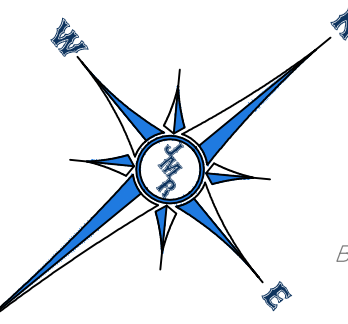


OLD VALLEY ROAD (T-414)

LEGEND

- BOUNDARY LINE
LEGAL RIGHT-OF-WAY LINE
SETBACK LINE
ADJOINER PROPERTY LINE
EXISTING CURB
EXISTING EDGE OF PAVING
EXISTING 1' CONTOURS
EXISTING 5' CONTOURS
PROPOSED 1' CONTOUR
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATER MAIN
PROPOSED DRAINAGE EASEMENT



ZONING DATA - O/BP OFFICE/BUSINESS PARK

Table with 4 columns: STANDARDS, REQUIRED, EXISTING, PROPOSED. Lists various zoning requirements such as maximum tract density, building coverage, setbacks, etc.

* FLOOR-AREA RATIO (FAR) = GROSS FLOOR AREA / DEVELOPABLE ACREAGE
** FOR EVERY ONE-PERCENT DECREASE IN IMPERVIOUS COVERAGE, BUILDING HEIGHT MAY BE INCREASED ONE FOOT TO A MAXIMUM HEIGHT OF 56 FEET
*** EXISTING NON-CONFORMANCE VARIANCE REQUESTED

PROPOSED LOT AREA CALCULATION

Table with 2 columns: Description, Value. Shows gross lot area, street right-of-way, and lot area net row.

* OTHER NON-APPLICABLE NET-OUTS INCLUDE UTILITY EASEMENTS OR RIGHTS-OF-WAY, FLOODPLAINS, WETLANDS, AND SENSITIVE SITES.

EXISTING LOT AREA CALCULATION

Table with 2 columns: Description, Value. Shows existing gross lot area, street right-of-way, and lot area net row.

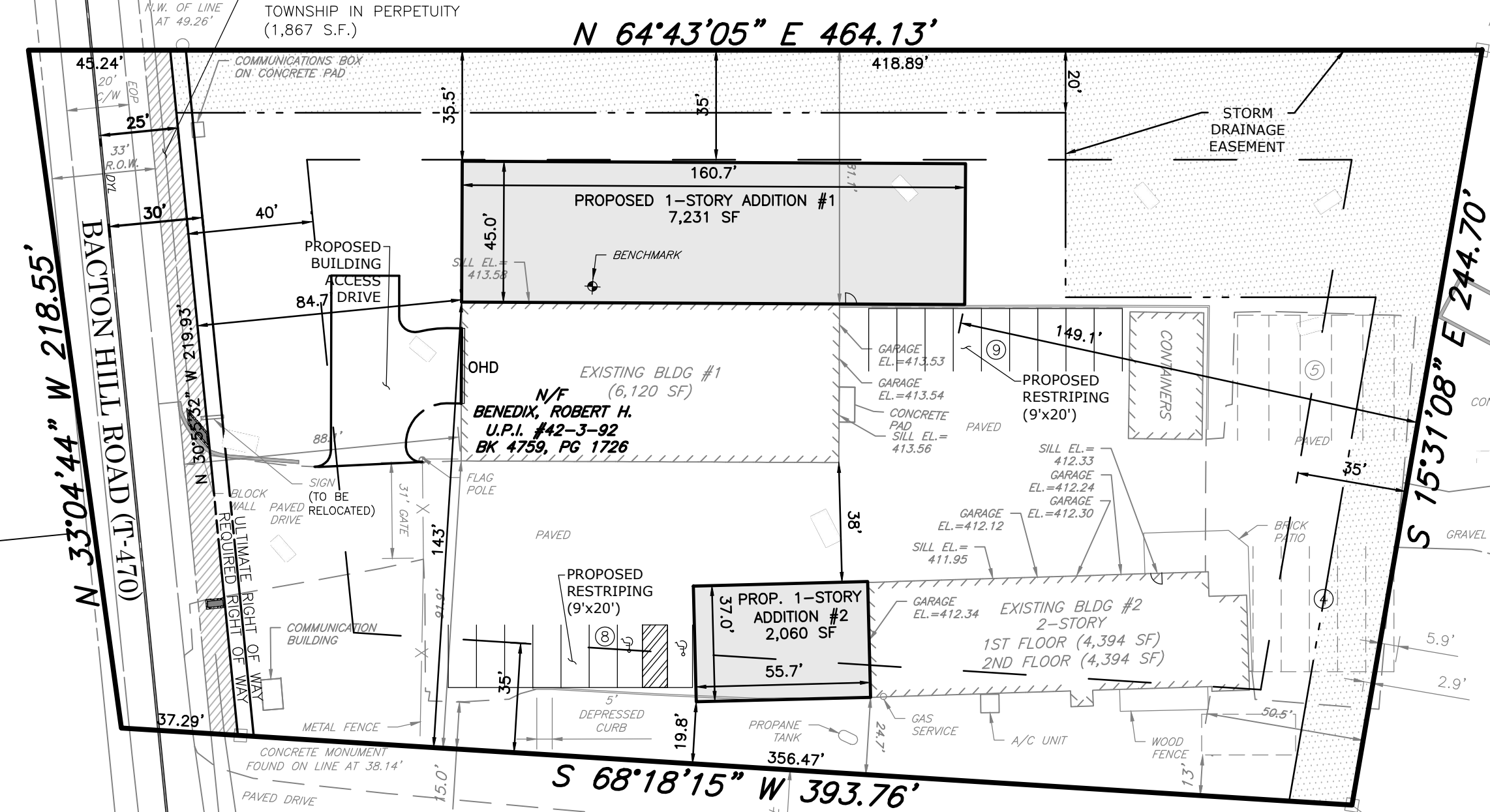
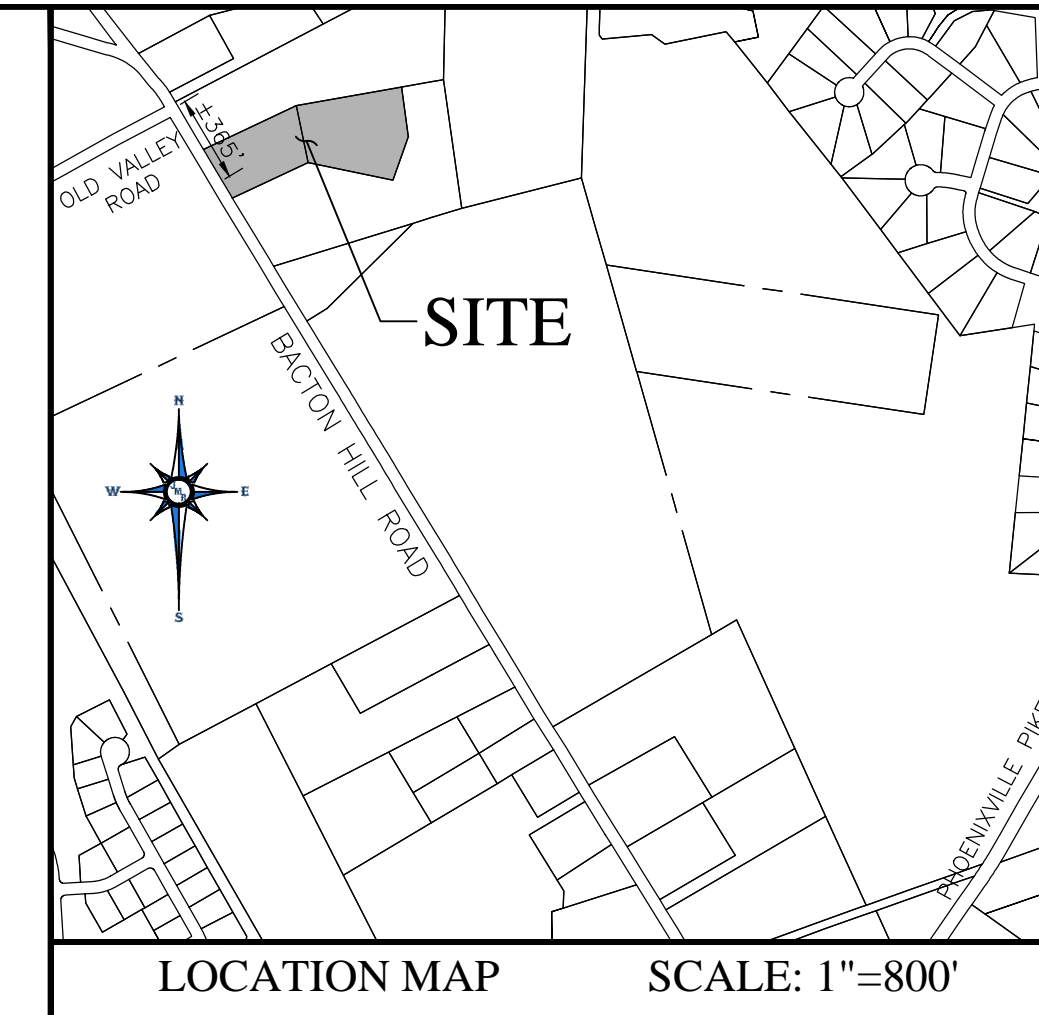
* OTHER NON-APPLICABLE NET-OUTS INCLUDE UTILITY EASEMENTS OR RIGHTS-OF-WAY, FLOODPLAINS, WETLANDS, AND SENSITIVE SITES.

GENERAL NOTES

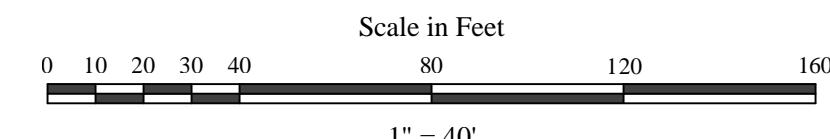
- 1. OWNER: ROBERT H. BENEDIX, 77 BACTON HILL ROAD, MALVERN, PA 19355
2. DEED BOOK: 4759, PAGE 1726
3. PARCEL INFORMATION: UPL# 42-3-92, DEED BOOK 4759 PAGE 1726
4. BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC.
5. TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC.
6. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC.
7. FEMA FLOOD MAP NUMBER 42029C0160F.
8. SITE IS WITHIN THE VALLEY CREEK WATERSHED WHICH IS CLASSIFIED AS AN EXCEPTIONAL VALUE STREAM (EV).
9. SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY.
10. THE PROPERTY WILL BE SERVED BY ON-SITE WATER AND ON-SITE SEWER.
11. THE OWNER WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITH THIS PLAN.
12. THE APPLICANT SHALL PROVIDE TO EAST WHITELAND TOWNSHIP FINAL AS-BUILT PLANS (SIGNED AND SEALED BY A QUALIFIED LICENSED PROFESSIONAL) OF ALL BMPS, CONVEYANCES, OTHER STORMWATER FACILITIES, AND RELATED IMPROVEMENTS SHOWN IN THE FINAL APPROVED SWM SITE PLAN.
13. THE PROPOSED ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION IN PERPETUITY TO EAST WHITELAND TOWNSHIP AT NO COST.
14. A GATE AT DRIVEWAY SHALL BE DESIGNED IN ACCORDANCE WITH 503.5, 503.6 AND D103.6. A KNOX BOX SYSTEM (506) SHALL BE INSTALLED AT THE GATE LOCATION FOR FIRE DEPARTMENT ACCESS TO SITE AND BUILDINGS.
15. FIRE WALLS ARE TO BE CONSTRUCTED IN THE PROPOSED BUILDINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC). THE MAXIMUM FIRE AREA FOR THE NORTHERN ADDITION IS 6,120 SF AND THE SOUTHERN ADDITION MUST BE BUILT AS A SEPARATE BUILDING OR DIVIDED IN A MANNER CONSISTENT WITH IBC REQUIREMENTS.

WAIVERS GRANTED

- \$175-21.C.(10): REQUESTING RELIEF FROM THE 300 FOOT TOPOGRAPHIC AND EXISTING FEATURES REQUIREMENT BEYOND THE TRACT BOUNDARY.
\$175-27.D: REQUESTING RELIEF FROM INSTALLING SIDEWALK ALONG PROPERTY FRONTAGE.
\$175-27.H: REQUESTING RELIEF FROM THE REQUIREMENT THAT THE CUT AND FILL SHALL NOT EXCEED 5 FEET.
\$175-31.ABE: THE APPLICANT IS REQUESTING PARTIAL RELIEF FOR THE SHOULDER WIDTH REQUIREMENTS OF THIS SECTION FOR THE EAST SIDE OF BACTON HILL ROAD.
\$175-37.F & \$170-310.B(17)(a): THE APPLICANT IS REQUESTING RELIEF FROM THE MINIMUM STORM SEWER PIPE SIZE OF 18". THE PROPOSED ROOF LEADER PIPE IS 8" IN DIAMETER. IT RECEIVES LOCALIZED DRAINAGE AREAS IN WHICH THE SMALLER PIPES ARE SUFFICIENT.

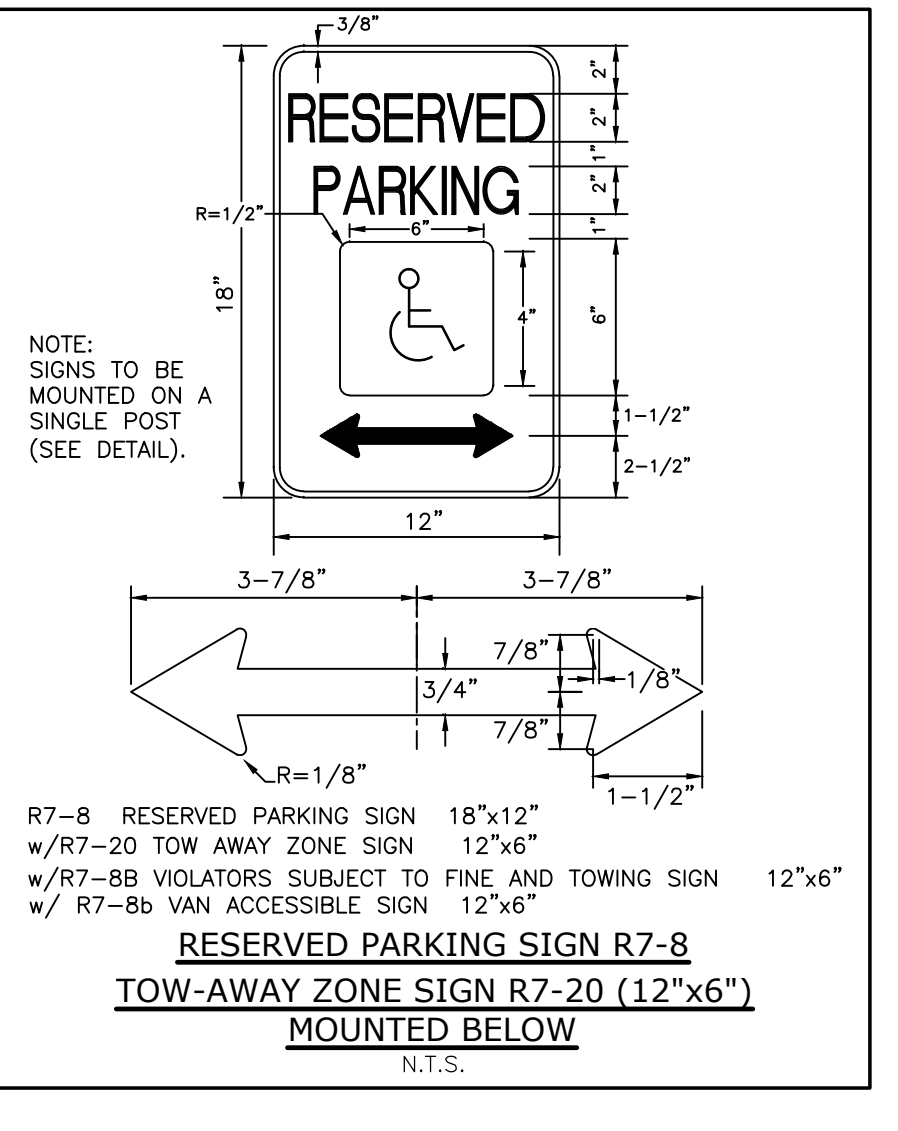


STORM EASEMENT LINE DATA table with columns: LINE, BEARING, LENGTH. Lists lines STE-1 through STE-8.



VARIANCE REQUESTS

- SECTION \$200-36: REQUIRING A 35' TRACT PERIMETER BUILDING SETBACK.
SECTION \$200-70: PER THIS SECTION, 1 PARKING SPACE PER 450 SF OF INDUSTRY SPACE IS REQUIRED.
AND NOW THIS 28TH DAY OF AUGUST, 2017, THE FOLLOWING VARIANCES ARE HEREBY GRANTED TO THE APPLICANT, ROBERT H. BENEDIX, IN CONJUNCTION WITH THE PROPOSED CONSTRUCTION OF (1) A 5,431 SQUARE FOOT ADDITION TO BUILDING NO. 1, AND A 2,060 SQUARE FOOT ADDITION TO BUILDING NO. 2, WITH EXPANDED PAVED AREA TO ACCOMMODATE ADDITIONAL PARKING SPACES, ON HIS PROPERTY LOCATED AT 77 BACTON HILL ROAD (UPL 42-3-92):
1. A VARIANCE FROM THE 35-FOOT PERIMETER SETBACK REQUIREMENT AS SET FORTH IN ATTACHMENT 7 (TABLE OF DEVELOPMENT STANDARDS FOR MIXED USE DISTRICTS) TO THE ZONING ORDINANCE IS HEREBY GRANTED, IN ORDER TO ENABLE CONSTRUCTION OF THE PROPOSED ADDITION TO BUILDING NO. 2 TO HAVE A SETBACK FROM THE SOUTH SIDE PROPERTY LINE OF NOT LESS THAN 19 FEET; AND
2. A VARIANCE FROM THE PARKING SPACE REQUIREMENTS OF ONE SPACE PER 450 SQUARE FEET OF FLOOR AREA AS SPECIFIED IN SECTION 200-70 OF THE ZONING ORDINANCE IS HEREBY GRANTED, IN ORDER TO ALLOW THE PROPOSED ADDITIONS TO BE CONSTRUCTED WITH A TOTAL OF 26 PARKING SPACES TO BE PROVIDED AFTER COMPLETION OF CONSTRUCTION THEREOF.
THE VARIANCES HEREIN GRANTED ARE SUBJECT TO THE APPLICANT'S COMPLIANCE WITH THE FOLLOWING CONDITIONS:
1. THE CONSTRUCTION OF THE TWO ADDITIONS AND THE ADDITIONAL PARKING AND PAVING AREAS SHALL BE SUBSTANTIALLY IN ACCORDANCE WITH THE SKETCH PLAN SUBMITTED AS EXHIBIT A-5.
2. THE SIZES AND DIMENSIONS OF THE TWO ADDITIONS SHALL LIKEWISE BE SUBSTANTIALLY AS SET FORTH IN EXHIBIT A-5.



IMPERVIOUS COVERAGE table with columns: EXISTING IMPERVIOUS COVERAGE TABULATION and PROPOSED IMPERVIOUS COVERAGE TABULATION. Lists building, containers, pavement, brick patio, and total existing/proposed.

SIGHT DISTANCE TABLE with columns: SPEED LIMIT, SIGHT DISTANCE RIGHT, SIGHT DISTANCE LEFT, SIGHT DISTANCE AHEAD**, SIGHT DISTANCE BEHIND**.

* THE POSTED SPEED LIMIT ALONG BACTON HILL ROAD IS 35 MILES PER HOUR TO THE NORTH OF THE SITE DRIVEWAY, AND 45 MILES PER HOUR JUST SOUTH OF THE SITE DRIVEWAY. SINCE TRAFFIC MAY BE TRAVELING AT 45 MILES PER HOUR IN THE VICINITY OF THE SITE ACCESS, THE REQUIRED SIGHT DISTANCES ARE BASED ON THE 45 MILES PER HOUR SPEED LIMIT. ** SIGHT DISTANCE AHEAD AND SIGHT DISTANCE BEHIND IS FOR A STATIONARY LEFT TURNING VEHICLE MEASURED 45' BACK FROM DRIVEWAY ENTRANCE.

SIGHT DISTANCE NOTE: ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 383 FEET OF SIGHT DISTANCE TO THE RIGHT AND 383 FEET OF SIGHT DISTANCE TO THE LEFT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO THE LOCAL ROAD. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT.

THE AVAILABLE SIGHT DISTANCE FOR LEFT-TURN VEHICLES ENTERING THE SITE ACCESS LOOKING BEHIND (I.E., TO THE NORTH) ALONG BACTON HILL ROAD IS TAKEN FROM A POINT 45 FEET NORTH OF THE DRIVEWAY. THE AVAILABLE SIGHT DISTANCE FOR LEFT-TURN VEHICLES ENTERING THE SITE ACCESS LOOKING AHEAD (I.E., TO THE SOUTH) ALONG BACTON HILL ROAD IS TAKEN FROM A POINT 35 FEET NORTH FROM THE DRIVEWAY. SITE DISTANCE MEASURED ON OCTOBER 19, 2017.

STORMWATER MAINTENANCE ACKNOWLEDGEMENT: AS THE OWNER OF THE SUBJECT PROPERTY, I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

STORMWATER DESIGN CERTIFICATION: I, JOHN ROBINSON, P.E., ON THIS DATE 12/28/2017, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST WHITELAND TOWNSHIP ORDINANCE NO. 250-2014, EAST WHITELAND TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

PARKING TABULATION table with columns: EXISTING, PROPOSED, TOTAL. Lists existing buildings, proposed additions, and total required/proposed spaces.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER
On the _____ day of _____, A.D. 20____, 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 _____ that the said _____ is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that the said Corporation desires that the foregoing plan may be duly recorded.
Notary Public
My Commission Expires: _____

JMR ENGINEERING, LLC logo and contact information: PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES, 55 COUNTRY CLUB DRIVE, SUITE 201 - DOWNTOWN, PA 19355.

JOHN M. ROBINSON PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. PE056271

UTILITY USERS LIST

Table with columns: USERS, RESPONSES. Includes a section for CALL BEFORE YOU DIG! with Pennsylvania One Call logo.

PLAN REVISIONS table with columns: REV# DATE, DESCRIPTION OF CHANGES. Lists revisions 1 through 4.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 77 BACTON HILL ROAD

Client information: PROJECT: 1207-B, SURVEY REF.: 1207-B (DSS), DRAWN BY: E.C.R., CHECKED BY: J.M.R., PLAN DATE: AUGUST 30, 2017, PLAN SCALE: 1" = 40', SHEET TITLE: SITE PLAN, SHEET NUMBER: 1 OF 8, Plot Date: Tue, Mar. 06, 2018