



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - PARTIAL TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
826 NEWTOWN YARDLEY ROAD, SUITE 201
NEWTOWN, PENNSYLVANIA 18940
DATED: 1/10/23
LAST REVISED: 5/10/24
FILE #: 1478-99-1915
 - ALTA/NSPS LAND TITLE SURVEY
AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
DATED: 4/21/2021
LAST REVISED: 5/14/2021
- OWNER/APPLICANT: WESTTOWN AM WEST TIC LLC
120 N. PONTE BOULEVARD, SUITE 301
LANCASTER, PA 17601
- PARCEL DATA: U.P.I. 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)

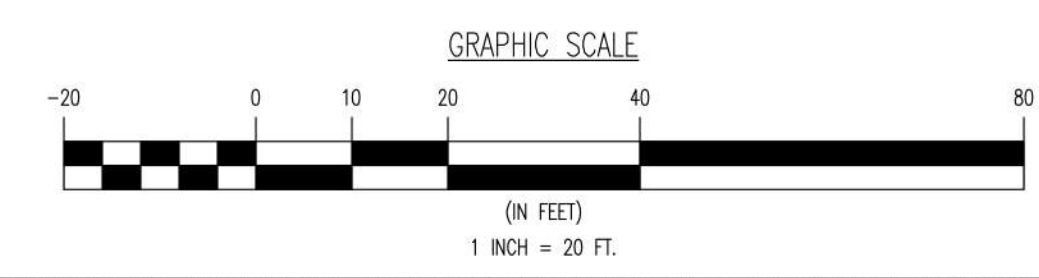
ZONE REQUIREMENT	C-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	2 AC	18.45 AC	18.45 AC
MINIMUM LOT WIDTH	300 FT [1]	±1,009.66 FT	±1,009.66 FT
MINIMUM FRONT YARD SETBACK	50 FT [2]	±12 FT (E)	36 FT (E)
MINIMUM REAR YARD SETBACK	50 FT	161.5 FT	161.5 FT
MINIMUM SIDE YARD SETBACK	50 FT [3]	49.5 FT (E)	49.5 FT (E)
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%	62%	+/- 62.1% (486,409 SF)
MAXIMUM FLOOR AREA RATIO (FAR)	0.40	0.15	0.15

N/S: NO STANDARD N/A: NOT APPLICABLE (E) EXISTING NON-CONFORMANCE (V): VARIANCE

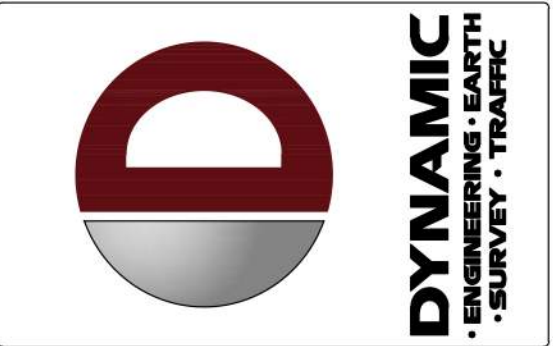
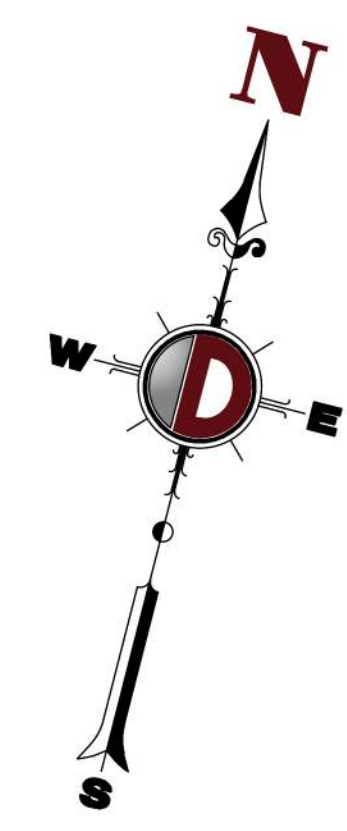
NOTES:
 [1] MINIMUM LOT WIDTH: 300 FEET AT BUILDING SETBACK LINE; IN ADDITION, 300 FEET AT FUTURE RIGHT-OF-WAY LINE OF ROUTES 202, 926, 3 AND 352. (§170-1102.8)
 [2] MINIMUM FRONT YARD SETBACK: 50 FEET FOR ANY BUILDING OR PARKING AREA. (§170-1102.F)
 [3] MINIMUM SIDE YARDS: FIFTEEN (15) FEET MINIMUM 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))
 [4] ANY ACCESSORY USE OR STRUCTURE SHALL BE LOCATED IN COMPLIANCE WITH FRONT, SIDE AND REAR YARD REQUIREMENTS OF THIS DISTRICT. (§170-1102.J) (COMPLEX)
 [5] NO USE SHALL BE CONDUCTED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS. (§170-1104.A)

PAVEMENT LEGEND

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT



[THIS DRAWING HAS BEEN PREPARED BASED ON A LAND DEVELOPMENT PLAN SET DATED 07/12/2024]



REV.	DATE	COMMENTS
1	9/11/24	REV. PER LANDSCAPE PLAN

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

PROJECT: WESTTOWN AM WEST TIC LLC
 PROPOSED CHASE BANK
 CHASE O
 PARCEL NO. 67-2-42.4
 1502 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)
 CHESTER COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 080629

MATTHEW SHARO
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 52989

TITLE: **SITE PLAN RENDERING**

SCALE: (H) 1" = 20'
 (V) 1" = 20 FT.
 DATE: 09/11/2024
 PROJECT No: 1478-99-191

SHEET No: **1** OF 1
 Rev. #: 1