

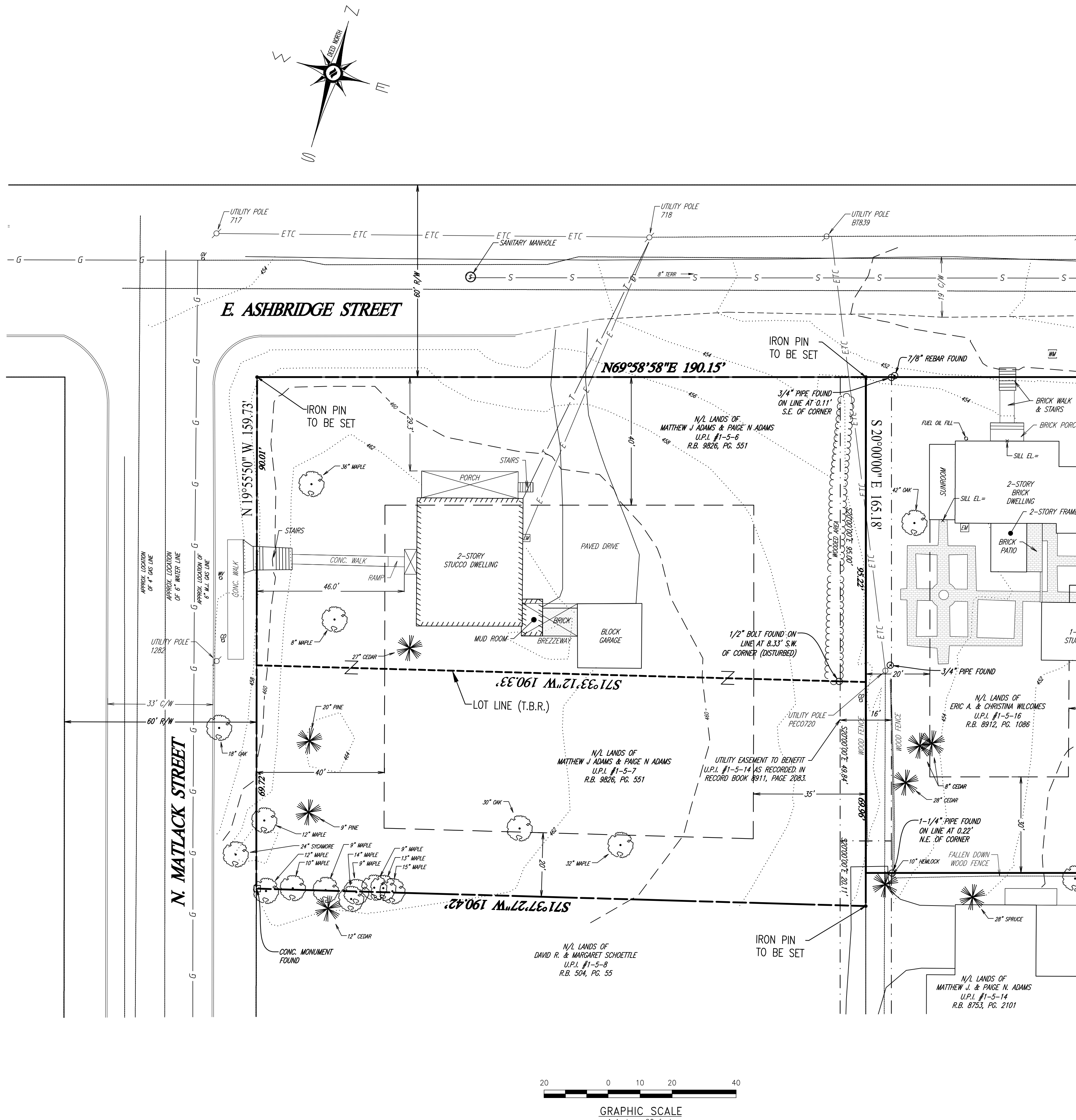
IMPERVIOUS COVERAGE
1 inch = 40 feet

IMPERVIOUS TABULATION (LOT 1-5-6)		IMPERVIOUS TABULATION (LOT 1-5-7)	
1- BUILDINGS	1909 S.F.	1- BUILDINGS	0 S.F.
2- DRIVEWAY	1197 S.F.	2- DRIVEWAY	0 S.F.
3- PORCH	286 S.F.	3- PORCH	0 S.F.
4- CONC WALKS	214 S.F.	4- CONC WALKS	0 S.F.
TOTAL	= 3586 S.F.	TOTAL	= 0 S.F.

- KEY TO ABBREVIATIONS**
- AGG = AGGREGATE
 - BC = BOTTOM OF CURB
 - BM = BOTTOM OF WALL
 - CO = CLEAN OUT
 - C/W = CARTRIDGE
 - DD = DEED DESCRIBED
 - DEP = DEPRESSION CURB
 - DY = DOUBLE YELLOW LINE
 - EL = ELEVATION
 - EM = ELECTRIC METER
 - ESP = EDGE OF PAVING
 - F1 = FIRST FLOOR ELEVATION
 - GM = GAS METER
 - GP = GRATE ELEVATION
 - GW = GUY WIRE
 - GV = GAS VALVE
 - HCP = HANDICAP PARKING SIGN/SPOT
 - IN = INVERT ELEVATION
 - LA = LANDSCAPED AREA
 - OH = OVERHEAD WIRES
 - RD = ROOF DRAIN
 - ROD = RIGHT-OF-WAY
 - S = SURVEY
 - SRL = SINGLE WHITE LINE
 - SYL = SHADE YELLOW LINE
 - TC = TOP OF CURB
 - TO = TOP OF GRADE
 - TM = TOP OF WALL
 - UP = UTILITY POLE
 - WT = WETLAND
 - WM = WATER METER
 - WV = WATER VALVE

- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - FLOOD PLAIN LINE
 - EDGE OF PAVING
 - EDGE OF GRAVEL
 - CENTERLINE
 - BUILDING LINE
 - MINERAL BOUNDARY LINE
 - SOILS LINE
 - SOIL TYPE DESIGNATION
 - EASEMENT LINE
 - WATER DIVISION/POUND
 - STORM PIPE
 - SANITARY SEWER
 - SANITARY LATERAL
 - BUILDING SETBACK LINE
 - GAS LINE
 - OVERHEAD WIRES
 - OVERHEAD ELECTRICAL/COMMUNICATION CABLE LINES
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD TELECOMMUNICATION LINE
 - UNDERGROUND TELECOMMUNICATION LINE
 - WATER SERVICE LINE
 - FENCE LINE
 - CURB LINE
 - CONCRETE CURB LINE
 - ESKA RIGHT-OF-WAY
 - TREE LINE
 - BRUSH LINE
 - METAL
 - GUY WIRE
 - UTILITY POLE
 - ELECTRIC BOX
 - AIR CONDITIONING UNIT
 - COMMUNICATIONS BOX
 - WATER METER
 - ELECTRIC METER
 - GAS METER
 - WELL
 - STREET SIGN
 - GAS MANHOLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - ELECTRIC MANHOLE
 - COMMUNICATIONS MANHOLE
 - WATER MANHOLE
 - GENERAL UTILITY MANHOLE
 - STORM INLET TYPE "C"
 - STORM INLET TYPE "W"
 - STORM INLET TYPE "S"
 - CITY STORM INLET
 - LIGHT POST
 - FIRE HYDRANT
 - SANITARY CLEAN OUT
 - WATER VALVE
 - GAS VALVE
 - WETLAND FLAG
 - ROOF DRAIN
 - MONUMENT FOUND
 - MONUMENT SET
 - PRE-FORMED FOUND
 - 5/8" REBAR SET
 - STAKE FOUND
 - STAKE SET
 - SITE BENCHMARK
 - DECIDUOUS TREE
 - CONIFER TREE
 - ANGLE/PT = SLANTED TEXT-EXISTING INFORMATION
 - ARCS/PT = UPRIGHT TEXT-PROPOSED INFORMATION
 - TITLE REPORT NOTE

PARCEL #1-5-6 & #1-5-7



GENERAL NOTES

- RECORD OWNER/SITE ADDRESS: MATTHEW J ADAMS & PAGE N ADAMS, 631 N MATLACK STREET, WEST CHESTER PA, 19380
- TAX PARCEL #: 1-5-6
- SOURCE OF TITLE: RECORD BOOK 9826, PAGE 551
- LOT AREA: 17,616 S.F. (0.404 ACRES)
- RECORD OWNER/SITE ADDRESS: MATTHEW J ADAMS & PAGE N ADAMS, 631 N MATLACK STREET, WEST CHESTER PA, 19380
- TAX PARCEL #: 1-5-7
- SOURCE OF TITLE: RECORD BOOK 9826, PAGE 551
- LOT AREA: 13,291 S.F. (0.305 ACRES)
- BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON NOVEMBER 12, 2019. TOPOGRAPHY SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON APRIL 20, 2020.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- THE EXISTING 60' WIDE LEGAL RIGHT-OF-WAY OF E. ASHBRIDGE STREET & N. FRANKLIN STREET WERE TAKEN FROM DEEDS OF RECORD AND INFORMATION PROVIDED BY WEST CHESTER PUBLIC WORKS DEPARTMENT.
- ZONING INFORMATION OBTAINED FROM BOROUGH ZONING ORDINANCE (AS POSTED ON THE BOROUGH WEBSITE) AT TIME OF SURVEY. PROJECT ENGINEER IS RESPONSIBLE FOR CHECKING LATEST BOROUGH ORDINANCES FOR ANY & ALL UPDATES OR TOWNSHIP REVISIONS.
- UPRIGHT TEXT INDICATES PROPOSED FEATURES. SLANTED TEXT INDICATES EXISTING FEATURES.
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 1-5-6 AND 1-5-7 INTO A SINGLE LOT.

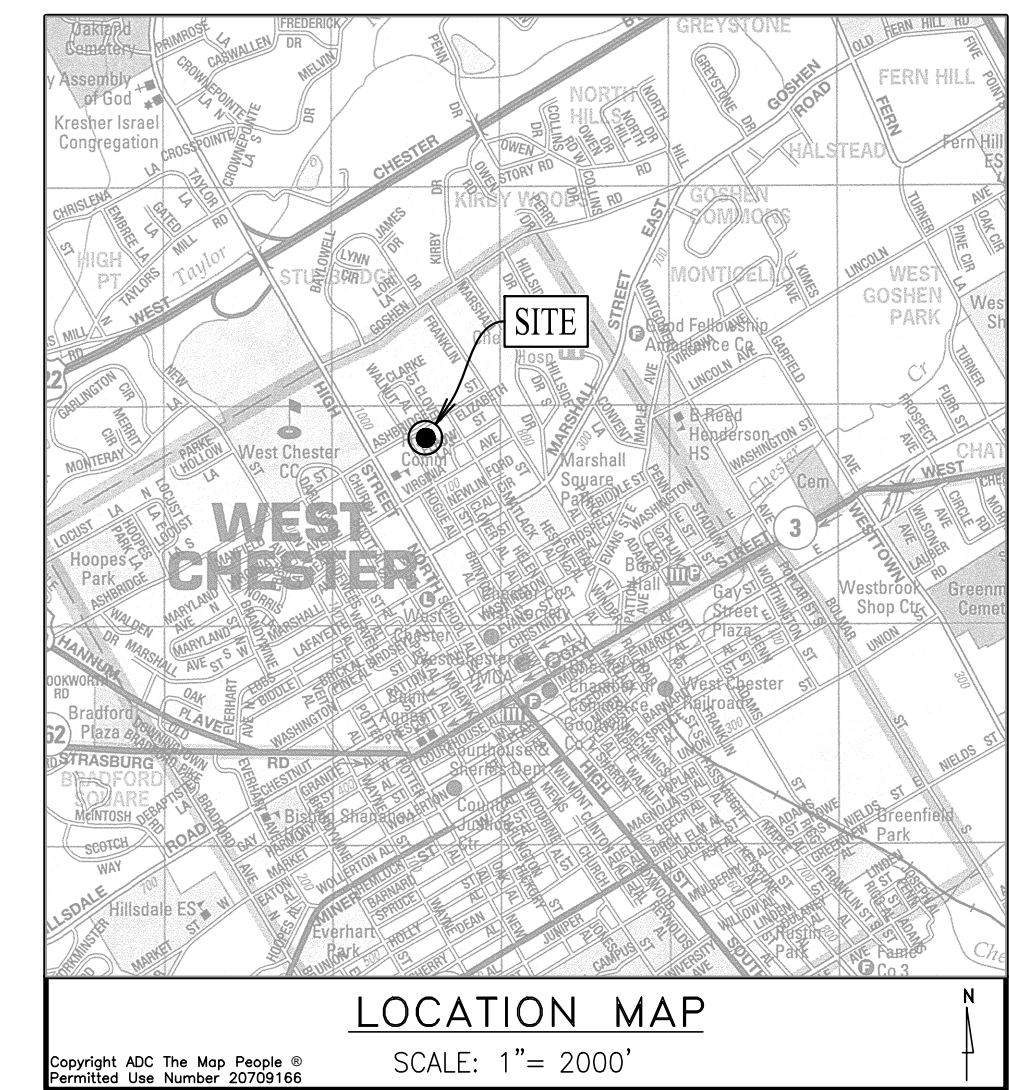
NOTE: THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE UPI #1-5-6 AND UPI #1-5-7 INTO A SINGLE LOT. NO NEW CONSTRUCTION OR DEVELOPMENT IS PROPOSED AS PART OF THIS SUBMISSION.

ZONING REQUIREMENTS*

ZONE NC-1 NEIGHBORHOOD CONSERVATION DISTRICT, BLOCK CLASS A AREA AND BULK REGULATIONS

	REQUIRED	EXISTING UPI 1-5-6	EXISTING UPI 1-5-7	PROPOSED COMBINED
MIN. LOT AREA (NET OF R/W)	20,000 SF	17,616 SF*	13,291 SF*	30,907 SF
MIN. LOT WIDTH	110'	91.37'	69.72'	161.14'
AT BUILDING LINE	50'	90'	69.0'	158.73'
AT STREET LINE				
BUILDING SETBACKS				
MIN. FRONT YARD	40'	46.0'	N/A	46.0'
N. MATLACK STREET	20'	29.3'	N/A	29.3'
E. ASHBRIDGE STREET	20'	13.6'	N/A	13.6'
MIN. SIDE YARD, INDIVIDUAL	45'	N/A	N/A	N/A
MIN. SIDE YARD, AGGREGATE	35'	107.3'	N/A	107.3'
MIN. REAR YARD	35'	N/A	N/A	N/A
MAX. BUILDING COVERAGE	15%	10.8%	N/A	6.1%
MAX. IMPERVIOUS COVERAGE	30%	20.3%	N/A	11.6%
MIN. GREEN AREA	55%	79.6%	N/A	88.3%
MAX. BUILDING HEIGHT	35'	<35'	N/A	<35'

* INDICATES AN EXISTING NON CONFORMITY



COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS _____ DAY OF _____ 20___ A.D. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ SELF TO BE THE _____ OF _____ A _____ AND THAT AS SUCH TO DO SO, _____ EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID _____ BY _____ SELF AS _____ THAT THE SAID _____ IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID _____ DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

BY: _____
MATTHEW J ADAMS
PAGE N ADAMS

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF WEST CHESTER BOROUGH, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____ 20___

CHAIRPERSON _____
MEMBER _____
MEMBER _____

APPROVED BY THE BOROUGH COUNCIL OF WEST CHESTER BOROUGH, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____ 20___

PRESIDENT _____
SECRETARY _____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20___

SECRETARY _____

REVIEWED APPLICANT THIS _____ DAY OF _____ 20___

BOROUGH ENGINEER _____

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___

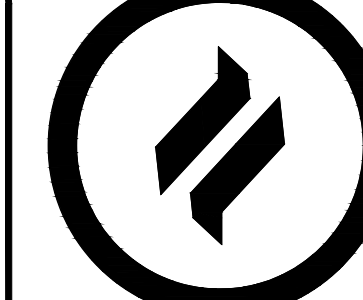
(DEPUTY) RECORDER OF DEEDS _____

CERTIFICATE OF APPLICANT
I HEREBY CERTIFY THAT THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, SUBDIVISION, BUILDING, SANITATION AND OTHER APPLICABLE BOROUGH CHAPTERS AND REGULATIONS. IF THE PLANS ARE NOT SO CONFORMING, THEN THE REASONS FOR REQUESTING AN EXCEPTION ARE NOTED HEREON. IF PROPOSED ZONING CHANGES ARE SHOWN, THEN THE SUGGESTED LOCATIONS OF BUILDINGS IN CONNECTION THEREWITH ARE IDENTIFIED HEREON.

APPLICANT _____

CERTIFICATE OF ACCURACY - SURVEY
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL SURVEY BOUNDARY INFORMATION AND COMPUTATIONS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WEST CHESTER BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

MATTHEW A. WAYMAN, PLS LICENSE NO. S0705525 E



HowellKline
Land Surveying
Boundary / Topographic
Construction / Alta-Acsm
www.HowellKline.com

HowellKline Surveying, LLC
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-8004
Fax: (610) 918-0005

THE SCALE OF THIS DRAWING IS AS SHOWN ON THE BLOCKS
DATE: NOT APPLICABLE TO THIS BLOCK

REVISIONS

NO.	DATE	DESCRIPTION
1	03-30-21	REV PER BOROUGH COMMENTS

PLAN OF FINAL
REVERSE SUBDIVISION

CLIENT: MATT ADAMS
PROJECT: 631 N MATLACK STREET
LOCATION: BOROUGH OF WEST CHESTER
CHESTER COUNTY

DATE: 3-4-21
SCALE: 1"=20'
DRAWN BY: DH3
CHECKED BY: TKP
PROJECT NO: 13411
CAD FILE: 13411_FINAL
PLOTTED: 03-30-21
DRAWING NO: S1
SHEET 1 of 1

SUBDIVISION/LAND DEVELOPMENT
APPLICATION SUBMISSION CHECKLIST

631 N. Mallick Street - Lot Consolidation

PROJECT NAME: _____

Application – Borough of West Chester	Yes
Notification Letter to adjoining property owners	Yes
Professional Services Agreement	N/A
Green Building Questionnaire	N/A
Stormwater Facilities & Maintenance Agreement	N/A
Act 247 County Referral	Yes
County of Chester Subdivision/Land Development Record Form <i>Please coordinate directly with the Health Department regarding fees and plan submittal</i>	Yes
Compliance with Resolution 02-2015 and <i>Recreation facility or fee in lieu of – Please refer to ordinance #97-40.1</i>	N/A
Disk with PDF version of completed application and plans	Yes
Transportation Impact Study – <i>Please refer to ordinance #97-40.2</i>	N/A

*** This checklist shall be submitted with all applications**

DATE OF APPLICATION RECEIPT: _____

APPLICATION

APPLICATION FEE - \$400.00

BOROUGH OF WEST CHESTER
Department of Building, Housing & Code Enforcement

Subdivision & Land Development

To the Commissioners of the Borough of West Chester:

The undersigned hereby makes application for approval of a Subdivision/Land Development Plan submitted under the provisions of the Subdivision Ordinance of the Borough of West Chester. Please submit **eight (8) copies** of the plan with this application:

PROPERTY LOCATION: 631 N. Matlack Street West Chester, PA 19380 Ward: 1

NATURE OF DEVELOPMENT:

Approximate Size of Property: 30,907 S.F. Total

Number of Lots: 2 existing lots to be consolidated into 1

PLAN:

Title: Lot Consolidation Plan

Date of Plan: 03-04-2021

Revision Dates: _____

PREPARED BY: Howell Kline Surveying, LLC c/o Thomas Phillips
Registered Engineer or Surveyor

PROPERTY OWNER:

Name: Matthew J Adams & Paige N Adams _____

Address: 631 N. Matlack Street, West Chester, PA 19380 _____

Telephone #: 484-694-4156 Fax #: _____

Email Address: madams@ekahndevelopment.com _____


APPLICANT:

Name: (Same as Owner) _____

Address: _____

Telephone #: Fax #: _____

Email Address: _____

 _____, Owner
Signature (Please indicate whether Owner or Responsible Agent)

NOTICE TO APPLICANT:

No application will be accepted unless the plans have been prepared by a Registered Engineer or Surveyor. Plans must be 15" x 18", 18" x 30" or 24" x 36" in size.