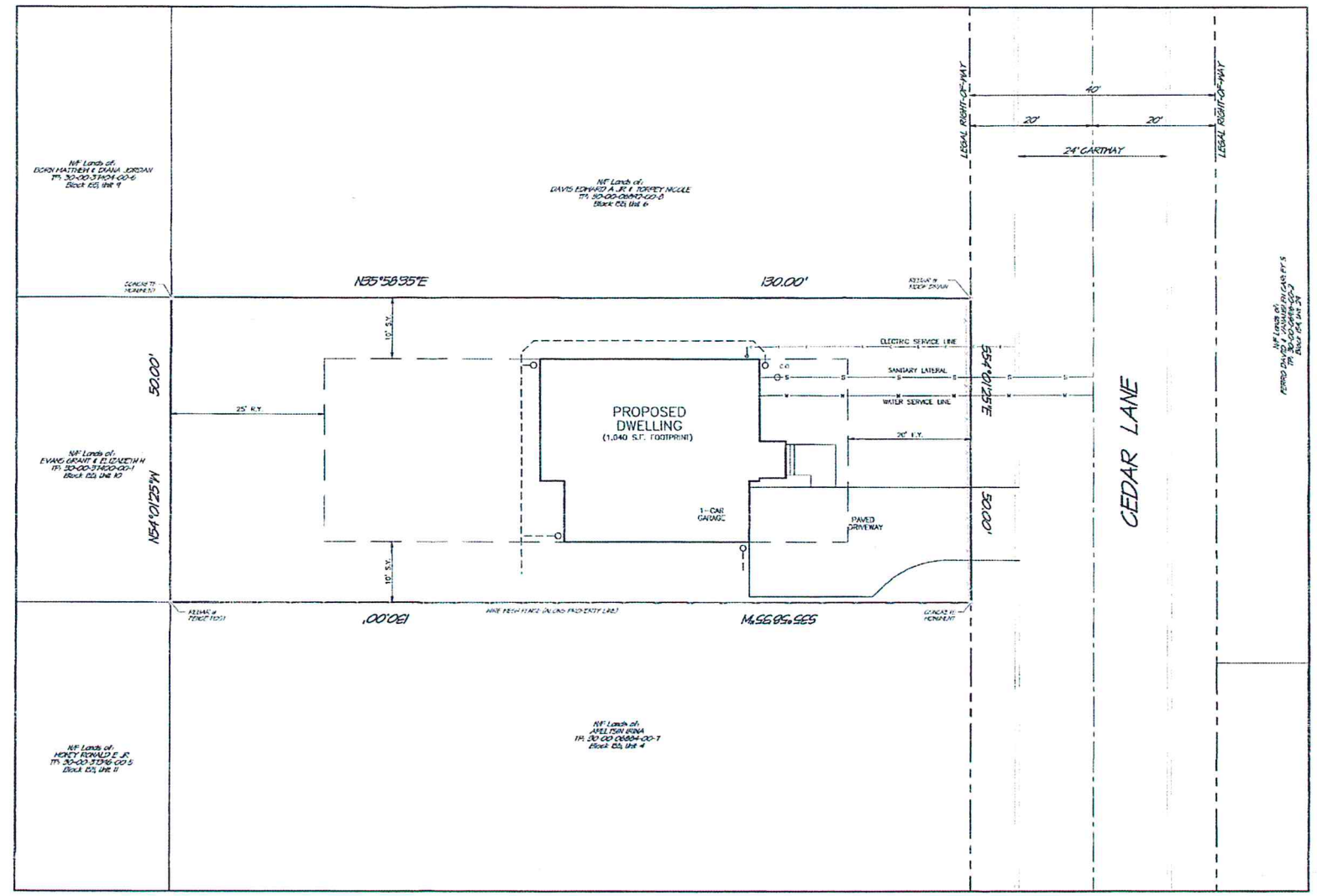


GENERAL PLAN NOTES

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- A metric and bench survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from a review of records. The property may be subject to additional rights of others that might be noted in a Title Report. The survey was completed during the month of April 2017.
 - Nearest street address is 10000 N. Cedar Lane, located on the east side of Cedar Lane.
 - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. The location of the survey is indicated on the site plan. The survey was completed during the month of April 2017.
 - This plan was prepared using the following references:
 - For maps and other data as indicated from the records of the County of Chester.
 - Existing site characteristics and existing features as shown on the site plan.
 - Vertical datum references provided by the PA State Data Access System (SDAS). Station data is based on the State Plane (NAD83) datum. The datum used for this plan is the State Plane (NAD83) datum.
 - As-built records for this plan reference provided by Woodrow & Associates, Inc. (Survey from field data) March 24, 2016.
 - Property not shown prepared for Allen J. Hoyer for 2012 Cedar Lane, prepared by T&A, Inc. and located at 10000 N. Cedar Lane, Chester, PA 19326.
 - There has been no field investigation performed to verify any existence of any utilities, water or gas, or other underground utilities at the time of this site survey.
 - This site is located within the North Hills County Zoning Ordinance. The zoning for this site is R4-1 (High Density Residential). The zoning for this site is R4-1 (High Density Residential). The zoning for this site is R4-1 (High Density Residential).
 - All zoning regulations on this site shall comply with the requirements of Section 5 of PA Act 207 as amended by PA Act 101, which requires a Home Inspection Agency to inspect any new building (other than a detached garage or workshop) that is 1-1/2 stories or more in height.
 - Existing utility lines shown on this plan were based upon utility field locations obtained in part of the survey conducted. Information pertaining to the water, electric, gas, etc. of existing utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of information shown on records and does not constitute a warranty. There is no intention to indicate ownership of the utility lines shown on this plan. The information shown is for informational purposes only and should not be relied upon for construction purposes. It is recommended that the contractor verify the utility lines shown on this plan before construction.
- BASE DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Construction and maintenance control measures shall be in place and followed prior to any earth disturbance or grading work.
 - Local regulations with respect to grading, drainage, erosion control, etc. shall be followed. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 - Construction methods and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any utility lines shown on this plan are for informational purposes only. The contractor shall be responsible for verifying the location and depth of all utility lines prior to construction.

PLAN LEGEND

| | |
|-----|-------------------------------|
| --- | Tract Boundary Line |
| --- | Legal Right-of-Way Line |
| --- | Existing Abandoned Conduit |
| --- | Existing Topographic Contour |
| --- | Existing Elevation Lines |
| --- | Existing Fence Line |
| --- | Existing Storm Sewer Pipe |
| --- | Existing Sanitary Sewer Pipe |
| --- | Existing Gas Main |
| --- | Existing Water Main / Service |
| --- | Existing Overhead Power Line |



ZONING and SITE DATA SCHEDULE

Zoning District: R4 HIGH DENSITY RESIDENTIAL DISTRICT

| Item | Section | Requirement | Min. Proposed |
|------------------------|------------|--|--------------------|
| Minimum Lot Area | 501.2 A.1 | (11-1) SINGLE-FAMILY DETACHED DWELLING | 1,040 S.F. |
| Minimum Lot Width | 602 | 50 FT. | 50 FT. |
| Minimum Lot Depth | 602 | 100 FT. | 100 FT. |
| Yard Setbacks | | | |
| Front Yard | 602 | 20 FT. | 20 FT. |
| Side Yard | 602 | 10 FT. (Each Side) | 10 FT. (Each Side) |
| Rear Yard | 602 | 25 FT. | 25 FT. |
| Maximum Eave Coverage | 702 | 40 % | 16.0 % |
| Maximum Lot Impervious | 602 | 50 % | 23.8 % |
| Maximum Eave Height | 702 | 10 FT. | 10 FT. |
| Maximum Eave Length | 602 | 100 FT. | 100 FT. |
| Maximum Eave Density | 702 B.1.7 | 2 Spaces (1) | 2 Spaces |
| Parking Spaces | 2304 B.1.6 | 9 FT. x 18 FT. | 9 FT. x 18 FT. |

[1] 50% Max. SFR for existing impervious area 47,000 S.F.
 [2] Min. 200 S.F. - Single car garage may not be included in required parking spaces

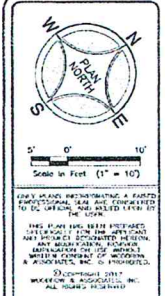
SITE IMPERVIOUS

Based on Net Tract Area of: 6,500 Sq. Ft.

| Item | Area (Sq. Ft.) | % of Total |
|-------------------------------|----------------------|---------------|
| PROPOSED SITE: | | |
| TRAILER AND STRUCTURES | 1,040 Sq. Ft. | 16.0 % |
| CONCRETE (WALKS/WAYS/PARKING) | 50 Sq. Ft. | 0.8 % |
| ASPHALT DRIVE | 575 Sq. Ft. | 8.8 % |
| SITE TOTAL: | 1,665 Sq. Ft. | 25.6 % |

REVISIONS

| No. | Description | Date |
|-----|-----------------------|----------------|
| 1 | ISSUED FOR PERMITTING | APRIL 19, 2017 |



CALL 1-800-242-1775
 PROJECT NAME: 10000 N. CEDAR LANE
 20171070237
 APRIL 17, 2017



JAMES SHERIDAN
 ENGINEER
 10000 N. CEDAR LANE
 CHESTER, PA 19326
 TEL: 610-336-0000
 FAX: 610-336-0001
 CELL: 610-336-0002
 E-MAIL: J.SHERIDAN@WOODROW-PA.COM

CONCEPT LAYOUT 'A'

DEVELOPMENT STUDY EXHIBIT

CEDAR LANE

AMBERLTON TOWNSHIP - WASHINGTON COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
 MUNICIPAL/CIVIL CONSULTING ENGINEERS
 10000 N. CEDAR LANE
 CHESTER, PA 19326
 TEL: 610-336-0000
 FAX: 610-336-0001
 CELL: 610-336-0002
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Layer: Ex-Concept-A
 No. 10-1106 D
 Date: APRIL 19, 2017
 Sheet: 1 of 1