



PROPOSED
AUTOMOTIVE
REPAIR USE

GENERAL NOTES:

OWNER: HECKROTTE DEVELOPMENT LLC
1691 NEW LONDON ROAD
LANDENBERG, PA 19350

PROPERTY ADDRESS: 1691 NEW LONDON ROAD
LANDENBERG, PA 19350

TAX PARCEL: 72-5-80.4

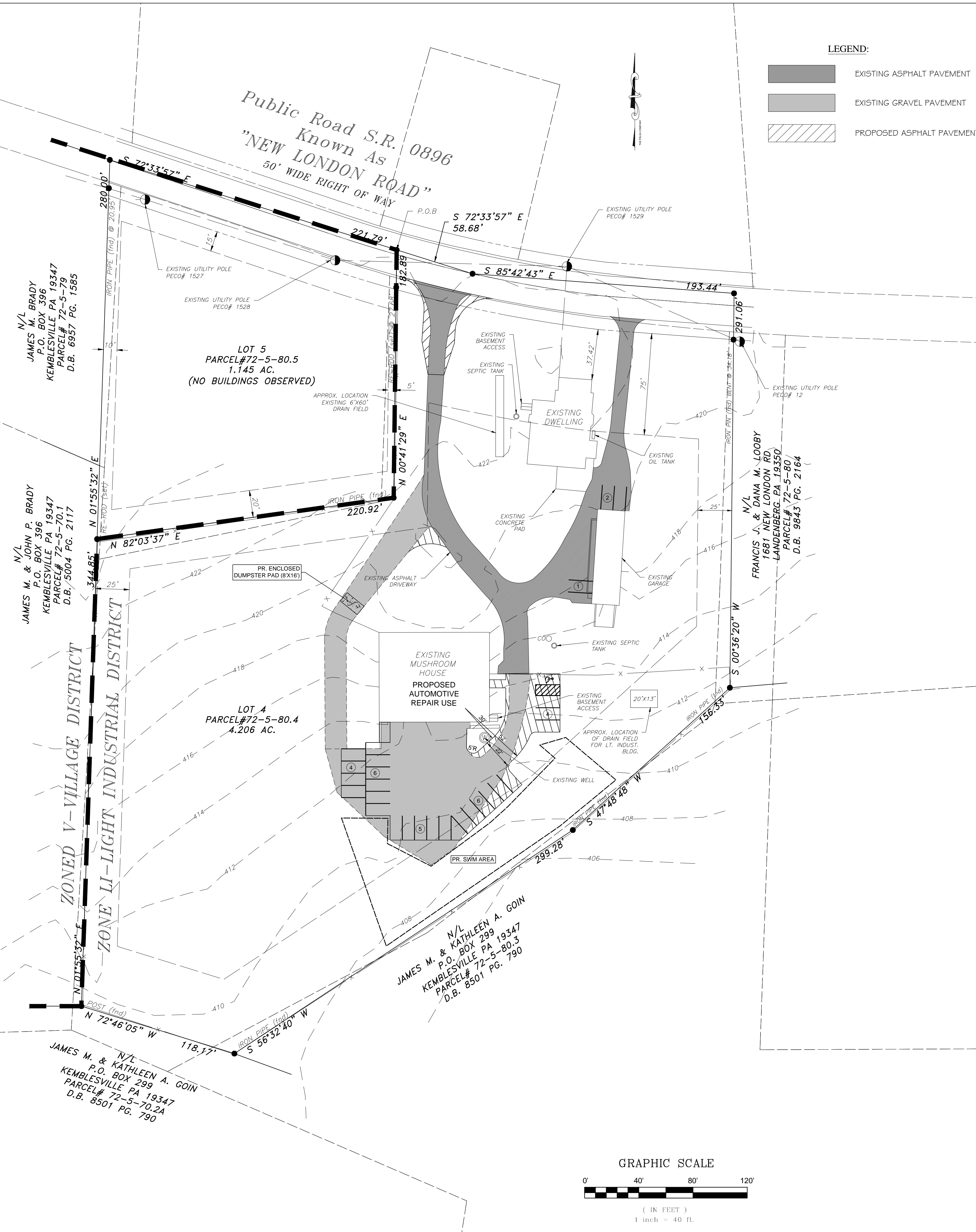
ZONING: (CHESTER COUNTY)

L-1 LIGHT INDUSTRIAL DISTRICT	
MINIMUM LOT AREA:	1 AC.
MINIMUM LOT WIDTH AT BUILDING LINE:	100'
MINIMUM LOT WIDTH AT STREET LINE:	50'
MINIMUM FRONT YARD SETBACK:	75'
MINIMUM SIDE YARD SETBACK:	20' (50' AGGREGATE)
MINIMUM REAR YARD SETBACK:	50'
MINIMUM ACCESSORY STRUCTURE SETBACK:	
SIDE YARD:	10'
REAR YARD:	15'
MAXIMUM COVERAGE:	
BUILDING:	30%
LOT:	65%

- THIS PARCEL RECEIVED APPROVAL FOR 2 SEPARATE CONCURRENT USES INCLUDING A RESIDENTIAL USE AND A LIGHT INDUSTRIAL USE FOR AN AUTOMOTIVE REPAIR BUSINESS FROM THE FRANKLIN TOWNSHIP ZONING HEARING BOARD AT THE 11/19/19 MEETING. A TRANSCRIPT OF THE HEARING, INCLUDING THE APPROVAL, IS OF RECORD WITH THE TOWNSHIP.
- SKETCH PLAN CONTENT INCLUDES CONTENT TAKEN FROM A PLAN ENTITLED ALTA/NSPS LAND TITLE SURVEY DATED 12-18-19 BY REGISTER ASSOCIATES, INC. FOR NURI HECKROTTE.
- NO USE OR IMPROVEMENT IS CURRENTLY PROPOSED FOR OR ON THE ADJACENT LOT, LOT 5, AKA TMP # 72-5-80.5 ASSOCIATED WITH THIS PROPOSED MINOR LAND DEVELOPMENT.
- 2 SEPARATE, SEPTIC SYSTEMS EXIST ON THE PARCEL. ONE SERVING THE RESIDENTIAL USE AND ITS ACCESSORY BUILDINGS. THE SECOND IS FOR THE EXISTING LIGHT INDUSTRIAL BUILDING IN WHICH THE PROPOSED AUTOMOTIVE REPAIR BUSINESS IS PROPOSED. AVAILABLE DOCUMENTATION OF THESE SYSTEMS HAS BEEN PROVIDED BY THE OWNER. BOTH ARE SHOWN ON THE SKETCH PLAN AT THEIR APPROXIMATE LOCATIONS.
- THE OWNER HAS STATED THAT THE EXISTING WEST ENTRANCE/EXIT IS THE PROPOSED ENTRANCE/EXIT FOR THE PROPOSED LIGHT INDUSTRIAL USE. AN APPLICATION TO PENNDOT WILL BE MADE FOR THIS ENTRANCE/EXIT. THIS ENTRANCE/EXIT IS SUBJECT TO THE ISSUANCE OF A PENNDOT ENTRANCE PERMIT. THE EXISTING EAST ENTRANCE/EXIT IS FOR USE ONLY FOR THE RESIDENTIAL USE. IMPROVEMENTS TO THE EXISTING EAST ENTRANCE/EXIT ARE NOT PROPOSED BY THE OWNER.
- PARKING

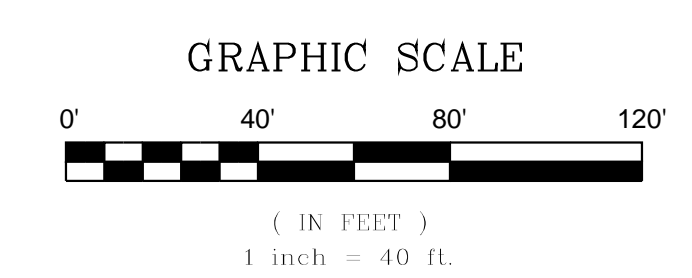
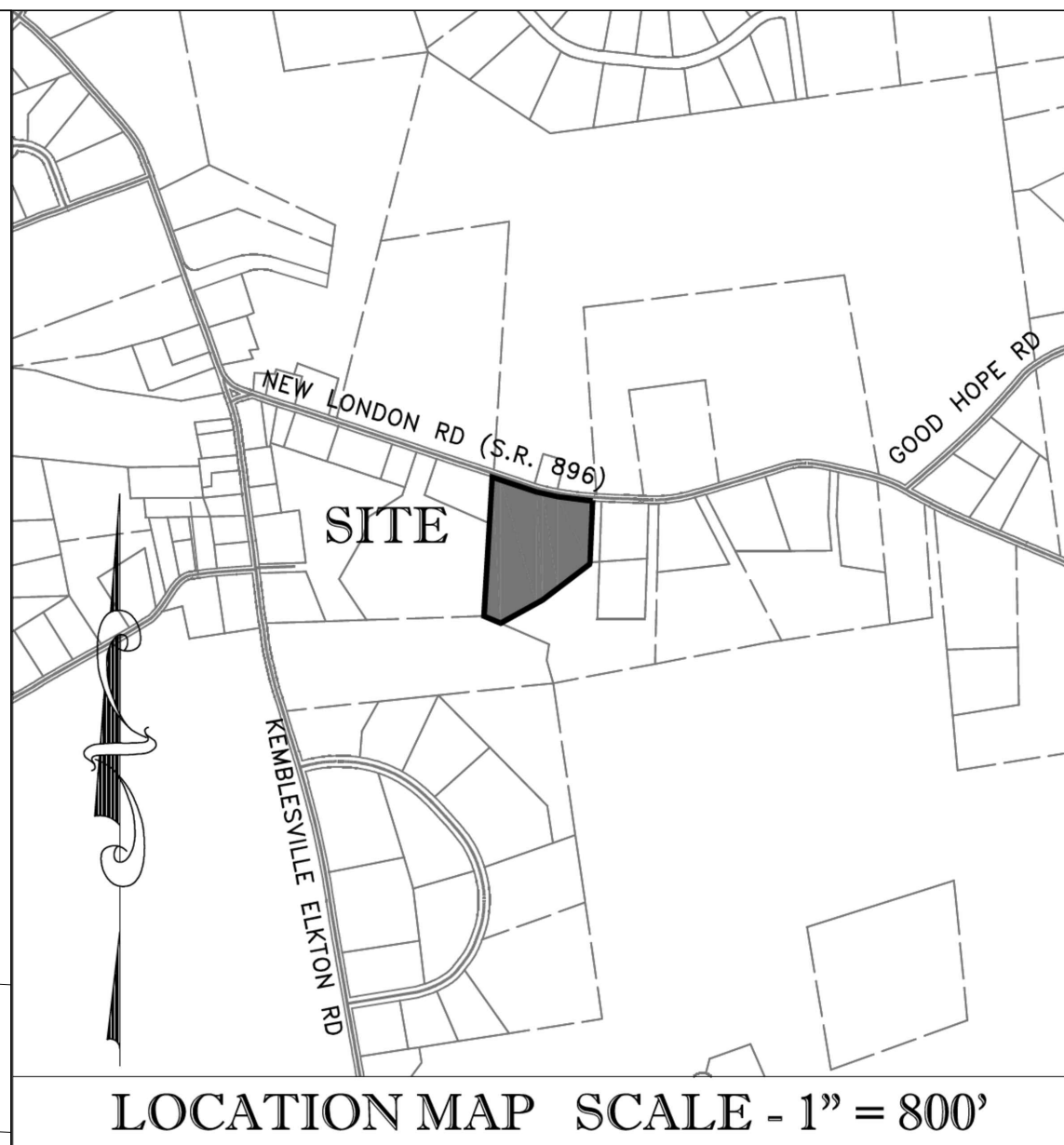
USE	REQUIRED	PROVIDED
a. RESIDENTIAL	2 SPACES/RESIDENCE X 1 RESIDENCE = 2 SPACES	3 SPACES
b. AUTO REPAIR	2 SPACES PER SERVICE BAY X 7 BAYS = 14 SPACES	25 SPACES*

 *INCLUDES 1 8' WIDE H/C SPACE WITH 8' WIDE AISLE ADJACENT
- THE SOURCE OF THE EXISTING CONTOUR LINES SHOWN ON THIS PLAN IS CHESCOVIEWS GIS LIDAR.
- THE SOURCE OF THE AERIAL PHOTOGRAPH SHOWN ON THE SKETCH PLAN IS GOOGLE MAPS.
- THERE ARE NO WATER COURSES WITHIN THE SITE BOUNDARIES.
- PER THE ALTA/NSPS SURVEY PROVIDED, BY GRAPHIC PLOTTING ONLY, THE SUBJECT PREMISES LIES WITHIN AN AREA IDENTIFIED AS ZONE X ("AREA OF MINIMAL FLOOD HAZARD") AS SHOWN ON FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PENNSYLVANIA (MAP NO. 4202C01575G) DATED SEPTEMBER 29, 2017 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LEGEND:

- [Solid Grey Box] EXISTING ASPHALT PAVEMENT
- [Dotted Grey Box] EXISTING GRAVEL PAVEMENT
- [Hatched Box] PROPOSED ASPHALT PAVEMENT



NO.	DATE	DESCRIPTION	BY

OWNER/ADDRESS:
HECKROTTE DEVELOPMENT LLC
1691 NEW LONDON ROAD
LANDENBERG, PA 19350

THE PELSACOMPANY
ENGINEERING SURVEYING ENVIRONMENTAL SCIENCES
610 PEOPLES PLAZA, NEWARK, DE 19702
PHONE: (302)834-3771 FAX: (302)834-228
EMAIL: PELSACOFFICE@THEPELSACOMPANY.COM

SKETCH PLAN
PREPARED FOR
NURI HECKROTTE
TAX PARCEL 72-5-80.4
FRANKLIN TOWNSHIP - CHESTER COUNTY - STATE OF PENNSYLVANIA

SURVEY BY: PELSAC
DRAWN BY: CAC
CHECKED BY: MRP
SCALE: 1"=40'
DATE: 05/04/2020
SHEET NO. 1 OF 1
DRAWING NO. P-4040

Filename: P:\Auto\PROJECTS\PLAN_PEL.dwg Modified: May 18, 2020 11:28:29 AM Plotted: Tuesday, May 11, 2021 13:42:29 PM