

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776

ONE CALL NOTE
 NO SCALE

PA ONE CALL
 ACT 287 SERIAL NUMBER: 2025024118
 D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY
 OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES,
 STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES D.L. HOWELL &
 ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES,
 STRUCTURES, ETC. ARE SHOWN.

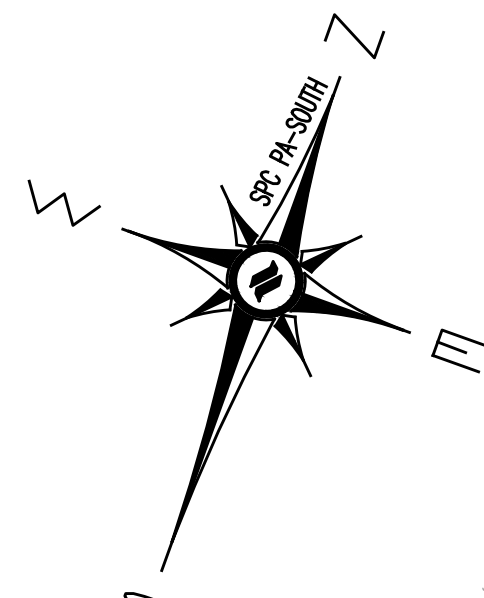
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL
 SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF
 WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT
 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: AQUA PENNSYLVANIA ADDRESS: 762 LANCASTER AVE BRYN MAWR, PA 19010 CONTACT: THOMAS WADDY EMAIL: twaddy@aquapenn.com PHONE: 610-525-1400 EXT. 52105	COMPANY: PECO AN EXELON COMPANY C/O USIC ADDRESS: 450 S HENDERSON ROAD SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS EMAIL: nikkiasimpkins@usic.com PHONE: 484-681-5720
COMPANY: COMCAST ADDRESS: 1250 HUDSONFIELD-BERLIN RD CHERRY HILL, NJ 08034 CONTACT: WYATT PARRISH EMAIL: WYATT.PARRISH@CABLE.COMCAST.COM PHONE: 484-368-4391	COMPANY: WESTTOWN TOWNSHIP ADDRESS: 1039 WILMINGTON PIKE WEST CHESTER, PA 19382 CONTACT: MARK GROSS EMAIL: mgross@westtown.org PHONE: 610-633-8939

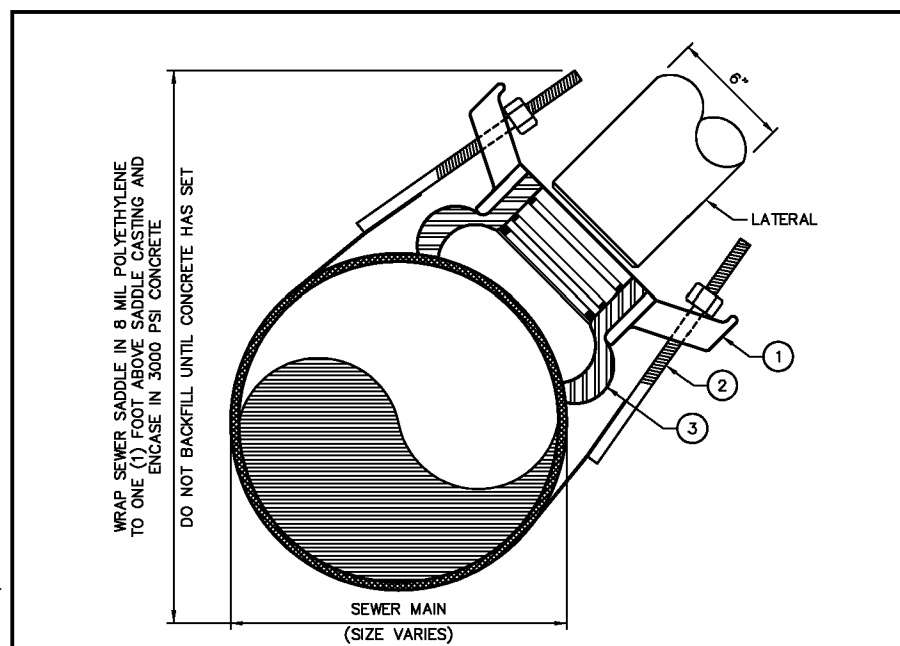
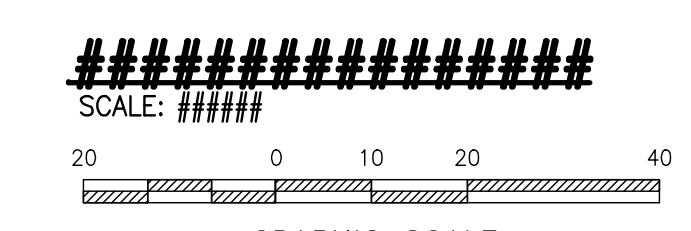
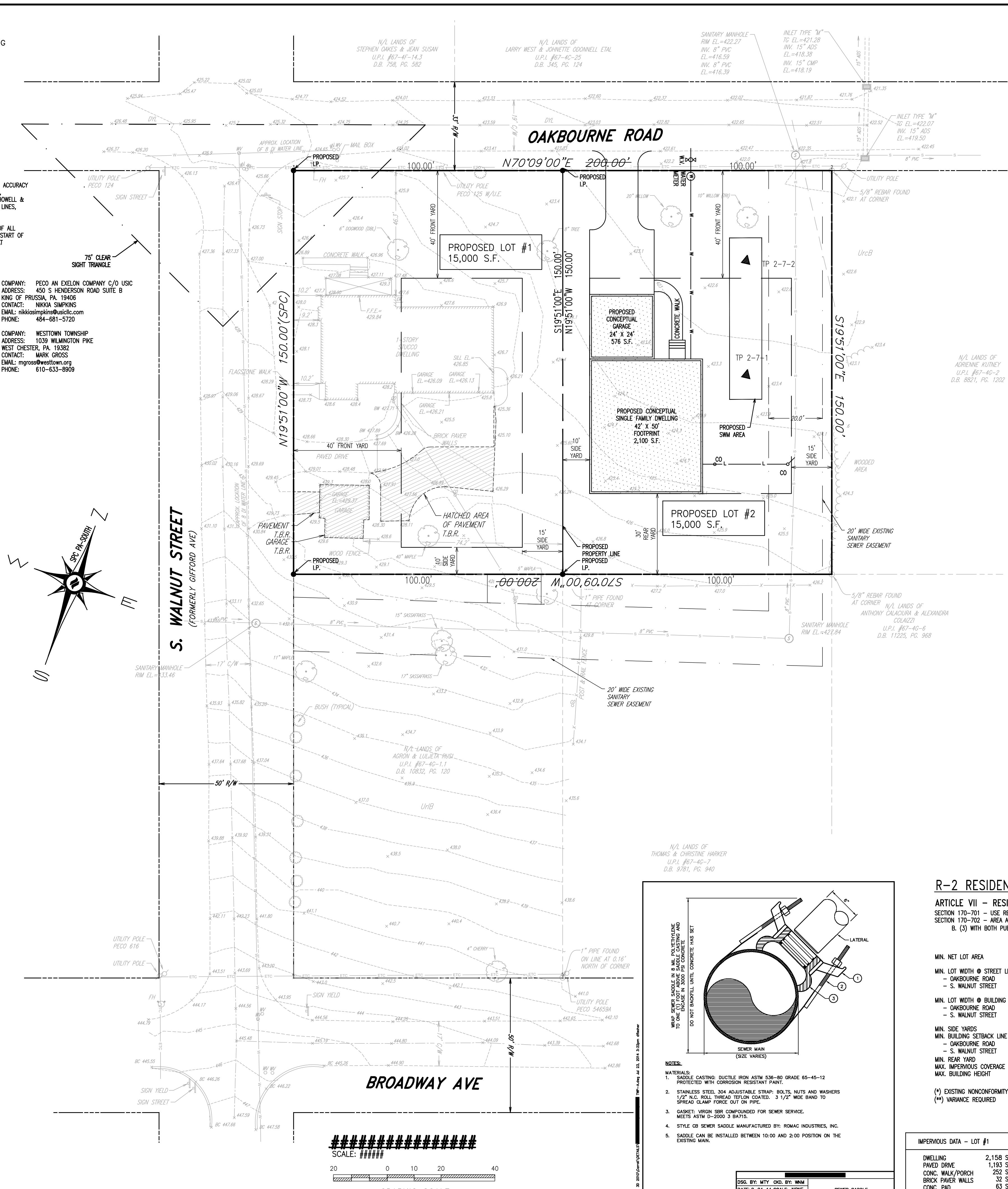
LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- PROP. WETLANDS
- EX. EXISTING CONTOUR
- PROP. CONTOUR
- EX. EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- EX. 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. EXIST. PARKING SPACES
- PROP. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- 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
- PROP. 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



RECORDER OF DEEDS

UPI NUMBER: 67-4G-1 D.B. 10937 PG. 708



NOTES:

- SADDLE CASTING: DUCTILE IRON ASTM 536-80 GRADE 65-45-12 PROTECTED WITH CORROSION RESISTANT PAINT.
- STAINLESS STEEL 304 ADJUSTABLE STRAP; BOLTS, NUTS AND WASHERS 1/2" N.C. ROLL THREAD TITAN COATED. 3 1/2" WIDE BAND TO SPREAD CLAMP FORCES OUT ON PIPE.
- GASKET: VIRGIN SBR COMPOUNDED FOR SEWER SERVICE. MEETS ASTM D-2000 3 BATHS.
- STYLE OF SEWER SADDLE MANUFACTURED BY: RIMAC INDUSTRIES, INC.
- SADDLE CAN BE INSTALLED BETWEEN 10:00 AND 2:00 POSITION ON THE EXISTING MAIN.

DATE: 2-24-14	SCALE: NONE	REVISION	DATE
D.S.G. BY: MTY. CND. BY: MIM		SEWER SADDLE CONNECTION	
STANDARD DETAIL 516			

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	50 FT.	200 FT.	100 FT.	100 FT.
MIN. LOT WIDTH @ BUILDING LINE	50 FT.	150 FT.	100 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.	46.3 FT.	46.3 FT.	46 FT.
MIN. REAR YARD	30 FT.	9.2 FT. (*)	9.2 FT. (*)	N/A
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		IMPERVIOUS DATA - PROPOSED LOT #2	
DWELLING	2,158 S.F.	HOUSE & GARAGE	2,676 S.F.
PAVED DRIVE	1,193 S.F.	WALKWAY & STEPS	142 S.F.
CONC. WALK/PORCH	252 S.F.	DRIVEWAY	851 S.F.
BRICK PAVEMENT WALLS	32 S.F.		
CONC. PAD	63 S.F.		
FLAGSTONE WALK	50 S.F.		
TOTAL	3,748 S.F.	TOTAL IMPERVIOUS AREA	3,669 S.F.

ORDER

AND NOW, this 23rd day of December, 2024, upon consideration of the testimony and exhibits presented, it is hereby ORDERED that the Board grants Applicant's request for a variance from Zoning Ordinance Section 170-702.B.3(a) (minimum lot area in the R-2 Residential Zoning District) subject to the conditions below:

- Applicants shall demolish the existing detached garage structure which is presently located on what will become Lot 1 following building permit and land development approval and prior to the issuance of a building permit for Lot 2 of the Subdivision;
- Applicants shall remove and deconstruct and return to a vegetative (grass) state the southernmost driveway, as depicted in the second picture of Exhibit A-5, following subdivision and land development approval and prior to issuance of a building permit for Lot 2 of the Subdivision;
- The prior Home Occupation Approval shall be limited to and only apply to Lot 1 to the extent Applicants or any successors conduct a home occupation thereunder in the future;
- Except as to the relief granted herein, Applicants shall comply with all area and bulk criteria set forth in the Township's Zoning Ordinance; and Applicants shall otherwise obtain all necessary permits associated with the use/improvements.

An appeal may be taken to the Court of Common Pleas of Chester County, Pennsylvania, within thirty (30) days from the issuance of this Decision in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the Township Zoning Ordinance.

WESTTOWN TOWNSHIP ZONING HEARING BOARD

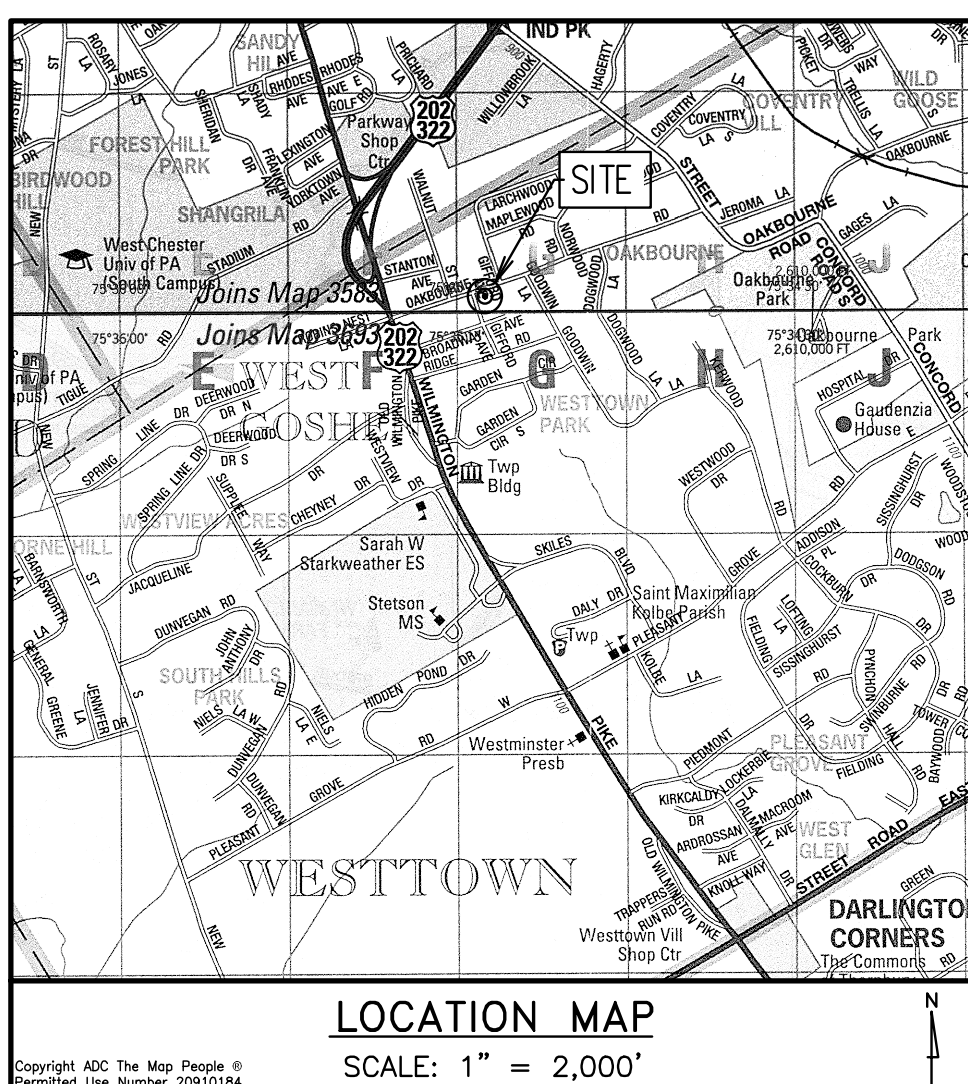
BY: *[Signature]*

BY: *[Signature]*

BY:

- 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.
 - THE EXISTING HOUSE IS TO REMAIN SERVICED BY PUBLIC WATER AND SEWER. THE PROPOSED HOUSE IS TO BE SERVICED BY PUBLIC WATER AND SEWER.
 - GRADING, STORMWATER MANAGEMENT, AND EROSION AND CONTROL WILL ALL BE DESIGNED AT THE TIME FOR THE GRADING PERMIT FOR THE PROPOSED LOT 2.
 - THERE IS NO NEW LAND DEVELOPMENT BEING PROPOSED WITH THIS SUBDIVISION.
 - THE PROPOSED DWELLING AND ASSOCIATED ACCESSORIES PROVIDED ON THE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. A SEPARATE APPLICATION MUST BE SUBMITTED FOR A GRADING OR BUILDING PERMIT.
 - FULL COMPLIANCE WITH THE ACT 167 PLAN WILL BE PROVIDED FOR ANY FUTURE DEVELOPMENT.
 - SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED FOR REVIEW BY CARROLL ENGINEERING FOR ALL MATERIALS TO BE USED WITHIN THE SEWER EASEMENT FOR ANY PROPOSED CONNECTIONS.
 - THE CONNECTION TO THE SEWER MAIN SHOULD BE DONE IN THE PRESENCE OF THE CARROLL ENGINEERING. THE CARROLL ENGINEERING SHOULD BE NOTIFIED 3 DAYS PRIOR TO THE START OF WORK.
 - ALL CLEANSOUTS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE TOWNSHIP'S BUILDING CODES.

- REFERENCE PLAN(S)**
- PLAN ENTITLED, "MAP OF HIGHPOINT RESIDENTIAL PARK", DATED JUNE 1920, RECORD PLANBOOK #1, PAGE 208.
 - PLAN ENTITLED, "PRELIMINARY/FINAL SUBDIVISION PLAN 2-Lot SUBDIVISION" DATED 11/25/14, LAST REVISED 1/19/15, PREPARED BY D.L. HOWELL & ASSOCIATES, INC., WEST CHESTER PA, RECORD PLAN BOOK 19833.



AFFIDAVIT OF OWNERSHIP
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CHESTER

ON THIS DAY OF _____, 2025 A.D. BEFORE ME, THE SUBSCRIBER, PERSONALLY APPEARED,

AND _____ KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHO, DULY SHOWN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

BY: _____

NOTARY PUBLIC
 COUNTY: _____

MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF _____, 20__.

CHAIRPERSON _____

APPROVED BY THE BOARD OF SUPERVISORS OF WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF _____, 20__.

PRESIDENT _____

VICE PRESIDENT _____

MEMBER _____

MEMBER _____

MEMBER _____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS DAY OF _____, 20__.

SECRETARY _____

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 _____

CERTIFICATE OF CONFORMANCE - P.E.

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.

[Signature]
 DENNY HOWELL, PE LICENSE NO. PE033098E

CERTIFICATE OF ACCURACY - SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, LOT COMPUTATIONS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WESTTOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

[Signature]
 THOMAS K. PHILLIPS, PLS LICENSE NO. SU-055399-E

- WAIVERS REQUESTED:**
- SECTION 149-702.D. - A WAIVER IS BEING REQUESTED TO ALLOW A SUBDIVISION WITHOUT THE SUBMISSION OF A CONSERVATION PLAN.
 - SECTION 149-702.E. - A WAIVER IS BEING REQUESTED TO ALLOW A SUBDIVISION WITHOUT THE SUBMISSION OF A LANDSCAPE PLAN.
 - SECTION 149-702.F. - A WAIVER IS BEING REQUESTED TO ALLOW A SUBDIVISION WITHOUT THE SUBMISSION OF A STORMWATER MANAGEMENT PLAN.

RECORD OWNER / APPLICANT

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

HOWELL ENGINEERING
 Local Knowledge. Engineered.
 Civil Engineering | Land Planning | Environmental
 1250 Wrights Lane, West Chester, PA 19380
 Phone: (610) 918-9002 Fax: (610) 918-9003



REV.	DATE	REV. PER.	TOWNSHIP ENGINEER REVIEW LETTER DESCRIPTION
1	03/04/2025		
2			
3			
4			
5			
6			
7			

PRELIMINARY/FINAL SUBDIVISION PLAN

CUBIC: COLIN & TAJ CHAVOUS
 PROJECT: 1001 S. WALNUT STREET SUBDIVISION
 LOCATION: 1001 S. WALNUT STREET
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 01/24/2025
 SCALE: 1"=20'
 DRAWN BY: ACB
 CHECKED BY: JSR
 PROJECT NO.: 5054
 CDD FILE: 0504 PR.dwg
 PLOTTED: 03/04/2025
 DRAWING NO.: C01.1
 SHEET 01 OF 01