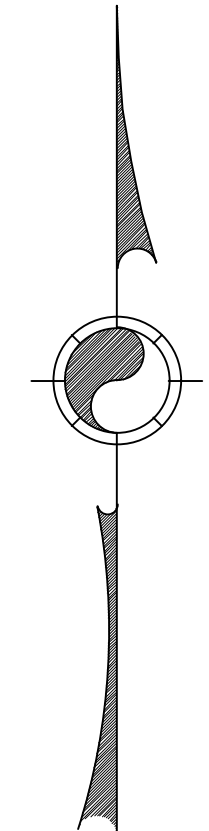


LOCATION MAP
SCALE: 1" = 2,000'



ZONING DISTRICT AA RESIDENTIAL

LOT SIZE	80,000 SF MIN
FRONTAGE	150' MIN
FRONT YARD	75' MIN
SIDE YARD	30' MIN EACH
REAR YARD	75' MIN
BUILDING HEIGHT	35' MAX
ACCESSORY BUILDING HEIGHT	20' MAX
IMPERVIOUS COVERAGE	13.5% MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF EASTTOWN TOWNSHIP, LATEST EDITION.

ZONING DISTRICT R1 RESIDENTIAL

LOT SIZE	43,560 SF MIN
FRONTAGE @ BSL	120' MIN
FRONT YARD	60' MIN
SIDE YARD	50' AGGR. 20' MIN
REAR YARD	40' MIN
BUILDING HEIGHT	35' MAX
ACCESSORY BUILDING HEIGHT	20' MAX
IMPERVIOUS COVERAGE	18.5% MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF EASTTOWN TOWNSHIP, LATEST EDITION.

TAX PARCEL NUMBER:
550202280000

BLOCK AND UNIT NUMBER:
BLOCK 02, UNIT 02280000

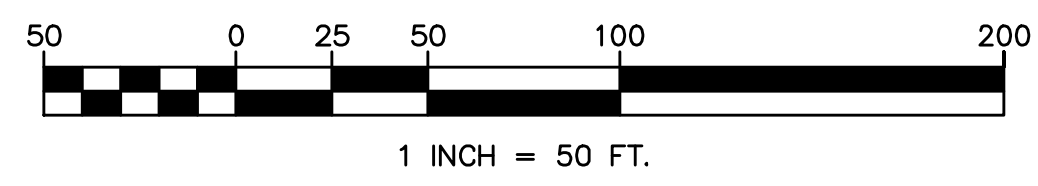
SOURCE OF DEED:
BOOK: B60 PAGE 585

PARCEL AREA: 465,162±-SF (10.679 AC) TO TITLE LINE
449,009±-SF (10.308 AC) NET LOT AREA

	SLOPES 15%-25%
	SLOPES >25%

LINETYPE LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIPARIAN BUFFER
	EXISTING 2' CONTOUR
	EXISTING STREAM/POND
	PROPOSED PROPERTY LINES



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SKETCH PLAN		FILE NO.:	18-106
MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010			
R-1 RESIDENTIAL ZONING			
354 SUGARTOWN ROAD EASTTOWN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA			
ONE-CALL:		PLAN PREPARED FOR	
DRAWN BY:	CHD	C.F. HOLLOWAY, III & COMPANY	
CHECKED BY:	MJB	110 GALLAGHER ROAD	
		WAYNE, PA 19087	
SHEET	1	OF	1
DATE:	JULY 31, 2018	SCALE:	1" = 50'