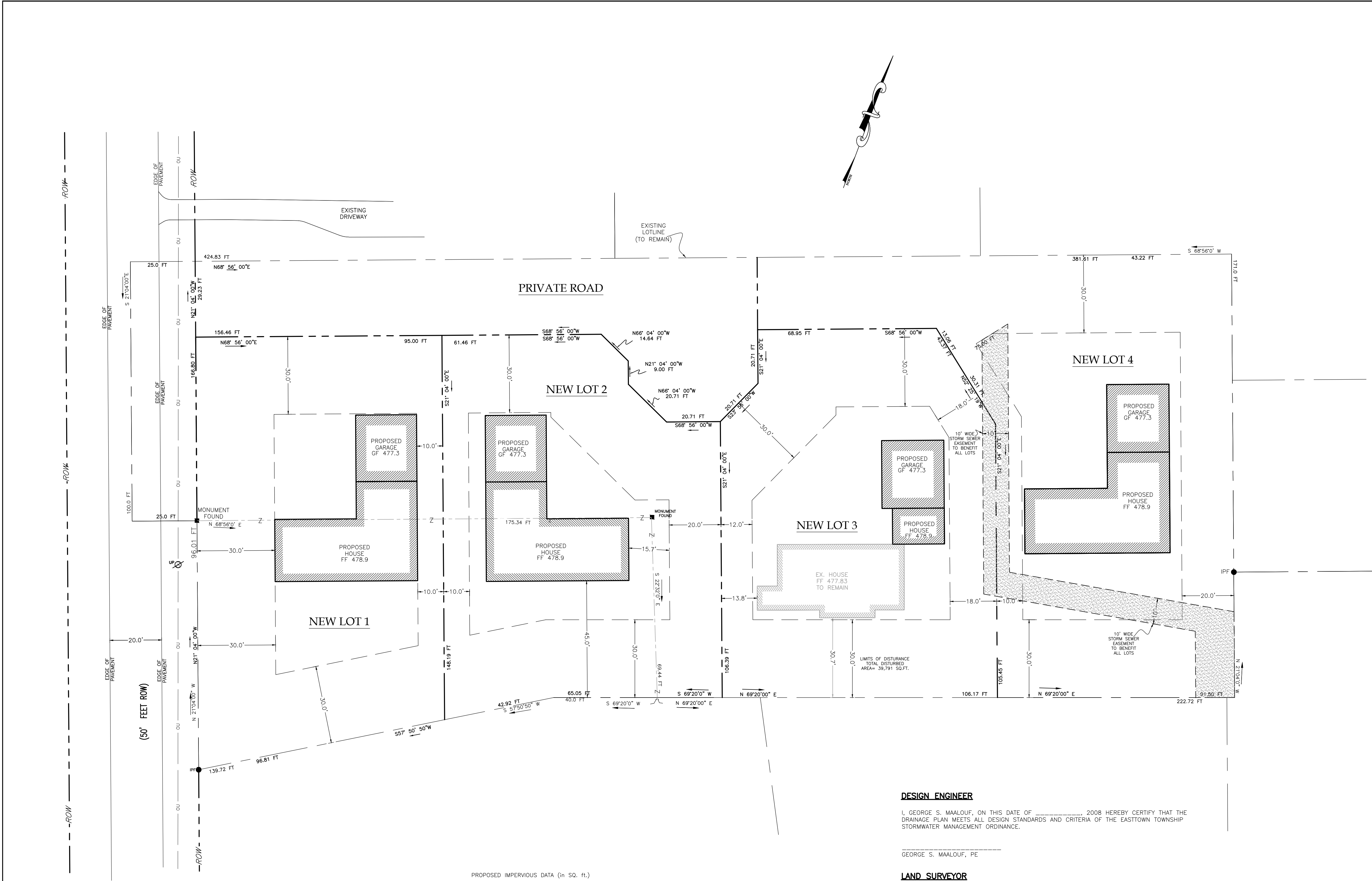




| PROPOSED IMPERVIOUS DATA (in SQ. ft.) |        |        |             |        | TOTAL NET SITE AREA: 69,720 SQ. FT.              |
|---------------------------------------|--------|--------|-------------|--------|--------------------------------------------------|
| IMPERVIOUS AREAS                      | LOT #1 | LOT #2 | LOT #3      | LOT #4 |                                                  |
| Allocated Road                        | 1,410  | 1,410  | 1,410       | 1,410  | TOTAL ALLOWABLE IMPERVIOUS COVER: 23,007 SQ. FT. |
| House                                 | 1,657  | 1,732  | 1,377 Exst. | 1,732  |                                                  |
| Additions to existing                 |        |        | 277         |        | PRIVATE ROAD IMPCO: 5,639 SQ. FT.                |
| Garage                                | 603    | 628    | 628         | 628    |                                                  |
| Driveway & Guest Prkg.                | 847    | 1,254  | 1,161       | 966    |                                                  |
| Terrace & Porch                       | 581    | 443    | 346         | 424    |                                                  |
| Total Impc.                           | 5,098  | 5,467  | 5,199       | 5,160  |                                                  |
| TOTAL PROPOSED IMPERVIOUS AREAS:      |        |        |             |        | 20,924                                           |

| ZONING REGULATIONS                                                       |                      |                 |               |               |               |
|--------------------------------------------------------------------------|----------------------|-----------------|---------------|---------------|---------------|
| R3 DISTRICT                                                              | REQUIRED             | PR. LOT 1       | PR. LOT 2     | PR. LOT 3     | PR. LOT 4     |
| LOT AREA                                                                 | 14,000 SQ.FT.        | 14,962 SQ.FT.   | 14,036 SQ.FT. | 14,260 SQ.FT. | 15,187 SQ.FT. |
| LOT WIDTH                                                                | 75 FEET              | 95 FT           | 82.46 FT      | 110 FT        | 107.3 FT      |
| FRONT YARD                                                               | 30 FEET              | MIN. 30 FT      | MIN. 30 FT    | MIN. 30 FT    | 39.7 FT FT    |
| MINIMUM SIDE YARD                                                        | 10 FEET/30 FEET AGG. | MIN. 10'/N/A FT | MIN 10/30 FT  | MIN 10/30 FT  | 10.5/35.5 FT  |
| REAR YARD                                                                | 30 FEET              | MIN. 30 FT      | MIN. 30 FT    | MIN. 30 FT    | 55.6 FT       |
| IMPREVIOUS COVERAGE                                                      | 33 %                 | 24.59%          | 28.90%        | 26.57%        | 24.69%        |
| SECTION 619, MINIMUM LOT FRONTAGE ON PUBLIC OR PRIVATE STEERT IS 20 FEET |                      |                 |               |               |               |
| PROPOSED ON-LOT IMPERVIOUS DATA                                          |                      |                 |               |               |               |
| IMPERVIOUS AREAS :                                                       | PR. LOT 1            | PR. LOT 2       | PR. LOT 3     | PR. LOT 4     |               |
| TOTAL IMPERVIOUS AREA:                                                   | 3,688 SQ.FT.         | 4,057 SQ.FT.    | 3,789 SQ.FT.  | 3,750 SQ.FT.  |               |
|                                                                          | 24.59%               | 28.90%          | 26.57%        | 24.69%        |               |

DESIGN ENGINEER

I, GEORGE S. MAALOUF, ON THIS DATE OF \_\_\_\_\_, 2008 HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EASTTOWN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

GEORGE S. MAALOUF, PE

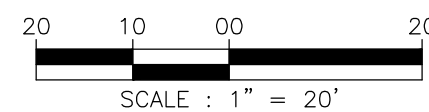
LAND SURVEYOR

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL ON-THE-GROUND FIELD SURVEY PERFORMED UNDER MY DIRECTION, THAT THE MONUMENTATION EXISTS AS SHOWN AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE ALL OF THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JOEL C. DeFREYTAGS, PLS, PE

LEGEND:

- EXISTING BUILDING
- EXISTING BUILDING
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_ personally appeared \_\_\_\_\_ who acknowledge him/herself to be the \_\_\_\_\_ of \_\_\_\_\_ a corporation, and that as such to do so, he /she executed the foregoing plan by signing the name of said Corporation by him/herself as \_\_\_\_\_ that the said Corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that the said Corporation desires that the foregoing plan be duly recorded.

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Owner \_\_\_\_\_

**RECOMMENDED FOR APPROVAL** BY THE PLANNING COMMISSION OF EASTTOWN TOWNSHIP, CHESTER COUNTY, PA., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**APPROVED** BY THE BOARD OF SUPERVISORS EASTTOWN TOWNSHIP, CHESTER COUNTY, PA., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**REVIEWED** BY THE EASTTOWN TOWNSHIP ENGINEER,

ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

**REVIEWED** BY THE CHESTER COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
CCPC FILE#: \_\_\_\_\_

RECORDED IN THE RECORDED OF DEEDS OFFICE OF CHETSER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECORDER OF DEEDS \_\_\_\_\_

RECORD PLAN  
MINOR SUBDIVISION

FOR

EASTTOWN TOWNSHIP, CHESTER COUNTY  
PENNSYLVANIA

OWNERS

| CHECKED | REVISIONS | APPROVED BY: | PROFESSIONAL ENGINEER | <b>GMEENGINEERING</b><br>CIVIL AND SITE DESIGN SPECIALISTS<br>1117 CAROLINA AVENUE • WEST CHESTER • PENNSYLVANIA<br>PHONE - (610) 732-0707 Email: Gmaalouf@alphadesigns-pa.com |                       |                                    |              |
|---------|-----------|--------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------|--------------|
|         |           |              |                       |                                                                                                                                                                                |                       |                                    |              |
|         |           |              |                       | THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.                                 |                       |                                    |              |
|         |           |              |                       | SCALE: 1"=20'                                                                                                                                                                  |                       | DRAWN BY: G.S.M.                   |              |
|         |           |              |                       | DESIGNED BY: G.S.M.                                                                                                                                                            | CHECKED BY: G.S.M.    | DRAWING NAME: 0120-sketch PLAN.DWG |              |
|         |           |              |                       | DATE: 2-28-08                                                                                                                                                                  | COMM. NO. 0120-[2007] | FILE NO.                           | SHEET 1 of 4 |