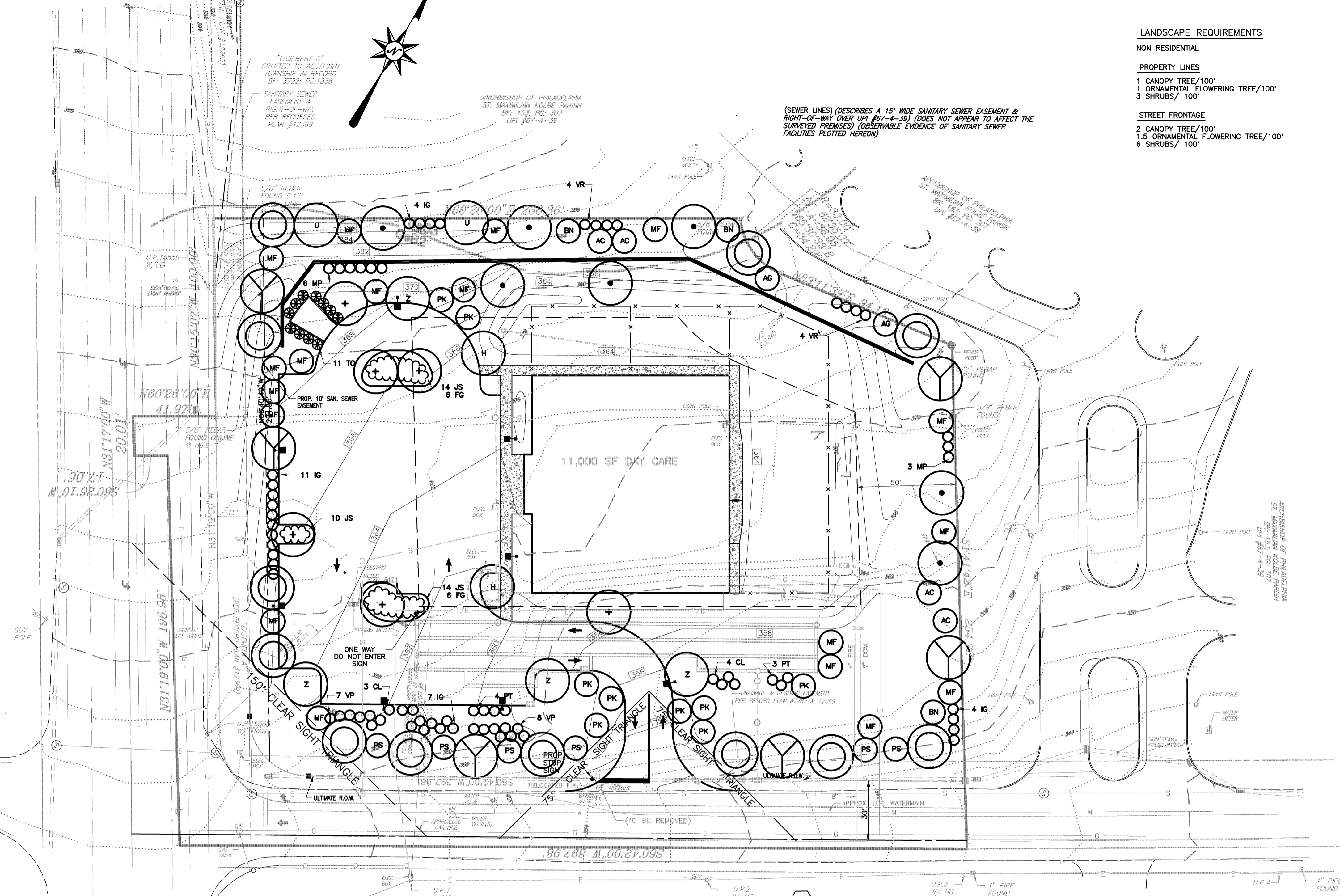
COMPENSATORY TREE CALCULATION

TOTAL CALIPER INCHES TO BE REMOVED = 608"

1" REPLACEMENT/4" REMOVED = 152" NEW TREE CALIPER REQUIRED

152"/3 1/2" = 44 COMPENSATORY TREES REQUIRED

44 COMPENSATORY TREES PROVIDED



LANDSCAPE NOTES:

- PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- PROVIDE CONTINUOUS MULCH (3" THICK) IN ALL SHRUB BEDS AND GROUND COVER AREAS AND AT THE BASE OF SPECIMEN TREES.
- SIZES OF PLANT MATERIAL GIVEN ARE TO BE CONSIDERED MINIMUM.
- NO SUBSTITUTIONS FOR PLANT MATERIAL ARE ACCEPTABLE UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING OF PLANT MATERIAL UNTIL JOB IS TURNED OVER TO OWNER.
- CONTRACTOR SHALL LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") USING A CULT MULCHER OR SIMILAR EQUIPMENT. REMOVE STONES ONE TO ONE AND A HALF INCHES (1 - 1 1/2") IN ANY DIMENSIONS AND STICKS, RUBBISH AND OTHER EXTRANEOUS MATERIAL.
- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR SUSPECTED, SUCH AS RUBBLE FILL, UNACCEPTABLE SOILS, ADVERSE DRAINAGE CONDITIONS OR OTHER OBSTRUCTIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING BEFORE PLANTING ANY TREES, SHRUBS OR LAWN AREAS.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
- TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
- ALL PLANTING BEDS SHALL BE MULCHED WITH DOUBLE GROUND SHREDDED HARDWOOD MULCH INSTALLED AT A MINIMUM DEPTH OF THREE INCHES (3").
- ALL CANOPY TREES MUST HAVE A SPREAD EQUAL TO FIFTY PERCENT (50%) OF THE HEIGHT.
- ALL DISTURBED LAWN AREAS WITHOUT SHRUB OR GROUND COVER PLANT MATERIAL SHALL BE PLANTED WITH A BLUE GRASS SEED MIX.
- 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 PLAN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND/OR LANDSCAPE ARCHITECT.
- THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.
- NO MORE THAN FIVE INCHES (5") OF SOIL SHALL BE PLACED AROUND THE TRUNKS OF TREES WHICH ARE TO REMAIN. FOR THOSE TREES WHICH ARE TO REMAIN, WHERE MORE THAN FIVE INCHES (5") OF SOIL ARE TO BE PLACED, TREE WALLS SHALL BE CONSTRUCTED TO PRESERVE SUCH TREES.
- ALL SIZES AND GRADING STANDARD FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATES OF NURSERYMEN, INC., AND APPROVED MAY 2, 1986 BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., OR THE LATEST REVISED EDITION OF THIS STANDARD.
- TOPSOIL REMOVED BY GRADING OPERATIONS SHALL BE REDISTRIBUTED AND STABILIZED AS SOON AS POSSIBLE FOLLOWING THE COMPLETION OF A PHASE OF WORK OR THE ENTIRE PROJECT. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY THE FOLLOWING METHODS OR APPROVED EQUAL: (A) SEEDING OR PLANTING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (33%) OR LESS STEEP. (B) SODDING OR HYDRO SEEDING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (33%) OR LESS STEEP.
- ALL TREES TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS.
- THE CONTRACTOR SHALL LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- ALL DISTURBED AREAS ARE TO BE SEEDING TO ESTABLISH A VIGILANT LAWN.
- ANY TREE OR SHRUB WITH DIES WITHIN TWENTY FOUR (24) MONTHS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OF OCCUPANCY SHALL BE REPLACED. AT THE OWNER'S EXPENSE, ANY TREE OR SHRUB WHICH, WITHIN THE AFORESAID TIME PERIOD IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE TOWNSHIP, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
- ALL SHRUBS ARE TO BE PLANTED MASSSED TOGETHER IN GROUPS IN MULCHED PLANTING BED.
- ALL STAKES AND STRAPS AT THE TREES MUST BE REMOVED AFTER ONE YEAR.
- ALL PLANTS SHALL CONFORM WITH THE STANDARDS FOR NURSERY STOCK OF AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS ORGANIC TOPSOIL AND 1 PART PEAT HUMUS, 1 PART WASHED SAND.
- TOPSOIL SHALL HAVE THE FOLLOWING COMPOSITION AND MAKE UP: BE FRAGILE SHALL CONTAIN ORGANIC MATTER SUITABLE TO SUPPORT PLANT LIFE, INCLUDING A COMPOSITION OF APPROXIMATELY 5-10% SAND, 7-16% ORGANIC MATERIAL, NO MORE THAN 30% WEIGHT OF CLAY. SHALL BE WEED FREE (ABSENCE OF LIVING/DYING WEED CONTAMINANT) SHALL HAVE LESS THAN 2% BY WEIGHT OF UNWANTED MATERIALS SUCH AS STONES (NO LARGER THAN 12MM IN DIAMETER IN THE TOP 50MM; CONCRETE, STEEL, CLAY LUMPS, TREE ROOTS, STICKS OR OTHER INORGANIC MATERIAL.
- NO TREES SHALL BE PLANTED CLOSER THAN FIFTEEN (15) FEET FROM THE FIRE HYDRANTS OR STOP SIGNS.
- EXISTING TREES AND SHRUBS AT THE CORNER OF AN INTERSECTION OF STREETS AND/OR DRIVEWAYS, SHALL BE CUT TO THE HEIGHT OF TWENTY-FOUR INCHES (24") FROM POINT OF INTERSECTION OF CORNER PROPERTY LINES TO AVOID BLOCKING SIGHT DISTANCE TO ONCOMING TRAFFIC; AND SHRUBS OR GROUNDCOVERS TO BE PLANTED SHALL BE OF THE DWARF VARIETY AND SHALL NOT EXCEED TWENTY-FOUR INCHES (24") IN HEIGHT AT MATURE.
- ALL TREES ALONG THE RIGHT-OF-WAY OF ANY PROPERTY SHALL BE KEPT TRIMMED NINE FEET (9') ABOVE ANY SIDEWALK AND ELEVEN FEET (11') ABOVE ALL STREETS.
- PROPER SIGHT LINES SHALL BE MAINTAINED AT ALL INTERSECTIONS OF STREETS. THERE SHALL BE A CLEAR SIGHT TRIANGLE ALONG THE INTERSECTING STREET LINES FROM THE POINT OF INTERSECTION INDICATING ON THE PLAN, THAT IS MAINTAINED FREE AND CLEAR OF STRUCTURES, SIGNS AND OTHER VISUAL OBSTRUCTIONS.
- ALL TREES TO BE RETAINED WITHIN TWENTY-FIVE FEET (25') OF A BUILDING, PARKING OR OTHER PROPOSED IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS.
- ALL PLANTING BEDS, LAWN AREAS AND TREE BASES ARE TO BE TOP DRESSED WITH 4" OF ORGANIC TOPSOIL.
- ALL PARKING LOT TREES ARE TO BE PRUNED TO PROVIDE SEVEN FEET (7') CLEARANCE FROM THE GROUND AT BASE OF TREE.
- PLANT MATERIAL QUANTITIES LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBERS OF SYMBOLS SHALL TAKE PRECEDENCE OVER QUANTITIES LISTED IN CASES OF CONFLICT.
- ALL PLANT MATERIAL SHALL BE OF THE MINIMUM SIZE NOTED ON THE PLANS. PLANT MATERIAL SHALL BE MEASURED ACROSS THE MAIN BODY OF THE PLANT, NOT TO THE FURTHEST MOST TIPS OF GROWTH.

LANDSCAPE REQUIREMENTS

NON RESIDENTIAL

PROPERTY LINES

1 CANOPY TREE/100'

1 ORNAMENTAL FLOWERING TREE/100'

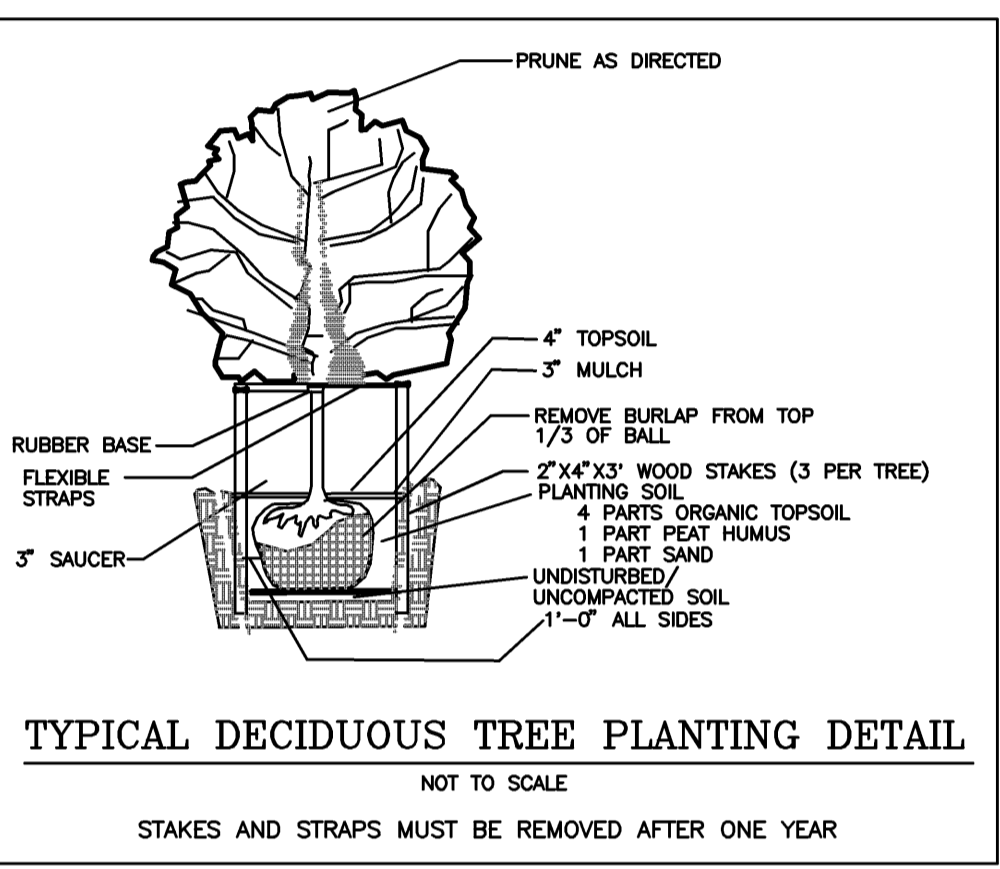
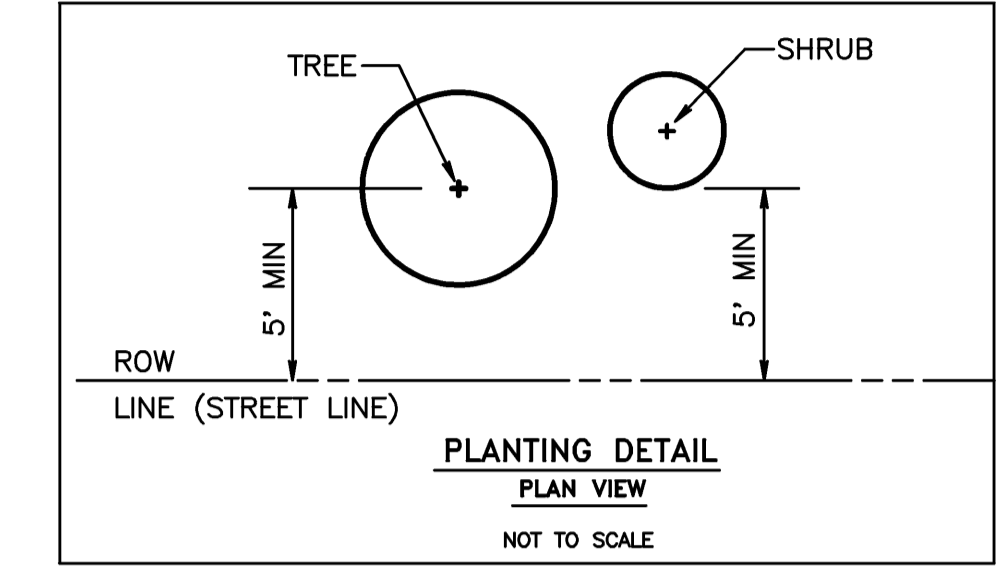
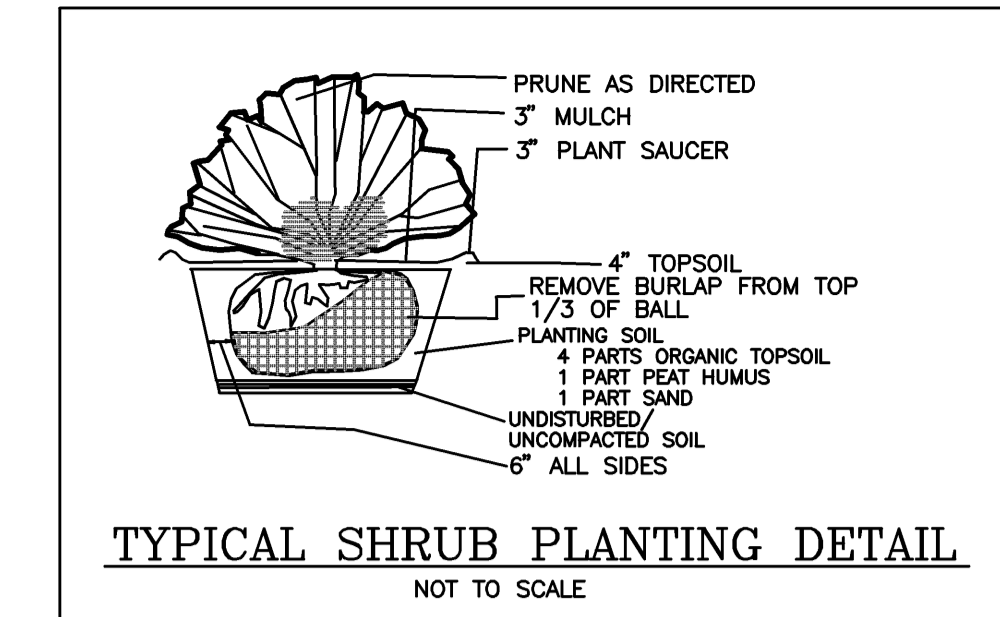
3 SHRUBS/ 100'

STREET FRONTAGE

2 CANOPY TREE/100'

1.5 ORNAMENTAL FLOWERING TREE/100'

6 SHRUBS/ 100'



CONDITIONAL USE LANDSCAPE PLAN

1 4-30-18 REVISED PER TOWNSHIP ZONING OFFICERS COMMENT OF 4-19-18

LAND DEVELOPMENT
FOR
1081 WILMINGTON PIKE

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

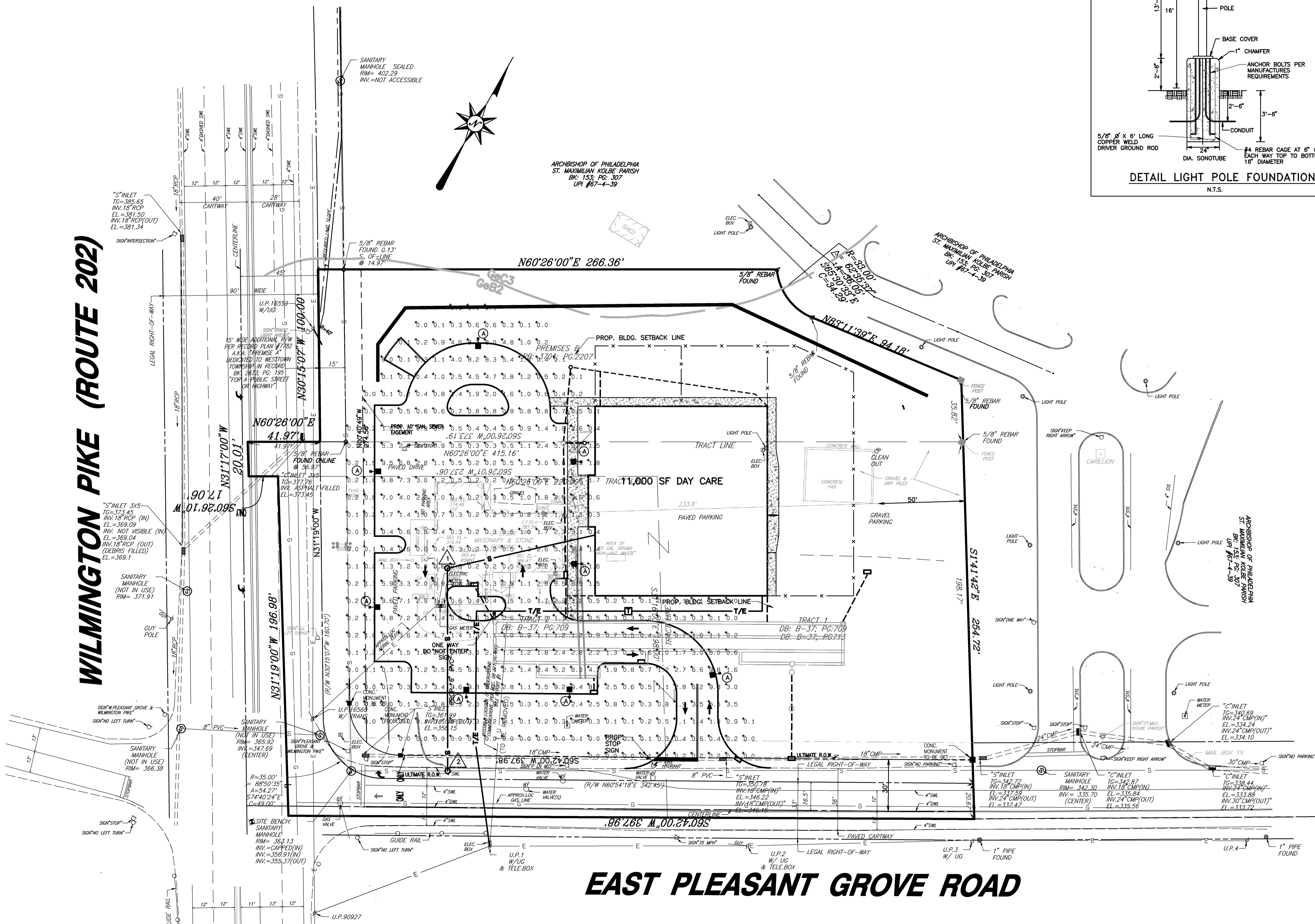
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

Project- 4432
Date- 4-9-18
Scale- 1" = 30'
Drawn- DJD
Checked- A.E.
Sheet- 4 OF 5

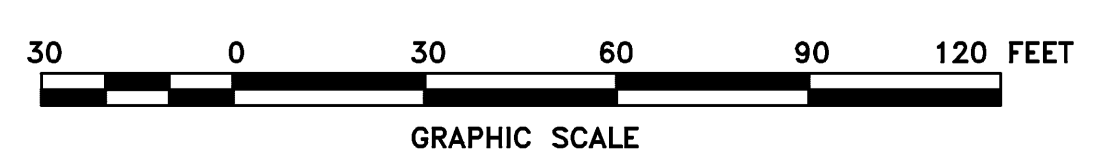
125 Dowlin Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Plotted: 5/2/2018 File: F:\JB\4432\4432-B.prc

WILMINGTON PIKE (ROUTE 202)



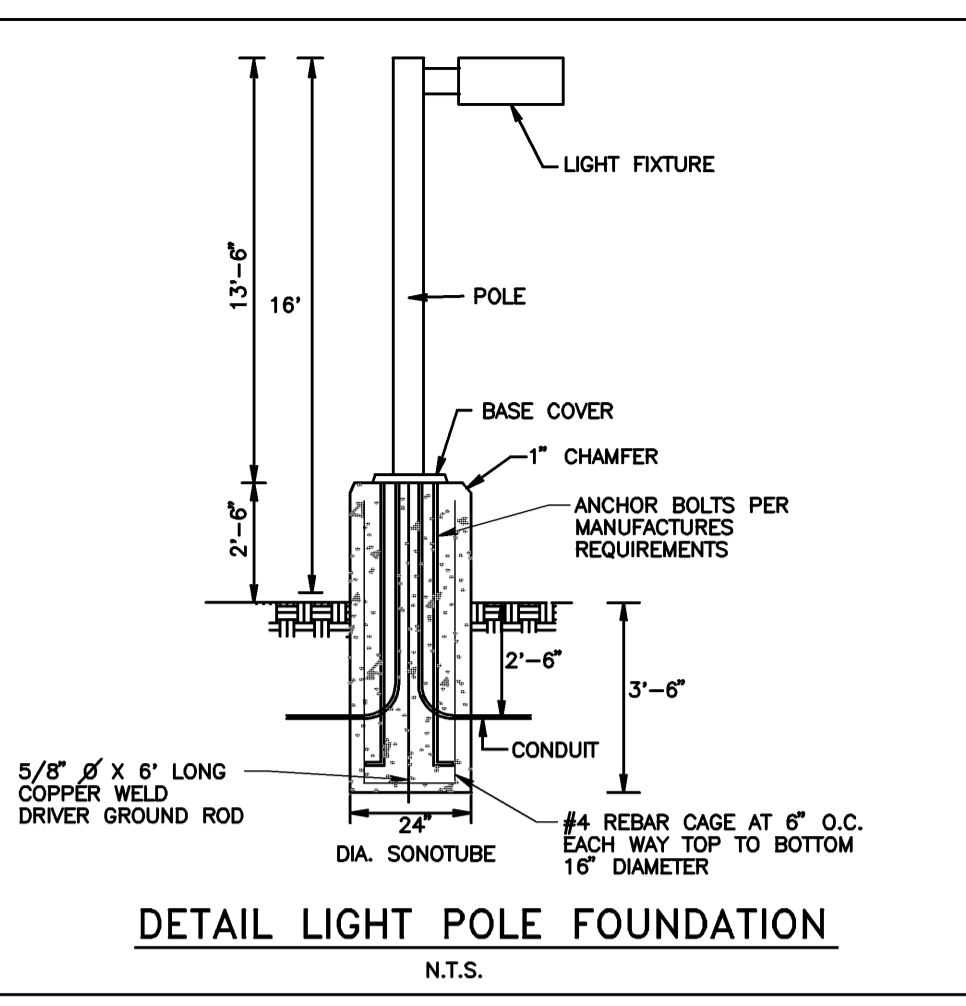
EAST PLEASANT GROVE ROAD



- GENERAL NOTES**
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
 - THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE ZONING ORDINANCE AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.
 - THIS PROJECT WAS DESIGNED ACCORDING TO THE 9TH EDITION OF THE IESNA LIGHTING HANDBOOK. THE FOLLOWING CRITERIA WAS HELD.
 - THE MAINTAINED AVERAGE FOOT CANDLES IN A PARKING LOT FOR A COMMERCIAL USE OF MEDIUM ACTIVITY SHALL NOT EXCEED 2.0 (0.5 x 4) USING A UNIFORMITY RATIO OF 4:1
 - THE INTENSITY OF ILLUMINATION PROJECTED ONTO A RESIDENTIAL PROPERTY FROM ANOTHER PROPERTY SHALL NOT EXCEED 0.1 VERTICAL FOOTCANDLE MEASURED LINE-OF-SIGHT, FROM ANY POINT ON THE ADJACENT RESIDENTIAL PROPERTY.
 - ALL FIXTURES SHALL MEET IESNA FULL CUTOFF CRITERIA.
- 5. EXTERIOR LIGHTING OPERATION NOTES:**
- ALL EXTERIOR LIGHTING FIXTURES TO BE CONTROLLED BY AN AUTOMATIC SWITCHING DEVICE(S) EQUIPMENT, APPROVED BY WESTTOWN TOWNSHIP. THE PROPOSED LUMINAIRES WILL BE EQUIPPED WITH LIGHT SENSITIVE PHOTOCONTROL, AND, THE DAILY OPERATION OF EXTERIOR FIXTURES SHALL BE SUPPLEMENTED BY TIME CLOCK CONTROL IN ORDER TO ACCOMPLISH THE FOLLOWING OPERATION SCHEDULE:
 - HOURS OF OPERATION
 - SITE LIGHTING ON AT DUSK, EXTINGUISHED AT 11:00 P.M. OR WITHIN ONE HOUR FOLLOWING THE CLOSE OF BUSINESS, WHICHEVER COMES FIRST.
 - SITE LIGHTING ON AT 7:30 A.M., IF NECESSARY, EXTINGUISHED AT DAWN.
 - AT THIS TIME THE APPLICANT DOES NOT PROPOSE AFTER-HOURS SECURITY LIGHTING FOR THE PROJECT. IF AND WHEN SECURITY LIGHTING IS PROPOSED, A BUILDING PERMIT APPLICATION WILL BE SUBMITTED.

Symbol	Qty	Catalog Number	Description	Lamp	Mounting Height	File	Lumens	LLF
⬛	8	ECA 181 FH 250MH	ECOLINE TYPE FH OPTICS POST MOUNT SINGLE FIXTURE HORIZ. POS.	250 MATT METAL HALIDE LAMP	16'	ECF25M.IES	23000	0.72

Maintained Footcandles	Initial Footcandles
Average Fc = 1.6	Average Fc = 2.22
Maximum Fc = 10.0	Maximum Fc = 13.88
Minimum Fc = 0.2	Minimum Fc = 0.28



Notes: Job: _____
Type: _____

ECOLINE ECA/ECW

GENERAL DESCRIPTION: The ECOLINE ECA/ECW is a medium arm mounted luminaire. The photo controlled optics provide excellent light levels, even illumination, wide pole spacing and glare control. The housing is adjustable for the luminaire beam diameter. The ECOLINE luminaire is completely sealed and gasketed, providing protection from moisture, insects and contaminants.

CUTOFF PERFORMANCE: Full beam luminaire provides full cutoff performance. Bagless luminaires using 250V optics set to lower output provide excellent performance. Other bagless luminaires provide good performance.

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
ECA18	18 Square Arm Mount Luminaire	ECW18	18 Square Direct Wall Mount Luminaire	2	3000	Single Assembly
ECA18	18 Square Arm Mount Luminaire	ECW18	18 Square Direct Wall Mount Luminaire	2	3000	Two Assembly
ECA23	23 Square Arm Mount Luminaire	ECW23	23 Square Direct Wall Mount Luminaire	2	3000	Table at 90°
ECA18	18 Square Wall Mount Luminaire	ECW18	18 Square Wall Mount Luminaire	2	3000	Table at 90°
ECA18	18 Square Wall Mount Luminaire	ECW18	18 Square Wall Mount Luminaire	2	3000	Table at 120°
ECA23	23 Square Wall Mount Luminaire	ECW23	23 Square Wall Mount Luminaire	2	3000	Table at 90°

WATTAGE

Wattage	File	Options
75 WPS	750 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
100 WPS	1000 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
150 WPS	1500 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
200 WPS	2000 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
250 WPS	2500 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
300 WPS	3000 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
350 WPS	3500 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
400 WPS	4000 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
450 WPS	4500 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.
500 WPS	5000 WPS	2. Requires luminaire beam diameter and mounting height to be specified. See notes.

FINISH

Finish	Options
BLK	Black Paint
WHT	White Paint
ALU	Natural Aluminum Paint
CP	Coated Color Paint
SC	Special Color Paint

EMCO LIGHTING

1011 Centre Bank Road, San Marcos, TX 78868
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CONDITIONAL USE LIGHTING PLAN

1 4-30-18 REVISED PER TOWNSHIP ZONING OFFICERS COMMENT OF 4-19-18

LAND DEVELOPMENT FOR
1081 WILMINGTON PIKE

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS

Project- 3474
 Date- 10-7-08
 Scale- 1"= 30'
 Drawn- LR/MF
 Checked- A.E.
 Sheet- 5 OF 5

125 Dowtin Forge Rd.
 Exton, Pennsylvania 19341
 Phone: 610-903-0060
 Fax: 610-903-0080

Plotted: 5/2/2018 File: F:\JB\4432\4432-B.prn

ORDER: MARCH 2, 2009

AND NOW, THIS 2ND DAY OF MARCH, 2009, UPON CONSIDERATION OF THE APPLICATION OF J. LOEW & ASSOCIATES, INC. FOR CONDITIONAL USE APPROVAL TO DEVELOP THE PROPERTY FOR GENERAL OFFICE USE, AND HAVING DETERMINED THAT THE APPLICANT HAS DEMONSTRATED ITS COMPLIANCE WITH THE CONDITIONAL USE REQUIREMENTS SET FORTH IN 170-2009 OF THE ZONING ORDINANCE AND THAT IT IS NOT REQUIRED TO COMPLY WITH THE SETBACK REQUIREMENTS OF THE ZONING ORDINANCE TO THE EXTENT THEY ARE MEASURED FROM THE ULTIMATE RIGHT-OF-WAY, IT IS HEREBY ORDERED THAT THE REQUESTED RELIEF IS GRANTED TO PERMIT THE DEVELOPMENT OF THE PROPERTY IN THE MANNER PROPOSED, SUBJECT TO THE FOLLOWING EXPRESS CONDITIONS:

1. THE PROPOSED DEVELOPMENT OF THE PROPERTY SHALL BE SUBSTANTIALLY IN ACCORDANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED TO THE BOARD EXCEPT AS MODIFIED BY THESE CONDITIONS.

2. THE DEVELOPMENT OF THE PROPERTY SHALL BE MADE SUBJECT TO THE COMPLIANCE WITH THE COMMENTS CONTAINED IN THE MCCORMICK TAYLOR TRAFFIC REVIEW MEMORANDUM DATED FEBRUARY 9, 2009 (EXHIBIT B-10). THIS INCLUDES THE REQUIREMENT FOR THE LAND DEVELOPMENT PLAN TO INCLUDE A CONTINUING OFFER OF DEDICATION OF THE ULTIMATE RIGHT-OF-WAY AREA, TO THE EXTENT THAT MEMORANDUM REQUIRES REVISION OF THE TRAFFIC IMPACT STUDY, THAT WORK CAN BE PROVIDED AS PART OF THE LAND DEVELOPMENT REVIEW PROCESS.

3. WITH RESPECT TO ITEM 7 OF THE MCCORMICK TAYLOR REVIEW LETTER (EXHIBIT B-10), THE POST-DEVELOPMENT EVALUATION AND RE-TIMING OF THE SKILES BOULEVARD/WILMINGTON PIKE INTERSECTION SHALL BE A CONDITION OF APPROVAL, BUT THE NEED FOR THIS CONDITION AND THE DETERMINATION OF WHAT CONSTITUTES COMPLIANCE WITH IT SHALL BE RE-EVALUATED BY THE BOARD UNDER ALL OF THE THEN-CURRENT CURRENT POST-DEVELOPMENT CIRCUMSTANCES AND CONDITIONS RELATING TO THAT INTERSECTION, AS DETERMINED BY THE BOARD WITH THE ASSISTANCE OF MCCORMICK TAYLOR. ALL EXPENSES ASSOCIATED WITH THE SATISFACTION OF THIS CONDITION SHALL BE BORNE BY THE APPLICANT.

4. THE PROVISION FOR EMERGENCY ACCESS TO THE PROPERTY SHALL BE ADDRESSED DURING THE LAND DEVELOPMENT STAGE. TO THE EXTENT THE APPLICANT IS NOT ABLE TO NEGOTIATE AN ACCEPTABLE ACCESS AGREEMENT WITH THE CHURCH, OTHER LOCATIONS ON SITE SHALL BE CONSIDERED DURING THE LAND DEVELOPMENT REVIEW PROCESS IN AN EFFORT TO FIND AN ACCEPTABLE ALTERNATIVE EMERGENCY LOCATION.

5. THE APPLICANT SHALL COMPLY WITH THE REQUIREMENTS OF THE PLANNING COMMISSION LETTER OF JANUARY 15, 2009 (EXHIBIT B-9) AS THE SAME MAY HAVE BEEN MODIFIED BY THIS DECISION.

6. 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, IT BEING THE INTENTION OF THE BOARD THAT THE USE AND DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS, EXCEPT TO THE EXTENT MODIFIED HEREBY.

May 4, 2009

AND NOW, THIS 4TH DAY OF MAY, 2009, UPON CONSIDERATION OF THE APPLICATION OF J. LOEW & ASSOCIATES, INC. FOR SUPPLEMENTAL CONDITIONAL USE APPROVAL TO DEVELOP THE PROPERTY FOR THE ALTERNATIVE MEDICAL OFFICE USE, AND HAVING DETERMINED THAT THE APPLICANT HAS DEMONSTRATED ITS COMPLIANCE WITH THE CONDITIONAL USE REQUIREMENTS SET FORTH IN 170-2009 OF THE ZONING ORDINANCE; AND SUBJECT TO THE APPLICANT'S WILLINGNESS TO BE BOUND BY ALL OF THE PREVIOUSLY IMPOSED REQUIREMENTS AND CONDITIONS SET FORTH IN THE MARCH 2, 2009 DECISION AND ORDER OF THE BOARD, IT IS HEREBY ORDERED THAT THE REQUESTED RELIEF IS GRANTED TO PERMIT THE DEVELOPMENT OF THE PROPERTY, IN THE ALTERNATIVE, AS A MEDICAL OFFICE BUILDING, SUBJECT TO THE FOLLOWING EXPRESS CONDITIONS:

1. THE PROPOSED DEVELOPMENT OF THE PROPERTY SHALL BE SUBSTANTIALLY IN ACCORDANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED TO THE BOARD IN THIS HEARING AND, TO THE EXTENT APPLICABLE, IN THE PREVIOUS HEARING.

2. THE CONDITIONS OF APPROVAL SET FORTH IN THE DECISION AND ORDER DATED MARCH 2, 2009 ARE SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF.

3. THE APPLICANT SHALL COMPLY WITH THE REQUIREMENTS OF THE PLANNING COMMISSION LETTER OF APRIL 30, 2009 (EXHIBIT B-4) AS PART OF THE LAND DEVELOPMENT APPLICATION.

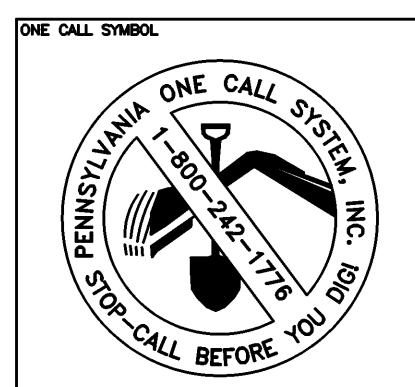
4. THIS APPROVAL SHALL NOT BE CONSTRUED TO BE A WAIVER OF ANY OTHER PROVISION OF THE ZONING ORDINANCE OR ANY OTHER ORDINANCE OR REQUIREMENT, IT BEING THE INTENTION OF THE BOARD THAT THE USE AND DEVELOPMENT OF THE PROPERTY, WHETHER FOR GENERAL OFFICE OR MEDICAL OFFICE PURPOSES, SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS, EXCEPT TO THE EXTENT MODIFIED HEREBY.

ACT 187 SERIAL NUMBER 1825925

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

VERIZON
COMCAST CABLE TV
COMCAST COMMUNICATION
TEPCO
BUCKEYE PIPELINE
AQUA PENNSYLVANIA
FREQ ENERGY
TRANSCONTINENTAL GAS PIPELINE
IPIR INTERSTATE ENERGY
WESTTOWN TOWNSHIP
SUNOCO PIPELINE



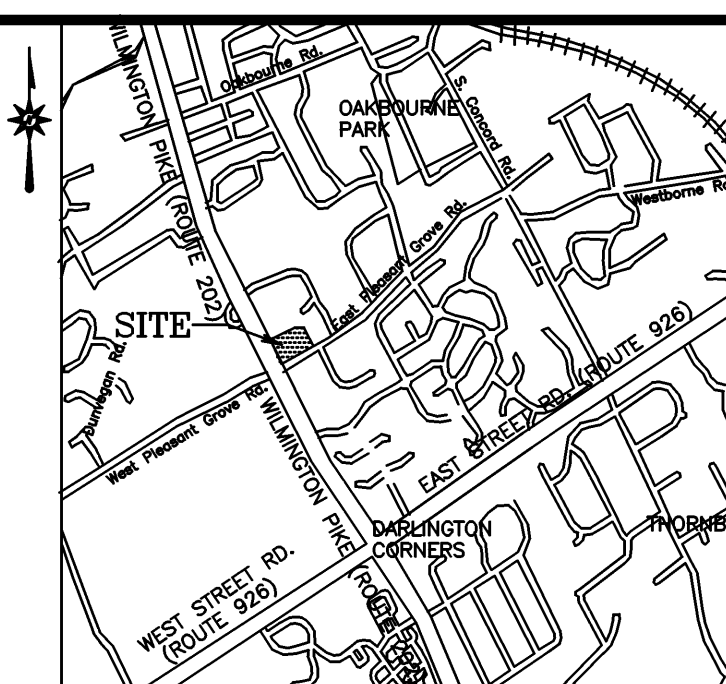
ASSESSMENT MAP 67-4, PARCEL 38 (UPI NO. 67-4-38)

WAIVER REQUESTS

- 1. SECTION 149.911.B - TO NOT INSTALL CURB ALONG EAST PLEASANT GROVE ROAD.
2. SECTION 149.925.1 (g) - TO ALLOW TREES AND SHRUBS TO PLANTED CLOSER THAN 10' TO SIDE AND REAR PROPERTY LINES.

GENERAL NOTES

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHY SURVEY PLAN PREPARED BY HOWELL/KLINE, PLAN DATED 11/30/2008, PLAN NO. S-1, PREPARED FOR LV ASSOCIATES, L.P.
2. SITE BENCHMARK: PUNCH MARK ON SANITARY MANHOLE RIM (LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY) 21 FEET NORTH OF THE CENTERLINE OF EAST PLEASANT GROVE ROAD AND 61 FEET EAST OF THE CENTERLINE OF WILMINGTON PIKE. ELEVATION 363.13 FEET, CONTOUR INTERVAL 2 FEET; DATUM NAVD 1988.
3. LOT AREA 2,753 AC. (GROSS) 2,447 AC. NET OF WILMINGTON PIKE AND EAST PLEASANT GROVE ROAD LEGAL R.O.W. AND 2.27 AC. NET OF THE ULTIMATE R.O.W.
4. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA AND PUBLIC SEWER PROVIDED BY THE WESTTOWN TOWNSHIP SEWER AUTHORITY.
5. THE SITE IS LOCATED WITHIN THE CHESTER CREEK WATERSHED 50% REDUCTION DISTRICT.
6. THE PROPOSED PROJECT CONSISTS OF 30,000 S.F. OF TWO-STORY OFFICE BUILDING WITH 160 PARKING SPACES.
7. A CONDITIONAL USE TO ALLOW AN OFFICE USE WITHIN THE R-3 ZONING DISTRICT WAS GRANTED BY THE WESTTOWN TOWNSHIP SUPERVISORS ON MARCH 2, 2009.
8. THE EXISTING SIGN LOCATED ALONG RT. 202 IS TO BE REPLACED WITH A LIKE SIGN OF SIMILAR SIZE AND STYLE.
9. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR THE REMOVAL OF THE EXISTING DRIVEWAY ACCESS TO ROUTE 202.
10. THERE ARE NO FLOODPLAINS WITHIN THE PROPERTY LIMITS.
11. THE LAND LYING BETWEEN THE EXISTING LEGAL AND ULTIMATE RIGHT-OF-WAY IS HERE BY OFFERED IN PERPETUITY FOR DEDICATION TO WESTTOWN TOWNSHIP.
12. ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.



LOCATION MAP SCALE: 1" = 200'

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

On the _____ day of _____ A.D. 2009 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ who acknowledges himself to be the _____ of _____, and that as such to do so, he executed the foregoing plan by signing the name of the said _____ by himself as _____ of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that the said _____ desires that the foregoing plan may be duly recorded.

OWNER DATE
Notary Public
My Commission Expires: _____

APPROVED by the Board of Supervisors of Westtown Township, Chester County, Pa., this _____ day of _____, 2009.

Chairperson Member
Vice-Chairperson Member
Member Member
Member Member

REVIEWED by the Planning Commission of Westtown Township, Chester County, Pa., this _____ day of _____, 2009.

Chairperson Supervisor
Vice-Chairperson Supervisor
Supervisor

REVIEWED by the Chester County Planning Commission this _____ day of _____, 2009.

Secretary

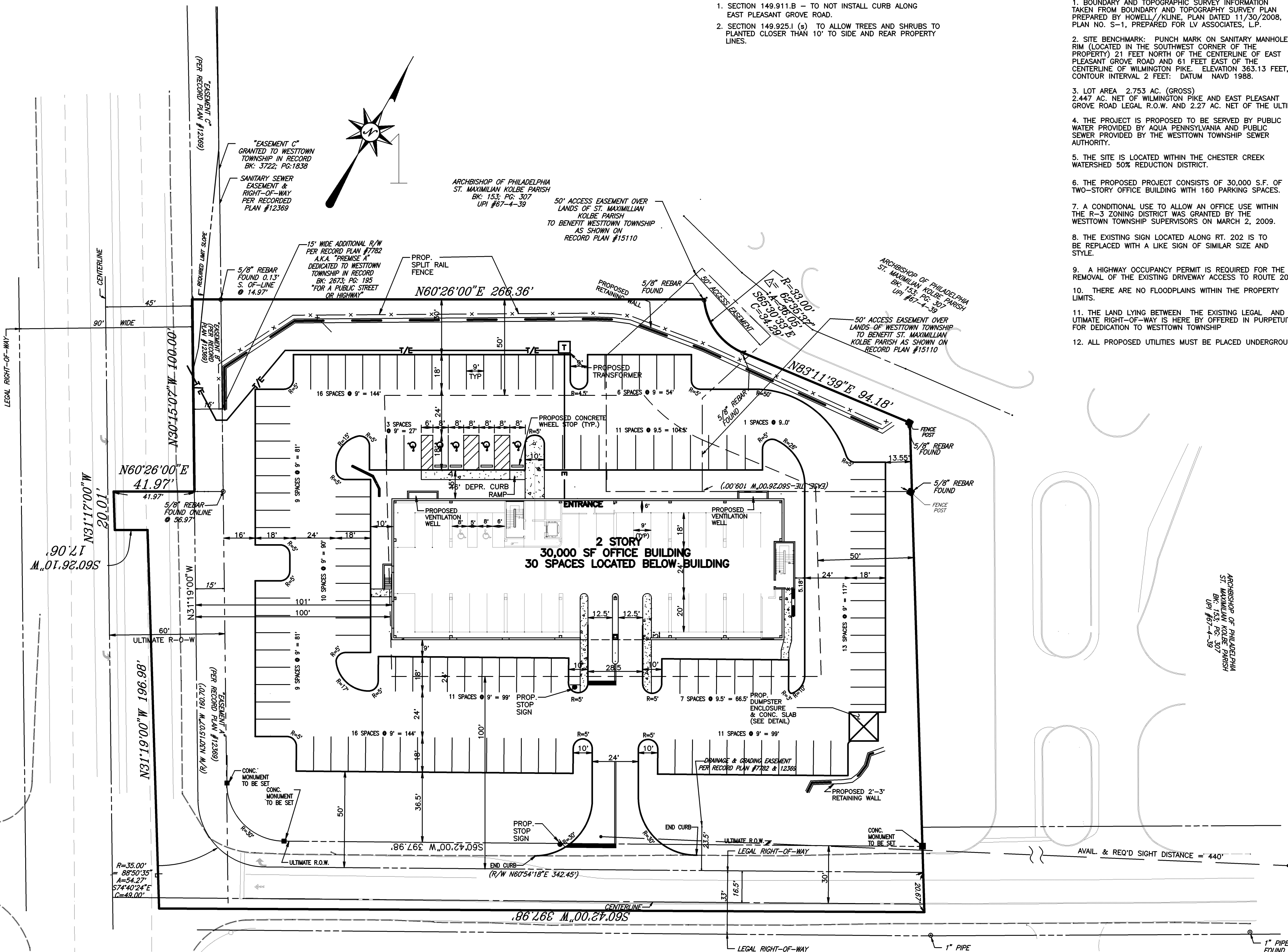
REVIEWED by the Westtown Township Engineer;

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 _____, 2009.

(Deputy) Recorder of Deeds

WILMINGTON PIKE (ROUTE 202)



EAST PLEASANT GROVE ROAD

ZONING DATA R3 ZONING DISTRICT (COND. USE)

Table with 4 columns: REQ., EXIST, PROPOSED, and values for metrics like MIN LOT AREA, MAX IMP. COVERAGE, FRONT YARD SETBACK, etc.

PARKING DATA table with columns for REQ. and PROVIDED values for 1 SP/200 S.F. and 5/1000 S.F.

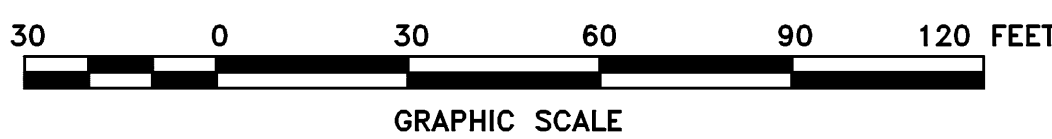
OWNERS AFFIDAVIT OF ACKNOWLEDGMENT

I, _____ HEREBY ACKNOWLEDGE THAT THE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) DEPICTED ON THIS PLAN SHALL BE A PERMANENT FIXTURE ON THE PROPERTY AND SHALL NOT BE ALTERED, OR REMOVED, WITHOUT THE APPROVAL OF A REVISED PLAN BY WESTTOWN TOWNSHIP.

OWNER

NOTE: THE OWNER OF THIS PROPERTY KNOWN AS CHESTER COUNTY UPI NO. 67-2-38 SHALL BE RESPONSIBLE FOR OWNING, OPERATING, AND MAINTAINING THE STORMWATER MANAGEMENT BMP (S) DEPICTED ON THIS PLAN IN PERPETUITY.

I, _____ ON THIS DATE _____, HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF WESTTOWN TOWNSHIP ORDINANCE NO. 8 OF 2000A.

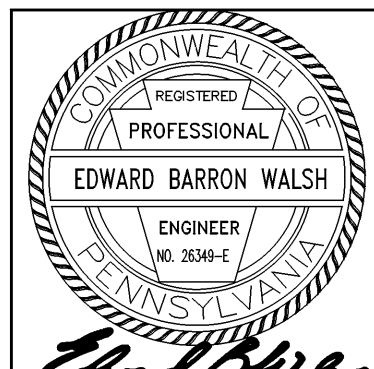


OWNER/APPLICANT
L.V. ASSOCIATES, L.P.
C/O J. LOEW ASSOCIATES
55 COUNTRY CLUB DRIVE
SUITE 200
DOWNTOWN, PA 19335
610.873-5585

PRELIMINARY SITE PLAN

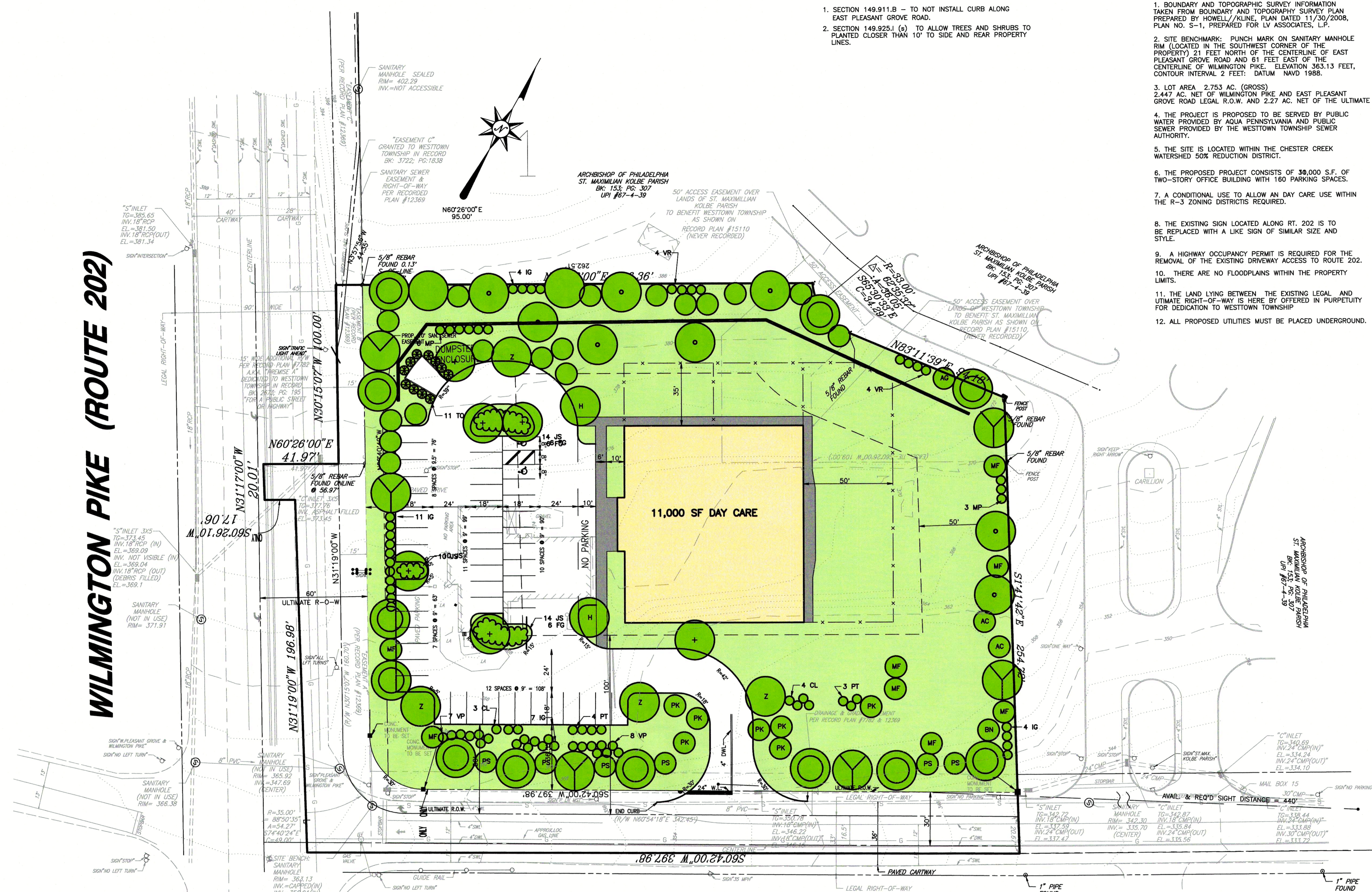
2. 8-21-09 REVISED PER TWP. ENG. LETTER 7-17-09 AND CCCC LETTER 7-31-09
1. 4-13-09 REVISED PER CONDITIONAL USE DECISION AND ENGINEER 11-28-08 LETTER

LAND DEVELOPMENT FOR 1081 WILMINGTON PIKE. WESTTOWN TOWNSHIP CHESTER COUNTY, PA. Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS. Project- 3474 Date- 10-7-08 Scale- 1" = 30' Drawn- LR Checked- AE Sheet- 1 OF 10



Plotted: 8/21/2009 File: F:\JB\3474\3474-B3.prc

WILMINGTON PIKE (ROUTE 202)



EAST PLEASANT GROVE ROAD

WAIVER REQUESTS

- SECTION 149.911.B - TO NOT INSTALL CURB ALONG EAST PLEASANT GROVE ROAD.
- SECTION 149.925.1 (a) - TO ALLOW TREES AND SHRUBS TO BE PLANTED CLOSER THAN 10' TO SIDE AND REAR PROPERTY LINES.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHY SURVEY PLAN PREPARED BY HOWELL/KLINE, PLAN DATED 11/30/2008, PLAN NO. S-1, PREPARED FOR LV ASSOCIATES, L.P.
- SITE BENCHMARK: PUNCH MARK ON SANITARY MANHOLE RIM (LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY) 21 FEET NORTH OF THE CENTERLINE OF EAST PLEASANT GROVE ROAD AND 61 FEET EAST OF THE CENTERLINE OF WILMINGTON PIKE. ELEVATION 363.13 FEET, CONTOUR INTERVAL 2 FEET; DATUM: NAVD 1988.
- LOT AREA 2,753 AC. (GROSS) 2,447 AC. NET OF WILMINGTON PIKE AND EAST PLEASANT GROVE ROAD LEGAL R.O.W. AND 2.27 AC. NET OF THE ULTIMATE R.O.W.
- THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA AND PUBLIC SEWER PROVIDED BY THE WESTTOWN TOWNSHIP SEWER AUTHORITY.
- THE SITE IS LOCATED WITHIN THE CHESTER CREEK WATERSHED 50% REDUCTION DISTRICT.
- THE PROPOSED PROJECT CONSISTS OF 30,000 S.F. OF TWO-STORY OFFICE BUILDING WITH 160 PARKING SPACES.
- A CONDITIONAL USE TO ALLOW AN DAY CARE USE WITHIN THE R-3 ZONING DISTRICTS REQUIRED.
- THE EXISTING SIGN LOCATED ALONG RT. 202 IS TO BE REPLACED WITH A LIKE SIGN OF SIMILAR SIZE AND STYLE.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR THE REMOVAL OF THE EXISTING DRIVEWAY ACCESS TO ROUTE 202.
- THERE ARE NO FLOODPLAINS WITHIN THE PROPERTY LIMITS.
- THE LAND LYING BETWEEN THE EXISTING LEGAL AND ULTIMATE RIGHT-OF-WAY IS HERE BY OFFERED IN PURPETUITY FOR DEDICATION TO WESTTOWN TOWNSHIP
- ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.



LOCATION MAP
SCALE: 1" = 2000'

SKETCH PLAN

1. 4-30-18 REVISED GRADING AND ADDED RETAINING WALL

LAND DEVELOPMENT FOR
THE MALVERN SCHOOL

WESTTOWN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

125 Dowlan Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4432
Date- 3-14-18
Scale- 1" = 30'
Drawn- AE
Checked- A.E.
Sheet- 1 OF 1

Plotted: 5/2/2018 File: F:\JB\4432\4432-RENDERING.pro

ACT 187 SERIAL NUMBER 1825925

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

VERIZON
COMCAST CABLE TV
COMCAST COMMUNICATION
TEPPCO
BUCKETE PIPELINE
AQUA PENNSYLVANIA
PECO ENERGY
TRANSCONTINENTAL GAS PIPELINE
PPL INTERSTATE ENERGY
WESTTOWN TOWNSHIP
SUNOCO PIPELINE

