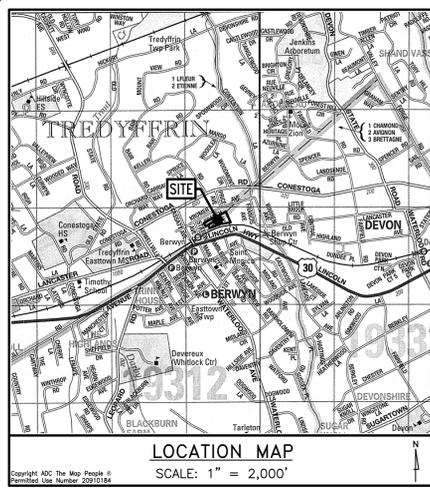




DLHowell
Civil Engineering &
Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



SOIL TYPE(S)
Urbm - URBAN LAND-GLENELG COMPLEX, 0 TO 8 PERCENT SLOPES
Urb - URBAN LAND, 0 TO 8 PERCENT SLOPES

PA ONE CALL

ACT 287 SERIAL NUMBER: 20150370668 & 20153640587
HOWELL KLINE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NOR DOES HOWELL KLINE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: EASTTOWN TOWNSHIP
ADDRESS: 566 BEAUMONT RD
DEVON, PA 19333
CONTACT: GARY BERNHARD
EMAIL: gberhard@easttown.org

COMPANY: TREDYFFRIN TOWNSHIP
ADDRESS: 1100 DUPOURAL RD
BERWYN, PA 19312
CONTACT: J DEAN WILKINS
EMAIL: dwilkins@tredyffrin.org

COMPANY: AMERICAS PROPANE LP
ADDRESS: 9 N BACON HILL RD
FRAZER, PA 19355
CONTACT: BOB DUNLAP
EMAIL: robert.dunlap@americasgas.com

UTILITIES NOTIFIED

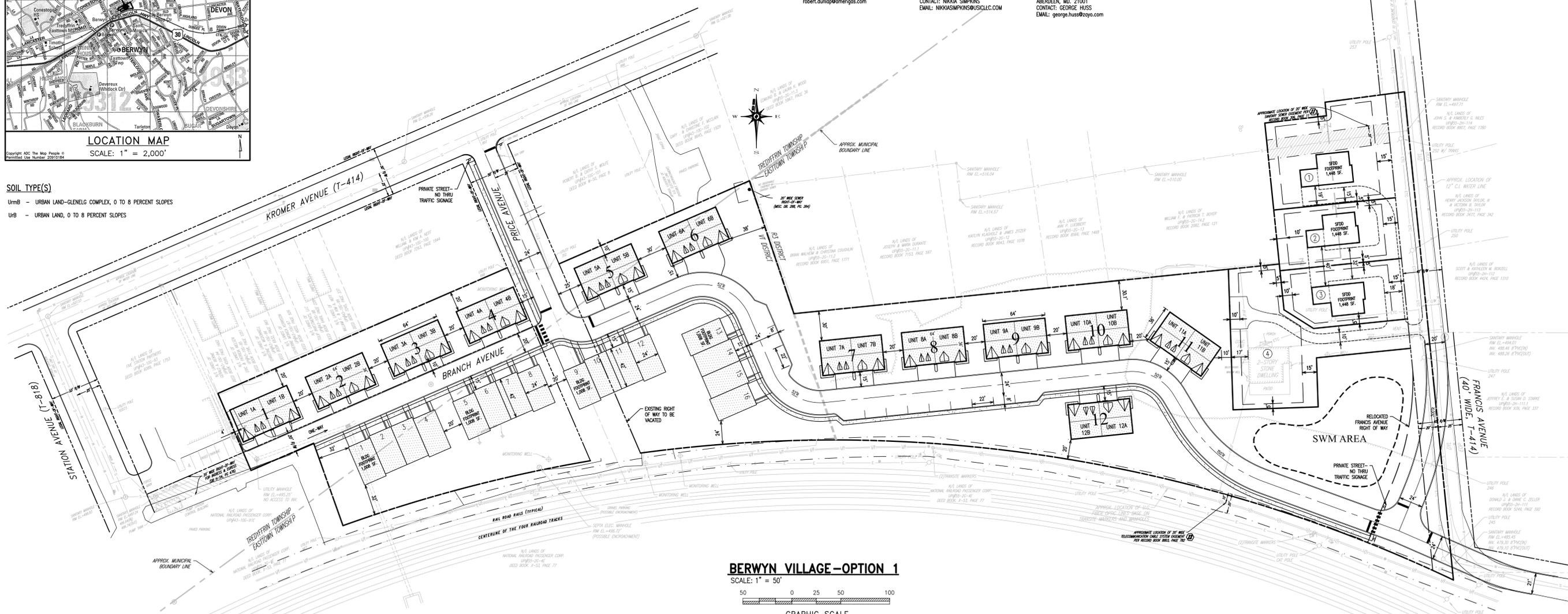
COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 782 W LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: STEVE PIZZI
EMAIL: spizzi@aquamerica.com

COMPANY: COMCAST CABLEVISION
ADDRESS: APSS CENTER
1701 JOHN F KENNEDY BOULEVARD
PHILADELPHIA, PA 19103
CONTACT: LEE MCGARRITY
EMAIL: lee_mcgarrity@cable.comcast.com

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1025 ELDORADO BLVD BLDG
BROOMFIELD, CO 80021
CONTACT: STEVE PIZZI
EMAIL: RELO@LEVEL3.COM

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 2400 N GLENVILLE
RICHARDSON, TX 75082
CONTACT: DEAN BOYERS
EMAIL: dean.boyers@verizon.com

COMPANY: ZAYO BANDWIDTH FORMERLY PPL
ADDRESS: 1060 HARDEES DR
UNIT H
ABERDEEN, MD 21001
CONTACT: GEORGE HUSS
EMAIL: george.huss@zayo.com



BERWYN VILLAGE - OPTION 1
SCALE: 1" = 50'
GRAPHIC SCALE
1 inch = 50 feet

ZONING DATA TABULATION
EASTTOWN TOWNSHIP ZONING ORDINANCE

R-3 RESIDENTIAL DISTRICT
(FIGURE 3-1) SINGLE FAMILY DETACHED DWELLING

(FIGURE 3-2) - AREA AND BULK REGULATIONS:

	REQUIRED	PROPOSED
MIN. LOT SIZE (NET LOT AREA)	14,000 SF.	N/A (*)
MIN. LOT WIDTH AT B.S.L.	75 FT.	N/A (*)
MAX. IMPERVIOUS SURFACE	33 %	N/A (*)
MIN. FRONT YARD	30 FT.	N/A (*)
MIN. SIDE YARD	10' MIN./30' AGG.	N/A (*)
-SINGLE FAMILY DETACHED	20' MIN. (EACH)	N/A (*)
MIN. REAR YARD	30 FT.	N/A (*)
MAX. BUILDING HEIGHT	35 FT.	N/A (*)

(*) - THE AREA WITHIN THE R3 DISTRICT DOES NOT COMPLY WITH THE APPLICABLE AREA & BULK REGULATIONS AND IS SHOWN IN ACCORDANCE WITH THE VT DISTRICT AREA & BULK REGULATIONS. RELIEF WOULD BE NEEDED.

ZONING DATA TABULATION
EASTTOWN TOWNSHIP ZONING ORDINANCE

ARTICLE V. VILLAGE OF BERWYN DISTRICTS

VT - VILLAGE TRANSITION DISTRICT

SECTION 455-22 - USES BY RIGHT IN THE VT DISTRICT

(3) DWELLING, SINGLE-FAMILY
(4) DWELLING, TOWNHOUSES
(5) DWELLING, TWO-FAMILY (TWIN)
(6) DWELLING, TWO-FAMILY (DUPLIX)

SECTION 455-24 - AREA AND BULK REGULATIONS:

	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	N/A
BUILD-TO LINE (B.T.L.)	15 FT.	15 FT.
MIN. LOT WIDTH AT B.T.L.	20 FT.	24 FT.
MIN. LOT WIDTH AT STREET LINE	20 FT.	24 FT.
MIN. SIDE YARD:		
-SINGLE FAMILY DWELLING	5 FT.	10 FT.
-TOWNHOUSE, TWIN, DUPLEX (NOTE 1)	0 FT./10 FT.	20 FT.
MIN. REAR YARD	10 FT.	14.8 FT.
MAX. BUILDING COVERAGE (PER N.L.A.)	65 %	34.6 %
MAX. IMPERVIOUS SURFACE (PER N.L.A.)	75 %	34.6 %
MAX. BUILDING HEIGHT	35 FT.	<35 FT.

(NOTE 1) - SIDE YARD SETBACK IS 0' IF BUILDING IS ON LOT LINE OTHERWISE 10' MIN. IS REQUIRED.

WAIVERS REQUIRED:

- SECTION 400-36.B.(1), TO ALLOW STREET TO HAVE HORIZONTAL CURVES LESS THAN 150 FT. RADIUS ALONG THE CENTERLINE.
- SECTION 400-36.C., TO ALLOW THE DESIGN OF A REVERSE CURVE WITH LESS THAN 100 FT. TANGENT BETWEEN CURVES.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE EXISTING LOTS AND PROPOSE A 44 UNIT RESIDENTIAL DEVELOPMENT CONSISTING OF A MIX OF TWIN, TOWNHOUSES, AND SINGLE FAMILY HOMES. THE EASTTOWN PORTION OF THE SITE IS CURRENTLY SPLIT ZONED WITH THE EASTERN HALF BEING IN THE VT ZONING DISTRICT AND THE WESTERN HALF IN THE R3 ZONING DISTRICT. THE APPLICANT WOULD BE PROPOSING TO DEVELOP THE ENTIRE EASTTOWN TRACT UNDER THE VT DISTRICT AREA AND BULK REGULATIONS.
- THE EXISTING 2-STORY DWELLING STRUCTURE IS TO REMAIN.
- TOTAL SITE AREA TO TITLE LINES = 5.698 ACRES(±). AREA EXCLUSIVE OF EXISTING RIGHT-OF-WAYS = 5.286 ACRES(±).
- SITE TO BE SERVED BY PUBLIC SEWER AND WATER SERVICES.
- THE ROADWAY IS PROPOSED TO BE PRIVATELY OWNED BY THE HOA AND NOT OFFERED FOR DEDICATION TO THE TOWNSHIP. IN ADDITION, THE APPLICANT IS PROPOSING THE REALIGNMENT OF FRANCIS AVENUE.
- TREDYFFRIN TWP: EXISTING HEAVY INDUSTRIAL USE IS LAWFUL, NONCONFORMING USE. PER CODE SECTION 208-89.0 SUCH NONCONFORMING USE MAY BE CHANGED TO A NONCONFORMING USE OF THE SAME OR A MORE RESTRICTED CLASSIFICATION, E.G. MULTI-FAMILY RESIDENTIAL.
- THE PROPOSED USE OF THE R-3 DISTRICT PORTION OF THE SUBJECT TRACT MAY REQUIRE ADDITIONAL ZONING RELIEF.

LEGEND

--- EX. PROPERTY LINE	--- EX. CONTOUR	--- EX. FENCE	--- EX. ELEC. LINE	--- EX. WATER LINE
--- PROP. PROPERTY LINE	--- PROP. CONTOUR	--- EX. MAIL BOX	--- EX. UTILITY POLE	--- PROP. WATER LATERAL
--- PROP. RIGHT-OF-WAY	--- NEW SPOT ELEV.	--- EX. SIGN	--- PROP. UTILITY POLE	--- PROP. FIRE WATER LINE
--- EX. MONUMENT	--- EX. SOILS TYPE	--- PROP. SIGN	--- EX. SANITARY SEWER LINE	--- PROP. WATER VALVE
--- EX. IRON PIPE	--- EX. CONC. CURB	--- EX. TRUCK PARKING SPACES	--- EX. GAS VALVE	--- F.H. PROP. HYDRANT
--- PROP. IRON PIPE	--- EX. CONC. CURB	--- EX. TRUCK TO BE REMOVED	--- EX. STORM SEWER LINE	--- EX. MANHOLE
--- EX. EASEMENT	--- PROP. CONC. CURB	--- EX. TELE. LINE	--- PROP. SAN. SEWER LATERAL	--- EX. PERC TEST
--- PROP. EASEMENT	--- PROP. CONC. CURB	--- PROP. TELE. LINE	--- PROP. STORM SEWER LATERAL	--- EX. TEST PIT
--- EX. WETLANDS	--- EX. LIGHT POLE	--- EX. ELEC. LINE	--- PROP. STORM SEWER LINE	
			--- EX. STORM INLET	
			--- EX. STORM INLET ID	
			--- PROP. SEEPAGE BED	

PARKING TABULATION

REQUIRED PARKING:
EASTTOWN
SECTION 455-74.1:
TOWNHOUSE/SPH/TWINS: 2.0 SP/UNIT = 2.0 X 36 = 72 SPACES

TREDYFFRIN:
SECTION 208-103.C(2):
SINGLE FAMILY ATTACHED: 2.5 SP/UNIT = 2.5 X 8 = 20 SPACES

TOTAL REQUIRED PARKING SPACES: 92 SPACES

TOTAL PROPOSED PARKING SPACES: 116 SPACES
(88 GARAGES SPACES)
(8 DRIVEWAY SPACES)
(12 OFF-STREET SPACES)

SKETCH (OPTION 1)
BERWYN VILLAGE
CLIENT: STONEHAVEN HOMES, INC.
PROJECT: BERWYN VILLAGE & PRICE AVENUE
LOCATION: EASTTOWN & TREDYFFRIN TWP., CHESTER CO., PA.

DATE: 08/17/2016
SCALE: 1"=50'
DRAWN BY: REV
CHECKED BY: DWG
PROJECT NO.: 2707
CADD FILE: 2707SP1Option 1 - 08-08-2016.dwg
PLOTTED: 08/17/2016
DRAWING NO.: SK1.1
SHEET 1 OF 1

OWNER/APPLICANT
STONEHAVEN HOMES
354 W. LANCASTER AVENUE, SUITE 201
WAYNE, PA 19087
ATTN: JOHN MCGRATH III