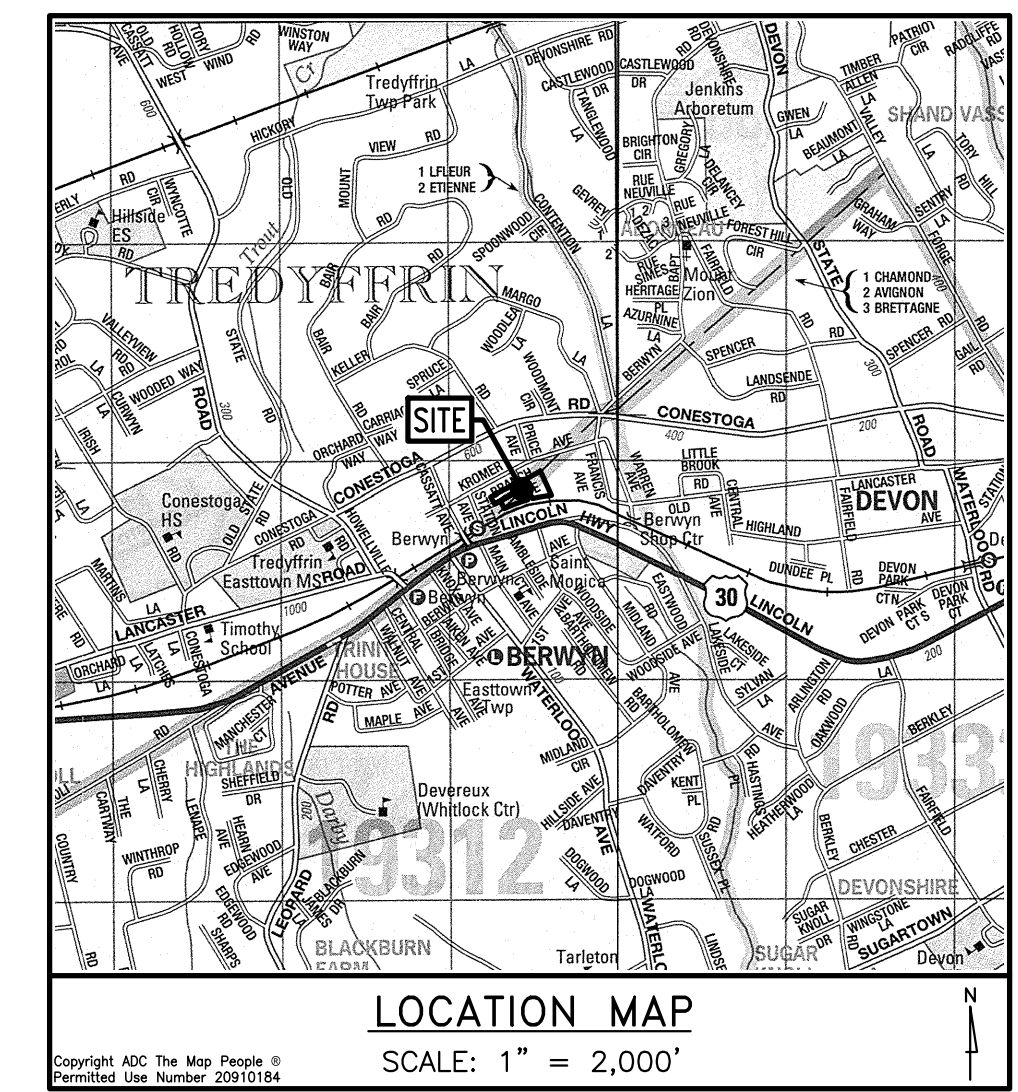


DLHowell

Civil Engineering & Land Planning
www.DLHowell.com

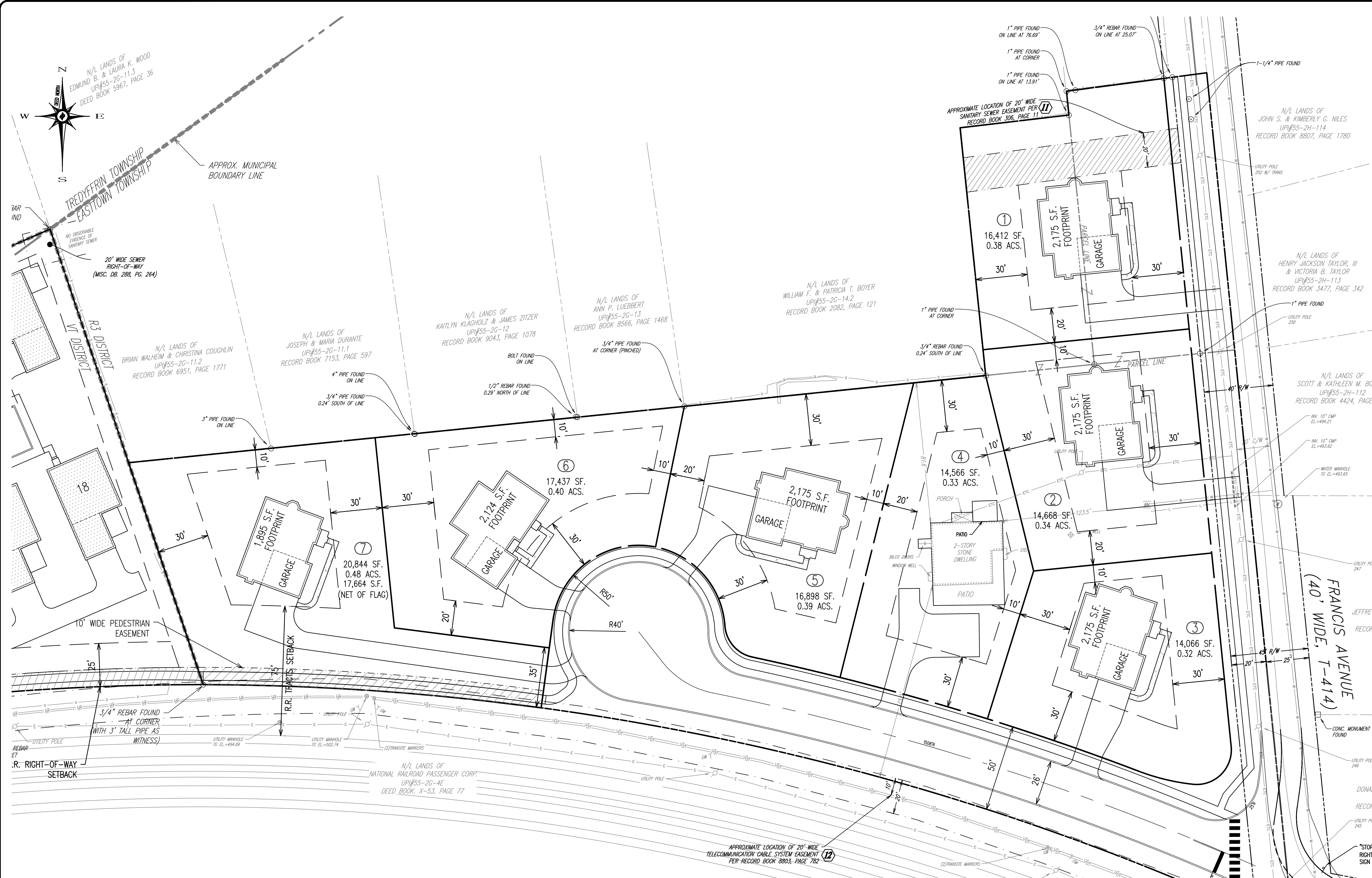
D.L. Howell & Assoc., Inc.

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

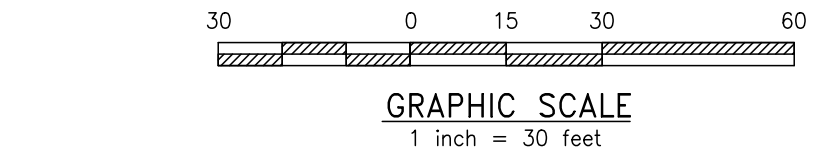


GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PROPOSE A 7 LOT RESIDENTIAL DEVELOPMENT AND NEW CUL-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.
2. TOTAL SITE AREA TO TITLE LINES = 3.506 ACRES(±). AREA EXCLUSIVE OF EXISTING RIGHT-OF-WAYS = 3.280 ACRES(±).
3. SITE TO BE SERVED BY PUBLIC SEWER AND WATER SERVICE.
4. THE STREET RIGHT OF WAY IS PLANNED TO REMAIN PRIVATE.



ARMSTRONG SUBDIVISION - 7 SINGLE FAMILY HOMES



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	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
MIN. LOT SIZE (NET LOT AREA)	14,000 SF.	16,412 SF.	14,668 SF.	14,066 SF.	14,566 SF.	16,898 SF.	17,437 SF.	20,844 SF.
MIN. LOT WIDTH AT B.S.L.	75 FT.	144 SF.	130 SF.	90 SF.	90 SF.	142 SF.	143 SF.	143 SF.
MIN. FRONT YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MIN. SIDE YARD	10 FT. MIN.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.
MIN. REAR YARD	30 FT. AGG.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MAX. IMPERVIOUS COVERAGE	33 %	22.4 %	25.1 %	23.7 %	27.9 %	20.4 %	17.8 %	29.7 %
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.

SOIL TYPE(S)

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

LEGEND

—	EX. PROPERTY LINE	—	EX. CONTOUR	—	EX. ELEC. LINE
---	PROP. PROPERTY LINE	—	PROPOSED CONTOUR	—	PROP. ELEC. POLE
---	EX. RIGHT-OF-WAY	—	EXISTING SPOT ELEV.	—	EX. MAIL BOX
---	PROP. RIGHT-OF-WAY	—	NEW SPOT ELEV.	—	EX. SIGN
□	EX. MONUMENT	—	SOILS TYPE	—	PROP. SIGN
■	PROP. MONUMENT	—	SOILS LINE	—	EXIST. PARKING SPACES
○	EX. IRON PIPE	—	EX. CONC. CURB	—	PROP. PARKING SPACES
●	PROP. IRON PIPE	—	EX. CONC. CURB	—	(TBR) TO BE REMOVED
—	EX. EASEMENT	—	EX. EDGE OF PAVING	—	EX. TELE. LINE
---	PROP. EASEMENT	—	PROP. EDGE OF PAVING	—	PROP. TELE. LINE
—	EX. WETLANDS	—	EX. LIGHT POLE	—	EX. ELEC. LINE
—	EX. UTILITY POLE	—	—	—	—
—	PROP. UTILITY POLE	—	—	—	—
—	EX. WATER VALVE	—	—	—	—
—	PROP. WATER VALVE	—	—	—	—
—	EX. HYDRANT	—	—	—	—
—	PROP. HYDRANT	—	—	—	—
—	EX. MANHOLE	—	—	—	—
—	PROP. MANHOLE	—	—	—	—
—	EX. PERC TEST	—	—	—	—
—	PROP. PERC TEST	—	—	—	—
—	EX. TEST PIT	—	—	—	—
—	PROP. TEST PIT	—	—	—	—

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

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 DUPONT 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
DEVON, PA. 19010
CONTACT: STEVE PIZZI
EMAIL: spizzi@aquapenn.com

COMPANY: COMCAST CABLEVISION
ADDRESS: 800 CENTER
1701 JOHN F KENNEDY BOULEVARD
PHILADELPHIA, PA. 19103
CONTACT: LEE MCGRATH
EMAIL: lee.mcgrath@comcast.com

COMPANY: USFC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: niksia@usfc.com

COMPANY: LEVEL 3 COMMUNICATIONS LLC
ADDRESS: 1025 ELDORADO BLVD BLDG
BROOMFIELD, CO. 80021
CONTACT: STEVE PIZZI
EMAIL: spizzi@level3.com

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

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

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

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

DATE: 02/06/17
SCALE: 1" = 30'
DRAWN BY: REV
CHECKED BY: DWG
PROJECT NO: 2707
CADD FILE: 2707-01.dwg
PLOTTED: 03/23/17
DRAWING NO: SK1.1
SHEET 1 OF 1