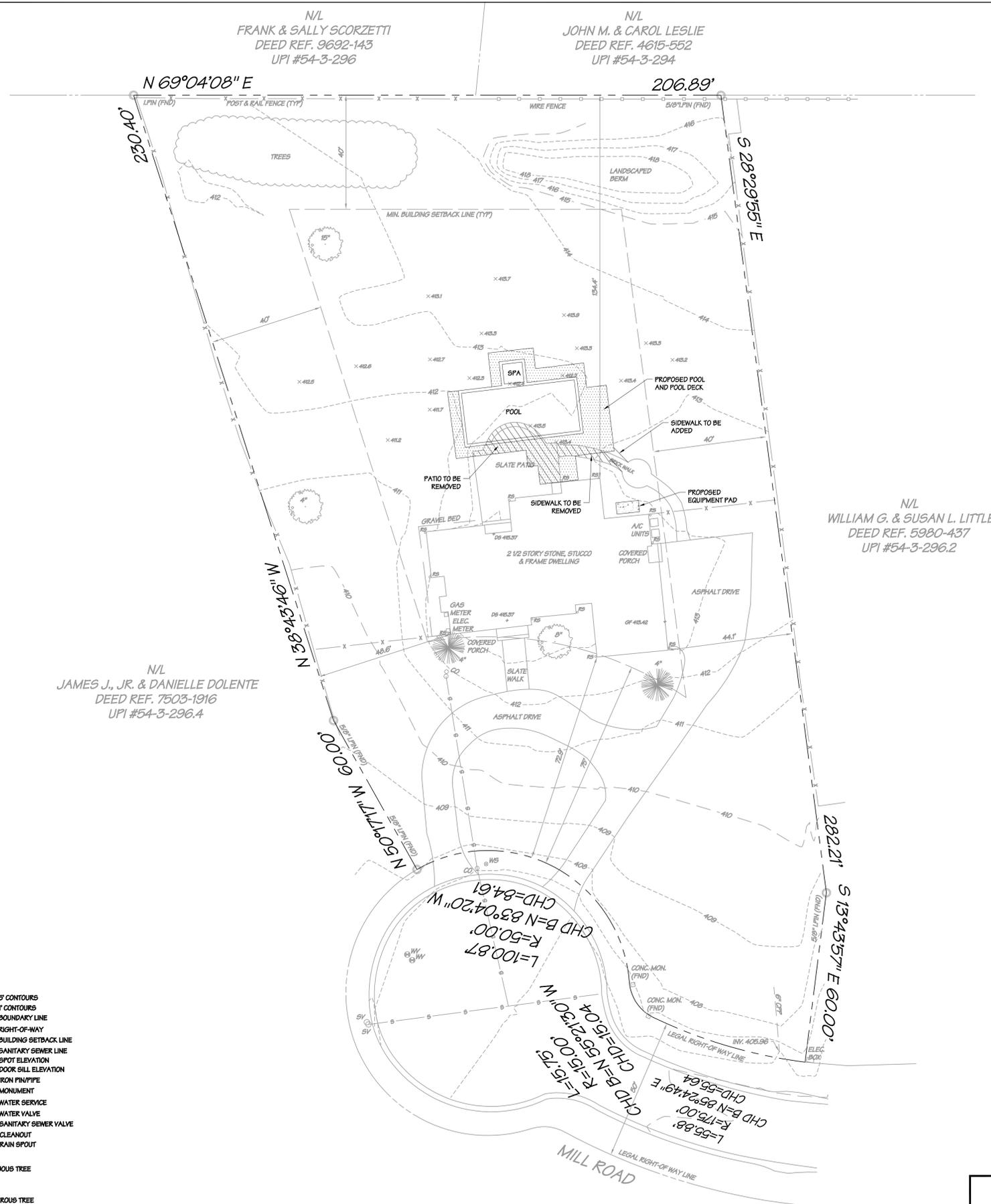




LOCATION MAP
NOT TO SCALE



GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON FEBRUARY 22, 2019.
2. HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC).
5. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC 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. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT

EA RESIDENTIAL DISTRICT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 AC.	1.216 AC.	1.216 AC.
MIN. LOT WIDTH @ BLDG LINE	200 FT.	174 FT.	174 FT.
MIN. FRONT YARD SETBACK	75 FT.	72.9 FT.	72.9 FT.
MIN. SIDE YARD SETBACK	40 FT.	44.1 FT.	44.1 FT.
MIN. REAR YARD SETBACK	40 FT.	134.4 FT.	134.4 FT.
MAX. BUILDING AREA	12%	6.2%	6.2%
MAX. IMPERVIOUS SURFACES	15%	15.6%	15.6%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

PROPERTY OWNER

PAUL J. IV & PAMELA K. RILEY
6 MILL ROAD
MALVERN, PA 19355

PROPERTY INFORMATION

DEED REF. 7245-1041
UPI #54-3-296.3

IMPERVIOUS COVERAGE

	EXISTING	PROPOSED
DWELLING	3,248 S.F.	3,248 S.F.
DRIVE	3,744 S.F.	3,744 S.F.
PATIO/PORCHES	545 S.F.	545 S.F.
WALKS	417 S.F.	549 S.F.
POOL	720 S.F.	720 S.F.
COPING	150 S.F.	150 S.F.
SPA	50 S.F.	50 S.F.
POOL DECK	800 S.F.	800 S.F.
EQUIPMENT PAD	32 S.F.	32 S.F.
TOTAL	8,354 S.F.	9,354 S.F.

NOTE:
NOT INCREASE IN IMPERVIOUS COVER IS PROPOSED AT 1500 S.F.

ZONING RELIEF REQUESTED

APPLICANT RESPECTFULLY REQUESTS RELIEF FROM SECTION 109-10.0 TO ALLOW AN INCREASE IN IMPERVIOUS COVERAGE FROM THE ALLOWABLE 15% TO 15.6%.

THE APPLICANT ALSO REQUESTS RELIEF FROM ANY OTHER SECTION OF THE ORDINANCE THAT MAY BE FOUND TO BE NECESSARY DURING THE PROCESS.

N/L
JAMES J., JR. & DANIELLE DOLENTE
DEED REF. 7503-1916
UPI #54-3-296.4

N/L
WILLIAM G. & SUSAN L. LITTLE
DEED REF. 5980-437
UPI #54-3-296.2

LEGEND

	EXIST. 5' CONTOURS
	EXIST. 1' CONTOURS
	EXIST. BOUNDARY LINE
	EXIST. RIGHT-OF-WAY
	EXIST. BUILDING SETBACK LINE
	EXIST. SANITARY SEWER LINE
	EXIST. SPOT ELEVATION
	EXIST. DOOR SILL ELEVATION
	EXIST. IRON PIN PIPE
	EXIST. MONUMENT
	EXIST. WATER SERVICE
	EXIST. WATER VALVE
	EXIST. SANITARY SEWER VALVE
	EXIST. CLEANOUT
	EXIST. RAIN SPOUT
	DECIDUOUS TREE
	CONIFEROUS TREE



BEFORE YOU DO ANYWHERE IN PENNSYLVANIA CALL 1-800-542-1775 NON-EMERGENCY MUST BE CONTACTED DIRECTLY
PA ACT 172 (1980) REQUIRES THESE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.
OSHA 1926.950 SPECIAL EXCAVATION REQUIREMENTS
(A) PRIOR TO CREATING AN EXCAVATION, EMPLOYERS SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND UTILITIES ARE LIKELY TO BE ENCOUNTERED. AND IF SO, WHETHER SUCH UTILITIES ARE PROTECTED AND LOCATED. THE INFORMATION OBTAINED FROM SUCH SURVEYS AND LOCATIONS SHALL BE RECORDED AND THE LOCATION SHALL BE OBTAINED AND SHOWN TO ALL WORKERS. THESE REQUIREMENTS SHALL BE ENFORCED FOR THE ENTIRE DURATION OF THE WORK. THESE REQUIREMENTS SHALL BE ENFORCED FOR THE ENTIRE DURATION OF THE WORK.
OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-552-7100
PA ONE CALL
SERIAL NO. XXXXXXXXXXXX
TAX PARCEL ID. FOLIO #54-3-296.3



NUM.	DATE	REVISION

VASTARDIS CONSULTING ENGINEERS, LLC
29 Harvey Lane | Malvern, PA 19355 | Ph: 610.644.9663 | Fx: 610.644.3789 | Email: vcellc@verizon.net

PLAN PREPARED FOR:
PAUL J., IV & PAMELA K. RILEY
6 MILL ROAD
WILLISTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

DRAWN BY	SDI
CHECKED BY	NY
DATE	05-07-19
SCALE	1"=20'

ZONING HEARING EXHIBIT

SHEET 1 OF 1

NICHOLAS L. VASTARDIS, P.E.