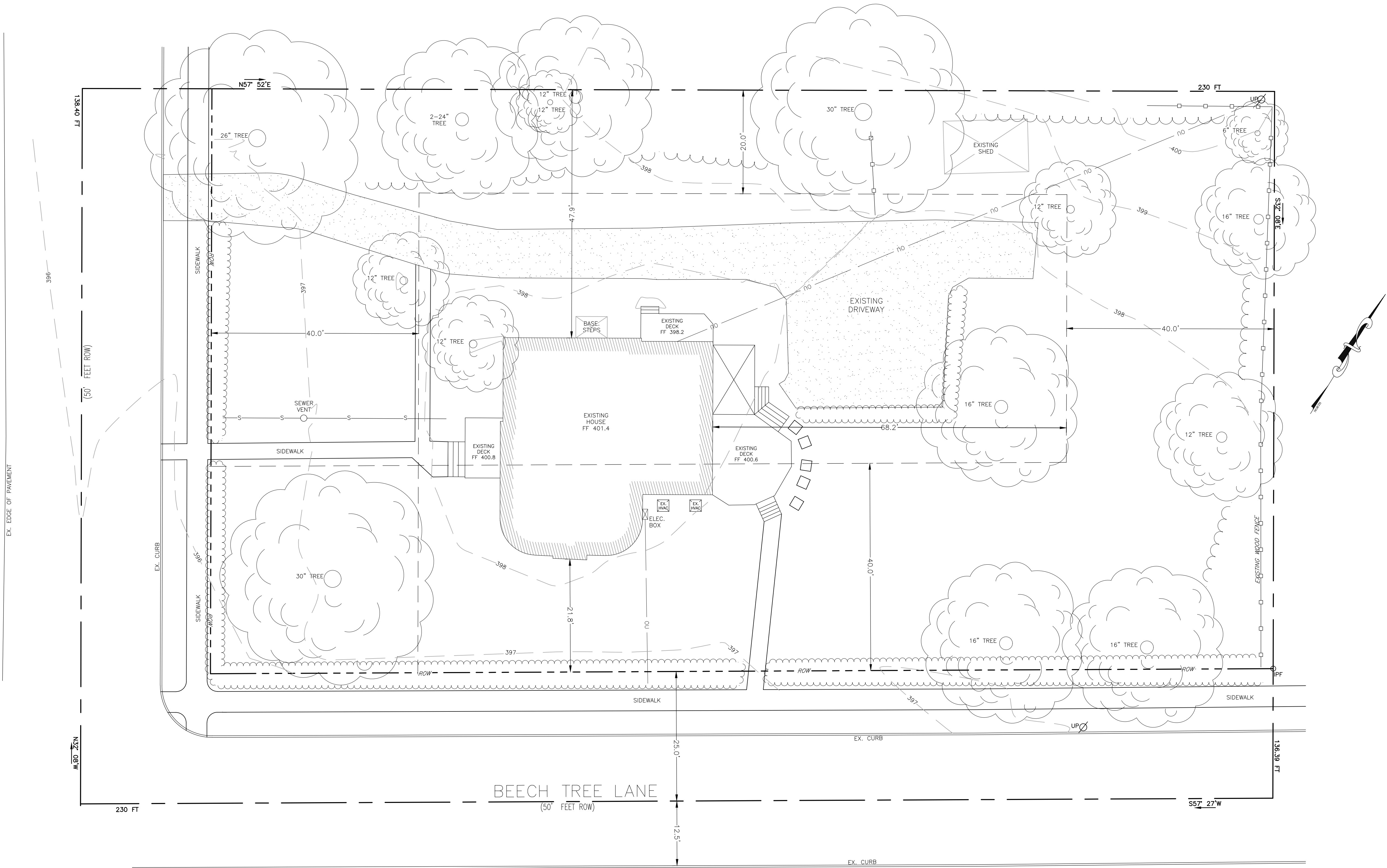




LOCATION MAP 1"=800'

- LEGEND:
- EXISTING BUILDING
 - EXISTING CURB
 - EXISTING PROPERTY LINE
 - EXISTING CONTOUR LINE
 - EXISTING WOOD FENCE
 - EXISTING TREE LINE
 - EXISTING SHRUB LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - EXISTING UTILITY POLE
 - IRON PIN FOUND

ZONING REGULATIONS

R2 DISTRICT	REQUIRED	EXISTING
LOT AREA	20,000 SQ.FT.	28,497 SQ.FT.
LOT WIDTH	100 FEET	>100 FT
FRONT YARD	40 FEET	21.8 FT
MINIMUM SIDE YARD	20 FEET/45 FEET AGG.	47.9/47.9 FT
REAR YARD	40 FEET	108.2 FT
BUILDING COVERAGE	18 %	4.92%
IMPREVIOUS COVERAGE	30 %	16.02%

SITE DATA

SITE AREA.	GROSS 31,562 SQ.FT.
	NET 22,988 SQ.FT.

EXISTING IMPERVIOUS DATA

IMPERVIOUS AREAS :	EXISTING
HOUSE	1,553 SQ.FT. (4.92%)
DECKS & STEPS	557 SQ.FT.
DRIVEWAY	2,409 SQ.FT.
WALKS	372 SQ.FT.
SHED	166 SQ.FT.
TOTAL IMPERVIOUS AREA:	5,057 SQ.FT.
	16.02 %



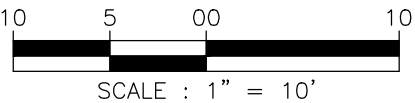
PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776

SITE PLAN
EXISTING CONDITIONS
FOR

RADNOR TOWNSHIP, DELAWARE COUNTY
PENNSYLVANIA
OWNER

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH
THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970
AND THE RULES AND REGULATIONS THEREOF APPROPRIATE



CHECKED	REVISIONS	APPROVED BY:	GMEENGINEERING CIVIL AND SITE DESIGN SPECIALISTS 1117 CAROLINA AVENUE • WEST CHESTER • PENNSYLVANIA PHONE - (610) 732-0707
		PROFESSIONAL ENGINEER	
SCALE: 1"=10'	DRAWN BY: G.S.M.	DESIGNED BY: G.S.M.	DRAWING NAME: 0128-451 CHESTNUT LANE.DWG
DATE: 04-23-08	COMM. NO. 0128-(2008)	FILE NO.	SHEET 1 of 1