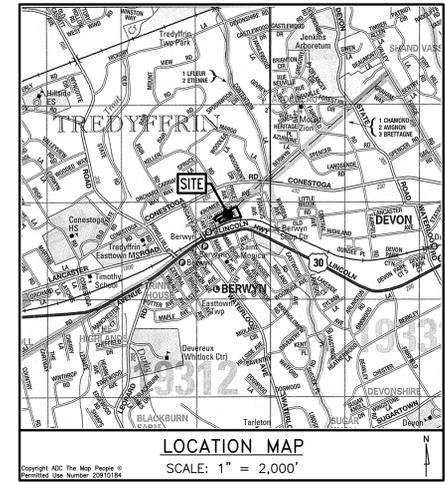




DLHowell
Civil Engineering &
Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



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: gbernhard@easttown.org

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

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

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA 19021
CONTACT: STEVE PIZZI
EMAIL: sbpizzi@aquamerica.com

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

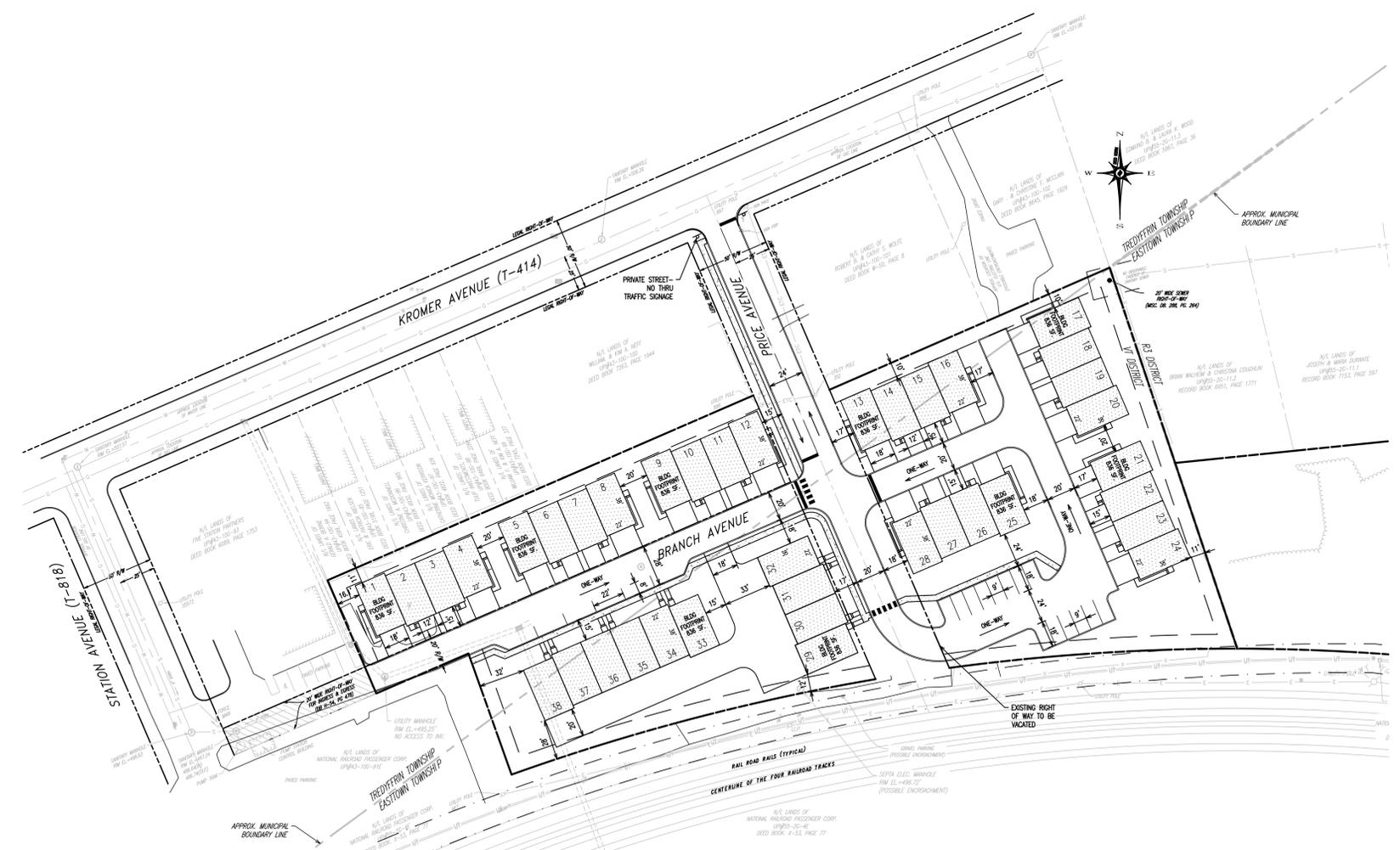
COMPANY: USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: LEVEL 3 COMMUNICATIONS LLC
ADDRESS: 1025 ELDORADO BLVD BLDG
BROOMFIELD, CO 80021
CONTACT: LEVEL 3 OPERATOR PERSONNEL
EMAIL: RELO@LEVEL3.COM

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

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

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 15 MONTGOMERY AVENUE, FLOOR 2
PITTSBURGH, PA 15212
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.delo@verizon.com



BERWYN VILLAGE - OPTION 2

SCALE: 1" = 50'



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

LEGEND

EX. PROPERTY LINE	EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE	PROP. WATER LINE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROP. WATER LATERAL
PROP. RIGHT-OF-WAY	EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE	PROP. FIRE WATER LINE
PROP. MONUMENT	NEW SPOT ELEV.	EX. SIGN	PROP. GAS LINE	PROP. WATER VALVE
EX. IRON PIPE	SOILS TYPE	EX. SIGN	PROP. GAS VALVE	PROP. HYDRANT
PROP. IRON PIPE	EX. SLOPE CURB	EX. SIGN	EX. STORM SEWER LINE	EX. MANHOLE
EX. EASEMENT	PROP. CONC. CURB	EX. SIGN	PROP. STORM SEWER LINE	EX. PERC TEST
PROP. EASEMENT	PROP. EDGE OF PAVING	EX. SIGN	EX. STORM INLET	EX. TEST PIT
EX. WETLANDS	EX. LIGHT POLE	EX. SIGN		

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE EXISTING LOTS AND PROPOSE A 38 UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT. THE EASTTOWN PORTION OF THE SITE IS CURRENTLY LOCATED WITHIN THE VT ZONING DISTRICT.
- TOTAL SITE AREA TO TITLE LINES = 2.402 ACRES(±). AREA EXCLUSIVE OF EXISTING RIGHT-OF-WAYS = 2.216 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.
- TREDYFFRIN TWP: EXISTING HEAVY INDUSTRIAL USE IS LAWFUL NONCONFORMING USE. PER CODE SECTION 208-99.C SUCH NONCONFORMING USE MAY BE CHANGED TO A NONCONFORMING USE OF THE SAME OR A MORE RESTRICTED CLASSIFICATION, E.G. MULTI-FAMILY RESIDENTIAL.

WAIVERS REQUIRED:

- SECTION 400-36.B(1), TO ALLOW STREET TO HAVE HORIZONTAL CURVES LESS THAN 150 FT. RADIUS ALONG THE CENTERLINE.

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 (DUPLX)

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.	22 FT.
MIN. LOT WIDTH AT STREET LINE	20 FT.	22 FT.
MIN. SIDE YARD:		
-SINGLE FAMILY DWELLING	5 FT.	N/A
-TOWNHOUSE, TWIN, DUPLEX (NOTE 1)	0 FT./10 FT.	0 FT./10 FT.
MIN. REAR YARD	10 FT.	10 FT.
MAX. BUILDING COVERAGE (PER N.L.A.)	65 %	25.8 %
MAX. IMPERVIOUS SURFACE (PER N.L.A.)	75 %	63.9 %
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.

PARKING TABULATION

REQUIRED PARKING:
EASTTOWN:
SECTION 455-74:
TOWNHOUSE/SPH/TWINS: 2.0 SP/UNIT = 2.0 X 26 = 52 SPACES

TREDYFFRIN:
SECTION 208-103.C(2):
SINGLE FAMILY ATTACHED: 2.5 SP/UNIT = 2.5 X 12 = 30 SPACES

TOTAL REQUIRED PARKING SPACES: 82 SPACES
(62 GARAGES SPACES)
(20 DRIVEWAY SPACES)
(20 OFF-STREET SPACES)

OWNER/APPLICANT

STONEHAVEN HOMES
354 W. LANCASTER AVENUE, SUITE 201
WAYNE, PA 19087
ATTN: JOHN MCGRATH II

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

SKETCH (OPTION 2)
BERWYN VILLAGE
CLIENT: STONEHAVEN HOMES, INC.
PROJECT: BERWYN VILLAGE
LOCATION: BRANCH AVENUE & PRICE AVENUE
EASTTOWN & TREDYFFRIN TWP., CHESTER CO., PA.

DATE: 08/17/2016
SCALE: 1"=50'
DRAWN BY: RBV
CHECKED BY: DWG
PROJECT NO.: 2707
CADD FILE: 2707_PlanOption 2_08-15-2016.dwg
PLOTTED: 08/17/2016
DRAWING NO.: SK2.1
SHEET 1 of 1