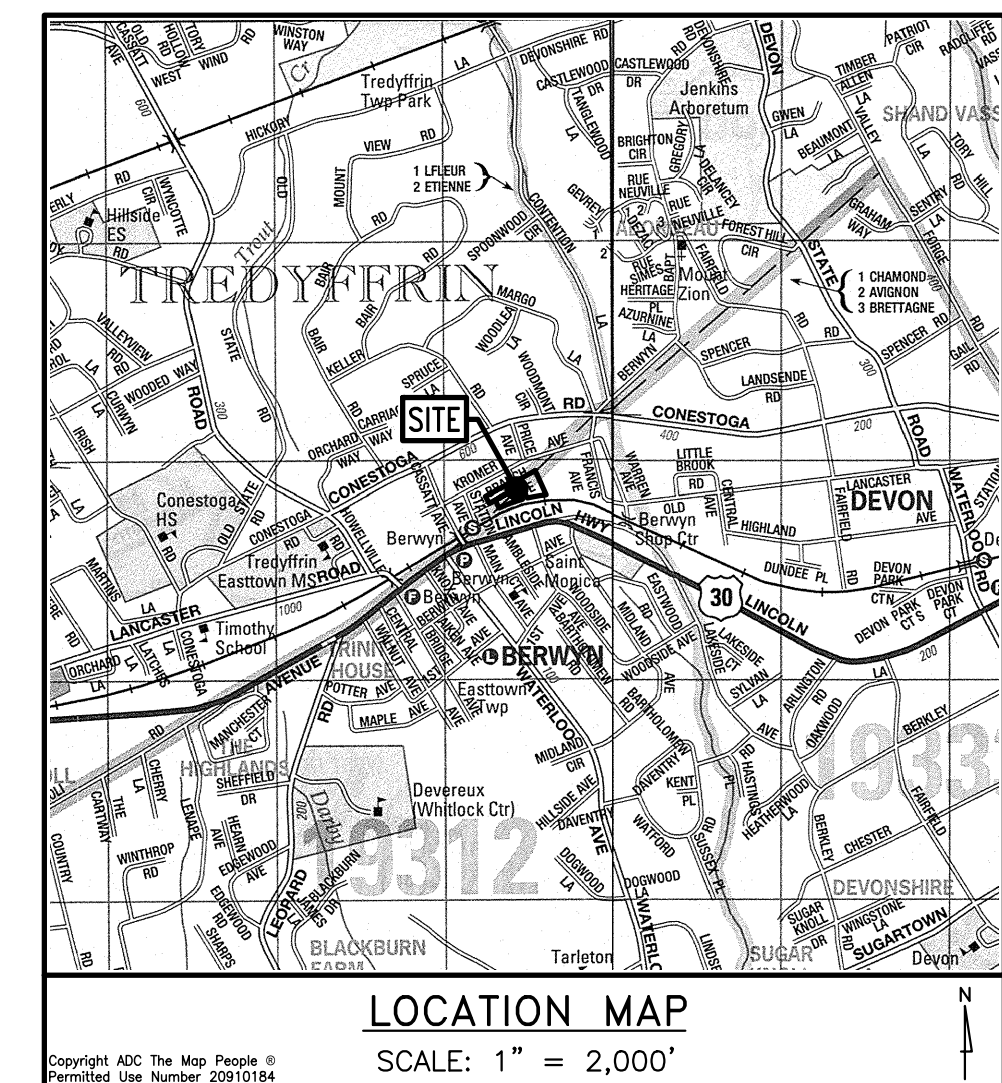


DLHowell
Civil Engineering & Land Planning
www.DLHowell.com

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



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO PROPOSE A 7 LOT RESIDENTIAL DEVELOPMENT AND NEW OUL-DE-SAC ROAD UTILIZING REGULATIONS UNDER THE R-3 ZONING DISTRICT. THE EXISTING DWELLING STRUCTURE IS TO REMAIN. ALL OTHER EXISTING STRUCTURES ARE TO BE DEMOLISHED.
 - TOTAL SITE AREA TO TITLE LINES = 3.506 ACRES(±). AREA EXCLUSIVE OF EXISTING RIGHT-OF-WAYS = 3.280 ACRES(±).
 - SITE TO BE SERVED BY PUBLIC SEWER AND WATER SERVICE.
 - THE STREET RIGHT OF WAY IS PLANNED TO REMAIN PRIVATE.

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.	>14,000 SF.
MIN. LOT WIDTH AT B.S.L.	75 FT.	>75 SF.
MIN. FRONT YARD	>30 FT.	>30 FT.
MIN. SIDE YARD	10 FT. MIN.	>10 FT.
	30 FT. AGG.	>30 FT.
MIN. REAR YARD	30 FT.	>30 FT.
MAX. IMPERVIOUS COVERAGE	30 %	<30 %
MAX. BUILDING HEIGHT	35 FT.	<35 FT.

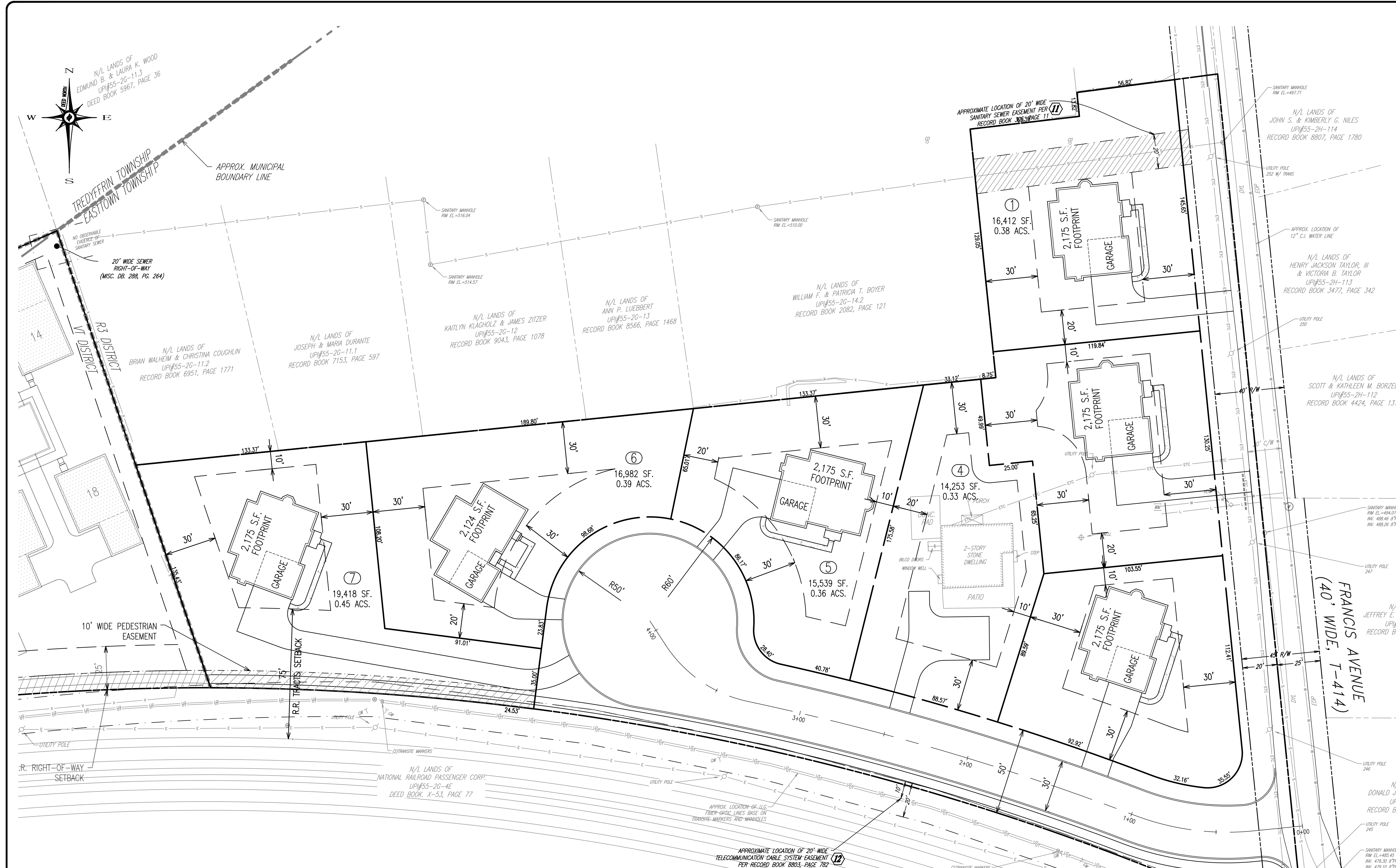
SOIL TYPE(S)
UrbB - URBAN LAND-GLENELG COMPLEX, 0 TO 8 PERCENT SLOPES
Urb - URBAN LAND, 0 TO 8 PERCENT SLOPES

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

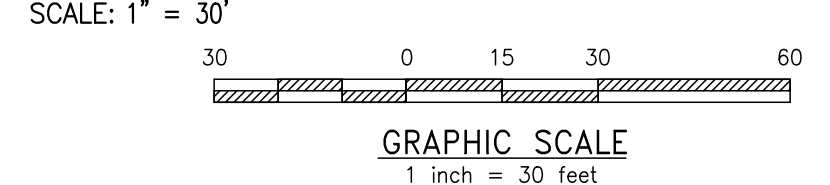
NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

SKETCH (7 SINGLE FAMILY HOMES)
BERWYN VILLAGE
CLIENT: STONEHAVEN HOMES, INC.
PROJECT: BERWYN VILLAGE
LOCATION: FRANCIS AVENUE
EASTTOWN TOWNSHIP, CHESTER COUNTY, PA.

DATE: 09/09/2016
SCALE: 1" = 30'
DRAWN BY: RBV
CHECKED BY: DWG
PROJECT NO.: 2707
CADD FILE: 2707.dwg
PLOT DATE: 09/09/2016
DRAWING NO.: SK3.1
SHEET 1 OF 1



BERWYN VILLAGE-7 SINGLE FAMILY HOMES



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
FROZER, 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@aquacommerce.com

COMPANY: COMCAST CABLEVISION
ADDRESS: 4955 CENTER
PHILADELPHIA, PA 19103
CONTACT: LEE MCGARRITY
EMAIL: lee_mcgarrity@comcast.com

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

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

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

COMPANY: ZAYO BANDWIDTH FORMERLY PPL
TELOM LLC
ADDRESS: 1060 HARDEES DR
UNIT H
ABERDEEN, 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

LEGEND

— EX. PROPERTY LINE	--- 242 --- EXISTING CONTOUR	□ EX. UTILITY POLE	— E — PROP. ELEC. LINE	— W — PROP. WATER LINE
--- 123.00 --- PROP. PROPERTY LINE	--- 123.00 --- PROPOSED CONTOUR	□ EX. MAIL BOX	— U — EX. UTILITY POLE	— WL — PROP. WATER LATERAL
--- 123.00 --- EX. RIGHT-OF-WAY	--- 123.00 --- EXISTING SPOT ELEV.	□ EX. SIGN	— U — PROP. UTILITY POLE	— FW — PROP. FIRE WATER LINE
--- 123.00 --- PROP. RIGHT-OF-WAY	--- 123.00 --- NEW SPOT ELEV.	□ EX. GUY ANCHOR	— U — EX. GAS LINE	— W — EX. WATER VALVE
□ EX. MONUMENT	--- 123.00 --- SOILS TYPE	□ EX. PARKING SPACES	— G — PROP. GAS LINE	— W — EX. HYDRANT
■ EX. PROP. MONUMENT	--- 123.00 --- EX. CONC. CURB	□ EX. TO BE REMOVED	— G — EX. GAS VALVE	— F — PROP. HYDRANT
● EX. IRON PIPE	--- 123.00 --- PROP. CONC. CURB	□ EX. TELE. LINE	— G — PROP. GAS VALVE	○ EX. MANHOLE
— EX. EASEMENT	--- 123.00 --- EX. EDGE OF PAVING	— T — PROP. TELE. LINE	— S — PROP. SAN. SEWER LINE	○ EX. SAN. SEWER LATERAL
— EX. PROP. EASEMENT	--- 123.00 --- EX. LIGHT POLE	— E — EX. ELEC. LINE	— L — PROP. SAN. SEWER LATERAL	○ PROP. SANITARY MH. ID
— EX. WETLANDS			— S — EX. SANITARY SEWER LINE	— S — EX. SANITARY MH. ID
			— S — PROP. SAN. SEWER LINE	— W — EX. WATER LINE
			— S — EX. STORM SEWER LINE	
			— S — PROP. STORM SEWER LINE	
			— S — EX. STORM INLET	
			— S — PROP. STORM INLET	
			— S — EX. WATER VALVE	
			— S — PROP. WATER VALVE	
			— S — EX. PERC TEST	
			— S — EX. TEST PIT	