

CORPORATE ACKNOWLEDGMENT FOR PLAN

COMMONWEALTH OF PENNSYLVANIA : SS  
COUNTY OF DELAWARE

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me the undersigned, personally appeared Gregory N. Brown, who being duly sworn according to law, acknowledged himself to be Vice President for Finance & Administration of Swarthmore College and that he, as such officer duly authorized to do so, deposes and says that Swarthmore College is the owner of the property shown on this Plan, that this Plan was made at the direction of the Corporation and the Corporation acknowledges the same to be its act and Plan and desires the same to be recorded as such according to law.

Witness my hand and seal the day above written.

Corporate Name: Swarthmore College  
By: \_\_\_\_\_  
Title: Vice President for Finance & Administration  
Notary Public: \_\_\_\_\_

Owner: 311 Cedar Lane  
Commonwealth of \_\_\_\_\_ County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned officer, personally appeared Robert L. Keighton, who being duly sworn according to law, deposed and says that he is the owner (or equitable owner) of the property shown on this plan, that the subdivision plan thereof was made at his direction and that he acknowledges the same to be his act and plan and desires the same be recorded as such according to law.  
Witness my hand and seal the day and date above written.

\_\_\_\_\_  
Robert L. Keighton  
(Notary public or other officer)

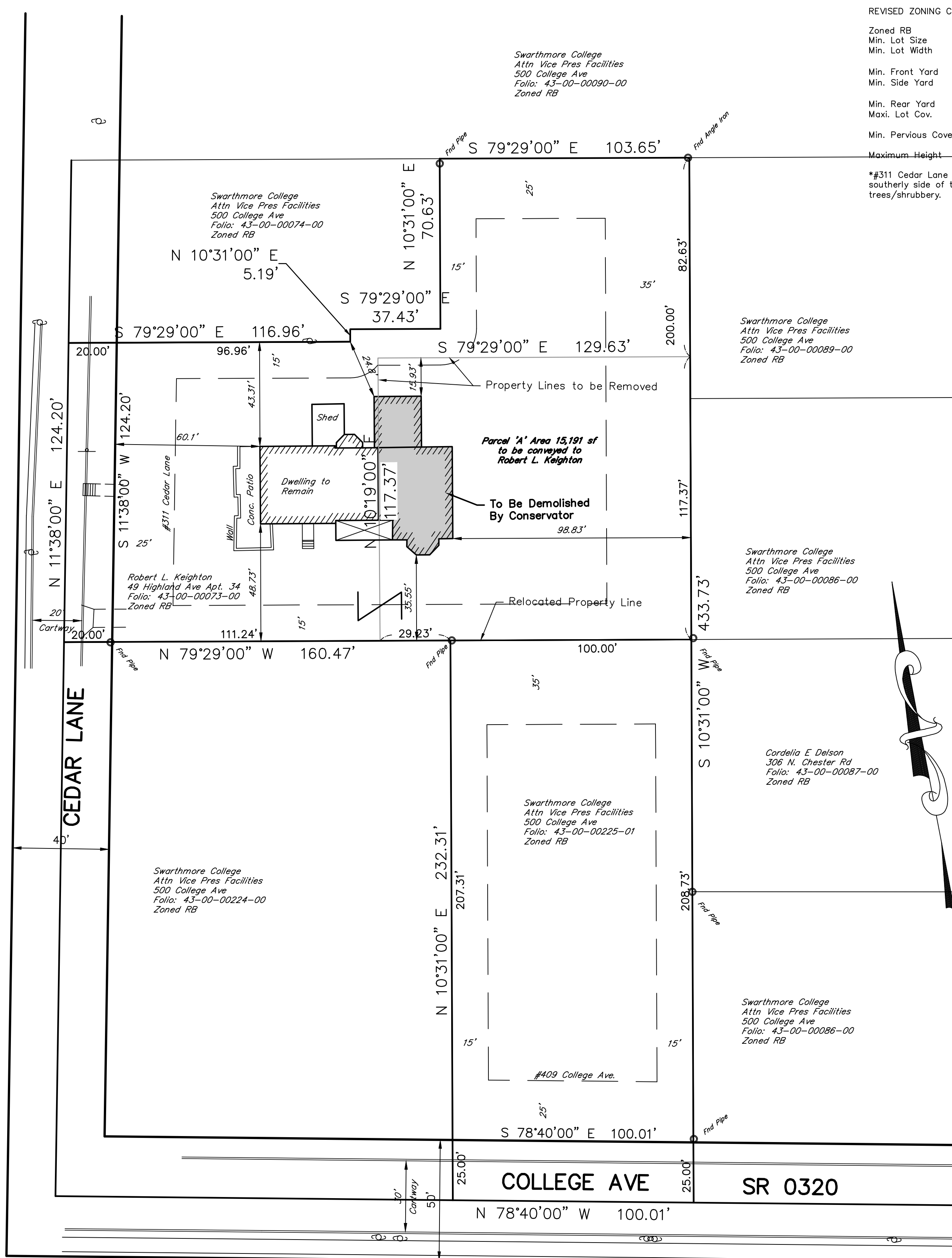
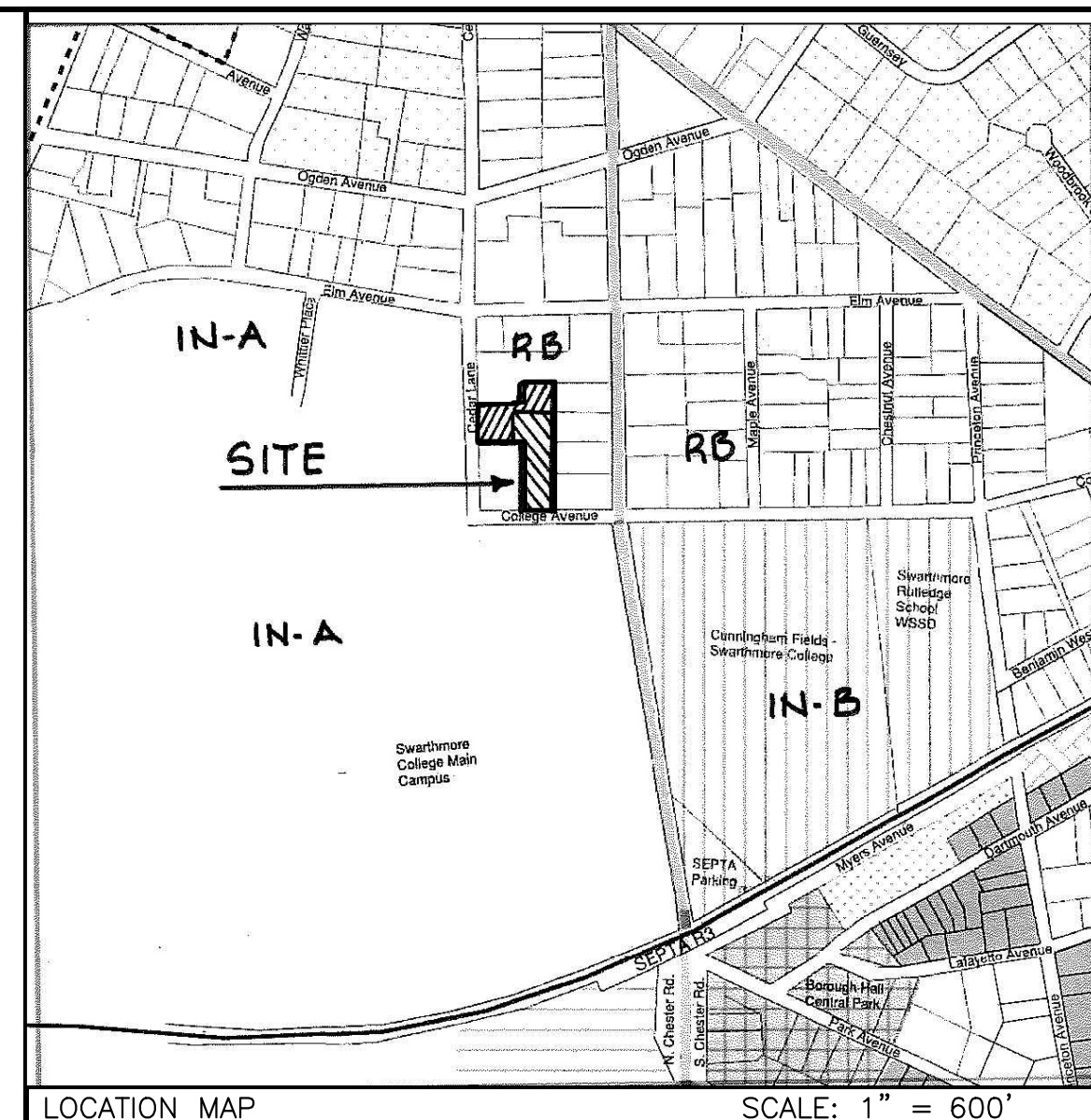
Approved by Resolution of the Council of Swarthmore Borough this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
President  
\_\_\_\_\_  
Borough Manager

REVISED ZONING CHART AFTER SUBDIVISION OF PARCEL

Zoned RB	Current Requirements	Folio #43-00-00073-00	Folio #43-00-00225-01
Min. Lot Size	14,000 Sq.Ft. per dwelling	#311 Cedar Lane 37,763 Sq.Ft.	#409 College Avenue 20,802 Sq.Ft.
Min. Lot Width	80' for Detached dwelling	124.21'	100.01'
Min. Front Yard	70' for Semi-detached dwelling	124.21'	N/A
Min. Side Yard	25'	24.8'	15'
Min. Rear Yard	25' for Semi-detached dwelling	35'	N/A
Maxi. Lot Cov.	18% for Detached dwelling	2,660 Sq.Ft. 7.0%	18% or less
Min. Pervious Coverage	15% for Semi-detached dwelling	2,660 Sq.Ft. 7.0%	N/A
Maximum Height	60'	*35,103 Sq.Ft. - 93.0%	≥ 60'

\*#311 Cedar Lane currently has no serviceable driveway, there is an existing short gravel driveway located along the southerly side of the site. The remaining portions of the driveway are overgrown with weeds and covered with overhanging trees/shrubbery.



GENERAL NOTES:

- Tax Folio No. 43-00-00073-00, Tax Map No. 43-02-080, Deed of Record Bk 389 Pg 2010, Existing Gross Area 25,056 sf, Existing Net Area 22,572 sf.
- Zoned RB, Current Requirements: Minimum Lot Size 14,000 Sq.Ft. per dwelling, Minimum Lot Width 80' for Detached dwelling, Minimum Front Yard 25', Minimum Side Yard 15' for Detached dwelling, Minimum Rear Yard 25' for Semi-detached dwelling, Maximum Lot Coverage 18% for Detached dwelling, Minimum pervious Coverage 15% for Semi-detached dwelling, Maximum Height 60'.
- Lots serviced by public water & public sewage.
- Owners/Applicant: 43-00-00073-00 (Robert L. Keighton, 49 Highland Ave Apt 34, Randolph, MA 02368) and 43-00-00225-01 (Swarthmore College, VP for Finance & Administration, 500 College Ave, Swarthmore Pa 19081).
- There is no 100-Year Flood Plain on this site as shown on the Flood Insurance rate Map (FIRM), Delaware County, Pa, Panel 111 of 250, Map Number 42045C0111F - Map revised November 18, 2009.
- Reference Plans: (A) Plan of property for Swarthmore College, prepared by G D Houtman & Son, Inc., dated July 30 1954, (B) Plan of Twin Houses Prepared by G D Houtman & Son, Inc., Dated August 2, 1954.
- Property address: 43-00-00073-00 (311 Cedar Lane) and 43-00-00225-01 (409 College Avenue).
- Error of Closure exceeds first order work (1 in 25,000).
- Construction on any Lot will be required to show compliance with Section 1293 Natural Features Conservation and Landscaping, Buffering, Screening and Lighting and all of the utilities required to service any new dwelling will be placed underground.
- The Granting of a Waiver from Section 1288.07(a) concerning sidewalks along Cedar Lane and College Avenue SR 0320 only relates to this proposed Subdivision. The granting of the Waiver will not preclude the future installation of sidewalks as required by Swarthmore Borough.
- Revised Areas:

Folio	Address	Gross	Net
43-00-00073-00	311 Cedar	40,248 sf	37,763 sf
43-00-00225-01	409 College	23,302 sf	20,802 sf

PURPOSE NOTE

The purpose of this Plan is to relocate an existing property located between Folio #43-00-00073-00 (#311 Cedar Lane) and Folio #43-00-00225-01 (#409 College Avenue). There is an existing single-family semi-detached dwelling located on each parcel. The dwelling on 409 College Avenue is in the process of being demolished by a Conservator appointed by the Court by agreement of the respective property owners and the Borough of Swarthmore. The Conservator's Plan calls for a new wall to be constructed on the eastern side of the dwelling on 311 Cedar Avenue after the demolition of the dwelling in 409 Cedar Avenue. Swarthmore College will be conveying approximately 15,191 sf of land which is currently part of 409 College Avenue to the owner of 311 Cedar Lane. The conveyed parcel is being merged with the existing 311 parcel so that there will be a single expanded lot for 311 Cedar Lane. No new dwellings are proposed to be constructed on either 311 Cedar Lane or 409 College Avenue at this time.

WAIVER REQUEST:

- Section 1286.11.(b)(2): Provide proposed house locations.
- Section 1286.11.(d): Provide a Conservation Plan.
- Section 1286.11.(e): Provide a Stormwater Management and Erosion Control Plan.
- Section 1286.11.(f): Provide a Landscaping, Buffering, Screening and Lighting Plan.
- Section 1288.07.(c): Provide Sidewalks. See Note #11

No improvements are proposed with this submission.  
This submission is only for relocating an existing property line located between two Lots.

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

I hereby certify to my usual and customary and professional care that this plan was prepared from an actual field survey performed under my immediate supervision and is 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.

The information shown on this plan is the result of a professional service rendered by G.D. Houtman & Son, Inc. Reproduction of this plan without approval of G.D. Houtman & Son, Inc. is not permitted. The reproduction of a copy of this plan for the purpose of creating additional copies or making a plan shall, in no circumstance, be approved. Certification for the work contained herein is limited to the entity for whom the work was performed as of the date shown on the plans.

Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective Mar. 28, 2007.

G. D. Houtman & Son, Inc. reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are to remain property of G. D. Houtman & Son, Inc. They are to be used only in respect to this project. They are not intended or represented to be suitable for reuse by owner or others on an extension of project or any other project. They are not to be assigned to any third party without first obtaining written permission by G.D. Houtman & Son, Inc. Any re-use without written permission for the specific purpose intended will be at the third party's sole risk and without liability or legal exposure to G. D. Houtman & Son, Inc. The third party shall further indemnify and hold harmless G. D. Houtman & Son, Inc. from all claims, damages, losses and expenses arising thereto or resulting therefrom.

These plans were prepared to obtain Subdivision/Land Development approval from the governing Municipality and to obtain certain permits from state and federal agencies. If a surveyor or engineer other than G. D. Houtman & Son, Inc. is contacted to perform construction stake-out services, said surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, building size, etc. for coordinating information shown on lay-out plans, grading plans, utility plans, profiles, and details and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

DATE	REVISION	SCALE
10/12/2020	General Revisions	1" = 30'
		DATE
		September 4, 2020

FINAL MINOR

SUBDIVISION/REVERSE SUBDIVISION PLAN  
PROPERTY OF  
**SWARTHMORE COLLEGE**  
SWARTHMORE BOROUGH  
DELAWARE COUNTY, PA

G.D. HOUTMAN & SON, INC.

CIVIL ENGINEERS-LAND SURVEYORS  
139 EAST BALTIMORE PIKE  
(610)955-4363

Sheet 1 of 2  
PROJECT: 311 CEDAR  
WORK ORDER: 38726  
FILE: 5683