

USGS MAP - MALVERN QUADRANGLE
1"=800'

GENERAL NOTES:

THIS IS A LAND DEVELOPMENT PROJECT OF A 7.50 ACRES PARCEL FOR RECOVERY CENTERS OF AMERICA. IMPROVEMENTS CONSIST OF 84,726 SF GROSS FLOOR AREA BUILDING WITH ASSOCIATED PAVED DRIVEWAYS AND PARKING, UTILITIES AND UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
THE PROPOSED BUILDING WILL HAVE 160 BEDS AND A 3,000 SF OUTPATIENT CENTER.

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSEOUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD-VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNUSABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD STRUCTURES DICTATE.
- ENGINEER NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE STORM DRAINAGE STRUCTURES WHICH ARE LOCATED ON HIS PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE LOT TO PERFORM AND REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.

PARKING REQUIREMENTS:

1 SPACE PER BED	= 160 PARKING SPACES
1 SPACE PER 150 SF OUTPATIENT SPACE	= 20 PARKING SPACES
TOTAL REQUIRED	= 180 PARKING SPACES
PROPOSED	= 179 REGULAR SPACES
TOTAL PROPOSED	= 185 HANDICAP SPACES
	= 168 PARKING SPACES

NATURAL RESOURCE PROTECTION AND DENSITY CALCULATIONS. (73-11-1)

GROSS TRACT AREA = 7.5 ACRES

RESOURCE	AREA MEASURED	PROTECTION RATIO	PROTECTED LAND
FLOOD PLAIN	0.0 ACRES	100%	0.0 ACRES
WETLANDS	0.0 ACRES	100%	0.0 ACRES
SLOPES 15-15%	45 ACRES	50%	23 ACRES
SLOPES 25%+	1.88 ACRES	100%	1.88 ACRES
WOODLAND	3.0 ACRES	75%	2.25 ACRES
HYDRIC SOILS	0.0 ACRES	50%	0.0 ACRES
RIPARIAN BUFFER	0.0 ACRES	100%	0.0 ACRES
TOTAL PROTECTED LAND = 4.36 ACRES			
DEVELOPABLE AREA = GROSS AREA (7.5 AC) - PROTECTED LAND (4.51 AC) = 3.14 AC			
PARCEL YIELD = DEVELOPABLE AREA (3.14 AC) / MINIMUM LOT AREA (2AC) = 1.57			

PER TREDYFFRIN TOWNSHIP ZONING ORDINANCE SECTION 208-118(B)(1).
GROSS LOT AREA 7.50 ACRES
TOTAL STEEP SLOPE AREA 2.33 ACRES
NET LOT AREA 5.17 ACRES

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN-STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776
ONE CALL NOTE
SERIAL NO.2014259286
SERIAL NO.20142592821
UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE

ZONING DATA: WILLISTOWN TOWNSHIP

I - RESTRICTED INDUSTRIAL DISTRICT ARTICLE XV, SECTION 139-75 OF THE WILLISTOWN TWP. ZONING ORDINANCE

REQUIRED	PROPOSED
MINIMUM LOT AREA 2 ACRES	7.50 ACRES
MINIMUM LOT WIDTH (BUILDING)	200 FT
MINIMUM LOT WIDTH (STREET)	150 FT
MINIMUM FRONT YARD	35 FT
MINIMUM SIDE YARD	40 FT
MINIMUM REAR YARD	40 FT
MAXIMUM BUILDING COVERAGE	30%
MAXIMUM FLOOR AREA	80%
MAXIMUM IMPERVIOUS COVERAGE	60%
MAXIMUM BUILDING HEIGHT	35 FT

ZONING DATA: TREDYFFRIN TOWNSHIP

LI - LIMITED INDUSTRIAL DISTRICT ARTICLE XXII, SECTION 208-41 OF THE TREDYFFRIN TWP. ZONING ORDINANCE

REQUIRED	PROPOSED
MINIMUM LOT AREA * 10 ACRES	7.50 ACRES (GROSS) 5.17 ACRES (NET)
MINIMUM LOT WIDTH	200 FT
MINIMUM STREET YARD **	65 FT
MINIMUM YARD:	
ABUTTING RESIDENTIAL **	50 FT
ABUTTING NONRESIDENTIAL **	30 FT
MIN. SEPARATION BETWEEN STRUCTURES	60 FT
MAXIMUM BUILDING COVERAGE **	40%
MAXIMUM IMPERVIOUS COVERAGE ***	50%
MAXIMUM BUILDING HEIGHT **	60 FT

* EXISTING NON-CONFORMANCE
** ALL BUILDINGS ARE WITHIN WILLISTOWN TOWNSHIP
*** PROPOSED WALKING PATH AND BASKETBALL COURT ARE PERVIOUS

STEEP SLOPE GRADING / MODIFICATIONS FOR ENTIRE SITE:

EXISTING AREA	DISTURBED AREA	PERCENT DISTURBED
PRECAUTIONARY SLOPES 15% - 25% 13,764 SF	4881 SF	23.7%
PROHIBITIVE SLOPES MORE THAN 25% 81,820 SF	7343 SF	8.9%

IMPERVIOUS COVER:

BUILDING INCLUDING BALCONY	31,600 SF
PARKING LOT AND DRIVE ISLES	86,825 SF
SIDEWALK AND PATIO	7563 SF
TOTAL IMPERVIOUS	125,988 SF (2.892 ACRES)

(ALL IMPERVIOUS COVER IS WITHIN WILLISTOWN TOWNSHIP)

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

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

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

TOWNSHIP ENGINEER _____

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

SECRETARY _____

RECORDER OF DEEDS _____

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____.

RECORDER OF DEEDS (DEPUTY) _____

TREDYFFRIN TOWNSHIP

THIS IS TO CERTIFY THAT THE BOARD OF SUPERVISORS OF TREDYFFRIN TOWNSHIP HAS APPROVED THIS SUBDIVISION PLAN FOR _____ ON THE _____ DAY OF _____ 20____ FOR RECORDING AT THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, WEST CHESTER, PENNSYLVANIA. OFFERS OF DEDICATION HAVE BEEN ACCEPTED / REJECTED, BONDS, FUNDS OR SECURITIES IN ESCROW HAVE BEEN FILED WITH THE TOWNSHIP AND ACCEPTED TO COVER ALL IMPROVEMENTS SHOWN ON THE PLAN AND REQUIRED UNDER THE SUBDIVISION / LAND DEVELOPMENT AGREEMENT APPROVED THE _____ DAY OF _____ 20____.

BOARD OF SUPERVISORS SIGNED THIS _____ DAY OF _____ 20____.

CHAIRMAN _____

MEMBER _____

TOWNSHIP ENGINEER _____

ATTEST:
MANAGER _____

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND CONFORMS TO ALL ENGINEERING, ZONING, BUILDING AND OTHER APPLICABLE WILLISTOWN TOWNSHIP ORDINANCES AND REGULATIONS EXCEPT AS INDICATED HEREON.

CERTIFIED THIS _____ DAY OF _____ 20____.

PROFESSIONAL ENGINEER _____

AS GENERAL PARTNER, THAT THE SAID PARTNERSHIP IS THE OWNER ON THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSES HEREON AND THAT THE SAID LIMITED PARTNERSHIP DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

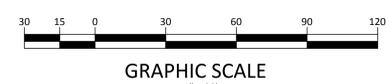
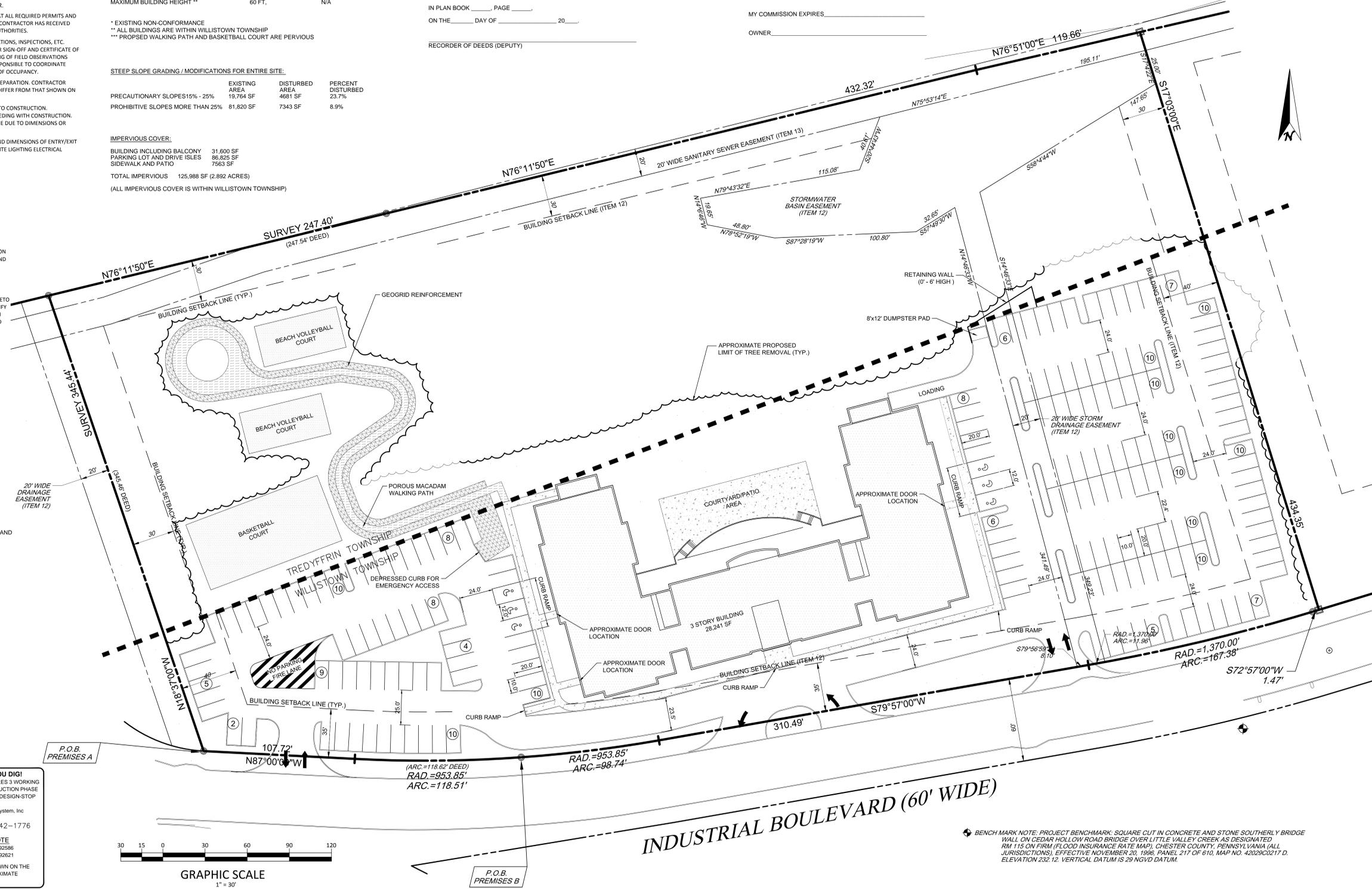
OWNER _____

WILLISTOWN TOWNSHIP ZONING APPROVAL

- December 10, 2014: Special Exception pursuant to Zoning Ordinance Section 139-73(C)(1) (Allowing drug and alcohol treatment) and pursuant to Zoning Ordinance Section 139-73(C)(2)(c) (Allowing an increase in height up to 70 feet)
- July 22, 2015: Special Exception pursuant to Zoning Ordinance Section 139-73(C)(1) (Amending the December 10, 2014 Special Exception so as to expressly provide for out-patient drug and alcohol treatment).
- [DATE TO BE INSERTED IF NECESSARY]: Conditional Use re steep slopes pursuant to Township Ordinance 73-200ps

WAIVERS SOUGHT:

WILLISTOWN TOWNSHIP
SECTION 115-25. NUMBER OF DRIVEWAYS. A WAIVER IS REQUESTED FOR THE REQUIREMENT THAT LIMITS THE NUMBER OF DRIVEWAYS TO TWO PER SINGLE PROPERTY.



BENCH MARK NOTE: PROJECT BENCHMARK: SQUARE CUT IN CONCRETE AND STONE SOUTHERLY BRIDGE WALL ON CEDAR HOLLOW ROAD BRIDGE OVER LITTLE VALLEY CREEK AS DESIGNATED RM 115 ON FIRM (FLOOD INSURANCE RATE MAP), CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), EFFECTIVE NOVEMBER 20, 1986, PANEL 217 OF 610, MAP NO. 42029C0217.D. ELEVATION 232.12. VERTICAL DATUM IS 29 NGVD DATUM.

RIGHT ANGLE ENGINEERING

Right Angle Engineering, LLC
700 South Henderson Rd.
Suite 202
King of Prussia, PA 19406
Phone: (610) 337-5569

NO.	REV.	DATE	DESCRIPTION
8			
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1			

NO.	REV.	DATE	DESCRIPTION
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PRELIMINARY OVERALL SITE PLAN
CLIENT: RECOVERY CENTERS OF AMERICA
PROJECT: 27-29 INDUSTRIAL AVENUE
LOCATION: WESWILLISTOWN TOWNSHIP & TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: August 10, 2015
SCALE: 1" = 30'
DRAWN BY: MVM
CHECKED BY: MVM
PROJECT NO.: 12.110.00
CADD FILE:
PLOTTED:
DRAWING NO.: 201
SHEET 04 OF 12