

LOUIS J. COLAGRECO, JR.
Lou@RRHC.com
Extension 203



January 21, 2022

via Hand-Delivery and Email

Maggie Dobbs, Zoning Officer
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382
mdobbs@westtown.org

Re: Westtown School – 975 Westtown Road
Zoning Hearing Board Application

Dear Maggie:

This firm represents Westtown School (“Applicant”), the owner of approximately 466.06 acres of land located at 975 Westtown Road in Westtown Township, within the A/C Agricultural Cluster Residential District, which is further identified as UPI Nos. 67-2-19, 67-2-24, 67-2-24.2, 67-2-25, 67-2-25.1, 67-2-25.2, 67-2-25.3 and 67-5-27 (“Property”).

The Westtown School has been in existence on the Property since 1799. The Property’s improvements include, but are not limited to, the upper school, lower school, middle school, meeting house, athletic center, health center, facilities building, athletic fields and courts, administrative buildings, science building, arts building, green house, dormitories and residences. Applicant is proposing to introduce a small building addition to the existing Lane House.

Applicant herein requests special exception approval for the “religious use or primary or secondary school” use of the Property pursuant to Section 170-501.B.(3) of the Westtown Township Zoning Ordinance, including a small building expansion of Lane House on the Property.

Enclosed in connection with the Zoning Hearing Board Application are the following materials:

1. Six (6) copies of a Westtown Township Zoning Hearing Board Application signed by Applicant and accompanying Narrative;
2. Six (6) copies of a Westtown School Special Exception Plan for Campus & Lane House Addition prepared by Site Engineering Concepts, LLC, dated January 20, 2022 (3 sheets) (6 full size and 1 half size);
3. Six (6) copies of Responses to Traffic Related Requirements prepared by Traffic Planning and Design, Inc., dated December 21, 2021; and

Maggie Dobbs
Westtown Township
Page 2 of 2

4. A check in the amount of \$850.00 made payable to Westtown Township for the Application fee.

A copy of the Deeds for the Property will be provided shortly under separate cover.

Kindly advise as to when a hearing on the Application is scheduled and whether there are any other meetings we should be prepared to attend at which the Applications may be discussed. It is my understanding that the Township will handle all notice requirements. If that is not the case, please advise at your earliest convenience. Thank you for your attention to this matter. Should you have any questions or concerns, please do not hesitate to call.

Very truly yours,

/s/ Louis J. Colagreco, Jr.

LOUIS J. COLAGRECO, JR.

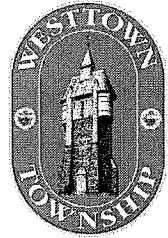
LJC, Jr./GMG
Enclosures

cc: Patrick McKenna, Esq. (via email, w/encl.)
Kate Donnelley (via email, w/encl.)
Robert Lambert (via email, w/encl.)
Peter Cokonis (via email, w/encl.)
Alex Meitzler (via email, w/encl.)
Maarten Pesch (via email, w/encl.)
Gary Holloway, Jr. (via email, w/encl.)
Gina M. Gerber, Esq. (via email, w/ encl.)

Westtown Township

Zoning Hearing Board Application

PO Box 79
Westtown, PA 19395



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

Township Use Only

Date Received: _____ Project No.: _____
 Parcel ID: _____ Zoning Dist: _____
 Date Paid: _____ PC Date: _____
 Hearing Date: _____ Property Posted: _____
 Dates Advertised: _____
 Reviewed by: _____

Applicant & Owner Information

Applicant Westtown School Phone (610) 399-0123
 Property Address 975 Westtown Road, West Chester, PA 19382 City West Chester, PA Zip 19382
 E-mail Kate Donnelly – kate.donnelly@westtown.edu

Property Owner Same as Applicant. Phone _____
(if different from Applicant)
 Mailing Address _____ City _____ Zip _____
(if different from Property Address)
 E-mail _____

Request

Please select all that apply and provide a brief description of the requested relief or approvals sought.
i.e. 6 ft encroachment into rear yard, or Special Exception for construction of ADU.

- 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 Sec. 170-501.B.(3) for use of Property for religious use or primary or secondary school and inclusive of Lane House Building addition.

Please provide a narrative of your request in an attachment that includes all required information and any other supporting documentation.

1. *Property information*

Setbacks of existing primary or accessory structure(s)

Lot Size: +/- 466.06 acres Front: 6' Side (R): > 50' / > 100' Side (L): > 50' / > 100' Rear: > 50'

Existing property use: Religious, primary and secondary school

Existing structure(s): See Existing Improvements Plan

2. Description of all proposed improvements, additions and/or change of use. The application shall include a reasonably exact, dimensional sketch showing the placement and use of the proposed buildings and details of parking, loading, lighting, utility systems, and sidewalks, including those within 250 feet of adjoining properties or structures. For physical changes to the lot or structures, indicate the size of all proposed improvements, setbacks to property lines, materials to be used and general construction to be carried out.
3. For **VARIANCES**, provide a response to each of the following hardship standards:
- A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located.
 - B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the area and bulk regulations or design standards of the Zoning Ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property, but shall not allow a change in use to one not permitted by right in that district.
 - C. That such unnecessary hardship has not been created by the applicant.
 - D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or development of adjacent property, and not be detrimental to the public welfare.
 - E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
4. For **SPECIAL EXCEPTIONS**, provide a response to how the proposed use impacts each of the following:
- A. Relationship to the Comprehensive Plan. Consideration that the size, scope, extent, and character of the proposed use will be consistent with the purposes and objectives of the Westtown Township Comprehensive Plan, including protection and promotion of the public health, safety, and welfare.
 - B. Suitability of the tract. Consideration of the suitability of the proposed tract including, as applicable, environmental conditions, highway access, and availability of sewer and water service, and of the extent to which the proposed use is susceptible to regulatory restriction through the imposition of appropriate conditions.
 - C. Impact on existing neighborhood character. Consideration of the extent to which the proposed special exception will alter unduly the character of the existing neighborhood and adjacent tracts, and the effectiveness of proposed or potential mitigation measures; consideration of the character and type of development in the area surrounding the location of the proposed special exception, and a determination that the proposal, if approved, will constitute an appropriate use in the area.
 - D. ~~Impact~~ on circulation. Consideration of the effects ~~the~~ proposed special exception may have on traffic patterns and volumes, access, and parking.
 - E. ~~Economic~~ impact. Consideration of the character and type of development proposed in terms of generating revenue for the Township and imposing demands on ~~municipal~~ services.

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.

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

———— CERTIFICATION ————

Please review and certify the following information.

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.

I agree to pay additional funds (if necessary) as requested by the Township.

The Zoning Officer and Zoning Hearing Board may request additional information and documentation to prepare for said hearing.

By checking this box, I certify that the information presented in this application and all attachments is true and correct.

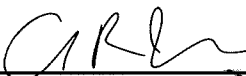
Please ensure the following documents have been included in your application packet:

- Completed and signed application form
- Check in the amount of the applicable application fee
- Narrative responding to all applicable prompts
- Proof of property ownership (Copy of Deed or Agreement of Sale) - To be provided under separate cover.
- Six (6) copies of plans or sketch of the proposed improvements

Plan drawings are preferred, but not required, to be prepared by a registered engineer, architect, or surveyor. Any measurements/setbacks should be accurate and clearly depicted on provided plot plans or elevations. If the applicant's plans are larger than 11" x 17", the applicant must submit one set of plans reduced to no larger than 11" x 17". Digital copies of plan sets shall be submitted if available.

Any additional photos or supporting documentation (optional)

Applications may be submitted in person, mailed, or electronically as a PDF. The application fee must be submitted before an application can be accepted for review.

Signature of APPLICANT 

Date 1/20/22

Print Name Carolyn Hapeman, Dean of Finance and Operations

Signature of OWNER _____
(If different from applicant)

Date _____

Westtown Township Zoning Hearing Board Application
Westtown School Special Exception Narrative
January 21, 2022

Westtown School is the owner of approximately 466.06 acres of land located at 975 Westtown Road in Westtown Township, within the A/C Agricultural Cluster Residential District, which is further identified as UPI Nos. 67-2-19, 67-2-24, 67-2-24.2, 67-2-25, 67-2-25.1, 67-2-25.2, 67-2-25.3 and 67-5-27¹ (“Property”). Applicant herein requests special exception approval for the “religious use or primary or secondary school” use of the Property pursuant to Section 170-501.B.(3) of the Westtown Township Zoning Ordinance, including a small building expansion of the existing Lane House on the Property.

The Westtown School has been in existence since 1799 and has utilized the Property for religious, primary and secondary school use, as well as numerous accessory uses over the period of its ownership. The Existing Improvements Plan sheet of the Special Exception Plan (sheet 2) identifies the existing structures on the Property, which include, but are not limited to, the upper school, lower school, middle school, meeting house, athletic center, health center, facilities building, athletic fields and courts, administrative buildings, science building, arts building, green house, dormitories and residences. The Site Plan of Lane House sheet of the Special Exception Plan (sheet 3) depicts the proposed small expansion of the Lane House, which includes an approximately 830 square foot building addition, two exterior decks and stairs, which results in an approximate net increase of only 797 square feet of impervious surface after the removal of existing exterior decks and Bilco door. No other improvements to the Property are proposed at this time. The Property currently includes 514 parking spaces throughout the campus to accommodate the use of the Property.

Special Exception Criteria:

- A. Relationship to the Comprehensive Plan. Consideration that the size, scope, extent, and character of the proposed use will be consistent with the purposes and objectives of the Westtown Township Comprehensive Plan, including protection and promotion of the public health, safety, and welfare.*

The Property is specifically identified in the Comprehensive Plan Future Land Use Map as an institutional use property, including neighborhood conservation and open space uses. The use for which special exception approval is sought is consistent with the Comprehensive Plan and the Future Land Use Map for this Property.

¹ Approximately 113.55 acres of UPI No. 47-5-27 is currently leased to Petes Produce Farm, Ltd. and has been excluded from the overall tract that comprises the Property for purpose of this Application.

- B. Suitability of the tract. Consideration of the suitability of the proposed tract including, as applicable, environmental conditions, highway access, and availability of sewer and water service, and of the extent to which the proposed use is susceptible to regulatory restriction through the imposition of appropriate conditions.*

The Property has been successfully utilized for the religious, primary and secondary school use for over 200 years. The balance of improvements and open space has benefitted the Westtown School and the Community. Highway access to the Property has not proven to be problematic and the Property is served by adequate sewer and water facilities.

- C. Impact on existing neighborhood character. Consideration of the extent to which the proposed special exception will alter unduly the character of the existing neighborhood and adjacent tracts, and the effectiveness of proposed or potential mitigation measures; consideration of the character and type of development in the area surrounding the location of the proposed special exception, and a determination that the proposal, if approved, will constitute an appropriate use in the area.*

The Westtown School and the surrounding neighborhood have developed together over the 200+ years of the Westtown School's existence and have lived compatibly. No major changes are proposed to the existing use of the Property by way of this Application.

- D. Impact on circulation. Consideration of the effects the proposed special exception may have on traffic patterns and volumes, access, and parking.*

No changes are proposed by way of this Application to the existing traffic patterns and volumes, access or parking. Additional details with regard to the traffic relating to this Property can be found in the Responses to Traffic Related Requirements prepared by Traffic Planning and Design, Inc. accompanying this Application.

- E. Economic impact. Consideration of the character and type of development proposed in terms of generating revenue for the Township and imposing demands on municipal services.*

As a religious and educational use, Westtown School is not a large generator of revenue for the Township, nor is it expected to be. The demand on municipal services is low and the school is relatively self-sustainable, while also operating cooperatively and harmoniously with Westtown Township.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

December 21, 2021

Ms. Kate Donnelly, Director of Facilities

Westtown School
975 Westtown Road
West Chester, PA 19382

RE: Responses to Traffic Related Requirements

Westtown Township Special Exception Application

Westtown School/Lane House, Westtown Township, Chester County, PA

TPD No. WESC.00005

Dear Ms. Donnelly:

In support of the Westtown Schools' Special Exception Application, Traffic Planning and Design, Inc. (TPD) has prepared responses to the requirements set forth in the Westtown Code Sections 170-503.C(1) through C(6).

Relevant to Sections 170-503.C(1) through C(6) below, the Westtown School property is located within the eastern side of Westtown Township, Chester County, PA. It is loosely bounded to the north by Little Shiloh Road & Westtown Way, to the south by PA 926 (Street Road) to the west by Westtown Road, and Walnut Hill Road/Shady Grove Way to the east. West School Lane, East School Lane, and Oak Lane all provide vehicular access to the developed portions of the school.

Our responses are as follows:

Section 170-503.C(1) Traffic access shall be fully coordinated with adjacent existing and future development, including but not limited to providing and promoting appropriate traffic access to/from adjacent properties.

Infill of the surrounding neighborhoods started in the late 1950's and the most recent development to be built near the school was in the mid 1980's.

The internal roadway system at the school has been established for many years and has remained unchanged since 2002 when the Oak Lane connection between Westtown Road and Shady Grove Way as closed as part of the construction of the Lower School.

Section 170-503.C(2) Traffic access to use(s) within any development site shall be provided by a fully developed internal network of local roads or private drives, paths and trails which also shall link any proposed use or development to existing or proposed intersections or other points of controlled and/or signalized access to collector and/or arterial highway(s).

The Westtown School has a fully integrated system of internal roads and walkways to access all current facilities and buildings. The internal roadway network has been designed to safely manage the vehicular and pedestrian traffic within the campus. This includes promotion of safe vehicular circulation patterns, clearly marked pedestrian crossings, and internal traffic control devices to control and regulate the flow and speed of vehicular traffic through the campus.

Section 170-503.C(3) Continuous collector street(s) and trail(s) shall be developed as part of the subject use or development to provide internal through connection(s) between existing collector and/or arterial streets and trail(s), as applicable, and as required by the Board of Supervisors to provide reasonable access to the subject use or development. (Examples may include but are not limited to: a through collector street connecting the intersection of Skiles Boulevard and U.S. Route 202 with West Pleasant Grove Road and PA Route 926); a through collector street connecting Walnut Hill/Shady Grove Roads to Westtown Road; and a through collector street connection to PA Routes 352 and 926.)

In 2002, the Lower School Building was constructed and the connection between Oak Lane and Shady Grove Way terminated to discourage through traffic through the campus and to promote internal circulation and safety within the Westtown School Campus.

In keeping with the desire to minimize access points to adjacent state and local roadways, and maintain the natural campus environment, Westtown School does not currently anticipate building new driveways or access points to service its campus. Constructing a continuous collector street through the school property would be contrary to the goals of promoting vehicular and pedestrian safety, decreasing noise and other environmental impacts, and preserving the existing rural landscape.

Section 170-503.C(4) The number of access points onto existing perimeter public roads shall be kept to the minimum number necessary for safe and efficient traffic access, circulation and control. Vehicular accesses to public roads shall:

(a) Incorporate traffic control and auxiliary lanes designed to accommodate the full build out of the proposed use or development to the extent permitted by PennDOT, as well as cross traffic from adjacent properties.

(b) Be provided in accordance with the standards set forth in Sections 170-1511 and 170-1512.

Currently West School Lane, East School Lane, and Oak Lane provide vehicular access to the school. The West School Lane and Oak Lane driveways are stop controlled from the school's driveway. The East School Lane driveway is an all-way stop controlled intersection with Shady Grove Way / Walnut Hill Road and Johnnys Way.

Average weekday traffic on Westtown Road in 2018 was approximately 5,000 vehicles per day based on data collected by Traffic Planning and Design, Inc. for the Westtown School. Average weekday traffic on Johnny's Way / Shady Grove Way in 2019 was approximately 1,650 vehicles per

day based on available data from PennDOT.

Traffic counts were performed at the three entrances to Westtown School on Thursday, October 28, 2021, during the peak AM and PM peak hours of school activity.

The current enrollment at Westtown School is 695 students (263 boarding) across all grade levels. The projected peak student population for Westtown School is 800 students (300 boarding) across all grade levels.

In order to estimate the traffic impacts of a higher student population based on historical peaks, additional trips were calculated using the Institute of Transportation Engineers publication *Trip Generation, 11th Edition*. Land Use Code 532 – Private School (K-12) was utilized. Using historical peak enrollment information and factoring out the boarding student population, the campus would be expected to generate approximately an additional 32 entering and 19 exiting trips during the AM peak period, and an additional 11 entering and 17 exiting trips during the PM peak period. These trips are assumed to be spread across the three entrances to the school based on current trip patterns.

Table 1 summarizes the existing traffic counts and the anticipated traffic volumes based on historical peak enrollment. An unsignalized intersection Level of Service (LOS) analysis was performed for the three school entrances to quantify existing and projected peak enrollment traffic conditions. The analysis was performed using the currently accepted procedures set forth in the Transportation Research Board publication *Highway Capacity Manual, 6th Edition*. The three school driveways currently operate at LOS B or better during both the AM and PM peak school trip generation periods. The same operational conditions are expected based on historical peak enrollment conditions. A summary of the LOS analysis results is presented in **Table 2**.

**TABLE 1
TURNING MOVEMENT VOLUME SUMMARY**

Intersection	Movement	School Peak Hour					
		Weekday A.M.			Weekday P.M.		
		Existing	Peak Enrollment	Difference (Peak-Existing)	Existing	Peak Enrollment	Difference (Peak-Existing)
Westtown Road & West School Lane	WB L	8	8	0	16	16	0
	WB R	26	29	+3	26	29	+3
	NB T	209	213	+4	228	232	+4
	NB R	40	45	+5	5	6	+1
	SB L	35	40	+5	24	26	+2
	SB T	179	182	+3	285	286	+1
	Total Volume	497	517	+20	584	595	+11
Westtown Road & Oak Lane	EB L	208	213	+5	188	189	+1
	EB T	41	46	+5	19	20	+1
	EB R	0	0	0	0	0	0
	WB L	1	1	0	1	1	0
	WB T	32	34	+2	30	32	+2
	WB R	36	40	+4	30	34	+4
	NB L	0	0	0	0	0	0
	NB T	6	6	0	2	2	0
	NB R	3	3	0	0	0	0
	SB L	42	45	+3	13	14	+1
	SB T	5	5	0	2	2	0
	SB R	139	139	0	290	290	0
	Total Volume	513	532	+19	575	584	+9
Shady Grove Way & Johnny's Way/East School Lane	EB L	52	57	+5	51	55	+4
	EB T	11	11	0	9	9	0
	EB R	53	58	+5	44	48	+4
	WB L	22	22	0	27	27	0
	WB T	22	22	0	8	8	0
	WB R	18	18	0	43	43	0
	NB L	60	67	+7	30	33	+3
	NB T	151	151	0	111	111	0
	NB R	24	24	0	29	29	0
	SB L	40	40	0	36	36	0
	SB T	96	96	0	155	155	0
	SB R	64	71	+7	38	41	+3
	Total Volume	613	637	+24	581	595	+14

TABLE 2
LEVEL OF SERVICE DELAY (SECONDS) SUMMARY

Intersection	Movement	School Peak Hour			
		Weekday A.M.		Weekday P.M.	
		Existing	Peak Enrollment	Existing	Peak Enrollment
Westtown Road & West School Lane	WB L/T/R	B	B	B	B
	NB L/T/R	A	A	A	A
	SB L/T/R	A	A	A	A
	ILOS	A (1.3)	A (1.4)	A (1.1)	A (1.2)
Westtown Road & Oak Lane	EB L/T/R	A	A	A	A
	WB L/T/R	A	A	A	A
	NB L/T/R	A	A	A	A
	SB L/T/R	A	A	A	A
	ILOS	A (0.5)	A (0.5)	A (0.5)	A (0.5)
Shady Grove Way & Johnny's Way/East School Lane	EB L/T/R	B	B	A	A
	WB L/T/R	A	A	A	A
	NB L/T/R	B	B	B	B
	SB L/T/R	B	B	B	B
	ILOS	B (11.9)	B (12.3)	B (10.4)	B (10.6)

The proposed Lane House expansion is to improve the quality of existing facilities. There is no associated increase in faculty or student population, therefore no increased traffic impact or demand for that project.

A review of PennDOT accident data from 2015 to 2020 shows zero reportable crashes at Shady Grove Way / East School Lane and Westtown Road / Oak Lane. There were 4 reportable crashes in the vicinity of Westtown Road / West School Lane during the same period. Only one of those accidents was located at Westtown Road / West School Lane and was attributed to distracted driving. Accident data was also obtained for 2013 to 2018 from the Westtown – East Goshen Police Department for Westtown Road between West School Lane and Oak Lane. Three of the crashes were located at the Westtown Road / West School Lane intersection and were attributed to driver error and not deficient sight distance or roadway characteristics.

- a) Peak traffic conditions at these access points are limited to approximately ½ hour periods during the AM and PM student arrival and departure times. As stated above there is no accident history or existing operational conditions to indicate that these entrances require further expansions or improvement. Given the limited available right-of-way and surrounding residential properties, expansion of the existing driveways to include auxiliary lanes is not warranted currently or anticipated in the future, and not consistent with the desired operational characteristics of slowing traffic within the school’s context.
- b) Regarding *Section 170-1511*, as stated in the response to Section 170-503.C(3), there are no current plans for additional access points, or internal roadways on the school campus. Regarding Section 170-1512, the campus does not border US Route 202.

Section 170-503.C(5) Vehicular access to the internal network from proposed uses or development shall be provided in accordance with the standards set forth in Sections 170-1501 and 170-1510.

The existing access points to the Westtown School conform with the standards set forth in Sections 170-1501 and 170-1510.

Westtown School has recently completed the design and permitting for a school zone flashing signal system to increase safety at the West School Lane / Westtown Road entrance. The design of the system was reviewed and approved by Westtown Township and PennDOT District 6-0. Westtown School is currently in the process of selecting a contractor to install the signals. Installation of the signals and associated signage and pavement markings is anticipated to be completed in 2022.

The underbrush on the west side of Westtown Road just north of Oak Lane between 978 and 1000 Westtown Road will be maintained to ensure sight distance is not obstructed and lateral obstructions which could cause safety concerns are removed. Similarly, the same maintenance of roadside vegetation will be performed on the north side of Westtown Road between 1000 and 1020 Westtown Road.

Section 170-503.C(6) Interior streets, interconnected parking lots, shared driveways, access easements and/or stubbed streets shall be used as necessary to maximize efficiency and safety of internal circulation and minimize the number of access points onto existing perimeter public roads.

As stated previously, the internal roadway system at the school has been established and in operation for many years. As the school has grown and expanded to keep pace with changing needs, it has taken the opportunity to improve the internal circulation and connectivity. The campus design promotes walkability and minimizes conflicts between vehicular circulation and parking needs with pedestrian mobility and safety. As the campus continues to evolve, these elements will be addressed as appropriate in future land development applications.

Please contact me should you require additional information in support of the above information and the Special Exception Application to Westtown Township

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



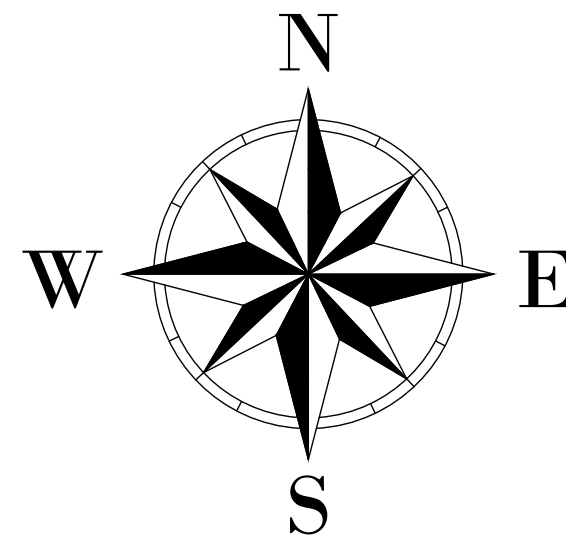
Alex Meitzler, PE/PTOE

Regional Manager

ameitzler@TrafficPD.com

WESTTOWN SCHOOL

SPECIAL EXCEPTION PLAN FOR CAMPUS & LANE HOUSE ADDITION



TAX PARCEL SUMMARY						
UPI #	SITUS ADDRESS	MAILING ADDRESS	OWNER	DEED BOOK	PAGE	AREA (PER TAX RECORDS)
67-2-19	NONE	975 WESTTOWN ROAD	WESTTOWN SCHOOL	9407	491	0.31 AC
67-2-24	1020 WESTTOWN RD	975 WESTTOWN ROAD	WESTTOWN SCHOOL	9407	491	53.6 AC
67-2-24.2	NONE	975 WESTTOWN ROAD	WESTTOWN SCHOOL	9407	491	3.4 AC
67-2-25	500 WESTTOWN LAKE DR	975 WESTTOWN ROAD	WESTTOWN SCHOOL	9407	491	170.5 AC
67-2-25.1	975 OLD LANCASTER RD	975 WESTTOWN ROAD	WESTTOWN SCHOOL	5973	58	3 AC
67-2-25.2	NONE	975 WESTTOWN ROAD	WESTTOWN SCHOOL	9407	491	80 AC
67-2-25.3	NONE	975 WESTTOWN ROAD	WESTTOWN SCHOOL	9407	491	73.8 AC
67-5-27	1251 E STREET RD	975 WESTTOWN ROAD	WESTTOWN SCHOOL	9407	491	* 81.45 AC
					TOTAL =	466.06 AC

* EXCLUDES PETES PRODUCE FARM, LTD LEASED AREA OF 113.55 AC

67-2-24.1
WESTTOWN TOWNSHIP
PROPERTY (SEWER PLANT)

OUTER BOUNDARY OF WESTTOWN SCHOOL
PROPERTIES SUBJECT TO SPECIAL
EXCEPTION FOR PRIVATE SCHOOL USE

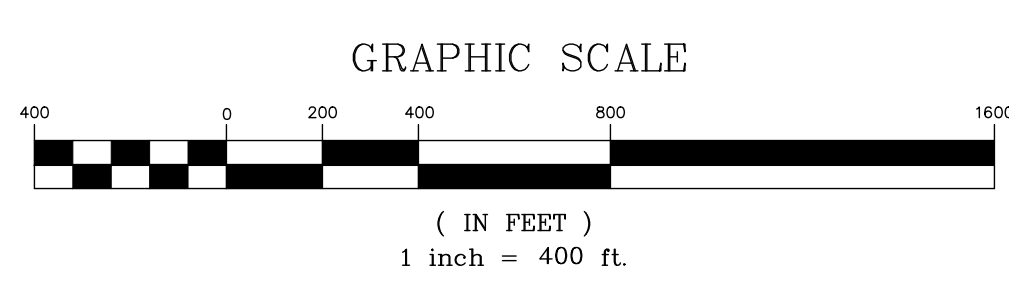
PETES PRODUCE
FARM LTD
LEASED AREA

PETES PRODUCE
FARM LTD
LEASED AREA

CHESTER COUNTY GIS MAP SHOWING CAMPUS PARCELS
APPROXIMATE SCALE: 1" = 400'

DRAWING SCHEDULE

1. COVER SHEET WITH CAMPUS AERIAL AND MAP OF TAX PARCEL
2. EXISTING IMPROVEMENTS PLAN
3. SITE PLAN OF LANE HOUSE ADDITION



NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

SPECIAL EXCEPTION PLAN FOR:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382

WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA
DATE: JANUARY 20, 2022

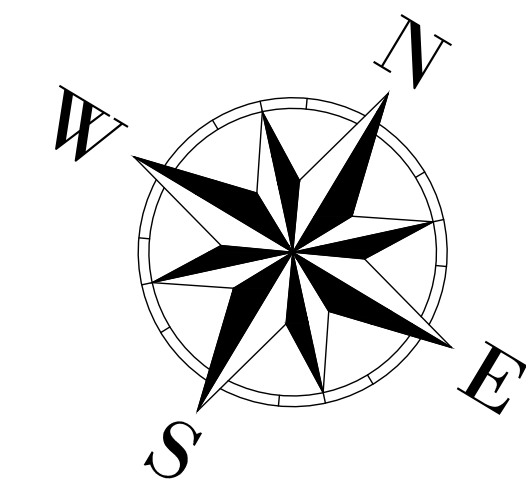
**COVER SHEET WITH
CAMPUS AERIAL AND
MAP OF TAX PARCELS**

**SHEET
1 of 3**
SCALE: 1" = 400'



PLAN LEGEND

- sf EXISTING STORM SEWER PIPING
- s EXISTING SANITARY SEWER PIPING
- G EXISTING GAS MAIN
- W EXISTING WATER MAIN / SERVICE
- T EXISTING UNDERGROUND TELEPHONE
- SAC EXISTING STEAM & CONDENSATE
- --- EXISTING EDGE OF PAVEMENT
- X EXISTING FENCE LINE
- --- PROPERTY LINE
- Q UP UTILITY POLE
- Q SIGN
- Q LIGHT POLE
- OWV WATER VALVE
- OWM WATER METER
- OCd CLEAN OUT
- OSAN VENT SANITARY VENT
- OSAN CO SANITARY CLEAN OUT
- OGM GAS METER
- OGV GAS VALVE



ZONING SUMMARY

A/C AGRICULTURAL / CLUSTER RESIDENTIAL DISTRICT

PER SECTION 170-702.E, NONRESIDENTIAL USES PERMITTED BY SPECIAL EXCEPTION RELIGIOUS, PRIMARY SCHOOL, AND SECONDARY SCHOOL USES

ORDINANCE ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	2 AC	* 466.06 AC
MIN. LOT WIDTH AT BUILDING SETBACK	200 FT	>200 FT
MIN. LOT WIDTH AT STREET LINE	50 FT 250 FT FOR RT 926	>50 FT >250 FT
MIN. SETBACKS		
FRONT	50 FT	** 6 FT FOR HOUSE AT SHARP BEND IN WESTTOWN RD ACROSS FROM OAK LANE 11 FT FOR HOUSE ON EAST SIDE OF WESTTOWN RD NORTH OF MAIN SCHOOL DRIVEWAY
FRONT FUTURE ROW ROUTE 926	60 FT	* 70 FT
SIDE (INDIVIDUAL/AGGREGATE)	50 FT /100 FT	>50 FT />100 FT
REAR	50 FT	>50 FT
MAX. BUILDING COVERAGE	20%	* 2%
MAX. IMPERVIOUS COVERAGE	40%	* 6%
MAX. BUILDING HEIGHT	3 STORIES / 38 FT	*** 5 STORIES (MAIN BUILDING/UPPER SCHOOL) 4 STORIES (INDUSTRIAL HALL)
VEGETATED BUFFER STRIP ABUTTING A/C, R1, R2, R3 DISTRICTS	50 FT	>50 FT

* EXISTING LOT AREA, SETBACKS, BUILDING COVERAGE, AND IMPERVIOUS COVERAGE ARE APPROXIMATE. BOUNDARY LINES AND AREAS ARE FROM CHESTER COUNTY TAX RECORDS AND GIS RESOURCES AND ARE NOT FIELD SURVEYED. IMPERVIOUS AREAS ARE A BLEND OF FIELD SURVEYED AREAS AND TRACED AREAS FROM CHESTER COUNTY GIS RESOURCES.

** EXISTING NONCONFORMING FRONT YARD SETBACKS (APPROXIMATE)

*** EXISTING NONCONFORMING WESTTOWN TOWNSHIP ZONING HEARING BOARD HAS GRANTED THE FOLLOWING VARIANCES FOR BUILDING HEIGHT: 44'-10 1/8" FOR ATHLETIC CENTER GRANTED ON NOVEMBER 29, 2004 AND 44 FEET FOR SCIENCE BUILDING GRANTED ON OCTOBER 30, 2012

- GENERAL NOTES**
- OWNER/APPLICANT: WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
610-399-0123
 - PROPERTY BOUNDARIES ARE TAKEN FROM CHESTER COUNTY GIS RESOURCES AND ARE NOT FIELD SURVEYED. LOT AREAS TAKEN FROM CHESTER COUNTY TAX RECORDS.
 - EXISTING FEATURES AND EXISTING IMPROVEMENTS ARE FROM A COMPILATION OF FIELD SURVEYS PERFORMED BY THIS OFFICE AND CONDUCTED FROM 2013 THROUGH 2018. NON-FIELD SURVEYED AREAS SHOWN PER CHESTER COUNTY GIS RESOURCES AND ARE APPROXIMATE.
 - EXISTING UTILITIES AND STORMWATER FACILITIES ARE FROM ARCHIVED PLANS PROVIDED BY WESTTOWN SCHOOL AS WELL AS CONSULTATIONS/MARKUPS BY WESTTOWN FACILITIES STAFF BASED ON THEIR RECOLLECTIONS. THUS PIPE LOCATIONS AND SIZES ARE VERY APPROXIMATE AND WERE NOT FIELD LOCATED OR SURVEYED. SOME MANHOLES, CLEANOUTS, ETC. WERE FIELD LOCATED. CONSTRUCTION/ EXCAVATION ACTIVITIES SHALL NOT RELY ON THIS PLAN. AN ONE CALL, FIELD INVESTIGATION, OR OTHER UTILITY LOCATING METHODS OR SERVICES SHALL BE UTILIZED.
 - FULL WIDTH STREET R.O.W WIDTHS ARE AS FOLLOWS: WESTTOWN RD=33 FT, STREET RD=80 FT, SHADY GROVE WAY=50 FT, WALNUT HILL RD=33 FT.
 - PETES PRODUCE FARM LTD LEASED AREA BOUNDARY TAKEN FROM EXHIBIT A OF 'FIRST AMENDMENT AND EXTENSION OF LEASE AGREEMENT' DATED DECEMBER 28, 2019 BETWEEN WESTTOWN SCHOOL AND PETE'S PRODUCE FARM, LTD.

EXISTING PARKING TALLY

LOCATION	SPACES
NORTH LOT	149
EAST LOT	143
SOUTH LOT	78
WEST LOT	93
CAMPUS CORE LOTS	51
TOTAL =	514

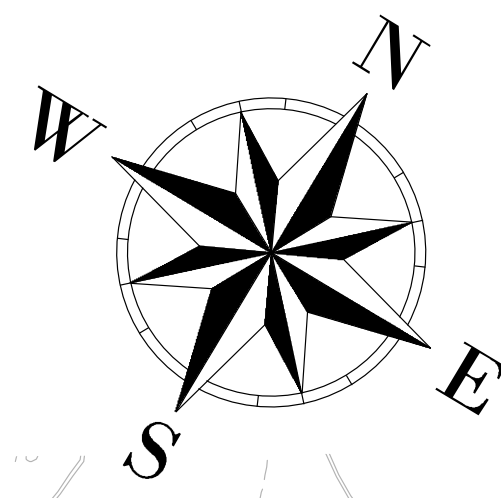
NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399

P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

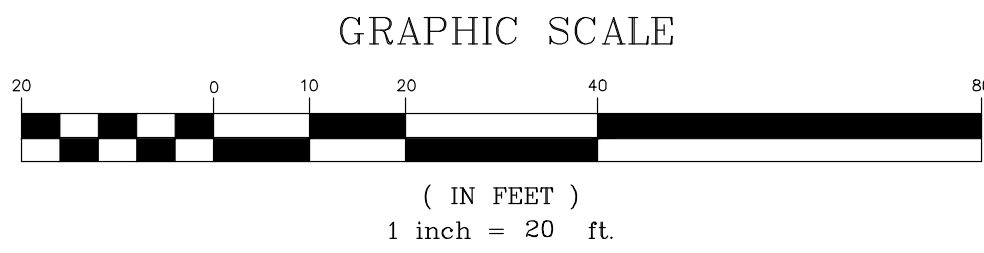
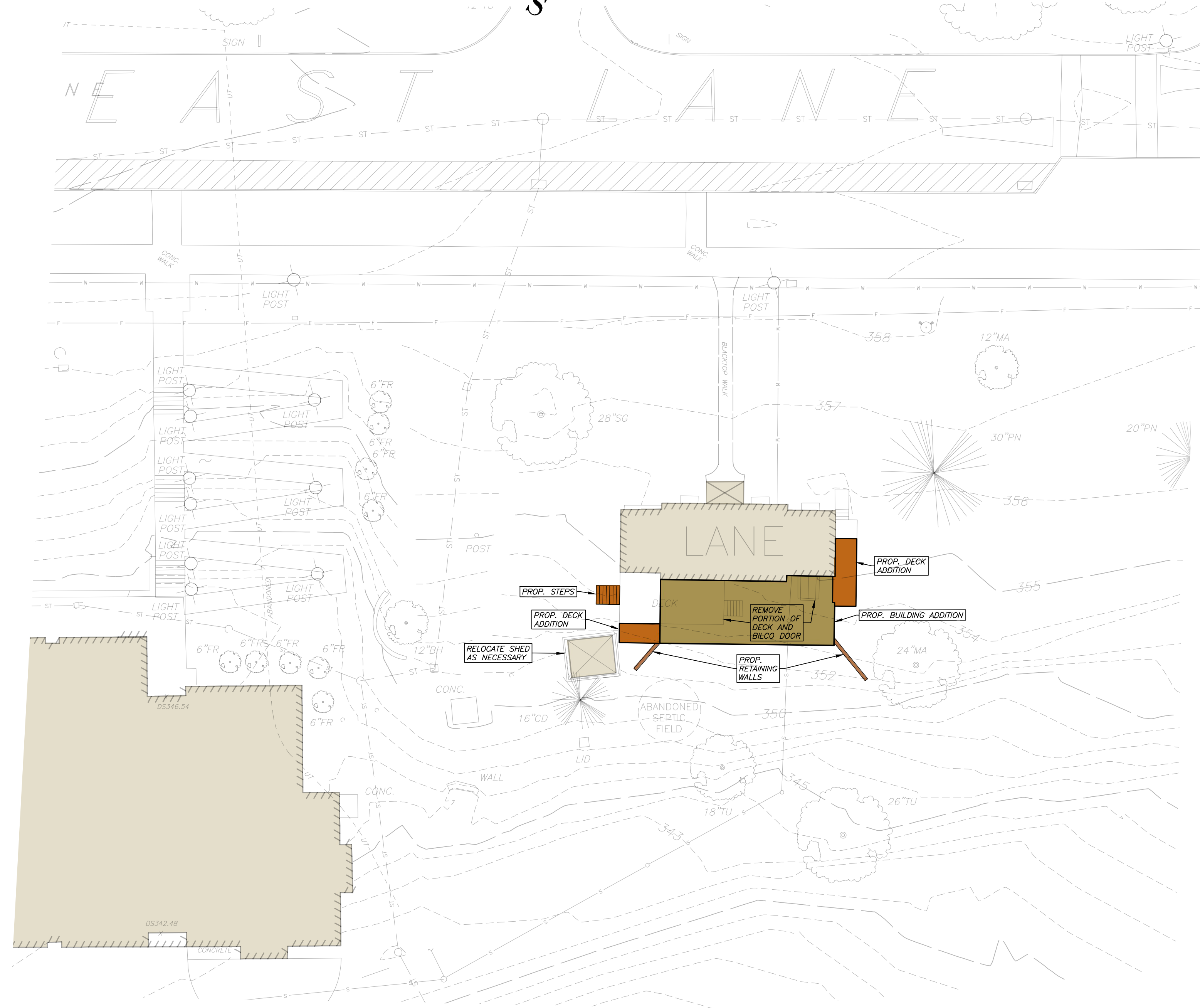
SPECIAL EXCEPTION PLAN FOR:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382

WESTTOWN TOWNSHIP	CHESTER COUNTY	PENNSYLVANIA
EXISTING IMPROVEMENTS PLAN		DATE: JANUARY 20, 2022
SHEET 2 of 3		SCALE: 1"=120'



PLAN LEGEND

---	SUPPLEMENTAL CONTOUR (1' INTERVAL)
---	INDEX CONTOUR (5' INTERVAL)
ST	EXISTING STORM SEWER PIPING
S	EXISTING SANITARY SEWER PIPING
0	EXISTING GAS MAIN
M	EXISTING WATER MAIN / SERVICE
T	EXISTING UNDERGROUND TELEPHONE
SKC	EXISTING STEAM & CONDENSATE
---	EXISTING EDGE OF WOODS
---	EXISTING EDGE OF PAVEMENT
X	EXISTING FENCE LINE
---	PROPERTY LINE
---	BUILDING SETBACK LINE
UP	UTILITY POLE
OP	SIGN
OP	LIGHT POLE
OV	WATER VALVE
OM	WATER METER
OC	CLEAN OUT
OS	SAN VENT / SANITARY VENT
OSAN	SANITARY CLEAN OUT
OG	GAS METER
OV	GAS VALVE



ZONING SUMMARY			
A/C AGRICULTURAL / CLUSTER RESIDENTIAL DISTRICT			
PER SECTION 170-702.E. NONRESIDENTIAL USES PERMITTED BY SPECIAL EXCEPTION: RELIGIOUS, PRIMARY SCHOOL, AND SECONDARY SCHOOL USES			
ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	2 AC	* 466.06 AC	NO CHANGE
MIN. LOT WIDTH AT BUILDING SETBACK	200 FT	>200 FT	NO CHANGE
MIN. LOT WIDTH AT STREET LINE	50 FT	>50 FT	NO CHANGE
MIN. SETBACKS	250 FT FOR RT 926	>250 FT	NO CHANGE
FRONT	50 FT	** 6 FT FOR HOUSE AT SHARP BEND IN WESTTOWN RD ACROSS FROM OAK LANE 11 FT FOR HOUSE ON EAST SIDE OF WESTTOWN RD NORTH OF MAIN SCHOOL DRIVEWAY	NO CHANGE
FRONT FUTURE ROW ROUTE 926	60 FT	* 70 FT	NO CHANGE
SIDE (INDIVIDUAL/AGGREGATE)	50 FT / 100 FT	>50 FT / >100 FT	NO CHANGE
REAR	50 FT	>50 FT	NO CHANGE
MAX. BUILDING COVERAGE	20%	* 2%	NO CHANGE
MAX. IMPERVIOUS COVERAGE	40%	* 6%	NO CHANGE
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*** EXISTING NONCONFORMING. WESTTOWN TOWNSHIP ZONING HEARING BOARD HAS GRANTED THE FOLLOWING VARIANCES FOR BUILDING HEIGHT: 44'-10 1/8" FOR ATHLETIC CENTER GRANTED ON NOVEMBER 29, 2004 AND 44 FEET FOR SCIENCE BUILDING GRANTED ON OCTOBER 30, 2012			

IMPERVIOUS COVERAGE SUMMARY			
	REMOVE	ADD	NET INCREASE
BUILDINGS (HOUSE & SHED)	0	630	630
WALKWAYS/PATIOS/DECKS	203	230	-33
DRIVES	0	0	0
TOTAL (SQ FT)	203	1,060	787

GENERAL NOTES

- OWNER/APPLICANT: WESTTOWN SCHOOL, 975 WESTTOWN ROAD, WEST CHESTER, PA 19382, 610-398-0123.
- PROPERTY BOUNDARIES ARE TAKEN FROM CHESTER COUNTY GIS RESOURCES AND ARE NOT FIELD SURVEYED. LOT AREAS TAKEN FROM CHESTER COUNTY TAX RECORDS.
- EXISTING FEATURES AND EXISTING IMPROVEMENTS ARE FROM A COMPILATION OF FIELD SURVEYS PERFORMED BY THIS OFFICE AND CONDUCTED FROM 2013 THROUGH 2018. NON FIELD SURVEYED AREAS SHOWN PER CHESTER COUNTY GIS RESOURCES AND ARE APPROXIMATE.
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SITE ENGINEERING CONCEPTS, LLC		
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SPECIAL EXCEPTION PLAN FOR:		
WESTTOWN SCHOOL		
975 WESTTOWN ROAD		
WEST CHESTER, PA 19382		
WESTTOWN TOWNSHIP	CHESTER COUNTY	PENNSYLVANIA
DATE: JANUARY 20, 2022		
SITE PLAN OF LANE HOUSE ADDITION		SHEET 3 of 3
		SCALE: 1" = 20'