

ZONED: LR, LOW DENSITY RESIDENTIAL DISTRICT
EXISTING/PROPOSED USE: WAREHOUSE

REQUIREMENT	REQUIRED	EXISTING	PROPOSED LOT 1
MINIMUM LOT AREA	5 AC	18.66 AC	5.91 AC
MINIMUM LOT WIDTH AT STREET LINE	50 FT	1,070.47 FT	970.47 FT
MINIMUM LOT WIDTH AT BSBL	200 FT	970.02 FT	870.02 FT
MINIMUM FRONT YARD	50 FT	45.01 FT*	45.01 FT*
MINIMUM SIDE YARD	25 FT	94.37 FT	94.37 FT
MINIMUM REAR YARD	40 FT	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE RATIO	20%	21.21%*	66.54%
MAXIMUM BUILDING COVERAGE	10%	6.48%	20.03%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

* INDICATES AN EXISTING NON-CONFORMITY

ZONED: LR, LOW DENSITY RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE FAMILY DWELLING

REQUIREMENT	REQUIRED	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5
MINIMUM LOT AREA	1.5 AC	2.31 AC	2.04 AC	3.26 AC	3.32 AC
MINIMUM LOT WIDTH AT STREET LINE	50 FT	660.00 FT	597.10 FT	203.76 FT	84.50 FT
MINIMUM LOT WIDTH AT BSBL	150 FT	150 FT	480.53 FT	162.01 FT	245.56 FT
MINIMUM FRONT YARD	50 FT	>50 FT	>50 FT	>50 FT	>50 FT
MINIMUM SIDE YARD	25 FT	>25 FT	>25 FT	>25 FT	>25 FT
MINIMUM REAR YARD	40 FT	>40 FT	>40 FT	>40 FT	>40 FT
MINIMUM IMPERVIOUS SURFACE RATIO	20%	5.78%	5.98%	3.70%	5.81%
MAXIMUM BUILDING COVERAGE	10%	2.84%	3.22%	2.01%	1.97%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT

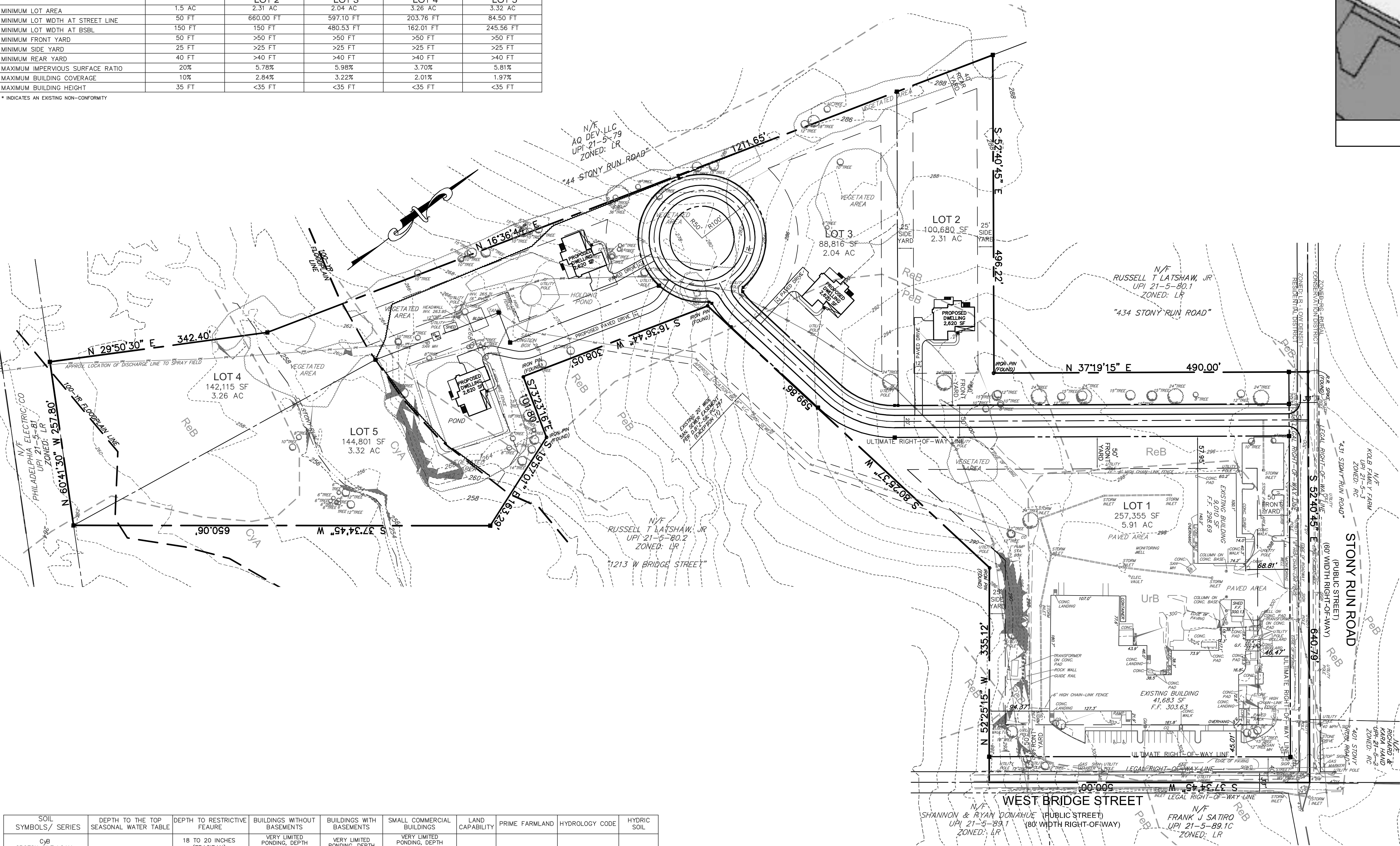
* INDICATES AN EXISTING NON-CONFORMITY

GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
- A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42029C00550, EFFECTIVE DATE SEPT. 29, 2017.
- TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPOSED DWELLINGS SHOWN ARE SCHEMATIC FOR DESIGN PURPOSES ONLY.
- SITE IS TO BE SERVED BY PRIVATE SEWER AND PRIVATE WATER.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC., THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.

THE FOLLOWING VARIANCES FROM THE EAST VINCENT TOWNSHIP ZONING ORDINANCE ARE REQUESTED:

SECTION	VARIANCE
27-603.2.A.(7)	TO PERMIT LOT 1 TO HAVE AN IMPERVIOUS SURFACE RATIO OF 66.54% INSTEAD OF THE ALLOWABLE 20%.
27-603.2.A.(8)	TO PERMIT LOT 1 TO HAVE A BUILDING COVERAGE OF 20.03% INSTEAD OF THE ALLOWABLE 10%.
27-1502.2	THE ERECTION OF BUILDINGS OR STREETS, THE INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND THE DISTURBANCE OR REMOVAL OF TOPSOIL ON LAND SLOPING GREATER THAN 25%.
27-1504	TO PERMIT LAND DISTURBANCE WITHIN THE HYDRIC SOIL BOUNDARY LINE.

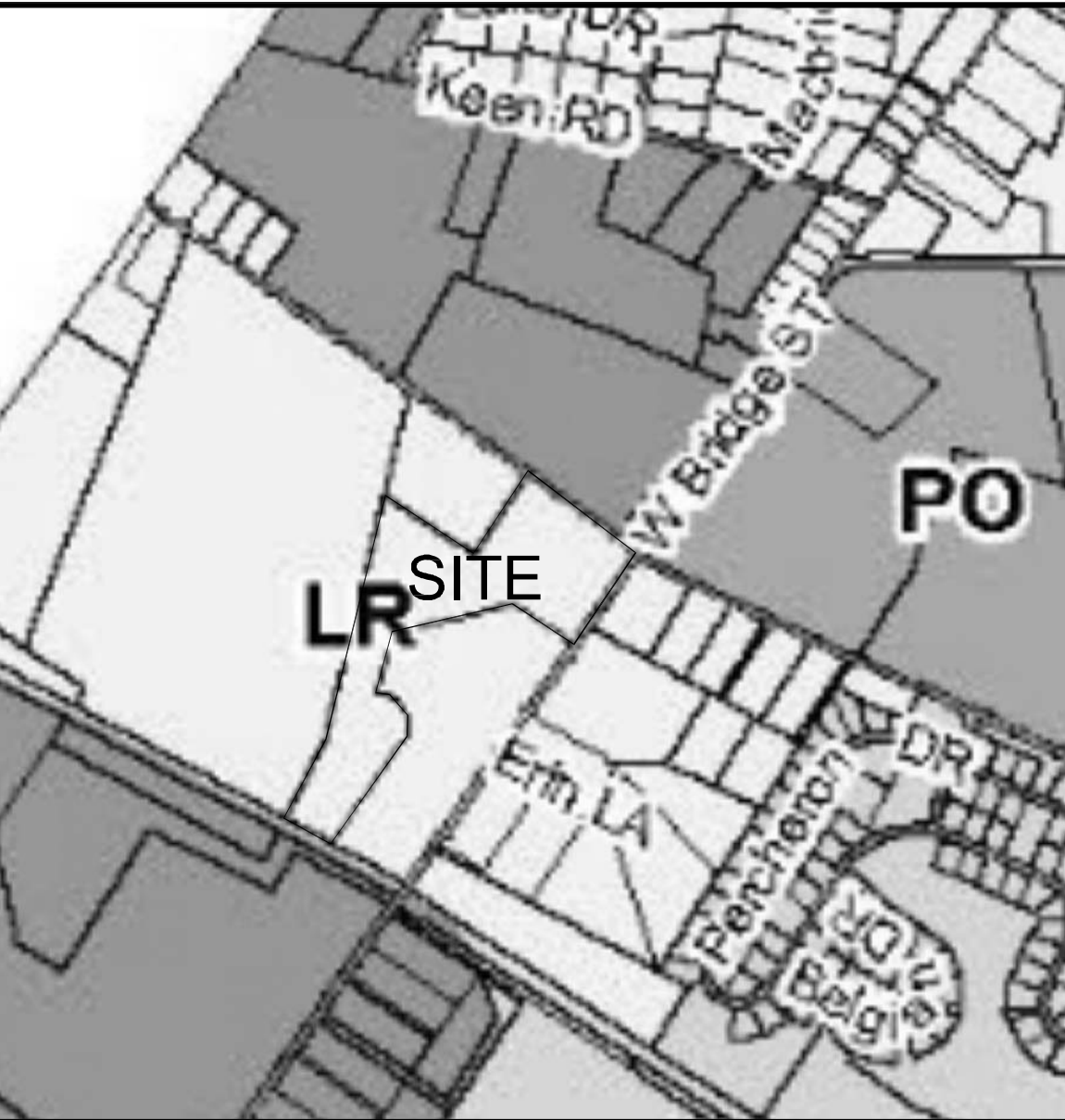


Steep Slope Legend

>25% Steep Slopes

Legend

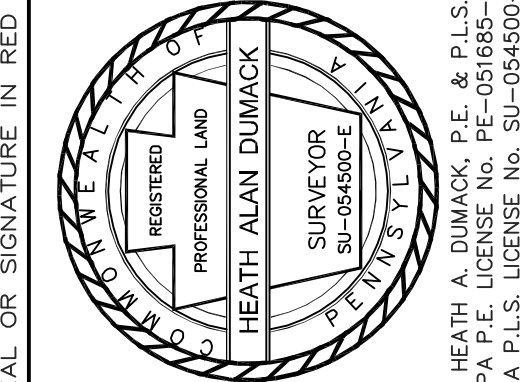
Tract Boundary Line	=====
Legal Right-of-Way Line	-----
Ultimate Right-of-Way Line	-----
Building Setback Line	-----
Proposed Property Line	-----
Proposed Monument To Be Set	■
Soil Boundary Line	-----



LOCATION MAP
SCALE: 1"=800'

SERIAL No. 2022--
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE--STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

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AND THE PENNSYLVANIA PROFESSIONAL ENGINEERING
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR BEFORE
CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.
PROCEEDING WITH THE WORK.
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REV	DATE	REVISION
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EXISTING PARCEL INFO:
T.M.P. No. 21-5-80
DEED BOOK: 7114
PAGE No. 1165
CURRENT ZONING: LR
OWNER OF RECORD:
1207 BRIDGE STREET LP
401 S SCHUYLKILL AVENUE
NORRISTOWN, PA 19403

APPLICANT:
SAME AS ABOVE

80 0 40 80
GRAPHIC SCALE

SKETCH PLAN
1207 WEST BRIDGE STREET

EAST VINCENT TOWNSHIP
CHESTER COUNTY, PA

DRAWN BY: HAD
CHECKED BY:
SCALE: 1"=80'
PROJECT No: 7688
PLAN DATE: AUG. 2, 2022
SHEET No: 1 OF 1