

ZONING ORDINANCE

PLANNED HIGHWAY CORRIDOR DISTRICT (ARTICLE XXII)

PERMITTED CONDITIONAL USE (SECTION 139-131)

D. A COMBINATION OF USES PURSUANT TO A SINGLE UNIFIED MASTER DEVELOPMENT PLAN.

AREA AND HEIGHT REGULATIONS (SECTION 139-132.B.)

Table with columns: REQUIRED, EXISTING, PROPOSED, RESERVED. Rows include: (1) MIN. BOUNDARY BUFFER, (2) MIN. LOT AREA, (3) MIN. LOT WIDTH, (4) BUILDING PLACEMENT, (5) BLDG. AND FLOOR AREA COVERAGE, (6) MAX. BUILDING HEIGHT.

[1] ALONG ALL PUBLIC ROADS AND LANDS LOCATED OUTSIDE THE DISTRICT - 139-132.B.(1) [2] PERMITTED REDUCTION IN ACCORDANCE WITH CONDITIONAL USE DECISION ORDER 9/10/2001

OFF STREET PARKING (SECTION 139-98)

D(3) SIZE, AISLE WIDTH: 10' X 20', 24' AISLE

H. NONRESIDENTIAL REQUIREMENTS: PROFESSIONAL OFFICE

Table with columns: REQUIRED, EXISTING, PROPOSED, RESERVED, TOTAL. Rows include: FLOOR AREA 5/1000 S.F., EXISTING OFFICE BUILDINGS, (1) PROPOSED OFFICE BUILDING, TOTAL FLOOR AREA & PARKING.

[1] REDUCTION IN REQUIRED PARKING AS PERMITTED BY SECTION 139-98.1. THE APPLICANT IS REQUESTING THE REDUCTION FOR THE PURPOSE OF REDUCING THE VISUAL IMPACT ON THE EXISTING HISTORIC STRUCTURE.

[2] REDUCTION IN REQUIRED PARKING AS PERMITTED BY SECTION 139-98.1. THE APPLICANT IS REQUESTING THE REDUCTION FOR THE PURPOSE OF REDUCING THE IMPACT TO EXISTING PRECATAUNARY STEEP SLOPES

SITE DEVELOPMENT DATA

Table with columns: EXISTING LOT AREA, ACRES, S.F., AREA NET OF RT 3 R.O.W. Rows include: EXISTING LOT AREA, GROSS AREA, AREA NET OF RT 3 R.O.W.

Table with columns: EXISTING LOT COVERAGE, ACRES, S.F., % OF NET AREA. Rows include: FARMHOUSE BLDG., 3 STORY OFFICE, 2 STORY OFFICE, PAVING, EXISTING TOTAL LOT COVERAGE.

Table with columns: PROPOSED LOT COVERAGE, ACRES, S.F., % OF NET AREA. Rows include: 1, 2 STORY OFFICE, PAVING, TOTAL PROPOSED LOT COVERAGE.

Table with columns: (RESERVED) LOT COVERAGE, ACRES, S.F., % OF NET AREA. Rows include: PAVING, TOTAL (RESERVED) LOT COVERAGE.

Table with columns: TOTAL LOT COVERAGE, ACRES, S.F., % OF NET AREA. Rows include: BUILDING FOOTPRINTS, PAVING, RESERVED PAVING, GRAND TOTAL LOT COVERAGE.

Table with columns: NET DEVELOPABLE AREA, ACRES, RATIO, PROTECTED ACREAGE. Rows include: GROSS SITE ACREAGE, BASE SITE ACREAGE, LESS 100 FT. BUFFER.

Table with columns: NATURAL RESOURCES (NOT IN BUFFER), ACRES, RATIO, PROTECTED ACREAGE. Rows include: FLOODPLAIN/FLOODWAY, WETLAND, STEEP SLOPES, WOODLAND, HYDRIC SOILS, RIPARIAN BUFFER.

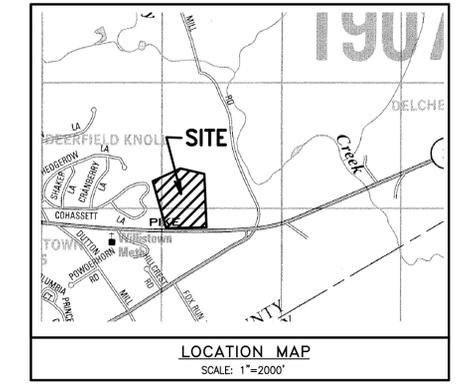
Table with columns: NET DEVELOPABLE ACREAGE, ACRES. Rows include: GROSS SITE ACREAGE, BASE SITE ACREAGE.

Table with columns: GENERAL NOTES, NUMBER, DESCRIPTION. Rows include: 1. OWNER, 2. AREA, 3. BOUNDARY AND TOPOGRAPHICAL DATA, 4. THERE IS NO FLOODPLAIN ON THIS PROPERTY, 5. WETLANDS WERE DELINEATED, 6. THE DEVELOPER SHALL CONFORM, 7. WILLISTOWN TOWNSHIP TRAILS ASSOCIATION, 8. THERE ARE NO EXISTING OR PROPOSED WELLS, 9. ON-SITE SEWER AND PUBLIC WATER, 10. SECTION 139.107, 11. THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, 12. THE PROPOSED COMMERCIAL USE, 13. THE PROPOSED COMMERCIAL USE, 14. THE EXISTING OFFICE/FARMHOUSE, 15. TOWNSHIP BOARD OF SUPERVISORS, 16. A TRAFFIC IMPACT STUDY, 17. RESERVE PARKING INDICATED, 18. THE TOTAL IMPERVIOUS COVERAGE, 19. A 20% REDUCTION IN THE RESERVE PARKING.

Table with columns: CERTIFICATE OF CONFORMANCE, NUMBER, DESCRIPTION. Rows include: 1. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

Table with columns: DRAWING INDEX, SHEET NUMBER, DRAWING NUMBER, SHEET TITLE. Rows include: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15.

Table with columns: DATE, SCALE, DRAWN BY, CHECKED BY, PROJECT NO., CADD FILE, PLOTTED, DRAWING NO., SHEET. Rows include: 04/29/16, 1"=50', ACB, JSR, 1155, 06/22/16, C01.1, 01 of 15.



COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS THE ___ DAY OF ___ 20__ A.D. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ___ WHO ACKNOWLEDGES ___ SELF TO BE THE ___ OF ___ AND THAT AS SUCH TO DO SO, ___ EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID ___ SELF AS ___ IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID ___ DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ___

REVIEWED BY THE PLANNING COMMISSION OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF ___ 20__

CHAIRPERSON

MEMBER

MEMBER

APPROVED BY THE TOWNSHIP SUPERVISORS OF WILLISTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF ___ 20__

CHAIRPERSON

MEMBER

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REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION

SECRETARY THIS ___ DAY OF ___ 20__

REVIEWED BY THE WILLISTOWN TOWNSHIP ENGINEER

TOWNSHIP ENGINEER THIS ___ DAY OF ___ 20__

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK ___ PAGE ___ ON THE ___ DAY OF ___ 20__

(DEPUTY) RECORDER OF DEEDS

DENNY LEE HOWELL II, P.E. LICENSE NO. 053098-E

CERTIFICATE OF CONFORMANCE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

DENNY LEE HOWELL II, P.E. LICENSE NO. 053098-E

12. THE PROPOSED COMMERCIAL USE DOES NOT REQUIRE LOADING AND UNLOADING AREAS AND, THEREFORE, COMPLIANCE WITH WILLISTOWN TOWNSHIP ZONING ORDINANCE SECTION 139-98.1 IS NOT NECESSARY.

14. THE EXISTING OFFICE/FARMHOUSE IS A HISTORIC STRUCTURE KNOWN AS THE LEVI GARRET FARMHOUSE.

15. TOWNSHIP BOARD OF SUPERVISORS ON SEPTEMBER 10, 2001, TO PERMIT THE CONSTRUCTION OF TWO PROFESSIONAL OFFICE BUILDINGS WITH ASSOCIATED PARKING AND RESERVE PARKING.

16. A TRAFFIC IMPACT STUDY WAS PREVIOUSLY SUBMITTED FOR THE STOLPER OFFICE EXPANSION CONSISTING OF THE ADDITION OF 20,000 S.F. OF PROFESSIONAL OFFICES WITH ASSOCIATED PARKING. THE STUDY WAS PREPARED BY TRAFFIC PLANNING AND DESIGN INC. DATED JULY 18, 2000. TPD #1553.A2 A CONDITIONAL USE DECISION AND ORDER WAS ADOPTED BY THE WILLISTOWN

17. RESERVE PARKING INDICATED ON THIS PLAN IS SHOWN TO DEMONSTRATE COMPLIANCE WITH THE ZONING ORDINANCE OFF STREET PARKING REGULATIONS. THE ACTUAL LOCATION OF THESE SPACES SHALL BE RELOCATED IN THE SUBSEQUENT PHASE.

18. THE TOTAL IMPERVIOUS COVERAGE PERMITTED FOR THE PROPERTY SHALL NOT EXCEED THE AMOUNT OF COVERAGE PERMITTED FOR THE PROPERTY WITHOUT ENCROACHMENT INTO ANY BUFFER AREA.

19. THE PLACEMENT OF FIRE HYDRANTS AND THE COMPONENTS OF THE SYSTEM HAVE BEEN REVIEWED BY THE FIRE MARSHAL AND THAT BOTH ARE COMPATIBLE WITH FIRE FIGHTING METHODS AND EQUIPMENT UTILIZED BY THE LOCAL FIRE COMPANY.

19. A 20% REDUCTION IN THE RESERVE PARKING HAS BEEN AUTHORIZED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECTION 139-98.1 OF THE WILLISTOWN TOWNSHIP ZONING ORDINANCE. THIS IS FOR THE EXISTING RESERVE PARKING.

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DLHowell Civil Engineering & Land Planning www.DLHowell.com

D.L. Howell & Assoc., Inc.

1250 Wrights Lane West Chester, PA 19380 Phone: (610) 918-9002 Fax: (610) 918-9003

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ZONING DISTRICT: RU ZONING DISTRICT: PHC

N78°53'54"E 211.79'

N78°53'54"E 433.91'

N78°53'54"E 281.53'

N78°53'54"E 211.79'

N78°53'54"E 433.91'