

USGS MAP - MALVERN QUADRANGLE  
1"=800'

GENERAL NOTES:

- 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 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/UNSUITABLE 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 COMPLETING 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 HERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT 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 ANY 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.
- THE PROPERTY OWNER IS RESPONSIBLE FOR ANY RETAINING WALL REPAIRS OR REPLACEMENT NEEDED AS A RESULT OF ACCESS, MAINTENANCE, OR REPAIRS NEEDED FOR THE EXISTING STORM SEWER LINE LOCATED BENEATH THE WALL.

PARKING REQUIREMENTS:

1 SPACE PER BED (120 BEDS)	= 120 PARKING SPACES
1 SPACE PER 150 SF OUTPATIENT SPACE (3,000 SF OUTPATIENT SPACE)	= 20 PARKING SPACES
TOTAL REQUIRED	= 140 PARKING SPACES

PROPOSED	= 143 REGULAR SPACES
	= 5 HANDICAP SPACES
TOTAL PROPOSED	= 148 PARKING SPACES

NATURAL RESOURCE PROTECTION AND DENSITY CALCULATIONS. (73-11.1)

GROSS TRACT AREA = 7.5 ACRES  
LESS EXISTING EASEMENT AND RIGHT OF WAY AREAS = 0.869 ACRES  
BASE SITE/NET LOT AREA = 6.634

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 >25%	1.994 ACRES	100%	1.994 ACRES
SLOPES 15-25%	0.152 ACRES	50%	0.076 ACRES
WOODLAND	3.29 ACRES	75%	2.47 ACRES
HYDRIC SOILS	0.0 ACRES	50%	0.0 ACRES
RIPARIAN BUFFER	0.0 ACRES	100%	0.0 ACRES

TOTAL PROTECTED LAND = 4.54 ACRES

DEVELOPABLE AREA = BASE SITE AREA - TOTAL PROTECTED LAND = 6.634 ACS - 4.54 ACS = 2.094 ACRES

PARCEL YIELD = DEVELOPABLE AREA (2.094 AC) / MINIMUM LOT AREA (2AC) = 1.05

PER TREDYFFRIN TOWNSHIP ZONING ORDINANCE SECTION 208-118.B(1).

GROSS LOT AREA = 7.503 ACRES  
TOTAL STEEP SLOPE AREA = 2.535 ACRES  
NET LOT AREA (TREDYFFRIN) = 4.968 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.2014292586  
SERIAL NO.2014292621  
UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE

SITE ACCESS - SIGHT DISTANCE TABLE			
SITE ENTRANCE	DIRECTION OF VIEW	REQUIRED SIGHT DISTANCE	AVAILABLE SIGHT DISTANCE
WEST	TO THE LEFT	250 FT.	740 FT.
	TO THE RIGHT	195 FT.	345 FT.
EAST	TO THE LEFT	250 FT.	560 FT.
	TO THE RIGHT	195 FT.	630 FT.

ZONING DATA: WILLISTOWN TOWNSHIP

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

MINIMUM LOT AREA	REQUIRED 2 ACRES	PROPOSED 7.503 ACRES (GROSS) 6.6339 ACRES (NET)
MINIMUM LOT WIDTH (BUILDING)	200 FT	806 FT
MINIMUM LOT WIDTH (STREET)	150 FT	804 FT
MINIMUM FRONT YARD	35 FT	36 FT
MINIMUM SIDE YARD	40 FT	227 FT
MINIMUM REAR YARD	40 FT	214 FT
MAXIMUM BUILDING COVERAGE	30%	9.9%
MAXIMUM FLOOR AREA	80%	29.6%
MAXIMUM IMPERVIOUS COVERAGE	60%	41.3%
MAXIMUM BUILDING HEIGHT	35 FT	< 40 FT

ZONING DATA: TREDYFFRIN TOWNSHIP

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

MINIMUM LOT AREA *	REQUIRED 10 ACRES	PROPOSED 7.50 ACRES (GROSS) 5.17 ACRES (NET)
MINIMUM LOT WIDTH	200 FT	806 FT
MINIMUM STREET YARD **	65 FT	N/A FT
MINIMUM YARD:		
ABUTTING RESIDENTIAL **	50 FT	N/A
ABUTTING NONRESIDENTIAL **	30 FT	N/A
MIN. SEPARATION BETWEEN STRUCTURES	60 FT	N/A
MAXIMUM BUILDING COVERAGE **	40%	0%
MAXIMUM IMPERVIOUS COVERAGE ***	50%	0%
MAXIMUM BUILDING HEIGHT **	60 FT	N/A

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

STEEP SLOPE GRADING / MODIFICATIONS FOR ENTIRE SITE:

PRECAUTIONARY SLOPES 15% - 25%	EXISTING AREA 23,561 SF	DISTURBED AREA (TOTAL) 4,963 SF	PERCENT DISTURBED (TOTAL) 4.40%
PROHIBITIVE SLOPES MORE THAN 25%	86,886 SF		
TOTAL	110,427 SF	4,963 SF	4.40%

IMPERVIOUS COVER:

BUILDING	24,446 SF
COURTYARD AND PATIO	6,822 SF
BASKETBALL COURT	3,500 SF
PARKING LOT AND DRIVE ISLES	73,335 SF
SIDEWALK AND MISC. AREAS	4,646 SF
TOTAL IMPERVIOUS	112,749 SF (2.588 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)

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 HAS 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 \_\_\_\_\_

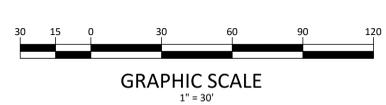
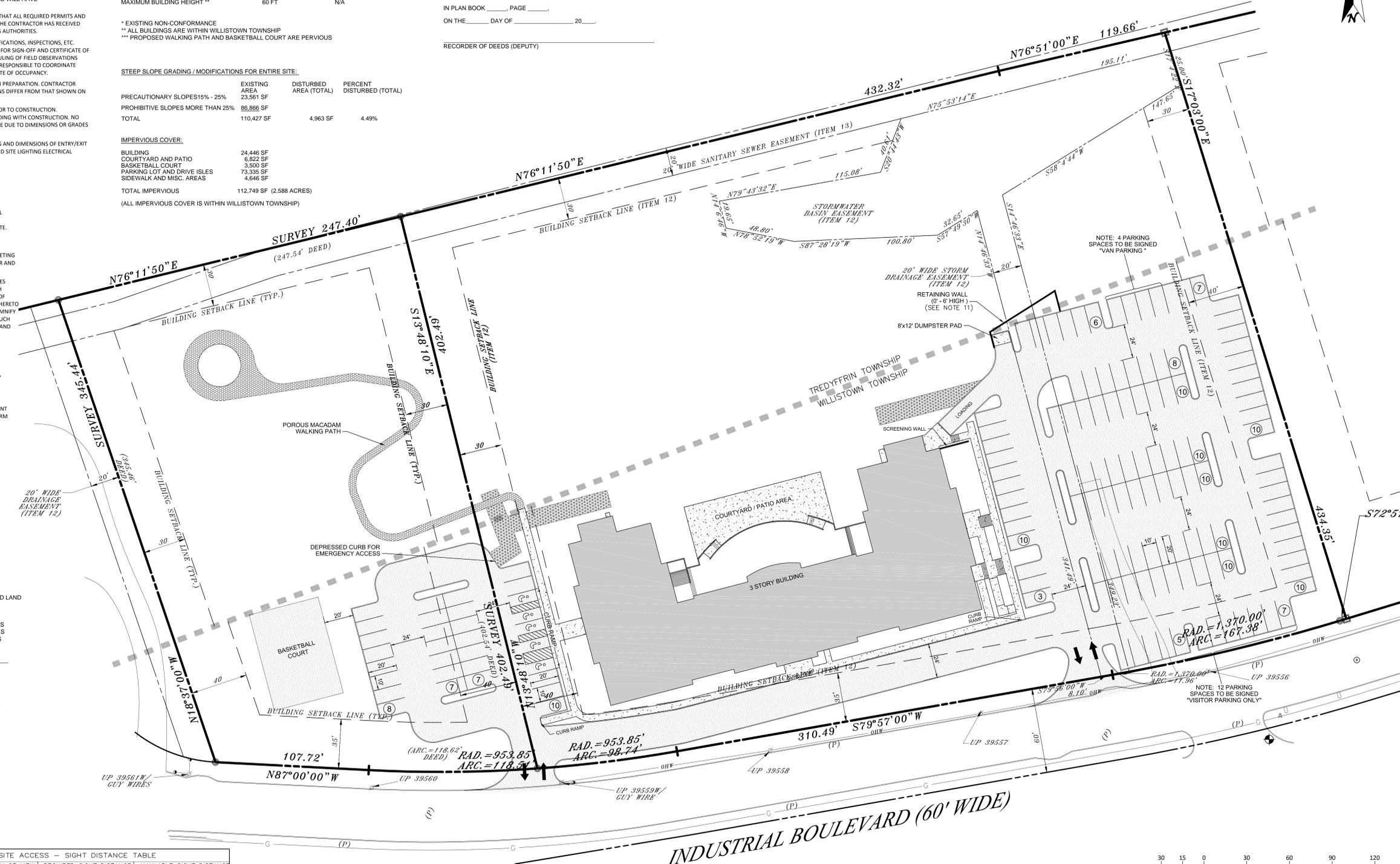
OWNER

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).

WAIVERS REQUESTED:

WILLISTOWN TOWNSHIP



**RIGHT ANGLE ENGINEERING**

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

NO.	DATE	DESCRIPTION
1	05/01/2016	ISSUED FOR PERMITS
2	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
3	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
4	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
5	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
6	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
7	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
8	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
9	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
10	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
11	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
12	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
13	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
14	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
15	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
16	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
17	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
18	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
19	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS
20	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS

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20	05/01/2016	REVISED PER MUNICIPAL REVIEW COMMENTS

**OVERALL SITE PLAN**

CLIENT: 28 INDUSTRIAL BOULEVARD, LLC  
PROJECT: 27-29 INDUSTRIAL BOULEVARD  
LOCATION: WILLISTOWN TOWNSHIP & TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	JUNE 01, 2016
SCALE:	AS SHOWN
DRAWN BY:	MJS
CHECKED BY:	SMC
PROJECT NO.:	12.110.00
CAD FILE:	
PLOTTED:	
DRAWING NO.:	201
SHEET:	5 OF 16