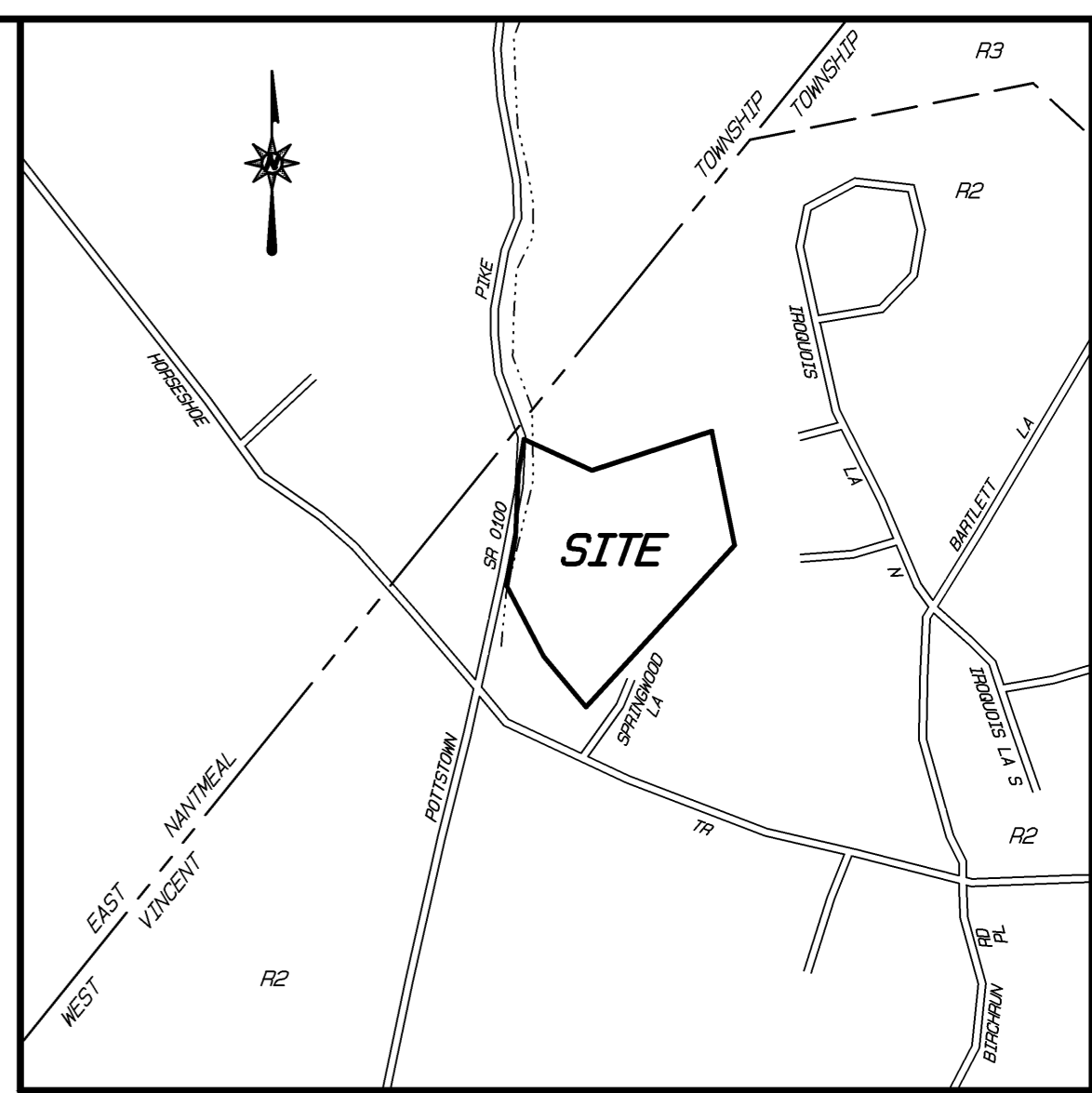


INTENDED USE
 5 LOT SINGLE FAMILY DETACHED SUBDIVISION WITH ON-LOT SEWER & WATER, DEVELOPED UNDER THE TIER 3 REQUIREMENTS OF THE WEST VINCENT TOWNSHIP ZONING ORDINANCE.

ZONING
 R-2 - RESIDENTIAL DISTRICT (TIER 3)

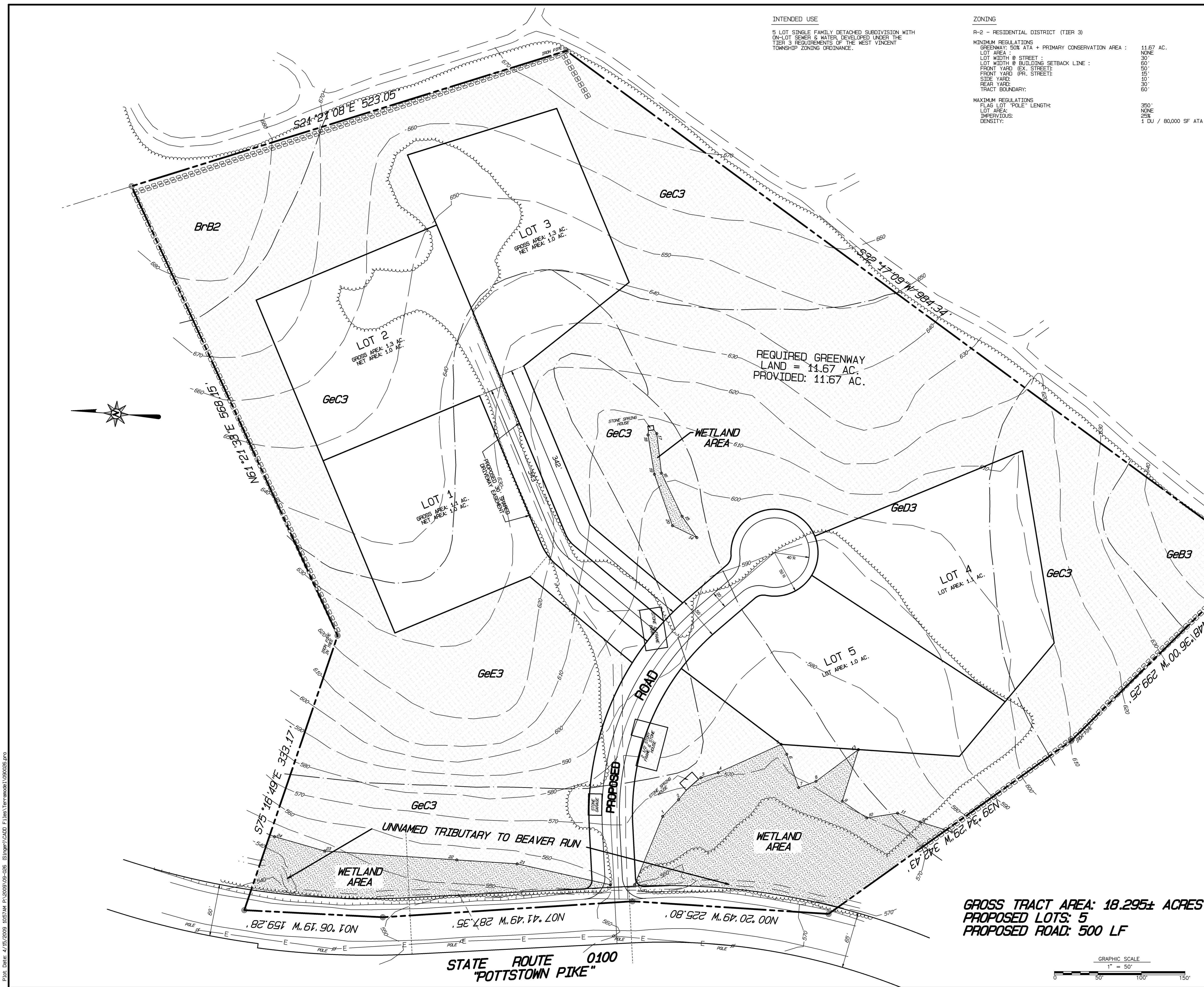
MINIMUM REGULATIONS
 GREENWAY: 50% ATA + PRIMARY CONSERVATION AREA : 11.67 AC.
 LOT AREA : NONE
 LOT WIDTH @ STREET : 30'
 LOT WIDTH @ BUILDING SETBACK LINE : 50'
 FRONT YARD (EX. STREET): 15'
 FRONT YARD (PR. STREET): 10'
 SIDE YARD: 10'
 REAR YARD: 30'
 TRACT BOUNDARY: 60'

MAXIMUM REGULATIONS
 FLAG LOT "POLE" LENGTH: 350'
 LOT AREA: NONE
 IMPERVIOUS: 25%
 DENSITY: 1 DU / 80,000 SF ATA



NOTES

- THIS PLAN DOES NOT REPRESENT A FIELD SURVEY BY MCCARTHY ENGINEERING ASSOCIATES, P.C. BOUNDARY & TOPOGRAPHIC INFORMATION IS TAKEN FROM A PLAN BY ASTON SURVEYORS/ENGINEERS, INC. TITLED "SUBDIVISION ELIZABETH D. HANEUBRY" DATED 6/13/94, LAST REVISED 3/3/95, AND OTHER PUBLISHED, PUBLIC INFORMATION. ALL INFORMATION IS APPROXIMATE.
- THIS PLAN IS INTENDED AS A CONCEPTUAL LAYOUT OF PROPOSED LOTS, STREETS AND BUILDINGS. THE FINAL ENGINEERED PLAN MAY DIFFER IN THE NUMBER OF LOTS AND/OR UNITS, AND STREET AND DRIVEWAY CONFIGURATION.



REQUIRED GREENWAY
 LAND = 11.67 AC.
 PROVIDED: 11.67 AC.

ADJUSTED TRACT AREA (ATA) CALCULATION:

GROSS TRACT AREA:	18.295	18.295
EXISTING ROAD R/W:	0.298 x 100%	-0.298
WETLANDS:	1.236 x 75%	-0.927
SLOPES >25%:	3.030 x 75%	-2.273
		ATA = 14.797 ACRES

Revision	Date	Description	Revised By

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 Landscape Architects • Environmental Consultants
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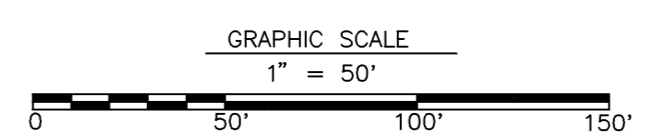
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SKETCH PLAN 1
" 1550 POTTSTOWN PIKE "

Client: PAUL SINGER
 Location: WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 Date: APRIL 8, 2009

Designed By: CMB Drawn By: AMK [Proj. Manager]: JP SHANER [Principal]: JCM
 Scale: 1" = 50' Plot No: 030026-SK-P00 Sheet: 1 OF 1

GROSS TRACT AREA: 18.295± ACRES
PROPOSED LOTS: 5
PROPOSED ROAD: 500 LF



Plot Date: 4/15/2009 10:57AM P:\030026-SK-P00\1550 POTTSTOWN PIKE.dwg File Path: \\pottstown\155026.dwg