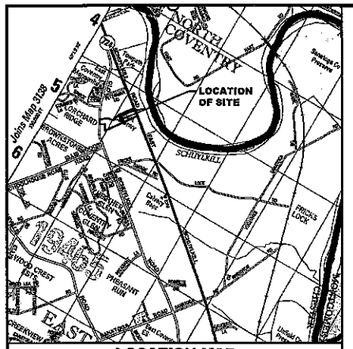
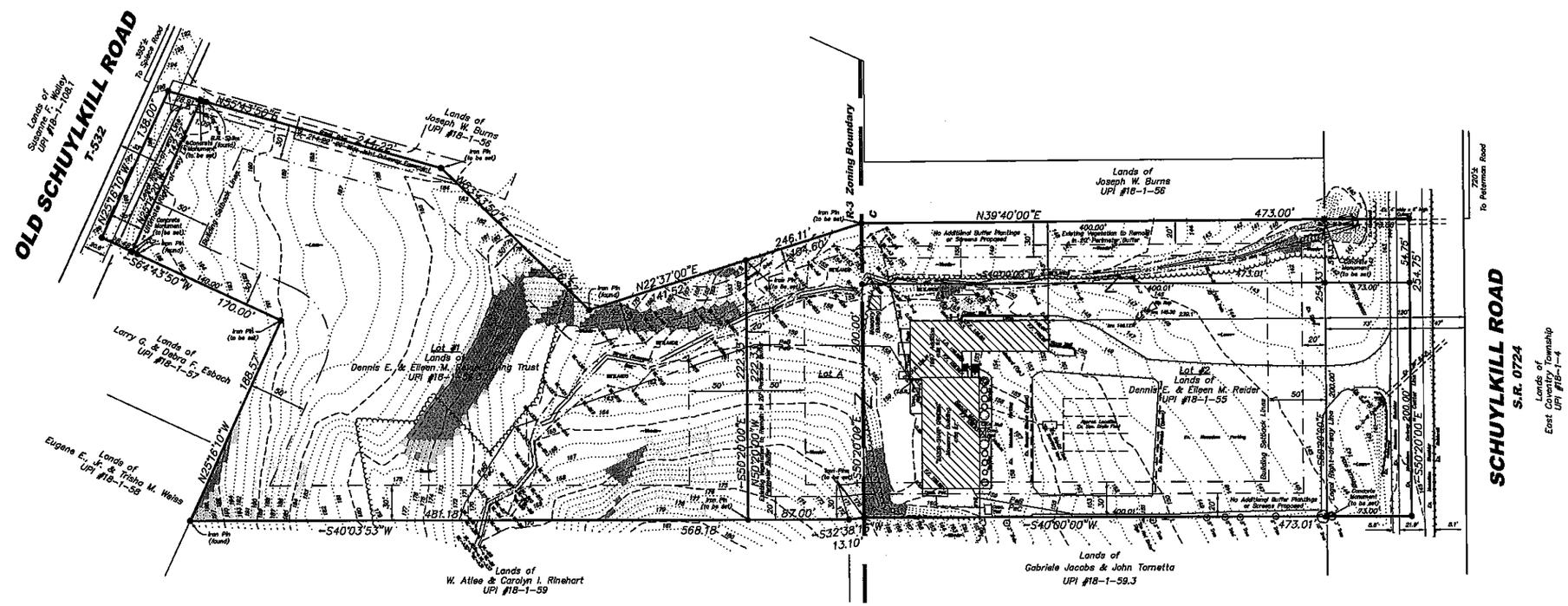


LOCATION MAP
SCALE 1" = 2000'



NET LOT AREA CALCULATION(1)		LOT 1	LOT 2
Gross Area (AC):	-	2.9647	3.2974
Ultimate R/O/W Areas(2) (AC):	-	0.0918	0.4266
Emg. Access Areas(2) (AC):	-	0.0518	0
Exist. Utility Areas(2) (AC):	-	0	0
SWM Basin Esmt. Areas(2) (AC):	-	0	0
SW Drainage Esmt. Areas(2) (AC):	-	0	0
San. Sew. Esmt. Areas(2) (AC):	-	0	0
Flood Plain Dist. Areas(2) (AC):	-	0	0
Prohibitive Slope Areas(2) (AC):	-	0.2039	0.0493
Seas. High H_2O Tbl. Soils(2) (AC):	-	0	0
Hydric Soils(2) (AC):	-	0	0
Wetland Areas(2) (AC):	-	0.1127	0.1674
Riparian Buffer Areas(2) (AC):	-	0	0
Min. Lot Area, Net (AC):	-	**2.5045**	**2.6541**

Notes:

(1) Refer to "Lot Area, Net" as defined in Zoning Ordinance. This chart is based on the East Coventry Township Zoning Ordinance of 2008, as may be amended.

(2) Per the Zoning Ordinance, this area to be deducted from the gross lot area. Where 1 or more of such areas overlap, the overlap area itself should be deducted from the gross lot area, as opposed to individually deducting the area for each feature within the overlap area.

BUILDING AND IMPERVIOUS COVERAGE COMPUTATION	LOT 1	LOT 2		
	R-3 Zoning	R-3 Zoning	C Zoning	Lot 2 Sum
Net lot area (Acres)	2.5045	0.4920	2.1620	2.6541
Net lot area (Sq. Ft.)	109,096	21,433	94,178	115,611
BUILDING COVERAGE ANALYSIS				
Max. Bldg. covg. (%)	15%	15%	25%	
Max. Bldg. covg. (SF)	16,365	3,215	23,545	26,759
Proposed Bldg. covg. (SF)	0	0	13,353	13,353
Proposed Bldg. covg. (%)	0.0%	0.0%	14.2%	11.6%
IMPERVIOUS COVERAGE ANALYSIS				
Max. Impervious covg. (%)	30%	30%	50%	
Max. Impervious covg. (SF)	32,729	6,430	47,089	53,519
Proposed Impervious covg. (SF)	608	0	44,393	44,993
Proposed Impervious covg. (%)	0.7%	0.0%	47.3%	38.6%
STEEP SLOPE IMPERVIOUS ANALYSIS (Max. 20% of Impervious in Prohibitive slopes)				
Max. Impervious covg. (%)	20%	20%	20%	
Max. Impervious covg. (SF)	32,729	6,430	47,089	53,519
Max. Imperv. In Prohibitive slopes (SF)	6,546	1,286	5,418	10,704
Proposed Impervious covg. (SF)	0	0	651	651

SITE ANALYSIS NOTES:

1. No ridgelines or watershed boundaries occur on the site or within 500' of the site (§304.3.H.(8)).
2. No viewsheds occur on the site or within 500' of the site (§304.3.H.(9)).
3. No faults are located on the site or within 500' of the site (§304.3.H.(10)).
4. There are no trails within 500' of the site in public use (§304.3.H.(13)).
5. There are no known easements of encumbrances on the site (§304.3.H.(14)).
6. There are no exceptional value streams or their tributaries on the site or within 500' of the site (§304.3.H.(15)).
7. There are no utility rights-of-way on the site (§304.3.H.(16)).

LEGEND

- PROPERTY CORNER
- BOUNDARY / LOT LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- PERIMETER BUFFER LINE
- 145 EXISTING MAJOR CONTOUR
- 144 EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVING
- EXISTING DECIDUOUS TREE - SHRUB
- EXISTING EDGE OF WOODS
- EXISTING STREAM
- EXISTING WETLANDS
- EXISTING STORM SEWER
- Ø EXISTING UTILITY POLE
- SOILS BOUNDARY
- PROHIBITIVE SLOPES +25%
- PRECAUTIONARY SLOPES 15% - 25%

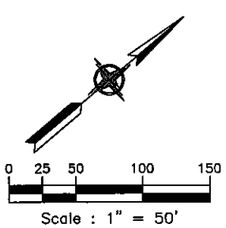
ZONING REGULATIONS - R-3
SINGLE-FAMILY DETACHED RESIDENTIAL USE
(NO PUBLIC SEWAGE DISPOSAL AND/OR NO PUBLIC WATER)

	(REQUIRED)	(EX. LOT #1)	(PROP. LOT #1)
MIN. NET LOT AREA	1 1/4 AC.	3.3755 AC.	2.5045 AC.
MIN. LOT WIDTH	150'	150.44'	150.44'
MIN. FRONT YARD	50'	50'	50'
MIN. SIDE YARDS	30'	30'	30'
MIN. REAR YARD	50'	50'	50'
MAX. BLDG. COVERAGE	15%	0%	0%
MAX. LOT COVERAGE	30%	0.5% (1,408 S.F.)	0.7% (608 S.F.)
MAX. BLDG. HEIGHT	35' OR 3 STORIES	N/A	N/A

ZONING REGULATIONS - C
(NO PUBLIC SEWAGE DISPOSAL AND/OR NO PUBLIC WATER)

	(REQUIRED)	(EX. LOT #2)	(PROP. LOT #2)
MIN. NET LOT AREA	2 AC.	1.7830 AC.*	2.6541 AC.
MIN. LOT WIDTH	200'	200'	254.03'
MIN. FRONT YARD	50'	50'	50'
MIN. SIDE YARDS	30'	24.8'*	24.8'**
MIN. REAR YARD	50'	50'	50'
MAX. BLDG. COVERAGE	25%	11.6% (9,013 S.F.)	11.5% (13,353 S.F.)
MAX. LOT COVERAGE	50%	51.4% (39,926 S.F.)*	38.5% (44,523 S.F.)
MAX. BLDG. HEIGHT	35'	<35'	<35'

*EX. NON-CONFORMING
**VARIANCE GRANTED



ACKNOWLEDGEMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

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PRELIMINARY / FINAL

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Record Subdivision Plan for
RAZOR SHARP GRINDING
East Coventry Township - Chester County, PA
July 15, 2016 *Plan No. C-15-140*
Sheet 02 of 06