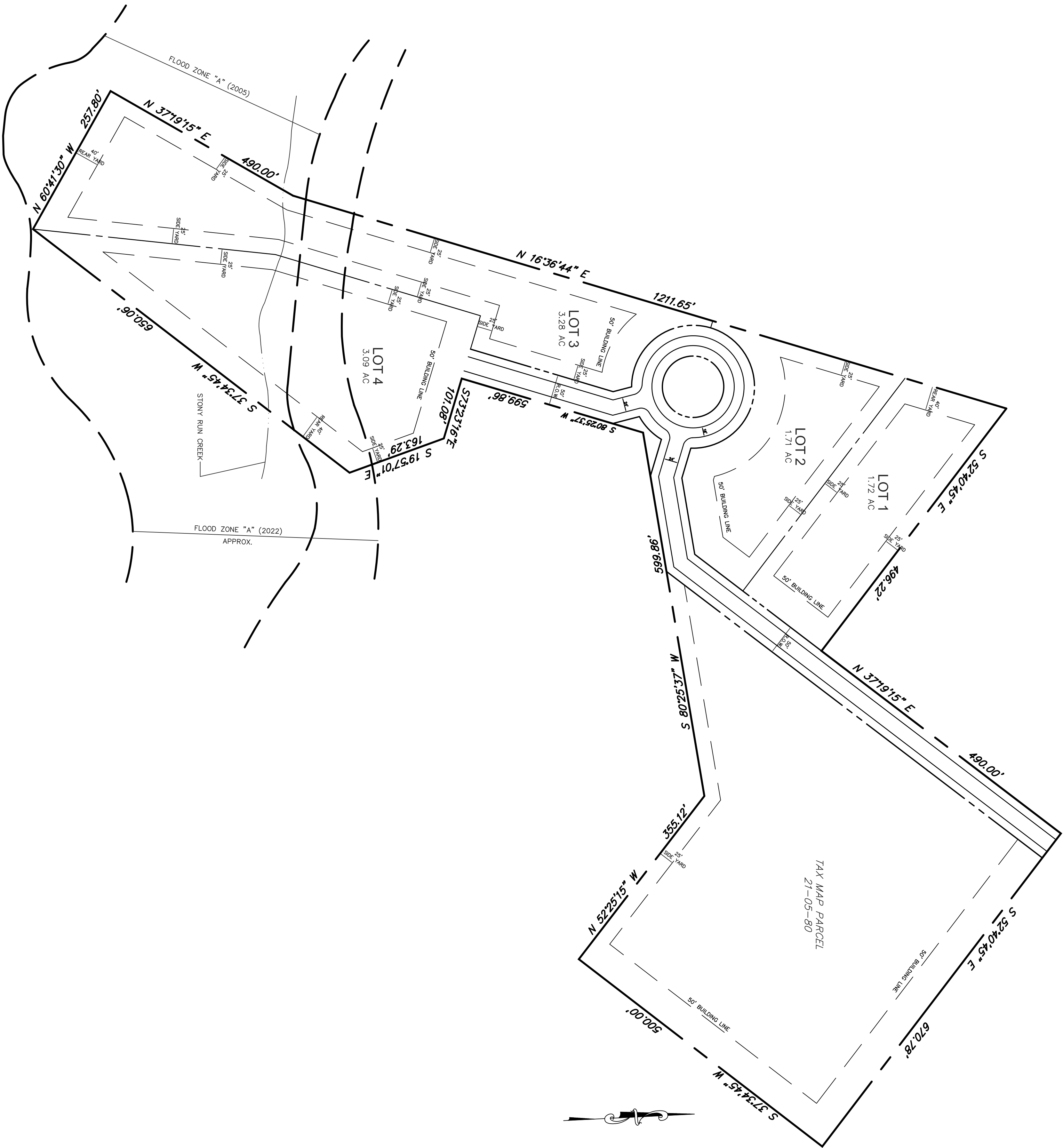




LOCATION MAP
SCALE: 1"=800'

ZONED: LR, LOW DENSITY RESIDENTIAL DISTRICT		
REQUIREMENT	REQUIRED	
MINIMUM LOT AREA	1.5 AC (65,340 SF)	
MINIMUM LOT WIDTH AT STREET LINE	50 FT	
MINIMUM LOT WIDTH AT BSEL	150 FT	
MINIMUM FRONT YARD	0 FT	
MINIMUM SIDE YARD	25 FT EACH	
MINIMUM REAR YARD	40 FT	
MINIMUM IMPERVIOUS SURFACE RATIO	20%	
MINIMUM BUILDING COVERAGE	10%	
MINIMUM OPEN SPACE	N/A	
MINIMUM BUILDING HEIGHT	35 FT	

• INDICATES AN EXISTING NON-CONFORMITY

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETERS OR CONTRACTORS 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 THE ENGINEER OF ANY DISCREPANCIES FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 4207700419L, EFFECTIVE DATE MARCH 16, 2015.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD83).

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION OF UTILITY LAYOUTS
DAYS IN DESIGN STAGE-5109 CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

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THIS PROJECT HAS BEEN PREPARED FOR MUNICIPAL PURPOSES. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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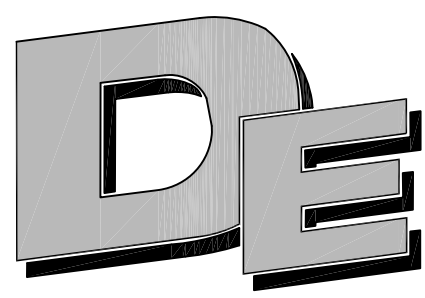


HEATH A. DUMACK, P.E. & P.L.S.
PA P.E. LICENSE No. PE-051685-E
PA P.L.S. LICENSE No. SU-054500-E

DUMACK ENGINEERING
ESTABLISHED IN 1964

677 DURHAM ROAD
P.O. BOX 487
PENNS PARK, PA 18943

PHONE: (215) 598-1230
FAX: (215) 598-1232



A PROFESSIONAL CORPORATION

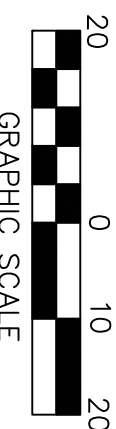
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REV	DATE	REVISION
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EXISTING PARCEL INFO:	
TAX MAP NO. 21-5-80	PAGE NO.
DEED BOOK:	
CURRENT ZONING: LR DISTRICT	
OWNER OF RECORD:	

APPLICANT:



GRAPHIC SCALE

SKETCH PLAN
1207 WEST BRIDGE STREET
EAST VINCENT TOWNSHIP
CHESTER COUNTY, PA

SCALE: 1"=100'	PROJECT No. 7688	H.A.D.
DATE: 10/1/2015	DESIGNED BY: H.A.D.	
	CHECKED BY: H.A.D.	
	DATE: 10/1/2015	
	SHEET No. 1 of 1	