

NC ZONING
WEST WHITELAND TWP.
WEST GOSHEN TWP.
R-3 ZONING

GENERAL NOTES:

- Record Owners and Applicants:
Tax Parcel 41-06-95.1
Bell Acquiring Co., Inc.
930 E. Boot Road
West Chester, PA 19380
Source of Title: Deed Book K-38, Page 0089
Chester County Recorder of Deeds
- Boundary information is based on a field survey performed by Edward B. Walsh and Associates, Inc. in October, 1999 and is based upon deeds of record and not upon an existing Title Report.
- Topographic information was compiled by photogrammetric methods by 3D1, LLC, Easton, MD. Date of flight of aerial photography was March 2, 1999.
- Site Benchmark: Rim of sanitary sewer manhole 522-11 near centerline of Boot Road, opposite utility pole # PE 51087. Elevation = 513.42
Datum: West Whiteland Township Sewer
- Properties are served by public sewer and water.
- Existing road right-of-way width is from PA D.O.T. records.
- This plan represents a Sketch Plan to accompany a rezoning request for Proposed Lot 2. The requested zoning change is to have the Institutional overlay applied to Lot 2 so an Assisted Living/ Life Care Facility can be constructed on the property.
- By this Plan, the right-of-way of Boot Road is proposed to be widened from 16.5 feet from the centerline thereof to a distance of 25 feet.
- Soils Classifications:
Both are "UzdB" according to "Chester and Delaware Counties, Pennsylvania - Soil Survey" dated 1963 - U.S.D.A.
UzdB: Urban land -
- Wetlands were delineated and field located in December, 2003 by Edward B. Walsh & Associates, Inc.

SOILS CLASSIFICATION:
UzdB, URBAN LAND-UDORTHENTS,
LIMESTONE COMPLEX, 8 TO 25 PERCENT SLOPES"

Tax Parcel No.	PARCEL AREAS (Acres)	
	Existing	Proposed
41-06-95.1	2.428 (Gross) - 0.105 (R.O.W. 16.5 Ft. from Centerline) 2.323 (Net)	1.865 (Gross) (LOT 1) - 0.182 (R.O.W. 25 Ft. from Centerline) 1.683 (Net)
41-06-96	5.714 (Gross) - 0.242 (R.O.W. 16.5 Ft. from Centerline) 5.472 (Net)	6.275 (Gross) (LOT 2) - 0.244 (R.O.W. 25 Ft. from Centerline) 6.043 (Net)

ACT 187 SERIAL NUMBER 0761055
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED

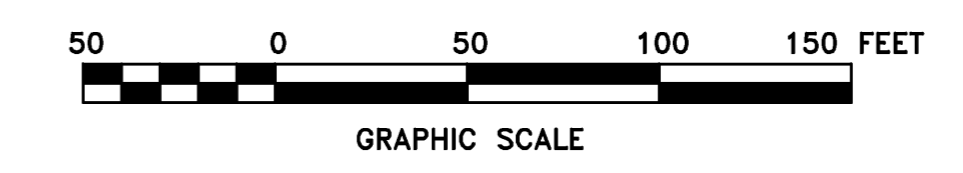
SUN PIPE LINE COMPANY/SUN COMPANY, INC.
AT & T
INTERSTATE ENERGY COMPANY
BELL ATLANTIC-PA
TRANSCONTINENTAL GAS PIPE LINE CORP.
PHILADELPHIA SUBURBAN WATER COMPANY
PECO ENERGY
SUBURBAN CABLE TV COMPANY, INC.
TEXAS EASTERN TRANSMISSION CORPORATION
BUCKEYE PIPELINE COMPANY
AT&T - LOCAL SERVICES
WEST WHITELAND TOWNSHIP
EFFECTOR INCORPORATED
MOBIL PIPE LINE COMPANY
TEPPCO

EXISTING	REQUIRED
ZONING INFORMATION	
WEST WHITELAND TOWNSHIP NC - NEIGHBORHOOD COMMERCIAL DISTRICT	
LOT SIZE (MIN.) BUILDING COVERAGE (MAX.) TOTAL IMPERVIOUS COVERAGE (MAX.) GREEN AREA (MIN.) LOT WIDTH @ STREET LINE (MIN.) LOT WIDTH @ BUILDING LINE (MIN.) FRONT YARD SETBACK (MIN.) SIDE YARD SETBACKS (MIN.) REAR YARD SETBACKS (MIN.) BUILDING HEIGHT (MAX.) LOT COVERAGE (MAX.)	30,000 SQ. FT. 20% 50% 50% 100 FT. 100 FT. 60 FT. 25 FT. 30 FT. 2 STORIES OR 35 FT.

LOT 1 BELL ACQUIRING CO., INC. PROPERTY	
EXISTING T.P. 41-06-95.1	PROPOSED T.P. 41-06-95.1
2,323 AC. NET (16.5' R.O.W.) 12,314 SF (12.1%) 25,309 SF (24.8%) 76,578 SF (75.2%) 280 FT +/- 280 FT +/- 440 FT +/- 7.74 FT(E) 132 FT (W) 33.61 FT 1 STORY	1.683 AC. NET (25' R.O.W.) 12,314 SF (16.8%) 25,309 SF (34.5%) 40,772 SF (55.6%) 316 FT +/- 297 FT +/- 440 FT +/- 25 FT 30 FT 1 STORY < 35 FT

LOT 2 JANIEC PROPERTY	
EXISTING T.P. 51-06-96	PROPOSED T.P. 41-06-96
5.472 AC. NET (16.5' R.O.W.) 0 SF (0%) 167 SF (0%) 5,472 SF (100%) 648 FT +/- 640 FT +/- 40 FT 25 FT 30 FT NO EXISTING BUILDINGS	6.043 AC. NET (25' R.O.W.) 0 SF (0%) 64,480 SF (24.8%) 106,230 SF (40.6%) 3,603 AC. (59.4%) 611 FT +/- 623 FT +/- 40 FT 25 FT 30 FT 2 STORY < 35 FT

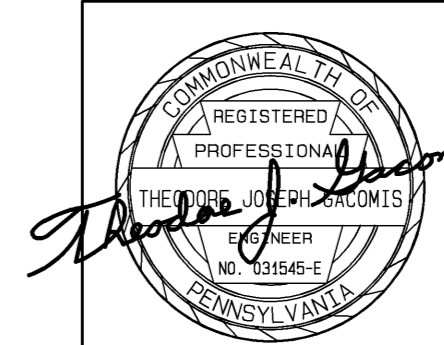
INSTITUTIONAL OVERLAY		
REQ.	MIN. LOT SIZE	PROY. (LOT 2)
MIN. LOT SIZE	4 AC.	6.043 AC
MIN. LOT WIDTH	100'	611'
MAX. LOT COVERAGE	50%	40.60%
MAX. HEIGHT	35'	<35'
MIN. SETBACKS FROM R.O.W.	50'	65'
FROM R.	50'	55'
INT. DRIVES	15'	15'
MIN. PARKING SETBACK	25'	30'



CERTIFICATE OF CONFORMANCE

I hereby certify that to the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

Theodore J. Gacomis P.E.



ZONING CHANGE SKETCH PLAN

1. 6-8-2020 added porch and shifted parking.

LAND DEVELOPMENT PLAN FOR COLUMBIA COTTAGE AT BOOT ROAD

WEST WHITELAND TOWNSHIP & WEST GOSHEN TOWNSHIP CHESTER COUNTY, PA.

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

125 Doulton Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080

Project - 4635
Date - 5-26-20
Scale - 1" = 50'
Drawn - R.B.L.
Checked - A.E.
Sheet - 1 OF 1
Plotted: Fri Jun 19, 2020 3:06PM File: F:\J\4635\4635-B.pro Ver - 000