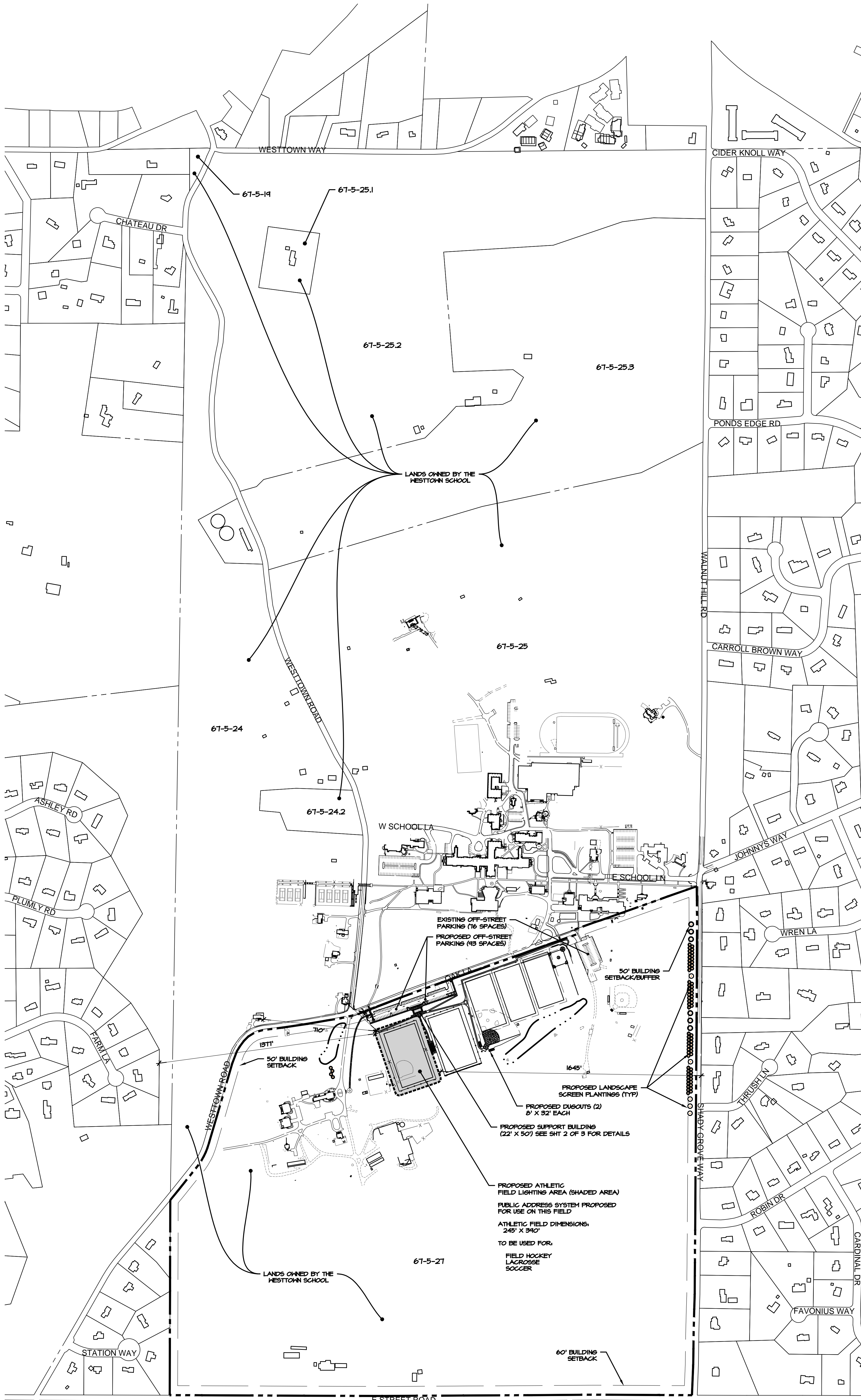


# SITE PLAN

## CONDITIONAL USE APPLICATION

### WESTTOWN SCHOOL - OAK LANE PROJECT

WESTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA



#### OWNER/APPLICANT

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

#### SOURCE OF TITLE

UPI NOS:  
 67-5-19  
 67-5-24  
 67-5-24.2  
 67-5-25  
 67-5-25.1  
 67-5-25.2  
 67-5-25.3  
 67-5-27

DEED BOOK/PAGE:  
 DEED BOOK 9407, PAGE 491  
 DEED BOOK 5473, PAGE 58

#### TOTAL ACREAGE

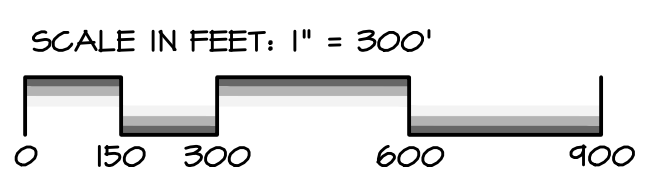
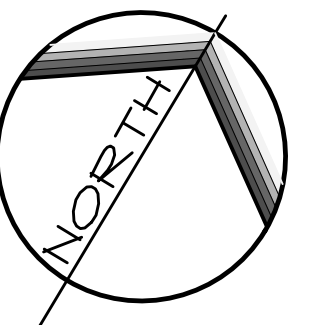
± 579.61 ACRES

#### 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: 8,452,130.91 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: 30%
  - EXISTING BUILDING COVERAGE: 0.74%
  - PROPOSED BUILDING COVERAGE: 0.78%
  - MAX. TOTAL IMPERVIOUS COVERAGE: 40%
  - EXISTING IMPERVIOUS COVERAGE: 6.41 AC / 3.34%
  - PROPOSED IMPERVIOUS COVERAGE: 7.41 AC / 4.11%
  - MAX. DENSITY: (TRACT AREA X 0.5) = 91.02 AC
  - MAX. BUILDING HEIGHT: 38 FEET (3 STORY)
  - MAX. PROPOSED BUILDING HEIGHT: 38 FEET (2 STORY)
  - BUFFER REQUIREMENTS: 50 FEET
- \* AREA AND BULK REQUIREMENTS AND VALUES PROVIDED RELATE ONLY TO UPI NO. 67-5-27  
 \*\* A PORTION OF UPI NO. 67-5-27 (113.55 ACRES) IS LEASED FOR AGRICULTURAL PURPOSES  
 \*\*\* REPRESENTS THE SMALLEST LOT FRONTAGE



REVISIONS PER:	DATE:	BY:
1. WESTTOWN TWP REVIEW DATED 4/13/2023	4/24/23	JCB
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-

743 S. BROAD ST.  
 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

**ENGINEERS • LANDSCAPE ARCHITECTS**

CONDITIONAL USE

SUBJECT:  
**OVERALL SITE PLAN**  
 WESTTOWN SCHOOL  
 OAK LANE PROJECT  
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**WESTTOWN SCHOOL**  
 975 WESTTOWN ROAD  
 WEST CHESTER, PA 19382  
 (610) 399-0123

MANAGER: CRH      DATE: MARCH 28, 2023  
 DESIGNER: JCB      PROJECT NO. 1091-001  
 DRAWN BY: JCB      SCALE: 1" = 300'

DRAWING NO.  
1 of 3

DRAWING: C:\Users\jason\OneDrive\Documents\EVA\_Group\1091-001\_Oak\_Lane\_Project\Project\Files\CAD\_Data\Exhibits\CONDITIONAL USE EXHIBIT.dwg - PLOTTED: Apr 24, 2023 8:51 am