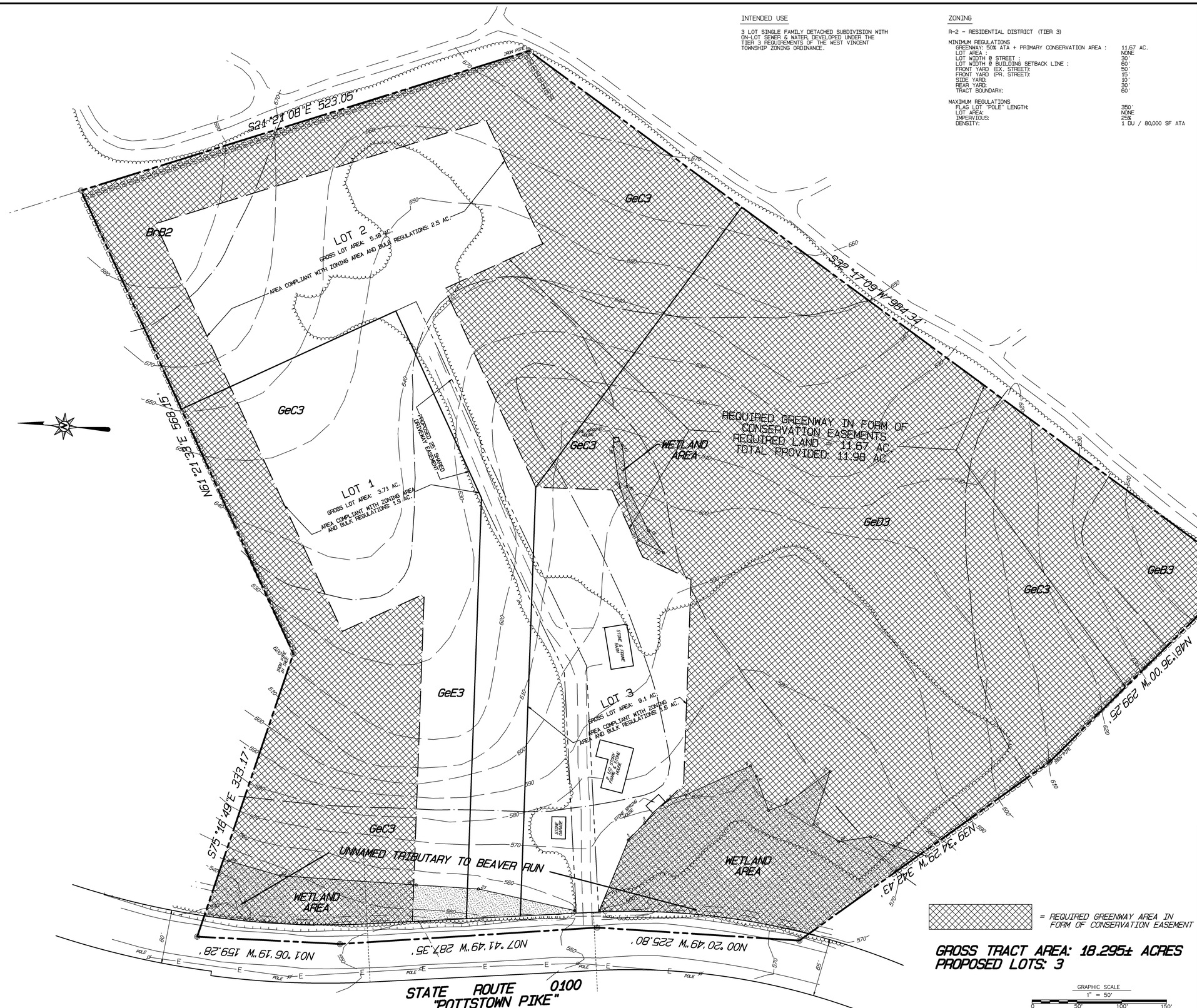
INTENDED USE

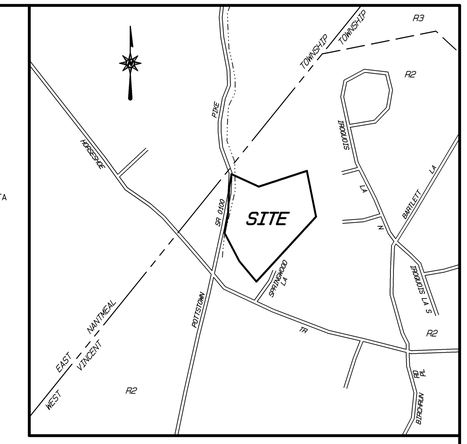
3 LOT SINGLE FAMILY DETACHED SUBDIVISION WITH ON-LOT SEWER & WATER, DEVELOPED UNDER THE TIER 3 REQUIREMENTS OF THE WEST VINCENT TOWNSHIP ZONING ORDINANCE.

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 :	60'
FRONT YARD (EX. STREET):	50'
FRONT YARD (PR. STREET):	15'
SIDE YARD:	10'
REAR YARD:	30'
TRACT BOUNDARY:	50'
MAXIMUM REGULATIONS	
FLAG LOT "POLE" LENGTH:	350'
LOT AREA:	NONE
IMPERVIOUS:	25%
DENSITY:	1 DU / 80,000 SF ATA





VICINITY MAP

1" = 800'

0 800' 1600'

NOTES

1. 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. HANEBURY" DATED 6/13/94, LAST REVISED 3/3/95, AND OTHER PUBLISHED, PUBLIC INFORMATION. ALL INFORMATION IS APPROXIMATE.

2. 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.

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

= REQUIRED GREENWAY AREA IN FORM OF CONSERVATION EASEMENT

GROSS TRACT AREA: 18.295± ACRES
PROPOSED LOTS: 3

GRAPHIC SCALE
1" = 50'
0 50' 100' 150'

Revision	Date	Description	Revised By

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SKETCH PLAN 3

" 1550 POTTSTOWN PIKE "

Client: PAUL SINGER
Location: WEST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
Date: JULY 15, 2009

Designed By: CMB	Drawn By: AMK	Proj. Manager : JP SHANER	Principal :
Scale: 1" = 50'		Plan No.: 090026 - SK-P02	Sheet: 1 OF 1

Plot Date: 7/15/2009 2:53PM P:\2009\090026 (Singer)\CADD Files\Tanyawade1\090026.pmp