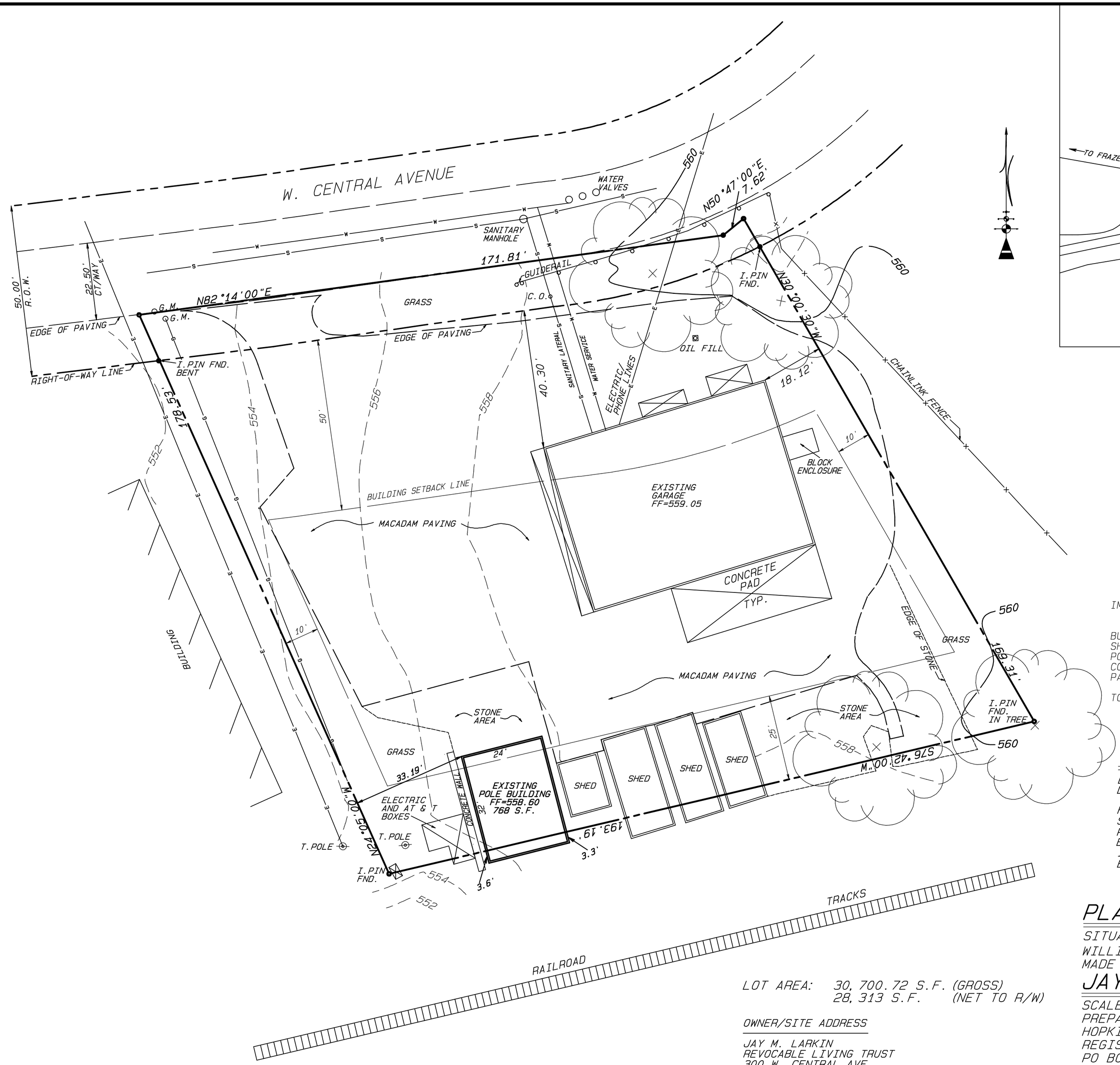

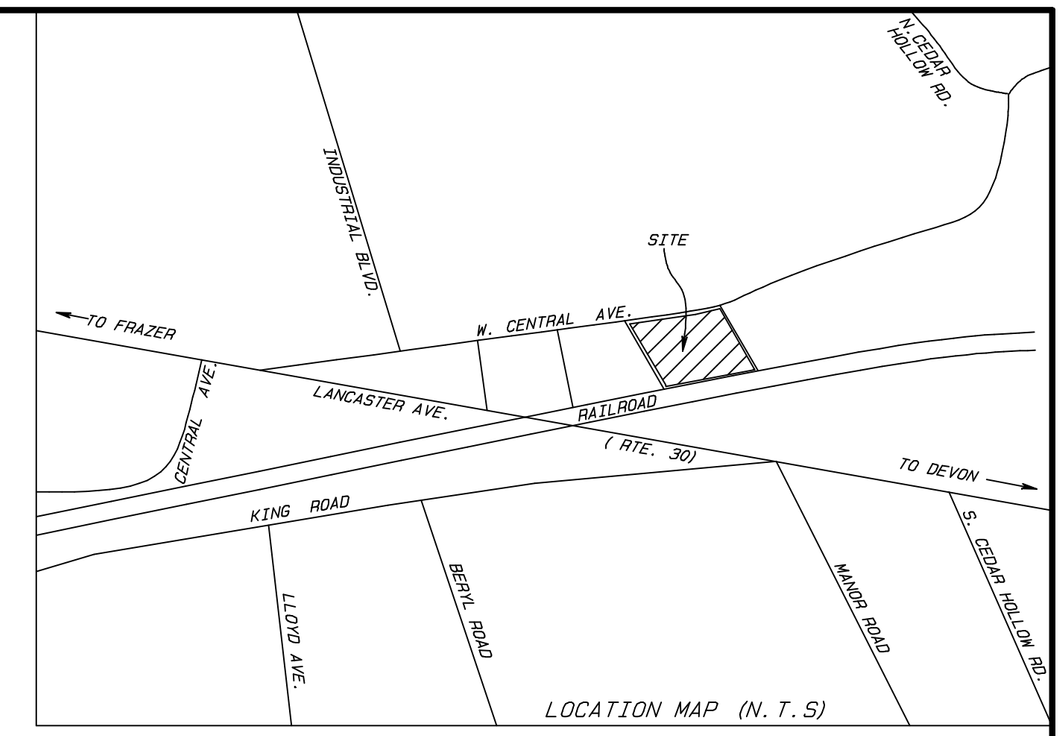

IMPERVIOUS COVERAGE

	EXISTING
BUILDING	3,375 S.F.
SHEDS:	1,260 S.F.
POLE BLDG	768 S.F.
CONC PADS:	1,195 SF
PAVING:	14,350 S.F.
TOTAL	20,948 SF (73.99%)

ZONING REQUIREMENTS

(H-B) HIGHWAY BUSINESS DISTRICT

LOT AREA:	10,000 S.F.
LOT WIDTH:	50'
	40' @STREET LINE
FRONT YARD:	50' MIN
SIDE YARD	10' MIN
REAR YARD	25' MIN/3' MIN ACC.BLDG
BLDG. COVERAGE:	60% MAX.
IMP. COVERAGE:	80% MAX.
BLDG HEIGHT	30' MAX

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
JERRY L. MILLER
LAND SURVEYOR
No. 32024-E

PLAN OF PROPERTY

SITUATE IN :
WILLISTOWN TWP. , CHESTER COUNTY , PA.
MADE FOR :

JAY M. LARKIN

SCALE 1 " =20 '
PREPARED BY :
HOPKINS AND SCOTT INC.
REGISTERED SURVEYORS
PO BOX 244
KIMBERTON , PA. 19442
PHONE 610-933-1754
FAX 610-933-0268

DATE : 10-08-2015
REV : 05-10-2016 POLE BLDG ADDED
REV : 06-22-2016 IMPERVIOUS TABLE REVISED

LOT AREA: 30,700.72 S.F. (GROSS)
28,313 S.F. (NET TO R/W)

OWNER/SITE ADDRESS

JAY M. LARKIN
REVOCABLE LIVING TRUST
300 W. CENTRAL AVE.
PAOLI, PA. 19301
UPI # 54-1-14.1

0 20 40 60 80
SCALE IN FEET

NOTES:
1. BOUNDARY DESCRIPTION AND TOPOGRAPHY FROM FIELD SURVEY BY HOPKINS AND SCOTT INC. REGISTERED SURVEYORS JANUARY 2005.
2. THERE IS TO BE NO INCREASE OF IMPERVIOUS COVERAGE DUE TO THE FACT THAT THE PROPOSED BUILDING WILL BE CONSTRUCTED WHERE PAVING AND CONCRETE ALREADY EXISTS.
3. THE SITE WAS REVISITED IN OCTOBER 2015 TO VERIFY AND REVISE ANY CHANGES IN IMPERVIOUS COVERAGE.