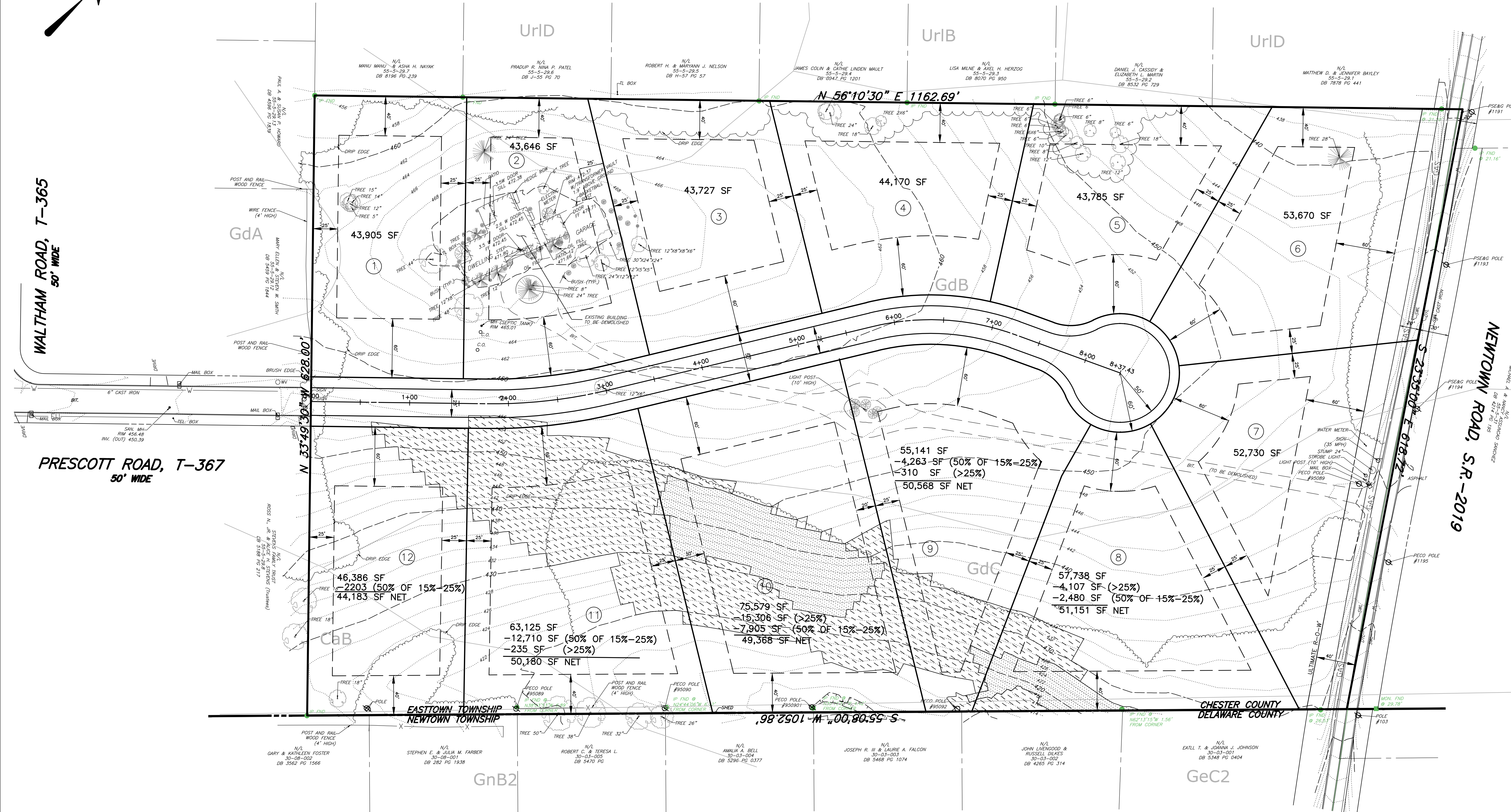
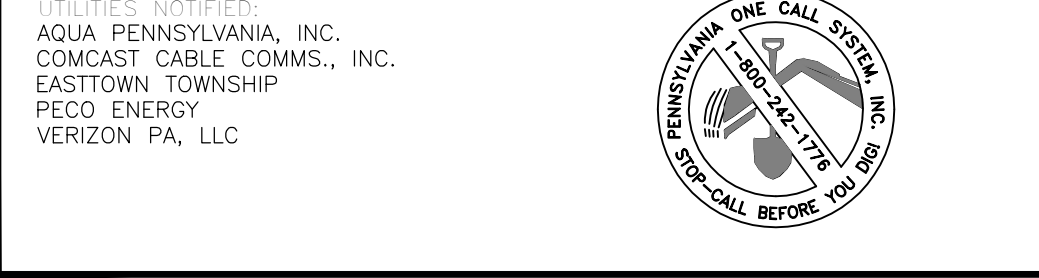


LOCATION MAP
SCALE: 1"=2000'



NOTE:
THE OWNER/APPLICANT IS REQUESTING THAT THE SUPERVISORS CONSIDER A FEE IN LIEU OF RESERVATION OF OPEN SPACE AND RECREATIONAL FACILITIES AS OUTLINED IN CHAPTER 400 SECTION 58 PUBLIC FACILITIES OF THE SUBDIVISION AND LAND DEVELOPMENT STANDARDS.

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE
ACT 187 SERIAL NUMBER: 20131301504
E. B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOCIATES, INC. 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.



UPI #55-5-30

SOIL LEGEND
CaB - Calton loam, 3 to 8 percent slopes.
GdA - Gladstone gravelly loam, 0 to 3 percent slopes.
GdB - Gladstone gravelly loam, 3 to 8 percent slopes.
GdC - Gladstone gravelly loam, 8 to 15 percent slopes.
Ur1D - Urban land-Gladstone complex, 0 to 8 percent slopes.
Ur1B - Urban land-Gladstone complex, 8 to 25 percent slopes.
GcC2 - Glenlyon clayey silt loam, 8 to 15 percent slopes, mod. eroded.
Gnb2 - Glenville silt loam, 3 to 8 percent slopes, mod. eroded.

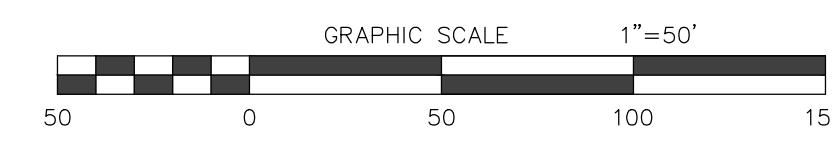
SLOPES LEGEND
MODERATELY STEEP SLOPES 15%-25%
VERY STEEP SLOPES > 25%
NO MORE THAN 50% SHALL BE REGRADED, CLEARED, BUILT ON OR DISTURBED. (MAX IMPERVIOUS COVER IS 15%)
NO MORE THAN 15% SHALL BE REGRADED, CLEARED, BUILT ON OR DISTURBED. (MAX IMPERVIOUS COVER IS 5%)

- NOTES:**
- OWNER: PATRICIA H. IMBESI, 2016 CHILDRENS TRUST, 1016 NEWTOWN STREET ROAD, NEWTOWN SQUARE, PA 19073, 55-5-30, DB 8207 PG 211
 - TAX PARCEL NUMBER: 15,714 ACRES
 - SOURCE OF TITLE: DB 8207 PG 211
 - TOTAL TRACT AREA: 15,714 ACRES
 - BOUNDARY AND TOPOGRAPHY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED BY E. B. WALSH AND ASSOCIATES, INC. JUNE, 2013.
 - SOILS INFORMATION SHOWN PER THE SOILS SURVEY MAPS FOR CHESTER AND DELAWARE COUNTIES.
 - PUBLIC SANITARY SEWER AND PUBLIC WATER ARE PROPOSED TO SERVICE THESE LOTS.
 - TOTAL # OF NEW LOTS = 12 D.U.

R1 - RESIDENCE ZONE

LOT AREA = 1.0 ACRES NET (MIN)
MIN LOT WIDTH AT BSL = 120'
FRONT YARD = 60' MIN.
SIDE YARD = 20' MIN. (50' AGGR.)
REAR YARD = 40' MIN.
IMP. SURFACE = 18.5% (MAX)*
*BASED ON NET LOT AREA

OWNER / APPLICANT
PATRICIA H. IMBESI
2016 CHILDRENS TRUST
1016 NEWTOWN STREET ROAD
NEWTOWN SQUARE, PA 19073
C/O ANTHONY IMBESI
311 N. SUMNEYTOWN PIKE
SUITE 1A
215-699-1100
EMAIL: aimbesi@patriarchlp.com



SKETCH PLAN

- REV. 1-18-17 FINAL SKETCH PLAN
- REV. 10-27-16 ADJUST LOTS 8-9-10-11 (LOT 10 BUILDING AREA)
- REV. 5-23-16 ADJUST FOR SUBMISSION

PLAN OF PROPERTY FOR PATRICIA H. IMBESI 2016 CHILDRENS TRUST

EASTTOWN TOWNSHIP CHESTER COUNTY, PA
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
128 Denslin Forge Road
Exton, Pennsylvania 19341
Phone: (610) 903-0060
Fax: (610) 903-0080
PROJECT #3674
DATE: 1/26/2016
SCALE: 1" = 50'
DRAWN: MF
CHECKED: EBW
SHEET: 1 OF 1