

### LEGEND

	BOUNDARY
	EXISTING RIGHT-OF-WAY
	ADJOINING PROPERTY LINE
	EXISTING ZONING/TOWNSHIP BOUNDARY
	EXISTING GAS LINE (UNDERGROUND)
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING ELECTRIC LINE (OVERHEAD)
	EXISTING CURBS
	EXISTING EDGE OF ROAD (PAVED)
	EXISTING DRIVEWAY
	EXISTING ROAD CENTERLINE
	EXISTING GUIDELINE
	EXISTING WOODLINE
	EXISTING BUILDINGS
	EXISTING SAN CLEANOUT
	EXISTING SAN MANHOLE
	EXISTING GAS VALVE
	GUY WIRE
	EXISTING MONITORING WELL
	EXISTING STM INLET
	EXISTING WATER METER
	PROPOSED BUILDING - SETBACK LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CURBS
	PROPOSED CONCRETE
	PROPOSED TREE LINE

### PARKING DATA

OBTAINED FROM THE WESTTOWN TOWNSHIP ZONING ORDINANCE, ORDINANCE CHAPTER XVII, AS LAST REVISED

**AUTOMOBILE SERVICE STATIONS**

ONE (1) SPACE PER EACH GAS DISPENSER  
THREE (3) SPACES PER EACH SERVICE BAY  
ONE (1) SPACE PER TWO (2) EMPLOYEES

TEN (10) GAS DISPENSERS = TEN (10) SPACES REQUIRED  
ZERO (0) SERVICE BAYS = ZERO (0) SPACES REQUIRED  
TWO (2) EMPLOYEES = ONE (1) SPACE REQUIRED

**TOTAL SPACES REQUIRED = ELEVEN (11) SPACES REQUIRED**

**TOTAL SPACES PROVIDED = EIGHT (8) SPACES**

### ZONING DATA

OBTAINED FROM THE WESTTOWN TOWNSHIP ZONING ORDINANCE, ORDINANCE 91-13, DATED 10-21-1991.

ZONING DISTRICT:	C-2 HIGHWAY COMMERCIAL DISTRICT	
PROPOSED USE:	AUTOMOBILE SERVICE STATION	
MINIMUM REQUIREMENTS	PERMITTED	ACTUAL
MINIMUM LOT AREA:	1 AC	1.84 AC
MINIMUM LOT WIDTH @ BUILDING SETBACK LINE:	200'	199.99'
MINIMUM FRONT YARD FOR BUILDING:	40'	85.6'
MINIMUM FRONT YARD FOR CANOPY STRUCTURE:	30'	33.3'
MINIMUM FRONT YARD FOR CANOPY OVERHANG:	20'	24.4'
MINIMUM FRONT YARD FOR PARKING AREAS:	40'	40.2'
MINIMUM SIDE YARD:	15'	48.6'
MINIMUM REAR YARD:	40'	269.2'
MAXIMUM BUILDING COVERAGE:	35%	5.1%
MAXIMUM IMPERVIOUS COVERAGE:	70%	22.9%
MAXIMUM BUILDING HEIGHT:	38'	<38'
GASOLINE PUMP SETBACK:	30'	27.1'

- ### RECORDING NOTES
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE WESTTOWN TOWNSHIP ORDINANCES.
  - THIS INTENT OF THIS PLAN IS TO DEMONSTRATE THE PARCELS COMPLIANCE WITH THE WESTTOWN TOWNSHIP ORDINANCES WITH REGARD TO ITS EXISTING & PROPOSED USE AS AN AUTOMOBILE SERVICE STATION USE.
  - ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS UPON FINAL GRADING.
  - THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION DEVELOPMENT DEPICTED HEREON, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 506 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.
  - SITE GRADING MAY WARRANT CONSTRUCTION OF RETAINING WALLS OR RETAINING STRUCTURES TO PROVIDE FOR PROPER SUPPORT AND/OR DRAINAGE FOR CERTAIN LOTS, EITHER TO THE USE AND BENEFIT OF THE LOT ON WHICH SAME MAY BE SITUATED, OR TO THE USE AND BENEFIT OF AN ADJOINING LOT OR LOTS. THE DEVELOPER RESERVES THE SOLE DISCRETION WITH REGARD TO ERECTION OF SAME PRIOR TO SETTLEMENT ON ANY INDIVIDUAL LOT. SAID RETAINING WALLS SHALL BE LIMITED TO A MAXIMUM OF 6 FEET IN HEIGHT, AND APPROVAL BY THE TOWNSHIP ENGINEER WILL BE OBTAINED FOR ALL RETAINING WALLS PRIOR TO INSTALLATION. SUCH RETAINING WALLS OR RETAINING STRUCTURES SHALL NOT BE REMOVED OR ALTERED BY THE PURCHASER, HIS SUCCESSORS OR ASSIGNS, BUT SHALL REMAIN IN PLACE AND SHALL BE PROPERLY MAINTAINED BY THE OWNER OF THE LOT ON WHICH ERECTED.
  - NO PLANTINGS, TREES OR STRUCTURES SHALL BE PERMITTED WITHIN ANY PROPOSED EASEMENTS. EASEMENTS CROSSING LOTS SHALL BE MAINTAINED AS LAWN AREAS BY THE LOT OWNER.
  - ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS AND WESTTOWN TOWNSHIP STANDARD SPECIFICATIONS, AS APPLICABLE.
  - THIS PLAN CONTAINS PRELIMINARY INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THESE PLANS NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES. THE PLAN USER SHALL EXECUTE A PA ONE CALL PRIOR TO ANY EXCAVATION ON THE SITE.
  - NO NEW OR INCREASED ACCESS IS PROPOSED ONTO A PENNDOT ROAD.
  - THERE ARE NO AUTOMOBILE SERVICE STATIONS LOCATED WITHIN 500 FEET OF THIS LOCATION.

### OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, CHESTER COUNTY COURTHOUSE IN WEST CHESTER, PENNSYLVANIA.

MUNICIPALITY:	WESTTOWN
PARCEL NO.	6704 000920
PARCEL ADDRESS	1014 WILMINGTON PIKE WEST CHESTER PA 19382
DEED BOOK-PAGE:	10839-94
PARCEL AREA:	1.84 AC (BY SURVEY)

RECORD OWNER:  
ASHU DISTRIBUTOR LLC  
1014 WILMINGTON PIKE  
WEST CHESTER PA 19382

- ### SURVEY NOTES
- BOUNDARY LINES AND ADJOINER INFORMATION SHOWN HEREIN WAS PREPARED USING AVAILABLE DEEDS, TAX MAPS AND PLANS OF RECORD. BOUNDARY SURVEY SHOWN HEREIN WAS PERFORMED BY THE CROSSROADS GROUP, LLC, IN OCTOBER 2023, UTILIZING AVAILABLE DEEDS AND PLANS OF RECORD.
  - EXISTING TOPOGRAPHY INFORMATION SHOWN HEREIN WAS TAKEN FROM AN ACTUAL GROUND SURVEY PERFORMED BY THE CROSSROADS GROUP, LLC, IN OCTOBER 2023.
  - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND EXISTING UNRECORDED EASEMENTS MAY EXIST.
  - DATUMS:  
HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD83) STATE PLANE COORDINATES (SOUTH ZONE) ESTABLISHED UTILIZING KEYNET NETWORK.  
VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)  
BENCHMARK = A MANHOLE IN THE PLANTING STRIP BETWEEN THE SITE & SR 202 ELEVATION = 438.30'
  - THERE ARE NO WETLANDS OR WATERS OF THE COMMONWEALTH LOCATED ON THE SITE AS PER A DETERMINATION FROM THE NATIONAL WETLANDS INVENTORY ON AUGUST 16, 2022.
  - REFERENCE PLANS:  
PLAN OF SUBDIVISION FOR WESTTOWN WOODS, PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC. DATED MARCH 17, 2016.
  - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT ARE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES BEFORE ANY EXCAVATION BEGINS.
  - THERE IS NO FLOODPLAIN LOCATED WITHIN THE SITE LIMITS BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 42020202606, EFFECTIVE 9/29/2017.

### SURVEYOR'S CERTIFICATE

I, RODNEY SERGENT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY/ OR FOR ME, AND THAT ALL PROPERTY MONUMENTATION/IRON PINS SHOWN ON THE PLAN ACTUALLY EXIST OR WILL BE SET IN THE FIELD.

(SURVEYOR)  
SU056993  
(REGISTRATION NO.)

(DATE)

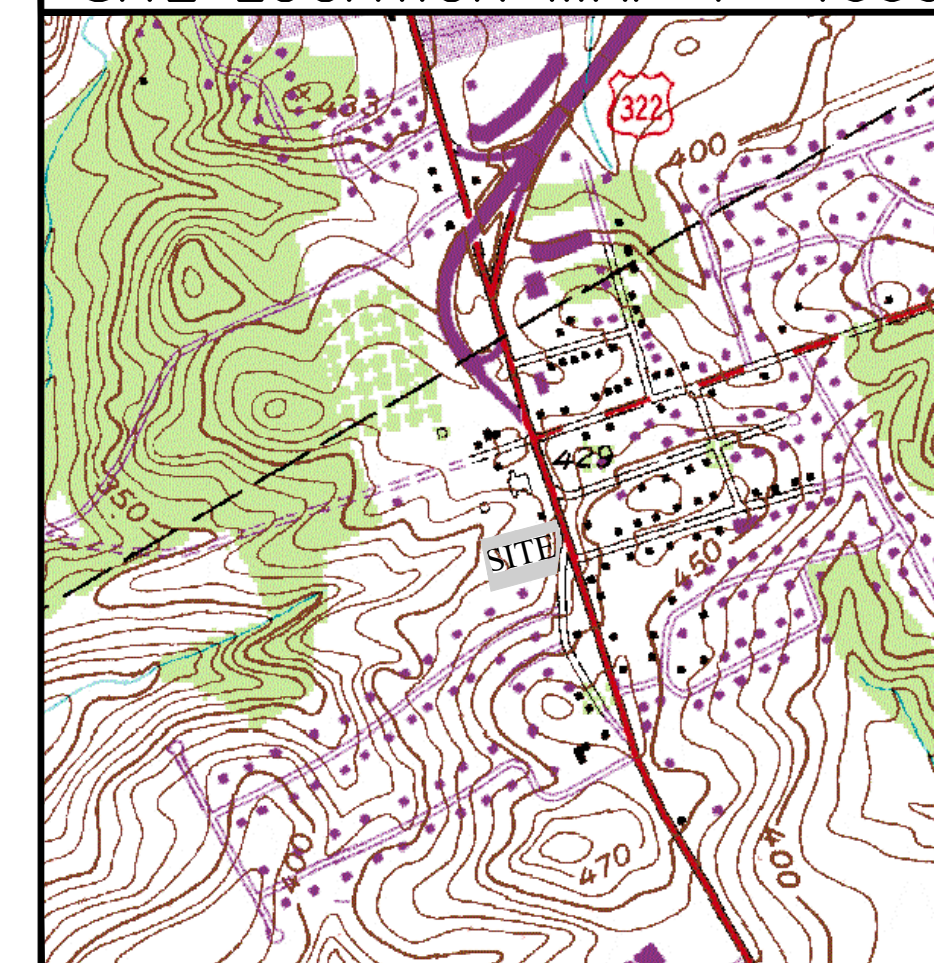
ENGINEERS' CERTIFICATION  
 SURVEYORS' CERTIFICATION  
 JOSHUA D. HOAGLAND  
 RODNEY SERGENT  
 SU056993

PROJECT MANAGER: JDH  
 DRAWING FILE NAME: ZLD  
 PLAN ORIGINATION DATE: 12-6-23  
 PLAN LAST REVISED: ---  
 PLAN SCALE: 1" = 20'  
 PROJECT NUMBER: 5508  
 SHEET NUMBER: 1 OF 2

LAND DEVELOPMENT PLAN  
 PREPARED AS PART OF THE  
**KASHMIR SINGH LTD**  
 PREPARED FOR  
**KASHMIR SINGH**  
 (INDIVIDUAL)  
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

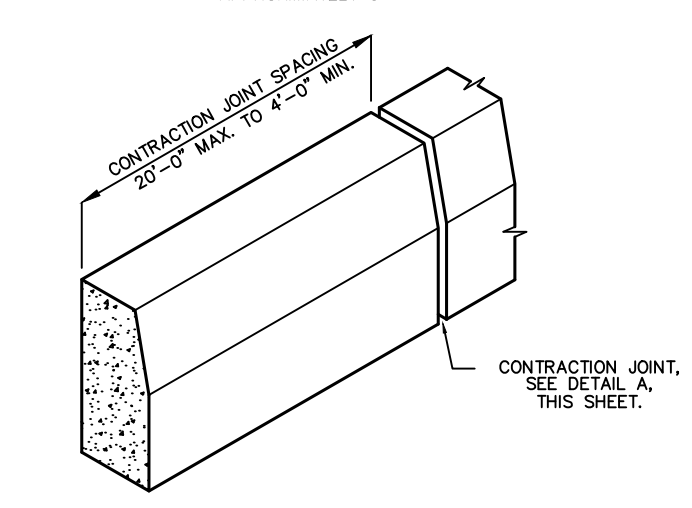
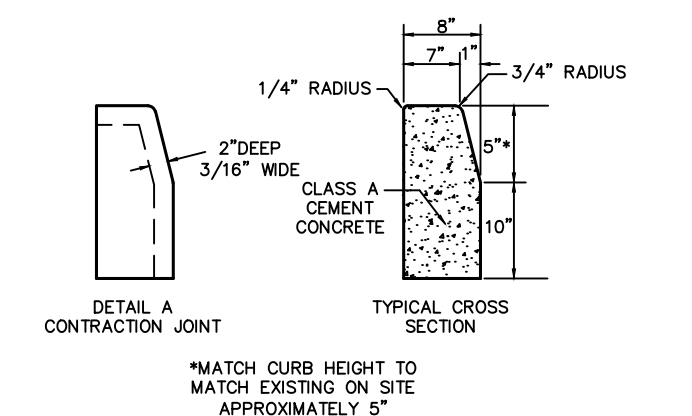
R-2 RESIDENTIAL DISTRICT  
C-2 HIGHWAY COMMERCIAL

SITE LOCATION MAP 1"=1000'

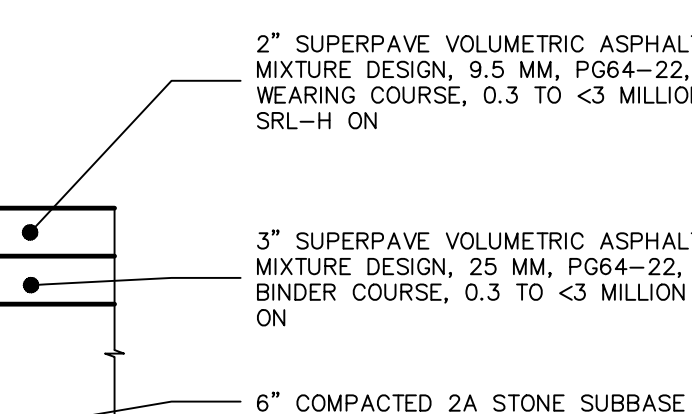


CONSTRUCTION NOTES

- GENERAL CONSTRUCTION:
- THIS PLAN CONTAINS PRELIMINARY INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THESE PLANS NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES. THE PLAN USER SHALL EXECUTE A PA ONE CALL PRIOR TO ANY EXCAVATION ON THE SITE.
  - A MINIMUM VERTICAL CLEARANCE OF 18 INCHES SHALL BE PROVIDED AT ALL UTILITY CROSSINGS. WHERE 18 INCHES OF CLEARANCE CAN NOT BE OBTAINED, THE LOWER UTILITY LINE SHALL BE CONCRETE ENCASED FOR A LENGTH OF 20 FEET, CENTERED ABOUT THE CROSSING.
  - ALL CONSTRUCTION SHALL CONFORM TO WESTTOWN TOWNSHIP STANDARDS AND SPECIFICATIONS OR PENNDOT PUBLICATION 408 (LATEST EDITION), WHICHEVER IS APPLICABLE.
  - HANDICAPPED RAMPS SHALL BE LOCATED AT ALL INTERSECTIONS OR WHERE OTHERWISE NOTED AND INSTALLED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS LAST AMENDED.
  - TOPSOIL SHOULD BE REMOVED FROM ALL AREAS OF CONSTRUCTION AND STORED SEPARATELY, PRIOR TO BULK EXCAVATION. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHOULD BE REDISTRIBUTED ON THE SITE UNIFORMLY.
  - NO PLANTINGS OR STRUCTURES SHALL BE PERMITTED WITHIN ANY EASEMENTS. ALL EASEMENT AREAS SHALL BE MAINTAINED AS LAWN AREA BY THE PROPERTY OWNER.
  - BASEMENTS ARE PROPOSED FOR ALL UNITS. NO SUMP PUMPS SHALL DISCHARGE DIRECTLY ONTO DRIVEWAYS, SIDEWALKS, STREETS OR INTO THE SANITARY SEWER COLLECTION SYSTEM. ANY WATER ORIGINATING FROM SUMP PUMPS AND ROOF DRAINS SHALL BE COLLECTED AND DISCHARGED EITHER INTO THE PROPOSED STORM SEWER SYSTEM OR TO THE REAR YARD OF THE DWELLING (WITH APPROPRIATE OVERLAND DRAINAGE).
  - ALL CONTRACTORS SHALL BE RESPONSIBLE TO INSURE THAT ALL TRENCH EXCAVATIONS BE ADEQUATELY STABILIZED AND ACCESSED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS, INCLUDING ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS / CODES OF SAFE PRACTICE AND PROCEDURES.
  - ALL MATERIALS AND DEBRIS FROM DEMOLITION ACTIVITY SHALL BE HAULED OFFSITE TO AN APPROVED LANDFILL. ALL RELATED APPROVALS AND HAULING PERMITS SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. NO DEBRIS SHALL BE INCINERATED, BURIED OR DISPOSED OF ON SITE.
  - ANY SPRINGS/GROUND WATER ENCOUNTERED DURING ROADWAY/PARKING LOT CONSTRUCTION SHALL BE OULETTED BY U-DRAIN TO THE NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT MUST BE REVIEWED AND APPROVED BY THE TOWNSHIP/BOROUGH PRIOR TO INSTALLATION AND/OR AS DIRECTED BY THE TOWNSHIP/BOROUGH ENGINEER OR ASSIGNED REPRESENTATIVE.



PLAIN CEMENT CONCRETE CURB  
N.T.S.



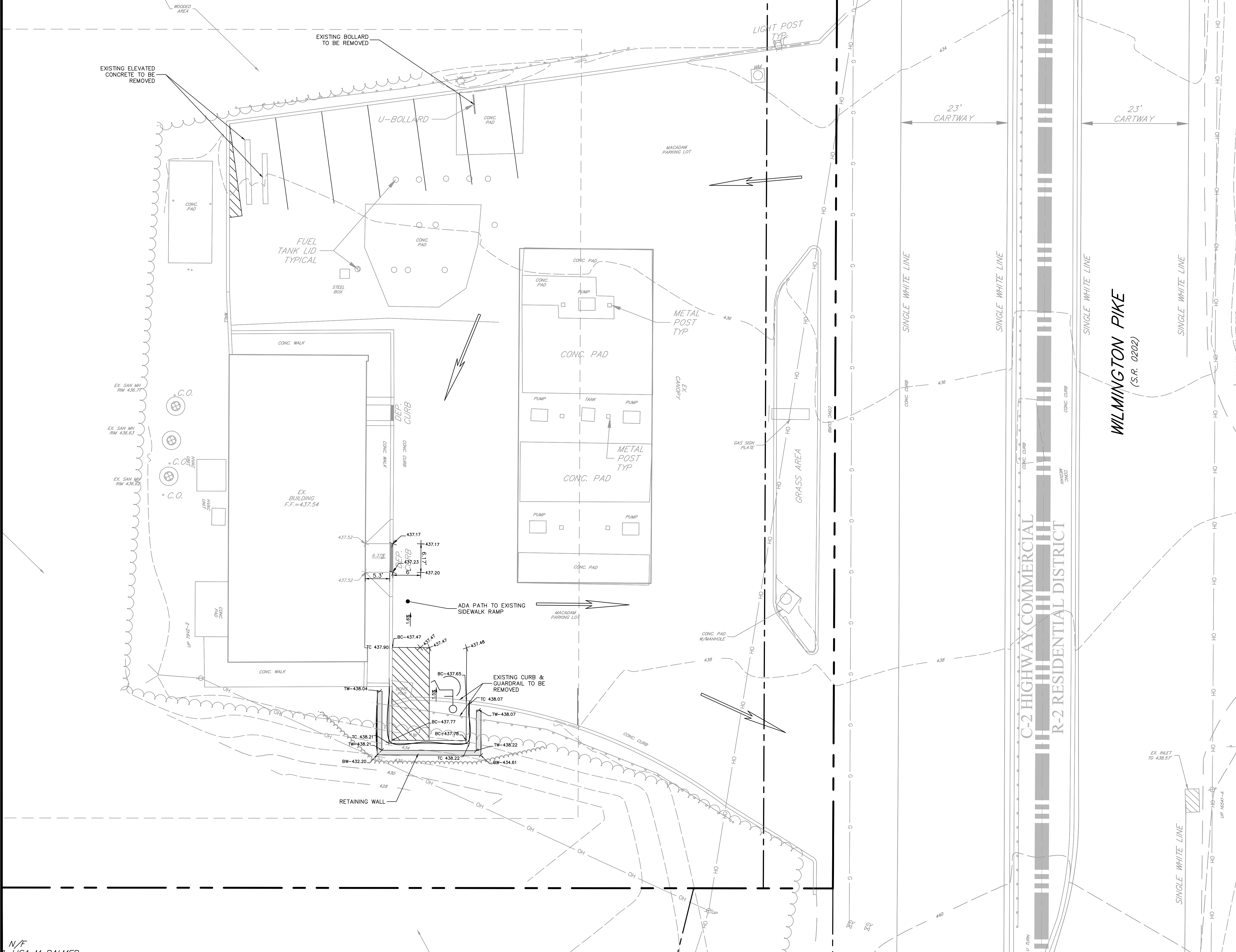
TYPICAL PARKING AREA PAVING CROSS-SECTION  
N.T.S.

ACT 121 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 121 AMENDS ACT 287 OF 1974) SITE SERIAL NO. 20232923218

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 121 OF 2008, AS AMENDED BY ACT 181 OF 2006, ACT 198 OF 2004, ACT 187 OF 1996, ACT 172 OF 1986 AND ACT 287 OF 1974, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-342-1776, NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

STOP CALL BEFORE YOU DIG



ENGINEERS CERTIFICATION

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454 W. Valley Ave.  
Ephrata, PA 17524  
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E-MAIL: J.SINGH@THECROSSROADS.COM  
J.SINGH@THECROSSROADS.COM

PROJECT MANAGER: JDH  
DRAWING FILE NAME: ZCI-STORM  
PLAN ORIGINATION DATE: 12-6-23  
PLAN LAST REVISED: N/A  
PLAN SCALE: 1" = 10'  
PROJECT NUMBER: 5508  
SHEET NUMBER: 2 OF 2

CONSTRUCTION IMPROVEMENT PLAN  
PREPARED AS PART OF THE  
**KASHMIR SINGH LD**  
PREPARED FOR  
**KASHMIR SINGH**  
SITE BROTHER  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA