



LOCATION MAP
SCALE: 1"=2000'

ZONING	PROPOSED			
	REQUIRED	EXISTING	LOT 1	LOT 2
R-3 RESIDENTIAL DISTRICT				
MINIMUM LOT AREA (NET)	43,560 SF	6,218 ACRES	1,000 ACRE	5,226 AC.
BUILDING COVERAGE	10% MAX	4%	4%	15.2%
IMPERVIOUS COVERAGE	15% MAX	55%	6.7%	53.5%
LOT WIDTH AT STREET LINE	100 FT	1,600 FT	308 FT	KING RD: 516.6 FT; BOOT RD: 220.8 FT.
LOT WIDTH AT BUILDING LINE	125 FT	1,410 FT	270.7 FT	KING RD: 500.2 FT; BOOT RD: 197.5 FT.
FRONT YARD	75 FT	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
REAR YARD	40 FT	35 FT (MIN)	46.28 FT	40.88 FT (MIN)
SIDE YARD	20 FT (45 FT AGGREGATE)	15 FT (MIN)	38.0 FT	15 FT (MIN)
BUILDING HEIGHT	35'	28 FEET (MAX)	<35'	26 FEET (MAX)

**PER CONDITIONAL USE - THE LOT AREA FOR LOT 1 IS INCLUDED IN THE MAXIMUM BUILDING COVERAGE CALCULATION.
*EXISTING NON-CONFORMITY

GENERAL NOTES:

- OWNER OF RECORD: BNP BOOT RD LLC
PO BOX 1454, EXTON PA 19341
RECORDING INFO: D.B. 4855, PG. 1909
UPI 41-5-271
- NUMBER OF LOTS PROPOSED: 2
PROPOSED USE:
LOT 1: EXISTING SINGLE FAMILY RESIDENTIAL DWELLING TO REMAIN
LOT 2: EXISTING 80,700 SF SELF STORAGE FACILITY WITH OFFICE TO REMAIN.
- BOUNDARY, EXISTING FEATURES & TOPOGRAPHY ARE TAKEN FROM A PLAN TITLED: PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LEXINGTON, LTD., PREPARED BY COMMONWEALTH ENGINEERS, INC., UWCHLAN, PA, BEING RECORDED AS PLAN #15590 AT THE CHESTER COUNTY RECORDER OF DEEDS.
- BOUNDARY & TOPOGRAPHY ARE FROM A SURVEY BY BEIDEMAN ASSOCIATES, INC., UWCHLAN, PA. BENCHMARK: PA DOT BM 14-4, STEEL BRACE HIGH POINT NW LEG POWER LINE TOWER 138' RT CL STA. 94+17, ELEVATION: 528.433. DATUM: PADOT, ACCORDING TO PLAN #15590 CITED IN GENERAL NOTE #2.
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TAKEN FROM PLANS PROVIDED BY BEIDEMAN ASSOCIATES, INC., BY UTILITY COMPANIES. FROM FIELD SURVEY BY BEIDEMAN ASSOCIATES, INC. OF OBSERVABLE EVIDENCE AND LINE MARKINGS PLACED BY UTILITY COMPANIES, ACCORDING TO PLAN #15590 CITED IN GENERAL NOTE #2.
- ALL KNOWN EXISTING SEPTIC SYSTEMS AND WELLS WITHIN 100' OF THE BOUNDARY OF THIS TRACT HAS BEEN SHOWN, ACCORDING TO PLAN #15590 CITED IN GENERAL NOTE #2.
- SOILS CLASSIFICATIONS TAKEN FROM SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES, PA DATED MAY 1963 BY THE U.S. DEPARTMENT OF AGRICULTURE, AS STATED ON PLAN #15590 CITED IN GENERAL NOTE #2.
- THIS SUBDIVISION PLAN WAS AUTHORIZED BY CONDITION #2 OF THE CONDITIONAL USE APPROVAL GRANTED BY WEST WHITELAND TOWNSHIP ON APRIL 25, 2000.
- THE EXISTING CESSPOOL THAT SERVES THE SINGLE FAMILY HOME, LOCATED ON THE STORAGE FACILITY LOT, SHALL BE DECOMMISSIONED. THE EXISTING SINGLE FAMILY RESIDENCE SHALL NOT BE OCCUPIED OR OTHERWISE UTILIZED UNTIL SUCH TIME AS A NEW SEPTIC SYSTEM, CESSPOOL, OR APPROPRIATE SYSTEM HAS BEEN PERMITTED AND INSTALLED, OR THE LOT IS CONNECTED TO PUBLIC SEWER PURSUANT TO ANY REQUIRED PERMITS AND FEES.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

On the _____ day of _____ A.D. 2018 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared _____ who acknowledges himself to be the _____ of _____ a Limited Liability Company, and that as such to do so, he executed the foregoing plan by signing the name of the said Limited Liability Company by himself as _____ Company 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 Limited Liability Company desires that the foregoing plan may be duly recorded.

Notary Public

My Commission Expires: _____

REVIEWED by the Planning Commission of West Whiteland Township, Chester County, Pa., this _____ day of _____, 20____.

APPROVED by the Board of Supervisors of West Whiteland Township, Chester County, Pa., this _____ day of _____, 20____.

REVIEWED by the Chester County Planning Commission this _____ day of _____, 20____.

Secretary

APPROVED by the West Whiteland Township Engineer:

Date

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

- 2. 12-11-20 ADDED CESSPOOL NOTE.
- 1. 10-27-20 ADDED AS-BUILT SHED INFORMATION AND REVISED PROPERTY LINES.

PLAN OF SUBDIVISION FOR LEXINGTON, LTD

WEST WHITELAND TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

855 Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080

Project- 4669
Date- 7-15-20
Scale- 1"= 40'
Drawn- R.B.L.
Checked- A.E.
Sheet- 1 OF 1

Plotted: 12/11/2020 File: F:\JBA\4669\4669-81.prn

