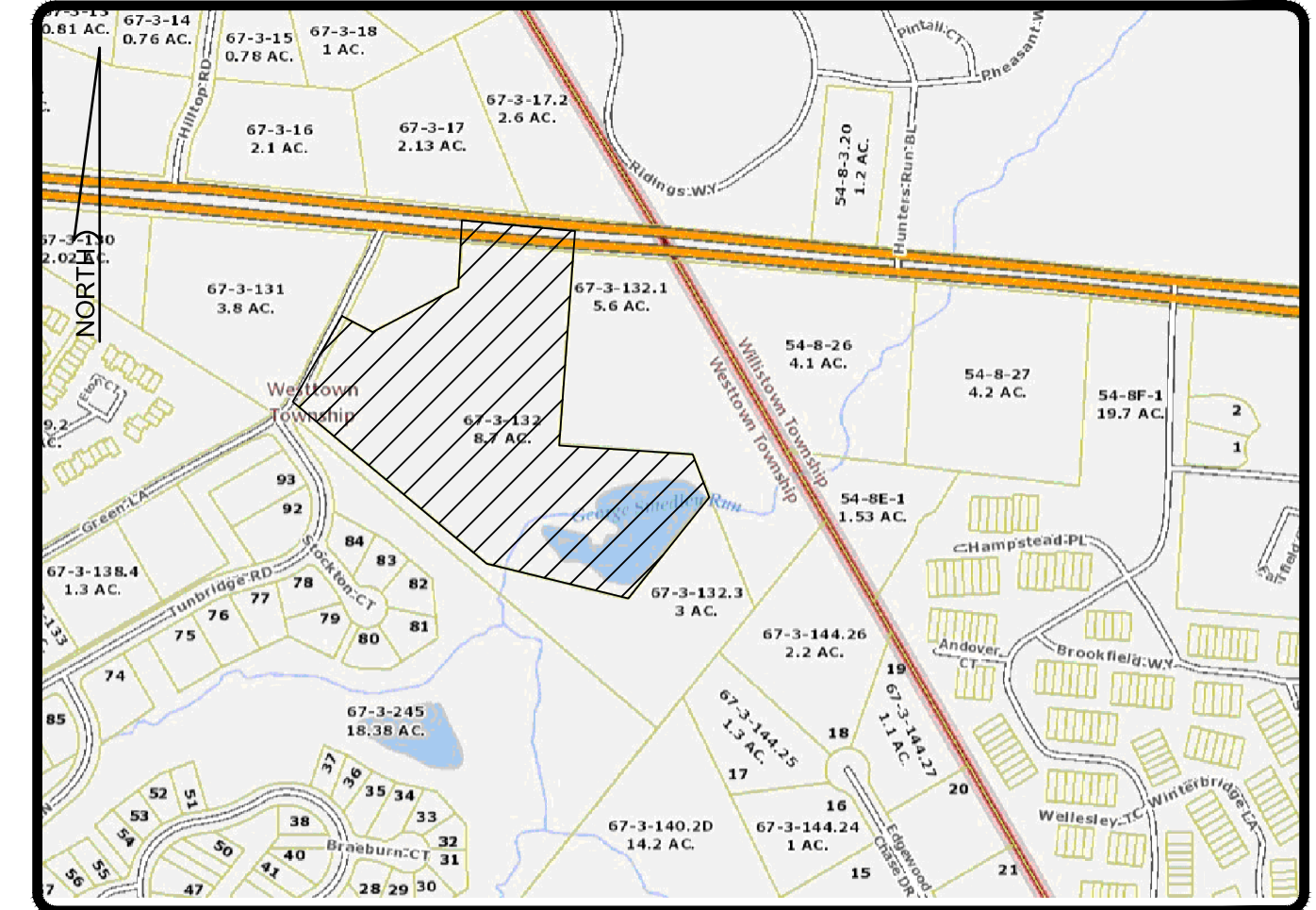


Unit 1

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO DESIGNATE THE CONDOMINIUM AREAS, COMMON AREAS, AND LIMITED COMMON AREAS.
- BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM THE FINAL REVERSE SUBDIVISION PLAN AND LAND DEVELOPMENT PLAN FOR JOYCE REALTY CORP., 1646 WEST CHESTER PIKE, PREPARED BY VANDEMARK & LYNCH, RECORDED ON PLAT RECORD 16817 AT THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY ON NOVEMBER 12, 2003.
- BEARING SYSTEM SHOWN HEREON BASED ON PENNSYLVANIA STATE PLAN COORDINATE SYSTEM, ZONE SOUTH AND ESTABLISHED THROUGH LEICA SMARTNET VPn, GEIOD 2012 AND PHYSICAL EVIDENCE FOUND AND SHOWN ON PLAN. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY (SEE NOTE 2).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- UTILITIES SHOWN HEREON BASED ON THE AFOREMENTIONED SUBDIVISION PLAN AND VISUALLY OBSERVED STRUCTURES AND APPURTENANCES FOUND AT GROUND ELEVATION ONLY. NO CERTIFICATION IS MADE TO THE ACCURACY OF UNDERGROUND INFORMATION PROVIDED AND IS FOR REFERENCE PURPOSES ONLY.
- PHYSICAL FEATURES AND EXISTING IMPROVEMENTS SHOWN HEREON BASED ON A DRONE FLIGHT PERFORMED BY BORTON LAWSON, A VERDANTAS COMPANY AND CONTROLS POINTS SET BY VERDANTAS IN SEPTEMBER 2023.
- FLOOD LINE SHOWN HEREON TAKEN FROM AFOREMENTIONED PLAN NOTE 2. THIS SITE LIES PARTIALLY WITHIN FLOOD ZONE X AND FLOOD ZONE X (SPECIAL HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INVENTORY RATE MAP 420290215G, EFFECTIVE DATE 09/29/2017.
- THE EXISTING POND AND BIOFILTRATION BASIN, AND OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE OWNER IN A FULLY OPERATIONAL CONDITION, AND SHALL NOT BE REMOVED OR MODIFIED UNLESS EXPRESSLY AUTHORIZED BY WESTTOWN TOWNSHIP.
- THE APPLICANT, HIS HEIRS, AND/OR ASSIGNEES, HEREBY GRANTS TO WESTTOWN TOWNSHIP THE CONTINUOUS AND NON-REVOCABLE RIGHT TO ENTER UPON HIS PROPERTY FOR THE PURPOSE OF EVALUATING THE CONDITION OF ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING THE POND AND DAM.
- THERE ARE NO PROPOSED RESTRICTIONS FOR THE PROPERTY. AN OPERATIONS AND MAINTENANCE MANUAL HAS BEEN DEVELOPED FOR THE POND ON THE SITE. THE O & M MANUAL IS A REQUIREMENT OF THE DAM PERMIT ISSUED BY PADEP. THE O & M MANUAL SPECIFICS MAINTENANCE AND INSPECTION PROCEDURES AND INCLUDES AN INSPECTION CHECKLIST THAT WILL BE COMPLETED ON A QUARTERLY BASIS. THE POND EMBANKMENT WILL BE INSPECTED TO DEMONSTRATE COMPLIANCE WITH THE DAM PERMITS. AND THE POND WILL BE VISUALLY INSPECTED FOR EXCESSIVE ALGAE GROWTH. THE O & M, MANUAL, AND COPIES OF THE QUARTERLY INSPECTION REPORT WILL BE SENT TO THE TOWNSHIP BUILDING INSPECTOR FOR REVIEW.
- THE 10,270-SQUARE FOOT OFFICE BUILDING SHOULD NOT BE USED FOR MEDICAL OR DENTAL OFFICES OR CLINICS DUE TO THE INCREASED PARKING DEMANDS OF SUCH USES UNDER SECTION 170-1705 (C)(1) OF THE ZONING ORDINANCE.
- THE POND ON THE PROPERTY SHALL BE MAINTAINED IN A HEALTHY STRUCTURALLY AND ENVIRONMENTALLY SOUND CONDITION, AND SHALL BE FURTHER MAINTAINED IN A MANNER WHICH DUPLICATES OR IMPROVES THE AESTHETIC PROPERTIES WHICH CURRENTLY EXIST. THE APPLICANT SHALL ALSO MAINTAIN THE POND AS A VIABLE AND WORKING STORMWATER MANAGEMENT STRUCTURE. THE APPLICANT SHALL IMPLEMENT SUCH RESTRICTIONS AND PROCEDURES AS ARE NECESSARY TO ENSURE THAT SUCH CONDITIONS EXIST PERPETUALLY; AND, TO FACILITATE THIS, THE APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE TOWNSHIP ENGINEER BY SUCH STUDIES, ANALYSIS, AND OTHER BASE-LINE DATA, THAT NO ACTIVITIES CONDUCTED ON THE PROPERTY DURING OR AFTER CONSTRUCTION OF THE IMPROVEMENTS SHALL CAUSE SILTATION OF THE POND OR DEGRADATION OF ITS WATER QUALITY.
- THERE ARE 350 PARKING SPACES CURRENTLY STRIPED ON THE PROPERTY; 354 WERE PROPOSED. 4 WERE ELIMINATED IN RELOCATION OF CHILLER PAD FOR BUILDING #5 (CURRENTLY STRIPED AS 7 SPACES BUT MAY BE RESTRIPTED TO 9 SPACES IF DEEMED NECESSARY TO OBTAIN MINIMUM REQUIRED PARKING SPACES).



MAP: LOCATION MAP SCALE: 1" = 800'

SITE DATA:

OWNER/DEVELOPER: SPENCER D. QUALLS
P.O. BOX 3739
WILMINGTON, DE 19807

SITE ADDRESS: 1646 WEST CHESTER PIKE
WESTTOWN, PA 19398

TAX PARCEL: 67-3-132 & 67-3-132.3

TOTAL AREA: 12.3353AC (11.7140 EXCLUDING ROW)

DEED REF: DB 10781 PG 36 & 41
PRIOR: DB 442 PG 101, DB 579 PG 193

SURVEYED BY: VERDANTAS (SEE GENERAL NOTE 2)
AUGUST-OCTOBER 2023

DATUM: NAVD 88, NAD 83

ZONING: C (C-90 & C-60)
R - 3 DISTRICT, CONDITIONAL USE (PER RECORD PLAN)
MINIMUM TRACT AREA 2 ACRES
MINIMUM SETBACK 100 FEET
MAXIMUM FLOOR RATIO 0.40
MAXIMUM IMPERVIOUS COVERAGE 60%
MINIMUM TRACT WIDTH (BUILDING SETBACK) 280 FEET
MINIMUM TRACT WIDTH (STREET LINE) 50 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS 2XHT / 60 FEET
MAXIMUM BUILDING LENGTH 100 FEET
MAXIMUM BUILDING HEIGHT 3 STORIES / 38 FEET
MINIMUM COMMON SPACE 40%
REQUIRED PARKING 352 SPACES (SEE NOTE 13)

SANITARY SEWER: WESTTOWN TOWNSHIP
WATER SUPPLY: AQUA
ELECTRIC SUPPLY: PECO

NUMERIC VALUES ARE IN SQUARE FEET

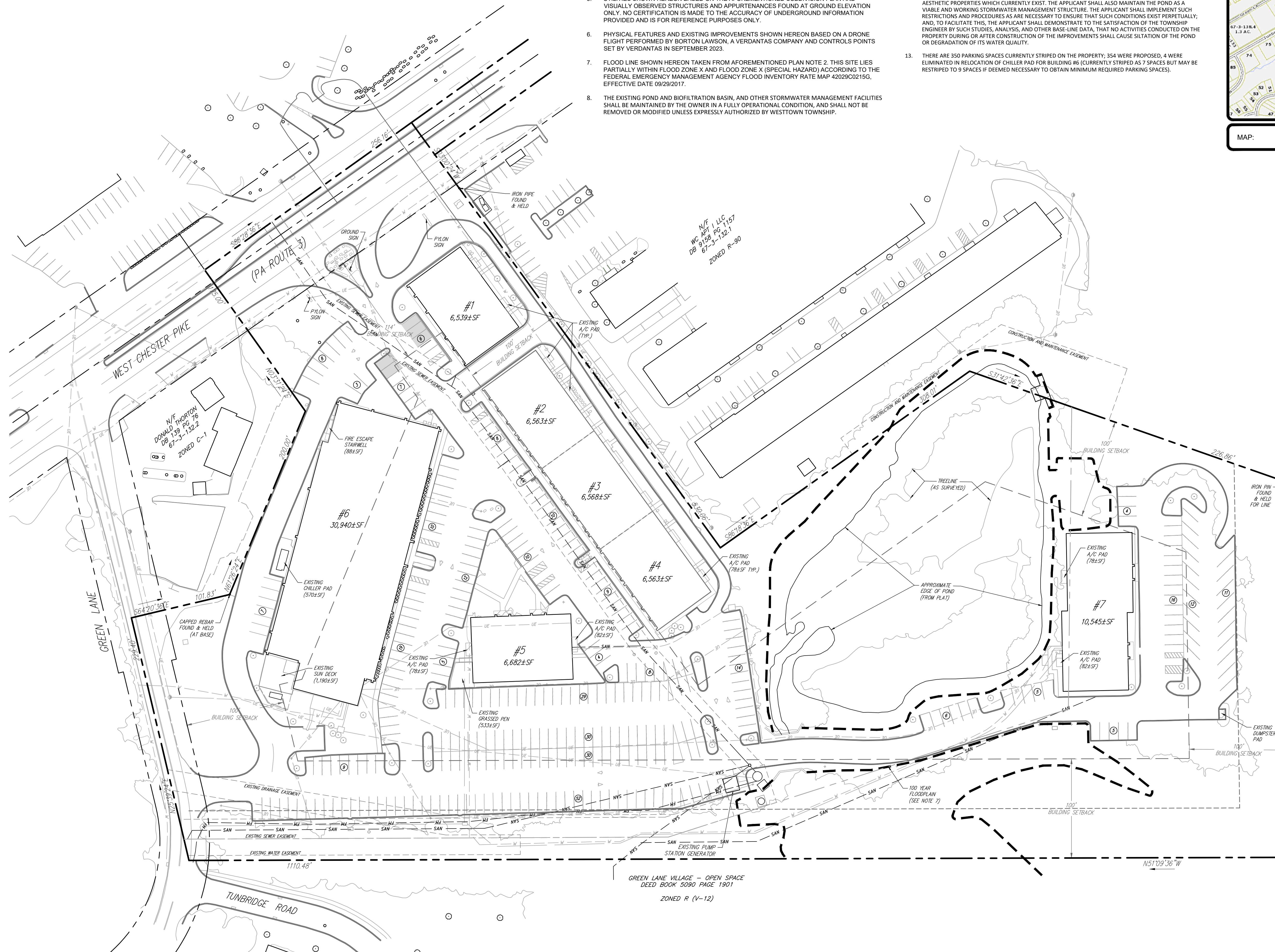
CONDO	BUILDING	A/C PAD	CONC.	MISC	TOTAL	CONDO%
#1	6,539	156	129		6,824	8.6%
#2	6,563	174	307		7,044	8.9%
#3	6,568	149	170		6,887	8.7%
#4	6,563	156	114		6,833	8.7%
#5	6,682	160	113	533	7,488	9.5%
#6	30,940	570	141	1,190	32,841	41.6%
#7	10,545	160	320		11,025	14.0%
					78,942	100.0%

CONDOMINIUM AREAS CONTAIN AREA WITHIN BUILDING FROM BRICK FACE, SIDE AND REAR SIDEWALKS LIMITED TO EXCLUSIVE USE BY ASSOCIATED BUILDING, CONCRETE UTILITY PADS, AND OTHER AREAS RESERVED FOR EXCLUSIVE USE OF THE CONDOMINIUM BUILDING TO WHICH IT IS ASSOCIATED. ADJACENT COMMON AREAS INCLUDED COMMON SIDEWALKS AND ADJACENT CURBING, AND PARKING STALLS ONLY; ALL REMAINING AREA IS GENERAL AREA.

SPENCER D. QUALLS HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THE DECLARATION OF CONDOMINIUM IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED.

[Signature]
SPENCER D. QUALLS, OWNER

[Signature]
DATE



verdantas
PEOPLE FOCUSED FUTURE

5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6654
FAX: 302.239.6485

D. F. WIGHT WALTERS
PROFESSIONAL ENGINEER
STATE PENNSYLVANIA P.E. 04161658

DESIGNED BY: AMMS
DRAWN BY: AMT
CHECKED BY: DDW
PROJECT NO: 19162

CHKD BY: DATE

REVISION

No.	REVISION

WESTTOWN ~ CHESTER COUNTY ~ PENNSYLVANIA
1646 WEST CHESTER PIKE
CONDOMINIUM PLAN
EXHIBIT

Z:\project files\1646\1646-19162 - 1646 west chester pike - condo plan\msh\1646-19162.dwg