

PARCEL DETAILS:

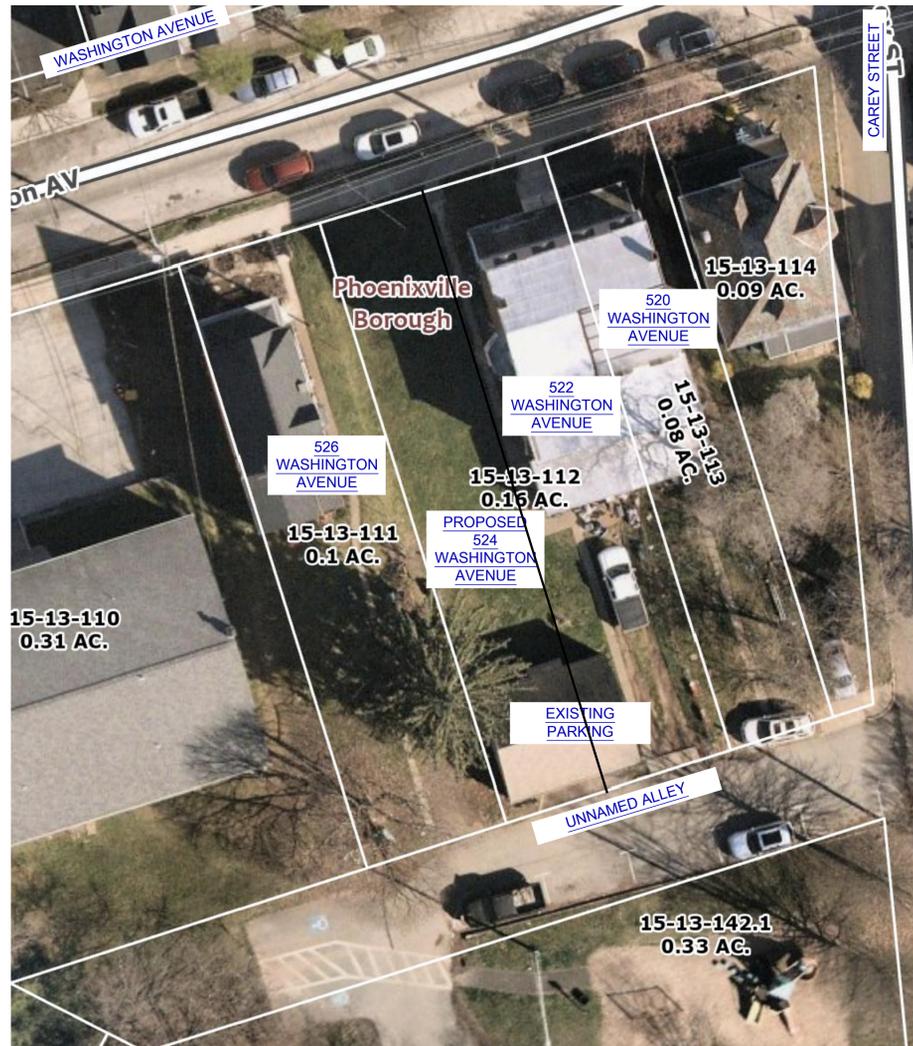
UPI: 15-13-112
 PIN: 1513 01120000
 STREET NUMBER: 522
 ACRES: 0.1643 ACRES
 SQUARE FEET: 7,155 SQ.FT. TOTAL
 3,373 SQ.FT. TRACT 1
 3,782 SQ.FT. TRACT 2

BERNARD RUSSELL
 SHARON RUSSELL
 518 HORSESHOE DRIVE
 MEDIA PA 19063

APPLICANT: BERNARD RUSSELL
 SHARON RUSSELL
 518 HORSESHOE DRIVE
 MEDIA PA 19063



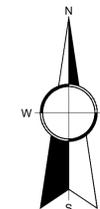
3 FRONT ELEVATION
 A101 SCALE: 1/4" = 1'-0"



2 SITE IMAGE
 A101 SCALE: 1/8" = 1'-0"



1 SCHEMATIC SITE PLAN
 A100 SCALE: 1/8" = 1'-0"



SITE PLAN DISCLAIMER AND GENERAL NOTES:

THIS SITE PLAN HAS BEEN PREPARED USING INFORMATION OBTAINED THROUGH PUBLIC RECORDS INCLUDING, BUT NOT LIMITED TO: THE CHESTER COUNTY RECORDER OF DEEDS AND CHESTER COUNTY MAPING OFFICE. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXTENT OF WORK IN RELATION TO THE EXISTING SITE. THIS PLAN IS NOT A BOUNDARY SURVEY OR A RECORDABLE SITE PLAN.

CONDITIONS INDICATED ARE OBTAINED FROM AVAILABLE SOURCES AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. REFER TO LAST KNOWN SITE PLAN PREPARED BY T&M ASSOCIATES TO CONFIRM ALL MEASUREMENTS, METES AND BOUNDS, NOTES, AND CONDITIONS.

EXISTING CONDITIONS SHALL BE VERIFIED THROUGH A SITE SURVEY CONDUCTED BY A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR AND SHALL BE RESPONSIBLE FOR ESTABLISHING LOCATION AND EXTENTS OF NEW WORK PER APPLICABLE PROPERTY SETBACKS ALONG WITH ALL POINTS, GRADE LINES, FINISH GRADE, LAYOUTS, HEIGHTS AND LEVELS, AND ASSUMES RESPONSIBILITY FOR THE SAME. THIS APPLIES TO NEW AND EXISTING CONDITIONS.

LAND DEVELOPMENT NOTES:

THIS DRAWING IS PROVIDED FOR GRAPHIC REPRESENTATION OF THE PROJECT OVERVIEW ONLY AS PART OF THE SKETCH PLAN PHASE. A PROPERTY SURVEY AND CIVIL ENGINEERING DRAWING SHALL BE CREATED AND SUBMITTED FOR PRELIMINARY / FINAL LAND DEVELOPMENT SUBMISSIONS.

DESCRIPTION OF PROPERTY AND CURRENT USE:

THE PROPERTY CURRENTLY CONSISTS OF TWO TRACTS AND HALF OF A DUPLEX RESIDENCE. THE DEED LISTS THE HALF OF DUPLEX RESIDENCE AS TRACT 1 AND THE VACANT LOT AS TRACT 2. IT IS BELIEVED THE PARCEL WAS ORIGINALLY TWO SEPARATE PARCELS WHICH WERE ANNEXED AND RECORDED ON A SINGLE DEED.

THIS PROJECT CONSISTS OF SUBDIVIDING THE PROPERTY INTO TWO SEPARATELY DEEDED PARCELS PER THE LEGAL DESCRIPTIONS CONTAINED WITHIN THE DEED AS THEY ORIGINALLY EXISTED. BOTH PROPERTIES WILL INCLUDE OFF STREET PARKING ACCESSED FROM THE REAR ALLEY WHICH IS AN EXISTING POINT OF ACCESS FOR THE EXISTING OFF STREET PARKING. AN EXISTING DETACHED GARAGE SHALL BE DEMOLISHED AS PART OF THIS PROJECT.

IT SHALL BE NOTED THE ORIGINAL PARCELS DO NOT MEET THE MINIMUM LOT STANDARDS CURRENTLY IN PLACE WITHIN THE ZONING ORDINANCE FOR THE RESIDENTIAL INFILL DISTRICT BUT ARE CONSISTENT WITH THE DIMENSIONAL STANDARDS WHICH ARE MODIFIED BY THE INFILL DEVELOPMENT STANDARDS IN 27-301.1. THE PROJECT IS CONSISTENT WITH THE SPIRIT OF THE RESIDENTIAL INFILL DISTRICT REQUIREMENTS IN THAT IT WILL MAINTAIN THE EXISTING NEIGHBORHOOD QUALITIES AND STREETScape CHARACTERISTICS. THE CURRENT VACANT LOT WILL CONSIST OF A LOT SIZE, AND LOT DEPTH THAT IS CONSISTENT WITH ADJACENT PROPERTIES, HAVE A SIDE YARD GREATER THAN 5'-0" FOR BOTH SIDE YARDS WITH A BUILD TO LINE CONSISTENT WITH THE ADJACENT PROPERTIES. A SINGLE FAMILY DWELLING WILL BE CONSTRUCTED THAT WILL MATCH THE ADJACENT PROPERTIES IN ARCHITECTURAL STYLE.

ZONING NOTES:

THE PROPERTY SHALL BE UTILIZED FOR A SINGLE FAMILY RESIDENCE WHICH IS A PERMITTED USE. THE BUILDING LOT SHALL CONFORM TO 27-301.1 - DIMENSIONAL STANDARDS WHICH ARE MODIFIED BY THE INFILL DEVELOPMENT STANDARDS AND BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE NEIGHBORHOOD. THE PROJECT WILL NOT HAVE A NEGATIVE IMPACT ON THE COMMUNITY.



522 WASHINGTON STREET

SINGLE FAMILY RESIDENCE
 522 WASHINGTON STREET
 PHOENIXVILLE PA 19060

IMPORTANT:
 REFER TO THE PROJECT GENERAL NOTES WHICH APPLY TO THIS DRAWING.
 © 2024 BRENT ZERR DRAFTING & DESIGN LTD.

PROJECT PHASE:
 SCHEMATIC DESIGN
 NOT FOR CONSTRUCTION

DATE:
 03 JUNE 2025

REVISIONS:
 NONE

SCHEMATIC
 SITE PLAN

A100



1 EXISTING VACANT RESIDENTIAL LOT
SCALE: A101



2 EXISTING VACANT RESIDENTIAL LOT
SCALE: A101



3 EXISTING ADJACENT DUPLEX
SCALE: A101



4 EXISTING ADJACENT SINGLE FAMILY HOME
SCALE: A101



5 EXISTING DUPLEX ACROSS THE STREET
SCALE: A101



6 EXISTING DUPLEX ACROSS THE STREET
SCALE: A101