

APPROX. LOC. 80' WIDE EASEMENT FOR PIPELINES WILLIAMS GAS PIPELINE CO. (PER DB H-41, PG. 165) (PER MOB 200, PG. 1089)

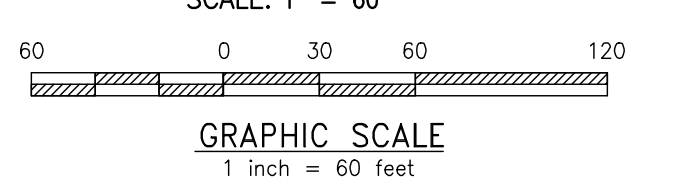
APPROX. LOC. 30' WIDE THE PIPE LINE COMPANY RIGHT-OF-WAY (PER MOB 105, PG. 177) (PER DB H-41, PG. 165)

KING ROAD (FORMERLY INDIAN KING ROAD) (SEE 2007 PUBLIC R/W)

MATCHLINE - SEE SHEET C01.4

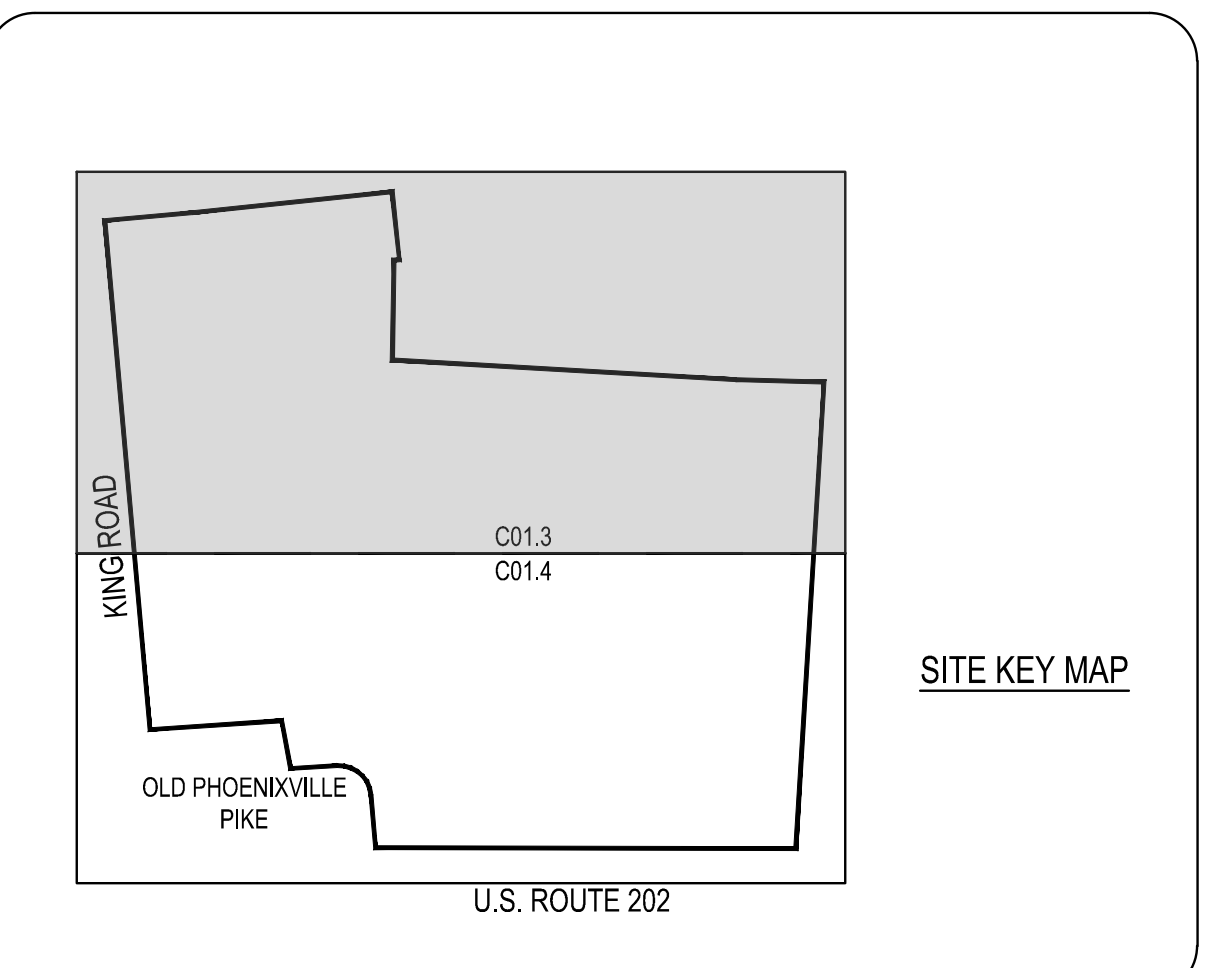
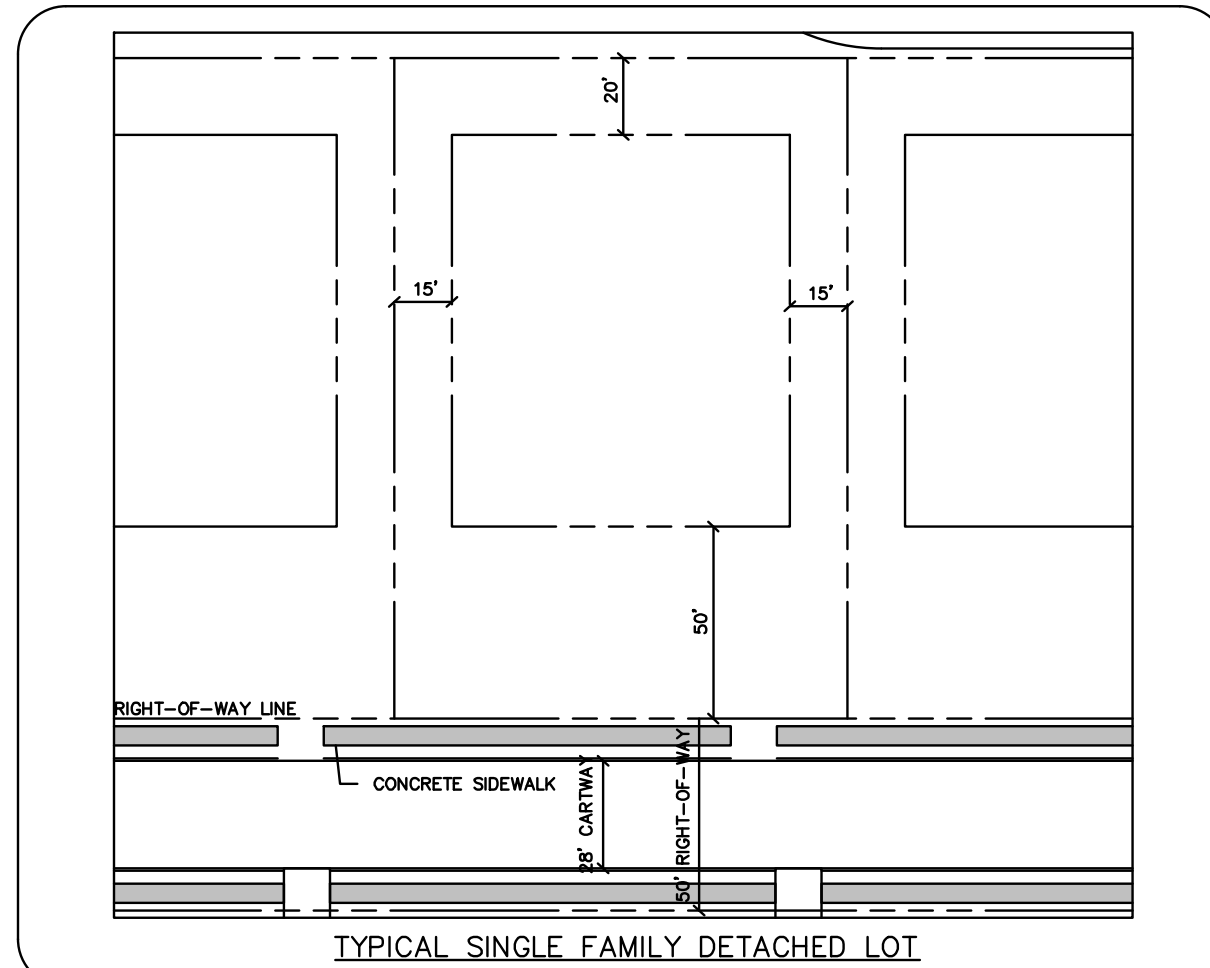
MATCHLINE - SEE SHEET C01.4

TEXT AMENDMENT PLAN



LEGEND

<ul style="list-style-type: none"> --- EX. PROPERTY LINE --- PROP. PROPERTY LINE --- EX. RIGHT-OF-WAY --- PROP. RIGHT-OF-WAY □ EX. MONUMENT □ PROP. MONUMENT ○ EX. REBAR ○ PROP. REBAR --- EX. EASEMENT --- PROP. EASEMENT --- EX. WETLANDS 	<ul style="list-style-type: none"> --- 242 EXISTING CONTOUR --- 12321 PROPOSED CONTOUR --- 1232000 EX. FINISH ELEV. --- 1232000 NEW SPOT ELEV. --- GEB2 SOILS TYPE --- EX. CONC. CURB --- PROP. CONC. CURB --- EX. EDGE OF PAVING --- PROP. EDGE OF PAVING ○ EX. LIGHT POLE 	<ul style="list-style-type: none"> □ PROP. LIGHT POLE □ EX. FENCE □ EX. MAIL BOX □ EX. SIGN □ PROP. SIGN □ EX. SANITARY SEWER LINE □ EX. SAN. SEWER LINE □ EX. SAN. SEWER LATERAL □ PROP. SANITARY MH. ID □ EX. WATER LINE 	<ul style="list-style-type: none"> --- PROP. ELEC. LINE --- EX. UTILITY POLE --- PROP. UTILITY POLE --- EX. GUY ANCHOR --- EX. GAS LINE --- PROP. GAS LINE --- EX. GAS VALVE --- PROP. GAS VALVE --- EX. STORM SEWER LINE --- PROP. STORM SEWER LINE --- EX. STORM INLET 	<ul style="list-style-type: none"> --- PROP. STORM INLET --- PROP. STORM INLET ID --- PROP. SEEPAGE BED --- EX. WATER LINE --- PROP. WATER LINE --- PROP. WATER LATERAL --- PROP. FIRE WATER LINE --- EX. WATER VALVE --- PROP. WATER VALVE --- EX. HYDRANT --- PROP. HYDRANT --- EX. MANHOLE --- PROP. MANHOLE ○ EX. PERC TEST ▲ EX. TEST PIT 	<ul style="list-style-type: none"> ■ OPEN SPACE
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HOWELL ENGINEERING
 Local Knowhow. Engineered.
 Civil Engineering | Land Planning | Environmental
 1250 Wrights Lane, West Chester, PA 19380
 Phone: (610) 918-9002 Fax: (610) 918-9003

REV.	DATE	DESCRIPTION
8		
7		
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1		

CONDITIONAL USE
TEXT AMENDMENT PLAN
 CLIENT: WILLOW HILL DEVELOPMENT GROUP, LLC.
 PROJECT: THE WESTON PROPERTY
 LOCATION: KING ROAD & WILLOW WAY
 WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

DATE: 08/01/2025
 SCALE: 1"=60'
 DRAWN BY: VST
 CHECKED BY: ALS
 PROJECT NO.: 4552
 CAD FILE: OVERALL SITE PLAN.dwg
 PLOTTED: 08/01/2025
 DRAWING NO.: **C01.3**
 SHEET 03 of 16



MATCHLINE - SEE SHEET C01.3

LANDS N/A OF
MARK D. MACCOMBER &
JORGE CHRISTOPHER LOESCHER-VEL
PARCEL #A1-06-13
RECORD BOOK 10076, PAGE 13
LOT "13"
RECORD PLAN BOOK #46 PAGE

LANDS N/A OF
KUNING-CHANG & HSIANG-FENG
PARCEL #A1-06-12
RECORD BOOK 5230, PAGE 7
LOT "12"
RECORD PLAN BOOK #46 PAGE

LANDS N/A OF
THOMAS J. & JESSICA L. BROUSCH
PARCEL #A1-06-11
RECORD BOOK 10177, PAGE 547
LOT "11"
RECORD PLAN BOOK #46 PAGE 17

LANDS N/A OF
THOMAS G. FLORES JR. & CECILIA CONSTANCE
PARCEL #A1-06-10
RECORD BOOK #61, PAGE 807
LOT "10"
RECORD PLAN BOOK #46 PAGE 17

LANDS N/A
RAYMOND D. & JULIA
PARCEL #A
DEED BOOK #4-5
LOT "1"
RECORD PLAN BOOK

LANDS N/A OF
PENN. CENTRAL PROPERTIES INC. &
AMERICAN PREMIER UNDERWRITERS, INC.
PARCEL #A1-06-03-1
RECORD BOOK 6218, PAGE 1001

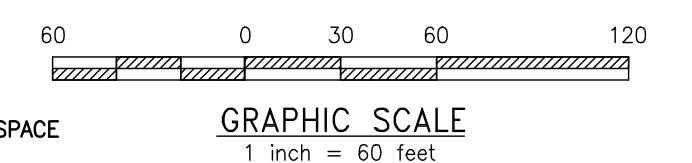
LANDS N/A OF
MICHAEL F. & MORGAN SHIRLEY
PARCEL #A1-06-07-5
RECORD BOOK 4088, PAGE 422

LANDS N/A OF
SCOTT A. KRESMER
PARCEL #A1-06-08
RECORD BOOK 5021, PAGE 937

U.S. ROUTE 202
(SR 0202) (LR 1042)
(VARIABLE WIDTH LIMITED ACCESS PUBLIC R/W)

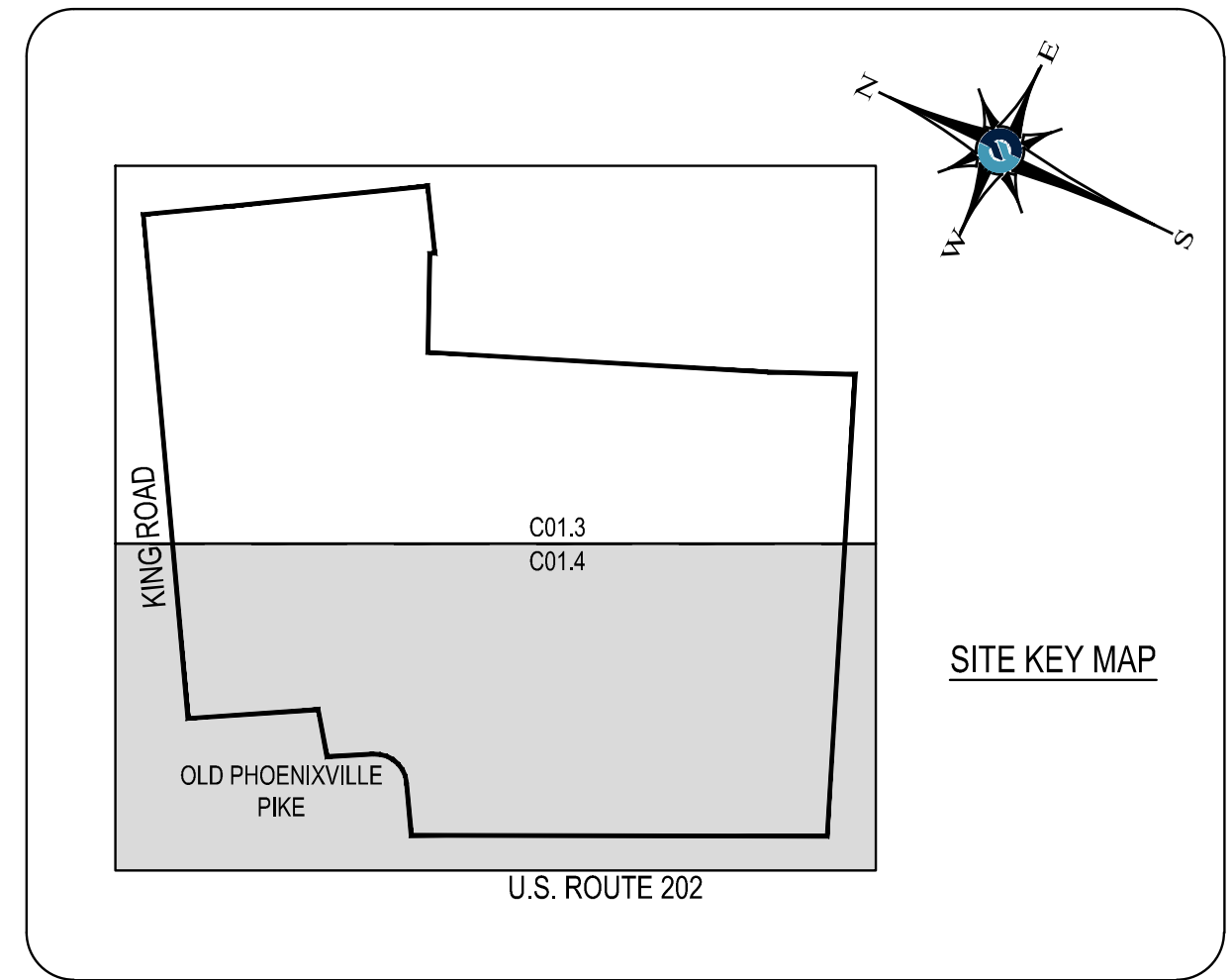
TEXT AMENDMENT PLAN

SCALE: 1" = 60'



LEGEND

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NO.	DATE	DESCRIPTION
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CHECKED BY:	ALS
PROJECT NO.:	4552
CAD FILE:	OVERALL SITE PLAN.dwg
PLOTTED:	08/01/2025
DRAWING NO.:	C01.4
SHEET	04 of 16