



NePo Associates, Inc.

ENGINEERS, SURVEYORS AND ENVIRONMENTAL SCIENTISTS

March 1, 2022

328-01

Kevin Gore, CFM
Director of Building, Housing, and Code Enforcement
West Chester Borough
401 East Gay Street
West Chester, PA. 19380

Re: Evans Court Condominiums
West Chester Borough, Chester County, PA.

Dear Kevin,

Attached please find five copies of our Minor Subdivision Plan for the above referenced property. As we have discussed, we recently became aware of a property line issue along East Evans Street as one of our units sold. The attached plan depicts the lot line correction between our property and our neighbor, Ms. Beth McCarter. Over a year ago Beth and the Board came to an agreement to adjust the property line to be in agreement with what both parties have been honoring for years. I truly believe this was an oversight during the approval process for both the Evans Court development application (1989) and then again for the Stancato & Marcellus South Street subdivision in 1990.

I am writing to respectfully request that Borough Council waive the subdivision process for this application so we can file corrected deeds with Chester County. I do not believe putting our community through a process to merely correct an oversight would accomplish any changes to the plan.

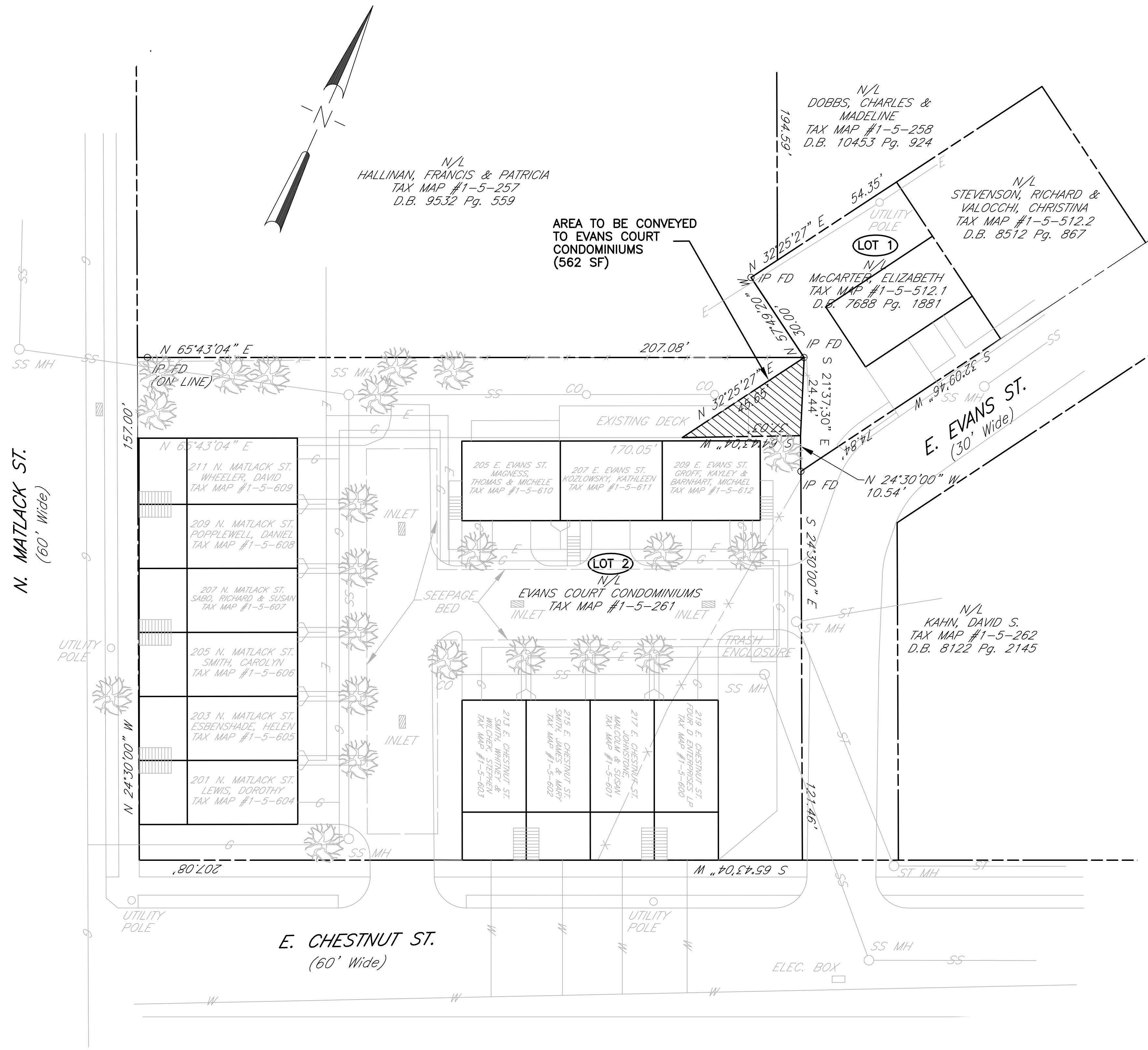
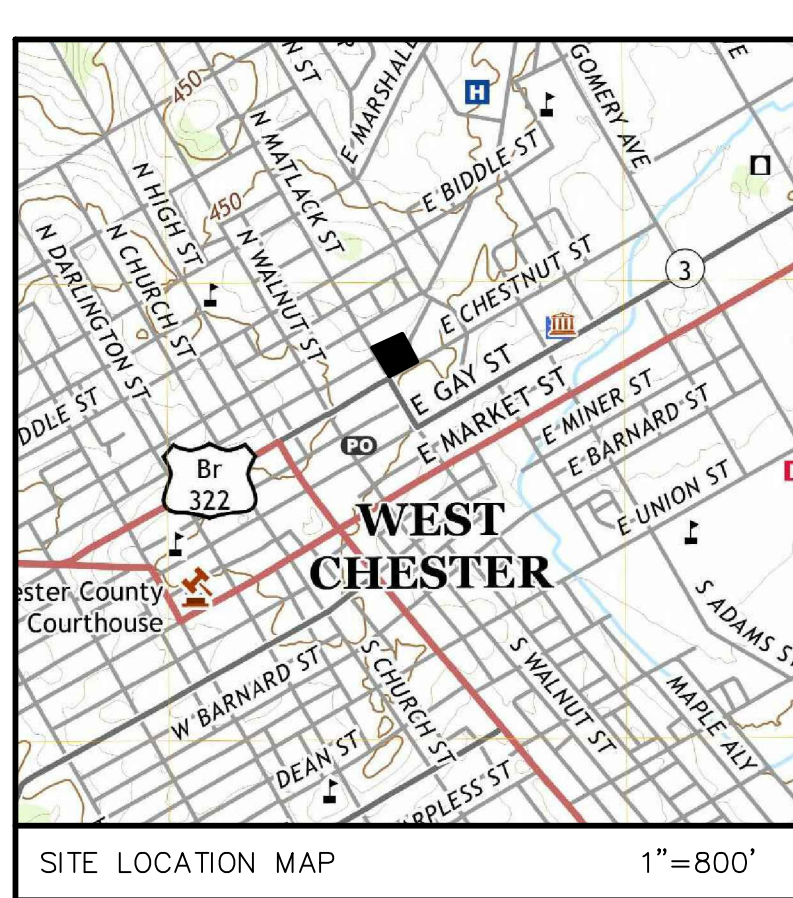
Thank you for your time and consideration.

NePo Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Daniel P. Popplewell', is written over a light blue horizontal line.

Daniel P. Popplewell, P.E.

Cc: Evans Court Board
Ms. Beth Mc Carter
Mr. Tom Mohr, Esq.



ZONING INFORMATION: AREA AND BULK REQUIREMENTS

LOT 1

NC-2 (C) NEIGHBORHOOD CONSERVATION DISTRICT 2 BLOCK CLASS C

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	2500 SF. MIN.	3970 SF	3408 SF
LOT WIDTH			
● STREET LINE	20 FT. MIN.	74.84 FT.	74.84 FT.
● BUILDING SETBACK	40 FT. MIN.	77.63 FT.	64.65 FT.
YARD REQUIREMENTS			
FRONT	15 FT. MIN.	16.2 FT.	16.2 FT.
REAR	20 FT. MIN.	22.6 FT.	22.6 FT.
SIDE	5 FT. MIN.	9.5 FT.	9.5 FT.
AGGREGATE	15 FT. MIN.	9.5 FT.	9.5 FT.
IMPERVIOUS COVERAGE	70% MAX.	31.0%	36.1%
BUILDING COVERAGE	45% MAX.	23.0%	26.8%
GREEN AREA	15% MIN.	69.0%	63.9%
BUILDING HEIGHT	45 FT. MAX.	30 FT.	30 FT.

ZONING INFORMATION: AREA AND BULK REQUIREMENTS

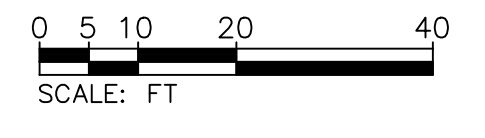
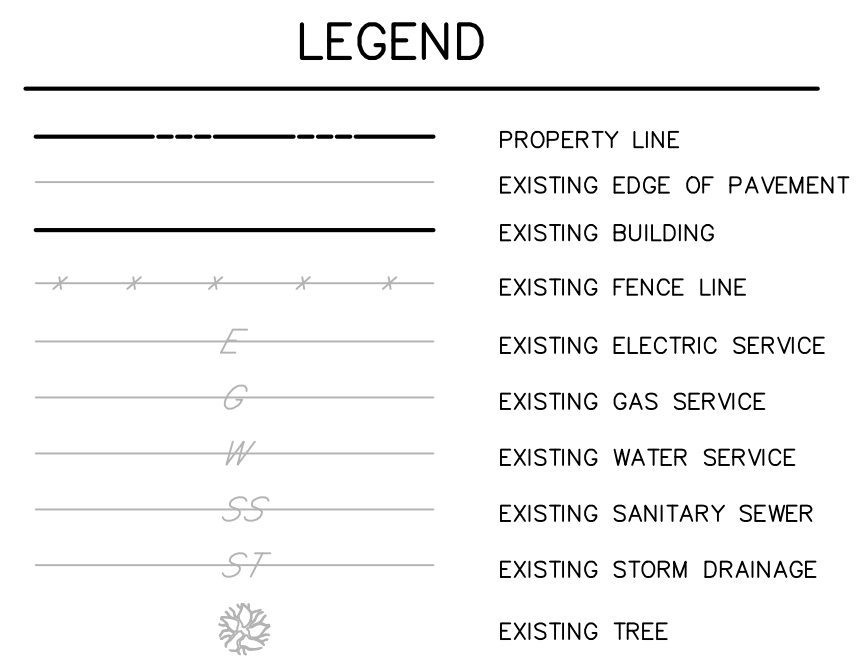
LOT 2

NC-2 (C) NEIGHBORHOOD CONSERVATION DISTRICT 2 BLOCK CLASS C

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	2500 SF. MIN.	32075 SF	32637 SF
LOT WIDTH			
● STREET LINE	20 FT. MIN.	157.00 FT.	157.00 FT.
● BUILDING SETBACK	40 FT. MIN.	157.00 FT.	157.00 FT.
YARD REQUIREMENTS			
FRONT	15 FT. MIN.	0.0 FT.	0.0 FT.
REAR	20 FT. MIN.	26.1 FT.	26.1 FT.
SIDE	5 FT. MIN.	12.75 FT.	12.75 FT.
AGGREGATE	15 FT. MIN.	12.75 FT.	12.75 FT.
IMPERVIOUS COVERAGE	70% MAX.	68.2%	67.5%
BUILDING COVERAGE	45% MAX.	38.4%	37.7%
GREEN AREA	15% MIN.	31.8%	32.5%
BUILDING HEIGHT	45 FT. MAX.	40 FT.	40 FT.

GENERAL NOTES:

- OUTBOUND PROPERTY MONUMENTATION INFORMATION TAKEN FROM ACTUAL FIELD SURVEY PERFORMED BY NEPO ASSOCIATES, INC. IN MARCH 2021.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION TAKEN FROM ACTUAL FIELD SURVEY PERFORMED BY NEPO ASSOCIATES, INC. DURING MARCH 2021.
- THERE ARE NO WATERS OF THE COMMONWEALTH AND/OR WETLANDS ON SITE.
- NO 100 YEAR FLOODPLAIN EXIST ON THE SITE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP #42029C0155G.
- PROJECT LISTED WITH PENNSYLVANIA ACT 172, SERIAL NUMBER 20210581570. THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED:
 - AQUA PENNSYLVANIA
 - WEST CHESTER BOROUGH
 - PECO ENERGY
 - VERIZON PENNSYLVANIA INC
- THERE ARE NO EXISTING OR PROPOSED DEED RESTRICTION ON THIS PROPERTY.
- ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE UNDERGROUND LINES OF A USER, SUCH AS A PUBLIC UTILITY, HAVE BEEN INCORPORATED HEREON PURSUANT TO PENNSYLVANIA GENERAL ASSEMBLY ACT NO. 172. THIS INFORMATION HAS BEEN PROVIDED BY THE RESPECTIVE USERS LISTED BY THE RECORDER OF DEED OF CHESTER COUNTY, PENNSYLVANIA. NEPO ASSOCIATES, INC. HAS NOT MADE AN INDEPENDENT DETERMINATION WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION AND SPECIFICALLY DISCLAIMS ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF SUCH INFORMATION. ANYONE UTILIZING THESE DRAWINGS FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION IN ACCORDANCE WITH PENNSYLVANIA ACT NO. 172.
- ANY SCALED DIMENSION FROM THIS PLAN SHALL NOT BE USED WITHOUT CONFIRMATION BY NEPO ASSOCIATES, INC. (610-429-0605).



OWNER:
STATE OF PENNSYLVANIA
COUNTY OF CHESTER

BY: _____

ATTEST: _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OWNER PERSONALLY APPEARED _____ WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS HE/SHE IS THE OWNER OF THE PROPERTY THESE FINAL PLANS ARE MADE WITH HIS/HER FREE CONSENT AND THAT IT IS DESIRED TO RECORD THE SAME.

OWNER _____

OWNER _____

NOTARY PUBLIC _____

OWNER:
STATE OF PENNSYLVANIA
COUNTY OF CHESTER

BY: _____

ATTEST: _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OWNER PERSONALLY APPEARED _____ WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS HE/SHE IS THE OWNER OF THE PROPERTY THESE FINAL PLANS ARE MADE WITH HIS/HER FREE CONSENT AND THAT IT IS DESIRED TO RECORD THE SAME.

OWNER _____

OWNER _____

NOTARY PUBLIC _____

ENGINEER:

THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMMONWEALTH OF PENNSYLVANIA, CHESTER COUNTY AND THE BOROUGH OF WEST CHESTER WITH THE FOLLOWING WAIVERS GRANTED:

SALDO	SECTION	REQUIREMENT DESCRIPTION
	170-306.K.4	
	170-310.B.17(o)(c)(e)(g)	
	175-23C	
	175-31A	

DANIEL POPPLEWELL, P.E.
PE - 039244 - E

SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS AND THAT ALL THE EXISTING MONUMENTS, PIPES, STONES, ETC. ARE AS SHOWN.

LESUE P. GERSCH
SU-049227-E

BOROUGH OF WEST CHESTER

APPROVED BY RESOLUTION OF THE BOROUGH OF WEST CHESTER BOROUGH COUNCIL THIS _____ DAY OF _____, 20____.

(CHAIRMAN)

(MEMBER)

(MANAGER)

APPROVED BY THE WEST CHESTER BOROUGH ENGINEER, THIS _____ DAY OF _____, 20____.

BOROUGH ENGINEER

APPROVED BY THE BOROUGH OF WEST CHESTER PLANNING COMMISSION, THIS _____ DAY OF _____, 20____.

CHAIRMAN

MEMBER

CHESTER COUNTY RECORDER OF DEEDS

RECORDER IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, WEST CHESTER, PA IN PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 20____.

DEPUTY RECORDER OF DEEDS

EVANS COURT CONDOMINIUMS

West Chester Borough, Chester Co., Pa.

OWNER (LOT #1) ELIZABETH McCARTER 215 E. EVANS ST. WEST CHESTER, PA. 19380 484-653-7795	OWNER (LOT #2) EVANS COURT CONDOMINIUMS 209 N. MATLACK STREET WEST CHESTER, PA. 19380 484-880-6377	APPLICANT EVANS COURT CONDOMINIUMS 209 N. MATLACK STREET WEST CHESTER, PA. 19380 484-880-6377
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<p>NePo ASSOCIATES, INC. Engineers, Surveyors & Environmental Scientists 458 E. KING ROAD MALVERN, PENNSYLVANIA 19355 (610) 429-0605 FAX(610) 429-1085</p>	Date: 7/7/21 Scale: 1"=20' Drawn By: MWN Checked By: DPP Project Eng.: DPP Project No.: 00-001 Dwg. No.: 00-001-S1 Issued:	SHEET S-1 OF 1
	<p align="center">FINAL MINOR SUBDIVISION PLAN</p>	