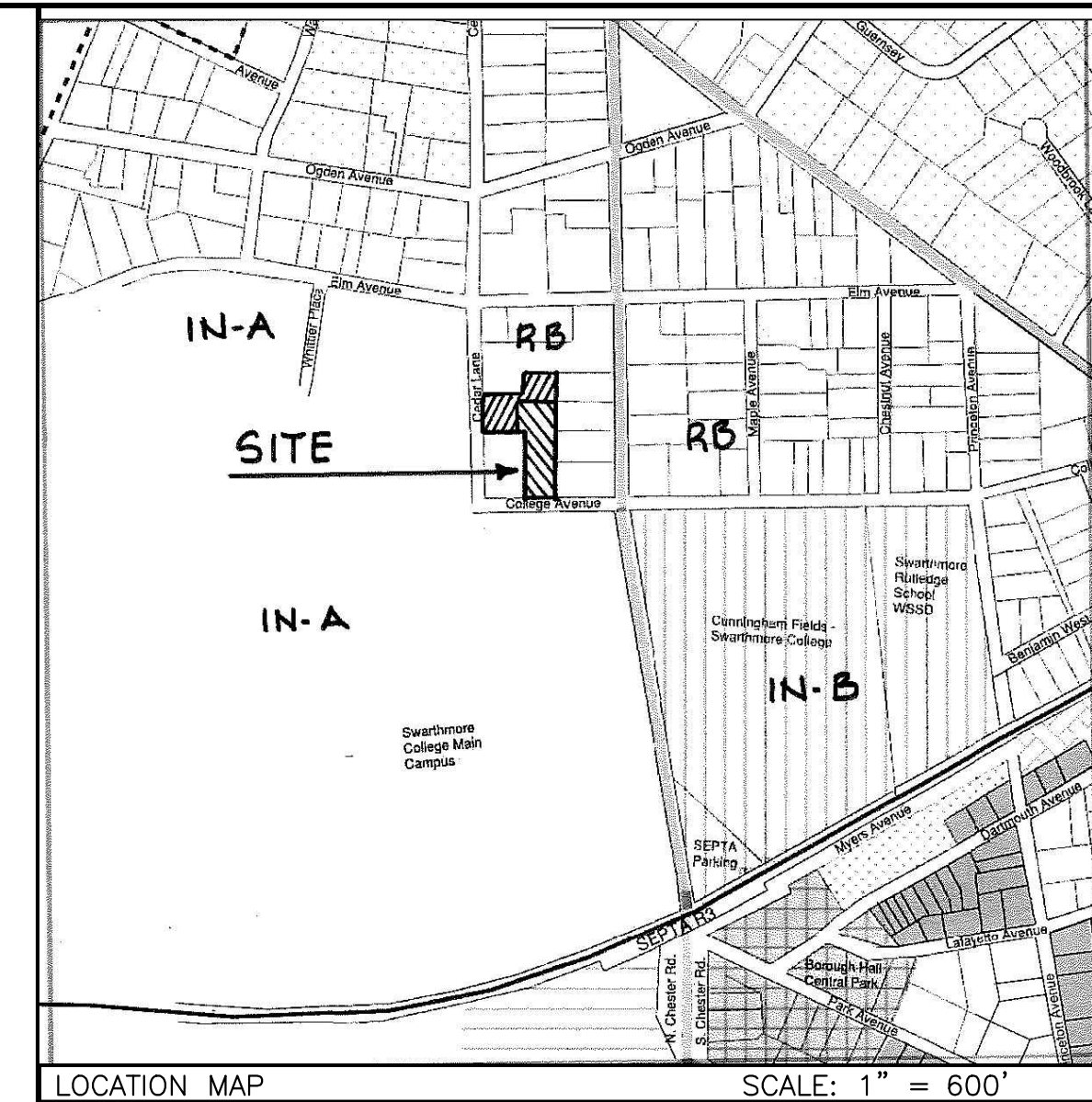
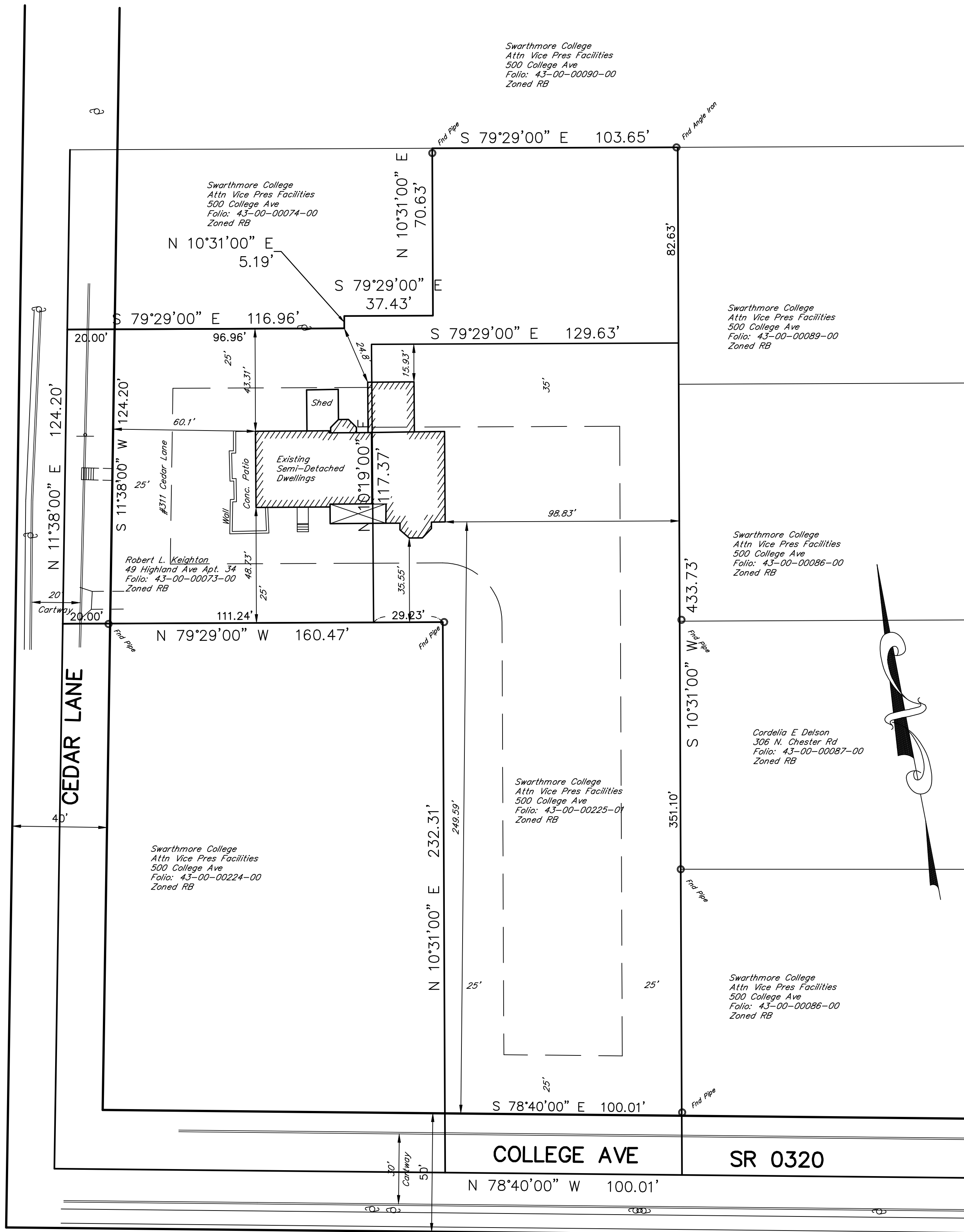


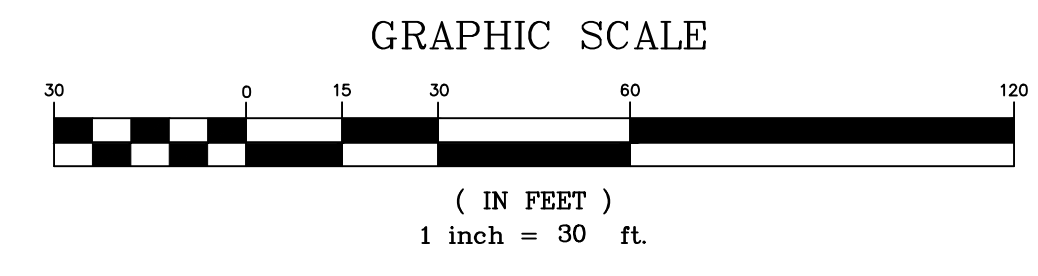
**EXISTING ZONING CHART**

Zoned RB	Current Requirements	Folio #43-00-00073-00	Folio #43-00-00225-01
Min. Lot Size	14,000 Sq.Ft. per dwelling	#311 Cedar Lane 22,572 Sq.Ft.	#409 College Avenue 35,993 Sq.Ft.
Min. Lot Width	80' for Detached dwelling 70' for Semi-detached dwelling	N/A 124.21'	N/A 100.01'
Min. Front Yard	25'	60.1'	24.9.6'
Min. Side Yard	15' for Detached dwelling 25' for Semi-detached dwelling	N/A 24.8'	N/A 98.83'
Min. Rear Yard	35'	0'	28.0'
Max. Lot Cov.	18% for Detached dwelling 15% for Semi-detached dwelling	N/A 2,660 Sq.Ft. 11.8%	N/A 1,620 Sq.Ft. 4.5%
Min. Pervious Coverage	60%	*19,911 Sq.Ft. - 88.2%	34,374 Sq.Ft 95.5%
Maximum Height	35'		

\*#311 Cedar Lane currently has no serviceable driveway, there is an existing short gravel driveway located along the southerly side of the site. The remaining portions of the driveway are overgrown with weeds and covered with overhanging trees/shrubby.



- GENERAL NOTES:**
- Tax Folio No. 43-00-00073-00, Tax Map No. 43-02-080, Deed of Record Bk 389 Pg 2010, Gross Area 25,056 sf, Net Area 22,572 sf.
  - Zoned RB, Current Requirements: Minimum Lot Size 14,000 Sq.Ft. per dwelling, Minimum Lot Width 80' for Detached dwelling, 70' for Semi-detached dwelling, Minimum Front Yard 25', Minimum Side Yard 15' for Detached dwelling, 25' for Semi-detached dwelling, Minimum Rear Yard 35', Maximum Lot Coverage 18% for Detached dwelling, 15% for Semi-detached dwelling, Minimum pervious Coverage 60%, Maximum Height 35'.
  - Lots serviced by public water & public sewage.
  - Owners/Applicant: Robert L. Keighton, 49 Highland Ave Apt 34, Randolph, MA 02368. Reference: 43-00-00073-00, Swarthmore College, 500 College Ave, Swarthmore Pa 19081.
  - There is no 100-Year Flood Plain on this site as shown on the Flood Insurance rate Map (FIRM), Delaware County, Pa, Panel 111 of 250, Map Number 42045C0111F - Map revised November 18, 2009.
  - Reference Plans: (A) Plan of property for Swarthmore College, prepared by G D Houtman & Son, Inc., dated July 30 1954. (B) Pla of Twin Houses Prepared by G D Houtman & Son, Inc., Dated August 2, 1954.
  - Property address: 43-00-00073-00, 311 Cedar Lane, 43-00-00225-01, 409 College Avenue.
  - Error of Closure exceeds first order work (1 in 25,000)



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Note: All locations of existing utilities shown on the plan have been developed from existing utility records and / or above ground examination of the site. Completeness or accuracy of locations and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities before start of work, as per PA Act 181 as per the latest amendment of PA Act 287 of 1974, Effective Mar. 28, 2007.

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These plans were prepared to obtain Subdivision/Land Development approval from the governing Municipality and to obtain certain permits from state and federal agencies. If a surveyor or engineer other than G. D. Houtman & Son, Inc. is contacted to perform construction stake-out services, said surveyor or engineer shall assume the responsibility for verifying dimensions, elevations, presence of underground utilities, utility interference, building size, etc. for coordinating information shown on lay-out plans, grading plans, utility plans, profiles, and details and for coordinating these plans with plans prepared by others such as utility companies, architectural building plans, landscape plans, lighting plans and etc.

DATE	REVISION	SCALE
10/12/2020	General Revisions	1" = 30'
		DATE September 4, 2020

**FINAL MINOR**

**EXISTING CONDITION PLAN  
PROPERTY OF  
SWARTHMORE  
COLLEGE  
SWARTHMORE BOROUGH  
DELAWARE COUNTY, PA**

<b>G.D. HOUTMAN &amp; SON, INC.</b> CIVIL ENGINEERS-LAND SURVEYORS LAND PLANNERS 139 EAST BALTIMORE PIKE (610)565-4363	Sheet 2 of 2 PROJECT 311 CEDAR WORK ORDER 38726 FILE 5683
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