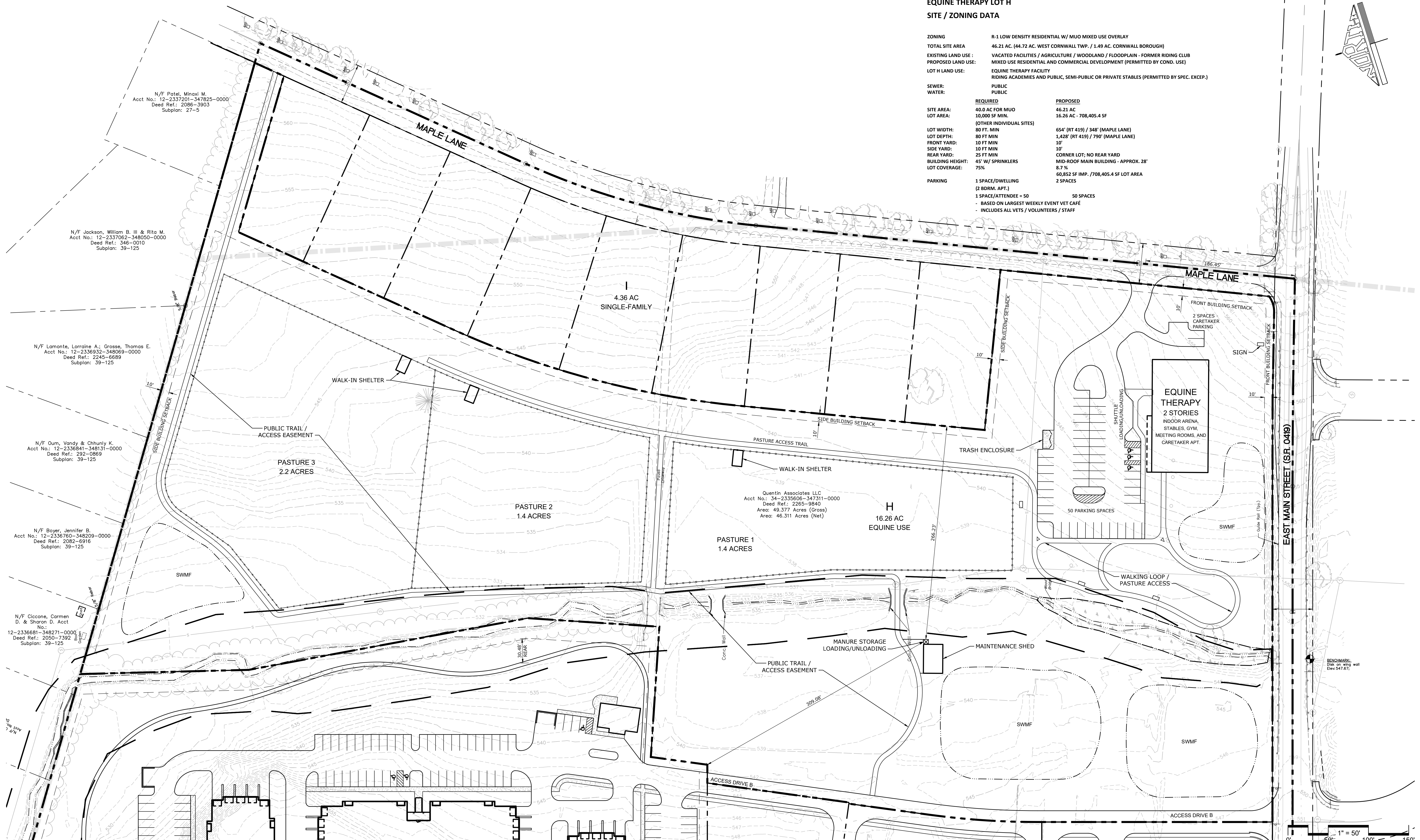


**EQUINE THERAPY LOT H  
SITE / ZONING DATA**

ZONING	R-1 LOW DENSITY RESIDENTIAL W/ MUO MIXED USE OVERLAY	
TOTAL SITE AREA	46.21 AC. (44.72 AC. WEST CORNWALL TWP. / 1.49 AC. CORNWALL BOROUGH)	
EXISTING LAND USE:	VACATED FACILITIES / AGRICULTURE / WOODLAND / FLOODPLAIN - FORMER RIDING CLUB	
PROPOSED LAND USE:	MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT (PERMITTED BY COND. USE)	
LOT H LAND USE:	EQUINE THERAPY FACILITY RIDING ACADEMIES AND PUBLIC, SEMI-PUBLIC OR PRIVATE STABLES (PERMITTED BY SPEC. EXCEP.)	
SEWER:	PUBLIC	
WATER:	PUBLIC	
	<b>REQUIRED</b>	<b>PROPOSED</b>
SITE AREA:	40.0 AC FOR MUO	46.21 AC
LOT AREA:	10,000 SF MIN. (OTHER INDIVIDUAL SITES)	16.26 AC - 708,405.4 SF
LOT WIDTH:	80 FT. MIN	654' (RT 419) / 348' (MAPLE LANE)
LOT DEPTH:	80 FT. MIN	1,428' (RT 419) / 790' (MAPLE LANE)
FRONT YARD:	10 FT. MIN	10'
SIDE YARD:	10 FT. MIN	10'
REAR YARD:	25 FT. MIN	CORNER LOT; NO REAR YARD
BUILDING HEIGHT:	45' W/ SPRINKLERS	MID-ROOF MAIN BUILDING - APPROX. 28'
LOT COVERAGE:	75%	8.7%
	60,852 SF IMP. / 708,405.4 SF LOT AREA	2 SPACES
PARKING	1 SPACE/DWELLING (2 BDRM. APT.) 1 SPACE/ATTENDEE = 50 - BASED ON LARGEST WEEKLY EVENT VET CAFÉ - INCLUDES ALL VETS / VOLUNTEERS / STAFF	50 SPACES



N/F Patel, Minaxi M.  
Acct No.: 12-2337201-347825-0000  
Deed Ref.: 2086-3903  
Subplan: 27-5

N/F Jackson, William B. III & Rita M.  
Acct No.: 12-2337062-348050-0000  
Deed Ref.: 346-0010  
Subplan: 39-125

N/F Lamonte, Lorraine A.; Grosse, Thomas E.  
Acct No.: 12-2336932-348069-0000  
Deed Ref.: 2245-6689  
Subplan: 39-125

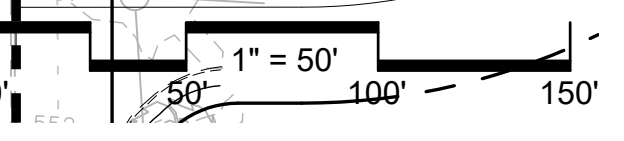
N/F Oum, Vandy & Chhunly K.  
Acct No.: 12-2336841-348131-0000  
Deed Ref.: 292-0869  
Subplan: 39-125

N/F Boyer, Jennifer B.  
Acct No.: 12-2336760-348209-0000  
Deed Ref.: 2082-6916  
Subplan: 39-125

N/F Ciccone, Carmen D. & Sharon D. Acct  
No.: 12-2336681-348271-0000  
Deed Ref.: 2050-7392  
Subplan: 39-125

Quentin Associates LLC  
Acct No.: 34-2335608-347311-0000  
Deed Ref.: 2265-9840  
Area: 49.377 Acres (Gross)  
Area: 46.311 Acres (Net)

BENCHMARK:  
Disk on string w/ell  
Elev: 547.67'



# RGS QUENTIN RIDING CLUB SITE - Lot H Site Plan

ASSOCIATES WEST CORNWALL TOWNSHIP, LEBANON COUNTY, PA

01.31.2024

QUENTIN ASSOCIATES, LLC