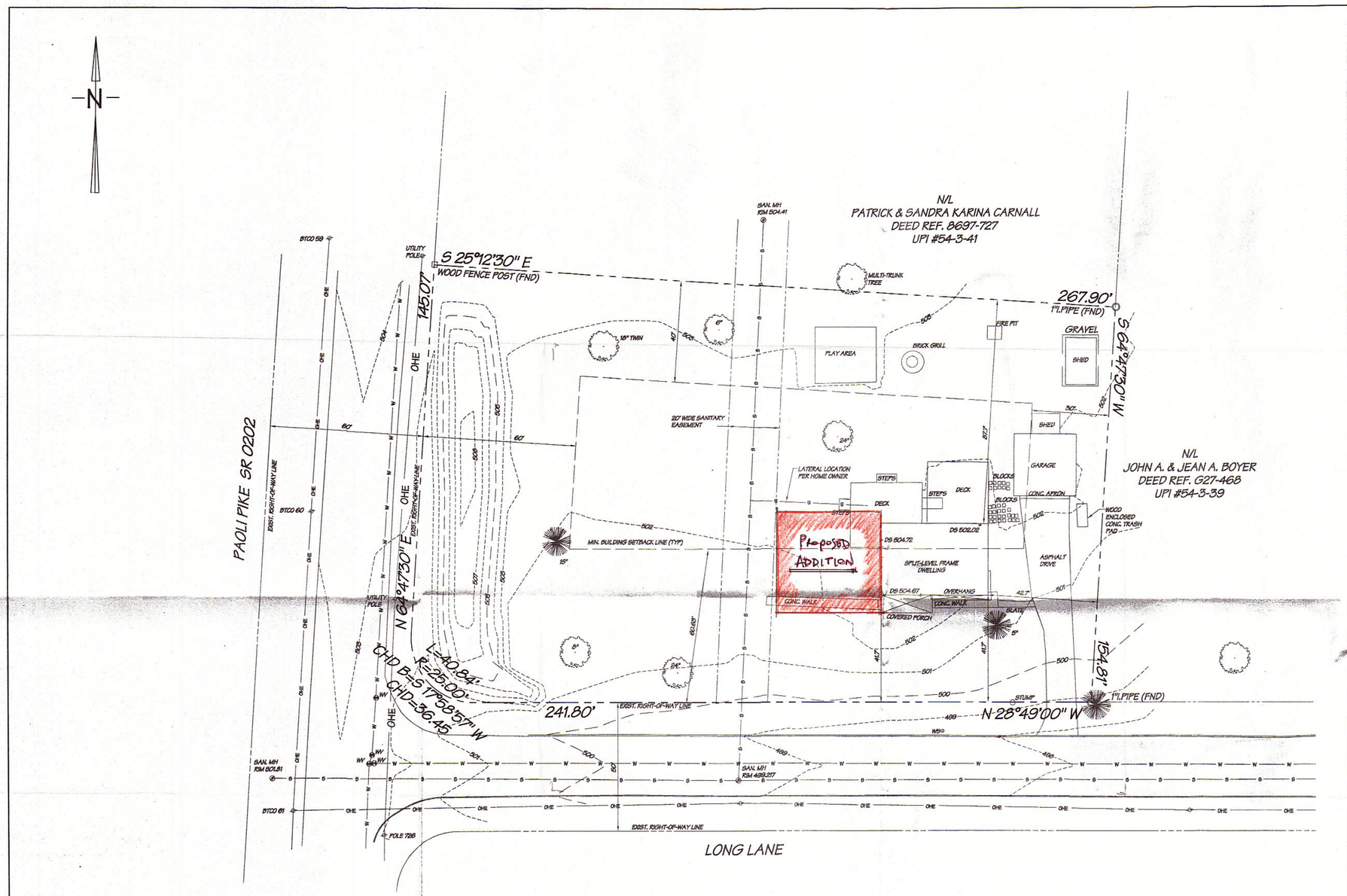

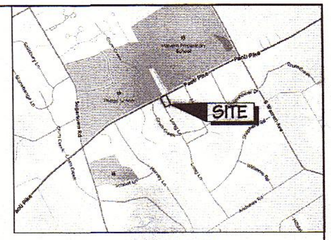

LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON JUNE 27, 2017.
2. HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD88.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAT 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 THEN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.

ZONING REQUIREMENT

R-1 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING
MIN. LOT AREA	1 ACRE	1.000 ACRES
MIN. LOT WIDTH @ STREET	100 FT.	268 FT.
MIN. LOT WIDTH @ BUILDING	150 FT.	268 FT.
MIN. FRONT YARD SETBACK	60 FT.	41.7 FT.
MIN. SIDE YARD SETBACK	30 FT./65 FT. AGG.	42.7 FT.
MIN. REAR YARD SETBACK	40 FT.	87.7 FT.
MAX. BUILDING AREA	10%	4.7%
MAX. IMPERVIOUS SURFACES	20%	11.4%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.

PROPERTY OWNER

EARL E. KERN & MARYANNE GALLO
1 LONG LANE
MALVERN, PA 19355

PROPERTY INFORMATION

DEED REF. 4721-1641
UPI 54-3-40

IMPERVIOUS COVERAGE

		EXISTING
DWELLING	1,192 S.F.	2.7%
DRIVE	1,175 S.F.	2.7%
GARAGE/SHEDS	894 S.F.	2.0%
PORCH/CONC.	565 S.F.	1.3%
DECKS	1,176 S.F.	2.7%
TOTAL	5,002 S.F.	11.4%

LEGEND

- 532 — EXIST. 5' CONTOURS
- 531 — EXIST. 1' CONTOURS
- EXIST. BOUNDARY LINE
- EXIST. RIGHT-OF-WAY
- EXIST. BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- OHE — EXIST. OVERHEAD ELECTRIC LINE
- X 500.0 — EXIST. SPOT ELEVATION
- X DS 502.02 — EXIST. DOOR SILL ELEVATION
- EXIST. IRON PIN/PIPE
- WV — EXIST. WATER VALVE
- WS — EXIST. WATER SERVICE
- EXIST. SANITARY MANHOLE
- CO — EXIST. CLEANOUT
- EXIST. UTILITY POLE
- CONIFEROUS TREE
- DECIDUOUS TREE

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA. ACT 172 (1996) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

OSHA REMINDER SPECIAL EXCAVATION REQUIREMENTS

[illegible] TO THE START OF ACTUAL EXCAVATION.

OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-922-7100

PA ONE CALL
SERIAL NO. XXXXXXXXXXXX
TAX PARCEL UPI 54-3-40

0' 20' 40' 60'
GRAPHIC SCALE

NICHOLAS L. VASTARDIS, P.E.

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:

EARL E. KERN & MARYANNE GALLO
1 LONG LANE

WALLISTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

DRAWN BY	SCI
CHECKED BY	NV
DATE	07-03-17
SCALE	1"=20'

EXISTING CONDITIONS PLAN

SHEET 1 OF 1