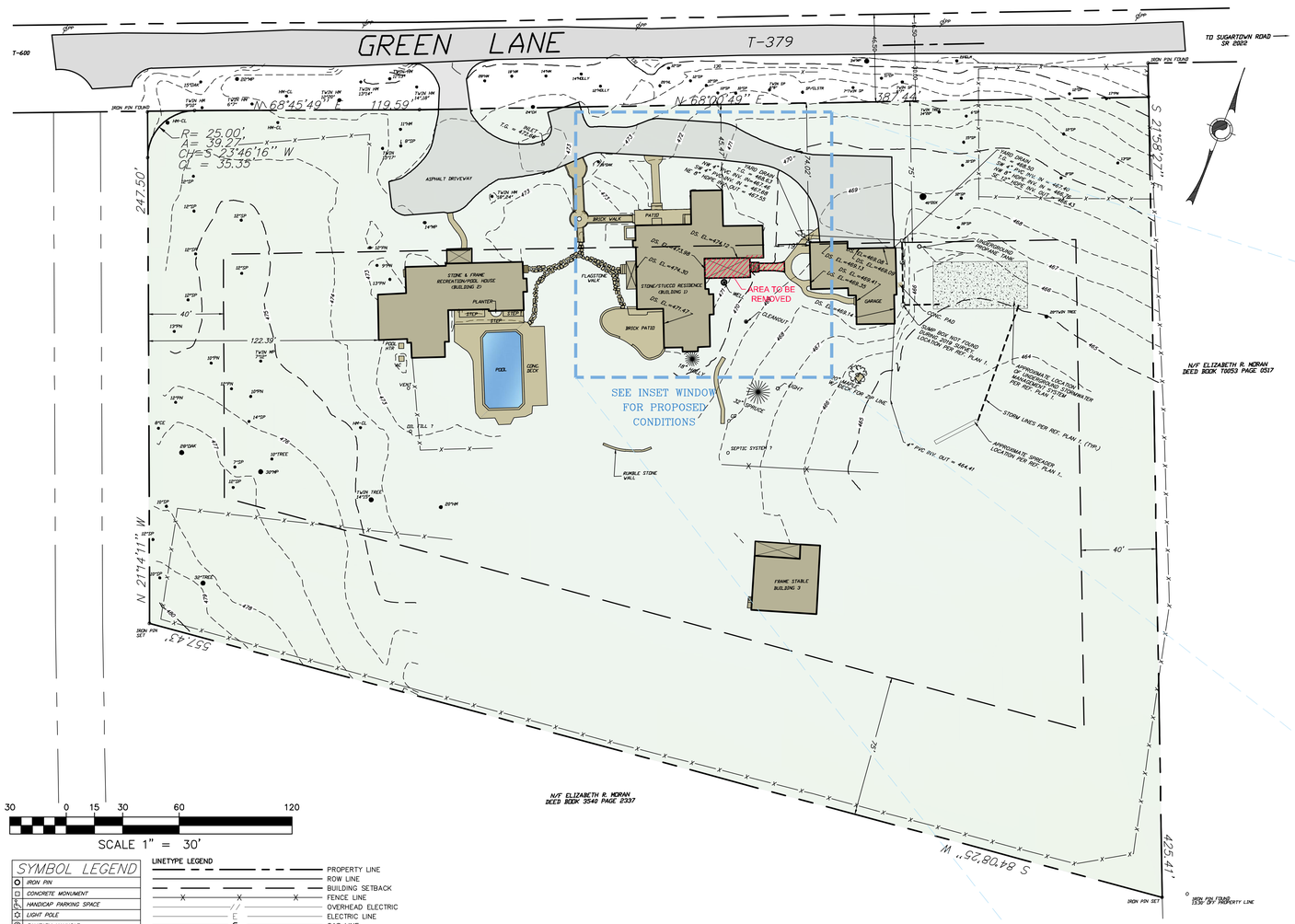
47 GREEN LANE

WILLISTOWN TOWNSHIP | PENNSYLVANIA

EXISTING CONDITIONS



SCALE 1" = 30'

SYMBOL LEGEND
IRON PIN
CONCRETE MONUMENT
HANDICAP PARKING SPACE
LIGHT POLE
SANITARY MANHOLE
WATER VALVE
BOLLARD
CLEANOUT
STORM MANHOLE
AC UNIT
ELECTRIC BOX
FIRE HYDRANT
FIRE VALVE
GAS VALVE
EVERGREEN TREE
STORM INLET
TELEPHONE BOX
GAS METER
ELECTRIC MANHOLE
POSTED SIGN
PARKING SPACE COUNT

LINETYPE LEGEND

- PROPERTY LINE
- ROW LINE
- BUILDING SETBACK
- FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- SANITARY LINE
- EXISTING STORM PIPES
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHY AND PHYSICAL FEATURES TAKEN FROM A PLAN ENTITLED "GRADING PERMIT PLAN - 47 GREEN LANE" PREPARED BY MOMENEE & ASSOCIATES, INC. DATED SEPTEMBER 16, 2002, LAST REVISED 10/24/02. FILE # 01-090. ADDITIONAL FIELD SURVEY PERFORMED ON JANUARY 16, 2019 TO REFLECT AS-BUILT CONDITIONS FOR DRIVEWAY AND GARAGE AND TO OBTAIN ADDITIONAL TOPOGRAPHIC DETAIL FOR EXISTING RESIDENCE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD 1988, OBTAINED V/A GPS VRS NETWORK..
4. THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
5. IN ACCORDANCE WITH FEMA PANEL NUMBER 42029C0215G EFFECTIVE DATE SEPTEMBER 29, 2017, PREMISES IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

LOT DATA:

LOT AREA = 185,892 S.F. OR 4.268 ACRES (GROSS)

ZONING DISTRICT RU (RURAL DISTRICT)

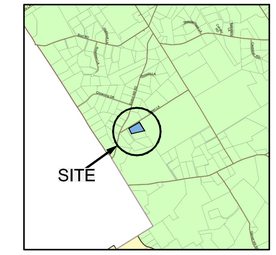
		EXISTING	PROPOSED
LOT AREA	4 ACRES MIN.		
LOT WIDTH	300' FEET MIN.		
FRONT YARD	**75 FEET MIN.**	**45 FT**	**45 FT**
SIDE YARD	40 FEET MIN.		
REAR YARD	75' FEET MIN.		
HEIGHT	35 FEET MAX.		
IMPERVIOUS SURFACE	**13% MAX.**	**10.80%**	**11.20%**
BUILDING AREA	**10% MAX.**	**4.40%**	**4.79%**

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF WILLISTOWN TOWNSHIP, LATEST EDITION.

IMPERVIOUS COVERAGE:

	EXISTING SF	PROPOSED SF
BUILDING 1	**3,044 S.F.***	**3,776 S.F.****
BUILDING 2	2,428 S.F.*	
BUILDING 3	1,258 S.F.*	
GARAGE	1,446 S.F.*	
DRIVEWAY	7,131 S.F.	
WALKS, WALLS ETC.	**4,765 S.F.**	**4,782 S.F.**
TOTAL	**20,072 S.F. (10.80%)**	**20,821 S.F. (11.20%)**

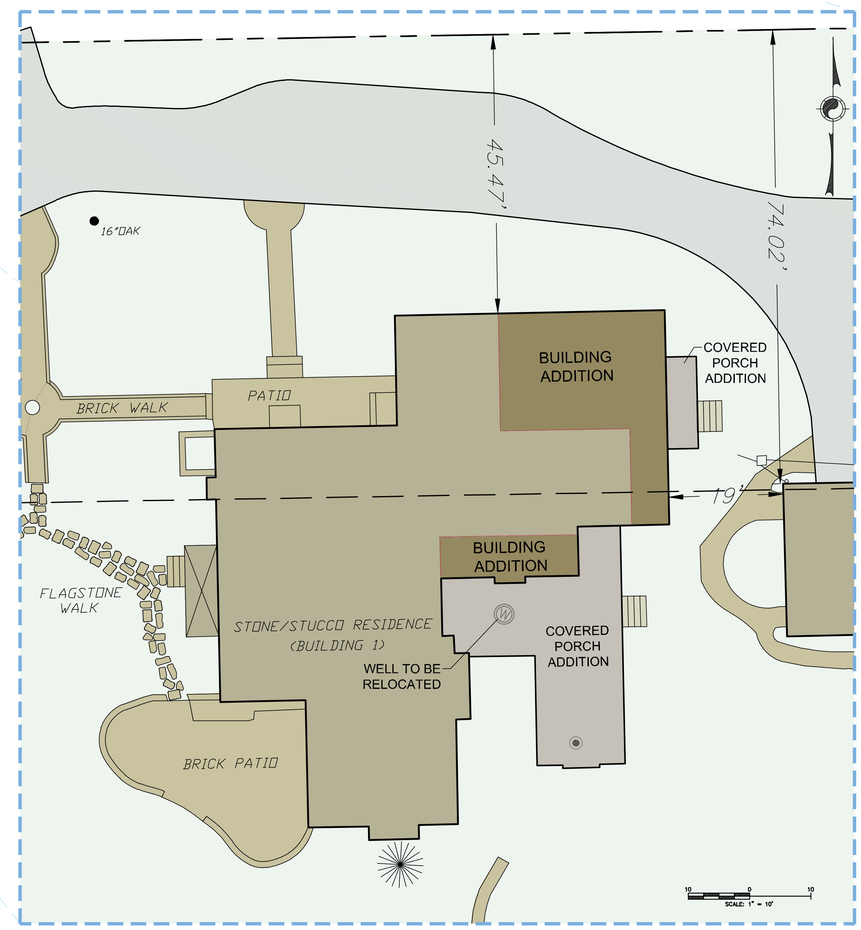
*** = TOTAL BUILDING AREA: 4.40%** **** 4.79%**



WILLISTOWN ZONING MAP
SCALE: 1" = 2,370

LOCATION MAP
SCALE: 1" = 2,000'

PROPOSED BUILDING IMPROVEMENTS



INSET WINDOW SHOWING PROPOSED IMPROVEMENTS

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Serial Number:

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PLANS AND 10 WORKING DAYS NOTICE FOR EXCAVATION.
Pennsylvania One Call System, Inc.
1-800-242-1776

REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID R. FIORELLO
PA LICENSE NO. PS024786

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

ZONING EXHIBIT PLAN

47 GREEN LANE
WILLISTOWN TOWNSHIP * CHESTER COUNTY * PENNSYLVANIA

OWNER/APPLICANT
ROBERT KRAUT
47 GREEN LANE
MALVERN, PA 19355

ONE-CALL:	
DRAWN BY:	TED
CHECKED BY:	DRF

REV.	DATE	COMMENTS

FILE NO.: 19-001

SHEET 1 OF 1

DATE: FEBRUARY 6, 2019

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