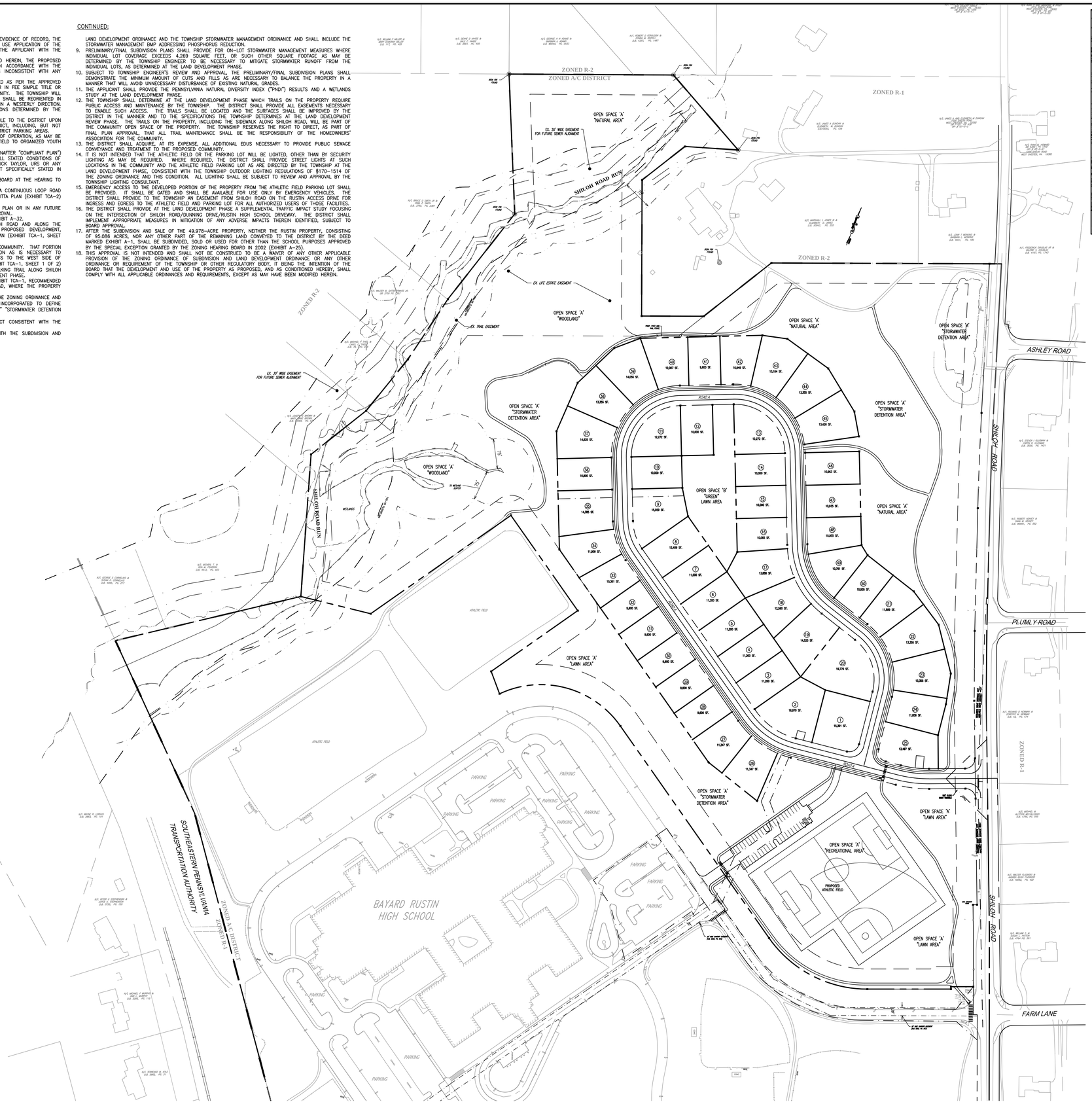
CONDITIONAL USE ORDER:

1. AND NOW, THIS 5TH DAY OF MAY, 2014, UPON CONSIDERATION OF THE TESTIMONY AND EVIDENCE OF RECORD, THE BOARD OF SUPERVISORS OF WESTTOWN TOWNSHIP HEREBY APPROVES THE CONDITIONAL USE APPLICATION OF THE WEST CHESTER AREA SCHOOL DISTRICT, UNDER AND SUBJECT TO COMPLIANCE BY THE APPLICANT WITH THE FOLLOWING CONDITIONS:
1. EXCEPT AS MODIFIED BY THE TERMS OF THIS ORDER AND THE CONDITIONS CONTAINED HEREIN, THE PROPOSED FLEXIBLE DEVELOPMENT PROJECT SHALL BE DEVELOPED AND USED SUBSTANTIALLY IN ACCORDANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED TO THE BOARD, UNLESS SUCH COMPLIANCE IS INCONSISTENT WITH ANY CONDITION OF APPROVAL CONTAINED IN THIS ORDER.
2. THE TOWNSHIP WILL ACCEPT DEDICATION OF THE COMPLETED PARKING LOT CONSTRUCTED AS PER THE APPROVED PLANS AND THE OPEN SPACE DESIGNATED FOR THE MULTI–PURPOSE BALL FIELD, EITHER IN FEE SIMPLE TITLE OR AS A PERMANENT EASEMENT FROM THE HOMEOWNERS' ASSOCIATION OF THE NEW COMMUNITY. THE TOWNSHIP WILL ACCEPT OPERATION AND MAINTENANCE RESPONSIBILITY FOR THE SAME. THE BALL FIELD SHALL BE REORIENTED IN A MANNER THAT AVOIDS BATTERS AT THE HOME PLATE AREA LOOKING INTO THE SUN IN A WESTERLY DIRECTION. THE PARKING LOT AND FIELD SHALL BE OTHERWISE INSTALLED AS PER SPECIFICATIONS DETERMINED BY THE TOWNSHIP AT THE LAND DEVELOPMENT PHASE.
3. THE TOWNSHIP RESERVES THE RIGHT TO MAKE THE ATHLETIC FIELD PARKING LOT AVAILABLE TO THE DISTRICT UPON SUCH TERMS AND CONDITIONS AS MAY BE AGREED TO BY THE TOWNSHIP AND DISTRICT, INCLUDING, BUT NOT LIMITED TO, THE USE BY THE TOWNSHIP, UNDER A CROSS–EASEMENT AGREEMENT, OF DISTRICT PARKING AREAS.
4. THE ATHLETIC FIELD SHALL BE SUBJECT TO SUCH USE RESTRICTIONS, INCLUDING HOURS OF OPERATION, AS MAY BE DETERMINED BY THE TOWNSHIP. THE TOWNSHIP SHALL HAVE THE RIGHT TO LEASE THE FIELD TO ORGANIZED YOUTH ATHLETIC ORGANIZATIONS AS IT ELECTS TO DO IN ITS SOLE DISCRETION.
5. THE APPLICANT SHALL PREPARE AND SUBMIT A COMPLIANT CONDITIONAL USE PLAN (HEREINAFTER "COMPLIANT PLAN") WITHIN 90 DAYS OF THE DATE OF THIS ORDER TO DEMONSTRATE SATISFACTION WITH ALL STATED CONDITIONS OF THIS ORDER, AS WELL AS ANY OUTSTANDING COMMENTS OF THOMAS COMITTA, MCCORMICK TAYLOR, URS OR ANY OTHER TOWNSHIP CONSULTANT OR TOWNSHIP STAFF MEMBER REVIEW, WHETHER OR NOT SPECIFICALLY STATED IN THIS ORDER.
6. THE COMPLIANT PLAN SHALL INCLUDE REVISIONS FROM THE PLANS PRESENTED TO THE BOARD AT THE HEARING TO INCLUDE THE FOLLOWING:
   a. THE LOT LAYOUT SHALL NOT SHOW ANY CUL–DE–SACS, BUT, RATHER, SHALL HAVE A CONTINUOUS LOOP ROAD WITH AN INTERNAL OPEN SPACE GREEN AREA, SUBSTANTIALLY AS SHOWN IN THE COMITTA PLAN (EXHIBIT TCA–2) AND THE HOWELL PLAN (EXHIBIT A–33).
   b. NO MORE THAN 50 TOTAL DWELLING UNITS SHALL BE INCLUDED IN THE COMPLIANT PLAN OR IN ANY FUTURE PRELIMINARY OR FINAL LAND DEVELOPMENT PLAN SUBMITTED PURSUANT TO THIS APPROVAL.
   c. BERMING ALONG SHILOH ROAD SHALL BE PROVIDED SUBSTANTIALLY AS SHOWN IN EXHIBIT A–32.
   d. ADDITIONAL LANDSCAPING SHALL BE PROVIDED ALONG THE WEST SIDE OF SHILOH ROAD AND ALONG THE PERIMETERS OF THE VARIOUS LOTS IN ORDER TO SCREEN VIEWS OF THE PROPOSED DEVELOPMENT, SUBSTANTIALLY IN ACCORDANCE WITH THE COMITTA RECOMMENDED ENHANCEMENT PLAN (EXHIBIT TCA–1, SHEET 2 OF 2).
   e. THE PROPERTY SHALL HAVE A CONTINUOUS WALKING TRAIL AROUND THE PROPOSED COMMUNITY. THAT PORTION OF THE TRAIL ALONG SHILOH ROAD SHALL BE LAID OUT IN SUCH CONFIGURATION AS IS NECESSARY TO COMPLEMENT THE SHILOH ROAD BERMS AND TO PROVIDE SAFE PEDESTRIAN ACCESS TO THE WEST SIDE OF SHILOH ROAD, AS SHOWN IN THE COMITTA RECOMMENDED ENHANCEMENT PLAN (EXHIBIT TCA–1, SHEET 1 OF 2) AND THE HOWELL PLAN (EXHIBIT A–33). THE SURFACE COMPOSITION OF THE WALKING TRAIL ALONG SHILOH ROAD SHALL BE SUCH AS IS APPROVED BY THE BOARD DURING THE LAND DEVELOPMENT PHASE.
   f. PEDESTRIAN CROSSWALKS SHALL BE ADDED AT THE FOUR LOCATIONS SHOWN ON EXHIBIT TCA–1, RECOMMENDED ENHANCEMENT PLAN, SHEET 1 OF 2, AND ACROSS SHILOH ROAD AT PLUMLY ROAD, WHERE THE PROPERTY ACCESS ROAD IS PROPOSED TO BE CONSTRUCTED.
   g. THE REQUIREMENTS OF THE TOWNSHIP OPEN SPACE STANDARDS OF §170–907 OF THE ZONING ORDINANCE AND §149–921 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SHALL BE INCORPORATED TO DEFINE AREAS OF "LAWN," "NATURAL AREA," RECREATION AREA," "CROP LAND OR PASTURE," "STORMWATER DETENTION AREA," AND ANY OTHER REQUIRED DESIGNATIONS THEREIN IDENTIFIED.
7. PRELIMINARY/FINAL SUBDIVISION PLAN APPROVAL SHALL BE OBTAINED BY THE DISTRICT CONSISTENT WITH THE COMPLIANT PLAN BEFORE ANY SALE OF THE PROPERTY TO A DEVELOPER OR BUILDER.
8. PRELIMINARY/FINAL SUBDIVISION PLANS SHALL INCLUDE DEMONSTRATED COMPLIANCE WITH THE SUBDIVISION AND

CONTINUED:

LAND DEVELOPMENT ORDINANCE AND THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AND SHALL INCLUDE THE STORMWATER MANAGEMENT BMP ADDRESSING PHOSPHORUS REDUCTION.

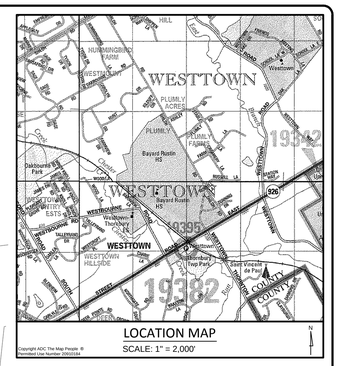
9. PRELIMINARY/FINAL SUBDIVISION PLANS SHALL PROVIDE FOR ON–LOT STORMWATER MANAGEMENT MEASURES WHERE INDIVIDUAL LOT COVERAGE EXCEEDS 4,269 SQUARE FEET, OR SUCH OTHER SQUARE FOOTAGE AS MAY BE DETERMINED BY THE TOWNSHIP ENGINEER TO BE NECESSARY TO MITIGATE STORMWATER RUNOFF FROM THE INDIVIDUAL LOTS, AS DETERMINED AT THE LAND DEVELOPMENT PHASE.
10. SUBJECT TO TOWNSHIP ENGINEER'S REVIEW AND APPROVAL, THE PRELIMINARY/FINAL SUBDIVISION PLANS SHALL DEMONSTRATE THE MINIMUM AMOUNT OF CUTS AND FILLS AS ARE NECESSARY TO BALANCE THE PROPERTY IN A MANNER THAT WILL AVOID UNNECESSARY DISTURBANCE OF EXISTING NATURAL GRADES.
11. THE APPLICANT SHALL PROVIDE THE PENNSYLVANIA NATURAL DIVERSITY INDEX ("PNDI") RESULTS AND A WETLANDS STUDY AT THE LAND DEVELOPMENT PHASE.
12. THE TOWNSHIP SHALL DETERMINE AT THE LAND DEVELOPMENT PHASE WHICH TRAILS ON THE PROPERTY REQUIRE PUBLIC ACCESS AND MAINTENANCE BY THE TOWNSHIP. THE DISTRICT SHALL PROVIDE ALL EASEMENTS NECESSARY TO ENABLE SUCH ACCESS. THE TRAILS SHALL BE LOCATED AND THE SURFACES SHALL BE IMPROVED BY THE DISTRICT IN THE MANNER AND TO THE SPECIFICATIONS THE TOWNSHIP DETERMINES AT THE LAND DEVELOPMENT REVIEW PHASE. THE TRAILS ON THE PROPERTY, INCLUDING THE SIDEWALK ALONG SHILOH ROAD, WILL BE PART OF THE COMMUNITY OPEN SPACE OF THE PROPERTY. THE TOWNSHIP RESERVES THE RIGHT TO DIRECT, AS PART OF FINAL PLAN APPROVAL, THAT ALL TRAIL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION FOR THE COMMUNITY.
13. THE DISTRICT SHALL ACQUIRE, AT ITS EXPENSE, ALL ADDITIONAL EDUS NECESSARY TO PROVIDE PUBLIC SEWAGE CONVEYANCE AND TREATMENT TO THE PROPOSED COMMUNITY.
14. IT IS NOT INTENDED THAT THE ATHLETIC FIELD OR THE PARKING LOT WILL BE LIGHTED, OTHER THAN BY SECURITY LIGHTING AS MAY BE REQUIRED. WHERE REQUIRED, THE DISTRICT SHALL PROVIDE STREET LIGHTS AT SUCH LOCATIONS IN THE COMMUNITY AND THE ATHLETIC FIELD PARKING LOT AS ARE DIRECTED BY THE TOWNSHIP AT THE LAND DEVELOPMENT PHASE, CONSISTENT WITH THE TOWNSHIP OUTDOOR LIGHTING REGULATIONS OF §170–1514 OF THE ZONING ORDINANCE AND THIS CONDITION. ALL LIGHTING SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP LIGHTING CONSULTANT.
15. EMERGENCY ACCESS TO THE DEVELOPED PORTION OF THE PROPERTY FROM THE ATHLETIC FIELD PARKING LOT SHALL BE PROVIDED. IT SHALL BE GATED AND SHALL BE AVAILABLE FOR USE ONLY BY EMERGENCY VEHICLES. THE DISTRICT SHALL PROVIDE TO THE TOWNSHIP AN EASEMENT FROM SHILOH ROAD ON THE RUSTIN ACCESS DRIVE FOR INGRESS AND EGRESS TO THE ATHLETIC FIELD AND PARKING LOT FOR ALL AUTHORIZED USERS OF THOSE FACILITIES.
16. THE DISTRICT SHALL PROVIDE AT THE LAND DEVELOPMENT PHASE A SUPPLEMENTAL TRAFFIC IMPACT STUDY FOCUSING ON THE INTERSECTION OF SHILOH ROAD/DUNNING DRIVE/RUSTIN HIGH SCHOOL DRIVEWAY. THE DISTRICT SHALL IMPLEMENT APPROPRIATE MEASURES IN MITIGATION OF ANY ADVERSE IMPACTS THEREIN IDENTIFIED, SUBJECT TO BOARD APPROVAL.
17. AFTER THE SUBDIVISION AND SALE OF THE 49.978–ACRE PROPERTY, NEITHER THE RUSTIN PROPERTY, CONSISTING OF 95.086 ACRES, NOR ANY OTHER PART OF THE REMAINING LAND CONVEYED TO THE DISTRICT BY THE DEED MARKED EXHIBIT A–1, SHALL BE SUBDIVIDED, SOLD OR USED FOR OTHER THAN THE SCHOOL PURPOSES APPROVED BY THE SPECIAL EXCEPTION GRANTED BY THE ZONING HEARING BOARD IN 2002 (EXHIBIT A–25).
18. THIS APPROVAL IS NOT INTENDED AND SHALL NOT BE CONSTRUED TO BE A WAIVER OF ANY OTHER APPLICABLE PROVISION OF THE ZONING ORDINANCE OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR ANY OTHER ORDINANCE OR REQUIREMENT OF THE TOWNSHIP OR OTHER REGULATORY BODY, IT BEING THE INTENTION OF THE BOARD THAT THE DEVELOPMENT AND USE OF THE PROPERTY AS PROPOSED, AND AS CONDITIONED HEREBY, SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS, EXCEPT AS MAY HAVE BEEN MODIFIED HEREIN.



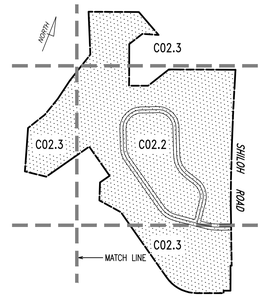
OVERALL RESIDENTIAL SUBDIVISION PLAN

SCALE: 1"=100'

GRAPHIC SCALE
1 inch = 100 feet



LOCATION MAP
SCALE: 1" = 2,000'



KEY MAP
N.T.S

AREA & BULK REGULATIONS

	REQUIRED	PROPOSED
MAX. NET RESIDENTIAL DENSITY	4 UNITS/ACRE	3.62 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	>30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORIES/38 FT.	<3 STORIES/38 FT.

LOT 1 – RESIDENTIAL DEVELOPMENT

ART. V – A/C AGRICULTURAL/CLUSTER RESIDENTIAL DISTRICT
SECT. 170–501.C.: CONDITIONAL USES
(2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE – ARTICLE IX)
ART. IX – FLEXIBLE DEVELOPMENT PROCEDURE
SECT. 170–903.: PERMITTED USES
A. SINGLE FAMILY DETACHED DWELLINGS
SEC. 170–904.: DENSITY STANDARDS
BASE DENSITY = 1.1 D.U./ACRE OF TRACT AREA (*SEE TRACT AREA CALCULATION)
BONUS DENSITY = 1.5 D.U./ACRE OF TRACT AREA (MAXIMUM ACHIEVABLE)

TRACT AREA CALCULATION:

GROSS TRACT AREA:	49.728 ACRES
–PUBLIC R.O.W.'S AND UTILITY EASEMENTS	0.747 ACRES
–EXISTING STREET R.O.W.'S	N/A
–75% OF FLOODPLAIN AREAS	3.508 ACRES
–75% OF STEEP SLOPE AREAS (25%+)	
–75% OF WETLAND AREAS	
–25% SOILS WITH HIGH WATER TABLES	N/A
TRACT AREA =	45.473 ACRES±
TIMES MULTIPLIER	x 1.1
BASE DENSITY =	50.020 D.U.
OPEN SPACE =	61.36 %

OPEN SPACE
MINIMUM OPEN SPACE
= 60% GROSS TRACT AREA

REQUIRED
GROSS TRACT = 49.728 ACRES
49.728 ACRES X 60% = 29.837 ACRES

PROPOSED
30.513 ACRES OPEN SPACE

OPEN SPACE TABULATION

PROVIDED OPEN SPACE	32.680 ACRES
SEGMENTS LESS THAN 75' IN WIDTH AND AREAS LESS THAN 0.5 ACRES	–1.078 ACRES
NON–INFILTRATING STORMWATER AREAS	–1.089 ACRES
NET OPEN SPACE	30.513 ACRES
FLOODPLAIN IN OPEN SPACE	3.483 ACS.
WETLANDS IN OPEN SPACE	0.164 ACS.
VERY STEEP SLOPES IN OPEN SPACE	1.554 ACS.
TOTAL	5.201 ACS. (17.05%)

DENSITY TABULATION

RESIDENTIAL LOT AREA	13.829 ACRES
PROPOSED LOTS	50
DENSITY	3.62 DU/AC.
AVERAGE SIZE	0.28 ACRES

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT–OF–WAY
- PROP. RIGHT–OF–WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- [242] PROPOSED CONTOUR
- x 123.00 EXISTING SPOT ELEV.
- x [123.00] NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- G.V. EX. GAS VALVE
- G.V. PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

CERTIFICATIONS AND APPROVALS ON SHEET C01.1 APPLY TO AND ENCOMPASS SHEETS 1 TO 6

DLHowell
Civil Engineering & Land Planning

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REV.	DATE	DESCRIPTION
8		
7		
6		
5	03/31/15	REVISED ENTRANCE LOCATION
4	03/24/15	ISSUED FOR SUBMISSION TO COCD
3	01/23/15	REVISED PER TOWNSHIP COMMENTS LETTER DATED JANUARY 15, 2015
2	12/12/14	REVISED PER TOWNSHIP REVIEWS
1		

PRELIMINARY/FINAL
OVERALL RESIDENTIAL SUBDIVISION PLAN

CLIENT: WEST CHESTER AREA SCHOOL DISTRICT
PROJECT: RUSTIN RESIDENTIAL
LOCATION: 1100 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA.

DATE:	07/25/14
SCALE:	1"=100'
DRAWN BY:	JTE
CHECKED BY:	DWG
PROJECT NO.:	2584
CAD FILE:	02 Land Development Plan.dwg
PLOTTED:	03/31/15
DRAWING NO.:	C02.1
SHEET	04 OF 30

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