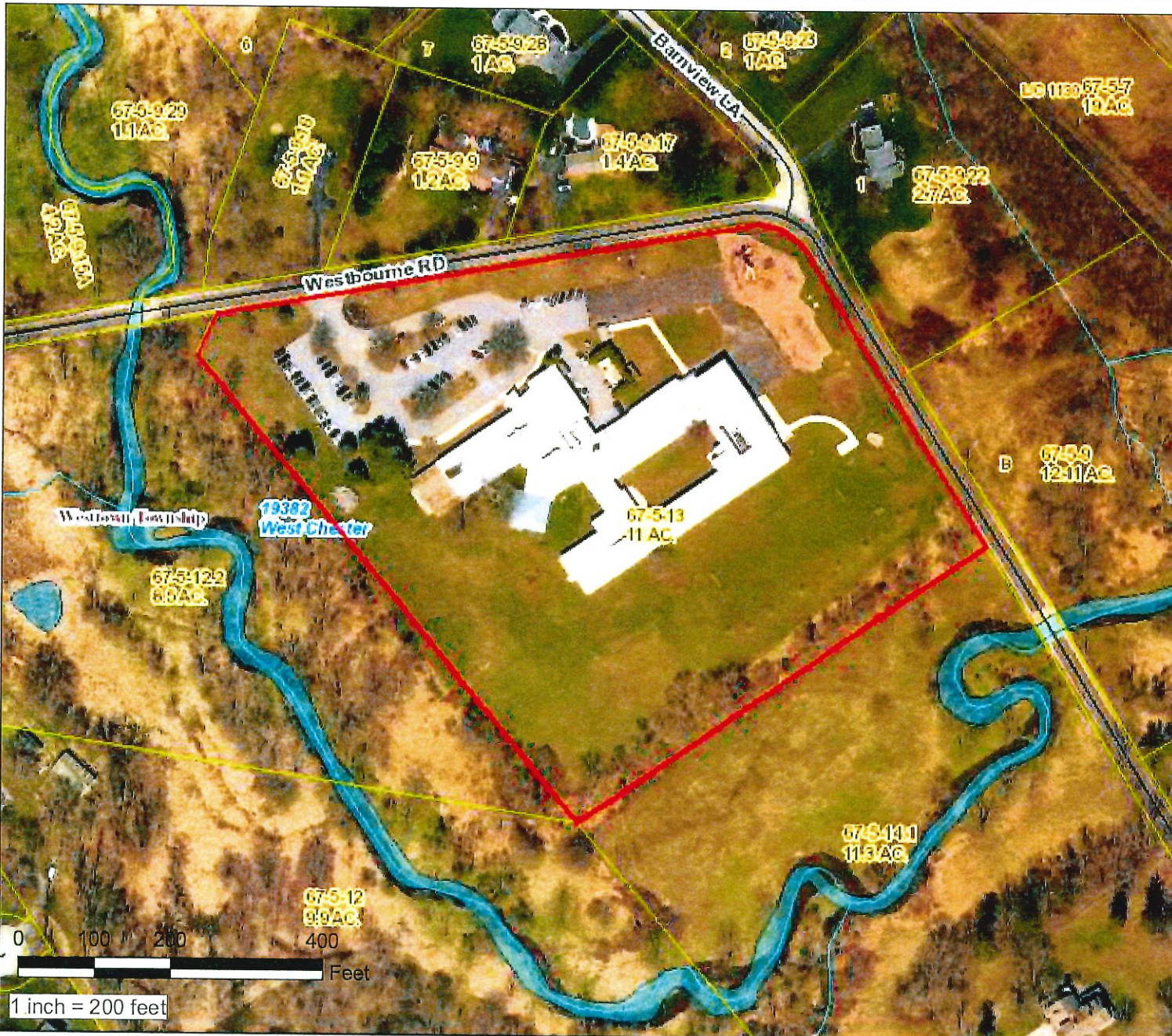
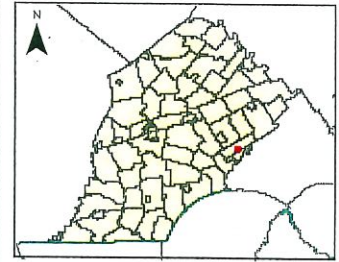


Map



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 6705 0013000E
 UPI: 67-5-13
 Owner1: WEST CHESTER AREA SCHOOL DISTRICT
 Owner2:
 Mail Address 1: 782 SPRINGDALE DR
 Mail Address 2: EXTON PA
 Mail Address 3:
 ZIP Code: 19341
 Deed Book: 2475
 Deed Page: 574
 Deed Recorded Date: 6/1/1991
 Legal Desc 1: SS OF WESTBOURNE RD
 Legal Desc 2: 11 AC SCHOOL
 Acres: 11
 LUC: E-20
 Lot Assessment: \$ 1 66,250
 Property Assessment: \$ 4,332,640
 Total Assessment: \$ 4,498,890
 Assessment Date: 12/19/2019
 Property Address: 750 WESTBOURNE RD
 Municipality: WESTTOWN
 School District: West Chester Area

Map Created:
Wednesday, June 10, 2020

County of Chester



Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.



WESTTOWN-THORNBURY
ELEMENTARY SCHOOL
Home of the Williams
FROM EVERY
MOUNTAIN-SIDE LET
FREEDOM RING! MLK

STOP









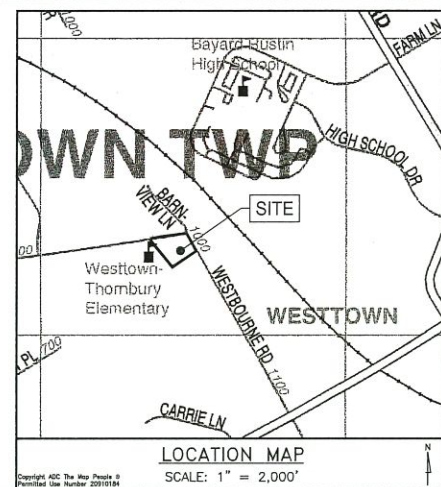




DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



SPECIAL EXCEPTION:
1. A SPECIAL EXCEPTION IS REQUESTED FOR PRIMARY SCHOOL USE IN ACCORDANCE WITH SECTION 170-401.8 OF THE WESTTOWN TOWNSHIP ZONING ORDINANCE WHICH STATES "RELIGIOUS USE OR PRIMARY OR SECONDARY SCHOOL, OR COLLEGE OR UNIVERSITY, WHICH SHALL COMPLY WITH SECTION 170-702.E OF THIS CHAPTER."

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

ONE CALL NOTE
SCALE: NO SCALE

UTILITIES NOTIFIED

COMPANY	ADDRESS	CONTACT	EMAIL
CROWN CASTLE	1500 CORPORATE DR CANONSBURG, PA 15317	TYLER STEIN	tyler.stein@crowncastle.com
AQUA PENNSYLVANIA INC	782 W LANGFESTER AVE BRYN MAWR, PA 19010	STEVE PIZZI	spizzi@equometrics.com
COMCAST	1004 CONROBERTS BLVD DOWNTOWN, PA 19335	TOM RUSSO	tom_russo@comcast.com
PECO ENERGY C/O USIC	400 S HENDERSON RD SUITE B KING OF PRUSSIA, PA 19386	NIKKIA SIMPKINS	nikkiasimpkins@usicllc.com
WESTTOWN TOWNSHIP	1039 WILMINGTON PIKE WEST CHESTER, PA 19382	MARK GROSS	mgross@westtown.org
VERIZON PENNSYLVANIA LLC	1050 VIRGINIA DR FORT WASHINGTON, PA 19054	SHARLINE LEPPERD JOHNSON	

GENERAL NOTES

- CHESTER COUNTY UNIFORM PARCEL IDS: 67-5-13
- PARTIAL SITE TOPOGRAPHY/PHYSICAL FEATURES SURVEY WAS COMPLETED BY HOWELLKLINE SURVEYING, LLC ON APRIL 28, 2020. FULL BOUNDARY, TOPOGRAPHY AND PHYSICAL FEATURES SURVEY SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LAKE, ROEDER, HILLARD & ASSOCIATES ON OCTOBER 21, 2009.
- SITE ADDRESS:
750 WESTBOURNE ROAD
WEST CHESTER, PA 19382
- SITE AREA:
GROSS TOTAL SITE AREA = 11.768 ACRES
NET SITE AREA = 11.088 ACRES
- THE EXISTING USE OF THE PROPERTY IS A PRIMARY SCHOOL, KNOWN AS WESTTOWN-THORNBURY ELEMENTARY SCHOOL.
- THE PROJECT PROPOSES TO ADD A 7,610 S.F. BUILDING ADDITION TO THE EXISTING SCHOOL AND EXPAND THE EXISTING PARKING AREA WITH 27 ADDITIONAL SPACES.
- THE PROPERTY IS ZONED R-1 RESIDENTIAL AND IS SUBJECT TO THE REQUIREMENTS OF SECTION 170-801.8 & 170-702.E - NON-RESIDENTIAL USES PERMITTED BY SPECIAL EXCEPTION AS CONTAINED IN THE WESTTOWN TOWNSHIP ZONING ORDINANCE.
- THE PREMISES SHOWN HEREON LIE PARTIALLY WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 4202040285G, MAP REVISED SEPTEMBER 29, 2017 ISSUED BY FEMA.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL PERFORM A PENNSYLVANIA ONE CALL IN ACCORDANCE WITH PA ACT 199.
- D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY PENNSYLVANIA ACT 187 OF 1996, "ONE CALL" SYSTEM. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. SANITARY SEWER, WATER, ELECTRIC, GAS AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, 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 FROM IT SHALL IMMEDIATELY AND IN WRITING TO THE OWNER AND ENGINEER FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATIONS AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

REFERENCE PLAN(S)

- PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY WESTTOWN-THORNBURY ELEMENTARY SCHOOL" WESTTOWN TOWNSHIP, CHESTER COUNTY, PA BY LAKE, ROEDER, HILLARD AND ASSOCIATES DATED OCTOBER 29, 2009.

ZONING DATA TABULATION

WESTTOWN TOWNSHIP
ART. V - R-1 RESIDENTIAL DISTRICT
SECT. 170-801.8: SPECIAL EXCEPTION USES
(3). PRIMARY SCHOOL
SECT. 170-802: AREA AND BULK REGULATIONS
(F). USES BY SPECIAL EXCEPTION AS REQUIRED BY § 170-702.E

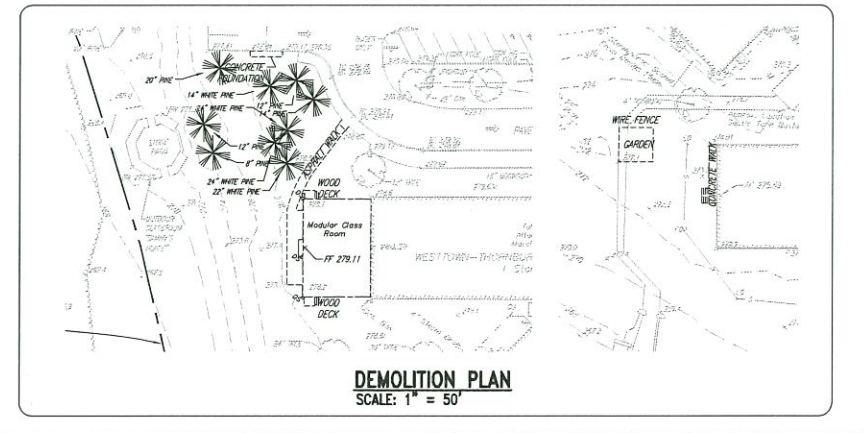
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	11.088 ACRES	11.088 ACRES
MIN. LOT WIDTH AT BUILDING SETBACK	200 FT.	879 FT.	879 FT.
MIN. FRONT YARD	50 FT.	157 FT.	157 FT.
MIN. SIDE YARD	50 FT.	149 FT.	116 FT.
MIN. REAR YARD	50 FT.	212 FT.	212 FT.
MAX. BUILDING COVERAGE	20%	12.12% (98,536 S.F.)	13.23% (83,909 S.F.)
MAX. IMPERVIOUS COVERAGE	40%	27.67% (133,683 S.F.)	30.86% (149,075 S.F.)
MIN. LOT WIDTH AT STREET LINE	50 FT.	836 FT.	836 FT.
MAX. BUILDING HEIGHT	3 STORES/38 FT.	<38 FT.	<38 FT.

*NOTE: THE IMPERVIOUS COVERAGE CALCULATION DOES NOT INCLUDE THE 13,241 S.F. MULCHED PLAY AREA IN SECTION 170-201 OF THE WESTTOWN TOWNSHIP ORDINANCE. IT STATES THAT AN IMPERVIOUS SURFACE IS CONSIDERED ANY SURFACE WITH A COEFFICIENT OF RUNOFF OF 0.8 OR GREATER. ASSUMING THAT THIS AREA IS OPEN SPACE WITH GRASS COVERAGE LESS THAN 50% AND HYDROLOGICAL SOIL GROUP B, THE RUNOFF COEFFICIENT IS 0.79. THEREFORE, IT WAS NOT COUNTED IN THE IMPERVIOUS COVERAGE CALCULATION.

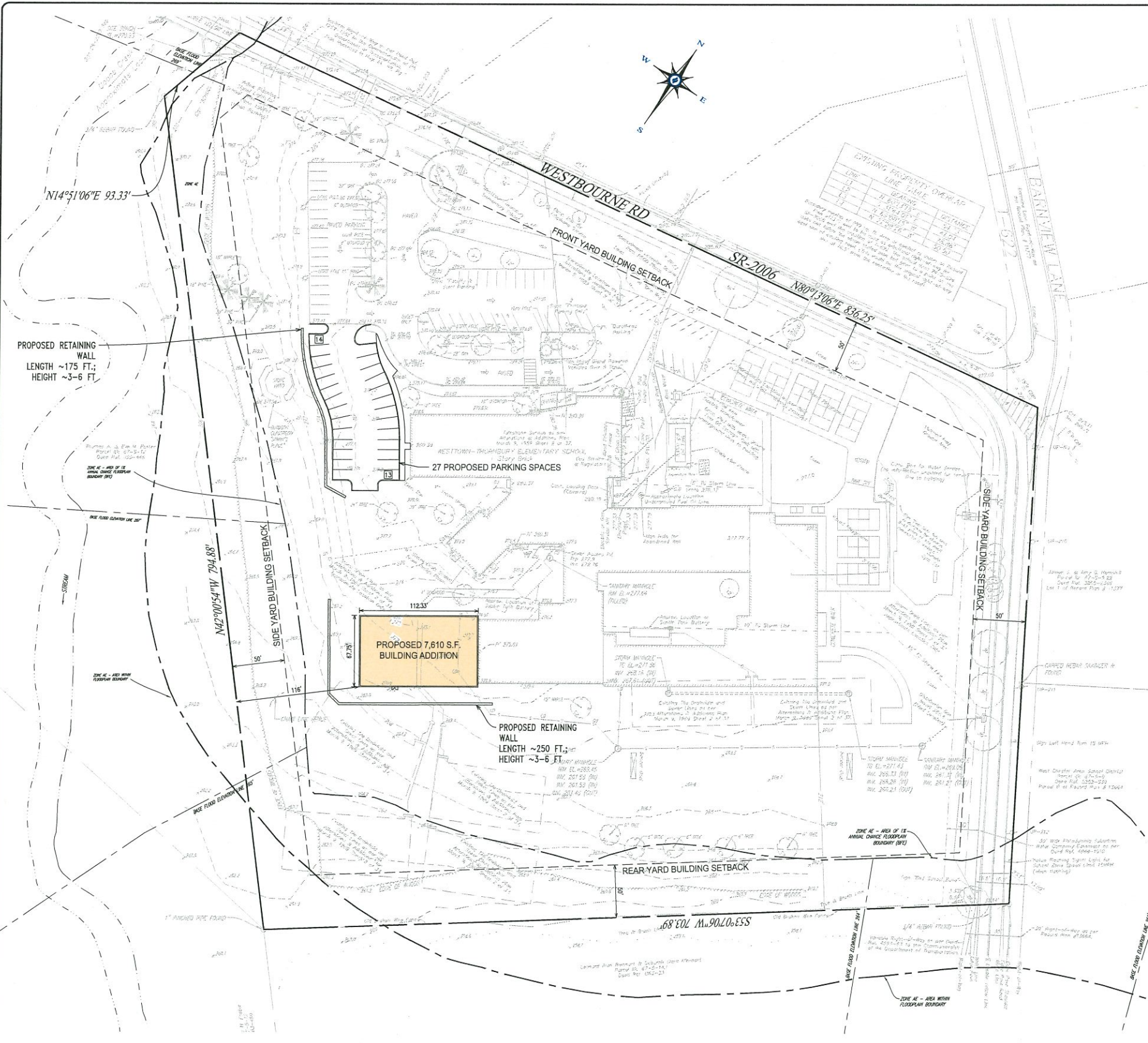
PARKING TABULATION

THORNBURY TOWNSHIP
SECT. 170-1705: SCHEDULE OF REQUIRED PARKING
(E). COMMUNITY SERVICE USES AND PLACES OF ASSEMBLY

REQUIRED	EXISTING	PROVIDED
ELEMENTARY SCHOOL: 1 SPACE/15 STUDENTS	82 SPACES + 32 OVERFLOW	89 SPACES + 32 OVERFLOW
TOTAL = 94 SPACES	TOTAL = 94 SPACES	TOTAL = 121 SPACES

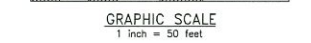


DEMOLITION PLAN
SCALE: 1" = 50'



SPECIAL EXCEPTION PLAN

SCALE: 1" = 50'



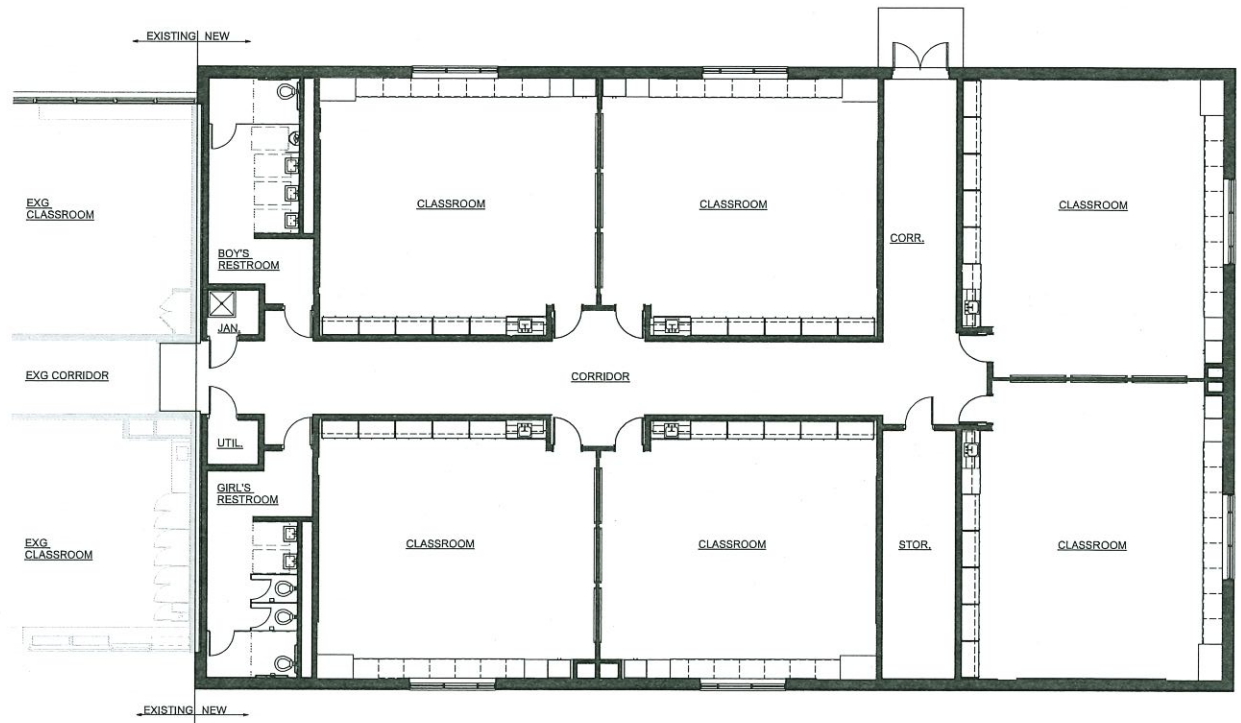
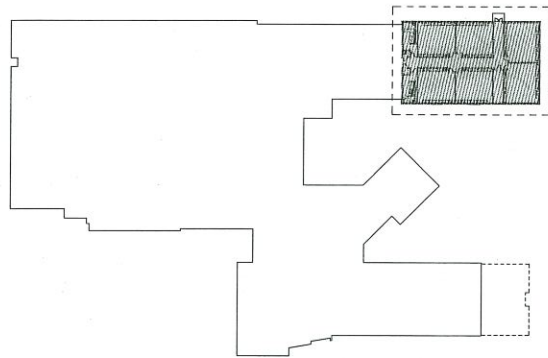
LEGEND

EX. PROPERTY LINE	EX. 2" DIA. EXISTING CONDUIT	PROP. LIGHT POLE	PROP. ELEC. LINE	PROP. STORM INLET	PROP. WATER LINE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROP. STORM INLET ID	PROP. WATER LATERAL
EX. RIGHT-OF-WAY	EX. 12" DIA. EXISTING CONCRETE CURB	EX. MAIL BOX	PROP. UTILITY POLE	PROP. SEEPAGE BED	PROP. FIRE WATER LINE
PROP. RIGHT-OF-WAY	NEW SPOT ELEV.	PROP. SIGN	EX. GAS LINE	EX. SANDSTRIP SEWER LINE	EX. WATER VALVE
EX. MONUMENT	EX. 6" DIA. EXISTING CONCRETE CURB	EX. 24" DIA. EXISTING CONCRETE CURB	PROP. GAS LINE	PROP. SAN. SEWER LINE	EX. WATER VALVE
EX. IRON PIPE	EX. 6" DIA. EXISTING CONCRETE CURB	EX. 24" DIA. EXISTING CONCRETE CURB	EX. GAS VALVE	PROP. SAN. SEWER LATERAL	EX. HYDRANT
PROP. IRON PIPE	EX. 6" DIA. EXISTING CONCRETE CURB	EX. 24" DIA. EXISTING CONCRETE CURB	G.V. 4" DIA. PROP. GAS VALVE	PROP. SAN. SEWER LATERAL	EX. MANHOLE
EX. EASEMENT	EX. EDGE OF PAVING	EX. TELE. LINE	EX. STORM SEWER LINE	PROP. SAN. SEWER LATERAL	EX. ROAD NEST
EX. METEORUS	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET	PROP. SANITARY MH. ID	EX. TEST PIT

OWNER/APPLICANT
WEST CHESTER AREA SCHOOL DISTRICT
782 SPRINGDALE DRIVE,
EXTON, PA 19341

SPECIAL EXCEPTION PLAN
CLIENT: KCBR ARCHITECTS
PROJECT: WESTTOWN-THORNBURY ELEMENTARY SCHOOL
LOCATION: 750 WESTBOURNE ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE	06/08/2020
SCALE	1" = 50'
DRAWN BY	PLJK
CHECKED BY	JWB
PROJECT NO.	3745
DATE FILED	3745 Proj.dwg
PLOTTED	06/08/2020
DRAWING NO.	C01.1
SHEET	01 of 01



1 FIRST FLOOR NEW CLASSROOM ADDITION
3/16" = 1'-0"

NEW CLASSROOM ADDITION for
WESTTOWN-THORNBURY ELEMENTARY SCHOOL
West Chester Area School District



NEW CLASSROOM ADDITION for
WESTTOWN-THORNBURY ELEMENTARY SCHOOL
West Chester Area School District

kcb
Architects