CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE–STOP CALL

Pennsylvania One Call System, Inc

1–800–242–1776

ONE CALL NOTE

NO SCALE

PA ONE CALL

ACT 287 SERIAL NUMBER: 20250241118
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: tlwaddy@aquaamerica.com
PHONE: 610–525–1400 EXT. 52105

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD–BERLIN RD
CHERRY HILL, NJ. 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@CABLE.COMCAST.COM
PHONE: 484–368–4391

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@usiclle.com
PHONE: 484–681–5720

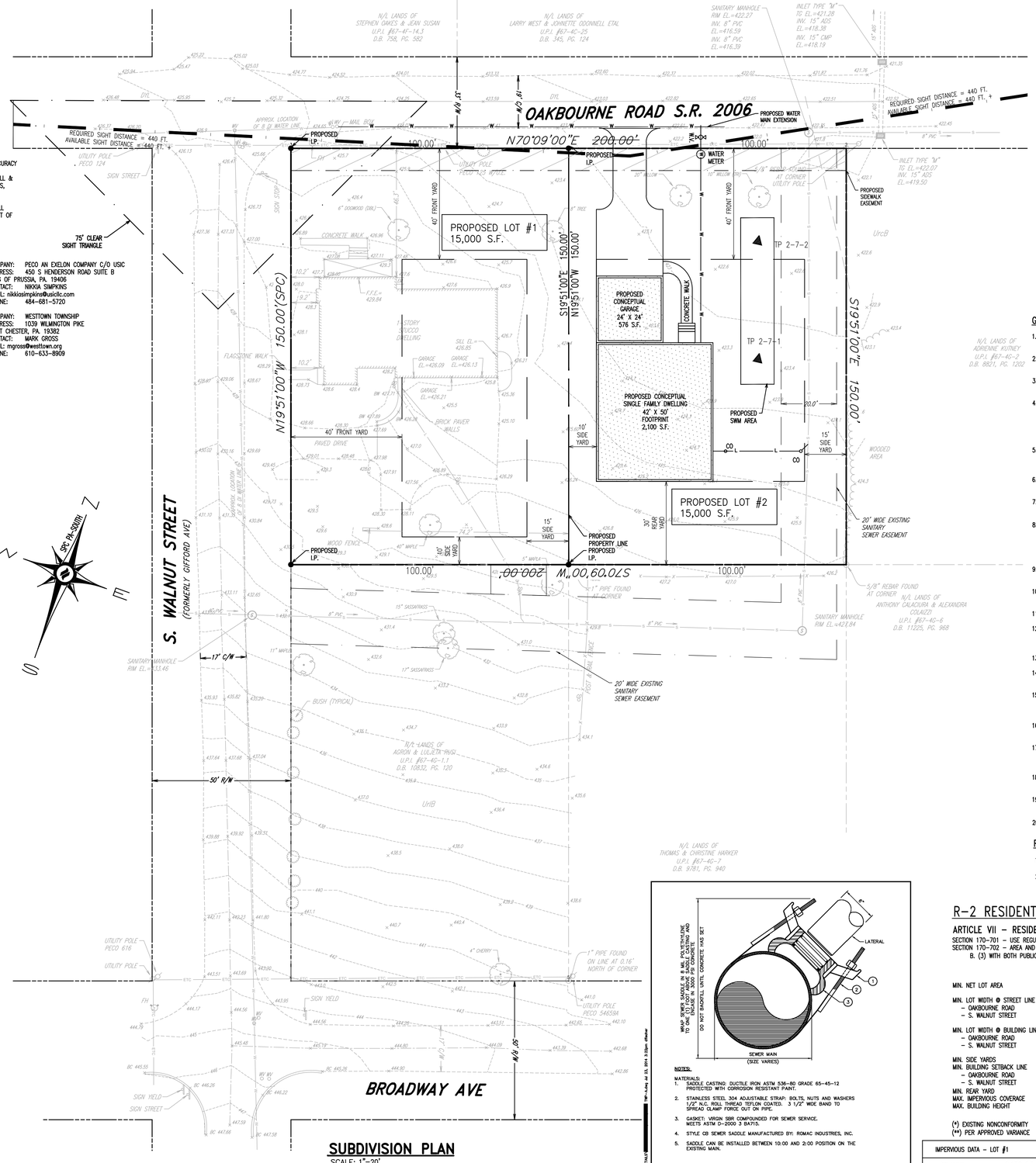
COMPANY: WESTTOWN TOWNSHIP
ADDRESS: 1039 WILMINGTON PIKE
WEST CHESTER, PA. 19382
CONTACT: MARK GROSS
EMAIL: mgross@westtown.org
PHONE: 610–633–8909

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
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- X 123.00 EXISTING SPOT ELEV.
- x 123.00 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
- EXIST. 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. GUY 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
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- 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



SUBDIVISION PLAN

SCALE: 1"=20'

20 0 10 20 40

GRAPHIC SCALE
1 inch = 20 feet

NOTES:

MATERIALS:
1. SADDLE CASTING: DUCTILE IRON ASTM 536–80 GRADE 65–45–12 PROTECTED WITH CORROSION RESISTANT PAINT.
2. STAINLESS STEEL 304 ADJUSTABLE STRAP: BOLTS, NUTS AND WASHERS 1/2" N.C. ROLL THREAD TEFLON COATED. 3 1/2" WIDE BAND TO SPREAD CLAMP FORCE OUT ON PIPE.
3. GASKET: VIRGIN SBR COMPOUNDED FOR SEWER SERVICE. MEETS ASTM D–2000 3 BA715.
4. STYLE CB SEWER SADDLE MANUFACTURED BY: ROMAC INDUSTRIES, INC.
5. SADDLE CAN BE INSTALLED BETWEEN 10:00 AND 2:00 POSITION ON THE EXISTING MAIN.

DSG. BY: MTY	CKD. BY: WNM	
DATE: 2–24–14	SCALE: NONE	SEWER SADDLE CONNECTION
REVISION	DATE	
		STANDARD DETAIL S16

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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 Applicants' 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:

(1) Applicants shall demolish the existing detached garage structure which is presently located on what will become Lot 1 following subdivision and land development approval and prior to the issuance of a building permit for Lot 2 of the Subdivision;
(2) Applicants shall remove and deconstruct and return to a vegetative (grassy) 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;
(3) The prior Home Occupation Approval shall be limited to and only apply to Lot 1 to the extent Applicants or any successor(s) conduct a home occupation thereunder in the future;
(4) 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
(5) 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: _____

BY: _____

BY: _____

GENERAL NOTES

1. 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.
2. BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 6–18–2014.
3. TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 6–18–2014.
4. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, L.L.C.. 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.
5. 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.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
7. THE EXISTING LEGAL RIGHT–OF–WAY OF OAKBOURNE ROAD, S. WALNUT STREET AND BROADWAY AVE WERE TAKEN FROM REFERENCE PLAN #1.
8. 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.
9. THE EXISTING HOUSE IS TO REMAIN SERVICED BY PUBLIC WATER AND SEWER. THE PROPOSED HOUSE IS TO BE SERVICED BY PUBLIC WATER AND SEWER.
10. GRADING, STORMWATER MANAGEMENT, AND EROSION AND CONTROL WILL ALL BE DESIGNED AT THE TIME FOR THE GRADING PERMIT FOR THE PROPOSED LOT 2.
11. THERE IS NO NEW LAND DEVELOPMENT BEING PROPOSED WITH THIS SUBDIVISION.
12. 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.
13. FULL COMPLIANCE WITH THE ACT 167 PLAN WILL BE PROVIDED FOR ANY FUTURE DEVELOPMENT.
14. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED FOR REVIEW BY CAROLL ENGINEERING FOR ALL MATERIALS TO BE USED WITHIN THE SEWER EASEMENT FOR ANY PROPOSED CONNECTIONS.
15. THE CONNECTION TO THE SEWER MAIN SHOULD BE DONE IN THE PRESENCE OF THE CAROLL ENGINEERING. THE CAROLL ENGINEERING SHOULD BE NOTIFIED 3 DAYS PRIOR TO THE START OF WORK.
16. ALL CLEANOUTS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE TOWNSHIP'S BUILDING CODES.
17. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT 2, THE TOWNSHIP ENGINEER SHALL REVIEW AND APPROVE THE PROPOSED CONNECTION OF THE BUILDING SEWER LATERAL TO THE SANITARY SEWER MAIN.
18. A HIGHWAY OCCUPANCY PERMIT SHALL BE OBTAINED TO CONSTRUCT THE DRIVEWAY AND EXTENT THE WATERLINE WITHIN THE PENNDOT RIGHT–OF–WAY.
19. THE PROPOSED DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER AS NOT TO INTERFERE WITH THE EXISTING SWALE ALONG OAKBOURNE ROAD.
20. THE PREVIOUS 2 LOT SUBDIVISION WAS RECORDED 06/14/2015. UPI 67–4G–1 IS D.B. 5151 PAGE 1

REFERENCE PLAN(S)

1. PLAN ENTITLED, "MAP OF HIGHPOINT RESIDENTIAL PARK". DATED JUNE 1920, RECORD PLANBOOK #1, PAGE 208.
2. 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.

R–2 RESIDENTIAL DISTRICT

ARTICLE VII – RESIDENTIAL DISTRICT

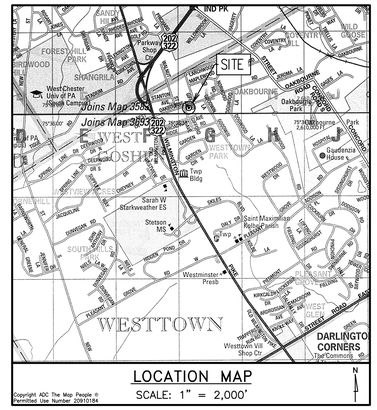
SECTION 170–701 – USE REGULATIONS
SECTION 170–702 – AREA AND BULK REGULATIONS
B. (3) WITH BOTH PUBLIC WATER AND PUBLIC SEWER

	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.			46 FT.
– OAKBOURNE ROAD		46.3 FT.	46.3 FT.	
– S. WALNUT STREET		9.2 FT.(*)	9.2 FT.(*)	
MIN. REAR YARD	30 FT.	NA	NA	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
(**) PER APPROVED VARIANCE

IMPERVIOUS DATA – LOT #1	
DWELLING	2,158 S.F.
PAVED DRIVE	1,193 S.F.
CONC. WALK/PORCH	252 S.F.
BRICK PAVER WALKS	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.



LOCATION MAP

SCALE: 1" = 2,000'

AFFIDAVIT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS THE DAY OF , 2025 A.D. BEFORE ME, THE SUBSCRIBER, PERSONALLY APPEARED _____
AND _____ KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHO, DULY SWORN 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: _____

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.

DENNY HOWELL, PE — LICENSE NO. PE053098E

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.

THOMAS K. PHILLIPS, PLS — LICENSE NO. SU–055399–E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS KILBORNE PHILLIPS LICENSED LAND SURVEYOR No.SU055399E PENNSYLVANIA

WAIVERS REQUESTED:

1. SECTION 149–702.D. – A WAIVER IS BEING REQUESTED TO ALLOW A SUBDIVISION WITHOUT THE SUBMISSION OF A CONSERVATION PLAN.
2. SECTION 149–702.E. – A WAIVER IS BEING REQUESTED TO ALLOW A SUBDIVISION WITHOUT THE SUBMISSION OF A LANDSCAPE PLAN.
3. 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 Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1429 Wrights Lane | West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9083

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3	04/01/2025	REV. PER TOWNSHIP ENGINEER REVIEW LETTERS
2	03/04/2025	REV. PER TOWNSHIP ENGINEER REVIEW LETTER
1	01/24/2025	INITIAL SUBMISSION

PRELIMINARY/FINAL
SUBDIVISION PLAN

CLIENT: 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
CAD FILE:	5054 PR.dwg
PLOTTED:	04/01/2025
DRAWING NO.:	C01.1
SHEET	01 OF 01