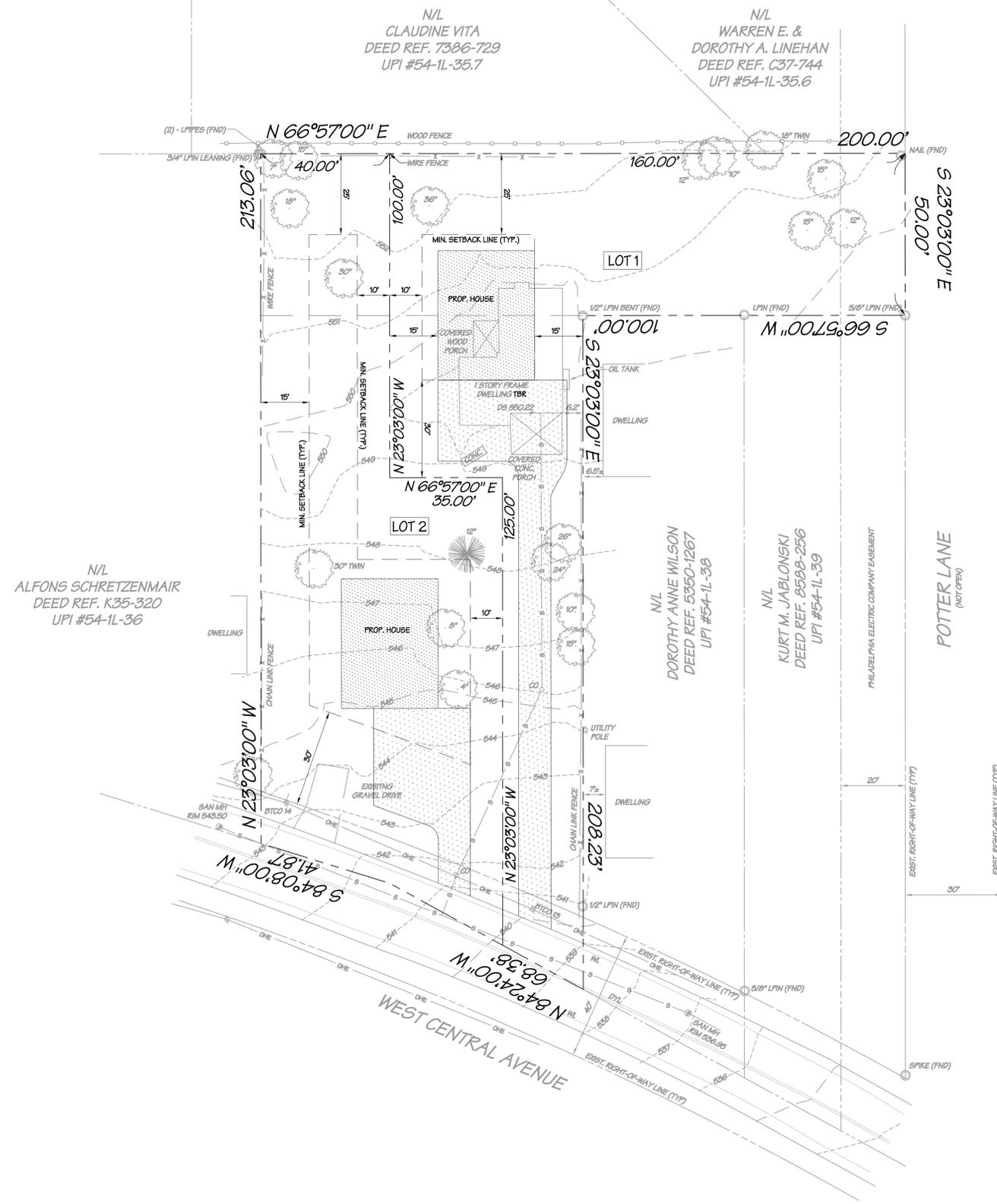


LOCATION MAP
NOT TO SCALE



- LEGEND**
- EXIST. 10' CONTOURS
 - EXIST. 2' CONTOURS
 - EXIST. BOUNDARY LINE
 - EXIST. RIGHT-OF-WAY LINE
 - EXIST. BUILDING SETBACK LINE
 - EXIST. SANITARY SEWER LINE
 - EXIST. OVERHEAD ELECTRIC LINE
 - EXIST. DOOR SILL ELEVATION
 - EXIST. IRON PIN/PIPE
 - EXIST. SANITARY MANHOLE
 - EXIST. CLEANOUT
 - EXIST. UTILITY POLE
 - TO BE REMOVED
 - CONIFEROUS TREE
 - DECIDUOUS TREE

GENERAL NOTES

- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON MARCH 27, 2017.
- HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELL) WAS CONTRACTED TO PERFORM, EXCEPT ANY UNRECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELL).
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELL) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELL DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELL SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELL HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT

R-3 RESIDENTIAL DISTRICT	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	12,000 S.F.	NET: 25,561 S.F.	13,345 S.F.	12,218 S.F.
MIN. LOT WIDTH @ BLDG LINE	80 FT.	100 FT.	60 FT.	75 FT.
MIN. LOT WIDTH @ STREET LINE	50 FT.	110.2 FT.	25 FT.	75 FT.
MIN. FRONT YARD SETBACK	30 FT.	1271 FT.	30 FT.	32 FT.
MIN. SIDE YARD SETBACK	10 FT. 25 FT. AGG.	6.2 FT.	15.00 FT.	20.00 FT.
MIN. REAR YARD SETBACK	25 FT.	39.7 FT.	30 FT.	31 FT.
MAX. BUILDING AREA	20%	4.1%	9.0%	9.0%
MAX. IMPERVIOUS SURFACES	25%	5.5%	32.5%	25%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.

PROPERTY OWNER

CAO THUY & VU THANH
316 MEDIA LINE ROAD
NEWTOWN SQUARE, PA 19075

PROPERTY INFORMATION

107 WEST CENTRAL AVENUE
PAOLI, PA 19301

DEED REF. 8508-1157
UPI #54-11-37

LOT AREA: GROSS: 28,280 S.F./NET: 25,561 S.F.

IMPERVIOUS COVERAGE

	EXISTING	LOT 1	LOT 2
DWELLING	1,046 S.F.	1,200 S.F.	1,200 S.F.
GRAVEL	194 S.F.	-----	-----
DRIVEWAY	-----	2,280 S.F.	1,155 S.F.
PORCHES	291 S.F.	-----	-----
PATIO/DECK	-----	500 S.F.	500 S.F.
MISC.	20 S.F.	300 S.F.	250 S.F.
SIDEWALKS	-----	150 S.F.	150 S.F.
TOTAL	1,510 S.F.	4,350 S.F.	3,065 S.F.

ZONING RELIEF REQUESTED

THE APPLICANT RESPECTFULLY REQUESTS RELIEF FROM THE FOLLOWING SECTIONS:

- SECTION 159-36.A TO ALLOW A LOT WIDTH OF LESS THAN 80 FEET AT THE BUILDING LINE FOR PROPOSED LOT 1 OF 60 FEET AND PROPOSED LOT 2 OF 75 FEET.
- SECTION 159-36.A TO ALLOW A LOT WIDTH OF LESS THAN 50 FEET AT THE STREET LINE FOR PROPOSED LOT 1.
- SECTION 159-36.D TO EXCEED THE ALLOWABLE LOT IMPERVIOUS COVERAGE FOR PROPOSED LOT 2 FROM THE ALLOWABLE 25% TO A PROPOSED 32.5%.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA ACT 012 (08/01) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR REMOVAL.

OHIA 8808-001 SPECIAL EXCAVATION REQUIREMENTS: YOU MUST OBTAIN AN EXCAVATION PERMIT FROM THE LOCAL JURISDICTION. THE PERMITTING AGENCY WILL REQUIRE YOU TO OBTAIN A UTILITY LOCATIONS REPORT FROM A LICENSED UTILITY LOCATOR. THE UTILITY LOCATOR MUST APPROXIMATE THE INSTALLED LOCATION OF ALL UTILITIES IN THE EXCAVATION AREA. THE EXCAVATION PERMITTING AGENCY WILL REQUIRE YOU TO OBTAIN AN EXCAVATION PERMIT FROM THE LOCAL JURISDICTION. THE PERMITTING AGENCY WILL REQUIRE YOU TO OBTAIN A UTILITY LOCATIONS REPORT FROM A LICENSED UTILITY LOCATOR. THE UTILITY LOCATOR MUST APPROXIMATE THE INSTALLED LOCATION OF ALL UTILITIES IN THE EXCAVATION AREA. THE EXCAVATION PERMITTING AGENCY WILL REQUIRE YOU TO OBTAIN AN EXCAVATION PERMIT FROM THE LOCAL JURISDICTION. THE PERMITTING AGENCY WILL REQUIRE YOU TO OBTAIN A UTILITY LOCATIONS REPORT FROM A LICENSED UTILITY LOCATOR.

OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-825-7100

PA ONE CALL
SERIAL NO. XXXXXXXXXXXXX
TAX PARCEL ID. UPI #54-11-37



NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC

23 Harvey Lane | Malvern, PA 19355 | Ph: 610.644.5663 | Fx: 610.644.3789 | Email: vcell@verson.net

PLAN PREPARED FOR:

CAO THUY & VU THANH
107 W CENTRAL AVENUE

WILLISTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

ZONING EXHIBIT PLAN

DRAWN BY	SDI
CHECKED BY	NY
DATE	04-08-18
SCALE	1"=20'

SHEET 1
OF 1

NICHOLAS L. VASTARDIS, P.E.