



LANCASTER AVENUE

R=2453.82'
 $\Delta = 4^{\circ}21'16''$
 T=93.29'
 CH=186.44'
 CH BRG N51°34'18"E
 ARC=186.48'

R=1196.28'
 $\Delta = 24^{\circ}59'43''$
 T=265.16'
 CH=517.75'
 CH BRG S64°59'14"E
 ARC=521.68'

R=202.76'
 $\Delta = 24^{\circ}27'42''$
 T=43.95'
 CH=85.91'
 CH BRG S25°54'16"E
 ARC=86.57'

R=1298.04'
 $\Delta = 4^{\circ}12'23''$
 T=47.67'
 CH=95.27'
 CH BRG S11°34'12"E
 ARC=95.29'

R=1374.28'
 $\Delta = 49^{\circ}32'03''$
 T=236.05'
 CH=465.26'
 CH BRG N79°50'50"W
 ARC=467.52'

ZONING REQUIREMENTS PBO/PA
 MIN LOT AREA 1 ACRE
 MIN LOT WIDTH 100' @ BSBL
 LOT COVERAGE 65%
 FRONT YARD 40'
 SIDE YARD 20'
 REAR YARD 25'
 DIST BETWEEN BUILDINGS 20'
 IMPERVIOUS SETBACK 7.5'

ARLINGTON ROAD

S. FAIRFIELD ROAD

SHOPS
 F.F. 99.86

BOWLING ALLEY
 F.F. 89.52

OAKWOOD LANE

N50°36'19"E
 51.70'

N09°28'47"W
 21.68'

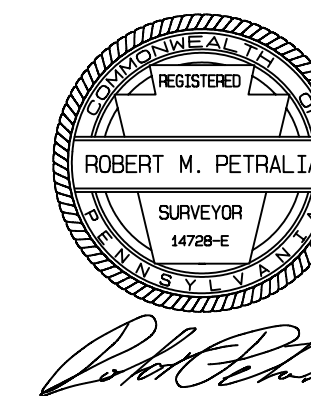
219.96'

M. ST. T.E. 085

TOTAL AREA = 2.61 ACRES ±
 NET AREA = 2.32 ACRES ±

LEGEND

- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & CATCH BASIN
- EXISTING WATER LINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE & VALVE
- WETLAND DELINEATION
- EXISTING CURB
- EXISTING CONTOURS



GRAPHIC SCALE
 1" = 30'

| NO | Revision | Date | Description | Checked |
|------|----------|------|-----------------------------|---------|
| NO 1 | 12-17-02 | | REV EXISTING PARKING SPACES | |

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TOPOGRAPHICAL BOUNDARY PLAN
 " 300 E. LANCASTER AVENUE "

Client: BRETT FURMAN
 Location: EASTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 Date: AUGUST 20, 2002

| | | | |
|--------------------------|-----------------------|-------------------|--------|
| Designed By: [Signature] | Drawn By: [Signature] | Checked By: JCM | Sheet |
| File Name: 02-113 | Scale: 1" = 30' | Plan No: D-1129-T | 1 OF 1 |