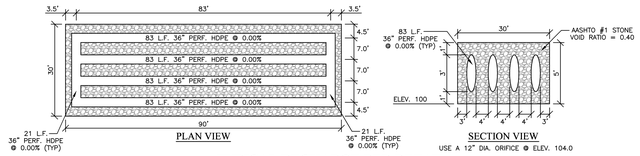
LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING TREELINE
- EXISTING FENCE LINE
- EXISTING ROAD CENTERLINE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING EDGE OF WATER
- EXISTING CONCRETE SIDEWALK
- EXISTING WALL
- WETLAND AREA
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING TREE SYMBOLS
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING SIGN
- STEEP SLOPE 15% - 25%
- STEEP SLOPE 25% - UP
- PROPOSED RIGHT OF WAY LINE
- PROPOSED SIGN
- PROPOSED FENCE LINE
- PROPOSED CURB LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- PREVIOUSLY APPROVED CURB LINE

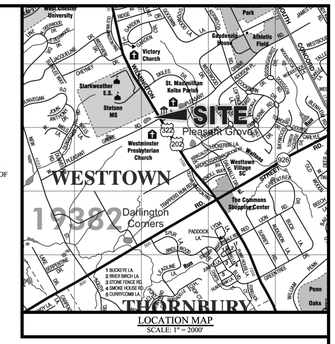


TYPICAL RECHARGE BED DETAIL

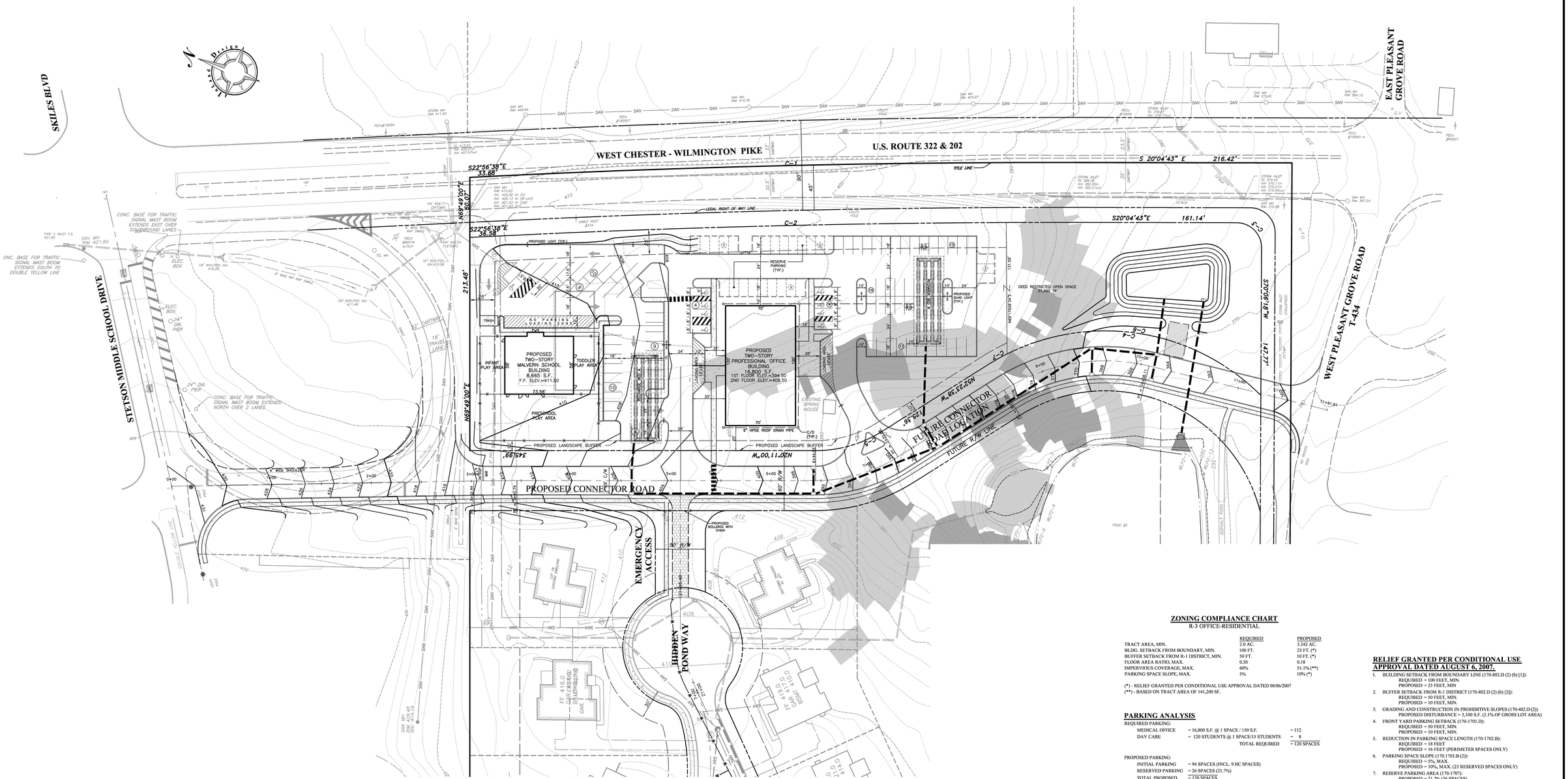
SCALE: 1" = 20' (H)
1" = 5' (V)

GENERAL NOTES:

1. BEING LOT 36 OF THE ARBOR VIEW SUBDIVISION PREPARED FOR GREENSTONE DEVELOPMENT CORPORATION BY CHESTER VALLEY ENGINEERS ON PLANS DATED FEBRUARY 27, 2004 AND LAST REVISED FEBRUARY 2, 2005.
2. GROSS LOT AREA = 143,525. S.F. = 3.295 AC.
   0.75 X PROHIBITIVE SLOPES = 2,325 S.F. = 0.053 AC.
   TRACT AREA = 141,200 S.F. = 3.242 AC.
3. SITE CURRENTLY ZONED R-3 OFFICE-RESIDENCE.
4. SITE TO BE SERVICED BY PUBLIC WATER SUPPLY AND PUBLIC SEWAGE DISPOSAL FACILITIES.
5. PROPOSED USES (PERMITTED AS CONDITIONAL USES):
   A) PROFESSIONAL OFFICE (SEC. 170-801.B(3))
   B) BANKING INSTITUTION IN COMBINATION WITH A PROFESSIONAL OFFICE (SEC. 170-801 B(9))
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN OR CONTAINS AREAS WHICH ARE CLASSIFIED AS WETLANDS BY THE U.S. ARMY CORPS OF ENGINEERS.
7. OWNER / APPLICANT:
   FAIR SHARE PROPERTIES, L.P.
   P.O. BOX 973
   PAOLI, PA 19301
   ATTN: TOM GALBALLY
   610-695-8464
8. LANDSCAPING AND LIGHTING FOR THIS PROJECT SHALL COMPLY WITH SECTIONS 149-923, 170-1507 AND 170-1514 OF THE WESTTOWN TOWNSHIP CODE.
9. THE PROPOSED MEDICAL OFFICE BUILDING WILL NOT REQUIRE A SPECIAL AREA DEDICATED FOR ANY MEDICAL DEBRIS.



LOCATION MAP
SCALE: 1" = 2000'



ZONING COMPLIANCE CHART

R-3 OFFICE-RESIDENTIAL

	REQUIRED	PROPOSED
TRACT AREA, MIN.	2.0 AC.	3.242 AC.
BLDG. SETBACK FROM BOUNDARY, MIN.	100 FT.	25 FT. (*)
BUFFER SETBACK FROM R-1 DISTRICT, MIN.	50 FT.	10 FT. (*)
FLOOR AREA RATIO, MAX.	0.30	0.18
IMPERVIOUS COVERAGE, MAX.	60%	51.1% (**)
PARKING SPACE SLOPE, MAX.	5%	10% (*)

(*) - RELIEF GRANTED PER CONDITIONAL USE APPROVAL DATED 08/06/2007
(**) - BASED ON TRACT AREA OF 141,200 SF.

PARKING ANALYSIS

REQUIRED PARKING:

MEDICAL OFFICE	= 16,800 S.F. @ 1 SPACE / 150 S.F.	= 112
DAY CARE	= 120 STUDENTS @ 1 SPACE/15 STUDENTS	= 8
	TOTAL REQUIRED	= 120 SPACES

PROPOSED PARKING:

INITIAL PARKING	= 94 SPACES (INCL. 9 HC SPACES)
RESERVED PARKING	= 26 SPACES (21.7%)
TOTAL PROPOSED	= 120 SPACES

RELIEF GRANTED PER CONDITIONAL USE APPROVAL DATED AUGUST 6, 2007.

1. BUILDING SETBACK FROM BOUNDARY LINE (170-802.D (2) (b) [1]):
   REQUIRED = 100 FEET, MIN.
   PROPOSED = 25 FEET, MIN
2. BUFFER SETBACK FROM R-1 DISTRICT (170-802.D (2) (b) [2]):
   REQUIRED = 50 FEET, MIN.
   PROPOSED = 10 FEET, MIN.
3. GRADING AND CONSTRUCTION IN PROHIBITIVE SLOPES (170-402.D (2))
   PROPOSED DISTURBANCE = 3,100 S.F. (2.1% OF GROSS LOT AREA)
4. FRONT YARD PARKING SETBACK (170-1701.D):
   REQUIRED = 50 FEET, MIN.
   PROPOSED = 10 FEET, MIN.
5. REDUCTION IN PARKING SPACE LENGTH (170-1702.B):
   REQUIRED = 18 FEET
   PROPOSED = 16 FEET (PERIMETER SPACES ONLY)
6. PARKING SPACE SLOPE (170.1703.B (2)):
   REQUIRED = 5%, MAX.
   PROPOSED = 10%, MAX. (23 RESERVED SPACES ONLY)
7. RESERVE PARKING AREA (170-1707):
   PROPOSED = 21.7% (26 SPACES)

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Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers:

PENNSYLVANIA ACT 187 REQUIREMENTS:
InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

UPI: 67-4-23

InLand Design
Civil Engineers, Surveyors & Land Development Consultants
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Exton, PA 19341
www.InLandDesign.net
Phone: (484) 872-8260
Fax: (484) 872-8261
Info@InLandDesign.net

No.	Date:	Description:
1	12-30-2014	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 12-12-2014.

AMENDED CONDITIONAL USE PLAN

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 Inch = 40'

Date: 10-31-2014
Scale: 1"=40'
Drawn by: RWD
Checked by: RWD
Project No. 10365

CONDITIONAL USE EXHIBIT FOR

LOT 36 - ARBORVIEW
FAIR SHARE PROPERTIES, L.P.

TOWNSHIP • COUNTY • PENNSYLVANIA

SHEET 1 OF 1

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