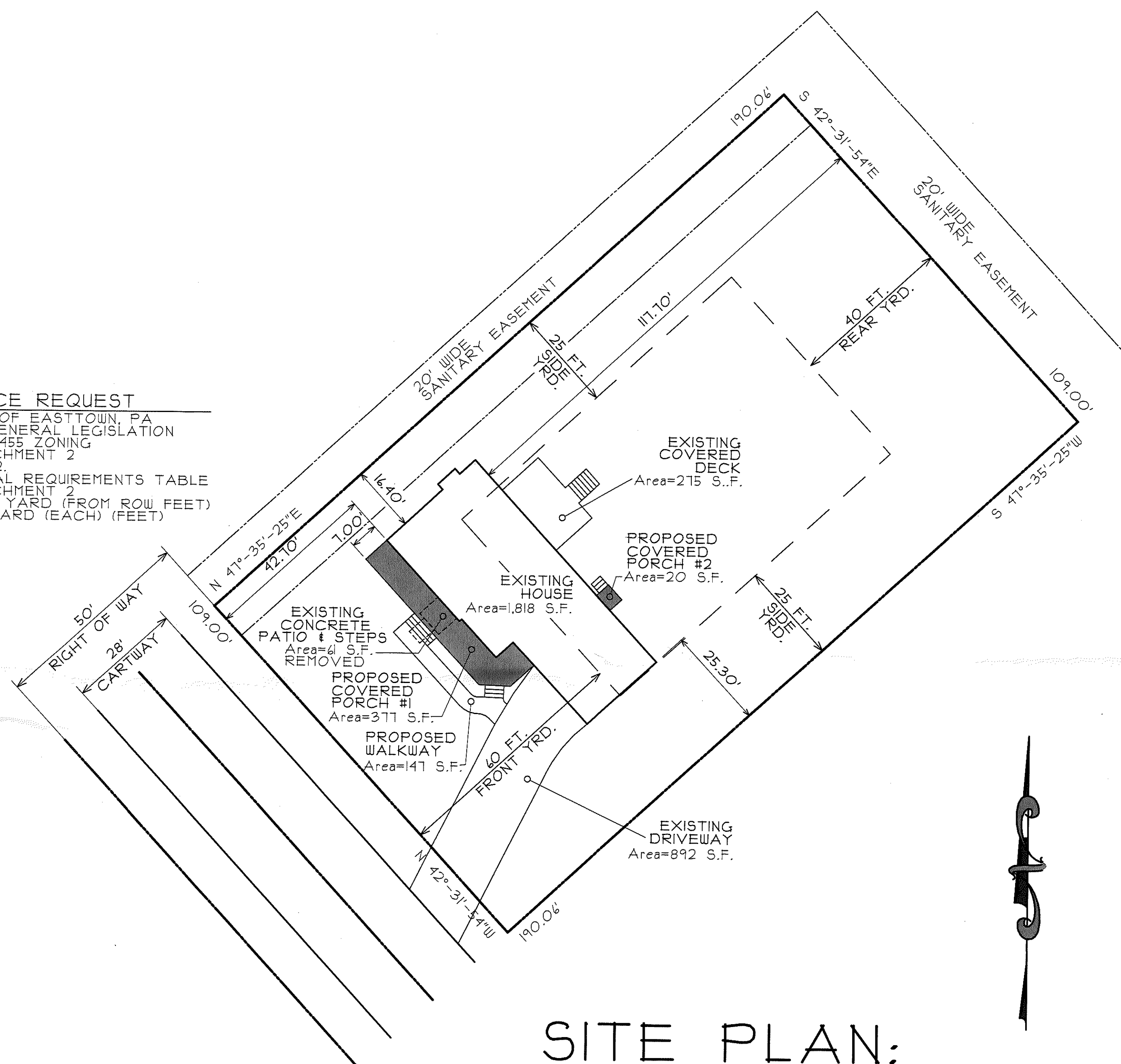


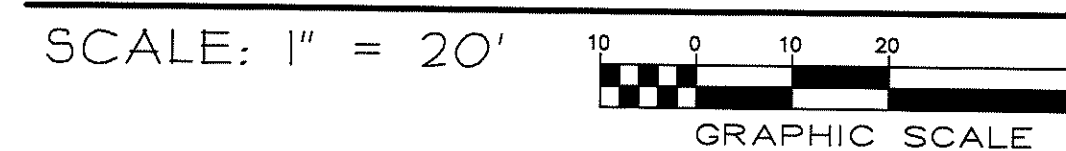
ROBERT K. WAGER
 RKW ENGINEERING
 SERVICES, INC.
 140 PELHAM AVE.
 HAVERTOWN, PA 19083
 (610) 642-0944

NOTES:
 1. EXISTING FEATURES FROM PLANS PROVIDED BY OWNER. PLANS DATED MAY 12, 2021. PREPARED BY HOWELLKLINE LAND SURVEYING

VARIANCE REQUEST
 TOWNSHIP OF EASTTOWN, PA
 PART II: GENERAL LEGISLATION
 CHAPTER 455 ZONING
 455 ATTACHMENT 2
 FIGURE 3-2
 DIMENSIONAL REQUIREMENTS TABLE
 455 ATTACHMENT 2
 R-1 FRONT YARD (FROM ROW FEET)
 R-1 SIDE YARD (EACH) (FEET)



SITE PLAN:



R-1 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	43,560 S.F.	20,116 S.F.	20,116 S.F.
LOT WIDTH @ BLDG. LINE (Min.)	120 FT.	109 FT.	109 FT.
FRONT YARD (Min.)	40 FT.	53 FT.	53 FT.
SIDE YARD (Min.)	50 FT. AGG 20 FT. MIN.	(L)16 FT. (R)25FT.	(L)16 FT. (R)25FT.
REAR YARD (Min.)	40 FT.	119 FT.	119 FT.
BUILDING AREA (Max.)	0%	2,093 S.F. 10.10%	2,490 S.F. 12.02%
IMPERVIOUS COVERAGE (Max.)	18.5%	3,046 S.F. 14.10%	3,529 S.F. 17.04%
BUILDING HEIGHT (Max.)	0-STORY/0 FT.		

391 S.F. INCREASE IN BLDG. COVER
 483 S.F. INCREASE IN IMP. COVER

RHC DESIGN, LLC

PROPOSED ADDITION FOR
HARABURDA RESIDENCE
 527 GREEN HILL LANE, BERWYN, PA 19312
 EASTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

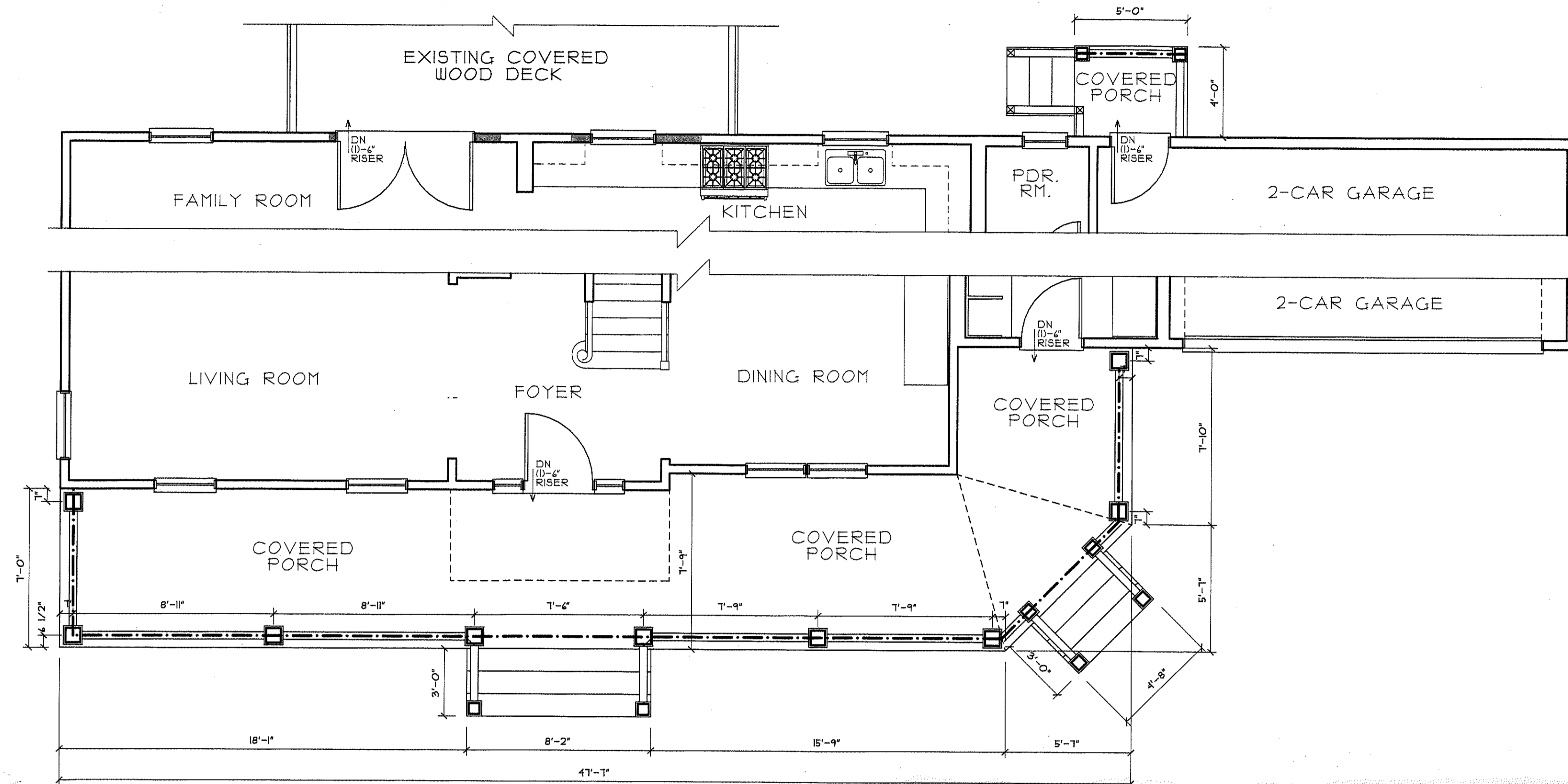
55 PLANK AVE. PAOLI, PA 19301 610.647.8789
 FAX 610.889.0663 - RICK@RHCDESIGNLLC.COM

REVISIONS:

DATE: 04-19-21
 FILE NO.: 21035
 SCALE: AS-NOTED
 TITLE: WORKING DRAWINGS
 SHEET

S-1
 OF - SHEETS

CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN DRAWINGS TO BNC DESIGN BEFORE BEGINNING CONSTRUCTION. BNC DESIGN, INC. SHALL NOT BE USED ON OTHER WORK WITHOUT BNC DESIGN, INC. WRITTEN PERMISSION. (DO NOT SCALE)



FIRST FLOOR PLAN:

SCALE: 1/4" = 1'-0"



**RHC
DESIGN, LLC**

55 PLANK AVE PAOLI, PA 19301 610.647.8789
FAX 610.889.0663 - RICK@RHCDESIGNLLC.COM

PROPOSED ADDITION FOR
HARABURDA RESIDENCE
527 GREEN HILL LANE, BERWYN, PA 19312
EASTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN DRAWINGS TO RHC DESIGN BEFORE COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE MEMBER UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE INTERIOR FACE OF THE MEMBER UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE EXTERIOR FACE OF THE MEMBER UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE INTERIOR FACE OF THE MEMBER UNLESS OTHERWISE NOTED.

REVISIONS:
DATE 04-19-21
FILE NO. 21035
SCALE AS-NOTED
TITLE WORKING DRAWINGS
SHEET

A-3
OF - SHEETS