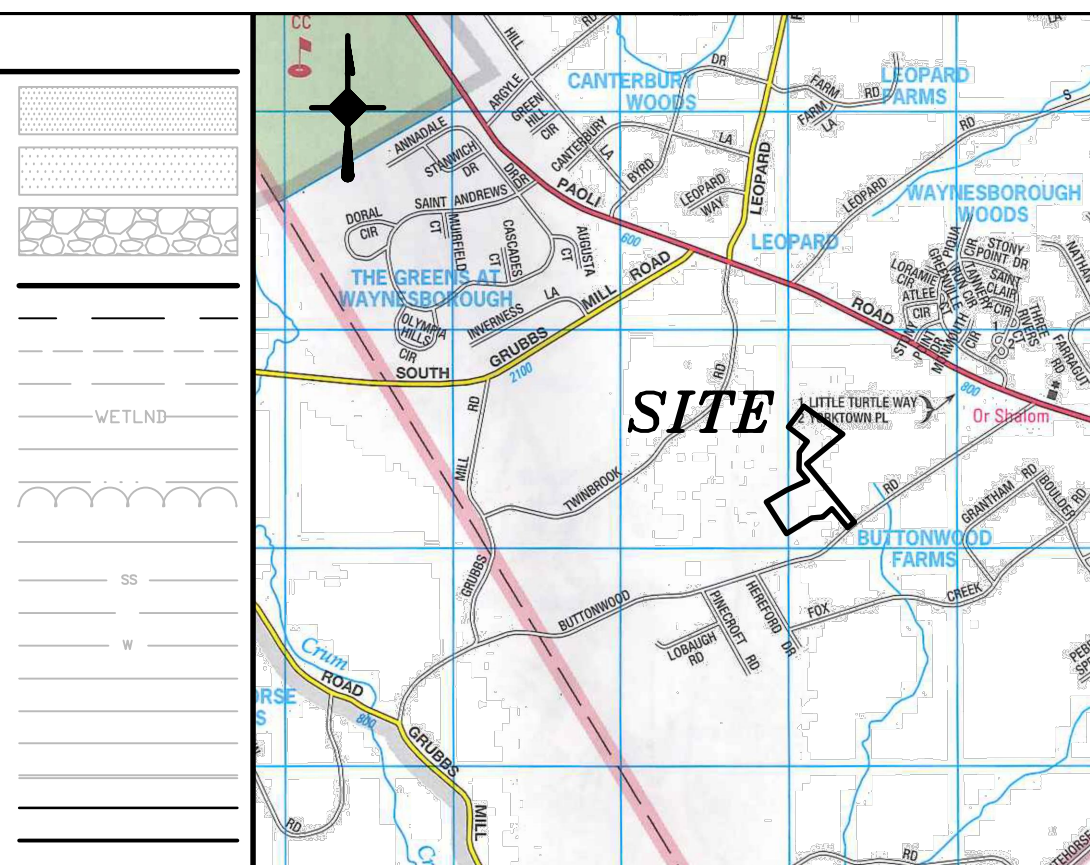


**LEGEND:**

- PRECAUTIONARY STEEP SLOPES (15% TO 25%)
- PROHIBITIVE STEEP SLOPES (OVER 25%)
- CONSTRUCTION ENTRANCE
- BOUNDARY
- PROPERTY SETBACK LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WETLANDS LINE
- EXISTING 100-YEAR FLOODPLAIN
- STREAM LINE
- WOODS / TREE LINE
- SHRUB / HEAVY VEGETATION LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EDGE-OF-PAVING
- EXISTING GUTTERAL
- EXISTING CURB
- PROPOSED PAVEMENT
- PROPOSED BUILDING



LOCATION MAP  
(SCALE: 1" = 2,000')

**ZONING: AA - RESIDENTIAL DISTRICT**

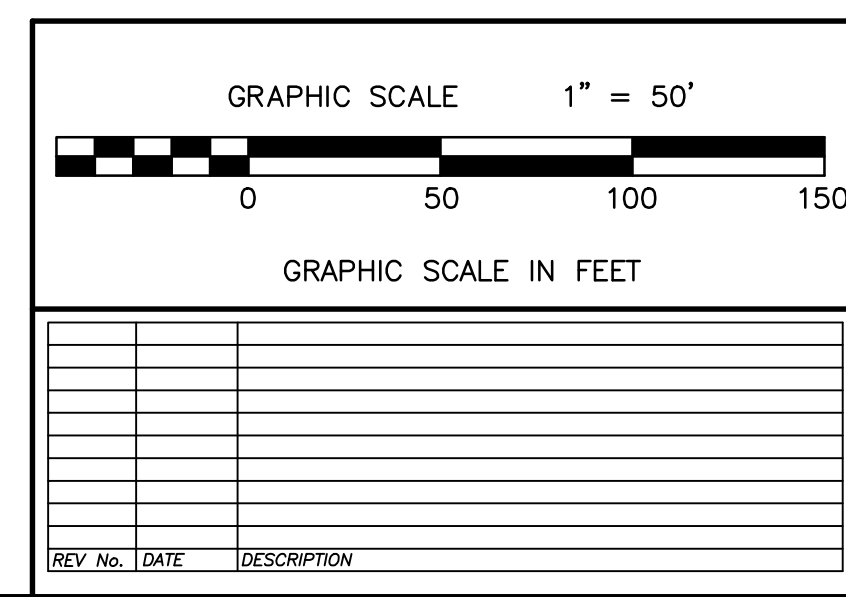
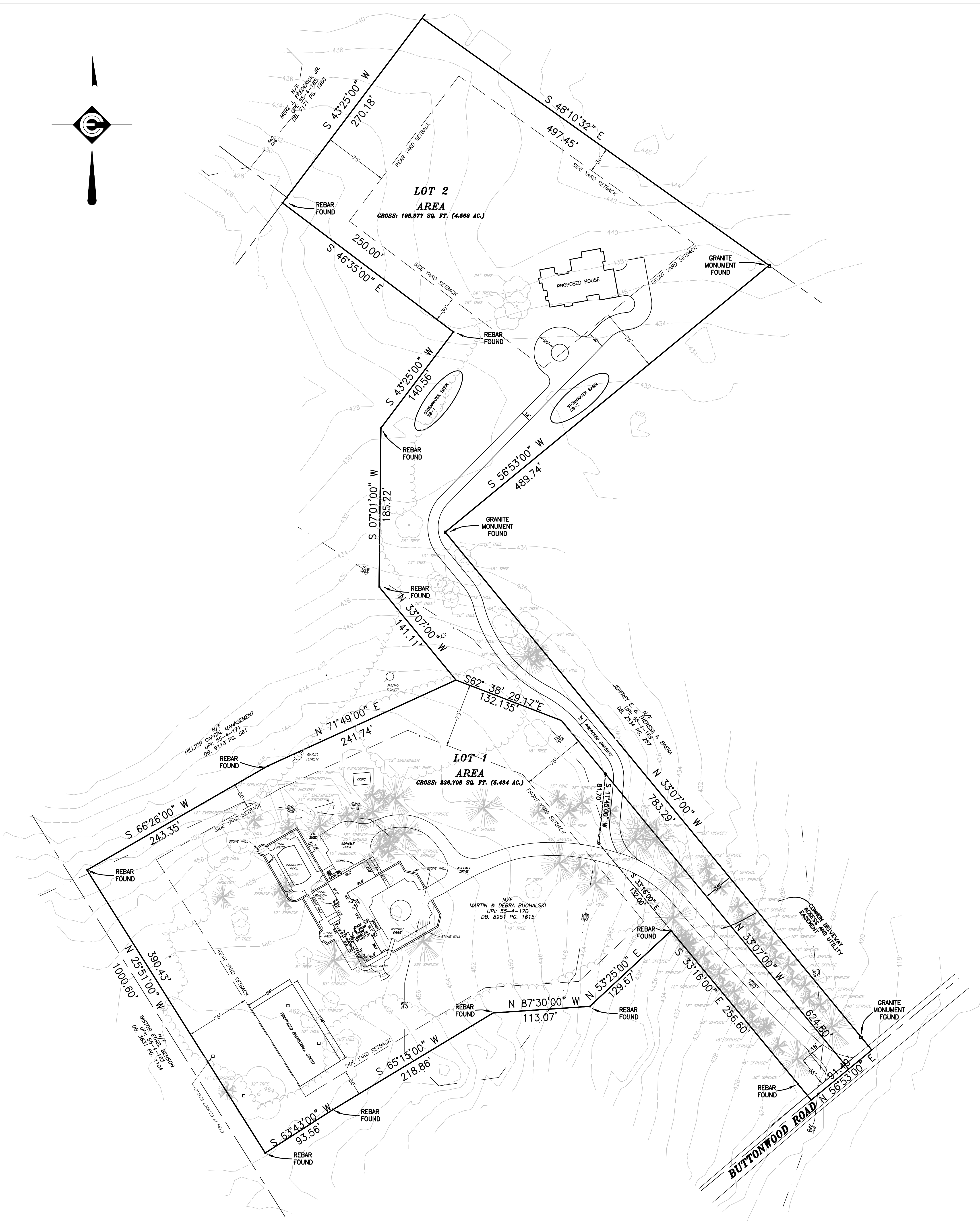
	ACQUIRED	EXISTING	PROPOSED	PROPOSED
MINIMUM LOT AREA (GROSS)	1/4 AC	435,689 SQ FT	236,708 SQ FT	198,977 SQ FT
MINIMUM LOT AREA (NET)	N/A	435,689 SQ FT	236,708 SQ FT	198,977 SQ FT
MINIMUM LOT WIDTH AT BUILDING LINE	150 FT (MIN)	611 FT	584 FT	508 FT
MINIMUM LOT IMPERVIOUS COVERAGE	75 FT (MIN)	5,668	16,418	0.00%
MINIMUM FRONT YARD	75 FT (MIN)	75 FT (MIN)	75 FT (MIN)	75 FT (MIN)
MINIMUM REAR YARD	75 FT (MIN)	75 FT (MIN)	75 FT (MIN)	75 FT (MIN)
MINIMUM SIDE YARD	30 FT (MIN)	30 FT (MIN)	30 FT (MIN)	30 FT (MIN)
MAXIMUM BUILDING HEIGHT	35 FT (MAX)	35 FT (MAX)	35 FT (MAX)	35 FT (MAX)

**IMPERVIOUS AREA CALCULATIONS:**

EXISTING IMPERVIOUS AREA	
EXISTING BUILDING	3,510 SF
EXISTING PAVEMENT AND WALKS	21,138 SF
<b>TOTAL IMPERVIOUS AREA</b>	<b>24,648 SF</b>

**GENERAL NOTES**

1. RECORD OWNER: MARTIN & DEBRA BUCHALSKI  
2133 BUTTWOOD RD  
BERWYN, PA 19312  
TELEPHONE: (609) 505-6399  
  
SITE ADDRESS:  
2133 BUTTWOOD RD  
BERWYN, PA 19312  
DE: 8951 PG. 1615  
UPI# 55-4-170
2. GROSS TOTAL AREA: 435,689 SQ FT (10.002 ACRES)
3. BOUNDARY INFORMATION SHOWN IS THE RESULT OF A FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., OF DOWNTOWN, PA, DURING FEBRUARY 2017.



**SITE PLAN**

**MINOR SUBDIVISION PLAN**  
FOR  
**DEBRA AND MARTIN BUCHALSKI**

EASTTOWN TOWNSHIP CHESTER COUNTY, PA

DATE: APRIL 19, 2017	SHEET:
SCALE: AS SHOWN	<b>1</b>
SURVEY: CD	
DRAWN: AC/KW	
CHECKED: JMH	
DRAWING NO. 201660-1(1)	OF: 1

**COMMONWEALTH ENGINEERS, INC.**  
114 EAST LANCASTER AVENUE - SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM