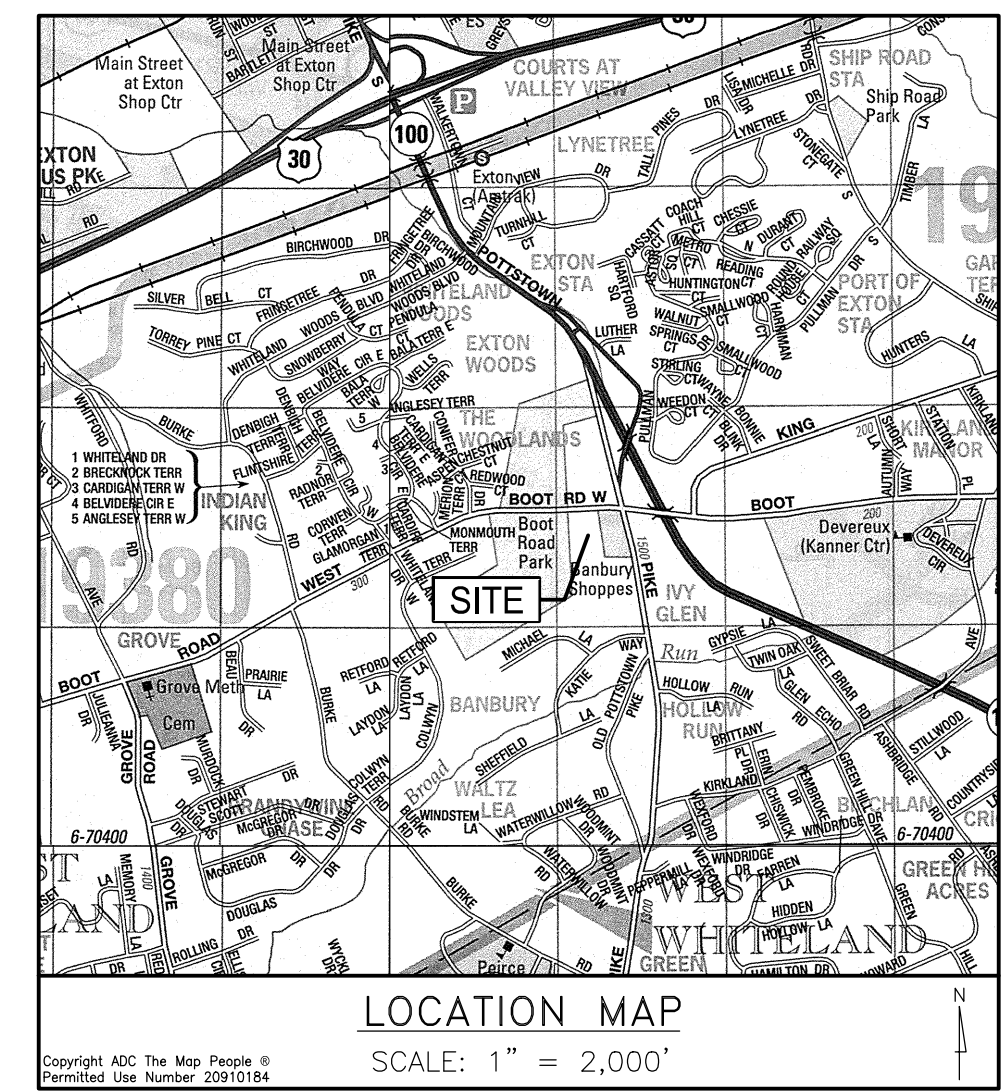


DLHowell
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GENERAL NOTES:

- RECORD OWNER: TITIREKEN, LLC, 1009 LAMBOURNE ROAD, WEST CHESTER, PA 19382
- SOURCE OF TITLE: RECORD BOOK 4711, PAGE 1737; DEED BOOK 5968, PAGE 2389.
- TAX PARCEL #41-5-266, 41-5-265
- BOUNDARY INFORMATION SHOWN WAS TAKEN FROM PLAN ENTITLED, "PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY-60 WEST BOOT ROAD FOR GARDINER INVESTMENT GROUP", PREPARED BY R.F. KLINE & ASSOCIATES, INC. DATED 9-18-2003. BOUNDARY FOR TAX PARCEL 41-5-265 IS FROM FIELD SURVEY BY R.F. KLINE & ASSOCIATES, INC. DATED SEPTEMBER 10, 2003.
- TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON 11-21-2014.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC, DATUM: APPROXIMATE U.S.G.S. (REFERENCE PLAN #1), SITE BENCH = TOP OF CONCRETE MONUMENT LOCATED ALONG EASTERN PROPERTY LINE, BEING 8 FEET SOUTH FROM W. BOOT ROAD CURB LINE. ELEVATION= 519.58', CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THE EXISTING LEGAL RIGHT-OF-WAY OF W. BOOT ROAD WAS TAKEN FROM PENNDOT PLAN ENTITLED, "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAINAGE FOR CONSTRUCTION OF L.R. 15099, SECTION MOD, DATED 5-4-1987.
- THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42029C0155F, PANEL 155 OF 380, DATED SEPTEMBER 29, 2006.
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING THE ENGINEER OR ARCHITECT.
- THIS LAND DEVELOPMENT SHALL BE SUBJECT TO ALL LIGHTING REQUIREMENTS OF THE WEST WHITELAND TOWNSHIP ZONING ORDINANCE SECTION 325-34.
- THE REVERSE ADDRESSES FOR BUILDINGS ON-SITE WILL BE PROVIDED TO THE APPLICANT BY THE DIRECTOR OF CODE ENFORCEMENT/FIRE MARSHAL, UPON FINAL APPROVAL.
- THE PROPERTY IS SERVED BY ON-SITE SEWER AND PUBLIC WATER. THE ON-SITE SEWER FOR TAX PARCEL #41-5-266 IS TO BE ABANDONED (REMOVED) AND THE EXISTING BUILDING ON-SITE CONNECTED TO PUBLIC SEWER. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE COUNTY, AND STATE REGULATIONS IN THE HANDLING AND DISPOSAL OF THE EXISTING SEWAGE DISPOSAL SYSTEM.
- THE OFF-SITE SANITARY SEWER EASEMENT AND MAIN SHALL BE OFFERED FOR DEDICATION TO WEST WHITELAND TOWNSHIP.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL PERFORM A PENNSYLVANIA ONE CALL IN ACCORDANCE WITH PA ACT 199.
- D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY PENNSYLVANIA ACT 187 OF 1996, "ONE CALL" SYSTEM. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. SANITARY SEWER, WATER, ELECTRIC, GAS AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THIS PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND IS NOT MEANT FOR SUBMISSION TO OR REVIEW BY A MUNICIPAL, STATE OF GOVERNMENT AGENCIES.
- PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE REQUIRED.

REFERENCE PLAN(S)

- PLAN ENTITLED, "PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY-60 WEST BOOT ROAD FOR GARDINER INVESTMENT GROUP", PREPARED BY R.F. KLINE & ASSOCIATES, INC. DATED 9-18-2003.
- PLAN ENTITLED, "PROPOSED CIVS/PHARMACY", PREPARED BY BOHLER ENGINEERING, DATED 5-4-2012, LAST REVISED 1-4-2013, RECORD PLAN BOOK #19369.

PARKING SPACES REQUIRED

NURSING HOME, SKILLED NURSING FACILITY, OR SIMILAR INSTITUTION
1 SPACE/5 BEDS PLUS,
1 SPACE/EMPLOYEE

	REQUIRED	PROPOSED
180 BEDS/5	= 36 SPACES	55 SPACES
20 EMPLOYEES	= 20 SPACES	20 SPACES
TOTAL SPACES	= 56 SPACES	75 SPACES

PROJECT IMPERVIOUS TABULATION

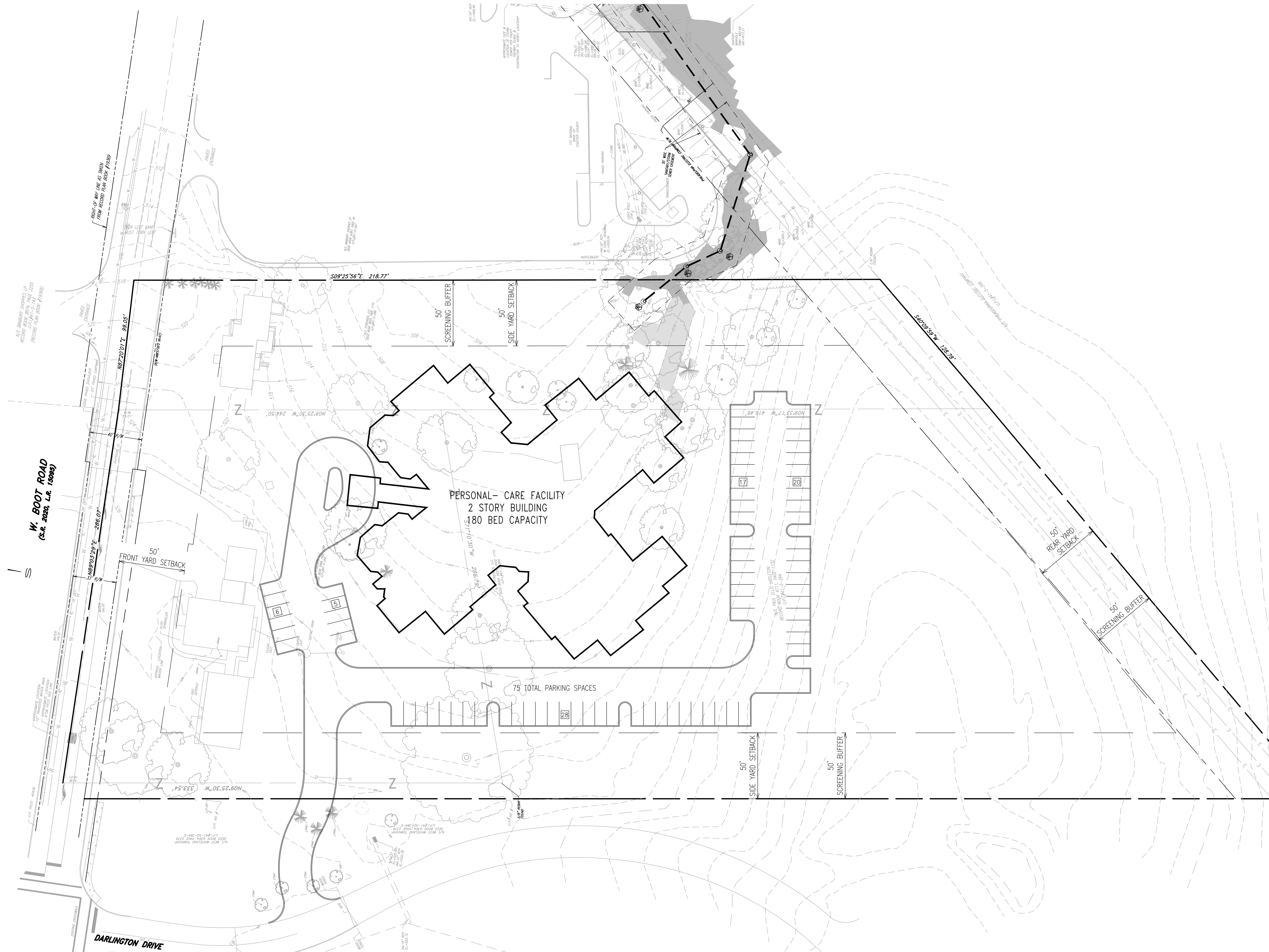
TO BE REMOVED	
EXISTING PAVEMENT	3,797 S.F.
PROPOSED	
PERSONAL LIVING FACILITY	36,430 S.F.
PARKING	35,624 S.F.
TOTAL PROPOSED=	72,054 S.F.
NET IMPERVIOUS=	72,054 S.F.

ZONING DATA TABULATION

WEST WHITELAND TOWNSHIP
IN - INSTITUTIONAL DISTRICT
SECT. 325-45.8. USE REGULATIONS
(13) PERSONAL CARE LIVING FACILITIES
SECT. 325-45.C. DEVELOPMENT REGULATIONS

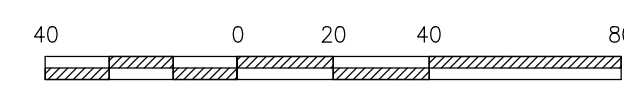
	REQUIRED	PROPOSED
MIN. LOT SIZE	4 AC.	291,086 S.F. (GROSS)
MIN. LOT WIDTH AT BLDG LINE	100 FT.	265,307 S.F. (NET)
MIN. IMPERVIOUS COVERAGE	50 %	27.16 %
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
MIN. FRONT YARD	50 FT.	20 FT.
MIN. SIDE YARD	50 FT.	21 FT.
MIN. REAR YARD	50 FT.	46 FT.

THIS PLAN PROPOSES A 180 BED PERSONAL CARE FACILITY WHICH IS A PERMITTED USE WITHIN THE INSTITUTIONAL DISTRICT. THE INSTITUTIONAL DISTRICT CAN BE APPLIED AS AN OVERLAY TO THE NC DISTRICT WHICH THE PROPERTY IS CURRENTLY LOCATED IN.



SKETCH PLAN

SCALE: 1" = 40'



GRAPHIC SCALE
1 inch = 40 feet

SKETCH PLAN
PROPOSED PERSONAL CARE LIVING FACILITY
CLIENT: TIM GARDINER
PROJECT: ASSISTED LIVING CENTER
LOCATION: 50 & 60 WEST BOOT ROAD
WEST WHITELAND TOWNSHIP, CHESTER CO., PA

DATE: 08/23/21
SCALE: 1"=40'
DRAWN BY: PJS
CHECKED BY: RBV
PROJECT NO.: 2836
CAD FILE: SK-18-2021-08-23-Proposed Care Facility.dwg
PLOTTED: 08/23/21
DRAWING NO.: SK-1B
SHEET 1 OF 1