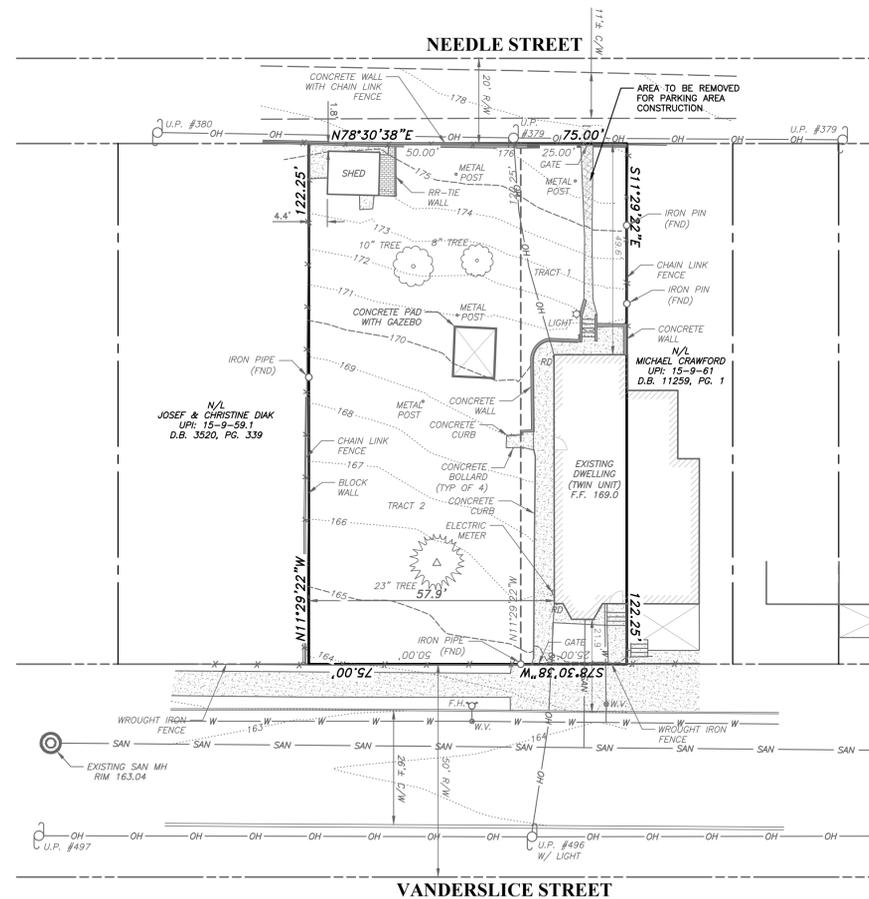


**LOCATION MAP**  
SCALE: 1" = 200'

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THIS PARCEL INTO TWO RESIDENTIAL LOTS. LOT 1 WILL CONTAIN THE EXISTING SINGLE FAMILY DWELLING ALONG WITH A PROPOSED PARKING AREA. LOT 2 WILL REMAIN VACANT AT THIS TIME.
2. BOUNDARY INFORMATION SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JULY, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
3. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JULY, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
4. ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JULY 18, 2025.
5. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 420200066G, EFFECTIVE SEPTEMBER 29, 2017.
6. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-PENN COMPLEX (URXB).
7. SITE GEOLOGY IS CHARACTERIZED AS LOCKATONG FORMATION: TRL.
8. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES. THERE ARE NO AREAS OF STEEP OR VERY STEEP SLOPES LOCATED ON THIS SITE.
9. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
10. PROPERTY LIES IN THE RI - RESIDENTIAL INFILL ZONING DISTRICT.
11. ACCORDING TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE RECEIVING WATER CLASSIFICATION: TSF-MF (TROUT STOCKING FISHES-MIGRATORY FISH) FRENCH CREEK.
12. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON FIELD SURVEY OF UTILITY MARK-OUTS, FIELD SURVEY OF ABOVE-GROUND, VISIBLE STRUCTURES, AND PLOTTING OF UTILITY INFORMATION CONTAINED IN PLANS AVAILABLE AT THE TIME OF SURVEY, AS LISTED IN THE UTILITY REFERENCE PLANS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, DEPTH, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
13. ALL LOTS WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
14. UTILITY CONTACT INFORMATION:  
COMCAST (CABLE): (800) 266-2278  
PECO ENERGY  
(GAS & ELECTRIC): (800) 494-4000  
PHOENIXVILLE BOROUGH:  
(WATER & SEWER): (610) 933-8801 EXT. 110  
VERIZON:  
(855) 657-8682
15. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
16. THE EXISTING CURB AND SIDEWALK ALONG VANDERSLICE STREET IS IN GOOD CONDITION AND DOES NOT NEED TO BE REPLACED. NO CURB OR SIDEWALK IS PROPOSED ALONG NEEDLE STREET AS IT IS CONSIDERED AN ALLEY.



**LEGEND**

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING 1' CONTOUR W/ ELEVATION
	EXISTING 5' CONTOUR W/ ELEVATION
	EXISTING CONCRETE
	EXISTING TREE SYMBOLS
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING SIGN
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING CURB LINE
	EXISTING ROAD / PAVING
	EXISTING OVERHEAD WIRE

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**PARCEL NO. 15-9-60 | D.B. 3969 | PG. 133**

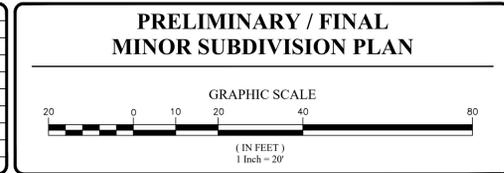
**PENNSYLVANIA ONE CALL SYSTEM**  
PA. act 172 of 1986 requires three working days notice  
Serial Numbers:  
**20251981971**

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
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No.	Date:	Description:



Date: 08/06/2025  
Scale: 1" = 20'  
Drawn by: DWN  
Checked by: JDC  
Project No. 12670

**EXISTING CONDITIONS AND DEMOLITION PLAN FOR**  
**PROVIDENCE CAPITAL GROUP, LLC**  
**435 VANDERSLICE STREET**  
**PHOENIXVILLE, PA, 19460**  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**S H E E T**  
**2**  
**OF 3**

**OWNER/APPLICANT:**  
PROVIDENCE CAPITAL GROUP, LLC  
ATTN: MARK R. GERAGHTY  
153 PERSIMMON DRIVE  
COLLEGEVILLE, PA 19426  
(484) 886-2266  
MGERAGHTY@PROVCAPITALGROUP.COM

**BOROUGH STANDARD NOTES:**

AS USED IN THE NOTES AND CERTIFICATIONS ON THIS PLAN, THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS:

**APPLICANT** - THE PERSON(S) AND/OR ENTITY(IES) WHO OR WHICH HAS SUBMITTED THIS PLAN TO THE BOROUGH FOR APPROVAL PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.  
**APPLICATION** - THE APPLICANT'S APPLICATION TO THE BOROUGH FOR APPROVAL OF THIS PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.  
**BOROUGH** - THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA.  
**DEVELOPER** - THE PERSON(S) OR ENTITY(IES) WHO OR WHICH IMPLEMENTS THE LAND DEVELOPMENT SHOWN ON THIS PLAN.  
**HOMEOWNERS ASSOCIATION** - A PENNSYLVANIA NON-PROFIT CORPORATION TO BE INCORPORATED AND SET UP BY THE DEVELOPER. ALL OWNERS OF THE PROPOSED LOTS IN THE DEVELOPMENT MUST BE MEMBERS OF THE HOMEOWNERS ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR MAINTAINING THE COMMON IMPROVEMENTS.

**PROPERTY OWNER** - ALL THE LEGAL AND EQUITABLE OWNERS OF THE PROPERTY AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.  
**PROPERTY** - THE PROPERTY WHICH IS SUBDIVIDED AND/OR DEVELOPED PURSUANT TO THIS PLAN AND IDENTIFIED BY THIS PLAN AS BEING OWNED BY THE PROPERTY OWNER.  
**PLAN** - THIS PLAN AS APPROVED BY THE BOROUGH.  
**UPH** - CHESTER COUNTY UNIFORM PARCEL IDENTIFIER NUMBER.

(1) THE BOROUGH OF PHOENIXVILLE APPROVAL OF THIS PLAN, AS A FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH OF PHOENIXVILLE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF 2016, ORDINANCE NO. 2016-2207, AS AMENDED, WAS MADE BY BOROUGH RESOLUTION NO. \_\_\_\_\_, WHICH WAS ADOPTED ON \_\_\_\_\_, THIS PLAN SHOWS THE CONDITIONS OF ITS APPROVAL PER RESOLUTION \_\_\_\_\_ THE CONDITIONS BIND ALL OWNERS, DEVELOPERS AND USERS OF THE PROPERTY HEREBY SUBDIVIDED AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE CONDITIONS MAY CREATE ON-GOING OBLIGATIONS, LIMITATIONS AND/OR REQUIREMENTS AFFECTING THE USE OF THE PROPERTY. THE RESULTATION IS LEFT BY THE BOROUGH ENGINEER AT THE BOROUGH HALL AND MAY BE INSPECTED THERE BY THE PUBLIC. COPIES OF THE RESOLUTION ARE ALSO AVAILABLE FROM THE BOROUGH FOR A CHARGE. [THE NOTE SHALL INCLUDE THE RESOLUTION NUMBER AND DATE OF ITS ADOPTION.]

(2) ALL CONDITIONS OF PLAN APPROVAL SHOWN ON THIS PLAN, AND OFFERS OF DEDICATION, SHALL RUN WITH THE LAND FOREVER AND SHALL BE ENFORCEABLE BY THE BOROUGH.  
(3) THE APPLICANT REPRESENTS TO THE BOROUGH THAT THE APPLICANT HAS ALL THE PROPERTY RIGHTS NECESSARY TO MAKE THE APPLICATION AND, AT THE TIME ANY PERMITS FOR THE IMPLEMENTATION OF THE PLAN ARE ISSUED AND/OR WORK COMMENCED, WILL HAVE ALL THE RIGHTS NECESSARY TO IMPLEMENT THE PLAN COMPLETELY IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND WITHOUT VIOLATING THE PROPERTY RIGHTS OF OTHERS. IF THE APPLICANT DOES NOT HAVE OR LOST ANY SUCH PROPERTY RIGHTS THIS APPROVAL SHALL BE VOIDABLE BY THE BOROUGH BY WRITTEN RESOLUTION. IF ANY OTHER PARTY TAKES ANY LEGAL ACTION AGAINST THE BOROUGH FOR ANY REASON INVOLVING AND/OR ALLEGING THE APPLICANT'S OR PROPERTY OWNER'S LACK OF ANY SUCH PROPERTY RIGHT, THE APPLICANT AND PROPERTY OWNER SHALL HOLD THE BOROUGH HARMLESS AND INDEMNIFY IT FROM ANY AND ALL LIABILITY, LOSS, CLAIM, COST AND/OR EXPENSE, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES RESULTING FROM SUCH LEGAL ACTION.

(4) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1963 (P.L. 124, NO. 420), KNOWN AS THE "STATE HIGHWAY LAW". BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, ACCESS TO A STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. NEITHER THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) NOR THE BOROUGH SHALL BE LIABLE FOR ANY DAMAGE OR CLAIM WHATSOEVER FOR ANY INJURY TO PERSON OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT OR FOR FAILURE TO REGULATE ANY DRIVEWAY. FURTHERMORE, THE BOROUGH SHALL NOT BE LIABLE FOR ANY DAMAGE AND/OR CLAIM WHATSOEVER ARISING OUT OF THE ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT BY PENNDOT.

(5) AT THE BOROUGH'S REQUEST, THE PROPERTY OWNER SHALL EXECUTE AND RECORD, IN THE APPROPRIATE OFFICES AND IN THE APPROPRIATE AND LEGALLY EFFECTIVE MANNER FOR THE PURPOSE, ALL DOCUMENTS, PLANS, DEEDS AND DECLARATIONS (COLLECTIVELY "RECORDINGS") REQUIRED TO BE RECORDED, BY APPLICABLE REGULATIONS, THE TERMS OF FINAL PLAN APPROVAL AND/OR NOTES ON THIS PLAN, AND SHALL PROVIDE THE BOROUGH WITH COPIES, CERTIFIED BY THE RECORDING OFFICIAL, OF ALL SUCH RECORDINGS, OR, AT THE BOROUGH'S OPTION, THE BOROUGH MAY RECORD SUCH DOCUMENTS AND THE PROPERTY OWNER SHALL PAY THE BOROUGH'S COSTS.

(6) THE BOROUGH'S REQUEST, THE PROPERTY OWNER WILL EXECUTE, ACKNOWLEDGE AND DELIVER ALL DOCUMENTS, DEEDS AND/OR INSTRUMENTS NECESSARY OR APPROPRIATE, IN THE OPINION OF THE BOROUGH SOLICITOR, TO IMPLEMENT THIS PLAN AS APPROVED AND TO RECORD ALL INSTRUMENTS, DEEDS, RECORDS, EASEMENTS AND/OR RIGHTS-OF-WAY WHICH ARE REQUIRED BY THE TERMS OF FINAL PLAN APPROVAL AND/OR NOTES ON THIS PLAN TO BE CONVEYED TO THE BOROUGH.

(7) THE BOROUGH MAY WITHHOLD BUILDING AND/OR OCCUPANCY PERMITS AND/OR REFUSE TO ACCEPT DEDICATION OF IMPROVEMENTS AND/OR RELEASE IMPROVEMENT SECURITY IF THE LAND DEVELOPMENT AND/OR SUBDIVISION IS ARE NOT AND ARE NOT IMPLEMENTED IN FULL COMPLIANCE WITH ANY OTHER GOVERNMENTAL ENTITIES REGULATIONS WHICH APPLY TO THE BUILDING, STRUCTURE, OCCUPANCY, WORK AND/OR IMPROVEMENT FOR WHICH BOROUGH ACTION IS REQUESTED. HOWEVER, THE BOROUGH DOES NOT HEREBY ASSUME ANY DUTY TO INSPECT OR APPROVE ANY WORK OR CONDITION PURSUANT TO ANY OTHER GOVERNMENTAL ENTITIES REGULATION. IT IS THE PROPERTY OWNER'S OBLIGATION TO ACHIEVE COMPLIANCE WITH ANY AND ALL REGULATIONS OF OTHER GOVERNMENTAL ENTITIES BY WORKING DIRECTLY WITH SUCH ENTITY. TO THE EXTENT THAT SUCH APPROVALS OF OTHER GOVERNMENTAL ENTITIES ARE REQUIRED, FOR THE IMPROVEMENTS, AND/OR PROPOSED USE, THE PROPERTY OWNER REPRESENTS THAT THESE APPROVALS HAVE BEEN OBTAINED FOR AND WILL BE OBTAINED AND IN EFFECT OR WILL BE SO PRIOR TO THE ISSUANCE OF ANY BOROUGH BUILDING PERMIT TO CONSTRUCT NEAR THE DEVELOPMENT AND SUBDIVISION PLAN OR ANY PLAN AMENDMENTS, NEITHER THE BOROUGH NOR ANY BOROUGH OFFICIAL REPRESENTS THAT THE SUBJECT MATTER OF THE BOROUGH'S APPROVAL COMPLIES WITH SUCH OTHER ENTITIES REGULATIONS, IF HAS BEEN APPROVED BY OR IS ENTITLED TO BE APPROVED BY SUCH OTHER ENTITY OR THAT THE SUBJECT OF THE APPROVAL HAS BEEN DESIGNED CORRECTLY OR WILL FUNCTION SAFELY.

(8) THE STREETS, STREET RIGHTS-OF-WAY AND STREET DRAINAGE RIGHTS, PUBLIC WATER SUPPLY FACILITIES AND THE EASEMENTS THEREOF AND THE PUBLIC SANITARY SEWER SYSTEM AND THE EASEMENTS THEREOF, AS SHOWN ON THIS PLAN, ARE OFFERED HEREBY FOR DEDICATION TO THE BOROUGH PERPETUALLY AND IRREVOCABLY. THE STREET DRAINAGE RIGHTS INCLUDE THE RIGHT TO USE, REPAIR AND REPLACE ANY STORMWATER MANAGEMENT FACILITY WHICH DRAINS RUNOFF FROM A DEDICATED ROAD (THIS RIGHT DOES NOT INCLUDE ANY DUTY TO REPAIR OR MAINTAIN ANY SUCH FACILITY). ALSO OFFERED HEREBY FOR DEDICATION TO THE BOROUGH, PERPETUALLY AND IRREVOCABLY, IS AN EXCLUSIVE EASEMENT, RIGHT-OF-WAY AND RIGHTS (ALL CALLED "UTILITY EASEMENTS") FOR THE PURPOSES "UTILITY PURPOSES" OF ANY UTILITY AND ALL UTILITIES, WITH FREE AND UNINTERFERED RIGHT OF ENTRY UPON THE PROPERTY FOR ACCESS TO AND USE OF THE EASEMENT AREA. "UTILITY" INCLUDES, BUT IS NOT LIMITED TO, ANY AND ALL WATER, SANITARY SEWER, STORMWATER MANAGEMENT, ELECTRIC, TELEPHONE, CABLE TV AND INFORMATION TRANSMISSION LINES, FACILITIES, SYSTEMS, STRUCTURES AND/OR OPERATIONS NO MATTER WHO THE OPERATOR(S) AND OWNER(S) ARE. THE UTILITY PURPOSES INCLUDE, BUT ARE NOT LIMITED TO, THE FREE RIGHT TO LAY OUT, PLACE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, RELOCATE, RECONSTRUCT, EN-LARGE, CHANGE AND/OR USE ANY AND ALL LINES, STRUCTURES, FACILITIES AND/OR SYSTEMS AND ANY AND ALL APPURTENANCES) THEREFOR FOR ANY AND ALL UTILITY PURPOSES. THE EASEMENT AREA SHALL INCLUDE AND IS LIMITED TO ALL OF THE AREA OF THE PROPERTY, WHICH AREA IS WITHIN ALL WATER SUPPLY AND SANITARY SEWER EASEMENTS AND/OR ALL STREET RIGHTS-OF-WAY. THE UTILITY EASEMENT RIGHTS MAY BE USED OVER, UNDER, UPON AND THROUGH ANY AND ALL PARTS OF THE EASEMENT AREA, ALL THE OFFERED RIGHTS INCLUDE A NEGATIVE EASEMENT WHICH PROHIBITS, IN THE OFFERED RIGHT-OF-WAY AND/OR EASEMENT AREA, ANY ACTIVITY, USE, CONDITION, PLANT, IMPROVEMENT, STRUCTURE AND/OR BUILDING WHICH, IN THE SOLE JUDGMENT OF THE BOROUGH, IS INCONSIDERABLE IN ANY WAY AND/OR MAY IN ANY WAY INTERFERE WITH, ENDANGER AND/OR OBSTRUCT THE SAFE OR EFFICIENT USE OF AND/OR ANY PURPOSE OF THE OFFERED RIGHTS. THE NEGATIVE EASEMENT SHALL ALSO PROVIDE THAT NO STRUCTURE SHALL BE PERMITTED ON, OVER AND/OR UNDER ANY PART OF THE RIGHT-OF-WAY AND/OR EASEMENT AREA, WITHOUT THE BOROUGH'S PRIOR APPROVAL, BY WRITTEN RESOLUTION, SPECIFICALLY AUTHORIZING SUCH USE. IF AND WHEN REQUESTED BY THE BOROUGH, THE APPLICANT AND HIS HEIRS, SUCCESSORS AND ASSIGNS SHALL TRANSFER TITLE TO ANY AND/OR ALL OF THE OFFERED RIGHTS AND IMPROVEMENTS TO THE BOROUGH. SUCH TRANSFER SHALL BE BY DEED(S) OR AGREEMENT(S) OF DEDICATION WHICH SHALL BE IN SUCH FORM AS THE BOROUGH MAY REQUIRE AND TITLE TO ALL SUCH RIGHTS AND IMPROVEMENTS SHALL BE GOOD AND MARKETABLE AND FREE FROM ANY ENCUMBRANCE, WHEN TRANSFERRED TO HIS ASSIGNS THE PROPERTY OWNER SHALL HEREBY DOES RESERVE AND EXCEPT FOR ITSELF ALL INTERESTS AND RIGHTS NECESSARY FOR EITHER TO MAKE, FULLY AND COMPLETELY, ALL THE DEDICATIONS REQUIRED HEREBY. HOWEVER, THESE RESERVED RIGHTS TO DEDICATE SHALL NOT BE EXCLUSIVE AND THE [LOT OWNERS' APPLICANTS AND PROPERTY OWNER(S) SUCCESSORS AND ASSIGNS] MAY SO MAKE SUCH DEDICATIONS. IN ANY EVENT, THE APPLICANTS AND PROPERTY OWNER(S) SUCCESSORS AND ASSIGNS SHALL BE OBLIGATED TO MAKE SUCH TRANSFER TO THE BOROUGH, AT THE BOROUGH'S REQUEST, NEITHER THE BOROUGH'S APPROVAL OF THIS PLAN, THE PLANS RECORDING NOR ANY NOTE HEREBY IS INTENDED TO OR DOES OBLIGATE THE BOROUGH TO MAINTAIN AND/OR ACCEPT, IN ANY WAY, ANY STREET, STORMWATER MANAGEMENT, WATER SUPPLY AND/OR SANITARY SEWER FACILITY, EASEMENT OR RIGHT-OF-WAY AND/OR ANY OTHER IMPROVEMENT SHOWN HEREON AND/OR ANY UTILITY. IF THE BOROUGH IN ITS DISCRETION, TAKES DEDICATION OF A STREET OR STREET RIGHT-OF-WAY, UNLESS THE DEED OF DEDICATION EXPRESSLY AND CLEARLY PROVIDES OTHERWISE, THE BOROUGH WILL NOT TAKE FEES TITLE TO THE AREA WITHIN SUCH STREET RIGHT-OF-WAY AND WILL NOT OWN OR BE RESPONSIBLE FOR ANY STREET TREE, SIDEWALKS EITHER EXISTING, REQUIRED OR PROVIDED HEREAFTER WHETHER OR NOT SHOWN ON THIS PLAN AND YARD AREAS WITHIN SUCH RIGHT-OF-WAY. RESPONSIBILITY FOR SUCH STREET TREES, SIDEWALKS AND YARD AREAS SHALL REMAIN, FOR ALL PURPOSES, WITH THE OWNERS OF THE FEES TITLE. THE BOROUGH, AT ANY TIME PRIOR TO ACCEPTING DEDICATION OF A STREET, MAY REQUIRE A STREET TREE TO BE MOVED. ALL RIGHTS DEDICATED TO AND ACCEPTED BY THE BOROUGH, UNLESS THE BOROUGH SHALL REQUIRE OTHERWISE, SHALL BE PERPETUAL, RUN WITH THE LAND AND BE ASSIGNABLE BY THE BOROUGH.

(9) THE UTILITY SYSTEMS SHALL BE INSTALLED, AND INSPECTED AND APPROVED AS REQUIRED BY THE BOROUGH ENGINEER, BEFORE PAVING OF THE CARTWAY, POURING OF CONCRETE FOR AND/OR PAVING OF SIDEWALKS AND THE CONSTRUCTION OF ANY OTHER IMPROVEMENT WITH WHICH THE CONSTRUCTION OF THE UTILITY SYSTEM MIGHT INTERFERE. NO UTILITY SYSTEM SHALL BE INSTALLED AND/OR EASEMENT FOR SUCH SYSTEM GRANTED, WITHIN ANY RIGHT-OF-WAY AND/OR EASEMENT FOR ANY ROAD, STREET, SEWER, WATER SUPPLY AND/OR STORMWATER MANAGEMENT FACILITY, PROPOSED TO BE DEDICATED TO THE BOROUGH, UNLESS AND UNTIL THE PLANS FOR SUCH UTILITY SYSTEM AND/OR EASEMENT AND THE TIMING OF ITS CONSTRUCTION ARE APPROVED BY THE BOROUGH ENGINEER IN WRITING.

(10) IF THE BOROUGH ACCEPTS, FROM THE DEVELOPER, THE DEVELOPER'S SUCCESSOR OR ASSIGN OR ANY OTHER GRANTOR, A DEED OR OTHER INSTRUMENT OF DEDICATION FOR ANY IMPROVEMENT, THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL HOLD THE BOROUGH HARMLESS AND DEFEND THE BOROUGH AND ALL BOROUGH OFFICIALS, FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, JUDGMENTS AND LIABILITY WHATSOEVER RESULTING FROM THE NEGLIGENT CONSTRUCTION, DESIGN AND/OR INSPECTION OF THE IMPROVEMENTS.

(11) ALL TREES EXISTING IN AND/OR PLANTED IN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE HELD AND MAINTAINED IN GOOD, HEALTHY AND SAFE CONDITION, AT ALL TIMES, BY THE FEE OWNER OF THE PART OF THE PROPERTY WHERE THE TREE IS LOCATED. THE BOROUGH SHALL HAVE THE RIGHT, NOT THE DUTY, TO INSPECT ANY SUCH TREE AND TO REQUIRE ITS OWNER, AT THE OWNER'S EXPENSE, TO PRUNE, MAINTAIN AND, IF THE TREE IS DEAD, DISEASED, DAMAGED, MALFORMED OR A THREAT TO PUBLIC SAFETY, TO REMOVE THE TREE AND REPLACE IT WITH A TREE OF AT LEAST A THREE (3) INCH CALIPER AND OF THE SAME SPECIES OR A SPECIES APPROVED BY THE BOROUGH. ALL LIABILITY FOR ANY TREE ON THE PROPERTY SHALL BE ON THE FEE OWNER OF THE PART OF THE PROPERTY WHERE THE TREE IS LOCATED. WITHOUT LIMITATION, SUCH OWNER SHALL HAVE THE DUTY TO ENSURE THAT THE TREE DOES NOT CREATE ANY NUISANCE OR SAFETY HAZARD.

(12) IRREVOCABLE LICENSES AND RIGHTS OF ENTRY UPON ANY OF THE PROPERTY SUBJECT TO THIS PLAN ARE HEREBY GRANTED TO THE BOROUGH OF PHOENIXVILLE, ITS OFFICERS AND AGENTS, FOR THE PURPOSE OF CORRECTING OR ABATING A PUBLIC NUISANCE AND/OR TO ADD TO, REPAIR, MODIFY AND/OR REPLACE ANY DRAINS, STORMWATER MANAGEMENT FACILITIES, SEWERS, WATER LINES AND/OR OTHER UTILITIES WHICH ARE CONNECTED TO A PUBLIC UTILITY OR UTILITY AND TO INSPECT AND ENFORCE THE BOROUGH'S REGULATIONS AND/OR COMPLIANCE WITH THIS PLAN. THESE RIGHTS CREATE NO BOROUGH DUTY TO DO ANY SUCH WORK OR INSPECTIONS.

(13) ANY IMPROVEMENT SHOWN ON THIS PLAN WHICH DOES NOT FUNCTION SAFELY, AS INTENDED AND/OR IN COMPLETE COMPLIANCE WITH ALL APPLICABLE REGULATIONS SHALL BE REDESIGNED AND RECONSTRUCTED PROMPTLY, BY THE DEVELOPER AND/OR THE PROPERTY OWNER, AT SUCH PARTY'S EXPENSE, TO THE SAFE FUNCTION AS INTENDED AND TO COMPLY WITH ALL APPLICABLE REGULATIONS. ALL SUCH NEW DESIGNS AND SPECIFICATIONS SHALL BE SUBJECT TO THE BOROUGH ENGINEERS PRIOR WRITTEN APPROVAL AND INSPECTION, DURING AND AFTER CONSTRUCTION, ALL AT THE APPLICANTS COST.

(14) THE STORMWATER MANAGEMENT FACILITIES (INDIVIDUALLY "STORMWATER FACILITY," AND COLLECTIVELY "STORMWATER FACILITIES") LOCATED ON THE PROPERTY AND SHOWN ON THIS PLAN ARE PERMANENT AND ARE NOT TO BE REMOVED OR ALTERED. STORMWATER FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, SWALES DESIGNED OR USED TO CONVEY STORMWATER. THE OWNERS OF EACH PARCEL WHERE ANY STORMWATER FACILITY IS LOCATED AND SUCH OWNERS' THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY) THE "OWNERS" SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER FACILITIES LOCATED ON THAT PARCEL. THE OWNER SHALL MAINTAIN THE STORMWATER FACILITIES, FOR WHICH THE PROPERTY OWNER IS RESPONSIBLE, IN A CONDITION WHICH IS STRUCTURALLY SOUND AND FUNCTIONAL AND IN COMPLIANCE WITH ALL REGULATIONS AND SHALL NOT CAUSE OR ALLOW ANY SUCH FACILITY TO BE ALTERED, NOTIFIED, SILENT, OVERGROWN AND/OR FAIL TO FUNCTION AS DESIGNED AND/OR AS REQUIRED BY APPLICABLE REGULATIONS. IF THE OWNER DOES NOT SO, UPON NOTIFICATION BY THE BOROUGH, THE PROPERTY OWNER, AS PROMPTLY AS POSSIBLE, SHALL CORRECT, REPAIR, RECONSTRUCT AND/OR RECONSTRUCT FACILITY TO ACHIEVE AND MAINTAIN THE FACILITY'S DESIGN SPECIFICATIONS, FUNCTIONS AND ITS COMPLIANCE WITH ALL APPLICABLE REGULATIONS. IF THE OWNER FAILS TO SO RESTORE AND/OR CORRECT THE STORMWATER FACILITY, WITHIN THE TIME SPECIFIED BY THE BOROUGH, THE CONSTRUCTION OF THE STORMWATER FACILITY SHALL BE A PUBLIC NUISANCE AND THE BOROUGH SHALL HAVE THE FREE RIGHT TO ENTER UPON THE PROPERTY AND TO DO SUCH REPAIRS, MAINTENANCE, REPLACEMENT AND/OR RECONSTRUCTION AS THE BOROUGH DETERMINES NECESSARY WITH RESPECT TO SUCH STORMWATER FACILITY. ALL SUCH CORRECTION, REPAIRS, RECONSTRUCTION AND/OR RECONSTRUCTION THEREON SHALL BE AT THE EXPENSE OF THE OWNER JOINTLY AND SEVERALLY. THE BOROUGH MAY LIEN AND EXECUTE ON THE PROPERTY AS A MUNICIPAL CLAIM AND LIEN AND/OR IN ANY OTHER MANNER PERMITTED BY LAW FOR THE COST OF ALL SUCH WORK, INCLUDING ANY ENGINEERING AND DESIGN COST, AND FOR ATTORNEY'S FEES FOR ENFORCEMENT AND COLLECTION.

(15) EACH ASSIGNEE OF ANY PARCEL ON THIS PLAN SHALL BE RESPONSIBLE FOR ALL THE TERMS AND CONDITIONS OF THIS PLAN AS APPLICABLE TO SUCH PARCEL. AS USED IN THESE PLAN NOTES, "APPLICANT," "PROPERTY OWNER" AND "DEVELOPER" INCLUDE SUCH PARTY'S HEIRS, SUCCESSORS AND ASSIGNS.

(16) EACH LOT SHOWN ON THIS PLAN SHALL HAVE PRIVATE IMPLIED ACCESS EASEMENTS AND RIGHTS-OF-WAY OVER ONLY THE ROADS SHOWN HEREON WHICH ARE ACTUALLY CONSTRUCTED.

(17) ALL PLANTS WHICH ARE PROVIDED PURSUANT TO THE PLAN SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60), LATEST EDITION. FACILITY PLANT SHALL BE MULCHED WHEN PLANTED WITH THREE INCHES OF MULCH APPROVED BY THE BOROUGH. TREES AND SHRUBS WHICH ARE SHORTER THAN HEIGHTS OF 10 FEET SHALL BE PLANTED SO THAT THEIR BRANCHES WILL NOT GROW INTO ANY BUILDINGS, OBSTRUCT DRIVEWAY AND/OR STREET SIGHT TRIANGLES OR INTERFERE WITH OVERHEAD PUBLIC UTILITIES.

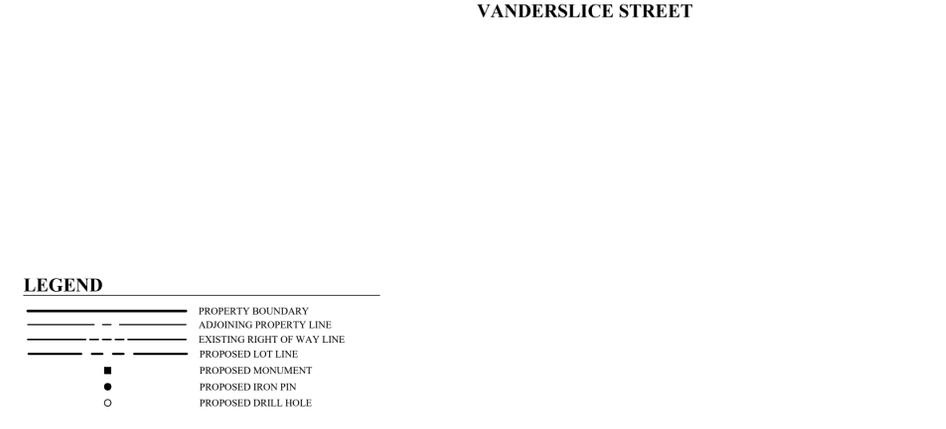
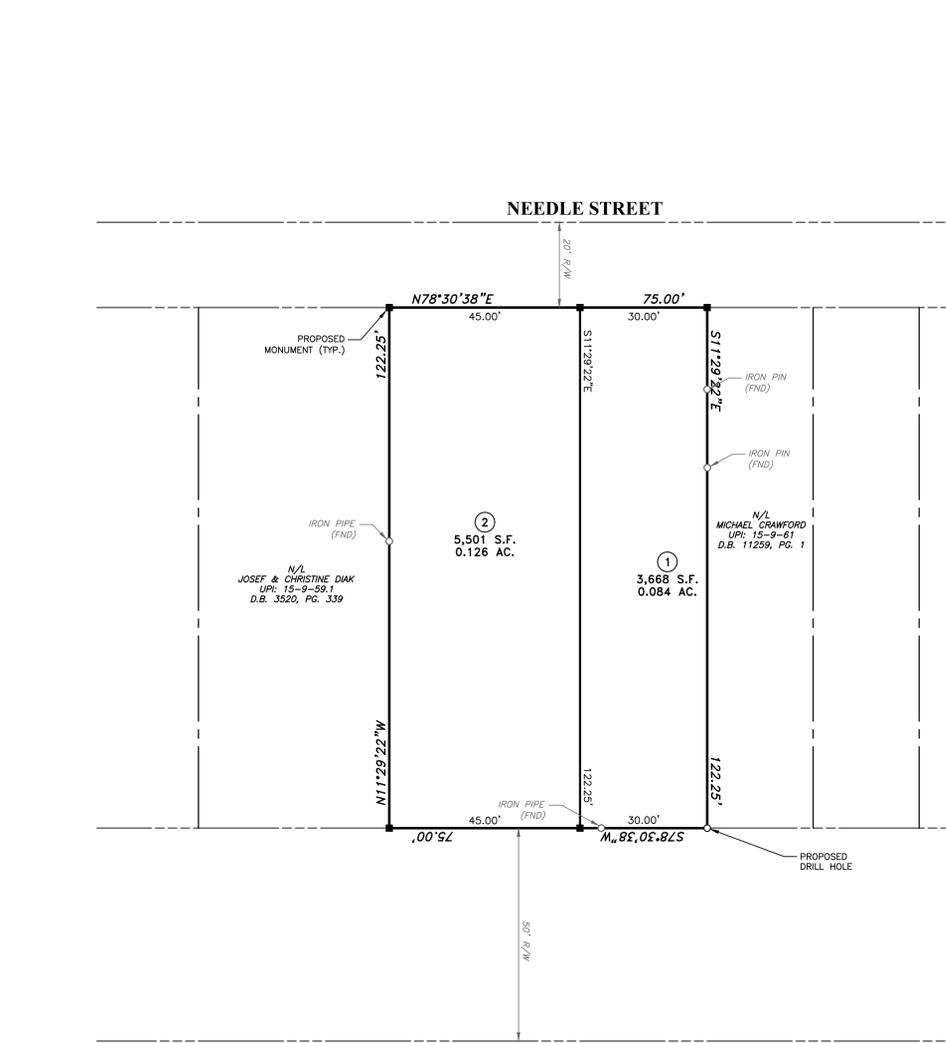
(18) AS PART OF THE PLAN REVIEW AND APPROVAL PROCESS, THE BOROUGH DOES NOT DETERMINE WHETHER THERE ARE ANY WETLANDS ON THE PROPERTY. IF THE U.S. ARMY CORPS OF ENGINEERS ("CORPS" OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ("DEP") DETERMINES THAT THERE ARE SUCH WETLANDS ON THE TRACT AND THE APPLICABLE WETLAND REGULATIONS RESULT IN A RELOCATION AND/OR REDESIGN OF ANY IMPROVEMENT OR AFFECT COMPLIANCE WITH ANY APPLICABLE REGULATION, THIS PLAN SHALL BE VOIDABLE BY THE BOROUGH BY WRITTEN RESOLUTION, AND THE BOROUGH MAY REQUIRE THE PROPERTY OWNER TO AMEND THE DEVELOPMENT AND SUBDIVISION PLAN. IN SUCH CASE, THE BOROUGH MAY REQUIRE THE PRIOR WRITTEN APPROVAL OF THE AMENDMENT WHICH APPROVAL MAY BE GRANTED SUBJECT TO SUCH CONDITIONS AS BOROUGH COUNCIL DETERMINES APPROPRIATE.

(19) THE WATERS SPECIFICALLY GRANTED BY RESOLUTION \_\_\_\_\_ RELATIVELY TO SUBDIVISIONS WITHIN THE PLAN AND THE REQUIREMENTS, NOTWITHSTANDING HEREON SHALL BE CONSTRUED TO VARY, WAIVE OR REDUCE ANY REQUIREMENTS OF THE ZONING ORDINANCE OR REGULATION.

(20) THE BOROUGH AND BOROUGH ENGINEER HAVE REVIEWED THE DEVELOPMENT AND SUBDIVISION PLAN AND ALL INFORMATION SUPPLIED WITH IT ONLY FOR BOROUGH PURPOSES AND ONLY FOR COMPLIANCE WITH BOROUGH REGULATIONS, SUCH AS THOSE RELATING TO STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL. THE BOROUGH DOES NOT WARRANT, IN ANY WAY, THE IMPROVEMENTS OR WORK SHOWN ON THE PLAN. IN REVIEWING THE DEVELOPMENT AND SUBDIVISION PLAN AND ANY FUTURE PLANS, PLAN CHANGES AND/OR SPECIFICATIONS AND DESIGNS CONCERNING THE PROPOSED USE, IMPROVEMENTS AND/OR WORK, THE BOROUGH ENGINEER AND ALL BOROUGH OFFICIALS HAVE RELIED AND MAY RELY ON THE INFORMATION SUPPLIED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION (E.G., PROPERTY OWNERSHIP, ENCUMBRANCES, MEASUREMENTS, CALCULATIONS, PLANS, LOCATIONS, SURVEYS AND SITE DATA) SUPPLIED TO THE BOROUGH AT ALL TIMES. IT IS THE APPLICANT'S ENGINEERS DUTY TO IDENTIFY ALL RELEVANT CONDITIONS BOTH ON AND OFF THE PROPERTY. THE APPLICANT MUST DETERMINE AND THE APPLICANT ENGINEER MUST CERTIFY TO THE BOROUGH THAT ALL PLANS DO COMPLY AND THAT ALL IMPROVEMENTS AND WORK, WHEN IMPLEMENTED IN THE FIELD AS SHOWN ON THE PLANS, WILL COMPLY WITH ALL APPLICABLE REGULATIONS. WILL IN ALL WAYS REFLECT GOOD ENGINEERING AND CONSTRUCTION PRACTICES AND WILL NOT RESULT IN DAMAGE TO ANY PERSONS OR PROPERTY. IN MAKING THESE DETERMINATIONS, NEITHER THE APPLICANT NOR THE APPLICANT'S ENGINEER HAS RELIED OR SHALL RELY UPON ANY APPROVAL PERMIT, DETERMINATION OF OR INFORMATION OR RECOMMENDATIONS FROM OR SPECIFICATIONS ESTABLISHED BY THE BOROUGH, THE BOROUGH ENGINEER OR ANY OTHER BOROUGH OFFICIAL. NO BOROUGH OFFICIAL IS RESPONSIBLE FOR DESIGNING, CHOOSING SPECIFICATIONS FOR OR PROPER CONSTRUCTION AND/OR SITUABILITY OF ANY IMPROVEMENT OR WORK OR FOR DETERMINING TITLE ISSUES CONCERNING THE TRACT AND/OR ANY ENCUMBRANCE OR FOR FIELD CHECKING ANYTHING SHOWN ON THE PLAN AS PART OF THE PLAN REVIEW AND/OR INSPECTION PROCESS. THE BOROUGH HAS ASSUMED AND MAY ASSUME THAT THE APPLICANT WARRANTS TO THE BOROUGH, AND THE APPLICANT DOES SO WARRANT, THAT ANY PLAN, APPLICATION AND/OR REQUEST FOR BOROUGH APPROVAL, SUBMITTED TO THE BOROUGH COMBIES WITH ALL APPLICABLE REGULATIONS AND SHOWS ALL RELEVANT INFORMATION COMPLETELY AND ACCURATELY AND THAT THE APPLICANT'S ENGINEER HAS SO CERTIFIED. THE ISSUANCE OF ANY PERMIT OR APPROVAL BY ANY BOROUGH OFFICIAL DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO DETERMINE INDEPENDENTLY AND INSURE THAT THE IMPROVEMENTS AND/OR WORK ARE DESIGNED AND CONSTRUCTED PROPERLY, COMPLY WITH ALL APPLICABLE REGULATIONS AND WILL BE FIT AND SAFE FOR THEIR INTENDED PURPOSES. IF THE IMPROVEMENTS AND/OR WORK ARE NOT SO DESIGNED AND CONSTRUCTED, THE BOROUGH MAY REQUIRE REDESIGN AND RECONSTRUCTION TO ACHIEVE SUCH COMPLIANCE.

(21) DWELLING UNITS ARE TO BE CONSTRUCTED AT THE LOCATIONS SHOWN ON THIS PLAN. PURCHASE AGREEMENTS MAY DESIGNATE THE UNIT BY ITS NUMBER AS SHOWN ON THIS PLAN. HOWEVER, BEFORE LEGAL TITLE TO A UNIT IS TRANSFERRED, A SURVEYED DESCRIPTION FOR ITS LOT AND ANY EASEMENT SPECIFICALLY FOR THE USE OF THE UNIT WILL BE IDENTIFIED ON THE BASIS OF A SURVEYED PLAN DESCRIPTION, WITH COUSERS AND DIMENSIONS, WHICH SURVEY PLAN SHALL BE PREPARED BY A PROFESSIONAL SURVEYOR USING THE AS-BUILT FOUNDATION LOCATIONS AND SHALL BE RECORDED BEFORE A CONVEYANCE REFERENCE TO THE PLAN. THE DEED SHALL INCLUDE THE DESCRIPTION.

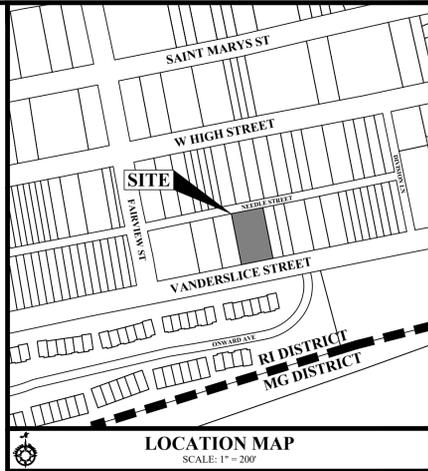
(22) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS TO IMPLEMENT THE PLAN, THE APPLICANT AND, IF THE BOROUGH REQUIRES, THE PROPERTY OWNER, MUST ENTER INTO A DEVELOPMENT AGREEMENT AND AN IMPROVEMENT SECURITY AGREEMENT, WITH THE BOROUGH, WITH TERMS AND CONDITIONS SATISFACTORY TO THE BOROUGH AND MUST PROVIDE THE REQUISITE IMPROVEMENT SECURITY AS IDENTIFIED BY THE BOROUGH ENGINEER. THE IMPROVEMENT SECURITY SHALL SECURE, FOR THE BOROUGH'S BENEFIT, THE PROPER AND TIMELY COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE DEVELOPMENT AGREEMENT. THE IMPROVEMENT SECURITY SHALL NOT BE A BOND OF THE DEVELOPMENT AGREEMENT. THE IMPROVEMENT SECURITY AGREEMENT MAY WITHHOLD AND/OR REVOKE PERMITS IF THE DEVELOPER IS IN DEFAULT OF ITS OBLIGATIONS THEREUNDER. NO WORK SHALL BE DONE UNTIL THE IMPROVEMENT SECURITY IS IN FULL PAYMENT. THE ISSUANCE OF ANY SUCH PERMIT UNTIL THE DEVELOPMENT AGREEMENT IS EXECUTED, THE PLANS ARE FINALLY APPROVED IN ALL RESPECTS AND THE REQUISITE IMPROVEMENT SECURITY IS POSTED TO THE BOROUGH'S SATISFACTION.



**ZONING (RI)**  
**RESIDENTIAL INFILL DISTRICT**  
**USES PERMITTED BY-RIGHT: SINGLE FAMILY DETACHED (PER 27-301.LB)**

	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT WIDTH	30 FEET (TWIN) 40 FEET (SFD)	75 FEET	30 FEET	45 FEET
MEDIAN LOT AREA	3,056 S.F. <sup>4</sup>	9,169 S.F.	3,668 S.F.	5,501 S.F.
MAXIMUM IMPERVIOUS COVERAGE	80%	23.2%	54.8%	7.0%
BUILD TO LINE: VANDERSLICE STREET	21.9 - 37.9 FEET <sup>1</sup>	21.9 FEET	21.9 FEET	NA
MINIMUM SIDE YARD	7.9 FEET <sup>2</sup>	57.9 FEET	12.9 FEET	NA
MINIMUM REAR YARD	25.25 FEET <sup>3</sup>	49.6 FEET	49.6 FEET	NA
MINIMUM LOT DEPTH	122.25 FEET <sup>4</sup>	122.25 FEET <sup>4</sup>	122.25 FEET	122.25 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	EXISTING	EXISTING	NA
ACCESSORY BUILDING MINIMUM REAR YARD	8 FEET	1.8 FEET <sup>5</sup>	N/A	1.8 FEET <sup>5</sup>
ACCESSORY BUILDING MINIMUM SIDE YARD	5 FEET	4.4 FEET <sup>5</sup>	N/A	4.4 FEET <sup>5</sup>

NOTES:  
1. PER SECTION 27-301.1(A1) WITHIN RANGE OF FRONT BUILD-TO LINES ON BLOCK FACE  
2. PER SECTION 27-301.1(A2) DETERMINED BY ADJACENT PARCEL 15-9-1 (USE 5 FT. MIN OR 10 FEET MINIMUM BETWEEN ADJACENT BUILDINGS)  
3. PER SECTION 27-301.1(A4) DETERMINED BY MEDIAN LOT DEPTH FOR LOTS ON BLOCK FACE  
4. PER SECTION 27-301.1(A2) DETERMINED BY SIZE OF ADJACENT LOT (3,056 S.F. UP 15-9-61)  
5. EXISTING NON-CONFORMITY



**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THIS PARCEL INTO TWO RESIDENTIAL LOTS. LOT 1 WILL CONTAIN THE EXISTING SINGLE FAMILY DWELLING ALONG WITH A PROPOSED PARKING AREA. LOT 2 WILL REMAIN VACANT.
- BOUNDARY INFORMATION SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JULY, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JULY, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
- ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JULY 18, 2025.
- THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PLOTS, MAP NUMBER 420090606, EFFECTIVE SEPTEMBER 29, 2017.
- SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN-LAND-PENN COMPLEX (URB3).
- SITE GEOLOGY IS CHARACTERIZED AS LOCKATONG FORMATION: TRL.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- THERE ARE NO AREAS OF STEEP OR VERY STEEP SLOPES LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- PROPERTY LIES IN THE RI - RESIDENTIAL INFILL ZONING DISTRICT.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON FIELD SURVEY OF UTILITY MARK-OUTS, FIELD SURVEY OF ABOVE-GROUND, VISIBLE STRUCTURES, AND PLOTTING OF UTILITY INFORMATION CONTAINED IN PLANS AVAILABLE AT THE TIME OF SURVEY, AS LISTED IN THE UTILITY REFERENCE PLANS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AS TO THEIR LOCATION, DEPTH, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- ALL LOTS WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER. (GAS & ELECTRIC): (800) 494-4000
- PHOENIXVILLE BOROUGH: (610) 933-8801 EXT. 110  
WATER & SEWER: (855) 657-8682
- VERTICAL CURB: (800) 494-4000
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- THE EXISTING CURB AND SIDEWALK ALONG VANDERSLICE STREET IS IN GOOD CONDITION AND DOES NOT NEED TO BE REPLACED. NO CURB OR SIDEWALK IS PROPOSED ALONG NEEDLE STREET AS IT IS CONSIDERED AN ALLEY.

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three working days notice  
Serial Number  
**20251981971**

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
Inland Design, LLC does not guarantee the accuracy of the information contained in this plan. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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PROFESSIONAL SURVEYOR  
**JOEL D. COMANDA**  
ENGINEER  
PE#070740

**PRELIMINARY / FINAL**  
**MINOR SUBDIVISION PLAN**

GRAPHIC SCALE  
0 10 20 40 80  
(IN FEET)  
1 inch = 20'

Date: **08/06/2025**  
Scale: **1" = 20'**  
Drawn by:  
Checked by:  
**JDC**  
Project No. **12670**

**TITLE PLAN**  
**FOR**  
**PROVIDENCE CAPITAL GROUP, LLC**  
**435 VANDERSLICE STREET**  
**PHOENIXVILLE, PA, 19460**  
**PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET**  
**3**  
**OF 3**