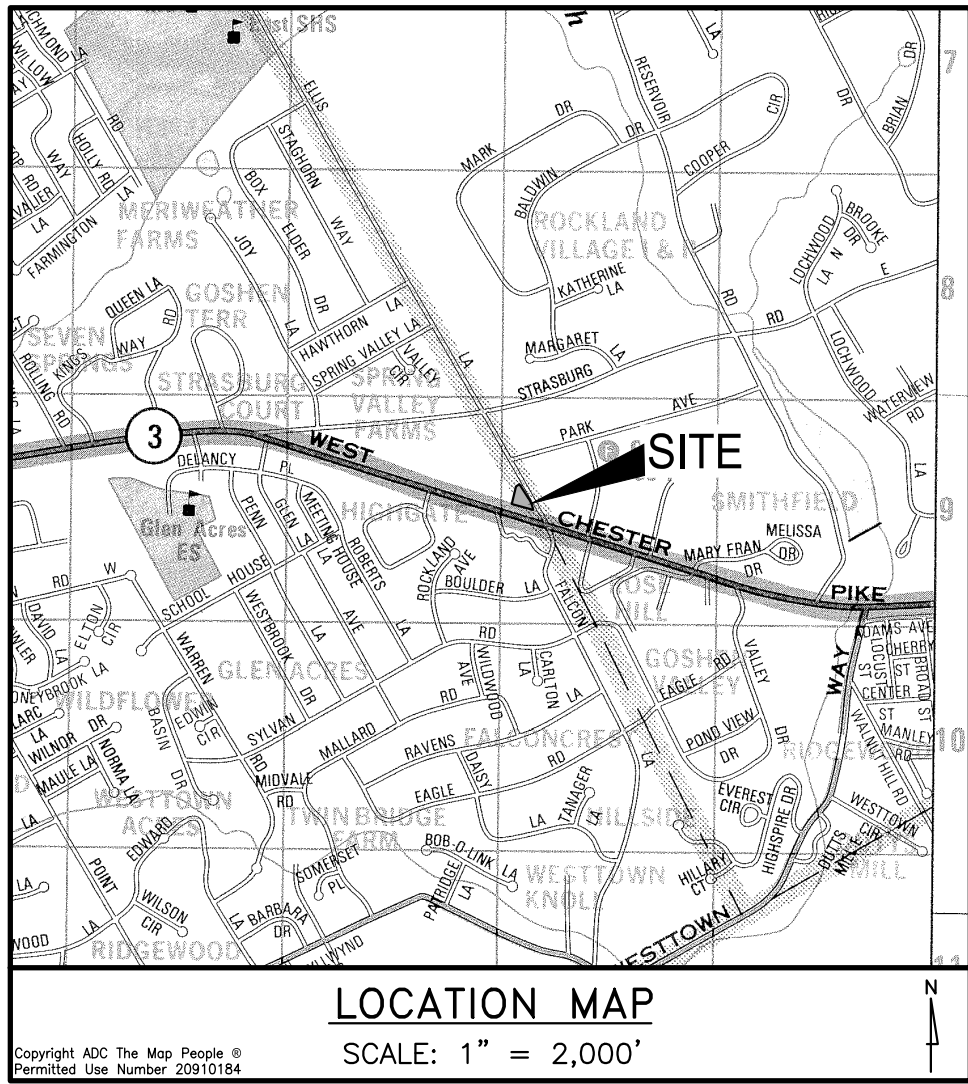


**CONDITIONAL USE PLAN**  
 SCALE: 1" = 30'  
 GRAPHIC SCALE  
 1 inch = 30 feet



- GENERAL NOTES**
1. APPLICANT/MAILING ADDRESS:  
 JUSTIN CAREY  
 DIRECTOR CORPORATE DEVELOPMENT  
 FRANKLIN GROUP  
 1206 SANSON STREET  
 PHILADELPHIA, PA 19107
  2. RECORD OWNER/MAILING ADDRESS:  
 MUTIG ALLEN J  
 1221 WEST CHESTER PK  
 WEST CHESTER PA, 19382
  3. SITE INFORMATION:  
 ADDRESS: 1261 WEST CHESTER PIKE, WEST CHESTER, PA 19382  
 EXISTING USE: BANK WITH DRIVE THROUGH LANE
  4. TAX PARCEL #: 52-6A-29
  5. SOURCE OF TITLE: DEED BOOK 3607, PAGE 358
  6. TOTAL SITE AREA TO TITLE LINES: (BASED ON RECORDED DEED)  
 PARCEL NUMBER 52-6A-29 = 1.046 ACRES
  7. BOUNDARY, TOPOGRAPHICAL AND EXISTING CONDITIONS PLOTTED FROM THE CHESTER COUNTY GIS.

**PARKING TABULATION**  
 SECTION 84-55.1(2)

REQUIRED PARKING:	REQUIRED
PHARMACY*	
-3.5 SPACES PER 1,000 S.F. OF GFA (EXIST. BUILDING AREA 2,150 S.F.)	8 SPACES
REQUIRED HC PARKING:	
1 SPACE PER 1 TO 25 PROPOSED SPACES	1 HC SPACE
<b>TOTAL PROVIDED PARKING:</b>	<b>11 SPACES + 1 HC SPACE</b>

\*SECTION 84-55.1(2) DOES NOT PROVIDE PARKING REQUIREMENTS FOR A MEDICAL MARIJUANA DISPENSARY. THE PHARMACY REQUIREMENT HAS BEEN SELECTED FOR ILLUSTRATIVE PURPOSES.

**ZONING REQUIREMENTS**  
 ARTICLE X: C-5 GENERAL HIGHWAY COMMERCIAL DISTRICT  
 SECTION 84-32 M. - CONDITIONAL USES  
 (10) MEDICAL MARIJUANA DISPENSARY (PROPOSED USE)

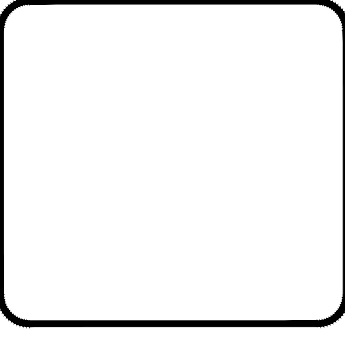
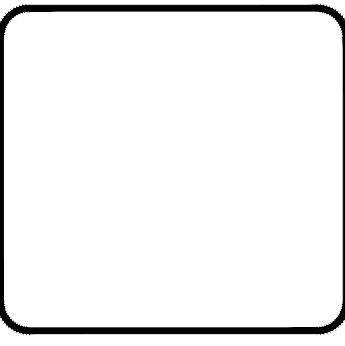
SECTION 84-33 - AREA AND BULK REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.459 ACRES 20,000 SF	1.046 ACRES 45,564 S.F.	1.046 ACRES 45,564 S.F.
MIN. LOT WIDTH			
AT BUILDING LINE	300'	*267'	*267'
AT R.O.W. LINE	125'	302'	302'
MAX. LOT COVERAGE	30%	4.7% (2,150 S.F.)	4.7% (2,150 S.F.)
BUILDING SETBACKS			
MIN. FRONT YARD	40'	*28'	*28'
MIN. SIDE YARD	15'	63'	63'
MIN. REAR YARD	50'	N/A (CORNER LOT)	N/A (CORNER LOT)
MIN. GREEN AREA	20%	67.0% (30,514 SF)	67.0% (30,514 SF)
MAX. BUILDING HEIGHT	40'	<40'	<40'
MAX. PAVED SURFACE AREA	55%	28.3% (12,900 SF)	28.3% (12,900 SF)
PARKING AREA SETBACK	20'	*0.0'	*0.0'

(\* DENOTES EXISTING NON-CONFORMITY)



**DLHowell**  
 Civil Engineering  
 Land Planning  
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 www.DLHowell.com

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



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

**CONDITIONAL USE PLAN**  
 CLIENT: FRANKLIN GROUP  
 PROJECT: 1261 WEST CHESTER PIKE  
 LOCATION: WEST GOPHEN TOWNSHIP  
 CHESTER COUNTY

DATE:	01/24/19
SCALE:	1"=30'
DRAWN BY:	WSW
CHECKED BY:	CMD
PROJECT NO.:	3500
CAD FILE:	3500 Sketch.dwg
PLOTTED:	01/24/19
DRAWING NO.:	CU-1
SHEET	1 OF 1