

**SITE and IMPERVIOUS AREA SCHEDULE**

TOTAL NET AREA CLEAR OF RIGHT OF WAY	47,399 Sq. Ft.
TOTAL EXISTING IMPERVIOUS AREA:	7,388 Sq. Ft. / 15.59 %
TOTAL EXISTING BUILDING AREA:	3,320 Sq. Ft. / 7.00 %
REMOVE:	
GARAGE	-677 Sq. Ft.
GRAVEL	-545 Sq. Ft.
TIES	-14 Sq. Ft.
TOTAL REMOVE:	-1,236 Sq. Ft.
ADD:	
GARAGE	+1,440 Sq. Ft.
GRAVEL	+842 Sq. Ft.
DECK	+328 Sq. Ft.
TOTAL ADD:	+2,610 Sq. Ft.
<b>TOTAL PROPOSED IMPERVIOUS COVERAGE:</b>	<b>8,762 Sq. Ft. (18.49%)</b>
<b>TOTAL PROPOSED BUILDING COVERAGE:</b>	<b>4,083 Sq. Ft. (8.61%)</b>
<b>NET GAIN IN IMPERVIOUS COVERAGE:</b>	<b>+1,374 Sq. Ft.</b>

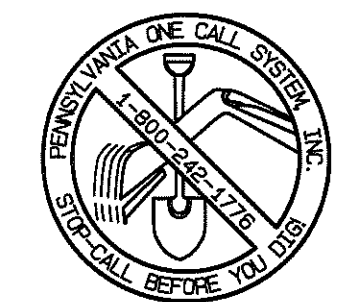
**ZONING SCHEDULE**

ZONING DISTRICT: R-4 - RESIDENTIAL DISTRICT

ORDINANCE ITEM	REQUIREMENT:
MINIMUM LOT AREA	8,500 Sq. Ft.
MINIMUM LOT WIDTH	50 Ft.
MINIMUM SETBACKS:	
FRONT	25 Ft.
SIDE	10 Ft.
REAR	25 Ft.
MAXIMUM IMPERVIOUS COVERAGE	40 %
MAXIMUM BUILDING HEIGHT	35 Ft.

**PLAN LEGEND**

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING UNDERGROUND TELEPHONE
- EXISTING SOIL SERIES LIMITS
- EXISTING EDGE OF WOODS
- EXISTING PLANTING BED
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776  
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

- GENERAL NOTES**
- PARCEL INFORMATION:  
TMP No. (55-2L-243) Block No. 55-2L Unit No. 243  
Deed Book: 1102 Page No.: 343  
SITE ADDRESS:  
97 WATERLOO AVENUE  
BERWYN, PA. 19312
  - TOTAL GROSS LOT AREA: 53,457 Sq. Ft.  
TOTAL NET AREA: 47,399 Sq. Ft.
  - OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P. TURNER, P.L.S. FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
  - THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
  - ELEVATIONS ARE BASED ON APPROXIMATE USGS DATUM.
  - THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 422600-0165F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF EASTTOWN, PENNSYLVANIA.
  - EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, P.L.S. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORER LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
  - PLANS REFERENCED:  
97 WATERLOO ABLUT PLAN, PREPARED BY HOWARD DORAN P.L.S. DATED 5-15-98  
BUILDING PERMIT PLAN FOR PENNY S. & RICKY STOKER, PREPARED BY JEFFREY P. TURNER, P.L.S. DATED AUGUST 27, 2013, LAST REVISED 3/23/2022.
  - STORMWATER INFORMATION HAS BEEN TAKEN FROM REFERENCED BUILDING PERMIT PLAN.
  - EXISTING IMPERVIOUS TOTALS HAVE BEEN TAKEN FROM REFERENCED BUILDING PERMIT PLAN.

**REVISIONS**

No.	DATE	DESCRIPTION
1.	11/17/2022	UPDATE PER ARCHITECT'S EMAIL
2.	1/17/2023	UPDATE PER ARCHITECT'S EMAIL
3.	5/02/2023	ADD SQUARE FOOTAGE OF PROPOSED DECK WITHIN SETBACK LINE
4.	5/02/2023	ADD SQUARE FOOTAGE OF EXISTING AND PROPOSED GARAGE WITHIN SETBACK LINES AND OUTSIDE SETBACK LINES

**ZONING PLAN**

PREPARED FOR:  
**PENNY S. & RICKY L. STOKER**  
EASTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PREPARED BY:  
**JEFFREY P. TURNER**  
PROFESSIONAL LAND SURVEYOR  
3841 Greenbush Road, Berwyn, PA 19312  
Phone: (610) 488-7797 Fax: (610) 488-0791

PLAN No.: C-55-2L-243  
PLAN DATE: APRIL 7, 2022  
SHEET No.: of