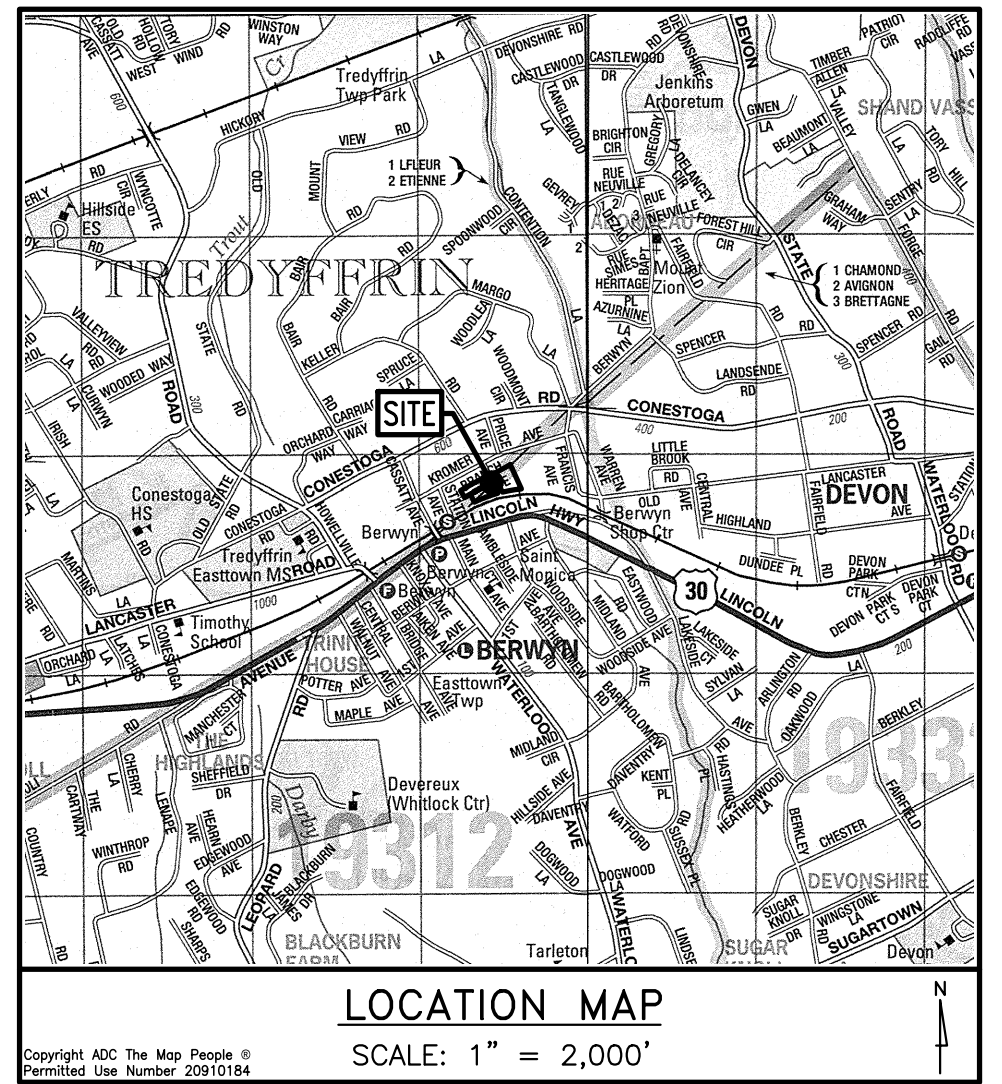


DLHowell
Civil Engineering & Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
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WAIVER REQUEST: (EASTTOWN)
1. A WAIVER IS HEREBY REQUESTED FOR 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.
2. A WAIVER IS HEREBY REQUESTED FOR SECTION 400-34.A OF THE EASTTOWN TOWNSHIP TO ALLOW THE CARTWAY WIDTH FOR MINOR STREETS TO BE 26' WIDE.

WAIVER REQUEST: TREDYFFRIN
1. A WAIVER IS HEREBY REQUESTED FOR SECTION 181-46F(4) OF THE TREDYFFRIN TOWNSHIP TO ALLOW THE CARTWAY WIDTH FOR MINOR STREETS TO BE 26' WIDE.

GENERAL NOTES:
1. 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.
2. TOTAL SITE AREA TO TITLE LINES = 2.402 ACRES.(±). AREA EXCLUSIVE OF EXISTING RIGHT-OF-WAYS = 2.216 ACRES.(±).
3. TOTAL SITE AREA WITHIN EASTTOWN TOWNSHIP = 1.681 ACRES (±), 1.508 ACRES NET OF EXISTING RIGHT-OF-WAYS.
4. SITE TO BE SERVED BY PUBLIC SEWER AND WATER SERVICES.
5. THE ROADWAY IS PROPOSED TO BE PRIVATELY OWNED BY THE HOA AND NOT OFFERED FOR DEDICATION TO THE TOWNSHIP.
6. TREDYFFRIN TWP: EXISTING HEAVY INDUSTRIAL USE IS LAWFUL NONCONFORMING USE. PER CODE SECTION 208-20.2 SUCH NONCONFORMING USE MAY BE CHANGED TO A NONCONFORMING USE OF THE SAME OR A MORE RESTRICTED CLASSIFICATION, E.G. RESIDENTIAL.
7. 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
SECTION 455-22 - USES BY RIGHT IN THE VT DISTRICT
(3) DWELLING, SINGLE-FAMILY
SECTION 455-24 - AREA AND BULK REGULATIONS:

| | REQUIRED | EXISTING | PROPOSED |
|--------------------------------------|----------|-------------|----------|
| MIN. LOT SIZE | N/A | N/A | N/A |
| BUILD-TO LINE (B.T.L.) | 15 FT. | N/A | 15 FT. |
| MIN. LOT WIDTH AT B.T.L. | 20 FT. | N/A | N/A |
| MIN. LOT WIDTH AT STREET LINE | 20 FT. | N/A | N/A |
| MIN. SIDE YARD: | | | |
| -SINGLE FAMILY DWELLING | 5 FT. | 0 FT. (*) | 11 FT. |
| MIN. REAR YARD | 10 FT. | 2.7 FT. (*) | 15 FT. |
| MAX. BUILDING COVERAGE (PER N.L.A.) | 65 % | 12.2 % | 23.8 % |
| MAX. IMPERVIOUS SURFACE (PER N.L.A.) | 75 % | 57.9 % | 55.9 % |
| MAX. BUILDING HEIGHT | 35 FT. | <35 FT. | <35 FT. |

(*) DENOTES EXISTING NON-CONFORMITY

ZONING DATA TABULATION
TREDYFFRIN TOWNSHIP ZONING ORDINANCE
ARTICLE VIII: R-2 RESIDENCE DISTRICTS
SECTION 208-25 - USE REGULATIONS

| | REQUIRED | EXISTING | PROPOSED |
|---------------------------------|--------------------|-------------|-------------|
| MIN. LOT AREA | 18,000 S.F. | 26,167 S.F. | 26,167 S.F. |
| MIN. LOT WIDTH AT BUILDING LINE | 85 FT. | N/A | N/A |
| MIN. FRONT YARD | 35 FT. | 0.9 FT. (*) | 15 FT. (**) |
| MIN. SIDE YARD | 15 FT./40 FT. AGG. | 10 FT. | 13.2 (*) |
| MIN. REAR YARD | 25 FT. | 15 FT. | 12 FT. |
| MIN. REAR YARD | 20 % | 31.2 % (*) | 30.0 % |
| MAX. BUILDING COVERAGE | 40 % | 81.9% (*) | 64.9 % |
| MAX. BUILDING HEIGHT | 35 FT. | <35 FT. | <35 FT. |

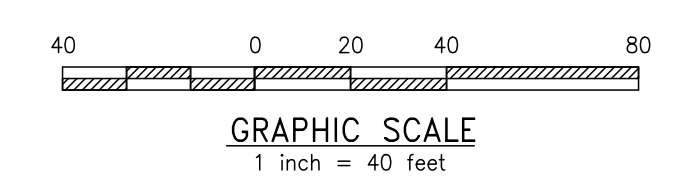
(*) DENOTES EXISTING NON-CONFORMITY
(**) MEASURED FROM FACE OF CURB

ZONING DATA TABULATION
TREDYFFRIN TOWNSHIP ZONING ORDINANCE
ARTICLE VIII: C-1 RESIDENCE DISTRICTS
SECTION 208-61 - USE REGULATIONS

| | REQUIRED | EXISTING | PROPOSED |
|--------------------------------|-------------|-------------|-------------|
| MIN. LOT AREA | 10,000 S.F. | 14,170 S.F. | 14,170 S.F. |
| MIN. LOT WIDTH | 50 FT. | N/A | N/A |
| MIN. STREET YARD | 10 FT. | N/A | 15' |
| MIN. YARD ABUTTING RESIDENTIAL | 20 FT. | 16.9' (*) | 15 FT. |
| MAX. BUILDING COVERAGE | 50 % | 0 % | 22.1 % |
| MAX. IMPERVIOUS COVERAGE | 75 % | 34% | 58.9 % |
| MAX. BUILDING HEIGHT | 42 FT. | <42 FT. | <35 FT. |

(*) DENOTES EXISTING NON-CONFORMITY
(**) MEASURED FROM FACE OF CURB

BERWYN VILLAGE 18 UNIT SKETCH
SCALE: 1" = 40'



PARKING TABULATION

REQUIRED PARKING:
EASTTOWN:
SECTION 455-74.J:
SINGLE FAMILY HOMES: 2.0 SP/UNIT = 2.0 X 13 = 26 SPACES

TREDYFFRIN:
SINGLE FAMILY HOMES: 2.0 SP/UNIT = 2.0 X 5 = 10 SPACES

TOTAL REQUIRED PARKING SPACES: 36 SPACES

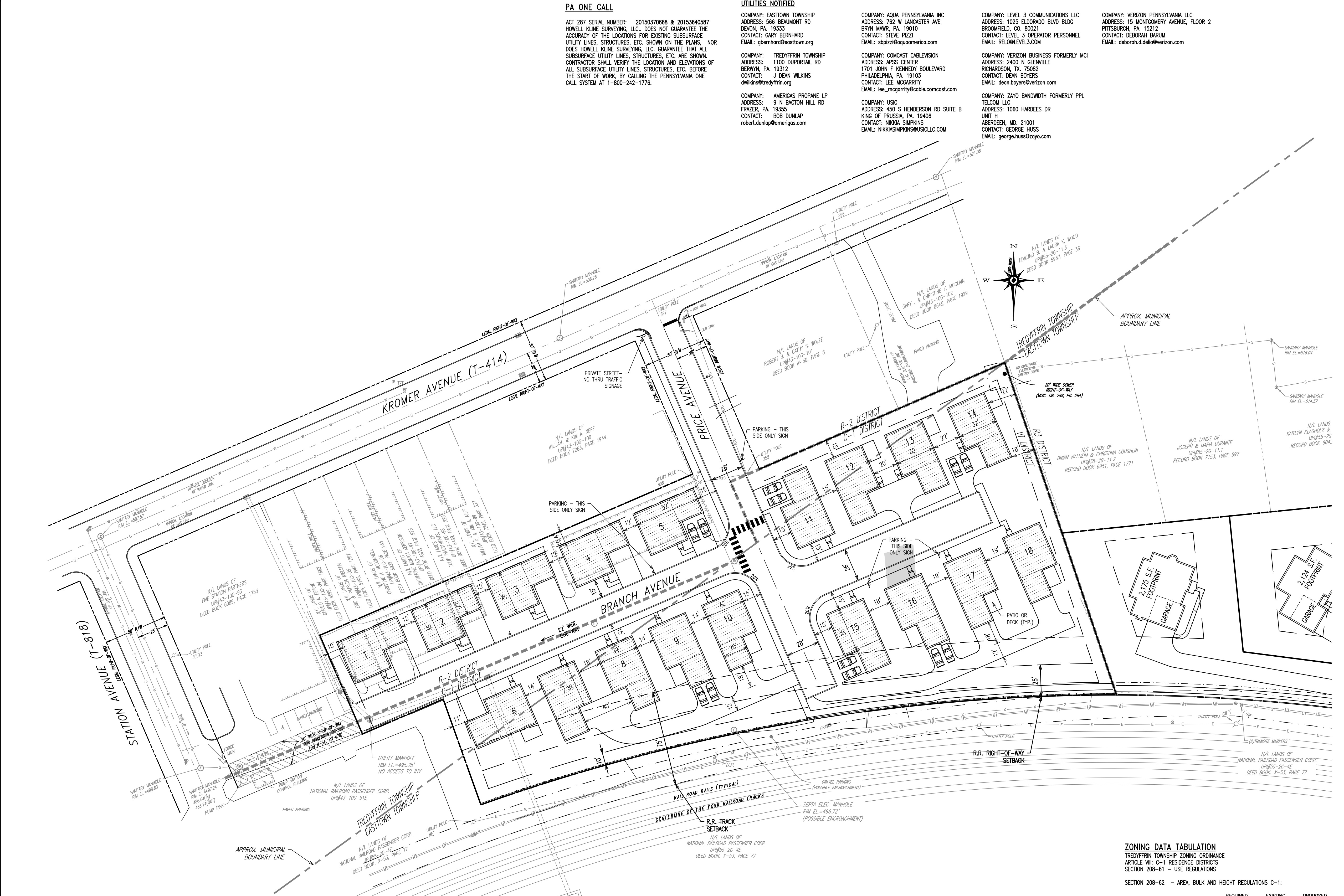
TOTAL PROPOSED PARKING SPACES: 84 SPACES
(36 GARAGE SPACES)
(APPROX. 20 SPACES ALONG ONE SIDE OF STREETS)

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

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

LEGEND

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------|------------------|------------------|----------------|----------------|----------------|-------------------|------------------|----------------|----------------|---------------|---------------|----------------------|-----------------|----------------|-----------|--------------|----------|----------------|---------------|---------------|----------------------|-----------------|----------------|-------------------|---------------------|-----------------|-----------------|-------------|-------------|-------------|---------------|--------------|
| EX. PROPERTY LINE | EX. CONC. CURB | EX. CONC. CURB | EX. EASEMENT | EX. EASEMENT | EX. WETLANDS | EX. PROPERTY LINE | PROPOSED CONTOUR | NEW SPOT ELEV. | EX. MONUMENT | EX. IRON PIPE | EX. IRON PIPE | EX. EASEMENT | EX. EASEMENT | EX. WETLANDS | EX. FENCE | EX. MAIL BOX | EX. SIGN | EX. GUY ANCHOR | EX. GAS VALVE | EX. GAS VALVE | EX. STORM SEWER LINE | EX. STORM INLET | EX. WATER LINE | EX. WATER LATERAL | EX. FIRE WATER LINE | EX. WATER VALVE | EX. WATER VALVE | EX. HYDRANT | EX. MANHOLE | EX. MANHOLE | EX. PERC TEST | EX. TEST PIT |
| PROP. PROPERTY LINE | PROP. CONC. CURB | PROP. CONC. CURB | PROP. EASEMENT | PROP. EASEMENT | EX. LIGHT POLE | PROP. LIGHT POLE | PROP. LIGHT POLE | EX. SIGN | EX. GUY ANCHOR | EX. GAS VALVE | EX. GAS VALVE | EX. STORM SEWER LINE | EX. STORM INLET | EX. WATER LINE | EX. FENCE | EX. MAIL BOX | EX. SIGN | EX. GUY ANCHOR | EX. GAS VALVE | EX. GAS VALVE | EX. STORM SEWER LINE | EX. STORM INLET | EX. WATER LINE | EX. WATER LATERAL | EX. FIRE WATER LINE | EX. WATER VALVE | EX. WATER VALVE | EX. HYDRANT | EX. MANHOLE | EX. MANHOLE | EX. PERC TEST | EX. TEST PIT |



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 1-800-442-1776.

UTILITIES NOTIFIED

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

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

COMPANY: AMERICAS PROPANE LP
ADDRESS: 9 N BRANTON HILL RD
FRAZER, PA 19355
CONTACT: BOB DUNLAP
EMAIL: robert.dunlap@americasgas.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: NIKKIASIMP@COMCAST.COM

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ADDRESS: 1025 ELDERADO BLVD BLDG
BROOMFIELD, CO 80021
CONTACT: LEVEL 3 OPERATOR PERSONNEL
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
TELECOM LLC
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UNIT H
ABERDEEN, MD 21601
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.dello@verizon.com

| REV | DATE | DESCRIPTION |
|-----|----------|--|
| 1 | 02/02/17 | REVISED PER TOWNSHIP PC MEETINGS AND REVIEWS |
| 2 | 03/16/17 | REVISED TO INCLUDE MINOR CHANGES PER TOWNSHIP COMMENTS |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

SKETCH (18 SINGLES)
BERWYN VILLAGE
CLIENT: STONEHAVEN HOMES, INC.
PROJECT: BERWYN VILLAGE & PRICE AVENUE
LOCATION: EASTTOWN & TREDYFFRIN TWP., CHESTER CO., PA.

DATE: 11/28/16
SCALE: 1"=40'
DRAWN BY: RBV
CHECKED BY: DWG
PROJECT NO.: 2707
CADD FILE: 2707/SK/Option 10A 11-14-16.dwg
PLOTTER: 03/16/17
DRAWING NO.: SK1.1
SHEET 1 OF 1