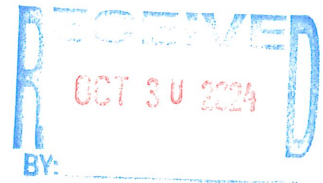


UNRUH TURNER
BURKE & FREES
ATTORNEYS AT LAW



RYAN M. JENNINGS
rjennings@utbf.com

October 30, 2024

Via Hand Delivery

Zoning Hearing Board
Westtown Township
Attn: Mila Carter, Zoning Officer
1039 Wilmington Pike
West Chester, PA 19382

Re: Colin V. Chavous & Taj M. Chavous – Application to Zoning Hearing Board
Property Address: 1001 S. Walnut Street
Tax Parcel No.: 67-4G-1

Dear Zoning Hearing Board Members & Ms. Carter:

Enclosed for filing with the Westtown Township Zoning Hearing Board are six (6) complete sets of a Zoning Application, with supporting documentation, submitted on behalf of Applicants, Colin V. & Taj M. Chavous, for the property at 1001 S. Walnut St. (TPN: 67-4G-1). I have also enclosed a check made payable to Westtown Township in the amount of \$1,000 for the associated filing fee.

If you need anything further to process the enclosed Zoning Application, please contact me directly. Thank you for your courtesies.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan M. Jennings", written over a horizontal line.

Ryan M. Jennings

RMJ/akf
Enclosures

cc: Colin V. & Taj M. Chavous (w/encl.) (via e-mail)
Joseph Russella, Director of Operations, Howell Engineering (w/encl.) (via e-mail)

Westtown Township

Zoning Hearing Board Application



PO Box 79
Westtown, PA 19395



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

Township Use Only

Date Received: _____ Project No.: _____
 Parcel ID: _____ Zoning Dist: _____
 Date Paid: _____ PC Date: _____
 Hearing Date: _____ Property Posted: _____
 Dates Advertised: _____
 Reviewed by: _____

Applicant & Owner Information

Applicant Colin V. Chavous & Taj M. Chavous Phone 484-326-8202
 Property Address 1001 S. Walnut Street City West Chester, PA Zip 19382
 E-mail info@chavouscustomcontracting.com

Property Owner Same Information as Above Phone _____
(if different from Applicant)
 Mailing Address _____ City _____, Zip _____
(if different from Property Address)
 E-mail _____

Request

Please select all that apply and provide a brief description of the requested relief or approvals sought.
i.e. 6 ft encroachment into rear yard, or Special Exception for construction of ADU.

Section 2104: Appeals from the Zoning Officer _____

Section 2105: Challenge to the validity of the _____
Zoning Ordinance or Map

Section 2106: Challenge to the Flexible _____
Development Procedure

Section 2107: Variances from Section 170-702.B.(3)(a) re: minimum lot area

Section 2108: Special Exceptions _____

Applicant shall deposit with the Township a fee deemed sufficient to pay the Hearing expenses. These costs may include compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, and necessary administrative overhead connected with the Hearing. Funds deposited in excess of the actual cost of the requested hearing shall be returned to the applicant upon completion of the proceedings.

FEE SCHEDULE

Variance, Special Exception — \$1,000

Appeal from the Zoning Officer, Challenge to the Flex Development Procedure — \$1,000

Challenge to the Zoning Ordinance/Map — \$2,500

CERTIFICATION

Please review and certify the following information.

In the event that the costs of the hearing exceed the funds deposited, the Applicant shall pay to the Township funds equal to such excess costs within thirty (30) days of the Township's request. Failure to deposit the additional funds shall be just reasons for terminating the proceedings.

I agree to pay additional funds (if necessary) as requested by the Township.

The Zoning Officer and Zoning Hearing Board may request additional information and documentation to prepare for said hearing.

By checking this box, I certify that the information presented in this application and all attachments is true and correct.

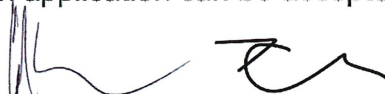
Please ensure the following documents have been included in your application packet:

- Completed and signed application form
- Check in the amount of the applicable application fee
- Narrative responding to all applicable prompts
- Proof of property ownership (Copy of Deed or Agreement of Sale)
- Six (6) copies of plans or sketch of the proposed improvements

Plan drawings are preferred, but not required, to be prepared by a registered engineer, architect, or surveyor. Any measurements/setbacks should be accurate and clearly depicted on provided plot plans or elevations. If the applicant's plans are larger than 11" x 17", the applicant must submit one set of plans reduced to no larger than 11" x 17". Digital copies of plan sets shall be submitted if available.

Any additional photos or supporting documentation (optional)

Applications may be submitted in person, mailed, or electronically as a PDF. The application fee must be submitted before an application can be accepted for review.

Signature of APPLICANT 

Date 10/29/2024

Print Name Colin V. Chavous & Taj M. Chavous

Signature of OWNER _____
(If different from applicant)

Date _____



UNRUH TURNER BURKE & FREES

Ryan M. Jennings, Esquire
Attorney I.D. No. 309145
17 W. Gay Street
West Chester, Pennsylvania 19380

ATTORNEY FOR APPLICANTS

APPLICATION OF:	:	
	:	
COLIN & TAJ CHAVOUS	:	BEFORE THE
1001 S. WALNUT STREET	:	ZONING HEARING BOARD
WEST CHESTER, PA 19382	:	OF WESTTOWN TOWNSHIP
	:	
[Tax Parcel I.D. No.: 67-4G-1]	:	

ADDENDUM TO ZONING HEARING BOARD APPLICATION

1. Colin & Taj Chavous (the “Applicants”), by and through their attorneys, Ryan M. Jennings, Esquire, and Unruh Turner Burke & Frees, hereby submit this Addendum to the Application, filed with the Zoning Hearing Board of Westtown Township (the “Board”).

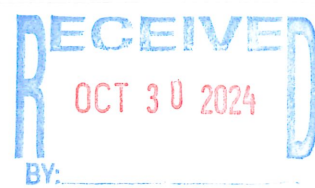
2. Applicants are the owners of real property, comprised of 0.6887 acres, located at 1001 S. Walnut Street, West Chester, Pennsylvania 19382, which parcel is more particularly identified as Chester County Parcel I.D. No.: 67-4G-1 (the “Property”).

3. A copy of the Property’s Deed is attached hereto and incorporated herein, marked as Attachment “1”.

4. Pursuant to the Westtown Township Zoning Ordinance (the “Ordinance”), as well as the Westtown Township Zoning Map, the Property is zoned R-2 (Residential).

5. The Property is generally located southeast of the Parkway Shopping Center and east of U.S. Route 202. It is more specifically located at the intersection of Oakbourne Road and S. Walnut Street.

6. The Property is surrounded on all sides by similar residential uses, primarily comprised of single-family, detached dwellings.



7. Parcel details and aerial photographs of the Property and surrounding area are attached hereto and incorporated herein, marked as Attachment "2".

8. The Property is presently improved with an occupied, single-family, detached dwelling, with attached garage, driveway, and a detached garage.

9. Applicants, pursuant to their Application and this Addendum thereto, seek to subdivide and further develop the Property, creating a second lot for the subsequent development of a reasonably-sized, single-family, detached dwelling (the "Subdivision").

10. In order to do so, Applicants require and respectfully request variance relief from Ordinance Section 170-702.B.(3)(a), which otherwise requires a minimum lot area of 22,000 square feet.

11. The subdivision of the Property would create two (2) 15,000-square-foot lots, which would generally match the existing sizes/areas of adjacent and nearby parcels throughout this residential community.

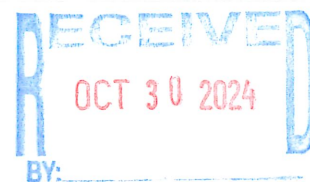
12. As part of this Application, Applicants propose to demolish the Property's existing detached garage structure (which would otherwise remain on Lot #1).

13. Lot #1 would remain the Chavous household, whereby no modifications are presently proposed for that lot, aside from the demolition of the detached garage structure.

14. Lot #2 would be created from the easterly portion of the existing Property, as presently undeveloped.

15. Single-family, detached dwellings are permitted by right within the Township's R-2 Zoning District.

16. The Subdivision is depicted within the Howell Engineering Variance Exhibit Sketch Plan, which is attached hereto and incorporated herein, marked as Attachment "3".



17. No additional zoning relief is requested or required by the Applicants, whereby Applicants anticipate compliance with all other area & bulk requirements and design standards, as prescribed and required by the Ordinance.

18. The Property is currently served by public utilities, and Proposed Lots #1 and #2 will be served by public utilities.

19. Applicants expect that no neighboring landowners or properties will be affected, and that there will be no short-term or long-term impacts or adverse effects as a result of the proposed Subdivision.

20. Rather, the proposed Subdivision will harmoniously match with existing and surrounding residential parcels.

21. The adjacent parcel to the south recently underwent similar subdivision and residential development (as owned by Agron & Luljeta Rusi – 101 Broadway Avenue).

22. Applicants expect that the proposed Subdivision and subsequent residential use of Lot #2 will provide an added benefit to the neighborhood and Township's tax base.

23. The Applicant's proposed use of the Property is consistent with the purposes, objectives, and intent of the Articles and Chapters of the Ordinance.

24. The proposed Subdivision will not adversely affect the health, safety, morals or general welfare of the Township, or that of adjacent or nearby properties.

25. The proposed Subdivision will not detract from, nor cause harm to neighboring properties, and will instead be in keeping with the character of the area, including existing and adjacent residential land uses.

26. The Property is suitable for the proposed Subdivision.



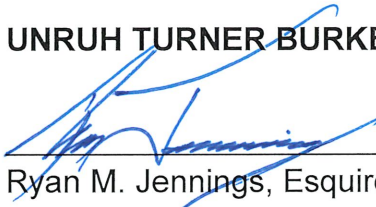
27. At the public hearing before the Board, Applicants intend to sufficiently demonstrate any and all criteria necessary for the grant of the requested variance relief, where applicable and required.

WHEREFORE, Applicants Colin & Taj Chavous respectfully request that the Board hold a public hearing with respect to the Application, including this Addendum thereto, in conformity with the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.* and the Ordinance, whereby a variance relief is sought pursuant to Ordinance Section 170-702.B.(3)(a).

Respectfully submitted,

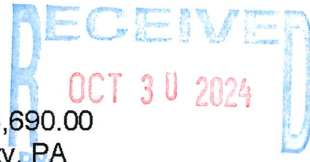
UNRUH TURNER BURKE & FREES

Date: 10/29/24

By: 
Ryan M. Jennings, Esquire
*Attorney for Applicants
Colin & Taj Chavous*

RECEIVED
OCT 30 2024
BY: _____

Attachment “1”



Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Recording and Policy Department
Trident Land Transfer Company LP
Parcel No.: 67-4G-1



Consideration: \$369,000.00
State: \$3,690.00

Local: \$3,690.00

File No.: 22PA04061

DEED

Alexandra Springer and Lance O. Springer

to

Colin V. Chavous and Taj M. Chavous

PREMISES:

102 Oakbourne Road
Township of Westtown
County of Chester
Pennsylvania
Parcel No.: 67-4G-1

The address of the above named Grantee(s) is:
250 Priscilla Lane
Aldan, PA 19018

Certified by: _____

UNOFFICIAL COPY

RECEIVED
OCT 30 2024
BY: _____

DEED

THIS INDENTURE made this 23 day of August, 2022.

Between ALEXANDRA SPRINGER AND LANCE O. SPRINGER, (hereinafter called the Grantors) and
COLIN V. CHAVOUS AND TAJ M. CHAVOUS, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Three Hundred Sixty-Nine Thousand And No/100 Dollars (\$369,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, tenants by the entirety

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

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08/29/2022 08:43:04 AM Page 2 of 4

Unofficial Copy

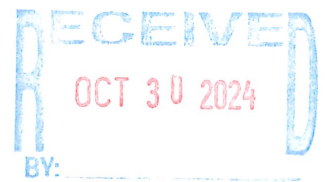


EXHIBIT A

All that certain parcel of land situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled "Preliminary / Final Subdivision Plan, Lance & Alexandra Springer, 2-Lot Subdivision", dated November 25, 2014, last revised January 19, 2015, prepared by D. L. Howell & Associates, Inc., Civil Engineering / Land Planning, West Chester, PA, and recorded in the office of the Recorder Of Deeds in and for the County of Chester in plan file # 19833, being more particularly described as follows:

Beginning at a point formed by the intersection of the southerly Right-Of-Way Line of Oakbourne Road, (33 feet wide), and the easterly Right-Of-Way Line of S. Walnut Street (formerly Gifford Avenue), (50 feet wide), as shown on said plan; thence from said Point of Beginning, along the said Southerly Right-Of-Way Line of Oakbourne Road, North 70 Deg.09'00" East, 200.00 feet, to a 5/8" rebar found, a corner of lands now or late of Adrienne Kutney; thence, along lands now or late of said Kutney, South 19 Deg.51'00" East, 150.00 feet, to a 5/8" rebar, a corner of lands now or late of Barry H. & Charlotte A. Feierman, and lands now or late of Thomas & Christine Harker; thence, along lands now or late of said Harker, South 70'09'00" West, crossing a 20 feet wide sanitary sewer easement, 100.00 feet, to a 1" pipe found, a corner of Lot 2, as shown on said plan; thence, along Lot 2, South 70 Deg.09'00" West, partly along the northerly terminus of a 20 feet wide sanitary sewer easement over Lot 2, 100.00 feet, to a point on the easterly Right-Of-Way Line of S. Walnut Street; thence, along said Right-Of-Way Line, North 19 Deg.51'00" West, 150.00 feet, to the Point and Place of Beginning.

Containing: 30,000 Square Feet of Land, be the same more or less.

Being: Lot 41, as shown on said plan.

Subject to an existing 20 feet wide sanitary sewer easement, extending in a southerly direction from Oakbourne Road to lands now or late of Thomas & Christine Harker, the centerline of said easement being located approximately 186 feet more or less eastwardly from and parallel with the easterly Right-Of-Way Line of Walnut Street, as shown on said plan.

And Together With a 20 feet wide sanitary sewer easement over Lot 2, as show on said plan, being more particularly described as follows:

Beginning at a point on the southerly line of Lot 1 and the northerly line of Lot 2, said point being located along the common line of Lot 1 and 2, North 70 Deg.09'00" East, 72.00 feet, from the easterly Right-Of-Way Line of S. Walnut Street; thence from said Beginning Point, North , 70 Deg.09'00" East, 20.00 feet, to a point; thence through Lot 2 the following three (3) courses and distances: 1) South 19 Deg.51'00" East, 11.2 feet more or less, to the northerly side of an existing 20 feet wide sanitary sewer easement; 2) along said easement, South 71 Deg.48'38" West, 20.01 feet, to a point; and 3) leaving the northerly side of said existing easement, North 19 Deg.51'00" West, 10.6 feet, more or less, to the Point and Place of Beginning.

Subject to a 75 feet clear sight triangle, as shown on said plan.

Parcel No.: 67-4G-1

Being the same property which Lance O. Springer, granted and conveyed unto Lance O. Springer and Alexandra Springer, husband and wife, as tenants by the entirety by deed dated November 12, 2001 and recorded December 24, 2001 in the Recorder's Office of said County in Deed Book 5151 Page 1.

Parcel No.: 67-4G-1

11942704 B: 10937 P: 710 DEE
08/29/2022 08:43:04 AM Page 3 of 4

RECEIVED
OCT 30 2024

IN THE WITNESS WHEREOF, the said Grantors caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED

In the presence of us:

Alexandra Springer

Lance O. Springer

State/Commonwealth of PA
County of Chester

On this, the 23 day of August 2022, before me, the undersigned Notary Public, personally appeared Alexandra Springer and Lance O. Springer known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 6-29-2026

Commonwealth of Pennsylvania - Notary Seal
MARY BETH DeABREU, Notary Public
Chester County
My Commission Expires June 29, 2026
Commission Number 1036534

UNOFFICIAL COPY

RECEIVED
OCT 30 2024
BY: _____

Attachment “2”



[Real Estate/Assessment > Parcel Details](#)

[Select Another Search Criteria](#)

[Search Another Parcel](#)



ID # 67-04G-0001 UPI # 67-4G-1

10/28/2024 11:35 AM Tax Year 2025

Owner Information

Name:	CHAVOUS COLIN V CHAVOUS TAJ M	Address:	1001 S WALNUT ST WEST CHESTER PA 19382
-------	----------------------------------	----------	--

Parcel Details

Lot Location:	SE COR OF OAKBOURNE RD & S	District:	67
Property Descr:	LOT 1 DWG & GAR	Plan #:	19,833
Land Use Code:	R-10	Acres:	0.6887
Deed Reference:	10937 0708	Sq. Feet:	30,000
Recorded Deed Date:	08/29/2022	Sale Price:	\$369,000
Location Address:	1001 S. WALNUT ST, WEST CHESTER, PA 19382		

[Deed Description](#)

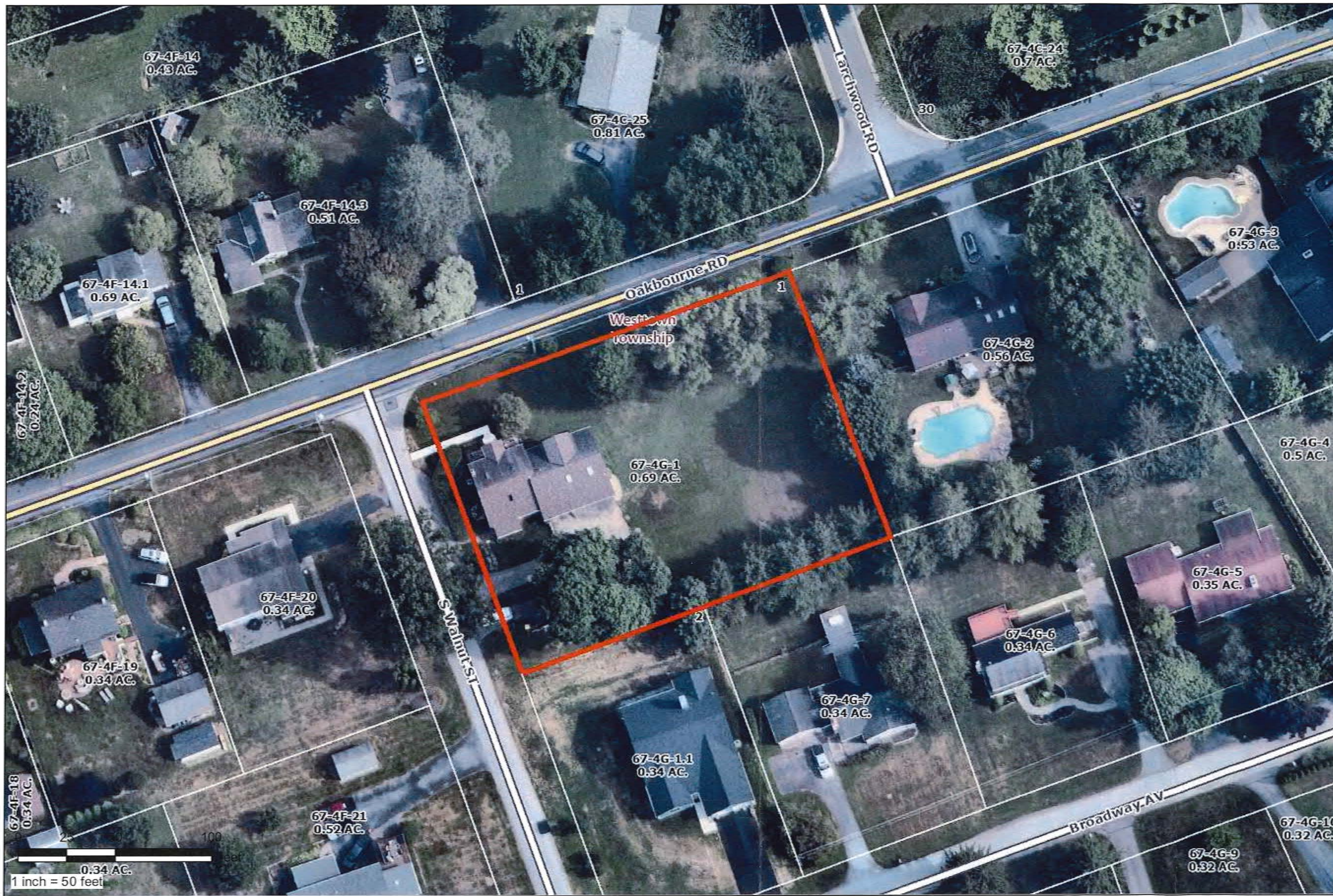
Assessments

Lot:	43,890	Act 319:
Property:	112,510	Act 515:
Total:	156,400	
Assessment Date:	12/15/2023	

[< Previous Parcel](#) [Next Parcel >](#)

TPN: 67-4G-1

COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 6704G00010000
 UPI: 67-4G-1
 Owner1: CHAVOUS COLIN V
 Owner2: CHAVOUS TAJM
 Mail Address 1: 1001 SWALNUT ST
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Deed Book: 10937
 Deed Page: 708
 Deed Recorded Date: 08/29/2022
 Legal Desc 1: SE COR OF OAKBOURNE RD & S
 Legal Desc 2: LOT 1 DWG & GAR
 Acres: 0.6887
 LUC: R-10
 Lot Assessment: 43890
 Property Assessment: 112510
 Total Assessment: 156400
 Assessment Date: 12/15/2023 7:39:35 AM
 Property Address: 1001 S WALNUT ST
 Municipality: WESTTOWN
 School District: West Chester Area



Map Created:
Monday, October 28, 2024

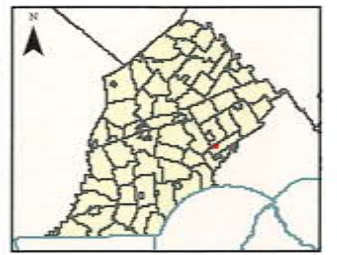


County of Chester

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 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

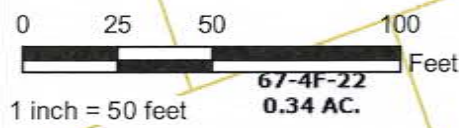
TPN: 67-4G-1

COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 6704G0010000
UPI: 67-4G-1
Owner1: CHAVOUS COLIN V
Owner2: CHAVOUS TAJM
Mail Address 1: 1001 S WALNUT ST
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19382
Deed Book: 10937
Deed Page: 708
Deed Recorded Date: 08/29/2022
Legal Desc 1: SE COR OF OAKBOURNE RD & S
Legal Desc 2: LOT 1 DWG & GAR
Acres: 0.6887
LUC: R-10
Lot Assessment: 43890
Property Assessment: 112510
Total Assessment: 156400
Assessment Date: 12/15/2023 7:39:35 AM
Property Address: 1001 S WALNUT ST
Municipality: WESTTO WN
School District: West Chester Area



Map Created:
Monday, October 28, 2024
County of Chester



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County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Google Maps

1001 S Walnut St

West Chester, Pennsylvania

Google Street View

Jul 2024 [See more dates](#)



Image capture: Jul 2024 © 2024 Google



Google Maps

1000 S Walnut St

West Chester, Pennsylvania

Google Street View

Jul 2024 [See more dates](#)



Google

Image capture: Jul 2024 © 2024 Google



Google Maps

102 Oakbourne Rd

West Chester, Pennsylvania

Google Street View

Jul 2024 [See more dates](#)



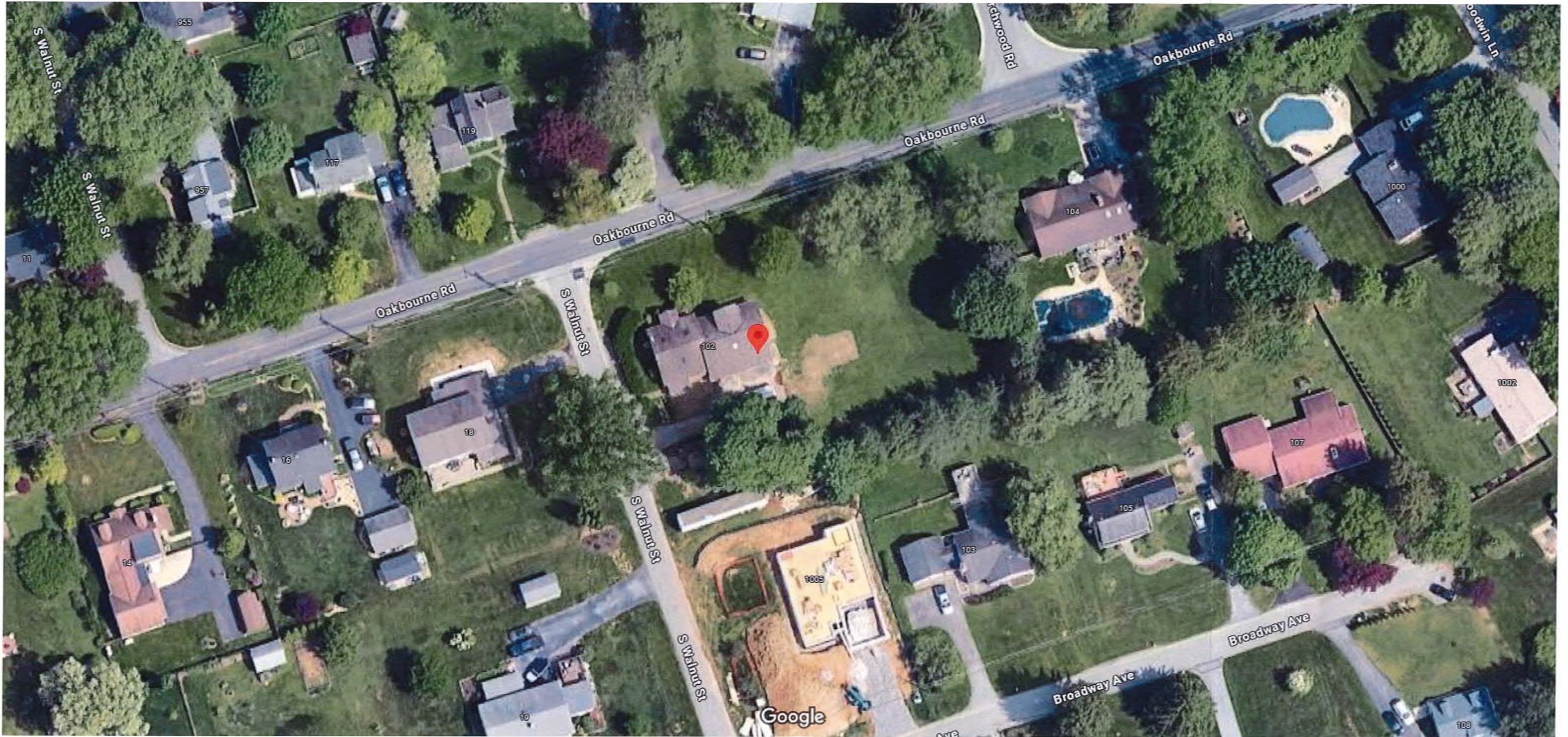
Google

Image capture: Jul 2024 © 2024 Google





1001 S Walnut St

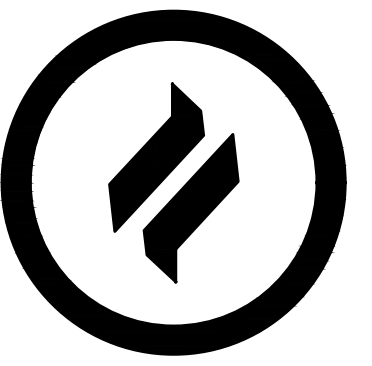


Imagery ©2024 Airbus, Map data ©2024 50 ft



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OCT 30 2024
BY:

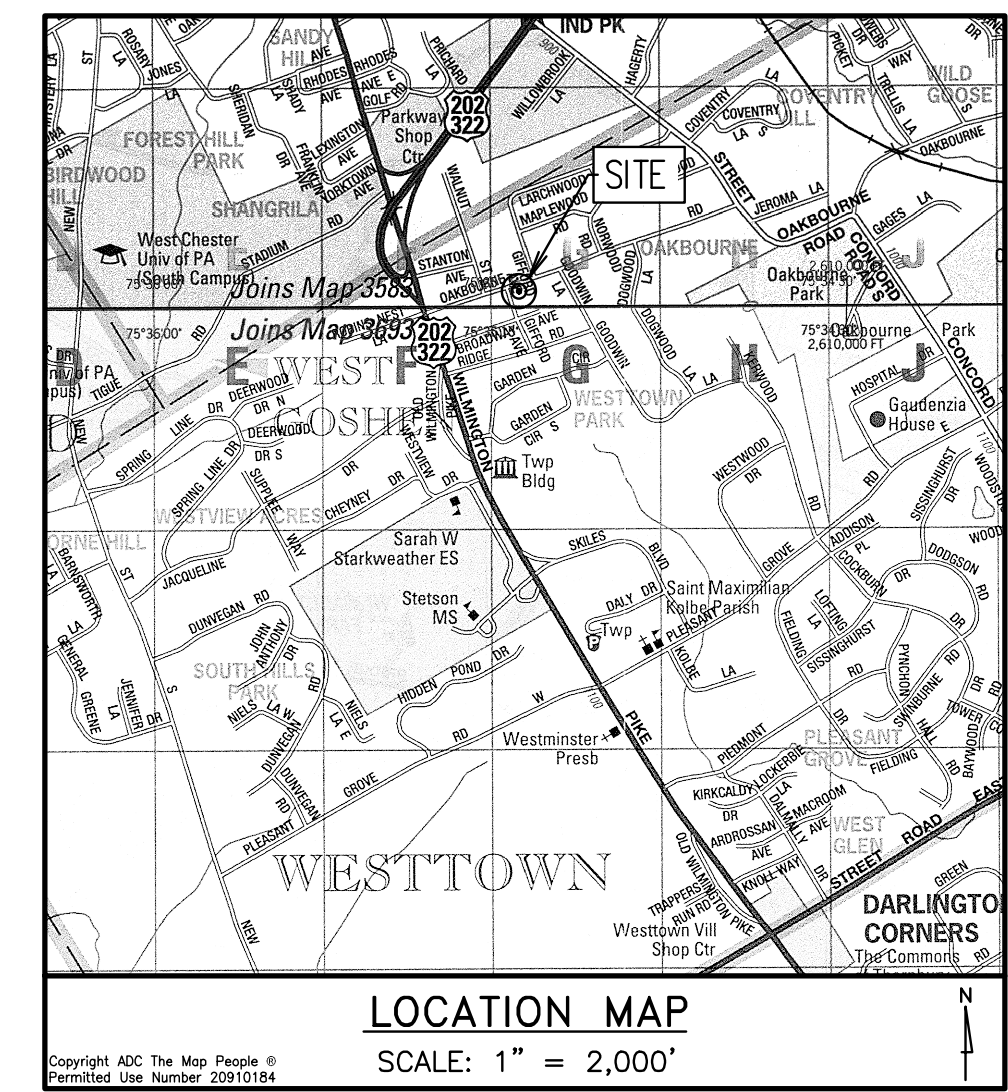
Attachment “3”



DLHowell
Civil Engineering &
Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



RECORD OWNER / APPLICANT

COLIN & TAJ CHAVOUS
1001 S WALNUT STREET
WEST CHESTER, PA 19382
484-326-8202

R-2 RESIDENTIAL DISTRICT

ARTICLE VII - RESIDENTIAL DISTRICT
SECTION 170-701 - USE REGULATIONS
SECTION 170-702 - AREA AND BULK REGULATIONS
B. (3) WITH BOTH PUBLIC WATER AND PUBLIC SEWER

	REQUIRED	EXISTING LOT #1	PROPOSED LOT #1	PROPOSED LOT #2
MIN. NET LOT AREA	22,000 S.F.	30,000 S.F.	15,000 S.F.	(**) 15,000 S.F. (**)
MIN. LOT WIDTH @ STREET LINE				
- OAKBOURNE ROAD	50 FT.	200 FT.	100 FT.	100 FT.
- S. WALNUT STREET	50 FT.	150 FT.	150 FT.	N/A
MIN. LOT WIDTH @ BUILDING LINE				
- OAKBOURNE ROAD	100 FT.	200 FT.	100 FT.	100 FT.
- S. WALNUT STREET	100 FT.	150 FT.	150 FT.	N/A
MIN. SIDE YARDS	10/25 FT.	26.2/NA FT.	26.2/NA FT.	10/58 FT.
MIN. BUILDING SETBACK LINE	40 FT.	9.2 FT.(*)	9.2 FT.(*)	46 FT.
MIN. REAR YARD	30 FT.	NA	30 FT.	30 FT.
MAX. IMPERVIOUS COVERAGE	25%	16.20%	24.99%	24.47%
MAX. BUILDING HEIGHT	38 FT.	<38 FT.	<38 FT.	<38 FT.

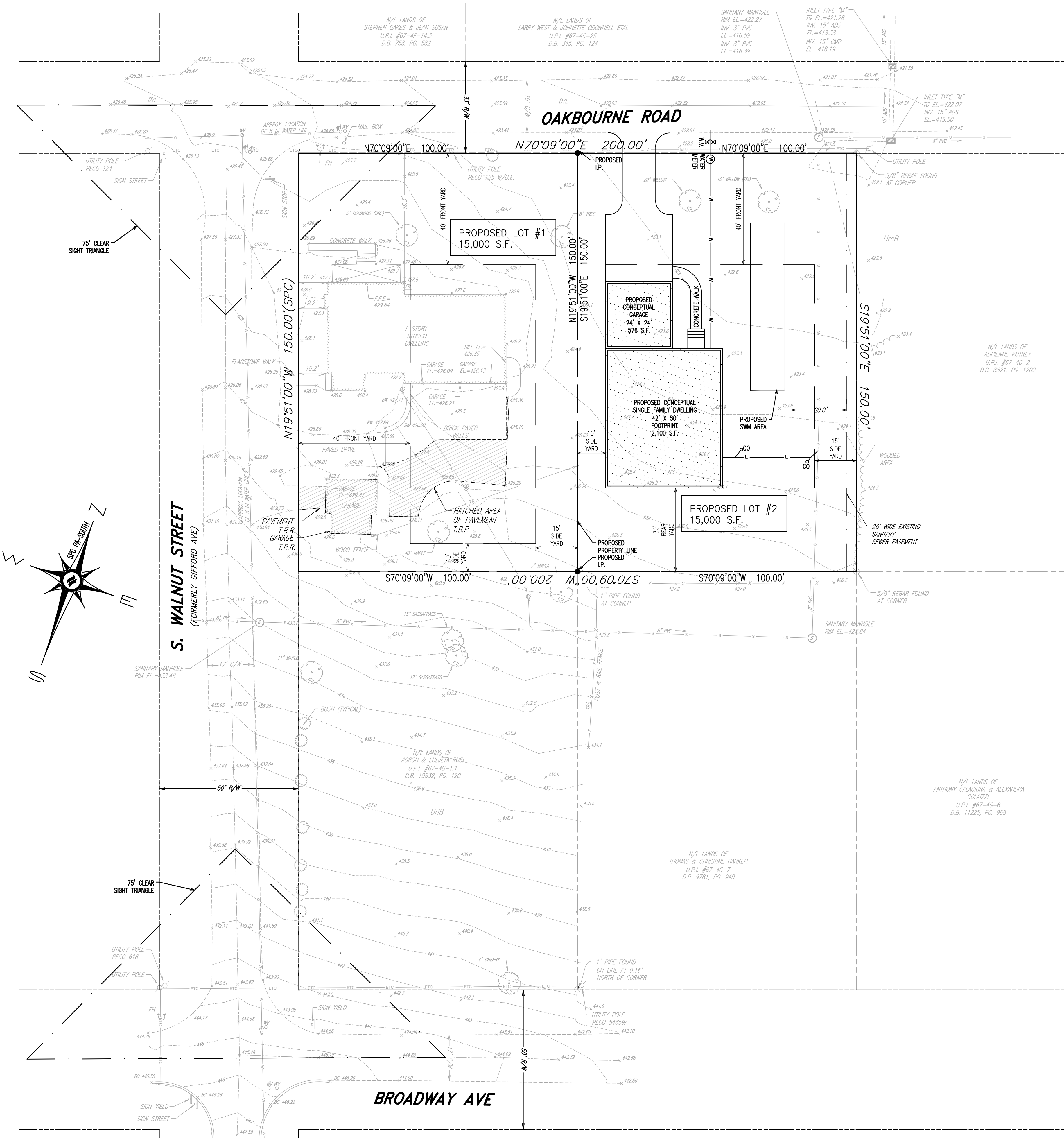
(*) EXISTING NONCONFORMITY
(**) VARIANCE REQUIRED

IMPERVIOUS DATA - LOT #1

DWELLING	2,158 S.F.
PAVED DRIVE	1,193 S.F.
CONC. WALK/PORCH	252 S.F.
BRICK PAVEMENT WALLS	32 S.F.
CONC. PAD	63 S.F.
FLAGSTONE WALK	50 S.F.
TOTAL	3,748 S.F.

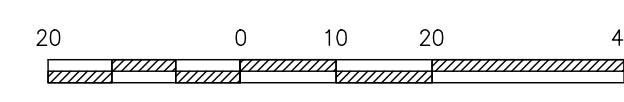
IMPERVIOUS DATA - PROPOSED LOT #2

HOUSE & GARAGE	2,676 S.F.
WALKWAY & STEPS	142 S.F.
DRIVEWAY	851 S.F.
TOTAL IMPERVIOUS AREA	3,669 S.F.



SKETCH PLAN

SCALE: 1" = 20'



LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- PROP. MONUMENT
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- EX. EXISTING CONTOUR
- [242] PROPOSED CONTOUR
- x 123.00 EXISTING SPOT ELEV.
- x 623.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. CUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

UPI NUMBER: 67-4G-1 D.B. 701 PG. 708

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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7		

VARIANCE EXHIBIT
SKETCH PLAN
CLIENT: COLIN & TAJ CHAVOUS
PROJECT: POSSIBLE 2 LOT SUBDIVISION
LOCATION: 1001 S. WALNUT STREET
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE:	09/24/2024
SCALE:	1"=20'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	5054
CAD FILE:	0504 PR.dwg
PLOTTED:	09/24/2024
DRAWING NO.:	C01.1
SHEET:	01 of 01

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CREATE A 2 LOT SUBDIVISION WITH LOT #1 AND LOT #2 WITH 15,000 S.F. WHICH WILL REQUIRE A VARIANCE.
- BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 6-18-2014.
- TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 6-18-2014.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 88 (COMPUTED USING GEOID12A) & NAD 83 (2011) (EPOCH=2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = RIM OF SANITARY MANHOLE LOCATED APPROX. 15' NORTH WEST FROM NORTH EASTERN PROPERTY CORNER. ELEVATION= 422.27', CONTOUR INTERVAL: 1 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 HEREIN.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
- THE EXISTING LEGAL RIGHT-OF-WAY OF OAKBOURNE ROAD, S. WALNUT STREET AND BROADWAY AVE WERE TAKEN FROM REFERENCE PLAN #1.
- 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.

REFERENCE PLAN(S)

- PLAN ENTITLED, "MAP OF HIGHPOINT RESIDENTIAL PARK". DATED JUNE 1920, RECORD PLAN BOOK #1, PAGE 208.