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Stantec

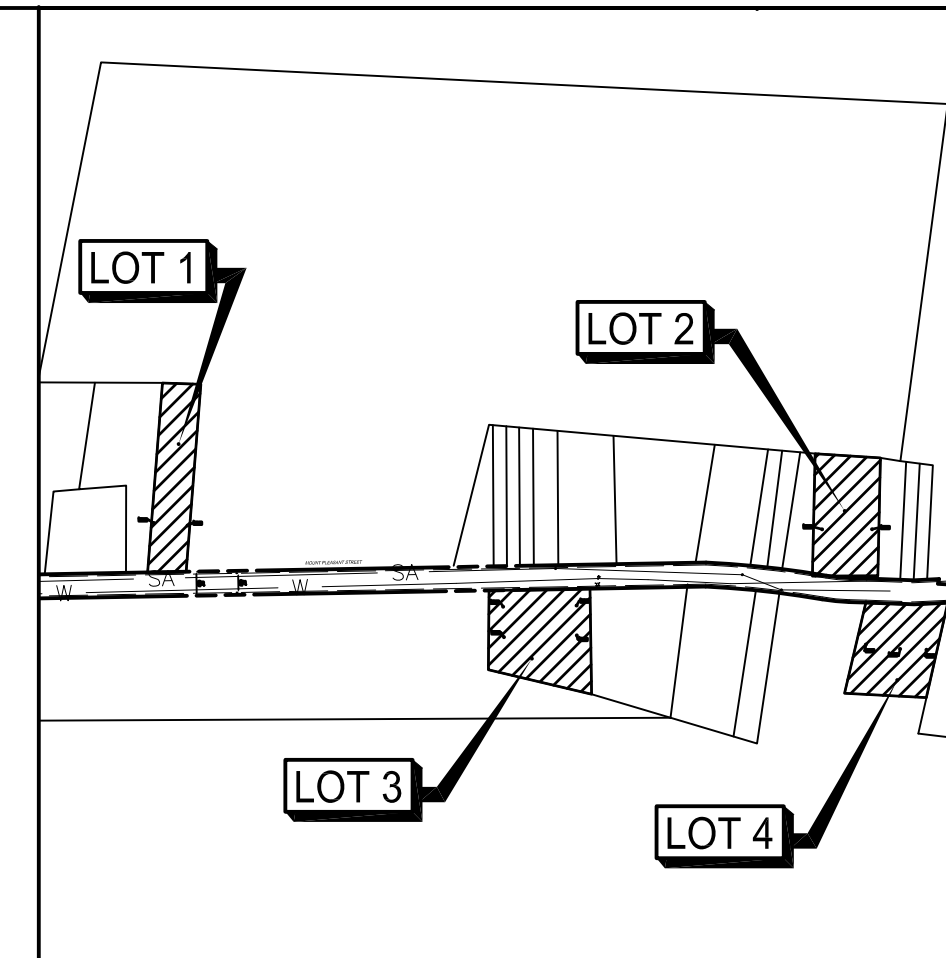
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Consultants

Notes

1. THIS PLAN IS TAKEN FROM PLANS PREPARED BY REGISTER ASSOCIATES, INC. TITLED PERIMETER AND TOPOGRAPHIC PLAN DATED 12/10/07.
2. ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
3. SOIL DELINEATION LINES TAKEN FROM PLANS PREPARED BY REGISTER ASSOCIATES, INC. TITLED PERIMETER AND TOPOGRAPHIC PLAN DATED 12/10/07.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42029C0190, WHICH BEARS AN EFFECTIVE DATE OF 09/29/06, THERE ARE NO AREAS OF 100 YEAR FLOODPLAIN LOCATED ON THIS SITE.
5. THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.
6. ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS, THERE ARE NO AREAS OF WETLANDS LOCATED ON THIS SITE.

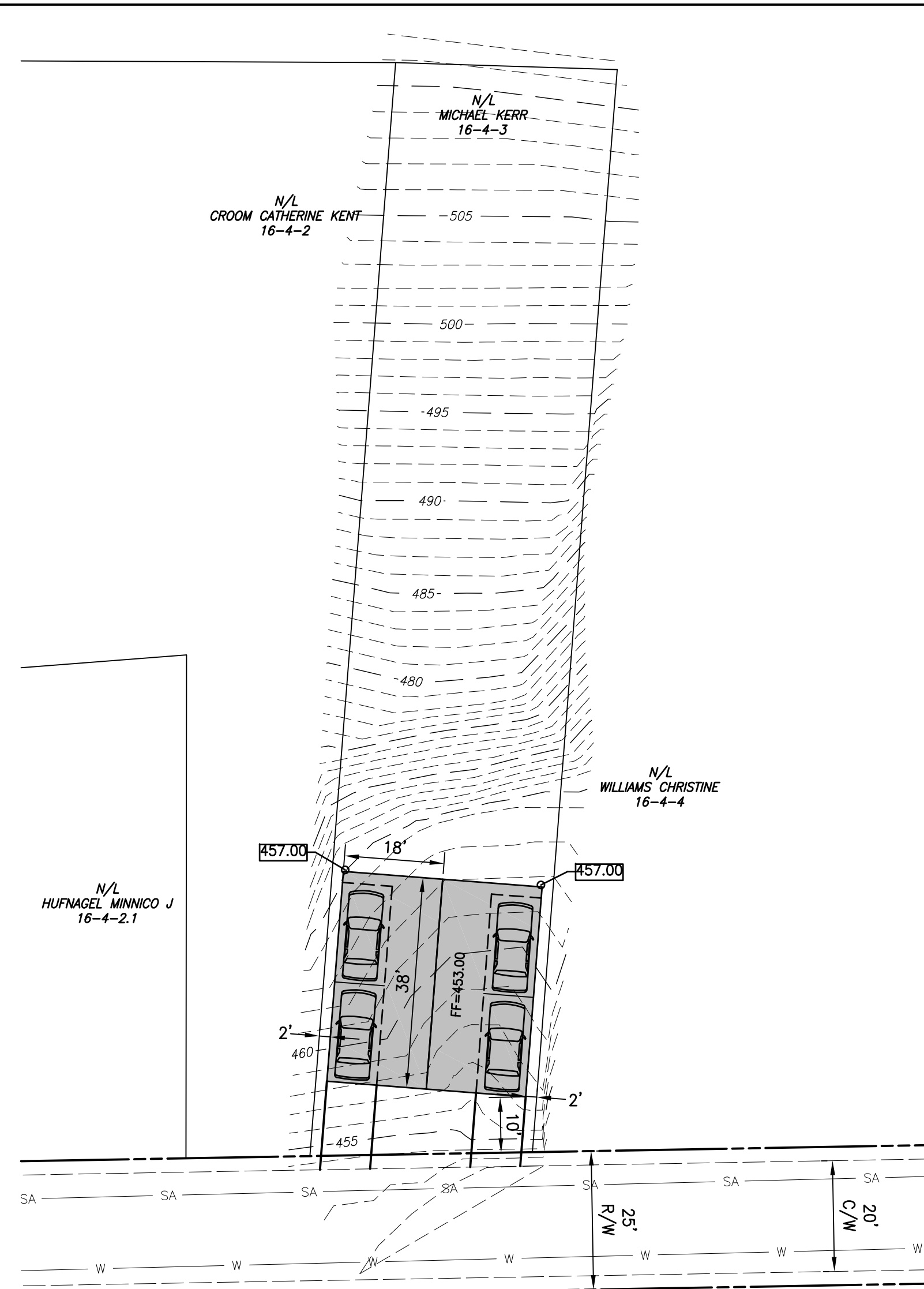


KEY MAP



ZONING DATA

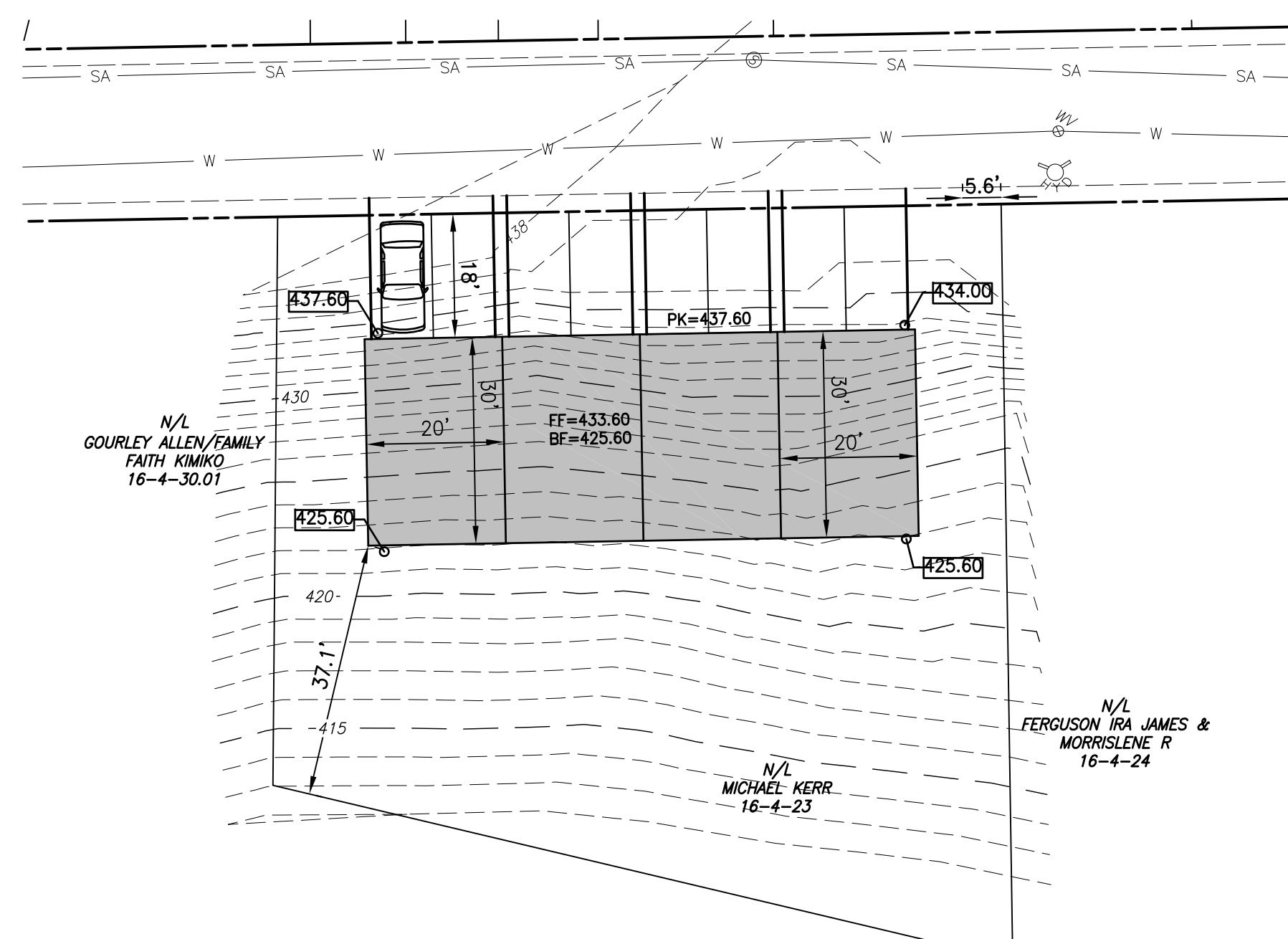
RN-5 RESIDENTIAL NEIGHBORHOOD DISTRICT	
	REQUIRED
MIN LOT AREA	1,800 SF
MIN LOT AREA TWIN	3,600 SF
ATTACHED (TOWNHOUSE)	36' (18' PER LOT)
MIN FRONT SETBACK	900 SF (1,800 SF TOTAL)
BUILDING WIDTH	18'
FEE SIMPLE	1,800 SF LOT SIZE
LOT COVERAGE	40%
BLDG HEIGHT	40'
FRONT YARD	(10' MIN.; 18' MAX.)
REAR YARD	30'
BUILDING SEPARATION	25' (SIDE TO SIDE)



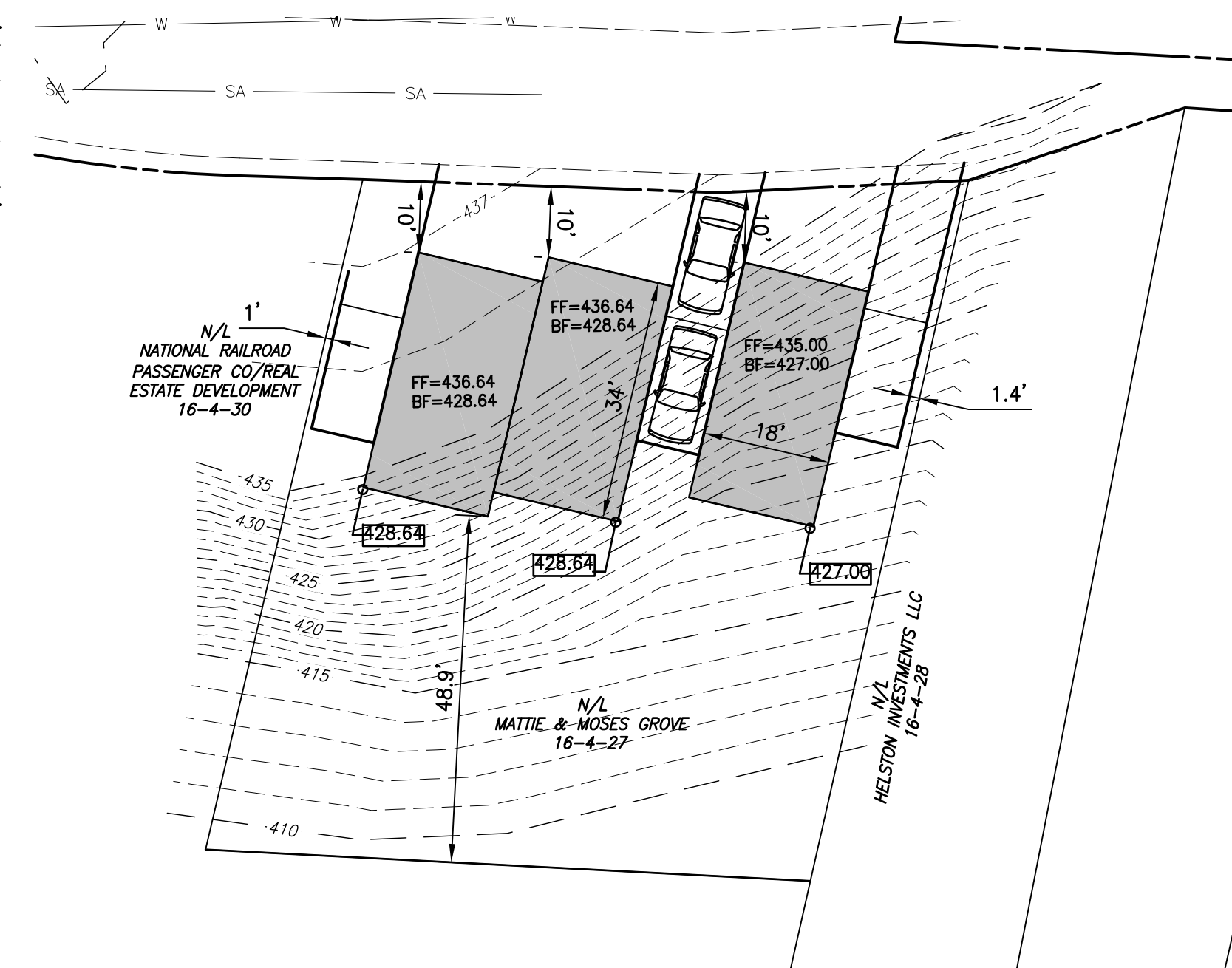
LOT 1



LOT 2



LOT 3



LOT 4

Revision	By	Appd.	YY.MM.DD
1	WPS	JJY	10.12.07
REVISED LOT 3 AND 4 ADDED FF ELEV			

Issued	By	Appd.	YY.MM.DD

File Name:	WPS	JJY	10.11.17
174810654c-121.dwg			
	Dwn.	Chkd.	Dsgn.

Permit-Seal

Client/Project
MICHAEL KERR
33 STONEHENGE LANE
MALVERN, PA 19355

CITY OF COATESVILLE, CHESTER COUNTY

Title
SKETCH PLAN

Project No.	Scale
174810654	1"=20'

Drawing No.	Sheet	Revision
C-121	1 of 1	0