



MINIMUM (NET) LOT AREA CALCULATION

GROSS LOT AREA	50,755 SQ. FT.
AREA USED FOR GAS, OIL, NATURAL GAS, ELECTRIC, WATER, OR COMMUNICATIONS TRANSMISSION FACILITIES, WHETHER BELOW OR ABOVE GROUND, THAT DO NOT SERVE THE LOT TRAVERSED	0 SQ. FT.
RIGHT-OF-WAYS, EXISTING OR PROPOSED	0 SQ. FT.
AREA WITHIN A PERMANENT DRAINAGE EASEMENT	0 SQ. FT.
ON COMMUNITY	0 SQ. FT.
NET LOT AREA	50,755 SQ. FT.

IMPERVIOUS BREAKDOWN

TOTAL LOT AREA	50,755 Sq. Ft.
ITEM	COVERAGE:
MAIN HOUSE & SHED	2,067 Sq. Ft.
COVERED ENTRY & OVERHANGS	232 Sq. Ft.
DRIVEWAY	1,694 Sq. Ft.
WALLS	16 Sq. Ft.
TIES & EDGES	80 Sq. Ft.
WALKS	551 Sq. Ft.
HOT TUB	41 Sq. Ft.
TOTAL IMPERVIOUS COVERAGE	4,681 Sq. Ft. 9.3 %

ZONING SCHEDULE

ZONING DISTRICT:	RURAL SUBURBAN RESIDENTIAL
ORDINANCE ITEM	REQUIREMENT:
MINIMUM LOT AREA	1 Acre = 43,560 Sq. Ft.
MINIMUM LOT WIDTH	150 Ft.
MINIMUM SETBACKS:	
FRONT	60 Ft.
SIDE	25 Ft. Each
REAR	50 Ft.
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM IMPERVIOUS COVERAGE	20 %
MAXIMUM BUILDING HEIGHT	38 Ft.

- GENERAL NOTES**
1. PARCEL INFORMATION:
TMP No. 6703 01440600 Block No. 67-3 Unit No. 144.6
Deed Book: 8306 Page No.: 0471
SITE ADDRESS:
1078 POWDERHORN DR
GLENN MILLS, PA 19342
 2. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P. TURNER, P.L.S. FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
 3. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
 4. ELEVATIONS ARE BASED ON APPROXIMATE COUNTY DATUM.
 5. THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 422902156 OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF WESTTOWN, PENNSYLVANIA. EFFECTIVE DATE 9-29-17
 6. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, P.L.S. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORATION LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.

NO.	DATE	DESCRIPTION

N. T. S. LOCATION MAP



TREE LEGEND

AL	ALNANTHUS	LO	LOCUST
AS	ASH	MB	MULBERRY
AV	ARBOVITAE	MG	MAGNOLIA
BH	BEECH	MJ	J. MAPLE
BR	BIRCH	OK	OK
CD	CEDAR	PI	PINE
CH	CHESTNUT	SA	SASSAPARILLA
CY	CHERRY	SC	SWEETGUM
DG	DOGWOOD	SP	SPRUCE
EL	ELM	SW	SOURWOOD
FR	FRUIT	SY	SYCAMORE
HB	HACKBERRY	TL	TUPELO
HK	HICKORY	TU	TULIP POPLAR
HM	HEMLOCK	WA	WALNUT
HY	HOLLY	WI	WILLOW
MA	MAPLE	WP	WHITE PINE

PLAN LEGEND

---	SUPPLEMENTAL CONTOUR (1' INTERVAL)	---	EXISTING EDGE OF PAVEMENT
---	INDEX CONTOUR (5' INTERVAL)	-x-x-	EXISTING FENCE LINE
---	EXISTING STORM SEWER PIPING	---	PROPERTY LINE
---	EXISTING SANITARY SEWER PIPING	---	BUILDING SETBACK LINE
---	EXISTING GAS MAIN		
---	EXISTING WATER MAIN / SERVICE		
---	EXISTING OVERHEAD UTILITY WIRES		
---	EXISTING UNDERGROUND TELEPHONE		
---	EXISTING SOIL SERIES LIMITS		
---	EXISTING EDGE OF WOODS		
---	EXISTING PLANTING BED		

PLAN TITLE: **TOPOGRAPHIC SURVEY PLAN**

PREPARED FOR: **MICHAEL & JACQUELINE DIBARTOLOMEO**
WESTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PREPARED BY: **JEFFREY P. TURNER**
PROFESSIONAL LAND SURVEYOR
3841 CROSSKEYS ROAD - COLLIERVILLE - PENNSYLVANIA 19426
Phone: (610) 889-7787 Fax: (610) 489-0791

APPROVED BY: _____
DESIGNED BY: _____
DRAWN BY: _____
LAYER LIST: _____

SCALE: 1" = 20'-0"

PLAN No.: C-67-3-144.6
PLAN DATE: SEPTEMBER 20, 2019
SHEET No.: of