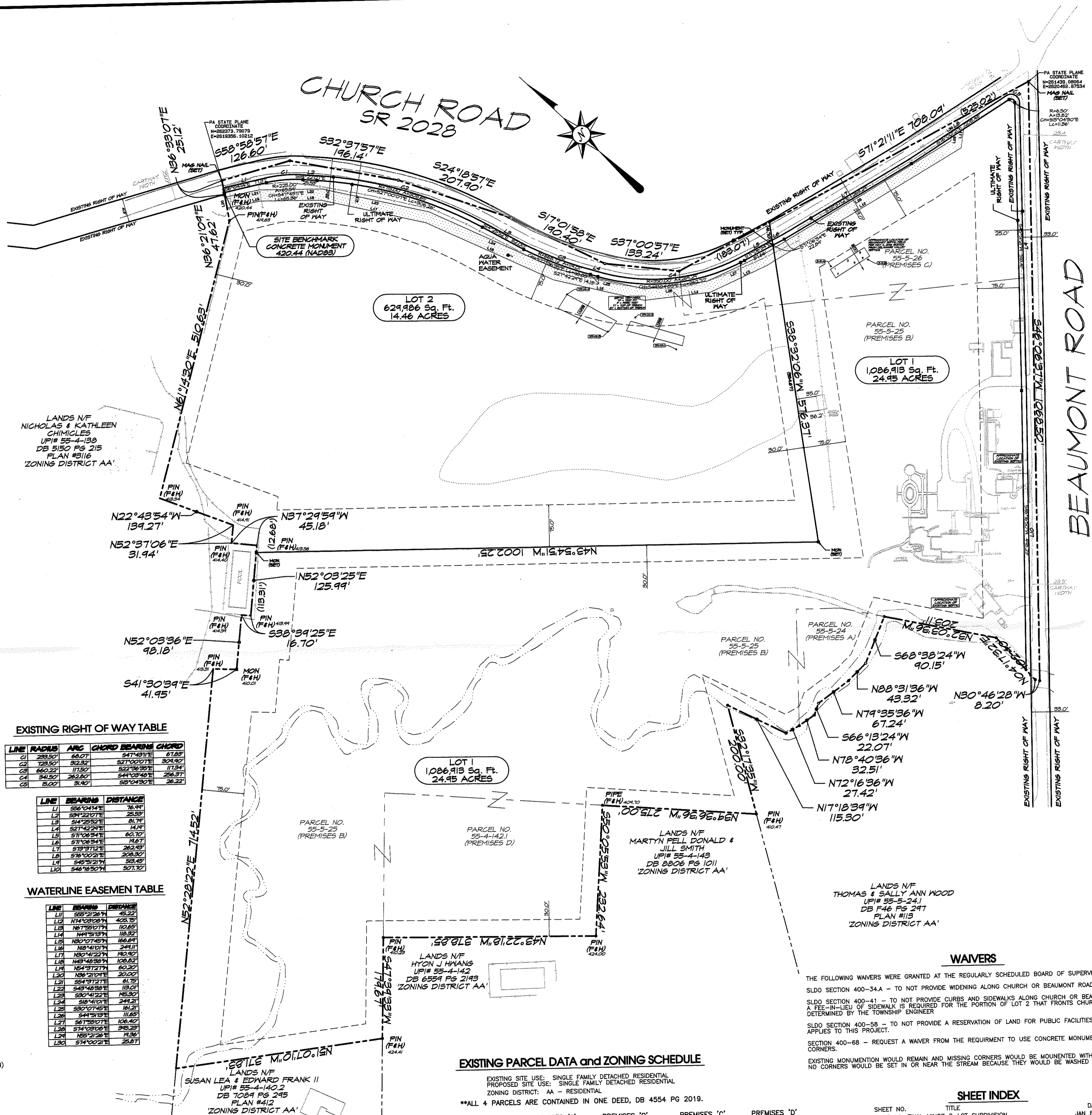
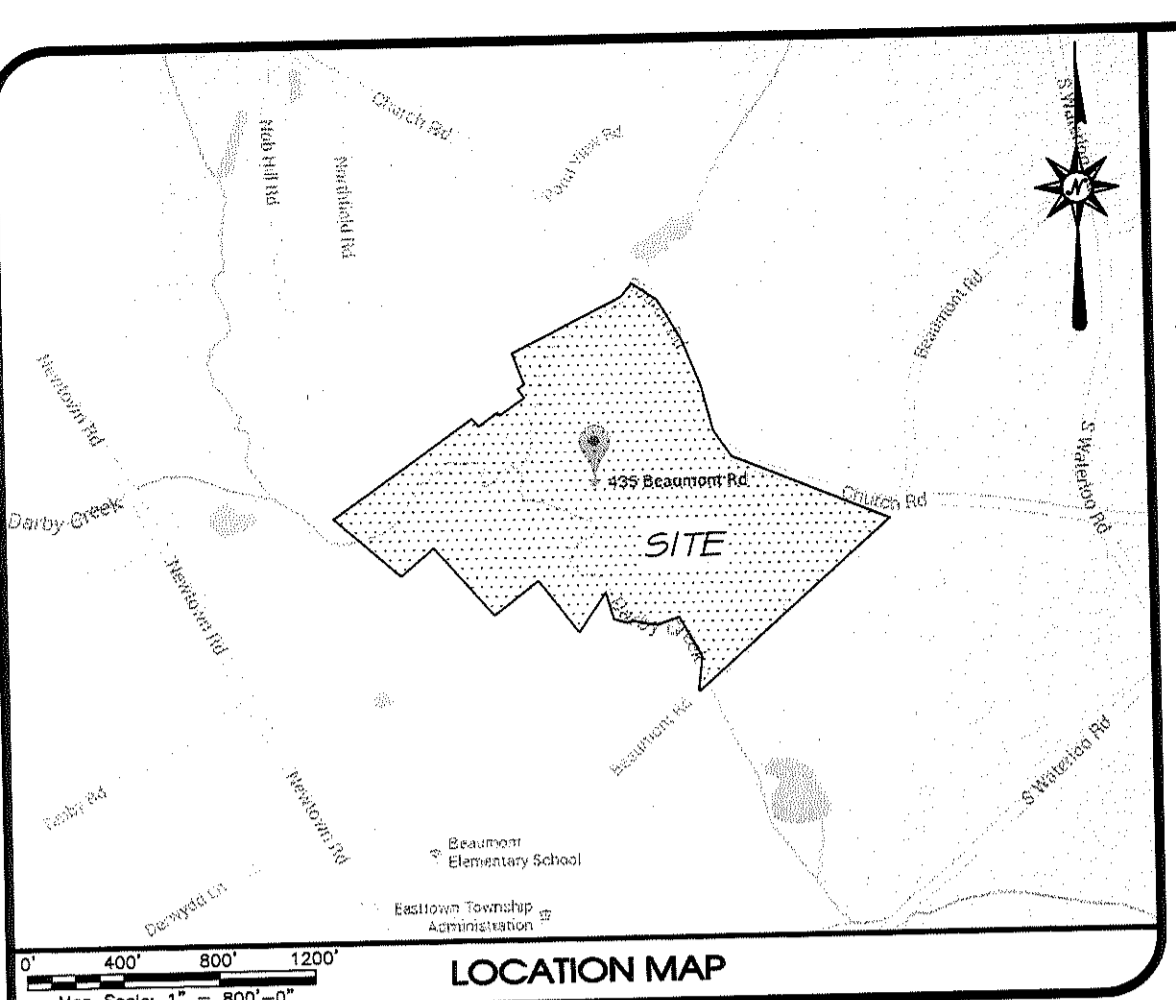


GENERAL NOTES

- 1. PARCEL INFORMATION: SEE TABLE BELOW FOR PARCEL NUMBERS. DEED BOOK: 4554 PAGE NO.: 2019. SITE ADDRESS: 435 BEAUMONT ROAD, DEVON, PA 19333. OWNER OF RECORD: THACHER & LLOYD BROWN. EXISTING TOTAL GROSS LOT AREA: 1,716,899 Sq. Ft. TOTAL EXISTING LOT AREA CLEAR OF ROAD RIGHT OF WAY: 1,669,826 Sq. Ft. EXISTING IMPERVIOUS COVERAGE: 31,955 Sq. Ft. / 1.91%.

Table with columns: DATE, DESCRIPTION, REVISIONS. Includes dates from 9/29/2016 to 2/5/2016 and descriptions of plan updates and corrections.



EXISTING RIGHT OF WAY TABLE with columns: LINE, RADIOS, ARC, CHORD, BEARING, CHORD. Lists various boundary lines and their dimensions.

WATERLINE EASEMENT TABLE with columns: LINE, BEARING, DISTANCE. Lists easement lines for water utilities.

EXISTING PARCEL DATA and ZONING SCHEDULE. Lists parcel numbers, owner names (e.g., LANDS N/F MARTIN PELL DONALD), and zoning districts.

WAIVERS. THE FOLLOWING WAIVERS WERE GRANTED AT THE REGULARLY SCHEDULED BOARD OF SUPERVISORS MEETING ON MARCH 21, 2016. SLD0 SECTION 400-34-A - TO NOT PROVIDE WIDENING ALONG CHURCH OR BEAUMONT ROADS.

SHEET INDEX table with columns: SHEET NO., TITLE, DATE, LAST REVISED. Lists various plan sheets and their revision dates.

NET LOT CALCULATION - LOT 1. GROSS LOT AREA: 1,086,913 Sq. Ft. LESS: RIGHT OF WAYS, EASEMENTS & FLAGS, VERY STEEP SLOPES, etc. NET LOT AREA: 506,982 Sq. Ft.

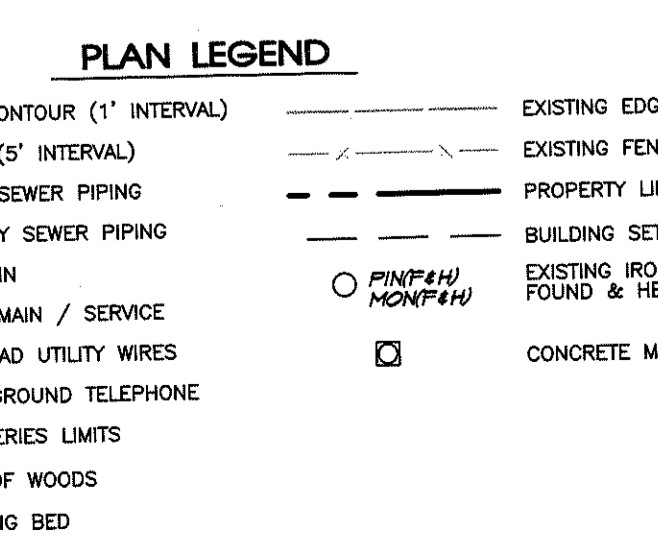
IMPERVIOUS SURFACE MAXIMUM CALCULATION - LOT 1. GROSS LOT AREA: 1,086,913 Sq. Ft. LESS: RIGHT OF WAYS, EASEMENTS & FLAGS, etc. IMPERVIOUS COVERAGE LOT AREA: 1,053,401 Sq. Ft.

NET LOT CALCULATION - LOT 2. GROSS LOT AREA: 629,986 Sq. Ft. LESS: RIGHT OF WAYS, EASEMENTS & FLAGS, etc. NET LOT AREA: 411,358 Sq. Ft.

IMPERVIOUS SURFACE MAXIMUM CALCULATION - LOT 2. GROSS LOT AREA: 629,986 Sq. Ft. LESS: RIGHT OF WAYS, EASEMENTS & FLAGS, etc. IMPERVIOUS COVERAGE LOT AREA: 588,108 Sq. Ft.

MUNICIPAL APPROVALS. COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER. ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED SAME FOR THE PURPOSES THEREIN CONTAINED.

PROPOSED SITE DATA and ZONING SCHEDULE. EXISTING SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL. PROPOSED SITE USE: SINGLE FAMILY DETACHED RESIDENTIAL. ZONING DISTRICT: AA - RESIDENTIAL.



FINAL MINOR 2-LOT SUBDIVISION 435 BEAUMONT ROAD. MCCOY - BROWN. EASTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA. PREPARED BY: JEFFREY P. TURNER, PROFESSIONAL LAND SURVEYOR. PLAN No.: C-55-5-25. PLAN DATE: JANUARY 9, 2016. SHEET No.: 1 of 4.