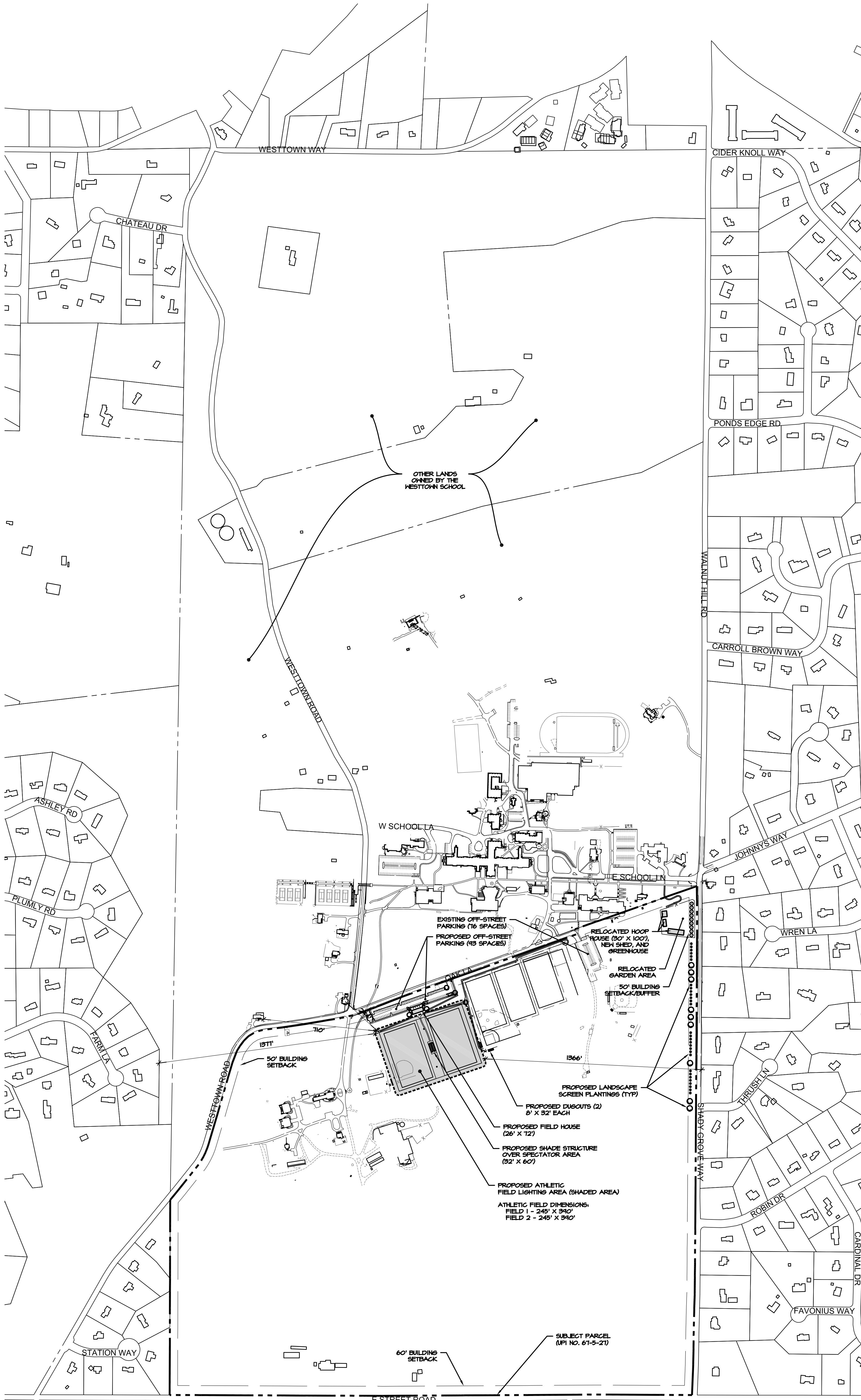


SITE PLAN

CONDITIONAL USE APPLICATION

WESTTOWN SCHOOL - OAK LANE PROJECTS

WESTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA



OWNER/APPLICANT

WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

SOURCE OF TITLE

UPI NO:
 67-5-27
 DEED BOOK/PAGE:
 DEED BOOK 4407, PAGE 491

ZONING

ZONING DISTRICT: A/C (AGRICULTURAL / CLUSTER RESIDENTIAL)
 EXISTING USE(S): SCHOOL (PRINCIPAL USE)
 AGRICULTURE (ACCESSORY USE)
 ATHLETIC FIELD (ACCESSORY USE)
 PROPOSED USE(S): SCHOOL (PRINCIPAL USE)
 AGRICULTURE (ACCESSORY USE)
 ATHLETIC FIELD (ACCESSORY USE)

AREA AND BULK REQUIREMENTS

MIN. LOT AREA = 2 AC
 LOT AREA: 8,452,730.41 SF (194.05 AC)
 MIN. LOT WIDTH = 200 FEET
 LOT WIDTH (WESTTOWN RD) = 1,800 FEET*

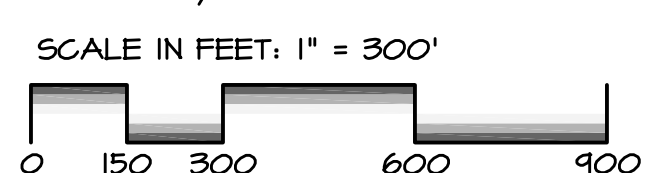
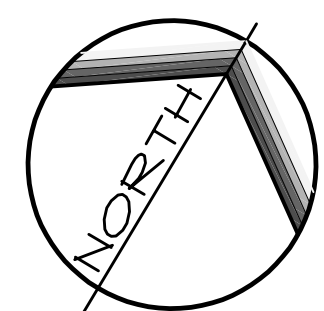
SETBACKS:
 SIDE YARD - ONE (50'), BOTH (100')
 REAR YARD - 50'
 FRONT YARD - 50' MIN. (60' ALONG RT 926)

MAX. BUILDING COVERAGE: 20%
 EXISTING BUILDING COVERAGE: 0.14%
 PROPOSED BUILDING COVERAGE: 0.14%

MAX. TOTAL IMPERVIOUS COVERAGE: 40%
 EXISTING IMPERVIOUS COVERAGE: 6.44 AC / 3.34%
 PROPOSED IMPERVIOUS COVERAGE: 1.91 AC / 4.11%

MAX. DENSITY: (TRACT AREA X 0.5) = 91.02 AC
 MAX. BUILDING HEIGHT: 38 FEET (3 STORY)
 MAX. PROPOSED BUILDING HEIGHT: 36 FEET (2 STORY)
 BUFFER REQUIREMENTS: 50 FEET

* REPRESENTS THE SMALLEST LOT FRONTAGE.



DRAWING: M:\N011\01-001\EXHIBITS\CONDITIONAL USE EXHIBIT.dwg - PLOTTED: Nov 01, 2018 11:25 pm