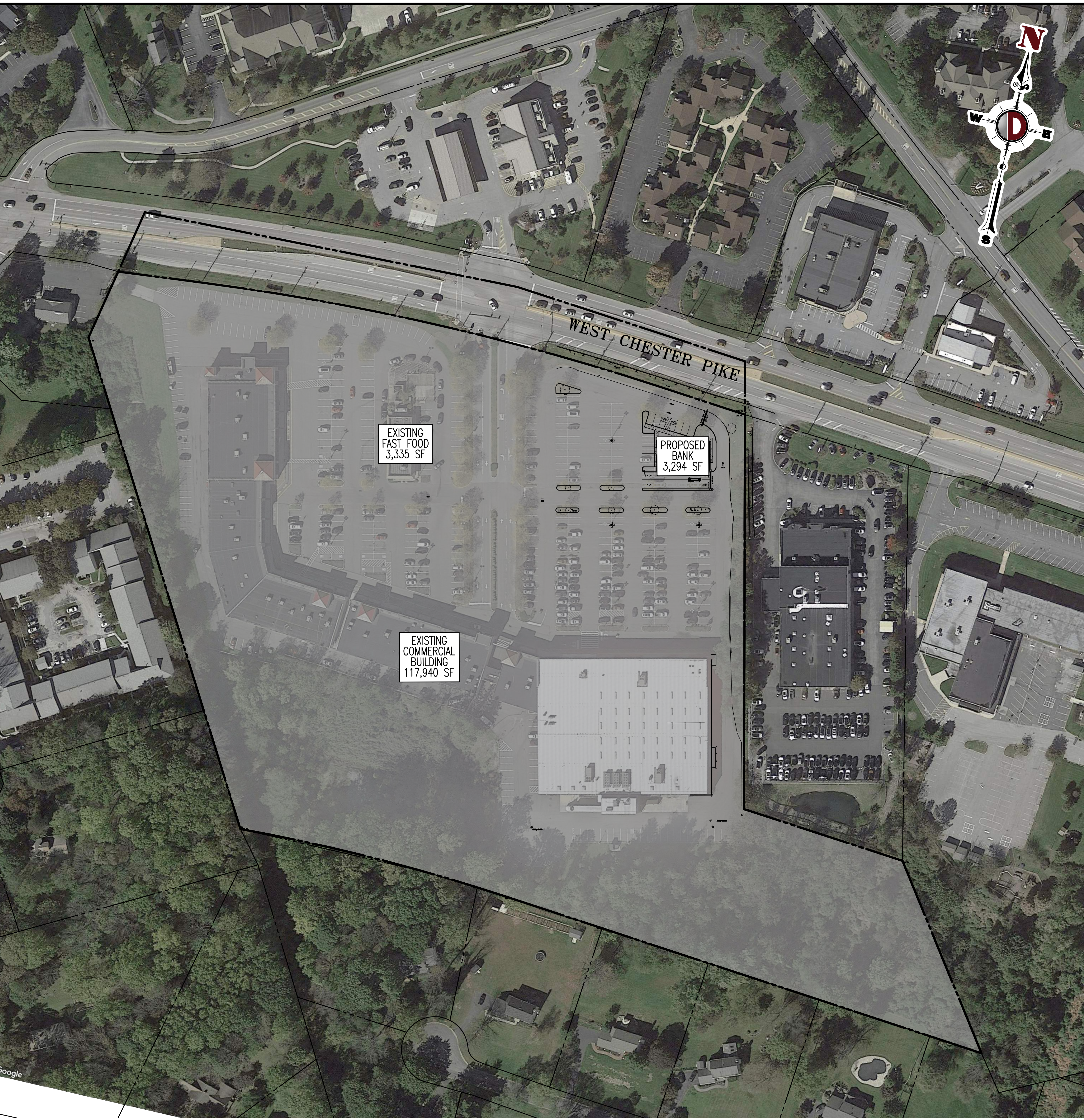


Plotted: 10/17/23 - 11:15 AM, By: riazimr, Product Ver: 24.2a (LMS Tech) File: \\spsc.local\cadd\projects\1478 Paramount Realty\98-191 West Chester PA\Dwg\3 Zoning\Zoning Variance Plan\147898191CD8.dwg, ---> OVERALL ZONING VARIANCE PLAN



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 PARTIAL TOPOGRAPHIC SURVEY
 DYNAMIC SURVEY LLC
 826 NEWTOWN YAROLEY ROAD, SUITE 201
 NEWTOWN, PA 18940
 DATED: 01/10/2023
 FILE #: 1478-99-1915
 ALTA/NSPS LAND TITLE SURVEY
 AMERICAN SURVEYING & MAPPING, INC.
 3191 MAGUIRE BOULEVARD, SUITE 200
 ORLANDO, FL 32803
 DATED: 04/21/2021
 LAST REVISED: 05/14/2021
- OWNER/APPLICANT: WESTTOWN AM WEST TIC LLC
 120 N. PRINCE BOULEVARD, SUITE 301
 LANCASTER, PA 17601
- PARCEL DATA: UPR: 67-2-42.4
 1502 WEST CHESTER PIKE (PA STATE HIGHWAY ROUTE 3)
 TOWNSHIP OF WESTTOWN
 CHESTER COUNTY, PENNSYLVANIA
- ZONE: C-1 (NEIGHBORHOOD AND HIGHWAY COMMERCIAL)
- EXISTING USE: RETAIL SERVICES (PERMITTED USE) (§170-1101)
 BARBER SHOP (PERMITTED USE) (§170-1101)
 BANK (PERMITTED USE) (§170-1101)
 RESTAURANT (PERMITTED USE) (§170-1101)
- PROPOSED USE: BANK (PERMITTED USE) (§170-1101)
- SCHEDULE OF ZONING REQUIREMENTS (§170-1102)

ZONE REQUIREMENT	C-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	2 AC	18.45 AC	18.45 AC
MINIMUM LOT WIDTH	300 FT [1]	±1,009.66 FT	±1,009.66 FT
MINIMUM FRONT YARD SETBACK	50 FT [2]	±12 FT (E)	±12 FT (E)
MINIMUM REAR YARD SETBACK	50 FT	161.5 FT	161.5 FT
MINIMUM SIDE YARD SETBACK	50 FT [3]	49.5 FT (E)	52.4 FT
MAXIMUM BUILDING HEIGHT	38 FT	34 FT	34 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	1	1
MAXIMUM BUILDING COVERAGE	25%	15%	15%
MAXIMUM IMPERVIOUS COVERAGE	65%	+/-60%	+/-60%
MAXIMUM FLOOR AREA RATIO (FAR)	0.40	0.15	0.15

(N/S): NOT STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE

- NOTES:
- MINIMUM LOT WIDTH: 300 FEET AT BUILDING SETBACK LINE; IN ADDITION, 300 FEET AT FUTURE RIGHT-OF-WAY LINE OF ROUTES 202, 926, 3 AND 352 (§170-1102.B) (COMPLIES)
 - MINIMUM FRONT YARD SETBACK: 50 FEET FOR ANY BUILDING OR PARKING AREA. (§170-1102.F) (EXISTING NON-COMFORMANCE - PARKING LOCATED ±12 FT FROM FRONT LOT LINE)
 - MINIMUM SIDE YARDS: FIFTEEN (15) FEET MINIMUM FOR EACH, EXCEPT FIFTY (50) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 202 OR ROUTE 3 AND THIRTY (30) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 926 OR ROUTE 352. (§170-1102.G(1)) (COMPLIES)
 - ANY ACCESSORY USE OR STRUCTURE SHALL BE LOCATED IN COMPLIANCE WITH FRONT, SIDE AND REAR YARD REQUIREMENTS OF THIS DISTRICT. (§170-1102.J) (COMPLIES)
 - NO USE SHALL BE CONDUCTED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS. (§170-1104.A) (VARIANCE - PROPOSED PARKING LOCATED WITHIN REQUIRED FRONT YARD)
- GENERAL REGULATIONS
- ALL BUILDINGS SHALL FRONT UPON A MARGINAL STREET, SERVICE ROAD, COMMON PARKING LOT OR SIMILAR AREA, AND NOT DIRECTLY UPON A PUBLIC STREET OR HIGHWAY. (§170-1510.B(2)) (COMPLIES)
 - THE MAXIMUM DENSITY FOR PERMITTED, SPECIAL EXCEPTION, OR CONDITIONAL USES IN THE C-1 DISTRICT SHALL BE THE PRODUCT OF THE TOTAL TRACT AREA AND 0.5. (§170-1519.B(3)(c)(1)) (COMPLIES)
 - THE MAXIMUM TOTAL AMOUNT OF SQUARE FEET OF FLOOR AREA PER USE SHALL BE THE PRODUCT OF THE LOT AREA AND 0.40. (§170-1519.B(3)(c)(2)) (COMPLIES)
- PARKING REQUIREMENTS
- PARKING SPACES FOR COMMERCIAL/RETAIL USES SHALL BE A MINIMUM OF TWENTY (20) FEET IN DEPTH AND TEN (10) FEET IN WIDTH. (§170-1702.A(1)) (VARIANCE - PROPOSED PARKING STALLS 18 FEET LONG)
 - THE MINIMUM DISTANCE FOR PARKING AREAS, AS MEASURED FROM THE STREET LINE, SHALL BE EQUAL TO THE GREATER OF 1/2 OF THE FRONT YARD BUILDING SETBACK LINE OR THE SETBACK PRESCRIBED FOR PARKING AREAS IN THE PARTICULAR DISTRICT IN WHICH THE PARKING AREA IS LOCATED. (§170-1701.D) (EXISTING NON-COMFORMANCE - PARKING EXISTING ±12 FT FROM FRONT LOT LINE)
 - ANY PARKING LOT INCLUDING ONE (1) TO TWENTY-FIVE (25) PARKING SPACES SHALL INCLUDE A MINIMUM OF ONE (1) HANDICAPPED SPACE. (§170-1704.A) (COMPLIES)
 - PARKING CALCULATION (§170-1705.B):

SHOPPING CENTER	3.5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA (PENDING ZONING AMENDMENT REDUCING PARKING REQUIREMENT FROM 4.5 TO 3.5 SPACES/1,000 SF OF GFA)
(124,569 SF) x (3.5 SPACES/1000 SF) REQUIRED	= 436 SPACES
TOTAL REQUIRED	= 436 SPACES
TOTAL EXISTING	= 538 SPACES
TOTAL PROPOSED	= 518 SPACES

- DRIVEWAY REQUIREMENTS
- FOR COMMERCIAL USES PROVIDING ONE-WAY DRIVE ASLE OPERATIONS, THE MINIMUM DRIVE ASLE WIDTH SHALL BE FOURTEEN (14) FEET. FOR TWO-WAY DRIVE ASLE OPERATION, THE MINIMUM DRIVE ASLE WIDTH SHALL BE TWENTY-EIGHT (28) FEET. (§170-1513.B) (VARIANCE - PROPOSED TWO-WAY DRIVE ASLE 26.7 FEET)
 - EACH PARKING LOT SHALL HAVE NOT MORE THAN TWO (2) ACCESSWAYS TO ANY ONE PUBLIC STREET OR HIGHWAY FOR EACH 500 FEET OF FRONTAGE. WHERE PRACTICABLE, ACCESS TO PARKING AREAS SHALL BE PROVIDED BY A COMMON SERVICE DRIVEWAY OR MINOR STREET IN ORDER TO AVOID DIRECT ACCESS ON A MAJOR STREET OR HIGHWAY. EXCEPT FOR FLARES AND CURB RETURNS, NO SUCH ACCESSWAY SHALL BE MORE THAN THIRTY-FIVE (35) FEET CLEAR IN WIDTH. (§170-1504.A) (COMPLIES)
11. BUFFER REQUIREMENTS
- IN ADDITION TO THE REQUIREMENTS OF §170-1508 OF THIS CHAPTER, THERE SHALL BE A FIFTY (50) FOOT BUFFER STRIP MAINTAINED ON THE PROPERTY CONTAINING ANY USE AUTHORIZED WITHIN THIS DISTRICT, WHEN SUCH USE ABUTS ANY A/C, R-1, R-2, OR R-3 DISTRICT. SUCH BUFFER STRIP SHALL BE IN ADDITION TO ANY AND ALL APPLICABLE AREA AND BULK REGULATIONS, INCLUDING SETBACK REGULATIONS. THE BUFFER STRIP SHALL BE PLANTED AND SHALL NOT INCLUDE ANY PAVED AREA. (§170-1105) (EXISTING NON-COMFORMANCE - PARKING LOCATED WITHIN BUFFER AREA ALONG WESTERN PROPERTY LINE)
 - ANY PORTION OF A LOT, SITE, OR TRACT WHICH IS NOT USED FOR BUILDINGS OR STRUCTURES, LOADING OR PARKING SPACES AND ASLES, OR OTHER IMPERVIOUS SURFACES OR DESIGNATED STORAGE AREAS SHALL BE PLANTED WITH AN ALL-SEASON GROUND COVER. A MAJOR OBJECTIVE FOR SUCH GROUND COVER SHALL BE TO PREVENT SOIL EROSION AND SEDIMENTATION OF THE SITE. (§170-1507.A) (WILL COMPLY)
12. REFUSE REQUIREMENTS
- ANY ORGANIC REFUSE AND GARBAGE SHALL BE STORED IN TIGHT, VERMINPROOF CONTAINERS, ON MULTIFAMILY, COMMERCIAL, OR INDUSTRIAL PROPERTIES, SOLID WASTE STORAGE SHALL BE CENTRALIZED TO EXPEDITE COLLECTION. STORAGE CONTAINERS SHALL BE ENCLOSED ON THREE SIDES WITH MASONRY WALLS AND SHALL BE ARCHITECTURALLY SCREENED. (§170-1509.D) (COMPLIES)
13. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
14. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNEED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
15. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLAINS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.
16. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 09/28/2021. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
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TITLE: **OVERALL ZONING VARIANCE PLAN**

PROJECT: **WESTTOWN AM WEST TIC LLC**
PROPOSED CHASE BANK
 PARCEL: 67-2-42.4
 1502 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)
 TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA

JOB No: 1478-99-191 DATE: 09/07/2022

DESIGNED BY: RPK SCALE: (H) 1"=80'
(V)

DESIGNED BY: MS SHEET No:

CHECKED BY: MAW

CHECKED BY: -

MATTHEW SHARO **MARK A. WHITAKER**

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 52989

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41417

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OF 1

Rev. # 6

