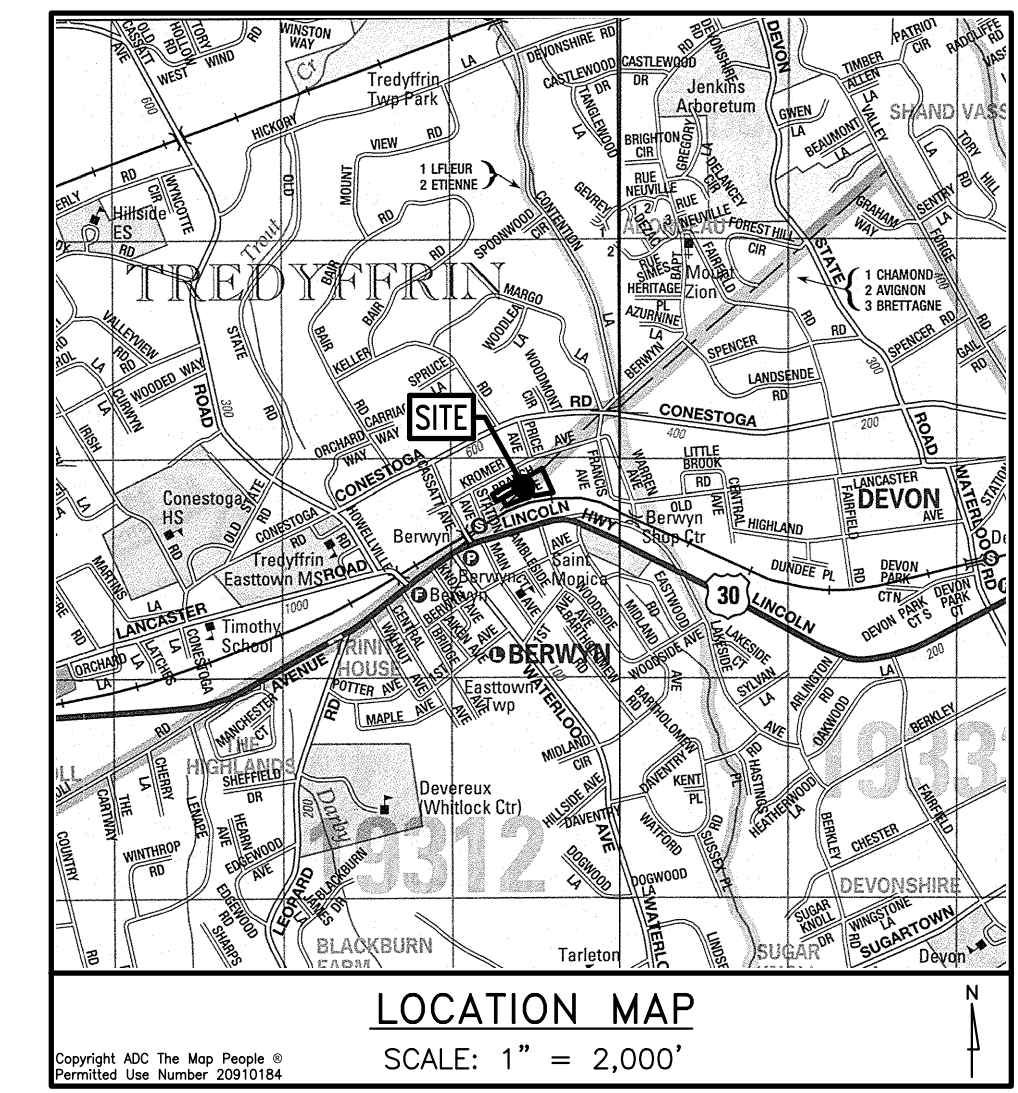


**DLHowell**  
Civil Engineering &  
Land Planning  
www.DLHowell.com

D.L. Howell & Assoc., Inc.

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



**WAIVER REQUEST: (EASTTOWN)**

1. A WAIVER IS HEREBY REQUESTED FROM SECTION 400-50.B OF THE EASTTOWN TOWNSHIP TO ALLOW A SMALL PORTION OF UNIT 6, 7, 8, 9, 15 AND 16 TO EXTEND INTO THE 75 FOOT TRAIN TRACK SETBACK.

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE EXISTING LOTS AND PROPOSE AN 18 UNIT SINGLE FAMILY 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 (±).
- TOTAL SITE AREA WITHIN EASTTOWN TOWNSHIP = 1.681 ACRES (±), 1.508 ACRES NET OF EXISTING RIGHT-OF-WAYS.
- 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. RESIDENTIAL.
- THOSE PORTIONS OF BRANCH AVENUE AND PRICE AVENUE NOT PREVIOUSLY OPENED FOR PUBLIC RIGHT-OF-WAY PURPOSES SHALL BE OPENED AND MAINTAINED AS PRIVATE ROADS.

**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)	N/A	N/A
MIN. REAR YARD	10 FT.	10 FT.
MAX. BUILDING COVERAGE (PER N.L.A.)	65 %	<65 %
MAX. IMPERVIOUS SURFACE (PER N.L.A.)	75 %	<75 %
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.I:	
TOWNHOUSE/SH/TWINS: 2.0 SP/UNIT = 2.0 X 13 = 26 SPACES	
TREDYFFRIN:	
TOWNHOUSE/SH/TWINS: 2.5 SP/UNIT = 2.5 X 5 = 13 SPACES	
TOTAL REQUIRED PARKING SPACES:	39 SPACES
TOTAL PROPOSED PARKING SPACES:	55 SPACES
(36 GARAGES SPACES)	
(19 DRIVEWAY SPACES)	
(0 OFF-STREET SPACES)	

**OWNER/APPLICANT**

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

**LEGEND**

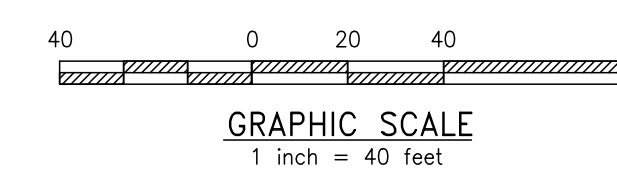
—	EX. PROPERTY LINE	— 242	EXISTING CONTOUR	—	PROP. LIGHT POLE	— E	PROP. ELEC. LINE	—	PROP. STORM INLET	— W	PROP. WATER LINE
---	PROP. PROPERTY LINE	[242]	PROPOSED CONTOUR	—	EX. FENCE	— O	EX. UTILITY POLE	—	PROP. STORM INLET ID	— WL	PROP. WATER LATERAL
---	EX. RIGHT-OF-WAY	X 123.00	EXISTING SPOT ELEV.	—	EX. MAIL BOX	—	PROP. UTILITY POLE	—	— FW	PROP. FIRE WATER LINE	
---	PROP. RIGHT-OF-WAY	X 123.00	NEW SPOT ELEV.	—	EX. SIGN	—	EX. GAS LINE	—	—	EX. WATER VALVE	
—	EX. MONUMENT	GEB2	SOILS TYPE	—	PROP. SIGN	—	EX. GUY ANCHOR	—	—	EX. WATER VALVE	
—	PROP. MONUMENT	—	SOILS LINE	—	EXIST. PARKING SPACES	—	PROP. GAS LINE	—	—	EX. HYDRANT	
—	EX. IRON PIPE	—	EX. CONC. CURB	—	PROP. PARKING SPACES	—	EX. GAS VALVE	—	—	EX. HYDRANT	
—	PROP. IRON PIPE	—	PROP. CONC. CURB	—	(TBR)	—	EX. STORM SEWER LINE	—	—	EX. MANHOLE	
—	EX. EASEMENT	—	PROP. CONC. CURB	—	TO BE REMOVED	—	EX. STORM SEWER LINE	—	—	PROP. MANHOLE	
—	PROP. EASEMENT	—	EX. EDGE OF PAVING	—	EX. TELE. LINE	—	EX. STORM SEWER LINE	—	—	EX. PERC TEST	
—	EX. WETLANDS	—	PROP. EDGE OF PAVING	—	EX. ELEC. LINE	—	EX. STORM SEWER LINE	—	—	EX. TEST PIT	
			EX. LIGHT POLE				EX. STORM INLET				

**SOIL TYPE(S)**

UrbB - URBAN LAND-GLENELG COMPLEX, 0 TO 8 PERCENT SLOPES  
Urb - URBAN LAND, 0 TO 8 PERCENT SLOPES

**BERWYN VILLAGE 18 UNIT SKETCH**

SCALE: 1" = 40'



**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: AMERIGAS PROPANE LP  
ADDRESS: 9 N BACTON HILL RD  
FRAZER, PA 19355  
CONTACT: BOB DUNLAP  
EMAIL: robert.dunlap@amerigas.com

COMPANY: AQUA PENNSYLVANIA INC  
ADDRESS: 762 W LANCASTER AVE  
BRYN MAWR, PA 19010  
CONTACT: STEVE PIZZI  
EMAIL: spizzi@aquapenn.com

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

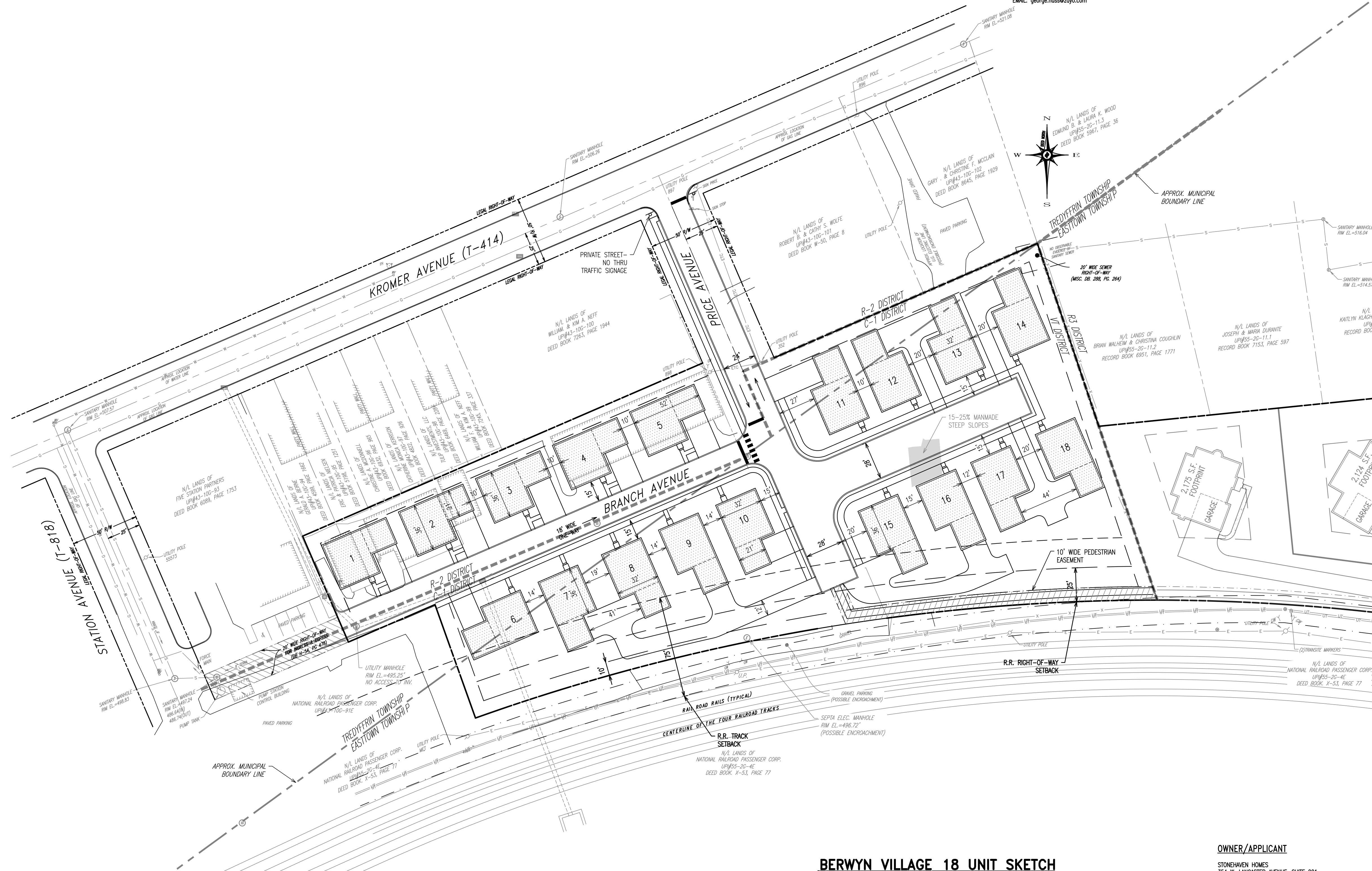
COMPANY: USIC  
ADDRESS: 450 S HENDERSON RD SUITE B  
KING OF PRUSSIA, PA 19406  
CONTACT: GEORGE HUSS  
EMAIL: george.huss@zojo.com

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

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

COMPANY: ZAYO BANDWIDTH FORMERLY PPL  
TELECOM LLC  
ADDRESS: 1060 HARDEES DR  
UNIT 11  
ABERDEEN, MD 21001  
CONTACT: GEORGE HUSS  
EMAIL: george.huss@zojo.com

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



SKETCH (18 SINGLES)  
BERWYN VILLAGE

CLIENT: STONEHAVEN HOMES, INC.  
PROJECT: BERWYN VILLAGE & PRICE AVENUE  
LOCATION: BRANCH AVENUE & TREDYFFRIN TWP., CHESTER CO., PA.

DATE:	11/28/16
SCALE:	1"=40'
DRAWN BY:	RBV
CHECKED BY:	DWG
PROJECT NO.:	2707
CAD FILE:	2707/SK/Option 10A 11-14-16.dwg
PLOTTED:	11/28/16
DRAWING NO.:	SK1.1
SHEET	1 OF 1