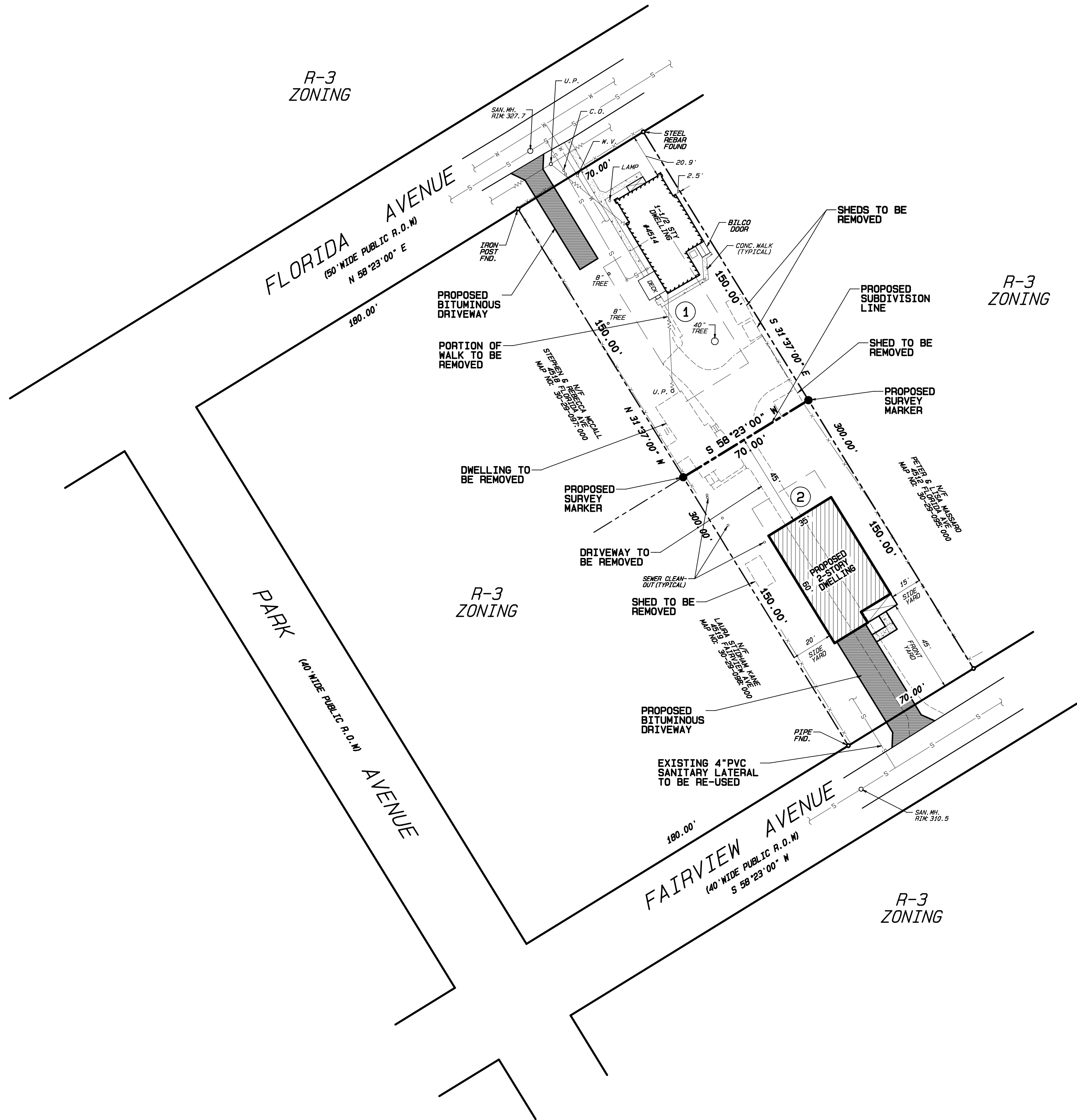
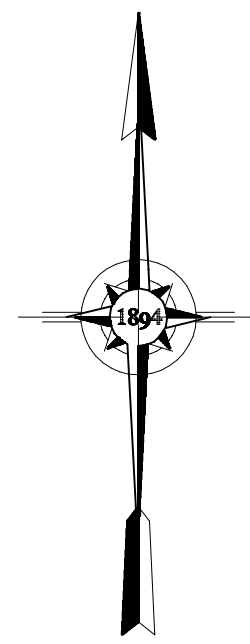
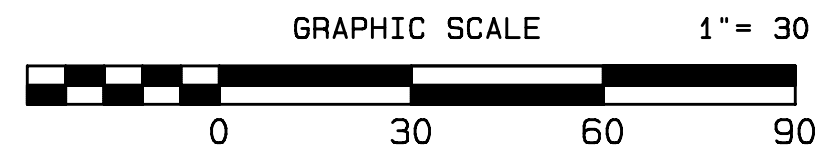




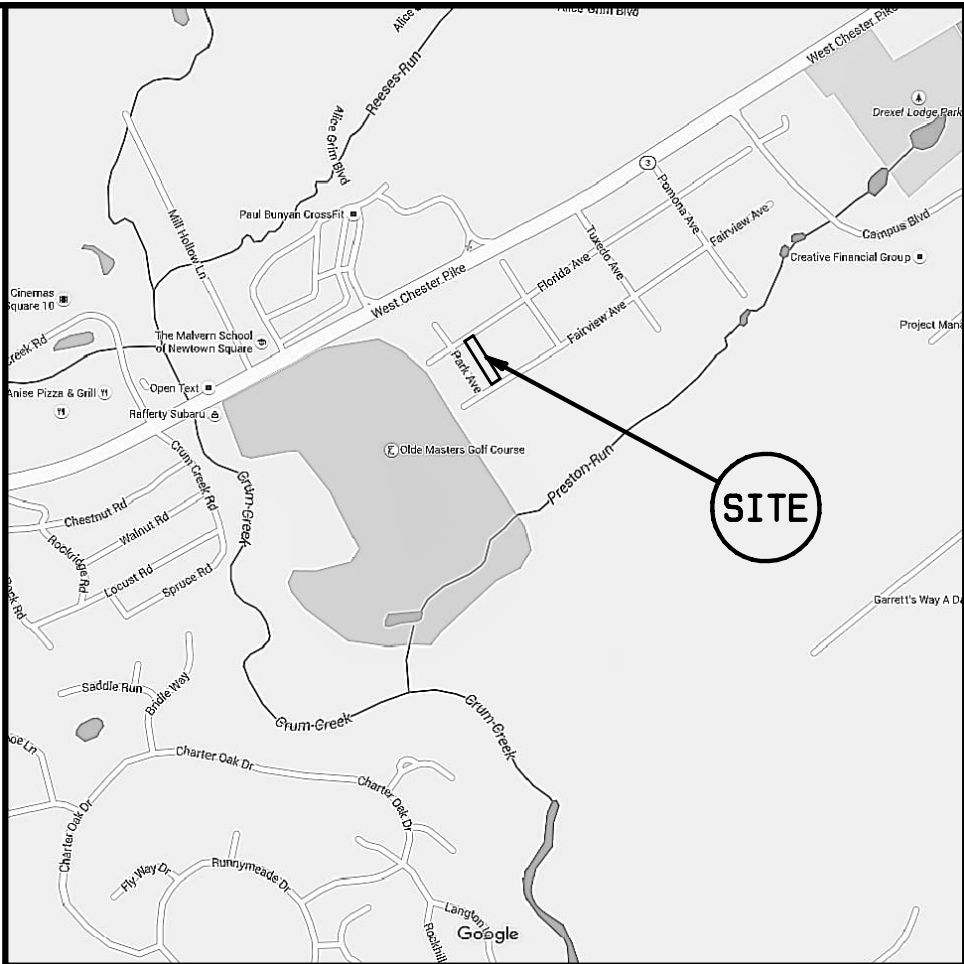
LEGEND

---	EXISTING CONTOUR	G. V.	GAS VALVE
—G—	EXISTING GAS LINE	W. M.	WATER METER
—S—	EXISTING SAN. SEWER	W. V.	WATER VALVE
—SS—	EXISTING STORM SEWER	U. P.	UTILITY POLE
—W—	EXISTING WATER MAIN	F. H.	FIRE HYDRANT
—E—	U. G. ELEC. CONDUIT	M. H.	MANHOLE
—X—X—	EXISTING FENCE LINE		

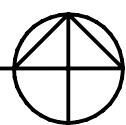


IMPERVIOUS TABULATION

LOT 1	LOT 2
DWELLING : 1388 SF	DWELLING : 2100 SF
DRIVEWAY : 500 SF	DRIVEWAY : 912 SF
WALKS : 291 SF	WALKS : 64 SF
TOTAL : 2179 SF	TOTAL : 3076 SF
/ 10,500 = 20.8%	/ 10,500 = 29.3%



SITE LOCATION MAP



PROPERTY OWNER : Alison & Peter Faga
& APPLICANT : 206 Park Avenue
Newtown Square, PA 19073
610-909-6643
PROPERTY AREA : 21,000 Sq.Ft.

PROPERTY ZONED : R-3 Residence District

	REQUIRED	EXISTING	LOT 1	LOT 2
LOT AREA :	12,000 Sq.Ft.	21,000 Sq.Ft.	10,500 Sq.Ft. **	10,500 Sq.Ft. **
LOT WIDTH :	80 Feet	70.0 Feet *	70.0 Feet **	70.0 Feet **
BUILDING AREA :	20 %	10.2 %	13.2 %	20.0 %
IMPERVIOUS AREA :	40 %	26.6 %	20.8 %	29.3 %
FRONT YARD :	45 Feet	20.9 Feet *	20.9 Feet *	45.0 Feet
SIDE YARD MIN :	15 Feet	0.9 Feet *	2.5 Feet *	15.0 Feet
SIDE YARD AGG :	35 Feet	3.4 Feet *	42.1 Feet	35.0 Feet
REAR YARD :	30 Feet	145.1 Feet	77.9 Feet	45.0 Feet

* = Existing non-conformance, Zoning Approval may be required.
** = Variance Required

ZONING VARIANCES REQUIRED

- From § 172-34B(1) to provide a Lot Area of 10,500 in lieu of the required 12,000 Square Feet.
- From § 172-34B(1) to provide a Lot Width of 70 feet in lieu of the required 80 feet.

EXISTING NON-CONFORMANCE, ZONING APPROVAL MAY BE REQUIRED

- From § 172-34B(5) to provide a Front Yard of 20.9 feet in lieu of the required 45 feet.
- From § 172-34B(6) to provide a Side Yard of 2.5 feet in lieu of the required 15 feet.

GENERAL NOTES

- The intent of this Subdivision Sketch Plan is to indicate the proposed subdivision of an existing lot located at 4514 Florida Avenue, into 2 lots. Lot 1 will retain the existing single family dwelling and a new single family dwelling is proposed on lot 2.
- The property is Tax Map No: 30-29-096:000 and Parcel ID No: 30000098900
- The boundary and topography are shown from a field survey by H. Gilroy Damon Associates, Inc. in April, 2024. Plan of Reference: Plan of Property for Robert Anson, by Howard W Doran, dated 03/31/1965 and last revised 04/13/1965 and Deed Book 6283, Page 0319.
- The property is Zoned R-3 Residence District.
- The site soils are mapped asGWB - Glenelg - Wheaton complex, 0 to 8 percent slopes, moderately eroded, as shown on the Web Soil Survey for NRCS/USDA.
- The property is located inside Zone X (Areas determined to be outside the 500-yr floodplain) as shown on the Flood Insurance Rate Map for Delaware County, PA. Map No: 42045C0081F, effective on 11/18/2009.
- Existing utilities are shown in accordance with the best available information. Completeness or correctness thereof is not guaranteed. The Underground Utility Protection Law (PA Act 287 as amended by PA Act 187 of 1996) states; anyone planning to excavate within the commonwealth is required to request the location and type of facility owner lines of each site by notifying the facility owner through the Pennsylvania One Call System. A three working day notice is required in advance of beginning excavation or demolition work.
- The property is Lots 1, 2, 3 & 4 of Block 50 and Lots 1, 2, 3 & 4 of Block 51 on the Plan of Lots of Florida Park.

ALISON & PETER FAGA

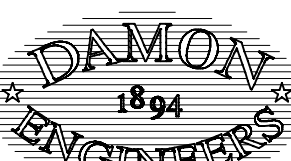
4514 FLORIDA AVENUE
NEWTOWN TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

SUBDIVISION SKETCH PLAN

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REVISIONS

