

Westtown Township

PO Box 79
Westtown, PA 19395



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

<u>Township Use Only</u>	
Date Received: <u>6/11/2020</u>	Date Accepted: <u>6/15/2020</u>
Project No.: <u>2020-03</u>	Fee/Date Paid: <u>\$850.00</u>
Parcel No.: <u>67-5-13</u>	Acreage of Property: <u>11 acres</u>
Zoning Dist. <u>R-1 (Public School)</u>	

Applicant & Owner Information

Property Owner West Chester Area School District Phone (484) 266-1265

Mailing Address 782 Springdale Drive City Exton, PA Zip 19341

E-mail wbirster@wcasd.net

Applicant West Chester Area School District Phone (484) 266-1265
c/o Wayne Birster

Mailing Address 1181 McDermott Drive City West Chester, PA Zip 19380

E-mail wbirster@wcasd.net

Legal counsel: Ross A. Unruh, Esq. and Ryan M. Jennings, Esq. Phone: (610) 692-1371
Unruh, Turner, Burke & Frees, P.O. Box 515, West Chester, PA 19381-0515

Request

Section 2104: Appeals from the Zoning Officer _____

Section 2105: Challenge to the validity of the
Zoning Ordinance or Map _____

Section 2106: Challenge to the Flexible
Development Procedure _____

Section 2107: Variances _____

Section 2108: Special Exceptions X (Pursuant to Westtown Township Zoning Ordinance
Section 170-601.B.(3))

Description of request

Please provide below or attach a narrative of your request to enable the Zoning Hearing Board Solicitor to prepare a correct and true advertisement. As part of the narrative, please describe:

- * The property under consideration (size of lot, dimensions, etc.) and its physical location (e.g. nearby intersections, landmarks, etc.).
- * The present use of the property (residential, retail, office, etc.), and all existing improvements located on it (house, garage, and shed; office and parking lot; etc.).
- * The proposed improvements, additions and/or change of use. For physical changes to the lot or structures, indicate the size of all proposed improvements, materials to be used and general construction to be carried out. Attach a plan or sketch for illustration.
- * State the variance, special exception, or other relief requested and cite the appropriate section(s) of the Zoning Ordinance.
- * Provide the reasons why the relief you requested is needed and why the relief should be granted (Please see §2104-2108 of the Zoning Ordinance, as amended, where applicable).

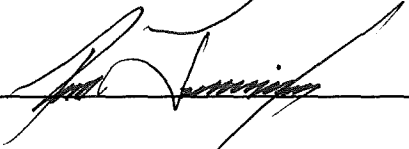
Please see Addendum attached hereto and incorporated herein.

Applicant shall deposit with the Township a fee deemed sufficient to pay the Hearing expenses. These costs may include compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, and necessary administrative overhead connected with the Hearing. Funds deposited in excess of the actual cost of the requested hearing shall be returned to the applicant upon completion of the proceedings.

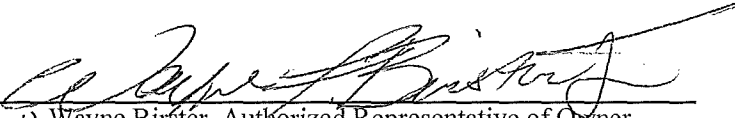
In the event that the costs of the hearing exceed the funds deposited, the Applicant shall pay to the Township funds equal to such excess costs within thirty (30) days of the Township's request. Failure to deposit the additional funds shall be just reasons for terminating the proceedings.

It is my understanding that the Zoning Officer and Zoning Hearing Board may request additional information and documentation to prepare for said hearing.

CERTIFICATION: I certify that the information presented in this application and all attachments is true and correct.

Signature of APPLICANT  Date 6/11/20

Print Name Ross A. Unruh, Esquire and Ryan M. Jennings, Esquire

Signature of OWNER  Date 6-10-20
(If different from applicant) Wayne Birster, Authorized Representative of Owner,
West Chester Area School District

Signature of ZONING OFFICER  Date 6/24/2020

OFFICIAL USE ONLY

Mailed/faxed to Zoning Solicitor on: 6/24/2020

Hearing scheduled on: 7/23/2020 Advertised on: 7/6/20 & 7/13/20

FEE SCHEDULE

- Variance, Special Exception — \$850 ✓
- Appeal from the Zoning Officer, Challenge to the Flex Development Procedure — \$850
- Challenge to the Zoning Ordinance/Map — \$2,500

UNRUH TURNER BURKE & FREES

ATTORNEYS FOR APPLICANT

By: Ross A. Unruh, Esquire
Attorney I.D. No.: 16261
By: Ryan M. Jennings, Esquire
Attorney I.D. No.: 309145
17 W. Gay Street, Suite 200
P.O. Box 515
West Chester, PA 19380
(610) 692-1371

IN RE: WESTTOWN-THORNBURY	:	BEFORE THE
ELEMENTARY SCHOOL	:	ZONING HEARING BOARD
	:	OF WESTTOWN TOWNSHIP
West Chester Area School District	:	
750 Westbourne Road	:	
West Chester, Pennsylvania 19382	:	

ADDENDUM
TO ZONING HEARING BOARD APPLICATION FOR SPECIAL EXCEPTION

1. The West Chester Area School District (the "School District" or "Applicant"), by and through its authorized representative Wayne Birster and its Solicitors Ross A. Unruh, Esquire, Ryan M. Jennings, Esquire, and Unruh Turner Burke & Frees, hereby submits this Addendum to the Zoning Hearing Board Application (the "Application"), filed with the Westtown Township Zoning Hearing Board, Chester County, Pennsylvania (the "Board").

2. The School District is the owner of real property, comprised of approximately 11 acres, located at 750 Westbourne Road, West Chester, Pennsylvania 19382 (the "Subject Property"), situated at the intersection of Westbourne Rd. & Barnview Ln., and northeast of the intersection of South Concord Road & Street Road (Route 926).

3. The Subject Property is more particularly identified as Chester County Tax Parcel No.: 67-5-13 (or 67-5-13-E on the County's ChescoPIN Parcel Details database).

4. The Deed for the Subject Property is attached hereto and incorporated herein, marked as Exhibit "A".

5. Pursuant to the Westtown Township Zoning Ordinance of 1991, as amended (the "Ordinance") and the Westtown Township Zoning Map (created March 13, 2017) ("Zoning Map"), the Subject Property is located in the Township's R-1 (Residential) Zoning District.

6. The Property is presently used for and features a primary school, known and referred to as the Westtown-Thornbury Elementary School ("Elementary School"), which serves as an educational institution licensed by the Pennsylvania Department of Education.¹

7. Copies of the Chester County Parcel Details and GIS Map for the Subject Property are attached hereto and incorporated herein, marked as Exhibit "B".

8. The Elementary School opened at its present location approximately 65 years ago (in 1955, following construction in 1954), with original enrollment totaling 183 students, with a faculty comprised of seven (7) teachers.

9. Six (6) classrooms were added in 1956, followed thereafter by five (5) additional classrooms and an art room in 1962, all of which pre-dated Township zoning.

10. Given the growing population, the Elementary School has again outgrown its space, requiring and proposing to add a 7,610-square foot building addition to the existing Elementary School, as well as an expansion of the parking area, to include twenty-seven (27) additional spaces (the "Addition").

11. The Addition will be utilized for the Elementary School's educational use,

¹ Following their attendance at the Elementary School, students thereafter attend Stetson Middle School, followed by Bayard Rustin High School.

comprised of requisite classrooms (six (6) in total), corridors/hallways, utility, storage, and janitorial closets, and boys' and girls' restrooms.

12. A draft Architectural Plan depicting the Addition area and proposed configuration, produced by KCBA Architects, dated April 23, 2020, is attached hereto and incorporated herein, marked as Exhibit "C".

13. The Elementary School, as it exists today, complies with all required area and bulk regulations, as well as design standards associated with the R-1 Zoning District (see Ordinance Sections 170-602. and 170-603.)

14. The Elementary School's Addition will also comply with all required area and bulk regulations, as well as design standards associated with the R-1 Zoning District.

15. For example, the maximum building coverage permitted is 20%, the existing building coverage is 12.12%, and the post-Addition building coverage will be just 13.23%.

16. Additionally, the maximum impervious coverage permitted is 40%, the existing impervious coverage is 27.67%, and the post-Addition impervious coverage will be just 30.86%.

17. A copy of the Applicant's "Special Exception Plan", produced by DL Howell, dated June 8, 2020, which depicts the proposed Addition, is attached hereto and incorporated herein, marked as Exhibit "D".

18. The Applicant is not proposing a new use, but merely an addition to an existing, permissible educational use at the Subject Property.

19. The educational use of and at the Subject Property predated the Township's Ordinance. Nevertheless, it is the Township's position that because the School District now seeks to expand its existing and permissible educational-based use (albeit in compliance with all area and bulk regulations, as well as design standards), the School

District now requires a special exception.

20. In Pennsylvania, a special exception is a type of use and zoning relief which the Township Board of Supervisors has determined is proper for a property's specified use. An application for special exception must be granted where an applicant demonstrates compliance with the specific requirements set forth in the Ordinance, unless an objector proves that the use (or in this case, the Addition), would be detrimental to the public health, safety or general welfare.

21. Pursuant to Township Ordinance Section 170-601.B.(3), the Township Board of Supervisors has legislatively determined that a primary or secondary school (along with religious uses, colleges, and universities) are permitted in the R-1 Zoning District, subject to compliance with Ordinance Section 170-702.E.

22. The Elementary School (a pre-existing, conforming use), along with the proposed Addition, will comply with all standards and requirements established by the Ordinance for nonresidential uses permitted by special exception, as set forth in Ordinance Section 170-702.E.(1)-(10).

23. The Elementary School, along with the proposed Addition, will comply with all standards and requirements established by the Ordinance for special exception relief, as set forth in Ordinance Section 170-2108.

24. At the zoning hearing before the Board, Applicant intends to sufficiently demonstrate compliance with all criteria necessary for the grant of the requested special exception, where applicable, as set forth in Ordinance Sections 170-601.B.(3), 170-702.E. and 170-2108.

25. Applicants also hereby apply for such other interpretations, waivers, variances, zoning relief, and/or approvals as may ultimately be required.

WHEREFORE, Applicant respectfully requests that the Board schedule and hold a hearing with respect to the Application, this Addendum, and the attachments thereto, in conformity with the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.* and the Ordinance, whereby a special exception is sought from Township Ordinance Section 170-601.B.(3), related to a permissible, existing school use at the Subject Property.

Respectfully submitted,

UNRUH TURNER BURKE & FREES

Date: 6/11/20

By: 

Ross A. Unruh, Esquire
Ryan M. Jennings, Esquire

*Attorneys for Applicant
West Chester Area School District*

Exhibit “A”

DEED

THIS INDENTURE, made the 27th day of June,
in the year of our Lord, one thousand nine hundred ninety-one
(1991) BETWEEN the WESTTOWN-THORNEBURY JOINT SCHOOL AUTHORITY, now
being a part of the West Chester Area Joint School Authority, a
Municipal Authority organized and existing under the Municipal
Authorities Act of 1945, as amended (hereinafter called the
"Grantor"), of the one part and the WEST CHESTER AREA SCHOOL
DISTRICT, a public school district organized and existing under the
laws of the Commonwealth of Pennsylvania (hereinafter called the
"Grantee"), of the other part.

WITNESSETH, that the said Grantor, for and in
consideration of the sum of One Dollar (\$1.00), lawful money of the
United States of America, unto it well and truly paid by the said
Grantee, at or before the sealing and delivery hereof, the receipt
whereof is hereby acknowledged, and for other good and valuable
consideration, has granted, bargained and sold, released and
confirmed, and by these presents does grant, bargain and sell,
release and confirm unto the said Grantee, its successors and
assigns,

ALL THAT CERTAIN tract of land situate in the Township of
Westtown, County of Chester and State of Pennsylvania, which
according to a survey made by J. Vernon Keech, Registered Surveyor,
is bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of a public road
leading from Concord Road to Street Road, a corner of land
belonging to Marshall L. Jones; thence extending along the middle

of said Road North eighty-nine degrees, forty-two minutes East, eight hundred thirty-six and three tenths (836.3) feet to an iron pin in the eastern line of said public road; thence extending along the eastern line of same South twenty-one degrees and forty-seven minutes East, four hundred and seventy-one (471.0) feet to an iron pin, a corner of land conveyed to the Brandywine Growing Company; thence extending by said land crossing the road and passing over an iron pin set on the west side thereof South sixty-two degrees and thirty-eight minutes West, seven hundred one and five hundredths (701.05) feet to an iron pin in line of land belonging to Marshall L. Jones aforesaid; thence extending by said Jones's land the next two courses and distances, to wit: North thirty-two degrees and thirty minutes West, seven hundred ninety-four and seven tenths (794.7) feet to a stone, and North twenty-four degrees and twenty-two minutes East, ninety-three and thirty-three hundredths (93.33) feet to the first mentioned iron pin and place of Beginning.

CONTAINING eleven and seven hundred fifty-four thousandths (11.754) acres of land, be the same more or less.

BEING, the same premises which MALCOLM FOX and PATRICIA FOX, his wife, by Deed dated June 22, 1954, and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, at Deed Book G-26, page 194, &c, granted and conveyed to the said WESTTOWN-THORNBURY JOINT SCHOOL AUTHORITY, its successors and assigns, in fee.

AND, the said WESTTOWN-THORNBURY JOINT SCHOOL AUTHORITY merged with and into the said West Chester Area Joint School

F:WJB

WCASD\DEED2.TJS

June 26, 1991

Authority pursuant to a certificate of merger approved as of July 16, 1971 by the Secretary of the Commonwealth of Pennsylvania, pursuant to the Municipality Authorities Act of 1945, as amended, whereupon the said West Chester Area Joint School Authority succeeded to all rights, properties and privileges, subject to all obligations and liabilities, of the said WESTTOWN-THORNBURY JOINT SCHOOL AUTHORITY, as provided in the Municipal Authorities Act of 1945, as amended.

TOGETHER, with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD, the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned or intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions now of record.

F:WJB

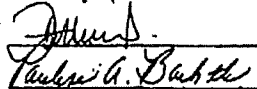
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June 26, 1991

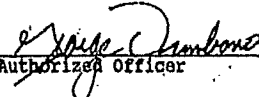
AND, the said Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, and its successors and assigns, all in singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantor, its successors and assigns, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, subject as aforesaid, WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto executed this Deed as of the day and year first above written.

Signed and Delivered
in the presence of us:


Pauline A. Barth

WEST CHESTER AREA JOINT
SCHOOL AUTHORITY, successor
by merger to
WESTTOWN-THORNBURY JOINT
SCHOOL AUTHORITY

By: 
Authorized Officer

The address of the above-named Grantee is: 829 Paoli
Pike, West Chester, Pennsylvania, 19380.

Return to: William J. Burke, III, Esquire
Unruh, Turner & Burke, P.C.
Walnut Building
101 East Evans Street
P.O. Box 515
West Chester, PA 19381-0515

F:WJB

WCASD\DEED2.TJS

June 26, 1991

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On the *27th* day of *June*, 1991, before me the undersigned, a notary public for the Commonwealth of Pennsylvania residing in the County of Chester, personally appeared *George C. Zumbro* who acknowledged himself to be the *Chairman* of WESTTOWN-THORNBURY JOINT SCHOOL AUTHORITY, now being a part of the West Chester Area Joint School Authority, a Municipal Authority, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said Authority by himself as such *Chairman*

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 2-10-94

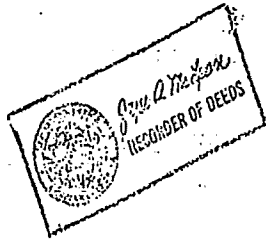
Linda S. Brown
Notary Public

NOTARIAL SEAL
LINDA S. BROWN, Notary Public
West Chester, Chester County, PA
My Commission Expires Feb. 10, 1994

RECORDER OF DEEDS
CHESTER COUNTY, PA.

91 JUL 11 AM 11:02

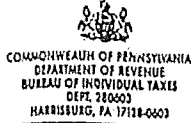
034817



#34817	
DEED	17.00
TAX	0.50
SUBTL.	140.50
CHECK	140.50
ITEM 14	
07-11-91 THU NO	BETBY 7320 11:02TH

Westtown
\$17.50
HCN

PK 249506579



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Store Tax Paid	
Book Number	5495
Page Number	574
Date Recorded	7-11-91

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number
William J. Burke, III, Esq.	Area Code (215) 692-1371
Street Address	City State Zip Code
101 E. Evans St., P.O. Box 515	West Chester PA 19381-0515

B. TRANSFER DATA

Grantor(s)/Grantor(s)	Grantee(s)/Grantee(s)	Date of Acceptance of Document
Westtown-Thornbury Joint School Authority	West Chester Area School District	June 27, 1991
Street Address	Street Address	
829 Paoli Pike	829 Paoli Pike	
City State Zip Code	City State Zip Code	
West Chester PA 19380	West Chester PA 19380	

C. PROPERTY LOCATION

Street Address	City, Township, Borough	
Concord and Street Roads	Westtown Township	
County	School District	Tax Parcel Number
Chester	West Chester Area	67-5-13

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+ 0	= \$1.00
4. County-Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$164,180.00	x 15.63	= \$2,566,133.40

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above) Confirmatory Deed - §1102-C.3(4) of the Realty Transfer Tax Act and all parties are exempt under 72 P.S. §8102-C.2

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	7/9/91

Exhibit “B”

[Real Estate/Assessment > Parcel Details](#)

[Select Another Search Criteria](#)

[Search Another Parcel](#)



ID # 67-05-0013-E UPI # 67-5-13-E

6/10/2020 8:49 AM Tax Year 2021

Owner Information

Name:	WEST CHESTER AREA SCHOOL DISTRICT	Address:	782 SPRINGDALE DR EXTON PA 19341
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Parcel Details

Lot Location:	SS OF WESTBOURNE RD	District:	67
Property Descr:	11 AC SCHOOL	Plan #:	
Land Use Code:	E-20	Acres:	11.0000
Deed Reference:	2475 0574	Sq. Feet:	479,160
Recorded Deed Date:	06/01/1991	Sale Price:	\$0
Location Address:	750 WESTBOURNE RD, WEST CHESTER, PA 19382		

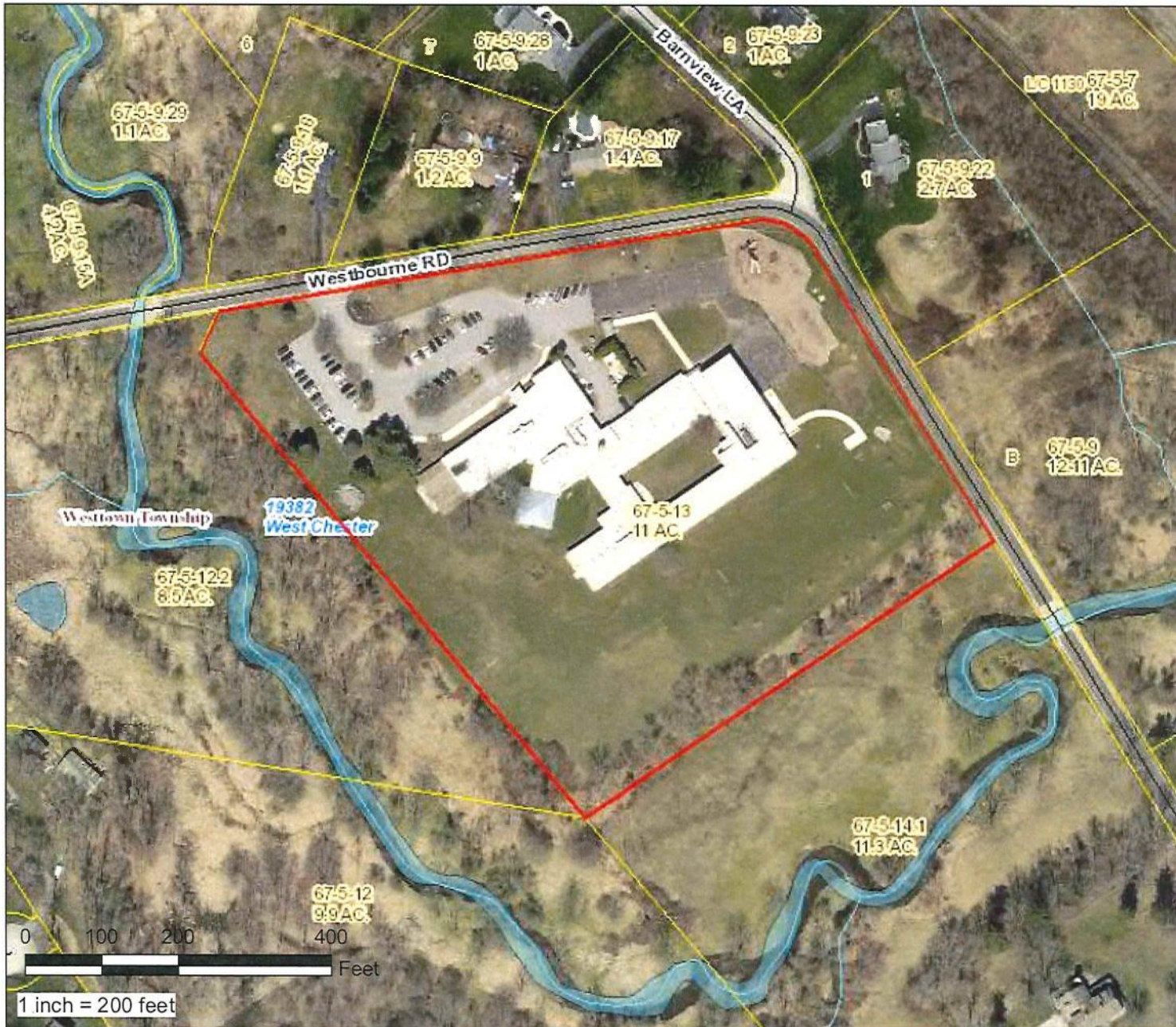
[Deed Description](#)

Assessments

Lot:	166,250	Act 319:	
Property:	4,332,640	Act 515:	
Total:	4,498,890		
Assessment Date:	12/19/2019		

[< Previous Parcel](#) [Next Parcel >](#)

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: \$ 166,250
 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

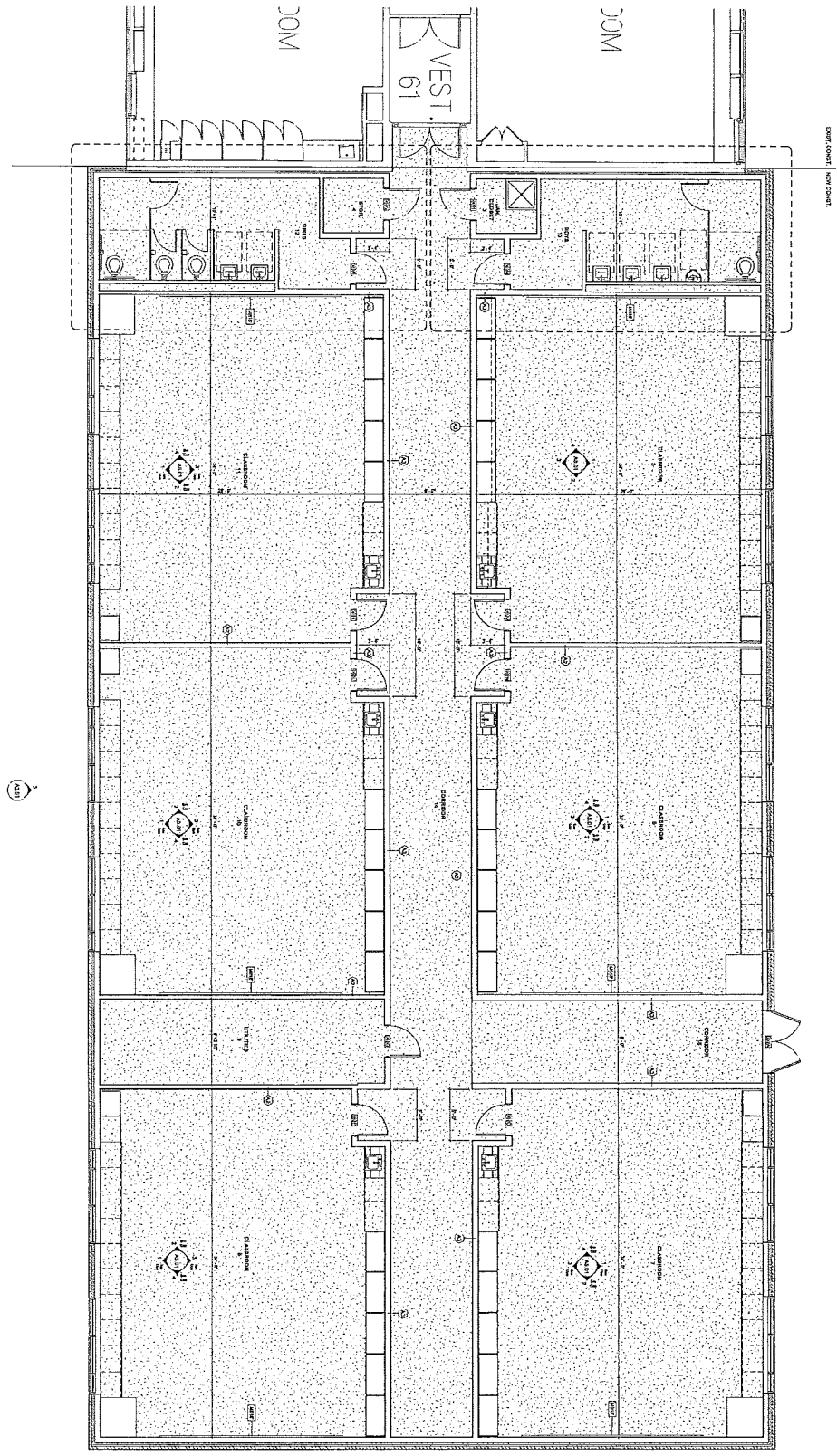
County of Chester



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 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.

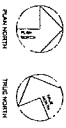
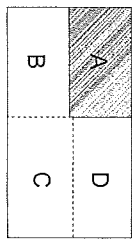
Exhibit “C”

ISSUED FOR NOT FOR CONSTRUCTION



EXIST. CONCRETE
NEW CONCRETE

MODIFY TO BUILDING FLOOR PLAN
DUPLICATE TO CREATE ALL AREAS



PDE #xxxx ISSUED FOR NOT FOR CONSTRUCTION

A2.01

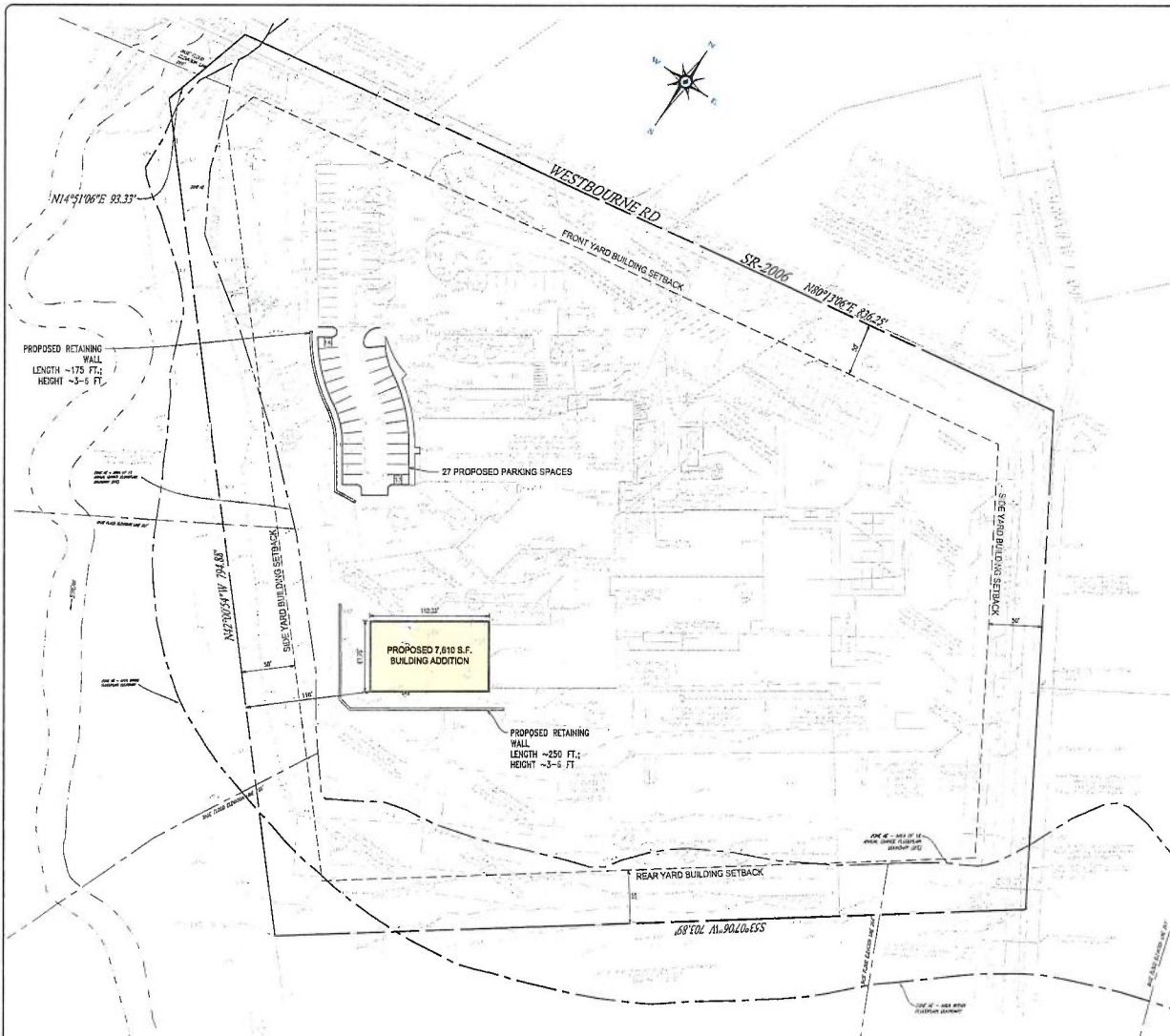
DATE	REVISIONS
DATE	DESCRIPTION

PROJECT NAME
FOR THE
CLIENT NAME
TOWNSHIP OF XXXXXXXX COUNTY, STATE

kcb
Architects

KCB Architects
801 East Grand Street
Tomball, TX
77480-2421
P: 281-355-5200
kcb@kcbarch.com

Exhibit “D”



- GENERAL NOTES**
1. CHESTER COUNTY UNIFORM PAVEMENT SPECIFICATIONS: 47-1-13
 2. PAVING, SUE TOPOGRAPHY/PHYSICAL RESOURCES SURVEY WAS COMPLETED BY HOWELL ENGINEERING, LLC ON APRIL 20, 2020. (SEE EXHIBIT A, SUPPLEMENT AND PHYSICAL RESOURCES SURVEY DATA NOT SHOWN FROM A FIELD SURVEY PERFORMED BY LANCE HODDICK, HILLMAN & ASSOCIATES ON OCTOBER 21, 2020.)
 3. SITE ADDRESS: 750 WESTBOURNE ROAD WEST CHESTER, PA 19381
 4. SITE AREA: GROSS TOTAL SITE AREA = 13.768 ACRES NET SITE AREA = 11.009 ACRES
 5. THE EXISTING USE OF THE PROPERTY IS A PRIMARY SCHOOL, KNOWN AS WESTVIEW-INDEPENDENT ELEMENTARY SCHOOL.
 6. THE PROJECT PROPOSES TO ADD A 7,810 S.F. BUILDING ADDITION TO THE EXISTING SCHOOL AND OTHER THE EXISTING PROPOSED AREA WITH 27 ADDITIONAL SPACES.
 7. THE PROPERTY IS ZONED R-1 RESIDENTIAL AND IS SUBJECT TO THE REQUIREMENTS OF SECTION 170-401 & 170-702 - 180-RESIDENTIAL USES PERMITTED BY SPECIAL EXCEPTION AS CONTAINED IN THE WESTVIEW-TOWNSHIP ZONING ORDINANCE.
 8. THE PROPOSED SCHOOL EXCEEDS THE PERMITTED WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AL AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 1600002200, MAP SCALE EFFECTIVE 03/2017, ISSUED BY FEMA.
 9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL PERFORM A POTENTIAL HAZARDOUS MATERIAL INVESTIGATION (PHMI) AS REQUIRED BY PA ACT 119.
 10. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
 11. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM THE UTILITY PROVIDERS TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 107 OF 1974 AS AMENDED BY PENNSYLVANIA ACT 107 OF 2018. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMISSION FROM THE UTILITY PROVIDERS TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. ALL UNDERGROUND UTILITIES SHALL BE RECORDED IN WRITING TO THE LOCAL GOVERNMENT AND CHANGING UNDERGROUND REGULATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES PRIOR TO CONSTRUCTION.



SPECIAL EXCEPTIONS:

1. A SPECIAL EXCEPTION IS REQUIRED FOR PRIMARY SCHOOL USE IN ACCORDANCE WITH SECTION 170-401(a) OF THE WESTVIEW-TOWNSHIP ZONING ORDINANCE WHICH STATES "REGARDING THE USE OF PROPERTY OR BUILDING EXCEPT AS CLASSIFIED OR UNDERLIED, WHICH SHALL COMPLY WITH SECTION 170-702(e) OF THIS CHARTER."

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN, STAKE-OUT, OR CONSTRUCTION PHASE.

ONE CALL SYSTEM, INC.
1-800-242-1776

PA ONE CALL
NET 307 STATE NUMBER: 2020111328
D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITIES. LOCATIONS ARE SHOWN ON THE PLAN. FOR 2023, CHECK WITH PENNSYLVANIA ONE CALL SYSTEM FOR THE MOST CURRENT INFORMATION. PENNSYLVANIA ONE CALL SYSTEM IS A SERVICE PROVIDED BY ALL UTILITIES TO ASSIST IN THE IDENTIFICATION OF ALL SUBSURFACE UTILITIES PRIOR TO THE START OF WORK. TO OBTAIN THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

REFERENCE PLANS

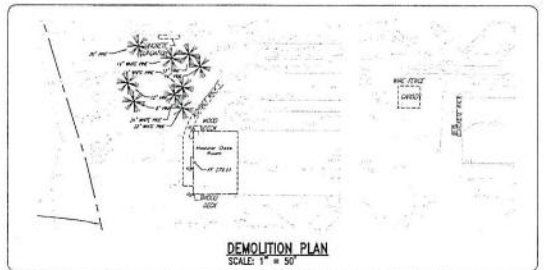
1. PLAN DATED TWENTY-NINE (29) AND TWENTY-TWO (22) WESTVIEW-TOWNSHIP ELEMENTARY SCHOOL, WESTVIEW-TOWNSHIP, CHESTER COUNTY, PA BY LANCE HODDICK, HILLMAN & ASSOCIATES DATED OCTOBER 21, 2020.

ZONING DATA TABULATION
WESTVIEW-TOWNSHIP
ART. V - R-1 RESIDENTIAL DISTRICT
SIDE: 170-401.B SPECIAL EXCEPTION HAZARD
SIDE: 170-702 AREA AND ZONING REGULATIONS
(S) USES BY SPECIAL EXCEPTION AS REQUIRED BY § 170-702.E
AREA & ZONING REGULATIONS (CODE: 170-702.F.1)

	EXISTING	ZONING	PERMITTED
MIN. LOT AREA	2 ACRES	11,000 ACRES	11,000 ACRES
MIN. LOT WIDTH AT BUILDING SETBACK	200 FT.	879 FT.	879 FT.
MIN. FRONT YARD	50 FT.	150 FT.	150 FT.
MIN. SIDE YARD	50 FT.	150 FT.	150 FT.
MIN. REAR YARD	50 FT.	212 FT.	212 FT.
MAX. BUILDING COVERAGE	20%	13.13% (MAX 5.0')	13.23% (MAX 5.0')
MAX. BUILDING COVERAGE	40%	21.0% (MAX 5.0')	20.0% (MAX 5.0')
MIN. LOT WIDTH AT STREET LINE	50 FT.	800 FT.	800 FT.
MAX. BUILDING HEIGHT	3 STORIES/36 FT.	40 FT.	40 FT.

PARKING TABULATION
WESTVIEW-TOWNSHIP
SIDE: 170-1102.S SCHEDULE OF REQUIRED PARKING
(S) COMMUNITY SERVICE USES AND PLACES OF ASSEMBLY

EXISTING	REQUIRED
EXISTING	REQUIRED
82 SPACES + 32 OVERLAP	82 SPACES + 32 OVERLAP
TOTAL = 84 SPACES	TOTAL = 82 SPACES



LEGEND

— PROP. PROPERTY LINE	— PROP. CONTAIN.	— PROP. LIGHT POLE	— PROP. ELEC. LINE	— PROP. STORM INLET	— PROP. WATER LINE
— PROP. RIGHT-OF-WAY	— NEW EXIST. CLV.	— PROP. SIGN	— PROP. UTILITY POLE	— PROP. STORM INLET ID	— PROP. FIRE WATER LINE
■ PROP. MOUND/PILE	— PROP. PARKING SPACES TO BE REMOVED	— PROP. GAS LINE	— PROP. GAS VALVE	— PROP. SEWAGE SIEVE	— PROP. WATER VALVE
— PROP. HIGH PIPE	— PROP. CONC. CURB	— PROP. SAN. SEWER LINE	— PROP. SAN. SEWER VALVE	— PROP. SANITARY IN. ID	— PROP. HYDRANT
— PROP. EXCAVATION	— PROP. EDGE OF PAVING	— PROP. TELL. LINE	— PROP. STORM SEWER LINE	— PROP. MANHOLE	— PROP. MANHOLE

SPECIAL EXCEPTION PLAN
SCALE: 1" = 50'

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

GRAPHIC SCALE
1 inch = 50 feet



SPECIAL EXCEPTION PLAN

DATE: 06/09/2020
SCALE: 1" = 50'

OWNER: DL HOWELL & ASSOCIATES, INC.
PROJECT NO.: 2020-011328

DATE: 06/09/2020
SCALE: 1" = 50'

OWNER: DL HOWELL & ASSOCIATES, INC.
PROJECT NO.: 2020-011328

MINUTES NOTICED

COMPANY: CHESTER COUNTY
ADDRESS: 1500 GUYMONS DR
CHESTER, PA 19317
PHONE: 610-336-3000
EMAIL: info@cheestercounty.gov

COMPANY: PENNSYLVANIA ONE CALL SYSTEM, INC.
ADDRESS: 1000 PENNSYLVANIA AVE
STATE COLLEGE, PA 16801
PHONE: 800-242-1776
EMAIL: info@onecallsystem.com

COMPANY: WESTVIEW-TOWNSHIP
ADDRESS: 1000 PENNSYLVANIA AVE
STATE COLLEGE, PA 16801
PHONE: 800-242-1776
EMAIL: info@onecallsystem.com

COMPANY: HENSON PROFESSIONAL LLC
ADDRESS: 1000 PENNSYLVANIA AVE
STATE COLLEGE, PA 16801
PHONE: 800-242-1776
EMAIL: info@onecallsystem.com

SPECIAL EXCEPTION PLAN

DATE: 06/09/2020
SCALE: 1" = 50'

OWNER: DL HOWELL & ASSOCIATES, INC.
PROJECT NO.: 2020-011328

DATE: 06/09/2020
SCALE: 1" = 50'

OWNER: DL HOWELL & ASSOCIATES, INC.
PROJECT NO.: 2020-011328