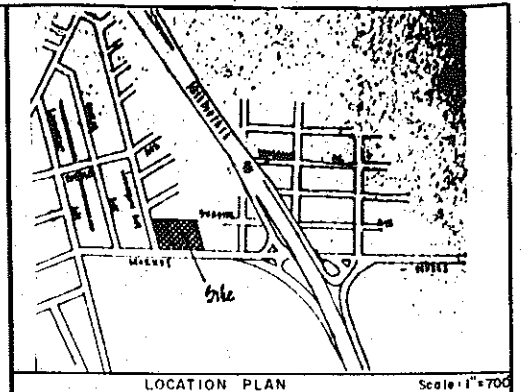


PLAN 17/385

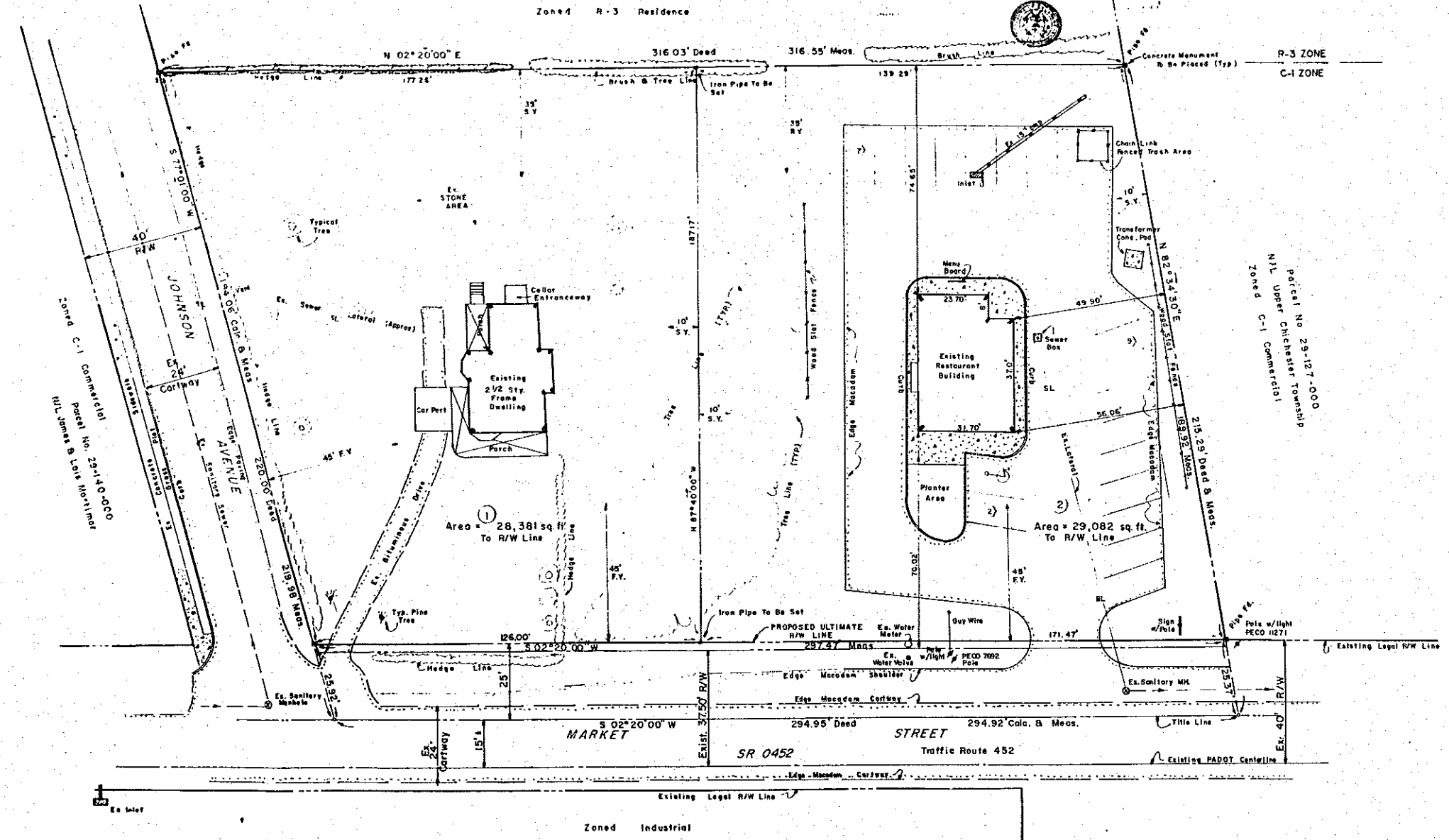
Existing SITE DATA

Total Tract Area = 64,869 sq ft (1.489+ Acc.)
 Area To Be Dedicated To PADOT = 7,406 sq ft
 Net Tract Area = 57,463 sq ft (1.319+ Acc.)
 Total Number Lots = 2
 Public Water & Sanitary Sewer is Utilized for Both Lots.



Subscribed and sworn to in my Office this 5 day of APRIL A.D. 1992
 Thomas J. Judge

Parcel No 29-129-000
 N/L James Birkinbine etus
 Zone 4 R-3 Residence



ZONING C-1 Commercial Minimum Requirements

- Detached Commercial Buildings
 - Lot area - Twelve thousand (12,000) square feet
 - Lot width - Seventy-five (75) feet
 - Front yard - Forty-five (45) feet
 - Side yards - Ten (10) feet each, twenty-five (25) feet if side yard abuts residential district or use
 - Rear yard - Thirty-five (35) feet
 - Building coverage - Thirty (30) percent, maximum
 - Impervious surface - Seventy-five (75) percent, maximum
 - Height - Thirty-five (35) feet or two (2) stories, maximum

Parking To Be In Compliance With Section 1500.03.5 of Zoning Ordinance Latest Revision

NOTE: The purpose of this plan is to subdivide the existing parcel into 2 separate parcels. No grading work or new construction is proposed at this time.

APPLICANT/ OWNER
 PAUL F. & CHRISTINE MELTON
 1675 Ward Street
 Linwood, PA. 19061
 Parcel No. 29-128-000

09-10-01979-00

NOTE: CURB & SIDEWALK MUST BE INSTALLED ALONG JOHNSON AVE. AND ROUTE 452 PER SECTION 311(A)(3) OF THE TOWNSHIP SUBDIVISION ORDINANCE WHEN ANY IMPROVEMENTS ARE MADE TO EITHER OF THE TWO SUBDIVIDED LOTS.

APPROVED
 UPPER CICHESTER TOWNSHIP,
 DELAWARE COUNTY, PA.

Name of Development: _____
 Date: 10-8-92
 Township Engineer: *Robert W. Mattox*
 Planning Commission: _____
 Board of Commissioners: *William P. DeLoach* President
 Secretary

STATE OF PENNSYLVANIA
 COUNTY OF DELAWARE

I, *Paul F. Melton & Christine Melton*, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in my files and that the same is a true and correct copy of the original as the same appears in my files and that the same is a true and correct copy of the original as the same appears in my files.

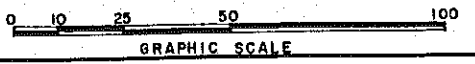
Notary Public in and for the County of Delaware
 My Commission Expires 7/7/2006

REVIEWED BY THE DELAWARE
 COUNTY PLANNING COMMISSION

DATE: 9/17/1992
 ATTEST: *John E. Beckwith*
 EXECUTIVE DIRECTOR
 DCPD NO: 46-3234-92

I, Robert W. Mattox hereby certify that all graphic and dimensional details on this plan are correct.

Robert W. Mattox No-23-92



NO.	DATE	ADDED NOTE	REVISION	BY
1	10-22-92			JF

SUBDIVISION PLAN
 FOR
 PAUL F. MELTON JR.

UPPER CICHESTER TOWNSHIP DELAWARE COUNTY, PA.

Brandywine Valley Engineers, Inc.
 Consulting Engineers & Land Surveyors
 3423 Third Ave., Boothwyn, PA 19061
 (313) 484-3836